

## KETCHIKAN GATEWAY BOROUGH

### Planning Commission/Platting Board Meeting Minutes

5/9/2023

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, May 9, 2023, by Chair Jos Govaars and the roll was called.

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

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

ABSENT: Sharli Arntzen and 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 April 11, 2023**

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

Upon roll call the vote on the MOTION was:

YES: Govaars, Mainardi, Medford, Meck and Arnold

MOTION DECLARED CARRIED

Meeting Minutes of April 25, 2023

Commissioner Mainardi wanted the recorded corrected within Commissioner's Comments to request that the Alaska Department of Natural Resources clarify the authority for zoning on tideland leases.

M/S Mainardi/Medford to approve the Meeting Minutes of April 25, 2023 as presented.

Upon roll call the vote on the MOTION was:

YES: Govaars, Mainardi, Medford, Meck and Arnold

MOTION DECLARED CARRIED

#### **SPECIAL ORDERS**

**CORRESPONDENCE** – Chair Govaars acknowledged the following correspondence items on the table:

1. Letter from Nancy & Ted Eggleston, Family Villager Owners on Case 23-027 in regard to mobile food trucks.

**PERSONS TO BE HEARD**

**UNFINISHED BUSINESS/ PUBLIC HEARINGS - None**

**NEW BUSINESS/PUBLIC HEARINGS**

Jos Govaars described the procedures for public hearings and appeals of decisions of the Planning Commission/Platting Board. He then read the agenda published on May 5, 2023, into the record.

Case 23-027 is a request for a conditional use permit to allow a mobile food vender use on Lots 1 and 2, Alaska Industrial Development and Export Authority Replat 2014; located at 3801 Tongass Ave, Building 100-779, City of Ketchikan

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

- The applicant sought to allow one mobile food vender to operate on their property.
- A conditional use permit is required if the vendor plans to operate for more than two hours on any given day.

Planner Johnson stated for Commissioner Mainardi that the food truck will be available for the general public.

Planner Johnson stated for Chair Govaars that the applicant did not want to provide a restroom and that the applicant was unavailable for the May 9<sup>th</sup> Meeting.

Planner Johnson stated for Commissioner Medford that in previous applications restrooms were considered; however, they have only been required in one circumstance by the City of Ketchikan's direction.

Planner Johnson stated for Commissioner Meck that the hours of operation are during the shipyards daytime shift hours.

The applicant's Representative Bergan Wieler was not in attendance.

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

M/S Mainardi/Medford to adopt resolution 4423A.

Upon roll call the vote on the MOTION was:

Yes: Govaars, Mainardi, Medford, Meck and Arnold

MOTION DECLARED CARRIED

Case 23-028 is a request for a variance to allow for a residence to be constructed and encroach into the rear yard setback on Lot 11, Block 2, Ravenwood Subdivision of Tract P; located at the north end of Lidgerwood Lane, Ketchikan Gateway Borough.

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

- The applicants sought to build a new home on a lot with development constraints due to steep topography.

The applicant representative Robert Buckingham was in attendance online.

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

M/S Medford/Meck to adopt resolution 4424A.

Upon roll call the vote on the MOTION was:

Yes: Govaars, Mainardi, Medford, Meck and Arnold

MOTION DECLARED CARRIED

Case 23-029 is a request for a conditional use permit to allow a mobile building to be used as watchman's quarters on Lot 5-12, Block 2, USS 1056; located at 7446 North Tongass Highway, Ketchikan Gateway Borough.

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

- The applicant sought to use a mobile building as a watchman's quarters.

The applicant's representative was in attendance.

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

M/S Mainardi/Medford to adopt resolution 4425A.

Upon roll call the vote on the MOTION was:

Yes: Govaars, Mainardi, Medford, Meck and Arnold

MOTION DECLARED CARRIED

### CONSENT AGENDA

Request for a final plat to create ATS 1741, abutting Lot I-3, Harrington Subdivision of Lot I, U.S. Survey 2554, Clover Pass Group of Homesites, Ketchikan Gateway Borough; located at 219/215 Potter Road. (Case 23-007)

M/S Mainardi/Arnold to approve the Consent Agenda

Upon roll call the vote on the MOTION was:

Yes: Govaars, Mainardi, Medford, Meck and Arnold

MOTION DECLARED CARRIED

### REGULAR BUSINESS

### REMARKS

### DIRECTOR'S REPORT

### COMMISSIONERS' COMMENTS

Director Harney stated for Commissioner Mainardi that there has not been any dialogue with the State of Alaska since the April 25, 2023 Planning Commission Meeting.


Chair Govaars missed Commissioner Arntzen

### ADJOURNMENT

M/S Mainardi/Medford moved to adjourn.

With no objection, the meeting was adjourned at 6:30 p.m.

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

  
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Shari Arntzen, Chair  
Planning Commission/Platting Board -