

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

01/14/2020

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:01 p.m., Tuesday, January 14, 2020, by Chair Sharli Arntzen, and the roll was called.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

PRESENT: Sharli Arntzen, David Deal, Joseph Mainardi, Michael Medford, and Jacquie Meck

ABSENT: None

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

PRESENTATION OF MINUTES - Meeting Minutes of December 10, 2019

M/S Meck/Deal moved to approve the Meeting Minutes of December 10, 2019 as presented.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Deal, Mainardi, Medford and Meck

MOTION DECLARED CARRIED

CORRESPONDENCE – Four Items on the Table

1. Letter from Darlene Miller representing (Stensland Estate) in opposition to a draft Clam Cove Neighborhood Plan.
2. Letter from Scott Nall in opposition to the draft Clam Cove Neighborhood Plan
3. Letter from Sue Richards in support of the draft Clam Cove Neighborhood Plan with a few additional changes.
4. Letter from Larry Richards in support of the draft Clam Cove Neighborhood Plan.

PERSONS TO BE HEARD – 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 January 10, 2020 into the record.

Case 20-003 (Resolution 4221) is a request to for a major variance to allow an existing garage to remain and to encroach into the required front yard setback and an existing residence to remain and encroach into the required front and side yard setbacks on Lot 86B, USS 3022 as shown on Plat P-259 KRD; located at 260 Higgins Spur, Ketchikan Gateway Borough.

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

- A previous owner built and expanded the structures that encroached into the setbacks
- Site development on the lot is restricted by topographical constraints

Applicant John Kackman was in attendance for questions.

M/S Mainardi/Medford to adopt Resolution 4221 A

Upon roll call the vote on the MOTION was:

YES: Arntzen, Deal, Mainardi, London and Meck

MOTION DECLARED CARRIED

Case 20-006 (Resolution 4222) is a proposal to modify KGBC 18.55.070 (Appeals) to clarify the appeal process and establish consistency between the Board of Adjustment and the Board of Equalization.

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

- Due to intermittent application of the appeal process there have been inconsistent interpretations
- The proposed changes would remove ambiguity in the appeal process

M/S Deal/Meck to adopt Resolution 4222 A

Commissioner Mainardi stated the code change was needed to reduce confusion.

Commissioner Deal acknowledged any change that reduces the need to reference various sections of the code was beneficial.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Deal, Mainardi, London and Meck

MOTION DECLARED CARRIED

DIRECTOR'S REPORT

- Planning Magazine article review.
- Housing Discussion – CHAP Update.
- Yearly Planning Department Statistics.

Director Harney directed the Clerk to email the memo regarding the CHAP Housing discussion to the commissioners following the meeting.

In addition, Director Harney stated that two commissioners would be absent for the February 11, 2020 Planning Commission Meeting and suggested the meeting be moved to the fourth Tuesday in February.

Four hands direction was given to move the February Planning Commission Meeting to February 25, 2020.

COMMISSIONERS' COMMENTS

Commissioner Deal stated the short meeting was nice for a change.

Commissioner Meck appreciated everyone attending the meeting with all the cold weather.

Commission Mainardi appreciated staff work on the agenda.

Chair Arntzen stated that if anyone knew of anyone to fill the vacant commission seats it would be appreciated.

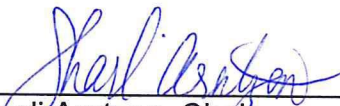
ADJOURNMENT

M/S Medford/Deal moved to adjourn.

With no objection, the meeting adjourned at 6:26 p.m.



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



Sharli Arntzen, Chair
Planning Commission/Platting Board