

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

11/10/2020

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, November 10, 2020, by Chair Sharli Arntzen, and the roll was called.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

PRESENT: Sharli Arntzen, Jacquie Meck, David Deal, Joseph Mainardi and Jos Govaars.

ABSENT: Licha Kelley-King, 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 27, 2020

M/S Deal/ Mainardi moved to approve the Meeting Minutes of October 27, 2020 as presented.

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

CORRESPONDENCE

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 6, 2020 into the record.

Case 20-062 is a request for a conditional use permit (CUP) to construct a detached accessory dwelling unit (DADU) on Lot K2, Subdivision of Lot K, USS 2554; located at 15 Potter Road, Ketchikan Gateway Borough.

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

- The applicant seeks to construct a DADU for a future rental.

Planner Lappin explained for Chair Arntzen that the applicant is the son of the property owner.

Applicant Jeff Carson was not in attendance for questions.

M/S Deal/Govaars to adopt Resolution 4276A

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

CASE 20-064 is a request for a major variance to allow an attached accessory deck to be constructed and encroach into the rear and side yard setbacks on Lot 9C-1, U.S. Survey 2635, according to Plat 96-12, K.R.D.; located at 1408 Ketchikan Lakes Road, City of Ketchikan.

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

- The applicant seeks to rebuild and expand an attached accessory deck that was built by a previous owner without a zoning permit.
- A proposed deck at the rear of the house will provide outdoor recreational space and alternative egress from the master bedroom.
- A covered landing on the east side of the residence will provide shelter for access to the main entrance of the residence. Although an uncovered landing may encroach into a side yard without a variance, a covered landing does require a variance to encroach.
- Staff's recommendation to approve a variance for the covered landing was included in Resolution 4277A.

Applicant Ron Franson was not in attendance for questions.

M/S Mainardi/ Deal to adopt Resolution 4277A

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 20-065 is a request for a major variance to allow an existing attached accessory deck to remain and encroach into the required side yard setback on Lot 6A; located at 695 Sunset Drive, Ketchikan Gateway Borough.

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

- The residence with attached deck was built by a previous owner.
- The applicant discovered the encroachment after submitting an as-built survey with an application for a plat alteration.

Applicant Patrick Enright was in attendance for questions.

M/S Deal/ Meck to adopt Resolution 4278B

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 20-066 is a request for a preliminary plat to alter Lots 6-A and 6-B, USS 2678; located at 695 Sunset Drive, Ketchikan Gateway Borough; filed by Patrick Enright on October 16, 2020.

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

- The applicant seeks to adjust a lot line to provide additional building space on Lot 6-B.

Planner Johnson stated for Chair Arntzen that the area square footage would conform; however, proposed Lot 6A-1 would require a subdivision variance for substandard width.

Planner Johnson explained for the commission that when the front and rear lot line lengths were added together and then divided, the sum would not meet the minimum dimensional standard of 100 feet for lot width.

Planner Johnson confirmed for Commissioner Deal that if the case were denied the applicant could come back for a variance at a later date.

Applicant Patrick Enright explained the reason for the lot line adjustment was to build an airplane hangar for his family's floatplane on proposed lot 6B-1. He felt that even though the plat alteration would reduce the width of the adjoining lot, there would still be adequate beach frontage on proposed Lot 6A-1.

Mr. Enright stated for Commissioner Deal that he had no intent to build in the acquired area; however, and it was needed for the setback, storage and parking behind the hangar.

Mr. Enright stated for Commissioner Meck that his option B would be to not build at all. He further stated that the new structure would be built in the foot print of the existing temporary shed.

Director Harney explained that the front lot line of proposed Lot 6A-1 could be adjusted, which would increase the minimum lot width to 100 feet.

Director Harney clarified that due to the configuration of the proposed lot it was mathematically impossible to reach the 100 foot minimum width.

M/S Deal/ Meck to adopt Resolution 4279A approving the preliminary plat and forwarding the request for a subdivision variance to the Ketchikan Gateway Borough Assembly, subject to the following findings:

List findings for approval:

Upon roll call the vote on the MOTION was:

YES: Arntzen, Govaars, Deal, and Meck

NO: Mainardi

MOTION DECLARED CARRIED

Case 20-067 is a request for a preliminary plat to create two lots from Lot 12A-1 and Lot 14A, U.S. Survey 2635, according to Plat 99-59, K.R.D. and vacate a access and utility easements over portions of Lot 12A-1 and Lot 14A; located at the 1400 Block of Ketchikan Lakes Road, City of Ketchikan; filed by Cynthia Trepko and Marcos Batres.

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

- The applicant seeks subdivide a parcel of land and vacate two existing access and utility easements.
- Approval is required by the Planning Commission because one of the easements was created by a previous subdivision.

The applicants were not in attendance for questions.

M/S Deal/ Mainardi to adopt Resolution 4280A

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 20-068 is a request for a preliminary plat to create 3 lots from USS 1208; located at 6500 Block of North Tongass Highway, Ketchikan Gateway Borough; filed by Merrill Stulken on October 16, 2020.

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

- The applicant seeks to subdivide a large parcel of land into three lots for separate ownership and development.

Commissioner Deal stated that he owns an unrelated property with the Mr. Stulken; however, he was found not to have a conflict of interest.

Applicant's Representative Kyle Heaton stated that he and the property owner were requesting an exemption to exclude the condition requiring a power connection.

Mr. Heaton stated that site work would need to be done before power could be brought in. Chair Arntzen explained to the applicant that power is only required prior to the final plat; allowing up to three years with an extension to complete the requirement.

M/S Deal/ Govaars to adopt Resolution 4281A

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

CONSENT AGENDA - None

REGULAR BUSINESS

DIRECTORS REPORT

- Updated FEMA Flood Risk Map is moving forward.
- Alaska Marine Highway Work Group

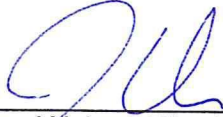
REMARKS

COMMISSIONERS' COMMENTS - None

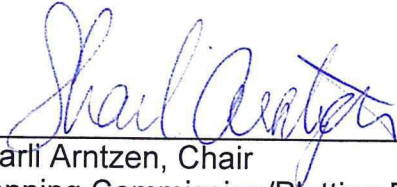
ADJOURNMENT

M/S Govaars/ Meck moved to adjourn.

With no objection, the meeting adjourned 8:54 p.m.



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



Sharli Arntzen, Chair
Planning Commission/Platting Board