

# **PLANNING AND ZONING SPECIAL MEETING MINUTES**

**MONDAY, JANUARY 14, 2008**

## **I. CALL TO ORDER**

The special meeting of January 14, 2008, was called to order by Tom Ferrazzi at 6:41 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, Steve Morstad, Matt Niedermeyer and Tom Ferrazzi.

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

Unexcused Absence: Elizabeth Eckert.

## **III. NEW BUSINESS**

### **A. Bristol Bay Christian Learning Center Land Swap**

Tom Ferrazzi invited anyone from the audience to approach the Commission, state their name and voice their opinions to the Board.

Russ and Rhonda Olsen – Russ Olsen read the following: Bristol Bay Christian Learning Center, a private religious exempt school, operated by Outpouring Ministries (Russell Olsen, President), requests your consideration and a decision for the following proposal.

BBCLC received a donation of two separate pieces of property in 2007. Both are located in the Naknek River Subdivision. However, one piece is located on Lynx Loop and the other is situated on Wolverine Drive.

Our desire is to build a new facility for BBCLC on the Lynx Loop commercial lot (Block 10, Lot 1). Block 10, Lot 2 is currently owned by the Bristol Bay Borough.

We propose a trade of the Wolverine Drive (Block 2, Lot 5) property for the Block 10, Lot 2 piece on Lynx Loop. This would give BBCLC over 10 acres together in one spot. The zoning for Lot 2 is multi-family and appropriate for the desired use. Both lots in question are assessed for the same amount and are the same general size.

We desire to file our Site Development Permit Application the first week of February. This presentation was given last Monday to the Borough Assembly and they decided you should make a recommendation here first. What we have here is a land trade, one lot for another lot.

Rhonda Olsen just wanted to add that obviously we are asking for a favor. We appreciate the opportunity to be able to do that. Receiving the Ordinances for the Naknek River Subdivision development, I noticed a few things I was glad to see. When this was drafted in 1984, some key words I'd like to point out is development, and someone had in mind that they wanted this area to develop to a certain point to give individuals an opportunity to help the economy and bring even more stability to this community. So, we not only have single family zoning, but we have multi family and of course for local and businesses. Under multi-family it says that the regulations and restrictions are intended to protect, preserve and we tend to stop there, but the next one is enhance, the primarily residential character of the area. Under this of course schools are allowed or religious organizations, facilities are allowed and the people that developed saw the need for this type of a thing to happen. I commend the people who were responsible for drafting this, that they had insight, foresight whatever you want to call it. It makes for a healthy community. We are asking a favor and are asking within the means of what the Borough has already planned for this area. Thank you for your consideration.

Yvonne Kopy asked Rhonda Olsen to tell the commission a little about the school and had heard there were some preliminary plans.

Rhonda Olsen answered yes we have some preliminary plans for a 3,000 square foot building. To be honest with you the commercial lot is fine, we can build it there, but it's a really good berry picking spot and we would like to move the building down slightly and then of course the second piece is a little flatter. Having the two lots together, would allow room for growth. We tend to run between 10-15 students.

Tom Ferrazzi had a question concerning on site septic. Have you looked into the engineering of that?

Russ Olsen stated that if we have 10 acres versus 5-1/2 that will affect how we will lay out our septic system.

Jeff Swanson and my children attend the school and I just came to speak in favor of this land swap and ask for your consideration for this also.

Andy Hall stated his children obviously go to the school and that's why I'm here. My kids really enjoy the school and it has been a blessing. That if they are going to build it would be great to have the room. The current facility is quite small. My kids are going to continue attending and it would be great to have a gym and maybe a larger kitchen, more space. Appreciate you all considering this, and appreciate the Olsen's, they are doing a great job for this community. Their motto is growing. Thank you.

Brooksy Allen – I'm speaking on behalf of the Olsen's and their school. I have watched the children that go to that school and they have learned a lot. Some kids need one on one attention and they provide this. I think this is a fantastic school, from what I see. It helps our community and gives us a choice. It broadens the horizons for people to have a choice in this community.

Heidi Steinberg stated she works with Russ and Rhonda at the school and I enjoy my work there. We do need some elbow room and so we are looking forward to building a new facility. I would be great to have the lot right next door so we could have a little bit more parking and a little more play room, running and jumping. Right now they run up and down the halls to get their exercise. It would be great and we appreciate your support

George Steinberg – I am in favor of doing this land swap. I don't really see any negatives to it. I appreciate your consideration on this matter.

Mark Bradford stated he owns the lot across from the proposed lot and I just came here tonight to see what was going on. I am not going to lie to you, I have enjoyed living out there by myself, peace and quiet. Matt Niedermeyer asked Mark if he was opposed to this. Matt said, "you have lots 13 and 12 and they will be your neighbors, how do you feel about that? You're the only other property owner besides the church, that has spoken tonight." Mark stated he was not to thrilled about it to tell you the truth, because I work late hours. It doesn't sound

like I'm going to get to much sleep the next 20 years or so. I'm not too thrilled about it, otherwise I wouldn't be here tonight.

STEVE MORSTAD MADE A MOTION TO RECOMMEND TO THE BOROUGH ASSEMBLY THAT WE ALLOW THE TRANSFER OF BLOCK 2 LOT 5 IN EXCHANGE FOR BLOCK 10 LOT 2. IN THE NAKNEK RIVER SUBDIVISION, AN EQUAL TRADE. SECONDED BY STEVE JONES. Light discussion followed. MOTION PASSED UNANIMOUSLY.

**IV. ADJOURNMENT**

Meeting was adjourned by general consensus at 7:05 p.m.

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Tom Ferrazzi, Chairman

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Tami M. Johnson, Clerk