

# **SPECIAL PLANNING & ZONING MEETING**

## **MINUTES**

**Monday, July 14, 2008**

- I. **CALL TO ORDER:** Tom Ferrazzi called the Special Planning & Zoning meeting of July 14, 2008 to order at 7:05 p.m. The meeting was held in the Assembly Chambers of the Borough Building in Naknek, Alaska.
- II. **ROLL CALL:** Present: Harold Allen, Matt Niedermeyer, Tom Ferrazzi and Jay King. Excused absence: Steve Jones, Slim Morstad and Elizabeth Eckert.

Also Present: Planning Specialist Yvonne Kopy and Clerk Tami Johnson

- III. **APPROVAL OF THE AGENDA:** MATT NIEDERMEYER MADE A MOTION TO APPROVE THE AGENDA OF JULY 14, 2008 AS PRESENTED AND SECONDED BY HAROLD ALLEN. MOTION PASSED UNANIMOUSLY.
- IV. **PLATTING BOARD:**  
A. **Peterson Sub.:** Yvonne Kopy stated this had been on the agenda at the last meeting. Yvonne stated that Ralph Mancuso could be reached on his cell phone if there were any questions. MATT NIEDERMEYER MADE A MOTION TO APPROVE THE PLATT AS PRESENTED AND SECONDED BY JAY KING. A SHORT DISCUSSION FOLLOWED. MOTION PASSED UNANIMOUSLY.
- V. **BUSINESS:**  
A. **Fitness/Walkway Path:** Yvonne Kopy stated she had hoped Elizabeth Eckert would have been here tonight to find out the response of the Elders Committee on a donation. It is going forward, Sandor Manyoki has graciously offered to do the engineering. Stan Seers from GPS has graciously offered to do the surveying. Northland has agreed to ship the supplies in and Dave Lax has made an offer for supplies-gravel. Matt Niedermeyer asked where the money is coming from? Yvonne informed him that so far, it is all volunteer and donations. She had already started the seed money donation of \$2300.00. Isabel Babiak had made a presentation to the Commissioners, who were here last week. She had

been received overwhelmingly positive and the Commissioners were all asking how they could help. Yvonne stated she just wanted all of them to know it was moving forward.

B. Diamond Lodge/Heidi Wolf's Rezone (Public Hearing): Yvonne Kopy informed the Commissioners that they had been given a letter from the Borough Manager and we were just looking at two specific lots for re-zoning. Lots number 19068035 and 19068036. The question posed to them is, do they want to re-zone these to lots? Tom Ferrazzi opened the floor for public comment.

Duane C. Durand – Stated he lives in the King Salmon Subdivision and was at the last meeting and is still not in favor of re-zoning. He stated he thought it would be detrimental to the community up there to have the expansion of the business. He stated he is still against it.

Dr. Lorren Weaver – Stated he has been over the issue before. This is all speculation on the part of Duane here. What is going to happen is bad, how does he know that? I didn't see any justification for his prediction. I can see some problems with spot zoning. I wish there was another way to survive this issue. There is some instruction in there, don't pay any attention to longevity. We can't afford to move somewhere else. What amounts for us, is giving up our business and moving somewhere else and your losing community members and your losing money. The Borough had no problem with charging bed taxes and no problem charging for every building there, property tax, which amounts to quite a bit of money, which I eluded to before has doubled or triples what it was before. Duane is opposed to this, based off of what? His house is not even near there. We are not planning on setting up a Trident Cannery here. There was a short discussion on the limits of commercial zoning. Heidi Weaver stated she doesn't want to do 75,000 per day. Dr. Weaver stated he wishes they had a better location, but they can't afford to move. They have probably a couple million dollars worth of equipment and buildings there, but if you try to build in Bristol Bay it has taken the heart out of the money they have made. This is not a bedroom community of Anchorage, this is not going to grow into a metropolis in our lifetime. I think a little bit of leniency would be helpful to try and encourage the entrepreneurs and citizens to stay, it boggles the mind, when the community is failing economically. The State is not going to come and bail it out, they may help. The Federal Government is not going to come and bail it out. Dr. Weaver stated he had spoke to John Walsh when he was here and he doesn't have all the answers either. The real life here is the backbone of the people that have lived here for a considerable amount of time. All we wanted to do was add a few extra feet and it turns out to be a huge ordeal and I think it's totally unwarranted, and

I'm pretty upset about it. There are so many mistakes in the zoning now, so we have to pick on poor Lorren and Heidi.

Larry Tibbetts – Stated he lives in Tract D of the subdivision, North of the subdivision in question. It seems he is coming down here more and more, because people are trying to do things in the area that are unwarranted. When he bought the property there to build his house there was nothing there but a trail. It was subdivided residential and there was no threat of building a duplex next to him. When the Planning & Zoning, whoever issues the building permits, they should research those places, to see if they're allowed to do that stuff. There is a guy three lots from me, wanting to build a duplex, and guess what? You're going to see me here again, because that is a commercial operation. Matt Niedermeyer asked if the subdivision had covenants? If there are covenants, aren't we obligated to honor those covenants? Matt Niedermeyer stated he had gone to hearings that lasted over 8 months, concerning Planning & Zoning of the subdivision. Larry stated he had bought his property in 1978.

Tom Ferrazzi stated the meeting was straying off the public hearing portion of the meeting.

MATT NIEDERMEYER MADE A MOTION TO APPROVE THE RE-ZONING OF DIAMOND LODGE/HEIDI WOLF AND SECONDED BY JAY KING. VOTE WAS CALLED FOR: 1 FOR AND 2 AGAINST, MOTION FAILED.

**VI. ADJOURNMENT: BY GENERAL CONSENSUS THE MEETING WAS ADJOURNED AT 7:39 P.M.**

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Tom Ferrazzi, Chairman

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Tami M. Johnson, Clerk