

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

8/9/2022

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, August 9, 2022, by Chair Sharli Arntzen and the roll was called.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

PRESENT: Jacquie Meck, Michael Medford, Joseph Mainardi, Sharli Arntzen, 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 July 12, 2022

M/S Medford/Meck to approve the Meeting Minutes of July 12, 2022 as presented.

Upon roll call the vote on the MOTION was:

YES: Govaars, Meck, Mainardi, Medford and Arntzen

MOTION DECLARED CARRIED

SPECIAL ORDERS – None

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

1. Correspondence from City Fire Marshall unopposed to Case 22-049
2. Correspondence from Public Works unopposed to Case 22-053
3. Correspondence from Planning Staff for amendment recommendation to Case 22-049

PERSONS TO BE HEARD – None

UNFINISHED 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 August 5, 2022, into the record.

Case 22-049 is a request for a major variance to allow an existing residence to remain and encroach into the required front yard setback, and to allow an attached carport and covered decks to be constructed and encroach into the required front, rear and side yard setbacks on Lot 6, Block 23, USS 1229; located at 402 Jackson Street, City of Ketchikan.(Resolution 4381)

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

- The applicant sought to construct covered decks for sheltered access on all sides of the house and a carport for covered parking.
- The roof of the covered carport was also to be used to divert rain water and reduce the volume of stormwater flowing toward the rear of the residence.
- The applicant sought to exceed the required 50 percent lot coverage of the structures

Planner Johnson stated for Chair Arntzen that there was at least one property in the area that exceeded the 50% lot coverage.

Chair Arntzen was concerned with the structure exceeding the 50 percent lot coverage and couldn't recall any cases were that was an issue. Planner Johnson also couldn't recall any similar cases in recent history.

Planner Johnson further explained that the subject lot experienced greater hardship than neighboring lots because it fronted on multiple rights-of-way and required a deeper setback from the western lot line.

Applicant Lee Tozzer stated that there was no drainage for the existing alleyway and that it had created water issues on his lot. His goal was to stop the water draining over and under the road; at the same time, he was trying to fix the city drainage that was not currently working because the water was routing away from it. Mr. Tozzer spoke with the city engineer, and she thought that the city could do some improvements in conjunction with his to further address drainage in the area.

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

M/S Mainardi/Medford to adopt Resolution 4381 A

M/S Meck/Mainardi to amend Resolution 4385 A to allow the total area of the structures on the site plan to exceed the maximum 50 percent lot coverage by up to 20 percent.

Upon roll call the vote on the MOTION to Amend Resolution 4381 A:

YES: Govaars, Mainardi, Medford, Meck and Arntzen

Motion Declared Carried

Upon roll call the vote on Resolution 4381 A as Amended was:

YES: Govaars, Meck, Mainardi, Medford and Arntzen

MOTION DECLARED CARRIED

NEW BUSINESS/PUBLIC HEARINGS

Case 22-052 is a request to vacate Topsail Court right-of-way and alter Lots 193AA, 193BB, 193CC and 194 of USS 3275 to create three lots; located at the 900 Block of North Point Higgins Road, Ketchikan Gateway Borough. Filed on July 12, 2022, by Angela Salazar and Peter Rice.(Resolution 4385)

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

- The applicant sought to eliminate an existing right-of-way and to reconfigure the lots to accommodate their plans for residential development.

Planner Johnson stated for Commissioner Mainardi that the North Point Higgins right-of-way extension would be developed to the far edge of proposed Lot 193AA-1.

Applicant Angela Salazar was not in attendance.

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

M/S Govaars/Mainardi to adopt Resolution 4385 A

Upon roll call the vote on the MOTION was:

YES: Govaars, Mainardi, Medford, Meck and Arntzen

MOTION DECLARED CARRIED

Case 22-053 is a request for a one-year conditional use permit to allow a residential mobile building on a construction site on Lot 6, USS 2556, KRD; located at the 800 Block of Mizzen Lane, Ketchikan Gateway Borough.(Resolution 4386)

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

- The applicant sought to place a mobile building on site to live in temporarily while developing structures for mixed uses.

Applicant Thomas Hancock said he spoke with the Public Works director and received approval for his plan for wastewater disposal.

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

M/S Medford/Mainardi to adopt Resolution 4386 A

Director Harney informed the Planning Commission that the access easement on the applicant's property provided the only roaded access from Mizzen Lane to several General Commercial lots in the area. He explained that, although the existing uses were residential, commercial uses were allowed by the current zoning and the issue might have to be addressed in the future.

Upon roll call the vote on the MOTION was:

YES: Govaars, Mainardi, Medford, Meck and Arntzen

MOTION DECLARED CARRIED

Case 22-054 is a request for a one-year conditional use permit to allow a residential mobile building on a construction site on Lot 175 of USS 3156, KR D; located at 471 Strawberry Road, Ketchikan Gateway Borough.(Resolution 4387)

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

- The purpose of the requested conditional use permit is to allow the applicant to live on the property during the reconstruction of a residence that was recently destroyed by a fire.

Applicant Michael McMahon was not in attendance.

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

M/S Govaars/Mainardi to adopt Resolution 4387 A

Upon roll call the vote on MOTION was:

YES: Govaars, Martin, Medford, Meck and Arntzen

MOTION DECLARED CARRIED

CONSENT AGENDA – None

REGULAR BUSINESS

Work session: Non-Conforming Lots and Vacation Rentals

REMARKS

DIRECTOR'S REPORT

- KIC Navigation Center and Supportive Housing
- Bear Valley Wetlands Mitigation Bank
- SEAL Trust Amendment to Compensation Mitigation Program

COMMISSIONERS' COMMENTS

Commissioner Govaars thanked staff.

Commissioner Mainardi let the Chair know that his attendance would be interrupted in coming months because he was enrolled in a class at University of Alaska Southeast.

ADJOURNMENT

M/S Medford/Govaars moved to adjourn.

With no objection, the meeting adjourned at 7:23 p.m.



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



Sharli Arntzen, Chair
Planning Commission/Platting Board -