

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes

9/15/2020

The regular meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, September 15, 2020, by Chair Sharli Arntzen, and the roll was called.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

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

ABSENT: 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 August 11, 2020

M/S Deal/ Govaars moved to approve the Meeting Minutes of August 11, 2020 as presented.

Several Corrections were noted by Chair Arntzen

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Commissioner Mainardi respectfully declined his nomination as Vice Chair due to time constraints.

M/S Mainardi/Deal to elect Commission Govaars as Vice Chair for the Commission

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

CORRESPONDENCE

1. Letter in opposition to Case 20-051
2. Letter from Planning Staff to supplement Case 20-051

PERSONS TO BE HEARD

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 September 11, 2020 into the record.

Case 20-045 is a request for a variance to allow an addition to an existing residence and a new attached deck to be constructed and encroach into the required rear yard setback on Lot 1BB, USS 1378, Hines-Peebles Replat 2020, K.R.D.; located at 200 Wiley Street, City of Ketchikan.

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

- The existing residence was built within the rear yard setback prior to adoption of the zoning code
- The applicant seeks to expand living space on the east side of the house and widen the deck on the south side
- A variance is required because the proposed additions will increase the distance of encroachment into the rear yard

Planner Johnson clarified for Commissioner Deal that due to time constraints a site visit was not possible until the week of the meeting.

The Applicant Matthew Peebles was in attendance for questions.

M/S Mainardi/Meck to adopt Resolution 4264 A

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Case 20-051 is a request for a conditional use permit with a major variance to allow a detached accessory dwelling (DADU) to be constructed and encroach into the rear yard setback on Lot 6, Block 5, Bear Valley Addition USMS 769; located at 815 Brown Deer Road, City of Ketchikan.

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

- The applicant would like to construct a garage with an apartment in the northern corner of the lot
- The purpose of the variance is to allow the garage to be built close to the hillside in the rear of the property and leave room for a recreational yard between the structures

Planner Johnson stated for Commissioner Deal that the letter received after publication was from a property owner on East Sesame Street and that the complainant's property was not adjacent to the applicant's property.

Planner Johnson clarified for Chair Arntzen that if the structure were attached it would not require a conditional use permit.

Planner Johnson stated for the Commission Deal that the new two-story structure would not exceed the height limits.

Commissioner Deal believed that since the property owner purchased the property with the existing structure in place, he saw no reason to justify building into the setback.

Commissioner Mainardi had a problem with the height of the proposed detached dwelling in respect to the rear property line.

Director Harney stated for the recorded that there were no comment from the four adjoining property owners.

Applicant Guy Whitney was not in attendance for questions.

M/S Govaars/ Kelley King to adopt Resolution 4265 A

Commissioner Govaars felt strongly that the property owner had the right to utilize their property as they see fit when no adjoining property owner's object and property taxes are paid.

Commissioner Kelley-King agreed with Commissioner Govaars sentiment.

Upon roll call the vote on the MOTION was:

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

NO: Deal

MOTION DECLARED CARRIED

M/S Meck/ Mainardi to adopt Resolution 4266 A

Upon roll call the vote on the MOTION was:

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

NO: Deal

MOTION DECLARED CARRIED

Case 20-052 is a request for a conditional use permit to allow a tax-exempt use on Lots 34 & 35 USS 1832, K.R.D.; located at 5000 Block of North Tongass Highway, City of Ketchikan.

Application Withdrawn by Applicant

CONSENT AGENDA

Local Concurrence for Deermount Street and Stedman Street

M/S Deal/Govaars moved to approve consent agenda

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

REGULAR BUSINESS

Skate Park Acquisition

Commissioner Mainardi felt the skate park was an asset to the community and its children.

M/S Govaars/Meck to recommend approval for the Ketchikan Gateway Borough to acquire the Skate Park as a recreational site.

Upon roll call the vote on the MOTION was:

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

MOTION DECLARED CARRIED

Chair Arntzen entered into work session.

Work session: Title 17 Recommended Code Amendments

Lot consolidations of two or more adjoining lots within the same subdivision

No objections to moving it forward

Subdivision variances involving plat alterations or the creation of fewer than five lots

Chair Arntzen had reservations in regard of removing one level of public hearings when dealing with dimensional standards.

Director Harney mentioned a potential stopgap, would be to allow appeals to subdivision variances be brought to the Board of Appeals rather than to the Superior Court.

No objections to moving it forward

Work session was closed.

DIRECTOR'S REPORT

- Planning Magazine article review

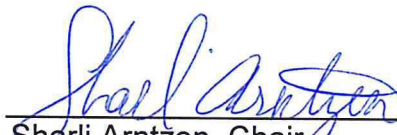
ADJOURNMENT

M/S Kelley/King moved to adjourn.

With no objection, the meeting adjourned 7:55 p.m.



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



Sharli Arntzen, Chair
Planning Commission/Platting Board