

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

11/9/2021

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, November 9, 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: Planning Director Richard Harney, Planner Jonathan Lappin, Planner Alethea Johnson, and Platting/ Zoning Clerk, Jeremy Weber

PRESENTATION OF MINUTES - Meeting Minutes of October 12, 2021

M/S Meck/Martin to approve the Meeting Minutes of October 12, 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

1. Commissioner Michael Martin was appointed to the City of Ketchikan Historic Commission

CORRESPONDENCE - None

PERSONS TO BE HEARD - None

UNFINISHED BUSINESS/ PUBLIC HEARINGS - None

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 November 5, 2021, into the record.

Case 21-045 is a request for a vacation of right-of-way and preliminary plat to consolidate five parcels into two lots, with a subdivision variance to create two substandard lots and major variances to allow the existing structures to remain and encroach into the rear and

side yard setbacks on Lots 1 and 2 of the proposed Christianson Replat; located at 364 Edmonds Street and 369/373 Bawden Street, City of Ketchikan; filed by Erik & Pamela Christianson on October 15, 2021.(Resolution 4328 & 4329)

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

- The applicant sought to vacate an undeveloped section of right-of-way that separated two parcels owned by the applicant.
- The applicant sought to consolidate their lots with the vacated right-of-way and plat their adjoining lot that was originally created by deeds.
- Both proposed new lots were substandard in size for the Medium Density Residential Zone and both were developed with residences that were built prior to adoption of the zoning code.
- The purpose of platting action with variances was to bring both lots into compliance with the zoning code.

Planner Johnson informed Chair Arntzen that access for 365 Bawden Street was derived by a wooden board walk from Bawden Street maintained by the City of Ketchikan.

The applicant Erik Christianson was in attendance. Mr. Christianson stated the current five foot right-of-way would be hard to develop and the proposed right-of-way was more compatible with the topography. In addition, the proposed right-of-way would make it easier for emergency services to locate the residence since the structure is not located on Bawden Street.

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

M/S Govaars/Medford to adopt Resolution 4328 A, approving a Vacation of Right-Of-Way

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

M/S Govaars/Mainardi to adopt Resolution 4329 A, approving a Preliminary Plat and Variances

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 21-046 is a request for a major variance to allow an existing residence to remain and encroach into the rear and side yard setbacks on Lot 12A of Plat 84-7, KRD; located

at 363 Bawden Street, City of Ketchikan. (Resolution 4330)

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

- The structure, which was located on the adjoining property, encroached less than one inch over the property boundary and into the setbacks of the subject lot.
- The applicant sought to accommodate the neighboring property owner to bring their property into zoning compliance by allowing the structure to remain.

Planner Johnson informed Chair Arntzen that the condition on the resolution would apply when the structure needed to be torn down and replaced.

The applicant David Albertson was not in attendance.

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

M/S Govaars/Medford to adopt Resolution 4330 A, approving the request

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 21-047 is a request for a major variance to allow an existing residence to remain and encroach into the rear and side yard setbacks on Lot 8, Block 16, USS 437, KRD; located at 375 Bawden Street, City of Ketchikan.(Resolution 4331)

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

- The structure, which was located on the adjoining property, encroached less than one inch over the property boundary and into the setbacks of the subject lot.
- The applicant sought to accommodate the neighboring property owner in bringing their property into zoning compliance by allowing the structure to remain.

Applicant Cai Wen Hu was not in attendance.

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

M/S Mainardi/Meck to adopt resolution 4331A, approving the request

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 21-048 is a request for a rezone from General Commercial with Special Limitations to modify the Special Limitations as contained in Ordinance 1173 Lots 24-1 and 24-2 USS 2603 KRd; located at 10984 North Tongass Highway, Ketchikan Gateway Borough.(Resolution 4332)

Planner Lappin gave a short interpretation and definition of spot rezones from other municipalities. Spot rezones are not defined in the Ketchikan Gateway Borough code.

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

- The applicant sought to clarify the special limitations applicable to the property and modify the development requirements to conform to existing conditions.

Planner Lappin clarified for Commissioner Medford that any additional uses would be required to come before the Planning Commission.

Planner Lappin confirmed for Commissioner Martin that there were no comments related to the case.

Planner Lappin stated for Chair Arntzen that there were a number of buildings on the lot that do not have zoning permits on file. Chair Arntzen was concerned that the public notice did not state the intended use for a coffee stand and thought it would have elicited comments.

Applicant Deborah Matthews was not in attendance.

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

M/S Meck/Martin to adopt resolution 4332A, approving the request

Commissioner Govaars expressed hesitancy because of the potential impacts of coffee stands on neighboring properties.

M/S Mainardi/Medford to postpone until December 14, 2021

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 21-049 is a request for a rezone from Heavy Industrial to Central 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 4333)

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

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

Planner Lappin clarified for Commissioner Mainardi that most of the neighboring properties do not have height limitations.

Planner Lappin stated for Commissioner Govaars that the property was not included in the Newton area since it was on the opposite of Water Street.

Steven Peters representing K&B Real Estate expressed that he had worked with the owners for a while to come up with a development plan for the property. He said they desired looking at constructing a two-story structure that would provide housing on the second floor with commercial uses on the first floor. He stated the reason for only two stories was because it became cost prohibitive to go higher.

Thomas Ferry neighboring property owner stated his biggest concern for the area was parking.

Mr. Peters agreed that parking was an issue all over the city but to construct off street parking for the property would make any project financially infeasible.

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

M/S Martin/Mainardi to adopt resolution 4333A, forwarding the request to the Assembly with the recommendation of approval

Commissioner Martin agreed with Mr. Ferry's concerns with parking, since parking was a reoccurring issue with Planning Commission cases; however, he did not believe the onus should be on individual property developers.

Planner Lappin explained that Local Improvement Districts (LID) were set up for the downtown corridor by the City of Ketchikan with the understanding that property owners in the area would be required to contribute to any potential future developments of parking structures.

Chair Arntzen said she had a tough time with the case since the owners were only trying to do what had been a historic use of the property.

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 21-050 is a request for a major variance to allow a single family residence to be built and encroach into the required side yard setback on Lot 2 of the Hillberry Subdivision 2015 KRD; located at 810 North Point Higgins, Ketchikan Gateway Borough. (Resolution 4334)

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

- The applicant wished to build a two family residence with a covered porch close to the eastern property boundary on a lot that is encumbered by a 35-foot wide access easement along the western property boundary.

Planner Johnson explained to Chair Arntzen that the easement on the adjacent property was a public access easement to the ocean.

Applicant Mark Hillberry was not in attendance.

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

M/S Mainardi/Govaars to adopt resolution 4334A, approving the request

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 21-051 is a request for a conditional use permit for a Mobile Food Vendor use on Lot 1, Block 4, USS 1832, KRD; located at 4227/4229/4231 Don King Road, City of Ketchikan. (Resolution 4335)

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

- The applicant sought a one-year conditional use permit (CUP) to allow one Mobile Food Vendor to operate for more than two hours on their property at any given time.

Planner Johnson stated for Commissioner Medford that there was no limit on the number of mobile food vendors in the Ketchikan Gateway Borough.

Applicant Gretchen Moore was not in attendance.

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

M/S Medford/Govaars to adopt resolution 4335A, approving the request

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 create three lots from Lot 102 U.S. Survey 3022; located at the 14000 Block of North Tongass Highway; filed by Raymond & Jennifer Etten on October 8, 2019. (Case 19-073)

M/S Martin/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

Highlighting the new organizational chart for the Borough Government and new function of the Assistant Borough Manager

COMMISSIONERS' COMMENTS

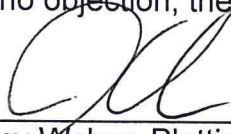
Commissioner Mainardi desired somehow to prod the city to further address parking.

Commissioner Govaars thought that now was the time to speak to the City of Ketchikan in regard to parking.

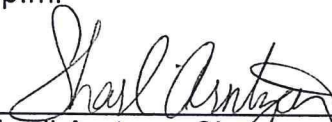
ADJOURNMENT

M/S Meck/Govaars moved to adjourn.

With no objection, the meeting adjourned at 8:00 p.m.



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



Sharli Arntzen, Chair
Planning Commission/Platting Board