

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

10/12/2021

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, October 12, 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, and Michael Martin

ABSENT: Joseph Mainardi and Michael Medford

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

PRESENTATION OF MINUTES - Meeting Minutes of September 14, 2021

M/S Govaars/Martin to approve the Meeting Minutes of September 14, 2021, as presented.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Govaars, Martin and Meck

MOTION DECLARED CARRIED

SPECIAL ORDERS - None

CORRESPONDENCE

1. 68091 Tongass Avenue DOT Historic Review Update

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 October 8, 2021, into the record.

Case 20-044 is a Planning Commission consideration of the draft Clam Cove Neighborhood Plan prior to the plan being presented to the Assembly for adoption.

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

- Planner Lappin provided a narrative of the long-term effects of neighborhood plans
- Draft future land use map of the Clam Cove Area
- The Neighborhood Plan defined land uses and development with the area divided into four sections

Planner Lappin explained to Commissioner Govaars that the large lot residential zone does not currently exist in code.

Planner Lappin stated for Chair Arntzen that the mixed-use areas had minimum lot sizes of 15,000 square feet, which differs from the General Commercial zone that has no minimum lot size.

Correspondences received post packet publication read into the record by Platting/Zoning Clerk Weber.

1. Correspondence from Darlene Miller, Trustee for Almina Stensland Testamentary Trust in favor of plan.
2. Correspondence from Matthew Webby opposed to plan
3. Correspondence from John Holt opposed to plan
4. Correspondence from Sue Richards opposed to plan
5. Correspondence correction from John Holt opposed to plan

Property Owner Becky Stensland Isley spoke in opposition to the plan. Mrs Isley felt the zoning should reflect Matthew Webby's correspondence and convert the entire mixed-use zone to Green Belt. In addition, she thought the McNabb's request should have never been brought forward for consideration. She also explained that the land grab she was referring to in her correspondence related to the revenue that the Borough receives through property taxes when new improvements are done to properties. She also felt that notifications should be sent out to all property owners listed on a single parcel.

Property Owner Jonathan Willson spoke and requested more time to consider the proposal.

Property Owner on Pennock Island, Kim Kirby spoke requesting more time for consideration of the proposal and that she didn't think any of the changes requested were incorporated into the draft Plan. She iterated that the reason that we have had all this discussion was because one property owner wanted a rezone.

Property Owner on Pennock Island Nick Sorenson spoke and stated that the process

started due to a spot rezone, and he expressed his appreciation by staff, but saw the plan as a starting point, not an end point. He further stated that community's land is valuable and that people from the lower 48 are buying up real estate in the area.

Commissioner Meck explained that there are only a few full-time residents in the Clam Cove area and that most of them live in the lower 48 or on Revillagigado.

Mr. Sorenson further stated that we need fewer tourists and better management of the ones that we have.

Director Harney stated that there are approximately 31 parcels affected by the Plan and that there are approximately 22 property owners.

Director Harney clarified for Commissioner Govaars that Planning staff had provided a product that was a compromise of all the property owners effected. He further stated that the Stensland Trust owns approximately 40% of the property in the neighborhood and they were in favor of the proposed draft plan.

Commissioner Govaars laid out for the Commission the process involved to construct the road on Stensland Avenue to the Gravina Highway and that in doing so, there would little to no public process needed.

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

M/S Govaars/Martin to forward the Clam Cove Neighborhood Plan to the Assembly with a recommendation to adopt the plan.

Director Harney stated that this plan would not rezone any properties and that any individual rezone would have to come through the Planning Commission and Assembly. He further added that a paper copy of the Clam Cove Neighborhood Plan was sent out to each affected property owners on August 25th, 2021. At that time Planning staff requested further comment, but, received very little response.

Planner Lappin provided the Commission with the current zoning of the area which included Low-Density Residential, Rural Residential, General Commercial all with the Cottage Industry Overlay.

Chair Arntzen further stated that any additional uses that are not currently allowed by right would have to go through the public process. She also pointed out that some of the uses allowed in the current zoning would not be allowed in the potential future zoning. One example was the triplex use along the waterfront.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Govaars, Martin, and Meck

MOTION DECLARED CARRIED

CONSENT AGENDA - None

REGULAR BUSINESS - None

REMARKS

DIRECTOR'S REPORT

The Tourism Plan timeline was being worked out with a start date in January

COMMISSIONERS' COMMENTS

Commissioner Martin stated that he was happy to see the public turnout to the meeting.

Chair Arntzen enjoyed the turnout in the public process.

Commissioner Govaars stated that big things were happening in Saxman, included a grocery store.

ADJOURNMENT

M/S Martin/ Meck moved to adjourn.

With no objection, the meeting adjourned at 7:41 p.m.



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



Sharli Arntzen, Chair
Planning Commission/Platting Board