

# KETCHIKAN GATEWAY BOROUGH

## Planning Commission/Platting Board Meeting Minutes

2/8/2022

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:05 p.m., Tuesday, February 8, 2022, by Chair Jos Govaars and the roll was called.

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

PRESENT: Sharli Arntzen Jacquie Meck, Michael Martin, Jos Govaars, Michael Medford and Sharli Arntzen (Telephonically)

ABSENT: Joseph Mainardi

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

### **PRESENTATION OF MINUTES - Meeting Minutes of January 11, 2022**

M/S Martin/Meck to approve the Meeting Minutes of January 11, 2022, as presented.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Govaars, Martini, Medford, and Meck

MOTION DECLARED CARRIED

### **SPECIAL ORDERS – None**

### **CORRESPONDENCE**

1. Additional drawing for Case 22-005
2. Additional information related to Case 22-007

### **PERSONS TO BE HEARD - None**

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

### **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 February 4, 2022, into the record.

Case 22-005 is a request for a rezone from Heavy Industrial to General Commercial with the Mobile Building Restricted Overlay on Lot 1 of the Casey Moran Harbor Replat 2019,

KRD; located at 809 Water Street, City of Ketchikan.(Resolution 4345)

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

- The applicant sought a rezone to allow a mix of uses that includes residential uses not allowed in the existing zoning.

Planner Lappin stated for Commissioner Medford that the assembly had more of a problem with the unlimited height restriction than any other issues related to the case.

Applicant Representative Stephen Peters stated that the current proposal is within the 50 foot height limitation, depending on mechanical equipment requirements.

Nathanial Curral working with the applicant was also available for questions from a legal stand point.

Jacob Stulkan resident of the Newton neighborhood was opposed to the rezone based on the need for lower height limitations to accommodate neighboring properties. He stated that he started a petition online and at the time of the meeting had 31 signatures. No petition was submitted to the Commission prior to the meeting. He would like to see some guarantee on the structure being constructed.

Michelle Gray resident of the Newton neighborhood was happy to see height limitation on the current rezone.

Stephen Peters clarified that the sketch provided is a two story building with a height of 34 feet plus or minus; the plus and minus was due to changes to mechanical systems and roof type. These potential changes are mostly due to supply chain issues caused by the coronavirus pandemic. He further stated that the design would provide much needed housing in the Ketchikan market.

Mr. Peters responded to Commissioner Medford comments that a condition to limit it to two stories may potentially incumber mechanical systems.

Planner Lappin corrected his staff analysis which stated 24 feet, but was meant to be 34 feet. The basic definition of a story is a finished area. He further stated that spire and elevator shafts are not included in the height limitation.

Chair Govaars stated that the Assembly has the discretion to add addition height limitations.

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

M/S Medford/Meck to adopt resolution 4345 A, approving the request

Upon roll call the vote on the MOTION on Resolution 4345 A was:

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

MOTION DECLARED CARRIED

Case 22-006 is a request for a major variance to allow an existing garage to remain and encroach and allow an addition to be constructed and encroach into the front yard setback on Lot HH, USS 1475, according to Plat 2005-1; located at 3391 South Tongass Highway.(Resolution 4346A)

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

- The existing encroachment was created when the Alaska Department of Transportation and Public Facilities realigned South Tongass Highway on Plat No 2005-1.
- The applicant sought to bring the garage into zoning compliance and to add a residence and carport that will further encroach into the front yard on the northwest side of the garage.

Applicant Representative Clement Plamondon was in attendance.

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

M/S Martin/Medford to adopt resolution 4346 A, approving the request

Upon roll call the vote on the MOTION on Resolution 4346 A was:

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

MOTION DECLARED CARRIED

Case 22-007 is a request for a perpetual conditional use permit to allow a detached accessory dwelling unit to be constructed on Lot HH, USS 1475, according to Plat 2005-1; located at 3391 South Tongass Highway.(Resolution 4347A)

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

- The applicant seeks to construct a residence above an existing detached accessory garage and above a new carport attached to the garage.

Applicant Clement Plamondon was in attendance.

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

M/S Medford/Martin to adopt resolution 4347 A, approving the request

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 22-008 is a request for a renewal of a three (3) year conditional use permit to allow a mobile building to be used as an office space on Tract A, according to Plat No. 95-11, located at 100 Martin Street, City of Ketchikan.(Resolution 4348A)

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

- The existing CUP will expire on February 12, 2022. The applicant seeks to continue use of the mobile building as an office space for an additional three years.

Applicant's Representative for DCI Commercial, LLC was not in attendance.

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

M/S Martin/Medford to adopt resolution 4348A, approving the request

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

**CONSENT AGENDA - None**

**REGULAR BUSINESS - None**

**REMARKS**

DIRECTOR'S REPORT

- Herring Cove Bridge Replacement
- DEC notification for Niblack wastewater treatment facility
- SE Conference Pellet Mill Facility
- NOAA Dock Project
- OceansAlaska Update

**COMMISSIONERS' COMMENTS**

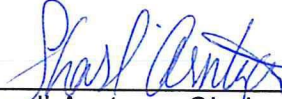
**ADJOURNMENT**

M/S Medford/Martin moved to adjourn.

With no objection, the meeting adjourned at 6:55 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