

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

2/9/2021

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order via Video Conference at 6:06 p.m., Tuesday, February 9, 2021, by Chair Sharli Arntzen, and the roll was called.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

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

ABSENT: Licha Kelley-King

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

PRESENTATION OF MINUTES - Meeting Minutes of January 12, 2021

M/S Medford/Meck moved to approve the Meeting Minutes of January 12, 2021 as presented.

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

SPECIAL ORDERS - None

MOTION DECLARED CARRIED

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 February 5, 2021 into the record.

Case 21-002 is a request for a major variance to allow an existing detached residence, water tank, and deck to remain and encroach into the required side yard on Lot 41-A, Loganberry Replat; located at 225 Loganberry Court, Ketchikan Gateway Borough. (Resolution 4290)

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

- The applicant sought to bring a structure that was constructed by a previous owner into zoning compliance.

Planner Lappin stated that a conditional use permit was required to bring the structure into conformance to be used as a residential dwelling.

Bill Bolling, represented the applicant, buyer of the subject property, he explained that the buyer wanted to use the detached structure as a guest house or a vacation rental.

The applicant Buddy Tucker was in attendance.

Chair Arntzen declared the public hearing closed.

M/S Medford/Meck to adopt Resolution 4290A

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 21-003 is a request for a conditional use permit for a detached accessory dwelling unit (DADU) use on Lot 41-A, Loganberry Replat; located at 225 Loganberry Court, Ketchikan Gateway Borough. (Resolution 4291)

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

- The applicant sought to bring a structure that was constructed by a previous owner into zoning compliance.

Planner Lappin explained to the Commission that prior to the establishment of DADUs in code, two detached residences were authorized with a breeze way connecting the two structures. Later in 2002, the original DADU code amendment was approved by the Assembly which allowed a detached accessory dwelling unit of 600 sqft or one that was 40% of the principal structure's square footage, whichever was less.

The applicant Buddy Tucker was in attendance.

Chair Arntzen declared the public hearing closed.

M/S Meck/Mainardi to adopt resolution 4291A:

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 21-004 is a request for a major variance to allow a portion of their neighbor's deck and water tank to remain and encroach into the required side yard on Lot 38-B, USS 3088, located at 60 Raspberry Lane, Ketchikan Gateway Borough. (Resolution 4292)

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

- The applicant sought to obtain the variance for their neighbor's structure that was inadvertently built on the applicant's property.

Planner Lappin clarified that the applicant previously obtained a variance for their primary residence on the southern end of the property.

As the applicant was not present and there was no additional testimony, Chair Arntzen declared the public hearing closed.

M/S Meck/Govaars to adopt resolution 4292A:

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

CONSENT AGENDA

REGULAR BUSINESS

Work Session: Housing

Director Harney present data obtained through the McKinley Group's (previously the

McDowell Group) housing study conducted in 2019 based on 2018 data. He expounded on the direction provided by the Borough Assembly during the January Policy Session. Director Harney suggested code revisions related to accessory dwelling units, vacation rentals, off street parking requirements, minimum lot sizes and maximum heights of structures. Director Harney further explained that other programs that staff would look at included incentive programs related to; tax deferments, abatements, demolition and rebuild, and weatherization programs. He also stated that public engagement groups would cover topics related to homelessness, market rate housing, workforce housing and senior housing. The motivation for these engagement groups are to bring people together that may have overlapping ideas, thoughts, and desires.

The Commissioners asked questions of the next steps for the housing and permitting items.

REMARKS

DIRECTOR'S REPORT

- Progress of the Tourism Best Management Practices (TBMP)
- AK CARES Act Allocations
- Community Development Discussion Groups

COMMISSIONERS' COMMENTS

Commissioner Mainardi thanked the staff for the online format.

Commissioner Medford also thanked the staff.

Chair Arntzen stated she would be absent for the March meeting.

ADJOURNMENT

M/S Medford/Meck moved to adjourn.

With no objection, the meeting adjourned 7:50 p.m.



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



Shari Arntzen, Chair
Planning Commission/Platting Board