

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

8/8/2023

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, August 8, 2023, by Vice-Chair Jos Govaars, and the roll was called.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

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

ABSENT: Sharli Arntzen, Michael Medford

STAFF PRESENT: Director Cynna Gubatayao, Planner Alethea Johnson, and Planner Talya Stek

PRESENTATION OF MINUTES – Meeting Minutes of July 11, 2023

M/S Meck/Mainardi to approve the Meeting Minutes of July 11, 2023 as presented.

Upon roll call the vote on the MOTION was:

YES: Govaars, Arnold, Mainardi, Meck and Martin

MOTION DECLARED CARRIED

SPECIAL ORDERS - None

CORRESPONDENCE – None

PERSONS TO BE HEARD

UNFINISHED BUSINESS/ PUBLIC HEARINGS - None

NEW BUSINESS/PUBLIC HEARINGS

Vice-Chair Govaars described the procedures for public hearings and appeals of decisions of the Planning Commission/Platting Board. He then read the agenda published on August 4, 2023, into the record.

Case 23-044 is a request for a major variance to allow an existing single-family residence to remain and encroach and to allow a new attached accessory deck to be constructed and encroach in the rear yard setback of Lot 188A-1, Plat Alteration of Ziegler Subdivision,

according to Plat 2007-50; located at 950 North Point Higgins Road, Ketchikan Gateway Borough.

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

- The residence was built by a previous owner directly on the rear yard setback leaving no area for a deck on the waterfront side of the house.
- The applicant proposes to build a deck adjacent to the living spaces on the upper floor to take advantage of the view and sunlight on that side of the house.
- The applicant also seeks a variance for an attached bump-out window that encroaches into the rear yard setback.

The applicant Melissa Reed was not in attendance.

Hearing no additional public testimony, Vice-Chair Govaars declared the public hearing closed.

M/S Meck/Martin to adopt resolution 4434A.

Upon roll call the vote on the MOTION was:

Yes: Govaars, Arnold, Mainardi, Meck and Martin

MOTION DECLARED CARRIED

Case 23-045 is a request for one-year conditional use permit to allow a residential mobile building to be used on a construction site on Lot 6, USS 2556, KRD; located at the 800 Block of Mizzen Lane, Ketchikan Gateway Borough

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

- The applicant seeks to renew an existing CUP to use a travel trailer as temporary housing during construction.

The applicant Thomas Sylvia was not in attendance for questions.

Hearing no additional public testimony, Vice-Chair Govaars declared the public hearing closed.

M/S Martin/Mainardi to adopt resolution 4435A.

Upon roll call the vote on the MOTION was:

Yes: Govaars, Arnold, Mainardi, Meck and Martin

MOTION DECLARED CARRIED

Case 23-046 is a request for a conditional use permit allowing one mobile food vendor to operate for more than two hours on any day on Lot 3-4, Block 2-A, Tidelands Addition to USS 787, according to Plat No. V1-107; located at 1813/1817/1819 Tongass Avenue, City of Ketchikan.

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

- The applicant seeks to allow a mobile food vendor to sell meals made from local seafood to onsite employees.
- The food vendor will also be open to the public.

The applicant representative for EC Phillips was not in attendance.

Hearing no additional public testimony, Vice-Chair Govaars declared the public hearing closed.

M/S Martin/Mainardi to adopt resolution 4436A.

Upon roll call the vote on the MOTION was:

Yes: Govaars, Arnold, Mainardi, Meck, and Martin

MOTION DECLARED CARRIED

Case 23-047 is a request to vacate an undeveloped portion of Carlanna Lake Road and alter Lot 9A, Block F, USS 1781, according to plat 91-23; located at the 1100 block of Carlanna Lake Road. Filed by Michael McColley on July 9, 2023.

Postponement Approved by the Commission

Case 23-048 is a request for a major variance to allow an accessory carport to be constructed and encroach into two side yard setbacks on Lot 77, USS 1802 according to Plat 74-6; located at 271 E Fireweed Lane, Ketchikan Gateway Borough.

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

- The applicant seeks to build a carport for boat storage. A variance was required due to the diagonal orientation of existing structures on the property.

Applicant Nathan Lane was not in attendance for questions.

Hearing no additional public testimony, Vice-Chair Govaars declared the public hearing closed.

M/S Mainardi/Martin to adopt resolution 4438A.

Upon roll call the vote on the MOTION was:

Yes: Govaars, Arnold, Mainardi, Meck, and Martin

MOTION DECLARED CARRIED

CONSENT AGENDA

REGULAR BUSINESS

REMARKS

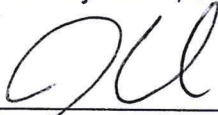
DIRECTOR'S REPORT

COMMISSIONERS' COMMENTS

ADJOURNMENT

M/S Martin/Mainardi moved to adjourn.

With no objection, the meeting was adjourned at 6:28 p.m.



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



Sharli Arntzen, Chair
Planning Commission/Platting Board