

DISTRICT ENFORCEABLE POLICIES

The following policies are to be used to direct the Bristol Bay Borough Planning Commission and Assembly in determining proper and improper use and the acceptability of proposed plans and projects within the coastal district.

Coastal Development

CD-1. Prioritization of Waterfront Land Use

In accordance with the prioritization requirement set forth in 11 AAC112.200(b)

- A. The following non-exhaustive list of land uses and activities are considered “water dependent”. Such uses are economically or physically dependent upon a coastal location, and as such are given a higher priority than those land and water uses and activities that are not water-dependent: fish processing, float plane bases, boat harbors, freight, fuel, or other docks, marine based tourism facilities, boat repair, haul outs, remote recreational/sport fishing cabins dependent on water access, and facilities that serve as inter-modal transportation links for the transfer of goods and service between the marine transportation links for the transfer of goods and services between the marine transportation system and the road system.
- B. The following non-exhaustive list of uses or activities are considered “water related” and thus given a lower priority of use than those previously listed as “water dependent”: marine retail stores and commercial activities such as hotels, restaurants, and other similar uses that provide views and access to the waterfront.
- C. Uses and activities which are neither water dependent or water related, but for there is no practicable alternative to meet the public need for the use or the activity, receive the lowest priority.

CD-2. Tidelands Viewsheds

Placement of structures or dredged or fill material in tidelands below the mean high water, shall minimize to the maximum extent practicable obstruction of the water views as currently enjoyed.

CD-3 Floating Facilities

Floating facilities in coastal waters shall be sited and operated to utilize anchoring methods that securely anchor the facility during high winds and extreme tides prevalent in the area.

Coastal Access

CA-1 Maintenance of Public Access to Public Waters

In accordance with the prioritization requirement set forth in 11 AAC112.220

Proposed use or activities shall not impede or degrade access to and within designated recreational area along coastal waters

Development in Designated Areas

DA-1 Commercial Fishing and Seafood Processing

Maintenance and enhancement of facilities to avoid or minimize impacts to facilities related to commercial fishing and seafood processing shall be given priority consideration in reviewing proposals, which might adversely impact fisheries habitat, migratory routes, and harvest of fish. Uses and activities within this area shall be sited to avoid or minimize impacts to the physical and biological features of this area.

DA-2 Recreational Designated Area

Maintenance and enhancement of recreational use, to include sport fishing, shall be given priority consideration in reviewing proposals, which might adversely impact these activities. Projects located in this area shall be designated, located, constructed, and operated to minimize adverse impacts to the physical features of the competing recreational users of the area.

DA-3 Tourism Designated Area

Maintenance and enhancement of tourism use shall be given priority consideration in reviewing proposals, which might adversely impact these activities. Projects located in this area shall be designated, located, constructed, and operated to minimize adverse impacts to the physical features of the competing tourism users of the area.