

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

2/14/2023

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, February 14, 2023, by Chair Sharli Arntzen and the roll was called.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

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

ABSENT: Michael Martin

STAFF PRESENT: Director Richard Harney, Planner Jonathan Lappin, Planner Alethea Johnson, and Platting/ Zoning Clerk Jeremy Weber

PRESENTATION OF MINUTES – Meeting Minutes of January 10, 2023

M/S Mainardi/Medford to approve the Meeting Minutes of January 10, 2023 as presented.

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

SPECIAL ORDERS

M/S Govaars/Medford to appoint Jos Govaars as an alternate to the Ketchikan Historic Commission

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Vice Chair requested that the Title 18 Re-Write and vote be moved to the last item under Regular Business.

CORRESPONDENCE – Chair Arntzen acknowledged the following correspondence items on the table:

- Five Documents from Staff related to the Title 17 Re-Write

PERSONS TO BE HEARD – None

UNFINISHED BUSINESS/ PUBLIC HEARINGS

NEW BUSINESS/PUBLIC HEARINGS

Sharli Arntzen described the procedures for public hearings and appeals of decisions of the Planning Commission/Platting Board. She then read the agenda published on February 10, 2023, into the record.

CONSENT AGENDA

Final Plat for Wolf Subdivision Case 23-001

M/S Meck/Mainardi to approve the Consent Agenda

Upon roll call the vote on MOTION was:

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

MOTION DECLARED CARRIED

REGULAR BUSINESS

Local Concurrence on Paving Restriping and other maintenance on Tongass Avenue.

The Borough and City reviewed the plans and had planned to add several conditions to the plans prior to the Commission granting Local Concurrence; however, the State's design professional was unable to forward the plans to the Planning Director prior to the February 14, 2023 Planning Commission meeting.

M/S Mainardi/Medford to postpone the local concurrence to March 14, 2023

Upon roll call the vote on MOTION was:

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

MOTION DECLARED CARRIED

Work Session with Recommended Action for Case 23-009 – Sande Easement

Director Harney stated for Commissioner Mainardi that the new proposed easement would be easier to traverse than the natural topography along the coast.

M/S Medford/Govaars to forward to the Assembly with a recommendation of approval.

Upon roll call the vote on MOTION was:

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

MOTION DECLARED CARRIED

Code Amendment for Nursing Homes in the Commercial and Industrial zones.

Chair Arntzen thought that if anyone wanted to place a nursing home in an industrial zone they should rezone the property rather than allow the use through the conditional use process. She also questioned why it wouldn't be included in the high-density residential zone.

Planner Lappin stated for Commissioner Medford that Staff thought the conditional use process would be speedier than a rezone in industrial zones.

Director Harney added for the Commission that rezoned properties can open up a host of other issues that could potentially lead to residential creep in Industrial zones.

M/S Govaars/Medford to adopt Resolution 4412 A

M/S Govaars to amend the Resolution to include High-Density Residential zones that would allow for nursing homes through the conditional use permitting process.

Upon roll call the vote on MOTION to amend resolution 4412 A:

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

Upon roll call the vote on the MOTION to adopt Resolution 4412 A Amended:

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

MOTION DECLARED CARRIED

Fifteen Minute Recess Was Taken

M/S Arnold/Mainardi to move into Work Session

Work Session: Title 18 Re-Write

The Commission suggested potential changes to acceptable as-built surveys and conditional use standards.

Chair Arntzen stated that she would like to see a communications update in March for the Work Session.

Four Hands direction given for an update.

M/S Govaars/Medford to move out of Work Session

REMARKS

DIRECTOR'S REPORT

COMMISSIONERS' COMMENTS

Commissioner Meck stated that she appreciated her time but might be retiring soon from the Commission.

ADJOURNMENT

M/S Govaars/Medford moved to adjourn.

With no objection, the meeting adjourned at 8:45 p.m.



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



Sharli Arntzen, Chair
Planning Commission/Platting Board -