

# KETCHIKAN GATEWAY BOROUGH

## Planning Commission/Platting Board Meeting Minutes

9/12/2023

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, September 12, 2023, by Chair Sharli Arntzen, and the roll was called.

### **CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL**

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

STAFF PRESENT: Assistant Planner Alethea Johnson, Associate Planner Talya Stek, and Platting/Zoning Clerk Jeremy Weber

### **PRESENTATION OF MINUTES – Meeting Minutes of August 8, 2023**

M/S Mainardi/Meck to approve the Meeting Minutes of August 8, 2023, as presented.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Medford, Govaars, Arnold, Mainardi, Meck and Martin

MOTION DECLARED CARRIED

### **SPECIAL ORDERS - None**

### **CORRESPONDENCE**

1. Two letters from Cleo Reed opposed to Case 23-004
2. Letter from Nadra Angerman opposed to Case 23-004
3. Letter from John Harrington opposed to Case 23-004
4. Email from Peter Fama regarding road access through his property
5. Email from Seth Brakke regarding Case 23-050

### **PERSONS TO BE HEARD**

### **UNFINISHED BUSINESS/ PUBLIC HEARINGS**

Postponed from March 14, 2023 - Case 23-004 is a request for a major variance to allow an existing shed to remain and encroach into the side yard setbacks on Lot I3, USS 2554, KRD; located at 219 Potter Road, Ketchikan Gateway Borough.(Resolution 4408)

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

- The applicant discovered the encroachments on the as-built survey of their property while applying for a minor plat.

The applicant Larry Jackson was in attendance.

Chair Arntzen declared the public hearing closed at the March 14, 2023 meeting and no new information was presented.

M/S Meck/Martin to adopt resolution 4408B Amended, denying the request.

Planner Johnson clarified for Commissioner Mainardi that the staff analysis had not changed since the March 14, 2023, meeting.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Medford, Govaars, Arnold, Mainardi, Meck and Martin

MOTION DECLARED CARRIED

### **NEW BUSINESS/PUBLIC HEARINGS**

Chair Arntzen described the procedures for public hearings and appeals of decisions of the Planning Commission/Platting Board. She then read the agenda published on September 8, 2023, into the record.

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 and Paul Young on July 9, 2023.

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

- The applicant sought to consolidate an unused portion of the right-of-way with their vacant residential lot.

Planner Johnson explained to Commissioner Govaars that the vacation would reduce the width of the right-of-way to match the existing right-of-way to the south.

Planner Johnson clarified for Chair Arntzen that there were existing public stormwater drainage pipes underneath the roadway discharging into into the proposed public utility easement.

The applicant Michael McColley was not in attendance.

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

M/S Govaars/Martin to adopt resolution 4437A.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Medford, Govaars, Arnold, Mainardi, Meck and Martin

MOTION DECLARED CARRIED

Case 23-049 is a request for a variance to allow an existing deck to remain and encroach into the side yard setback, a detached garage to be constructed and encroach into the side yard, and for an existing storage shed to remain and encroach into the rear yard on Lot 186J, USS 3275; located at 34 Beacon Hill Lane, Ketchikan Gateway Borough.

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

- The applicant discovered the existing deck and shed encroachment while applying for a variance for the proposed garage.
- The buildable area is limited by the terraced nature of the lot.

Planner Johnson stated for Commissioner Govaars that the shed would have been exempt if it were not for the overhangs extending more than one foot from the structure.

The applicant Daniel Westmoreland stated that the garage was needed for dry storage. He explained that the proposed garage could be built without encroaching into the side yard; however, he requested the variance to allow room for maintenance and repairs to all sides of the structure.

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

M/S Medford/Martin to adopt resolution 4439A.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Medford, Govaars, Arnold, Mainardi, Meck and Martin

M/S Medford/Martin to adopt resolution 4440A.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Medford, Govaars, Arnold, Mainardi, Meck and Martin

M/S Medford/Martin to adopt resolution 4441A.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Medford, Govaars, Arnold, Mainardi, Meck and Martin

MOTION DECLARED CARRIED

Case 23-050 is a request for a preliminary plat to create five lots from Lot 1, Subdivision of Tract E, USS 1381, and Lot 5, Block 13, USS 1381; located at 526 Deermount Street and 580 Lotus Street, City of Ketchikan. Filed by Peter & Ann Fama on August 14, 2023.

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

- The applicant sought to subdivide Lot 1 and alter Lot 5 to create 5 lots for independent ownership and development.

Planner Johnson stated for Commissioner Govaars that in a hypothetical situation that the property was subdivided into six lots there is no provision that would require a dedicated right-of-way in the future.

Planner Johnson clarified for Commissioner Mainardi that the parcels to the south were located roughly 100 feet higher in elevation and it was not feasible to develop access to them through the subject lot.

The applicant's representative Nick Fama was in attendance. Mr. Fama stated to Commissioner Govaars that he was fine with the conditions in the resolution.

A second representative, Joey Fama also stated that he hoped to see it approved so that the existing house he had constructed would be subdivided on a separate lot for bank financing.

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

M/S Mainardi/Medford to adopt resolution 4442A.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Medford, Govaars, Arnold, Mainardi, Meck and Martin

MOTION DECLARED CARRIED

Case 23-051 is a request for a major variance to allow an existing nonconforming residence with attached decks remain and encroach up to one foot; and a detached accessory carport to be constructed and encroach up to four feet into the required 15-foot east side yard and up to six feet into the required 20-foot rear yard on Lot 1, Resubdivision of U.S Survey 1767; located at 2278 Oyster Avenue, Ketchikan Gateway Borough.

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

- The applicant sought to construct a two-bay carport for dry parking and storage. The existing terrain and retaining walls constructed around the property limit available locations to build.

Applicant William Cool was in attendance and stated that he requested the variance for a carport to keep his vehicle dry.

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

M/S Meck/Martin to adopt resolution 4443A.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Medford, Govaars, Arnold, Mainardi, Meck and Martin

MOTION DECLARED CARRIED

Case 23-052 is a request for a major variance to allow an existing nonconforming residence to remain and encroach into setbacks and to allow the construction of new decks to encroach into the western and southern front yard setbacks on Lot 25, USS 437; located at 1200 Millar Street, City of Ketchikan.

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

- The applicant seeks to reconstruct a deck that was demolished earlier this year.
- The building site for the proposed deck is limited by the location of an existing non-conforming residence that was built close to the front lot line.

Applicant Curtis Nelson was not in attendance for questions.

Planner Johnson stated for Chair Arntzen that the stairs and deck on the right side of the as-built survey were non-conforming structures providing access to the neighbor's house and were not involved in this action.

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

M/S Martin/Meck to adopt resolution 4444A.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Medford, Govaars, Arnold, Mainardi, Meck and Martin

MOTION DECLARED CARRIED

CONSENT AGENDA

REGULAR BUSINESS

REMARKS

DIRECTOR'S REPORT

COMMISSIONERS' COMMENTS


Commissioner Govaars announced that the Alaska Mental Health Auction of residential lots within the Berry Patch Subdivision opened on September 13, 2023 at 8 AM

ADJOURNMENT

M/S Govaars/Meck moved to adjourn.

With no objection, the meeting was adjourned at 7:15 p.m.

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

  
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Sharli Arntzen, Chair  
Planning Commission/Platting Board