

PLANNING AND ZONING MEETING MINUTES

Tuesday, December 11, 2007

I. CALL TO ORDER

The meeting of December 11, 2007, was called to order by Tom Ferrazzi at 7:10 p.m. The meeting was held in the Assembly Chambers of the Borough Building in Naknek, Alaska.

II. ROLL CALL

Present: Steve Jones, Tom Ferrazzi and Steve Morstad.

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

Excused Absence: Harold Allen and Matt Niedermeyer.

Unexcused Absence: Elizabeth Eckert and Jay King

III. APPROVAL OF AGENDA

STEVE JONES MADE A MOTION TO ACCEPT THE AGENDA AND STEVE MORSTAD SECONDED. MOTION PASSED UNANIMOUSLY.

IV. APPROVAL OF PRIOR MINUTES

STEVE MORSTAD MADE A MOTION TO ACCEPT THE MINUTES FROM THE NOVEMBER 13, 2007, MEETING. STEVE JONES SECONDED AND MOTION PASSED UNANIMOUSLY.

V. PERSONS TO BE HEARD

None

VI. COMMUNICATIONS

A. Reports of Planning Specialist

1. Site Development Permit Applications

Yvonne Kopy referred the committee to the site development permit given to them in their packet from Crystal Creek Lodge, after the fact, the dirt has already been filled back in. The permit was to improve the septic system. The fee has been paid and they are finished. Steve Morstad said it looked good to him. Tom Ferrazzi stated it was nice to see a permit filled out and drawn so thorough, especially a septic system.

2. Mapping Update

Yvonne Kopy stated that there is nothing new to report. We should have the maps back by now. The end result will be wonderful. We should

also be receiving a disc that could be with any computer. There is a class that she was scheduled to attend a month ago, but has been rescheduled for January. The class teaches how to change any existing maps, roads, curbs & sidewalks, any line changes or development, we'll be able to do here.

3. Dock Expansion Update

Yvonne Kopy stated that Dave Soulak the Borough Manager and Mayor Dan O'Hara are in Anchorage to attend the Denali Commission meeting tomorrow. She has done the pre-application for the EDA. Waiting to hear if we are asked to submit for the 1.5 million, so we'll have a total of 5.8 and that will produce the downsized dock. We would put it out for bid in April 08 with construction starting in the fall.

VII. PLATTING BOARD

None

VIII. OLD BUSINESS

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

Steve Morstad stated he has been working on trying to make one permit instead of two. It makes the old site development permit too long. There is quite a bit of information needed that is not applicable to both. Yvonne informed him that only two or three of the clearing permits have been issued versus the site development ones which are many. So now I'm working on updating the form. I'm working on using the same pattern for the clearing & grading, hoping to make it a two page or front and back form. The direction we are going, trying to make one permit would require action from the Assembly. Tom Ferrazzi stated his main concern on the clearing & grading permit is just that they immediately seed or gravel the site.

B. Subdivision Regulations – revision/update

Yvonne Kopy stated that in their packet was a copy of subdivision regulations with some items circled that she thought should be looked at. Wetlands are important and should not be ignored. The new maps will let the wetlands be known. It may be time to start enforcing. Some of the regulations are driven from the state. Steve Morstad had a question, "if somebody had 20 acres and are subdividing it up, and they will be on septic, are they required, before it's subdivided to be drilled to be determined that septic systems are applicable?" No. Tom Ferrazzi stated that the last permit received with the engineered septic system, would save people a lot of money if their platt showed how they would handle the sewer. Discussion followed. Yvonne Kopy stated

that she had circled easement because Dave Soulak brought that up at the last meeting. Increase road easements to 60' to enable sewer, electric or whatever went down the side of the road, which makes sense. Tom Ferrazzi asked, if we change anything what does it entail? Yvonne Kopy informed him that the P&Z committee makes recommendations to the Assembly and the Assembly puts it out for public hearing. Pedestrian ways was brought up also. Tom Ferrazzi brought the walkway/pathway project up, and felt we should pursue this. Yvonne Kopy reminded the committee of a survey that the Naknek Native Village Council had done and the walkway/pathway was #1 on the survey and the Bristol Bay Borough had it as a high priority item. She also stated that there were right-of-way issues and the project kind of died down. Steve Jones stated that the phone company started it, with their laying fiber optic cable and now they just need to throw some gravel on it. A lengthy discussion was held concerning the walkway/pathway. STEVE MORSTAD MADE A MOTION TO GO TO THE BRISTOL BAY BOROUGH ASSEMBLY TO FIND OUT THE ABILITY TO UTILIZE FOR NON-MOTORIZED WALKWAY/PATHWAY WHICH THE BRISTOL BAY TELEPHONE COMPANY HAS STARTED CLEARING AND BURYING FIBER OPTIC CABLE, TO MOVE THIS ITEM ON THE CAPITAL LIST TO SECOND BEHIND THE DOCK PROJECT. STEVE JONES SECONDED MOTION PASSED UNANIMOUSLY. There was light discussion at how much money would be saved utilizing the path already cleared and that a batch plant will be running next Spring. Yvonne Kopy was instructed to find out from Al West the measurement that the phone company is clearing. Yvonne will work on getting the figures of how much money and how much gravel would be needed. It was decided to bring up the Subdivision Regulations – revision/updates at the next meeting with more comments concerning how to enforce, 60' easements, waterfront development and utility placements.

C. Election of Chairman

Steve Morstad nominated Tom Ferrazzi for chairman and Steve Jones for co-chairman and closed the nominations.

IX. NEW BUSINESS

None

X. PUBLIC COMMENTS

None

XI. COMMISSIONERS COMMENTS

Steve Jones – Maybe we should offer some sort of incentive to come to the meetings like a swim pass or snacks.

Tom Ferrazzi – At the Elk Lodge, you're either absent, present or excused. If your out of town, you are really excused. Just a call would be helpful to let us know as to whether to wait or not, on the meeting.

XII. NEXT MEETING DATE

It was brought to the committee's attention that the next regularly scheduled meeting which would be on January 8, 2008, that there is a Borough Assembly workshop to discuss the Landfill and also an informational meeting with Northern Dynasty to be held at the Naknek Native Village Council Building at 7:30 p.m., also. The mayor at the Assembly meeting on December 3, 2007, had mentioned that the P&Z committee would be interested in attending. Yvonne Kopy will mail out anything pertinent in a packet in January.

The next meeting will be February 12, 2008.

XIII. ADJOURNMENT

The meeting was adjourned at 8:16 p.m. by general consensus.

Tom Ferrazzi, Chairman

Tami M. Johnson, Clerk