

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

2/13/2024

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, February 13, 2024, by Chair Michael Martin, and the roll was called.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

PRESENT: Jacquie Meck, Jos Govaars, Michael Martin, and Robb Arnold

Joseph Mainardi joined the meeting at 6:45 p.m.

ABSENT: Darlene Dollimont-Svenson (D-Svenson), Michael Medford

STAFF PRESENT: Planning Director Frank Maloney, Associate Planner Talya Stek and Assistant Planner Alethea Johnson

PRESENTATION OF MINUTES – Meeting Minutes of January 9, 2024

M/S Meck/Govaars to approve the Meeting Minutes of January 9, 2024, as presented.

Upon roll call the vote on the MOTION was:

YES: Govaars, Martin, Arnold, and Meck

MOTION DECLARED CARRIED

SPECIAL ORDERS

CORRESPONDENCE - None

PERSONS TO BE HEARD - None

UNFINISHED BUSINESS/ PUBLIC HEARINGS - None

NEW BUSINESS/PUBLIC HEARINGS

Chair Martin described the procedures for public hearings and appeals of decisions of the Planning Commission/Platting Board. He then read the agenda published on February 9, 2024 into the record.

Case 24-001 is a request for a variance to allow two detached dwellings to be constructed and encroach into the side yard setback on Lot 6, Subdivision of Lot X, USS 2556; located at 872 Mizzen Lane, Ketchikan Gateway Borough.

Planner Johnson summarized the written staff report, in which staff recommended approval.

- The applicant sought to build dwellings on their property, one larger residence for the applicant's family, and one smaller cabin to use as a rental.
- The property was located within the General Commercial zone, which has no setback requirements; however, where it abuts a residential zone, it takes on the setback requirements along that property boundary. In this case, there was a 15' setback requirement.
- The purpose of the variance was to allow the applicant to build their structures some distance from an existing steep driveway that provided access to six other lots in the area.
- Several neighbors submitted objections.

Commissioner Govaars asked the applicant, Thomas Hancock, how he felt about the condition recommended by staff. Mr. Hancock stated that he had no objection.

Adjoining property owner Mitch Seaver said that granting the variance will not meet the intent or purpose of variances. We can "state need" for many things and focus on impacts.

Thomas Hancock rebutted that the need was a home for his family.

Hearing no additional public testimony, Chair Martin declared the public hearing closed.

M/S Govaars/Arnold to adopt Resolution 4453A.

Upon roll call the vote on the MOTION:

YES: Govaars, Martin, Arnold, and Meck

MOTION DECLARED CARRIED

Case 24-003 is a request for a preliminary plat to create two lots and dedicate a right-of-way on USS 920; located at 2706 and 2714 South Tongass Highway. Filed by the City of Saxman on February 18, 2024.

Planner Johnson summarized the written staff report, in which staff recommended approval.

- The applicant sought to dedicate a right-of-way to extend Eagle Avenue and ensure permanent legal access to adjoining lots through an existing paved driveway.
- The subdivision separated two existing public buildings onto individual lots.
- An easement for an existing stormwater drainage system was proposed to be recorded by a separate document and shown on the final plat.

Hearing no additional public testimony, Chair Martin declared the public hearing closed.

M/S Govaars/Meck to adopt Resolution 4455A

Upon roll call the vote on the MOTION was:

YES: Meck, Arnold, Govaars, and Martin.

MOTION DECLARED CARRIED

CONSENT AGENDA - None

REGULAR BUSINESS

Work session on Definitions of Manufactured Homes and Other Residential Uses

The Planning Commission entered work session at 6:27 p.m.

The Planning Commission resumed regular session at 7:13 p.m.

Direction to add detail to standards and begin drafting an ordinance.

REMARKS

DIRECTOR'S REPORT

Director Frank Maloney introduced himself and reported on the following:

- Planning staff recognized for an internal public information award.
- Provided background on his planning experience.

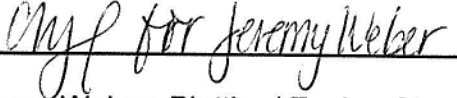
COMMISSIONERS' COMMENTS

Congratulations to the staff for jobs well done.

ADJOURNMENT

M/S Meck/Mainardi moved to adjourn.

With no objection, the meeting was adjourned at 7:26 p.m.



Jeremy Weber, Platting/ Zoning Clerk
Planning Commission/Platting Board



Michael Martin, Chair
Planning Commission/Platting Board