



**KETCHIKAN GATEWAY BOROUGH
PLANNING COMMISSION/PLANNING BOARD
BOROUGH ASSEMBLY CHAMBERS
1900 FIRST AVENUE STE. 144
KETCHIKAN, AK 99901**

Please enter through the Parking Lot Access Doors

6:00 p.m.

AGENDA

October 13, 2020

A COMPLETE AGENDA PACKET IS AVAILABLE AT THE THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AND ON THE BOROUGH WEBSITE. THE MEETING IS TELEVISIONED ON GCI AND KPU LOCAL CHANNELS. LIVE WEBSTREAM IS AVAILABLE ON THE BOROUGH WEBSITE AT <http://www.kgbak.us>

We request comments on agenda items be limited to ten minutes.

- 1. CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL**
- 2. PRESENTATION OF MINUTES**
 - A. Planning Commission Minutes from September 15, 2020
- 3. CORRESPONDENCE**
- 4. PERSONS TO BE HEARD**
- 5. UNFINISHED BUSINESS/ PUBLIC HEARINGS**
- 6. NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
 - A. **Case 20-056** is a request to rezone a portion of Lot 11A of the Herby-Schneider Replat from the High-Density Residential (RH) and the Medium-Density Residential (RM) zones to the RM zone; located at 434 Schoenbar Road, City of Ketchikan. **(Resolution 4267)**
 - B. **Case 20-054** is a request for a vacation of portions of Grant Street and Amundsen Way rights-of-way, with major variances to allow an existing residence and attached covered deck and garage to remain and encroach into required yards on property located at 764 Amundsen Way; filed by John and Lorraine Hill, Timothy Volpi, Christena Williams, Jack Dodson, and David and Clarisa Blossom on September 16, 2020. **(Resolutions 4268 & 4269)**
 - C. **CASE 20-055** is a request to rezone Lot 5, U.S. Survey 1080 from Low Density Residential to Medium Density Residential; located at 3108 S. Tongass Highway, Ketchikan Gateway Borough. **(Resolution 4270)**
 - D. **Case 20-057** is a request to rezone Lot 3B, Ward Cove Market Replat from the General Commercial (CG) and Heavy Industrial (IH) zones to the CG zone; located at 7196 North Tongass Highway, Ketchikan Gateway Borough. **(Resolution 4271)**

- E. **Case 20-058** is a request for a conditional use permit (CUP) for a community facility use to stage emergency supplies on Lot 2, Block 3, USS 1652; a vacant lot located at 2707 Bear Clan Street, City of Saxman. **(Resolution 4272)**
 - F. **Case 20-059** is a request for a conditional use permit (CUP) for a community facility use to operate a control center for emergency response activities within an existing residence on Lot 2-B, Block 4, USS 1652; located at 2779 Bear Clan Street, City of Saxman. **(Resolution 4273)**
 - G. **Case 20-060** is a request for a major variance to allow an attached garage and an attached storage addition to be constructed and encroach into the front yard setback, the southwest side yard setback and northeast side yard setback on Lot 2 of the Marrs-Zaugg Subdivision; located at 5842 South Tongass Highway, Ketchikan Gateway Borough. **(Resolution 4274)**
 - H. **Case 20-061** is a request for a conditional use permit (CUP) for a detached accessory dwelling unit (DADU) on Lot 1 of the Kiffer Subdivision USS 2165; located at 9262 North Tongass Highway, Ketchikan Gateway Borough. **(Resolution 4275)**
7. **CONSENT AGENDA** - Matters listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. If anyone wishes to speak to or requests discussion on an item on this agenda, the item will be moved to the first item under Regular Business.
- A. Design review for a non-residential subdivision: Case 20-049 South Tongass Utilities Subdivision, abbreviated plat (ADMIN)
8. **REGULAR BUSINESS**
- A. Director's Interpretation of when a lot line abutting an alley is considered a front, side or rear.
9. **REMARKS-**
- A. Director's Report
 - B. **COMMISSIONERS' COMMENTS**
10. **ADJOURNMENT**

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