

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

6/13/2023

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, June 13, 2023, by Chair Sharli Arntzen and the roll was called.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

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

ABSENT: Rob Arnold

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

PRESENTATION OF MINUTES – Meeting Minutes of May 9, 2023

M/S Mainardi/Martin to approve the Meeting Minutes of May 9, 2023 as presented.

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

SPECIAL ORDERS

- 1. Acknowledgement of Jonathan Lappin's 25 Years of Service to the Ketchikan Gateway Borough.**

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

1. Motion language for Resolution 4411 related to Case 23-040

PERSONS TO BE HEARD

UNFINISHED BUSINESS/ PUBLIC HEARINGS - None

NEW BUSINESS/PUBLIC HEARINGS

**Planning Commission/Platting Board
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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 June 9, 2023, into the record.

Case 23-031 is a request for a right-of-way plat to extend Stensland Avenue and dedicate two sections of new right-of-way on a portion Lot 2F, A.S.L.S. 84-54 (Plat No. 93-28), lying north of the Gravina Island Highway. Filed by the Ketchikan Gateway Borough on May 12, 2023.

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

- The applicant sought to plat rights-of-way for development by a private party.
- The new roads will provide access to a proposed subdivision within the Clam Cove Neighborhood.

A representative for the Ketchikan Gateway Borough was in attendance.

John Holt had several questions regarding; what the start date and completion date is, who has access, who will maintain it, and what would happen to their water line that intersects Stensland Avenue.

Jeff Miller responded that the start date would be upon approval, completion date is unknown, access will be open to the general public, maintenance will be done through a potential service area and the water line would be maintained through the design of the road; respectively. Mr. Miller intended to develop the road all the way to the end of Stensland Avenue.

Director Harney stated that the whole of Stensland Avenue will be developed per the agreement.

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

M/S Medford/Mainardi to adopt resolution 4427A.

Upon roll call the vote on the MOTION was:

Yes: Govaars, Arntzen, Mainardi, Medford, Meck and Martin

MOTION DECLARED CARRIED

Case 23-032 is a request for a preliminary plat to subdivide Lots 1 and 2, U.S. Survey 3536 into eleven lots, and dedicate a right-of-way; located north of the terminus of the Gravina Island Highway. Filed by Clam Cove Holdings LLC on May 2, 2023.

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

- The applicants sought to subdivide the subject area into smaller lots for individual ownership and development. The proposed new right-of-way will provide access to all lots within the subdivision.

The applicant's representative Jeff Miller for Clam Cove Holdings was in attendance online. Mr. Miller stated that he intended to build a floating dock for the benefit of the property owners.

Sue Richards, resident of Clam Cove was curious if the size of the lots were what was approved by the PUD and that the development would increase property values and taxes.

Planner Johnson replied that the sizes approved did conform to the PUD, but she could not speculate on the effects to property values and taxes.

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

M/S Martin/Medford to adopt resolution 4428A.

Upon roll call the vote on the MOTION was:

Yes: Govaars, Arntzen, Mainardi, Medford, Meck and Martin

MOTION DECLARED CARRIED

Case 23-033 is a request for a major variance to allow a detached garage to be constructed in the side and front yard setback on Lot ZZ-1A, USS 2402. Located at 6899 Roosevelt Drive, Ketchikan Gateway Borough.

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

- The encroaching residence and deck were built by a previous owner.
- The applicant sought a variance to bring the existing residence into zoning compliance and to build a detached accessory shop near the front lot line due to steep topography behind the residence.

The applicant Matt Clark was in attendance and stated for Chair Arntzen that access will be facing the existing house.

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

M/S Govaars/Martin to adopt resolution 4429A.

Upon roll call the vote on the MOTION was:

Yes: Govaars, Arntzen, Mainardi, Medford, Meck and Martin

MOTION DECLARED CARRIED

Case 23-034 is a request for conditional use permit to allow a mobile building to be used as a watchmen's quarters on Lot K1, USS 2554; located at 23 A/B & 27 Potter Road, Ketchikan Gateway Borough.

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

- The applicant sought to use a travel trailer as temporary housing while building a two-family dwelling on the property.

The applicant Jeff Wedekind was in attendance and stated that they needed the mobile building to cover housing of employees while construction commenced on a duplex. Construction was set to begin towards the end of the summer of 2023.

Larry Jackson spoke regarding his view of the uneven application of the code in regard to after the fact fees.

Director Harney stated that the applicant had paid the required after the fact fee.

Mr. Wedekind stated that his understanding was that the as built would be completed once the concrete for the foundation was poured.

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

M/S Medford/Meck to adopt resolution 4430A.

Upon roll call the vote on the MOTION was:

Yes: Govaars, Arntzen, Mainardi, Medford, Meck and Martin

MOTION DECLARED CARRIED

Case 23-035 is a request for a preliminary plat to create six lots from Tract C, U. S. Survey 1666, and Lot 5B, H & A Development Subdivision, located at 2870 S Tongass Highway. Filed by John D. Allen on April 21, 2023.

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

- The applicants sought to subdivide 5B into five lots for independent development.

- Tract C will be altered to increase the area available for one of the new lots.

Chair Arntzen was curious if a waiver was possible.

Planner Johnson stated that the Borough does not have jurisdiction of the water and sewer in the city of Saxman.

Planner Johnson stated for Chair Arntzen that the restriction on variances was to partially restrict single family dwellings from being developed as a sole use.

The applicant's representative Fred Monrean was in attendance and stated that the existing building was served by the city of Ketchikan and an agreement had been reached with the City of Saxman for water and sewer service.

Chair Arntzen acknowledged the one comment received.

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

M/S Martin/Mainardi to adopt resolution 4431A.

Upon roll call the vote on the MOTION was:

Yes: Govaars, Arntzen, Mainardi, Medford, Meck and Martin

MOTION DECLARED CARRIED

Case 23-036 is a request for a preliminary plat to create seven lots and dedicate right-of-way to extend Copper Ridge Lane from Lots 4D and Lot 8A, Crescent Key Subdivision, Phase 2, according to Plat 2015-22; located at the terminus of Copper Ridge Lane. Filed by Mark Johnson, Cole Johnson, and Paul and Theresa Hamilton on May 17, 2023.

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

- The applicants sought to subdivide Lot 4D into six lots for independent development and alter Lot 8A by dedicating a small portion the right-of-way extension.

Planner Johnson stated for Commissioner Mainardi that a previous owner had set aside a portion of the lot for wetlands mitigation.

The applicants Mark and Cole Johnson were in attendance.

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

M/S Mainardi/Martin to adopt resolution 4432A.

Upon roll call the vote on the MOTION was:

Yes: Govaars, Arntzen, Mainardi, Medford, Meck and Martin

MOTION DECLARED CARRIED

Case 23-040 Complete re-write of Title 18 of the Ketchikan Gateway Borough Code to clarify confusing language that was contained in the code when it was originally written in 1967 or was created by the dozens of amendments to the code, and to generally make it easier for the general public to understand and use it.

Planner Lappin summarized the Title 18 re-write, in which staff recommended approval.

- Complete re-write of Title 18 of the Ketchikan Gateway Borough Code

Planner Lappin stated that the re-write began two directors ago or close to ten years prior.

The applicant's representative Director Harney was in attendance.

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

M/S Martin/Medford to adopt resolution 4411A.

M/S Martin/Meck to amend resolute 4411A by removing the existing exhibit A and substituting the provided draft Ordinance 2022 as Exhibit A.

Upon roll call the vote on the MOTION to amend:

Yes: Govaars, Arntzen, Mainardi, Medford, Meck and Martin

Upon roll call the vote on the amended MOTION:

Yes: Govaars, Arntzen, Mainardi, Medford, Meck and Martin

MOTION DECLARED CARRIED

CONSENT AGENDA

Final Plat for Case 23-021 a request to vacate a portion of Tatsuda Way right-of-way and alter Lots 15DD, 16, 17 & 18, Block 28, U.S. Survey 437; located at the southeast intersection of Tatsuda Way and Stedman Street, City of Ketchikan.

M/S Medford/Martin to approve the Consent Agenda

Upon roll call the vote on the MOTION was:

Yes: Govaars, Arntzen, Mainardi, Medford, Meck and Martin

MOTION DECLARED CARRIED

REGULAR BUSINESS

REMARKS

DIRECTOR'S REPORT

Four hands direction given to send a letter the Department of Transportation to cut down the alders along Mountain Point bike trail.

COMMISSIONERS' COMMENTS

The entire commission stated that Planning Lappin would be dearly missed.

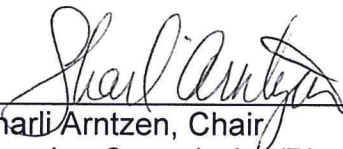
ADJOURNMENT

M/S Medford/Martin moved to adjourn.

With no objection, the meeting was adjourned at 7:47 p.m.



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



Sharli Arntzen, Chair
Planning Commission/Platting Board -