

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

9/14/2021

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, September 14, 2021, by Chair Sharli Arntzen, and the roll was called.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

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

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

PRESENTATION OF MINUTES - Meeting Minutes of August 10, 2021

M/S Medford/Meck to approve the Meeting Minutes of August 10, 2021, as presented.

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

SPECIAL ORDERS - None

CORRESPONDENCE

1. Correspondence from Staff for a Proposed Amendment to resolution 4236 A.

PERSONS TO BE HEARD - None

UNFINISHED BUSINESS/ PUBLIC HEARINGS - None

NEW BUSINESS/PUBLIC HEARINGS

Chair Arntzen's described the procedures for public hearings and appeals of decisions of the Planning Commission/Platting Board. She then read the agenda published on August 6, 2021, into the record.

Case 21-035 is a request for a major variance to allow an existing residence to remain and encroach into the front yard setback on lot 8, Block 28, USS 1652 KRD; located at 2592 Eagle Avenue, City of Saxman. (Resolution 4325)

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

- The residence was built by a previous owner.
- The applicant discovered the encroachment when they were planning an addition on the rear portion of their house.

Planner Johnson explained that the portion of the house that encroached was used as an arctic entryway.

Citizen Bruce Hattrick agreed with Commissioner Govaars that every house should have an arctic entryway.

The applicant Woodrow Watson was not in attendance.

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

M/S Govaars/Martin to adopt Resolution 4325 A

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 21-036 is a request for a major variance to allow a detached accessory garage to be constructed and encroach into the front yard setback on Lot 5 of the Vacation of ROW Plat 74-21, K.R.D., and Lot 6 of the Lundin Subdivision, Plat P-117, K.R.D.; located at 2182 South Tongass Highway, Ketchikan Gateway Borough. (Resolution 4326)

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

- The applicant discovered the need for the variance while planning to construct a garage on top of an existing parking deck.
- The requested variance would also allow for construction of a roof over a breezeway between the new garage and the residence

Chair Antzen asked if the encroaching section of the foundation would be inspected. Planner Johnson explained that the foundation would be inspected prior to construction of the structure. The concrete forms were not part of the encroachment into the setbacks since they were on the water side of the property and outside of the front yard setback. She further explained that there were variances for the existing structures; however, the construction of the garage will increase the volume of encroachment in the setback.

Planner Johnson explained that the existing side lot line would be erased by a plat

alteration combining the two lots. She stated that the administrative plat would add 15 feet to Mark Johnson's adjacent property and combine the Dahl's two parcels.

Staff recommended the variance be included for the breeze way in case the applicant was interested in covering the breeze way at a future date.

The applicant Mary Lynn and James Dahl were in attendance for questions.

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

M/S Govaars/Mainardi to adopt resolution 4326 A

M/S Mainardi/Govaars to amend resolution 4326 A to state "I move to amend Resolution 4326A to allow a detached garage and a covered breezeway to encroach up to 7.5 feet into the required front yard."

Upon roll call the vote on the amendment:

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

Upon roll call the vote on the AMENDED MOTION:

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

MOTION DECLARED CARRIED

Case 21-037 is a request for a conditional use permit for a detached accessory dwelling unit use (DADU), with a major variance to allow the DADU to exceed the maximum size requirement on Tract A-1 of the North Jackson Heights Subdivision, Phase 2; located at the 1080 Rosemary Loop, City of Ketchikan.

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

- Tract A-1 is a ten-acre lot developed with a single-family residence.
- A preliminary plat to subdivide the property has been approved; however, submission of the final plat has been delayed due to unforeseen circumstances.
- In the meantime, applicant proposes to build a second dwelling (DADU) on Tract A-1 with a variance to allow the DADU to exceed the maximum area of 1,200 square feet.

Planner Johnson stated that the condition of approval was for the DADU to be a stand-alone structure on its own lot following a final plat and that neither lot would carry a CUP for a DADU following the platting action.

Planner Johnson stated for Chair Arntzen that the preliminary plat would return to the Planning Commission as a Final Plat once the issue with the City of Ketchikan Water

Department was resolved.

Platting/ Zoning Clerk Weber read the Water Department's comment for Commissioner Govaars.

Applicant Bruce Hattrick stated that he had submitted several sets of plans to the Water Board. He further explained that he's had requests from several Coast Guard families wanting to secure the rental of his property once built. His goal for the request was to keep his construction crew busy while his case with the Water Department was being resolved.

Mr. Hattrick explained to Chair Arntzen that the currently constructed dwelling was 1,888 square feet would become the DADU once the larger residence was built.

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

M/S Govaars/Medford to adopt resolution 4327A.

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

CONSENT AGENDA

Final plat to vacate a 397 square foot portion of the Anderson Drive right-of-way, and to consolidate Lot 9I and the Unsubdivided Remainder of Block F, U.S. Survey 1781; and Lot 10, Block 13, U.S. Survey 1591; located on the 900 Block of Carlanna Lake Road, City of Ketchikan. Filed by Charles Edwardson and Timi McColley-Edwardson on May 14, 2021.)

M/S Medford/Govaars to approve the consent agenda as presented.

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

REGULAR BUSINESS - None

REMARKS

DIRECTOR'S REPORT

Director Lappin stated for Commissioner Govaars that the current density for an acre of

land in the medium-density zone that was allowed without a conditional use permit was 16 units per acre; however, by allowing four units per lot the density would increase to 32 units per acre, which seemed excessive to the Code and Planning Committee.


COMMISSIONERS' COMMENTS

Commissioner Govaars appreciated Acting Director Lappin for the evening.

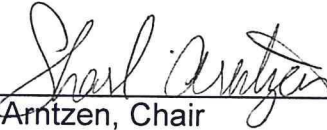
ADJOURNMENT

M/S Meck/Govaars moved to adjourn.

With no objection, the meeting adjourned at 6:56 p.m.



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



Sharli Arntzen, Chair
Planning Commission/Platting Board