

**Planning & Zoning Commission Meeting**  
**Thursday March 23, 2017**  
**7:00 p.m.**  
Meeting Minutes

**Commissioners present:** Vice-Chair Kveum, Commissioners Miller, Meserve, McConnell (telephonic).  
Quorum present.

**Commissioners absent:** Commissioners Greenwald, Erickson and Morrison.

**Others present:** Mike Powers, Atlas Towers (telephonic), Mayor, City Administrator, City Planner, Utility Clerk, members of the public.

**A) Call to order:**

1. Vice-Chair Kveum called meeting to order at 7:10 p.m.

**B) Approval of minutes:**

1. M/S K. Meserve/B. Miller to approve minutes from February 23, 2017. None opposed. Voice vote: 4 yes, 0 no. Motion carried.

**C) Old Business:**

1. Coho Creek Subdivision concept plat: Commission reviewed amended plat. Discussion of grade slope of Coutlee road right of way. Additional discussion on Lot 4 original dimensions.

M/S B. Miller/K. Meserve to accept amended plat. None opposed. Voice vote: 6 yes, 0 no. Motion carried.

2. Shotter Creek Subdivision concept plat:

Motion to accept plat unconditionally. No Second. Motion Died.

Discussion of maintaining 200-foot buffer with intent to offer Lots 1 and 2 to adjacent land owners. Mr. Fanning expressed interest to buy both Lots. Also said that the price value of the lots should be less due to the inability to build due to the water line project.

M/S B. Miller/K. Meserve to accept the amended plat with the condition that ensuing sales of lots be brought to the Planning & Zoning Commission.

None opposed. Voice vote: 4 yes, 0 no. Motion carried.

**D) New Business:**

1. Sign Permit Application: Commission approved the Sign Permit Application for use.
2. Crown Castle: Commission reviewed letter submitted by City Planner. Discussion ensued on tower height and definition of a building vs. a structure. Commissioner Meserve discussed that FCC regulations might be sufficient vs. adding specific language into the code regarding towers. Mayor discussed P&Z's role in deciding placement of a tower vs. decisions regarding floodplain & height restrictions.

M/S K. Meserve/J. Kveum to table request until further information is gathered. None opposed. Motion carried.

3. Atlas Tower on Pitt Island: Mike Powers discussed goals of Atlas, explained Pitt Island is best possible site; recognized challenges regarding tribal and cultural significance, knows NEPA and NHPA regulations. Stated it is common within telecommunications to have a special use permit within Conservation zoned areas. Mayor suggest P&Z acquire more research to be better prepared for this request. Mr. Starbard requested that HIA have collaborative consultations with the businesses as they meet with Commission.

M/S K. Meserve/J. Kveum to table request until further information is gathered. None opposed. Motion carried.

**E) Commission comments:** Mayor requests research of municipalities positions and ordinances regarding cell towers to be included on the next agenda.

**F) Adjournment:**

1. Meeting was adjourned by Vice-Chair, Jon Kveum at 8:15 p.m.