

Comprehensive Plan Advisory Board (CPAB)  
Notes from April 8, 2009 Meeting

Present

Members: Jennifer Peterson, Merle Jantz, Deb Horner  
Bob Henszey, Matt Reckard

FNSB Staff: Bernardo Hernandez, Jeff Bouton, Marnie Long-Boehl

Visitors: Tammie Wilson

Members Absent: Victoria (Torie) Foote, Sharron Hunter

Introduction / Opening Comments

None

1. GU-1 Zoning Permit / Position Paper
  - Members compared Bernardo's and Matt's version of the positioning paper.
  - Members helped rewrite the positioning paper.
2. Land Suitability Analysis Planning Project
  - Discussed at last meeting – March 25, 2009
3. Membership
  - New member last meeting – Sharron Hunter. Is not present today.
  - We have a representative that has been assigned by the Assembly but we do not have a representative from the Borough Assembly.
  - Bernardo will check with Nadine Winters about discussing items not approved with an Assembly member present at a CPAB meeting.
  - CPAB Mission Statement
4. Education of GU-1 Zoning
  - Educating the public
  - Property tax notices – section stating “You must get a zoning permit” – “You must get a flood permit”
  - Flood plain postcards do not show which properties. Cut down on cost by sending one card per person (regardless how many properties they own) to alert people that they own property in a flood plain.
  - Many phone calls were received from the public to the Community Planning department.
  - Question was raised “Are we educating just about GU-1 zoning or we educating about zoning in general. Bernardo stated “We should be educating about zoning in general.
  - Question was raised “Can you go to the building groups (Builders Association) or realtors and talk with them. Lots of change in people in the realtor market.
  - Ads were put in the newspaper (two ads)
  - Examples made of new ads: “You can obtain a flood plain permit that allows you to build in such a way that the damage could be minimized”.
  - When the GU-1 Zoning Permit Positioning Paper gets approved – It would be nice to have Dermot Cole do a feature on zoning permits in the Borough. People read his column.

- Zoning permits – if you mail it in, will it be returned to the person? Community Planning would also call them and discuss their zoning.
- Zoning applications does not have as follows: building heights, setbacks, off-street parking. Could these be included on the zoning applications? (no building heights in Borough)
- Question – “Is there a cost for the driveway or flood plain”? No cost for Flood Plain Permit and there is a cost for zoning permit – issued by Rural Services for a driveway permit (\$30 fee).
- When the Land Use Mapping is done – that could change some things so more would be included in the zoning permit like “Are you in a high fire danger area”
- It cost less money to hire a surveyor to stake your corners than the application fee for the variance. Variance fee is \$250.00. Most plot plans are in the neighborhood of \$200.00 - Part of the education awareness.
- Education
  - Dermot Cole news article
  - Zoning permits after it's a “Fait accompli”
  - Permit application – opportunity for education about some of the setbacks – could list setback or driveway.
  - It's nicer when the applicant comes into the Planning office – staff will ask the appropriate questions.
  - We are trying to get it so they can pull up the map of their area – give their house dimensions and where they want to set their house – and our computer would do the rest.
  - Let the public know that it is easy to go to the Borough Website and enter your name and address and be able to find what kind of zoning you have.
  - Making people aware of the density problems, land use planning, smart growth, etc.
  - People know what a building permit is but do not know what a zoning permit is. Need to know the purpose of a zoning permit. People need to know that we are trying to protect them. Need article in Dermot Cole's section before the building season.

5. Next Meeting Agenda Item

- GU-1 Zoning Permit / Position Paper
- Land Suitability Analysis Planning Project
- Title 17
- Review GU-1 Lot Size
- Membership
- Review Tasks List of CPAB
- Education of GU-1 Zoning
- Next Meeting Agenda Item
- Adjournment

6. Adjournment

- Adjourned at 5:00 pm

Next Meeting

April 22, 2009