

**KETCHIKAN GATEWAY BOROUGH**

**Planning Commission/Platting Board Meeting Minutes**

**5/10/2022**

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, May 10 2022, by Vice-Chair Jos Govaars and the roll was called.

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

PRESENT: Jacquie Meck, Michael Martin, Joseph Mainardi, and Jos Govaars

ABSENT: Sharli Arntzen and Michael Medford

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

**PRESENTATION OF MINUTES** – Meeting Minutes of April 12, 2022 and Meeting Minutes of April 26, 2022

M/S Mainardi/Martin to approve the Meeting Minutes of April 12, 2022 and April 26, 2022 as presented.

Upon roll call the vote on the MOTION was:

YES: Govaars, Mainardi, Martin, and Meck

MOTION DECLARED CARRIED

**SPECIAL ORDERS – None**

**CORRESPONDENCE** – 1. Correspondence related to Case 22-029 was acknowledged.

**PERSONS TO BE HEARD - None**

**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 6 2022, into the record.

Case 22-026 is a request for a major variance to allow a deck to be constructed and encroach into the front yard setback on Lot 136A USS 1229, Plat 78-11, KRDI; located at 908 Lincoln Street, City of Ketchikan.(Resolution 4366)

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

- The applicant proposed to build a deck on the sunny side of their house for outdoor recreation and gardening.
- The proposed deck was similar to development on adjacent lots.

Applicant Frank Floyd was present for questions.

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

M/S Mainardi/Meck to adopt Resolution 4366 A

Upon roll call the vote on the MOTION was:

YES: Govaars, Martin, Mainardi and Meck

**MOTION DECLARED CARRIED**

Case 22-027 is a request for a major variance to allow an existing garage, an addition and attached accessory decks to be constructed and encroach into side and rear yard setbacks on Lot YY2, USS 2402, Plat 84-29, KRD; located at 6845 Roosevelt Drive, Ketchikan Gateway Borough.(Resolution 4367)

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

- The purpose of the variance to allow for a deck to be built to accommodate accessibility by elevator to the second story proposed dwelling to the northwest side of the residence.

Planner Johnson clarified that the deck was a further encroachment into the setback in addition to the existing structure that currently encroaches.

Applicant Robert Doyon stated that when he built the structure, he had a surveyor mark his foundation; however he was unaware that a corner monument had been knocked out of place when the foundation was poured.

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

M/S Mainardi/Martin to adopt Resolution 4367 A and read the resolution into the record.

Upon roll call the vote on the MOTION was:

YES: Govaars, Martin, Mainardi and Meck

MOTION DECLARED CARRIED

Case 22-030 is request for a conditional use permit for an detached accessory dwelling use on Lot YY2, USS 2402, Plat 84-29, KRD; located at 6845 Roosevelt Drive, Ketchikan Gateway Borough.(Resolution 4370)

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

- The applicant proposed to build a new dwelling in an existing detached accessory garage.
- The existing residence would become an accessory dwelling because the new residence would be the larger dwelling.

Applicant Robert Doyon was in attendance for questions.

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

M/S Martin/Meck to adopt Resolution 4370 A.

Upon roll call the vote on the MOTION on Resolution 4370 A was:

YES: Govaars, Martin, Mainardi and Meck

MOTION DECLARED CARRIED

Case 22-028 is a request for a rezone of Lot 1C, ASLS 84-31, Plat 86-77, KRD from Future Development (FD) to Low Density Residential (RL); located at 13000 Block of North Tongass Highway, Ketchikan Gateway Borough.(Resolution 4368)

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

- The applicant had applied for an administrative plat to move the lot line separating two lots.
- The two lots were in different zoning districts and without the rezone the platting action would create a split zone lot.

Planner Lappin clarified for Commissioner Mainardi that the subject lot was created by a Borough subdivision and that the property was not rezoned at the time of sale.

Director Harney stated that since the time of sale there had been a policy change which forced public land to be rezoned from Future Development to suitable zoning designations prior to the sale.

Applicant Russell Thomas was in attendance for questions.

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

M/S Martin/Mainardi to adopt Resolution 4368 A forwarding the request to the Assembly

Upon roll call the vote on the MOTION was:

YES: Govaars, Martin, Mainardi and Meck

MOTION DECLARED CARRIED

Case 22-029 is a request for a conditional use permit to allow an existing building to be used for manufacturing and an indoor shooting range on Lot 115A-1, Block 1, Tract A, Block 1, and a portion of Lot 8A, Block 1 of the Wacker Street Vacation of Right-of Way KRD; located at 7284 North Tongass Highway, Ketchikan Gateway Borough.(Resolution 4369)

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

- The applicant wishes to repurpose an existing building for the purpose of customizing firearms and operating an indoor gun range.
- Off street parking was proposed to be provided on Lot 8A. The request was approved by the Planning Commission on February 27, 2020 but had expired because the applicant was unable to obtain needed permits due to the pandemic.

Planner Lappin stated for Commission Martin that the applicant was happy with the conditions laid out in the resolution except for condition 12.

Which required access to the storage area shall be limited to times when the shooting facility is not in operation.

Applicant Carl Smith stated for Commission Martin that the access to the second floor area would be made safe by using a four inch thick rebar reinforced sheet with redirecting angle iron on the second floor to assure the safety of staff changing out targets.

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

M/S Martin/Mainardi to adopt Resolution 4369 A.

M/S Martin/ Mainardi to amend the Resolution to remove Condition 12.

Upon roll call the vote on the MOTION for the amendment to Resolution 4369 A:

YES: Govaars, Martin, Mainardi and Meck

Upon roll call the vote on the MOTION to adopt Resolution 4369 A as amended:

YES: Govaars, Martin, Mainardi and Meck

MOTION DECLARED CARRIED

**CONSENT AGENDA - None**

**REGULAR BUSINESS - None**

**REMARKS**

DIRECTOR'S REPORT

- Tourism Resident Sentiment Survey was launched

Director Harney stated for Commission Mainardi that there was a request by an Assembly Member to bring forward a land lottery; however there was no four hands direction given. In addition, there were no available lands for land lotteries. He also stated that there are currently no subdivisions that are planned out; but staff is looking at all forms of housing to address the problem.

Director Harney also stated for the Commission that the Assembly received seven million for revenue replacement; however, since the funds were not currently needed the money had been moved to address the housing crisis in the community. The Borough was working on leveraging the seven million dollars with federal funding due to the cost of development.

Chair Govaars stated that he would like to see smaller lot sizes and the temporary mobile trailers pursued.

Director Harney stated that the aerial drones for the Borough GIS have completed roughly 50% of the Borough.

Chair Govaars would like to see a mechanism for individuals to buy individual lots from the Borough.

Director Harney stated that five years ago the Borough completed a more transparent approach to the disposal of Borough lands.

Director Harney stated for Chair Govaars that Bear Valley lots are being sold below market rate because there are development restrictions.

**COMMISSIONERS' COMMENTS**

Commissioner Meck stated she heard from multiple community members complimenting the Planning Department.

**ADJOURNMENT**

M/S Mainardi/Martin moved to adjourn.

With no objection, the meeting adjourned at 7:00 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