

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

**Commissioners present:** Chairman Greenwald, Vice Chair Kveum, Commissioners Miller, Morrison.  
Quorum present.

**Commissioners absent:** Commissioners Erickson, McConnell and Meserve

**Others present:** City Planner, members of the public

**A) Call to order:**

1. Chair Greenwald called meeting to order at 7:02 p.m.

**B) Approval of minutes:**

1. M/S B. Miller/N. Morrison to approve minutes from February 10, 2017. None opposed. Voice vote: 4 yes, 0 no. Motion carried.

**C) Old Business:**

1. Waterfront Development Plan: Mayor not present to speak about specifics; Chairman Greenwald shared information in talking with the Mayor, this is a concept that has been in the works for some time. Idea is to possibly move current location of liquor store to a location further from the street; possibly encourage constructing a new liquor store building altogether. Commissioners Miller and Kveum asked about a fill permit for the turnaround/parking area concept, noted that previous Mayor Windy Skaflestad tried similar idea including a boardwalk concept, was not successful. B. Miller inquired about the beach access stairway near his house, and it was discussed that it was put in by the State.
2. Sign ordinance amendment: Commissioners discussed Shannon's edits, accepted them with decision to edit language to "There shall be a one-time fee of \$10 per applicant for signs, unless signage changes in size or location."  
M/S N. Morrison/J. Kveum to accept the edits, and change 18.09.040a to read "There shall be a one-time fee of \$10 per applicant for signs, unless signage changes in size or location." None opposed. Voice vote: 4 yes, 0 no. Motion carried.

**D) New Business:**

1. Cell tower code: Discussion of cell tower placement, restrictions on tower workers and their proximity to the tower, Commission discussed the FCC regulations are a good contextual basis when drafting code. B. Miller suggested lower road by rifle range is best for possible tower to mitigate emissions. G. Greenwald suggested need for specific code for towers, and to weigh pros and cons. He would like to see companies requesting tower construction provide P&Z with multiple and viable options for locations. Discussion of companies using towers for putting up

repeaters; to reach areas of town. J. Kveum mentioned to think of future projects when deciding tower locations. Mr. Garrison shared his information and device that measure megahertz near towers.

2. Coho Creek Subdivision: Still waiting on engineers to produce concept map including City Administrator's recent subdivision ideas. Mr. Fanning expressed concern about subdividing the buffer zone between his property and the highway. It is his belief that he has first rights as adjacent landowner, and would like some research done into the Council meeting minutes and possible adoptions from 1998 or 1999. Shannon and Gordon looked at city Code to determine square footage and/or approximate space required for buffer zone. No specific quantity or footage in code. Commission agreed that the current 200ft. buffer zone remain when moving forward with subdivision concept.

M/S J. Kveum/N. Morrison to recommend that current buffer zone in front of Fanning's property and Whitestone property remain due to possible negative environmental impacts.

**E) Commission comments:** Commission discussed finding examples of cell tower code from other municipalities, Shannon will research.

**F) Adjournment:**

1. Meeting was adjourned by Chairman Greenwald at 8:07 p.m.