

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

7/14/2020

Chair Sharli Arntzen called the regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board to order at 6:00 p.m., Tuesday, July 14, 2020.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

PRESENT: Sharli Arntzen, Jacquie Meck, Licha Kelley-King, Joseph Mainardi, Michael Medford, David Deal and Jos Govaars.

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

PRESENTATION OF MINUTES - Meeting Minutes of June 9, 2020

M/S Meck/Govaars moved to approve the Meeting Minutes of June 9, 2020 as presented.

Commissioner Mainardi recognized one error in the minutes for correction.

Upon roll call the vote on the MOTION was:

YES: Arntzen, Govaars, Kelley-King, Mainardi, Medford, Deal and Meck

MOTION DECLARED CARRIED

CORRESPONDENCE –

A. Letter from Tom & Jaime Carlin in Opposition to Case 20-034

PERSONS TO BE HEARD – None

UNFINISHED BUSINESS/ PUBLIC HEARINGS

Entered into work session for Case 20-034:

Planner Lappin presented an alternative plan for the Planned Unit Development (PUD) presented at the June Planning Commission Meeting. The alternative plan turned the PUD into a phased PUD with only a portion of the structures being constructed during the first phase. This would allow for a second phase that the Assembly, Planning Commission, and the public could review and approve at a later date.

Applicant Trevor Sande addressed several concerns presented at the June meeting by

neighboring property owners such as traffic, density and sewage disposal. He believed that the new plan took into account all those concerns.

Mr. Sande stated for Commissioner Deal that the first phase would be for 15 units, which would match the density of the adjacent subdivision. The 15 units would consist of two six-unit structures and three single-family homes.

Director Harney stated for the commission that staff recommended the case be postponed to August with anticipation of the applicant withdrawing case 20-034 and filing a new application for the alternative plan.

Mr. Sande had no objections to withdrawing his application and resubmitting to allow staff to write a new staff analysis.

Chair Arntzen adjourned the work session.

Case 20-034 is a request for a Rezone Lot 4A, White Rock Estates Subdivision Phase 2, Plat 2012-11, from Future Development (FD) to Planned Unit Development (PUD); Behind 700 Block D-1 Loop Road, Ketchikan Gateway Borough

The Applicant Trevor Sande was in attendance for questions.

M/S Deal/Meck to postpone to August 11, 2020

Upon roll call the vote on the MOTION was:

YES: Meck, Mainardi, Govaars, Kelly-King, Deal, Medford, and Arntzen

MOTION DECLARED CARRIED

Entered into work session for Case 20-035:

Planner Lappin presented an alternative plan was more of scaled back version, removing the streamline trailers, tree houses, and commercial uses on the property. However, it would allow commercial traffic to traverse the property down to the pier.

Applicant Trevor Sande addressed the concerns presented at the June 9, 2020 meeting by neighboring property owners and reworked his Planned Unit Development (PUD) to mitigate their concerns. Mr. Sande further addressed the reasons for the PUD being developed following a lot line adjustment in 2019, when he was notified that he could not conduct commercial activity on the residential lot, due to the zoning of tidelands following the uplands. Mr. Sande also stated that he spoke with Mr. Simpson and gave him a tour to address his concerns, and Mr. Simpson was pleased with the new configuration. The new configuration would be four lots with residential uses, with a box around the oyster farming area (tidelands) which would allow for commercial uses.

Mr. Sande stated that the tidelands lease through the State of Alaska is only for aquaculture operations.

Greg Kurshaw stated for the record that he had no objections to the proposed plan.

Christianna Kurshaw stated for the record that her aunt, Mr. Sande's wife, would never allow anything that would distract from her peace and enjoyment of her personal residence.

Chair Arntzen adjourned the work session.

Case 20-035 is a request to Rezone Lot1, U.S. Survey 3767, Lots 1 and 2 of the Bonfire Bay Replat, and Lot 1B, Plat 2011-43 from Low Density Residential (RL) to Planned Unit Development (PUD); located at 15541, 15639, and 15651 N. Tongass Highway, Ketchikan Gateway Borough.

M/S Mainardi/Deal to postpone to August 11, 2020

Upon roll call the vote on the MOTION was:

YES: Meck, Mainardi, Govaars, Kelly-King, Deal, Medford, and Arntzen

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 July 10, 2020 into the record.

Case 20-036 is a request for a preliminary plat to create three lots from Lots 4, 5, 6, 7, 8, and 9, U.S. Survey 2990, with one subdivision variance to allow the creation of two substandard lots and one major variances to allow existing structures to remain and encroach into required setbacks; located in Snows Cove on Pennock Island, Ketchikan Gateway Borough. Filed by Sonja and Rex Westergard on June 12, 2020.

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

- All of the existing lots are substandard in size.
- The subdivision is necessary to accommodate the existing structures and area.

Planner Johnson stated that the subdivision would create three non-conforming lots. It was suggested that the owner have two lots; however it was the owners preference that the lots all have roughly equal water frontage in the three-lot configuration.

Planner Johnson stated that two of the new lots are substandard in lot size with the third one not meeting dimensional standards for lot width.

The Applicant Rex Westergard was in attendance for questions. His intention for the three-lot subdivision was to will two of the lots to his sons and retain ownership of the third for his wife and himself.

M/S Medford/Mainardi to adopt Resolution 4252 A approving the Preliminary Plat conditioned upon the approval of the subdivision variance.

Upon roll call the vote on the MOTION was:

YES: Meck, Mainardi, Govaars, Kelly-King, Medford, Deal, and Arntzen

MOTION DECLARED CARRIED

M/S Medford/Deal to adopt Resolution 4255 A forwarding a recommendation of approval to the Assembly for the Subdivision Variance

Upon roll call the vote on the MOTION was:

YES: Meck, Mainardi, Govaars, Kelly-King, Medford, Deal, and Arntzen

MOTION DECLARED CARRIED

M/S Medford/Meck to adopt Resolution 4256 A approving the Major Variance

Upon roll call the vote on the MOTION was:

YES: Meck, Mainardi, Govaars, Kelly-King, Medford, Deal, and Arntzen

MOTION DECLARED CARRIED

Case 20-037 is a request for a Conditional Use Permit to allow light manufacturing in an existing building on Lot 15, Block 14, USS 437; located at 319 Main St. City of Ketchikan.

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

- The owner would like to open a distillery where alcohol spirits are manufactured and sold.

Planner Lappin stated that they owners have an off street parking area for loading and unloading.

The applicants Mark Sivertsen and Travis Robbins were in attendance for questions. The applicants stated that they had obtained their federal license to produce spirits and that the State of Alaska has approved their distillery license. In addition, the City of Ketchikan has approved their liquor license. They explained that the federal distillery license is highly regulated due to the nature of the activity and the revenue stream produced is subject to taxation.

Mr. Robbins stated that they do have seating that is not shown, but is allowed under state statute. They are considering providing food service in the future depending on how sales proceed.

M/S Mainardi/Medford to adopt Resolution 4253 A

Upon roll call the vote on the MOTION was:

YES: Govaars, Meck, Kelley-King, Arntzen, Medford, Deal, and Mainardi

MOTION DECLARED CARRIED

Case 20-039 is a request for a Major Variance to allow a duplex to be constructed and encroach into the required rear yard on Lot 6, of the College Court Addition to U.S. Survey 1229, City of Ketchikan.

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

- The applicant needs to expand the variance that was previously approved to further encroach into the setback to accommodate the planned structure.

Planner Johnson stated that the additional encroachment was required to accommodate the foundation's footprint following an engineer's site visit. The owner had made a slight miscalculation when he applied for the previous variance.

The applicant John Matsuura was in attendance for questions.

M/S Meck/Govaars to adopt Resolution 4254 A

Commissioner Deal had an issue with the letter submitted by a neighbor stating that her view would be affected.

Commissioner Govaars stated he had visited the site, and the neighboring viewshed may not be as affected as initially thought, due to the elevation difference.

Upon roll call the vote on the MOTION was:

YES: Meck, Kelley-King, Govaars, Mainardi, Medford, Deal, and Arntzen

MOTION DECLARED CARRIED

CONSENT AGENDA

REGULAR BUSINESS

DIRECTOR'S REPORT

- Borough Assembly is working on dispersing CARES Acts funds.
- Planning Magazine article review.


COMMISSIONER COMMENTS

Commissioner Deal stated he would like to find a way to address view sheds.


ADJOURNMENT

M/S Deal/Govaars moved to adjourn.

With no objection, the meeting adjourned 8:12 p.m.



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



Sharli Arntzen, Chair
Planning Commission/Platting Board