

## KETCHIKAN GATEWAY BOROUGH

### Planning Commission/Platting Board Meeting Minutes

12/14/2021

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

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

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

ABSENT: Jos Govaars 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 November 9, 2021**

M/S Mainardi/Martin to approve the Meeting Minutes of November 9, 2021, as presented.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Mainardi, Martin and Meck

MOTION DECLARED CARRIED

### **SPECIAL ORDERS - None**

### **CORRESPONDENCE**

1. South Tongass Highway Rehabilitation Project Flyer
2. Comment from Jared Oien in opposition to Case 21-048
3. Updated as-built for Case 21-060

### **PERSONS TO BE HEARD - None**

### **UNFINISHED BUSINESS/ PUBLIC HEARINGS**

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 4332A)

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.
- A second public notice was mailed to property owners that highlighted the use as a coffee shop.

Planner Lapping stated that the current parking requirement was eight based on their current use as a nursery.

Planner Lappin clarified that if the rezone is approved the applicant will still be required to obtain a conditional use permit for a coffee shop use.

Applicant Deborah Matthews stated that when she purchased the property she had added additional parking spaces based on feedback from neighboring property owners.

Jared Oien a neighboring property owner spoke in opposition to the coffee shop use due to noise levels associated with vehicle traffic. In addition, Mr. Oien had issue with parking along North Tongass Highway.

Mrs. Matthews did not foresee more than a 10% increase in traffic to her property.

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

M/S Martin/Meck to adopt Resolution 4332 A, forwarding the request to the Assembly with a recommendation of Approval

Commissioner Mainardi had a hard time accepting that the rezone would not have a material impact on surrounding properties as was stated in finding B in resolution 4332 A.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Mainardi, Martin and Meck

MOTION DECLARED CARRIED

## **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 December 10, 2021, into the record.

Case 21-058 is a request for a major variance to allow a single family residence with an attached deck to be constructed and encroach into the rear yard setback on Lot 11, Block 2, USS 1627, KRD; located at the end of the cut-de-sac on Lidgerwood Lane, Ketchikan Gateway Borough.(Resolution 4336)

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

- The applicant sought to build a new residence and attached deck on a building pad that was installed by a previous owner.
- According to the applicant, topographical constraints prevent building closer to the center of the lot.

Planner Johnson stated for Commissioner Mainardi that there was one comment from a neighboring property owner on the opposite side of the encroachment.

Kara Jurzak representing applicant Romaine Kolanko. Mrs. Jurzak stated for Chair Arntzen that site development could be done to expand the existing pad; however to do so, would come at great expense.

Mrs. Kolanko stated that the topography right after the cul-de-sac drops off into a ravine.

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

M/S Mainardi/Martin to adopt Resolution 4336 A, approving the request

Planner Johnson stated for Commissioner Marinardi that the rear yard setback is 20 feet and the deck would encroach ten feet into the rear yard setback. Commissioner Mainardi felt the applicant had done everything to mitigate further encroachment and impacts.

Commissioner Martin stated that the encroachment is opposite that of the opposing comment.

Upon roll call the vote on the MOTION was:

YES: Mainardi, Martin and Meck

NO: Arntzen

MOTION DECLARED CARRIED

Case 21-059 is a request for a major variance to allow an attached accessory deck to be constructed and encroach into the side yard setback on Lot 2, USS 1697, KRD; located at 4400 South Tongass Highway, Ketchikan Gateway Borough. (Resolution 4337)

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

- The applicant sought to build an attached accessory deck on the rear of the residence to provide space for outdoor recreation and a stable platform for maintenance to the structure.

Planner Johnson stated for Chair Arntzen that the applicant submitted the design that they preferred, rather than squaring up the deck with the property line.

The applicant Sandra Currall was not in attendance.

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

M/S Martin/Mainardi to adopt Resolution 4337 A, approving the request

Upon roll call the vote on the MOTION was:

YES: Mainardi, Martin and Meck

NO: Arntzen

MOTION DECLARED CARRIED

Case 21-060 is a request for a major variance to allow a shipping container to remain and encroach into the rear and side yard setbacks on Lot 17, Block 7, ASLS 79-243 KRD: located on the 8500 Block of Loon Avenue, Ketchikan Gateway Borough.(Resolution 4338)

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

- The applicant sought to continue using a shipping container for enclosed storage after completing construction of their new residence.
- Due to topographical constraints, the northwest corner of the lot is the most practical location for a detached accessory storage building adjacent to the residence.

Planner Johnson stated for Chair Arntzen that there may be alternative locations for the container on the property; however was unsure the topography would be suitable.

Applicant Jeffrey Owings stated that when he initially moved the container on site, he was unaware of property setback and to move it now would be expensive since it would require further site development.

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

M/S Martin/Meck to adopt resolution 4338 A, approving the request

Commissioner Martin felt the placement of the container was out of convenience and was not sure if that justified it to remain.

Commissioner Mainardi felt dry storage was essential when constructing a house, but he would not mind placing a condition on the site following completion of the house.

Mr. Owings stated that he would not be able to move the container after the house was constructed.

M/S Mainardi/Martin to postpone to January 11, 2021

Commissioner Mainardi requested further clarification in the resolution regarding identification of the container, such as a serial number.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Mainardi, Martin and Meck

MOTION DECLARED CARRIED

Case 21-061 is a request for a one-year conditional use permit to allow a mobile food vender use on Lot O-2, USS 2606 KRD as depicted on Plat 2000-23; located at 9809 Totem Bight Road, Ketchikan Gateway Borough.(Resolution 4339)

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

- The applicant would like to allow one food truck or other mobile food vendor to operate on a portion of their property for more than two hours on any given day.

Planner Johnson clarified for Chair Arntzen that a restroom facility would not be provided and it would not be a condition of the conditional use permit.

Applicant Thane Peterson was in attendance.

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

M/S Mainardi/Martin to adopt resolution 4339A, approving the request

Upon roll call the vote on the MOTION was:

YES: Arntzen, Mainardi, Martin and Meck

MOTION DECLARED CARRIED

Case 21-062 is a request for a one-year conditional use permit to allow a mobile food vender use on Lot 18A USS 437, as depicted on Plat 85-26, KRD; located at 1006/1010 Water Street, City of Ketchikan.(Resolution 4340)

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

- The applicant would like to allow one food truck or other mobile food vendor to operate on a portion of their property for more than two hours on any given day.

Planner Johnson stated for Commissioner Mainardi that the food truck would likely reduce all off street parking provided by the property owner.

Applicant Thane Peterson stated that the food truck would take up four parking spots, but would leave three spaces open.

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

M/S Martin/Mainardi to adopt resolution 4340 A, approving the request

Upon roll call the vote on the MOTION was:

YES: Arntzen, Mainardi, Martin and Meck

MOTION DECLARED CARRIED

**CONSENT AGENDA - None**

**REGULAR BUSINESS - None**

**REMARKS**

DIRECTOR'S REPORT

Update on the Clam Cove neighborhood plan.

**COMMISSIONERS' COMMENTS**

Commissioner Martin had the first Ketchikan Historic Commission Meeting.

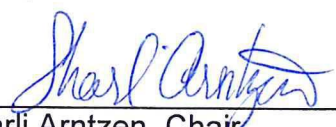
**ADJOURNMENT**

M/S Martin/Meck moved to adjourn.

With no objection, the meeting adjourned at 7:44 p.m.



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



Sharli Arntzen, Chair  
Planning Commission/Platting Board