

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

8/13/2024

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

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

PRESENT: Chair Michael Martin, Vice Chair Jos Govaars, Commissioners Robb Arnold, Darlene Dollimont-Svenson (D-Svenson,) Diane Gubatayao and Trevor Shaw

ABSENT: Commissioner Michael Medford

STAFF PRESENT: Assistant Planner/Acting Director Alethea Johnson and Platting and Zoning Clerk Crystal Vail

PRESENTATION OF MINUTES – Meeting Minutes of July 9, 2024

M/S: SHAW/D-SVENSON to approve the Meeting Minutes of July 9, 2024, with the correction of adding Medford to the list of present commissioners.

Upon roll call the vote on the MOTION was:

YES: ARNOLD, GUBATAYAO, SHAW, D-SVENSON, GOVAARS, MARTIN

MOTION DECLARED CARRIED

SPECIAL ORDERS

None

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 read the agenda published on August 8, 2024, into the record.

Case 24-028 is a request for a major variance to allow a one-family dwelling to be constructed and encroach into the front and rear yard setbacks at 4900 N. Tongass Hwy; Lot 1B, Block 3 embraced in a portion of USS 1831-1932, City of Ketchikan

Assistant Planner Johnson presented information on Case 24-028.

The applicant was present and commented on the case.

M/S: D-SVENSON/GUBATAYAO to adopt Resolution No. 4471A

Upon roll call the vote on the MOTION was

YES – GOVAARS, D-SVENSON, ARNOLD, GUBATAYAO, SHAW, MARTIN

MOTION DECLARED CARRIED

Case 24-029 is a request for a variance to allow an existing accessory garage to remain and a proposed second story addition to be constructed and encroach into the front yard setback at 5275 Shoreline Dr, City of Ketchikan.

Assistant Planner Johnson presented information on Case 24-029.

The applicant's representative was present and available to comment on the case.

M/S: SHAW/ARNOLD to adopt Resolution No. 4472 A

Upon roll call the vote on the MOTION was

YES – SHAW, GUBATAYAO, ARNOLD, GOVAARS, D-SVENSON, MARTIN

MOTION DECLARED CARRIED

Case 24-030 is a request for a Conditional Use Permit to allow a mobile building to be used as a residence on a construction site at 872 Mizzen Lane, Ketchikan Gateway Borough

Assistant Planner Johnson presented information on Case 24-030.

The applicant was present and answered commissioner questions about the case.

- Has a building project started? The applicant stated that the pad has been developed and they are working on plans to continue the project upon receiving additional funding.
- Commissioner D-Svenson commented that she has seen development on the subject property.

Commissioner Shaw recommended a future discussion regarding aligning the timeline of Conditional Use Permits with a Zoning Permit which would require a code amendment.

M/S: SHAW/D-SVENSON to adopt Resolution 4473 A

Upon roll call the vote on the MOTION was

YES – GUBATAYAO, SHAW, GOVAARS, ARNOLD, D-SVENSON, MARTIN

MOTION DECLARED CARRIED

CONSENT AGENDA

None

REGULAR BUSINESS

None

REMARKS

DIRECTOR'S REPORT

Director Maloney was absent directed Planning staff to provide information about a previous question from the commission regarding ADA compliance and Zoning codes.

COMMISSIONERS' COMMENTS

Commissioner Gubatayao commented on the Assembly's postponement of awarding a bid regarding the Comprehensive Plan.

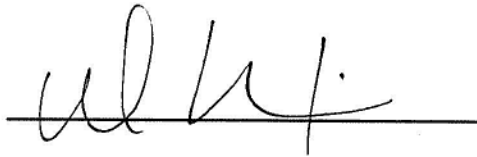
ADJOURNMENT

M/S: SHAW/D-SVENSON moved to adjourn.

With no objection, the meeting was adjourned at 6:38 p.m.



Crystal Vail, Platting/ Zoning Clerk
Planning Commission/Platting Board



Michael Martin, Chair
Planning Commission/Platting Board