

PLANNING AND ZONING MEETING MINUTES

Tuesday, November 13, 2007

I. CALL TO ORDER

The meeting of November 13, 2007, was called to order by Steve Jones at 7:04 p.m. The meeting was held in the Assembly Chambers of the Borough Building in Naknek, Alaska.

II. ROLL CALL

Present: Harold Allen, Jay King, Steve Jones and Steve Morstad.

Absent: Tom Ferrazzi, Matt Niedermeyer and Elizabeth Eckert.

Also Present: Yvonne Kopy; Planning Specialist, Tami Johnson; clerk.

III. APPROVAL OF AGENDA

Steve Morstad added to the Agenda under New Business, item C. Send a Resolution to the Borough Assembly on moving the Division of Fish Habitat away from the Department of Natural Resources back to Alaska Dept. of Fish & Game. **STEVE MORSTAD MADE A MOTION TO ACCEPT THE AMENDED AGENDA. JAY KING SECONDED. MOTION PASSED UNANIMOUSLY.**

IV. APPROVAL OF PRIOR MINUTES

STEVE MORSTAD MADE A MOTION TO APPROVE THE MINUTES OF THE OCTOBER 9, 2007, PLANNING & ZONING MEETING. HAROLD ALLEN SECONDED AND MOTION PASSED UNANIMOUSLY.

V. PERSONS TO BE HEARD

The Borough Manager, Dave Soulak presented J.C. Tudor with a plaque for his 22 years of dedicated service on the Planning & Zoning Committee. In all his years he has never come across such a remarkable feat. Planning & Zoning is very important, and thanked J.C. Twenty-two years is a record in his book.

VI. COMMUNICATIONS

A. Reports of Planning Specialist

1. Yvonne Kopy informed the P&Z committee members that they had in their packet the request from Bill Hester to extend the Kelly Lucas

permit. There have been some problems with the foundation, so an extension has been asked for. A short discussion followed. STEVE MORSTAD MADE A MOTION TO GRANT THE EXTENSION UNTIL THE END OF MAY, 2008. SECONDED BY JAY KING AND MOTION PASSED UNANIMOUSLY.

Yvonne Kopy stated that Crystal Creek Lodge had not sent in their permit application. Yvonne had gone to the site and spoke with the engineer on site there, but nothing has been received yet.

2. **Mapping Update**

Yvonne Kopy informed the committee that there was nothing new to report. Finals for Naknek should be in shortly. Yvonne had spoken to Shelby Boothe and he told her that having the maps on display like they are in the Assembly room, is very helpful to see what someone is talking about. Yvonne stated she would like to have that done for next years budget.

3. **Dock Expansion**

Yvonne Kopy stated that the EDA application in. The Denali application is in, awaiting word on both grants. The Army Corp. of Engineers has released the 30 day public comment query. If there are no comments, it's a go. Only valued comments would be accepted.

B. Letter to Dominic Papetti

Steve Jones asked, "if a reapplication from Dominic had come?" Yvonne replied that, "he had been absolutely silent."

C. Copy of Deed from CFAB for tax map #12-14-070

Yvonne called Karla VanderBie with the Alaska Commercial Fishing & Agriculture Bank to listen in on the meeting concerning the Donna G I & II subdivision zoning. Yvonne stated that at the last meeting the question was asked as to whether C-Fab owned the two lots in question. This was strictly informational. It was agreed to move the discussion on Donna G I & II zoning up from the agenda while they had Carla on the phone.

VIII. OLD BUSINESS

B. Discussion on Donna G I & II Zoning

Steve Morstad stated that everthing he has received over the last few months and everything in hand, his own personal feelings are that how can we assign anything other than how they are now. To make it residential, I can't vote to say it's residential property. It's spot zoning to go in and say this property here is residential but one right next to it is not. Harold Allen disagrees, that it would be spot zoning in a lot of ways, because the whole block wants to go residential. The way Harold understands it, is if zoned as a native allotment in that area which cannot be zoned. The land which came out of restriction and by the Borough Comprehensive Plan and state statutes the land has to be zoned and at the current time the land is not zoned. The owners are requesting for the land to be zoned residential. A lengthy conversation followed. STEVE MORSTAD MADE A MOTION THAT NO CHANGES TO THE ZONING OF THE LOTS. THEY STAY SET-UP AS IS AT THIS TIME UNRESTRICTED. STEVE JONES SECONDED. JAY KING, STEVE JONES AND STEVE MORSTAD VOTED AYE. HAROLD ALLEN ABSTAINED FROM VOTING. MOTION PASSED UNANIMOUSLY.

VII. PLATTING BOARD

None

VIII. OLD BUSINESS

A. Clearing & Grading of Land Permit – Tom & Slim

Steve Morstad stated he is not done with a rough draft. No one is clearing right now. Steve informed Jay King that he and Tom are designing one form instead of having two different forms.

C. Comprehensive Plan: Manager Soulak

The Borough Manager Dave Soulak approached the commission to explain the importance of updating the Comprehensive Plan. That more in-depth statistics are needed in order for grant writing. Mr. Soulak noticed that in the Comprehensive Plan stopped with only 15 projects. Part of the grant writing program is in the Comp. Plan. Mr. Soulak also noticed, we are talking subdivision standards here, that our streets are only 50' wide and my recommendations are that we go to 60' wide right-of-way. 60' right-of-way gives you an opportunity later on to be able to put both sewer and water in the right-of-way along with utilities and not have conflicts. You have to have a ten foot separation between water and sewer anyway. 60' would give you ample space so everyone can work. This may be something to think about when you consider subdivision standards. My main concern is that the Comprehensive Plan be re-drafted, with more of the particulars like housing, age of people, commerce in the

community; other than fishing. An example is, when a person is looking at the community as to whether to invest or not. Steve Jones asked how often do Comprehensive Plans get updated? Dave Soulak said, "it all depends on what's really happening, if there is a lot of activity in the community, zoning changes, it would be every 2 years, or 5 years maximum."

IX. NEW BUSINESS

A. Subdivision Regulation – Revision/Update

Yvonne Kopy stated that since Mr. Soulak brought up the Comprehensive Plan, that maybe subdivision regulations should also be looked at. It hasn't been looked at since 1989. At the next meeting maybe we can plan on going through it page by page. Things to go over would be lot size, roads, right-of-ways, public lands; a section on setting up a subdivision.,building set-backs and shape of lots. Short discussion followed.

B. Election of Chairman

It was decided to wait until next months meeting, so that everyone was present for the election.

C. Resolution to The Bristol Bay Borough Assembly

Steve Morstad was asked to make a recommendation to have the Bristol Bay Borough Assembly write a Resolution in support of moving The Division of Habitat from DNR back into the Department of Fish & Game. The way it was prior to Murkowski changing it. **JAY KING MADE A MOTION TO HAVE THE BRISTOL BAY BOROUGH ASSEMBLY WRITE A RESOLUTION IN SUPPORT OF MOVING THE DIVISION OF HABITAT FROM DNR BACK INTO THE DEPARTMENT OF FISH & GAME. STEVE MORSTAD SECONDED AND MOTION PASSED UNANIMOUSLY.**

X. PUBLIC COMMENTS

None

XI. COMMISSIONERS COMMENTS

Harold Allen thanked J.C. for all the years he put in, long hard years.

Steve Morstad stated he's glad J.C. got on the Assembly. Hate to see you leave Planning and Zoning, but I'm really happy your on the Assembly.

Steve Jones also congratulated J.C. on being elected to the Assembly and said we will miss you here on the Planning & Zoning Committee.

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XII. NEXT MEETING DATE
December 11, 2007

XIII. ADJOURNMENT
Meeting was adjourned at 8:14 p.m. by general consensus.

Chairman

Tami M. Johnson, Clerk