

PLANNING AND ZONING COMMISSION MEETING MINUTES
OCTOBER 13, 2009

I. CALL TO ORDER

The Planning and Zoning Commission meeting of October 13, 2009 was called to order at 7:00 p.m. The meeting was held in the Assembly Chambers of the Borough Building, Naknek, Alaska.

II. Roll Call

Present: Charlie Durand, Harold Allen, Matt Niedermeyer, & Micah Estrada

Absent: Jay King, Tom Ferrazzi, and Steve Jones

Also Present: Tami Johnson, Clerk; Rosie Faye, Planning & Zoning Director; and Marv Smith, Borough Manager

III. Approval of Agenda

MICAH ESTRADA MOVED TO APPROVE THE AGENDA. CHARLIE DURAND SECONDED. MOTION PASSED UNANIMOUSLY.

IV. Approval of Prior Minutes: September 8, 2009

CHARLIE DURAND MOVED TO APPROVE THE PRIOR MINUTES. MICAH ESTRADA SECONDED. Discussion regarding page 3 paragraph B Matt Niedermeyer thought he said his concerns were Sockeye, Coho and also Wolverine and would like them first on the list of he could. MOTION PASSED AS AMENDED UNANIMOUSLY.

V. Persons to be Heard

None

VI. Communications:

A. Report of Community Development Coordinator

1. Site Development Permit Applications

a. L & M Equipment, Inc.

Rosie pre-reviewed and approved. No questions or concerns from commission.

b. Elizabeth Hester

Rosie approved. Charlie Durand stated that on the application there is no zoning information. Rosie stated it is commercial. Harold Allen stated he would like to see better drawings with the applications and cannot tell if city sewer is

going through this location. No additional questions or concerns from the commission.

c. GCI – Cell Towers 4 Locations

Rosie has not approved and has brought forth to the commission for discussion. She was not comfortable in signing off on the site development permits because she is unsure of what other types of requirements and permits are required or needed for the towers. Charlie Durand questioned if the Borough Code was reviewed as to which zones are allowed for towers. Marv stated that land owners need to show proof of ownership before issuing site permits. Charlie Durand stated that the Bristol Bay Borough in our own best interest have a list of other agencies that people need to go to for these permits. This should be included on the new applications. Charlie Durand stated that it appears the Borough will have to make inquiries on each and every permit to find out if they need to get any additional permits. The commission requested copies of FAA letters for future board packet.

VII. Platting Board – Preliminary – Seal Point Sub. No. 2

Rosie stated that this is a preliminary plat done by Coastal Surveyors and brought to the commission over two years ago and it never got to the approval point. Dr. Sept purchased from Randy Zimin but the land is currently Native Allotment and no one is paying taxes on the land. Discussion followed. CHARLIE DURAND MADE A MOTION TO RETURN THE APPLICATION FOR SEAL POINT SUBDIVISION NUMBER 2 LOT 9 TO THE SURVEYOR AND REQUEST A TITLE SEARCH AND PLAT SHOWING THE EASEMENT FOR UTILITIES SEPARATE FROM THE ROAD RIGHT OF WAY. MICAH ESTRADA SECONDED. MOTION PASSED UNANIMOUSLY.

VIII. Old Business

A. Permit Application Revision/Zoning Ordinances

Rosie has brought forth suggested changes in the site development permit application and has highlighted the changes. Discussion followed. It was decided to add approve, disapprove, and date to the bottom of the form. It was also agreed upon to add under all other required permits approved FAA, FCC, and DOT. Harold Allen would like to add Fire Marshall signature for commercial property and add when the permit expires. The commission would also like to change community to list adjourning properties. Discussion regarding Ordinance 2.28.130. Charlie Durand would like the following changed on the Ordinance to state that the commission would like to recommend to the assembly that all resolutions approved by the commission shall include the following. It was decided that the Planning & Zoning Meeting Minutes will be included in the assembly packets. Charlie stated that the commission should postpone action on the form and ordinance until the next meeting until after the proposed changes are made on both. HAROLD ALLEN MADE A MOTION TO APPROVE THE FORM AS MODIFIED. MICAH ESTRADA SECONDED. MOTION PASSED UNANIMOUSLY. CHARLIE DURAND MADE A MOTION TO RECOMMEND TO THE ASSEMBLY THE CHANGES SO NOTED BY THE MANAGER AND ORDINANCE CHAPTER 2.28.130 AND 2.28.150 LAST PARAGRAPH E. MICAH ESTRADA SECONDED. MOTION PASSED UNANIMOUSLY. The commission will go over Ordinance 2.20.070 and discuss changes at the next meeting.

IX. **New Business**

None

X. **Public Comments**

Andy Hall stated the commission is doing a great job.

XI. **Commissioner Comments**

Rosie's last day is tomorrow.

XII. **Next Meeting**

November 10, 2009

XIII. **Adjournment**

BY GENERAL CONSENSUS THE MEETING WAS ADJOURNED AT 9:03 P.M.

Matt Niedermeyer, Presiding Officer

Tami Johnson, Clerk