



**KETCHIKAN GATEWAY BOROUGH
PLANNING COMMISSION/PLATTING 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

November 9, 2021

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. Meeting Minutes from October 12, 2021
- 3. SPECIAL ORDERS**
 - A. Special Appointment to the City of Ketchikan Historic Commission
- 4. CORRESPONDENCE**
- 5. PERSONS TO BE HEARD**
- 6. UNFINISHED BUSINESS/ PUBLIC HEARINGS**
- 7. NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
 - A. **Case 21-045** is a request for a vacation of right-of-way and preliminary plat to consolidate five parcels into two lots, with a subdivision variance to create two substandard lots and major variances to allow the existing structures to remain and encroach into the rear and side yard setbacks on Lots 1 and 2 of the proposed Christianson Replat; located at 364 Edmonds Street and 369/373 Bawden Street, City of Ketchikan; filed by Eric & Pamela Christianson on October 15, 2021. **(Resolution 4328A & 4329A)**
 - B. **Case 21-046** is a request for a major variance to allow an existing residence to remain and encroach into the rear and side yard setbacks on Lot 12A of Plat 84-7, KR D; located at 363 Bawden Street, City of Ketchikan. **(Resolution 4330A)**
 - C. **Case 21-047** is a request for a major variance to allow an existing residence to remain and encroach into the rear and side yard setbacks on Lot 8, Block 16, USS 437, KR D; located at 375 Bawden Street, City of Ketchikan. **(Resolution 4331A)**

- D. **Case 21-048** is a request for a rezone from General Commercial with Special Limitations to modify the Special Limitations as contained in Ordinance 1173 Lots 24-1 and 24-2 USS 2603 KRD; located at 10984 North Tongass Highway, Ketchikan Gateway Borough. **(Resolution 4332A)**

- E. **Case 21-049** is a request for a rezone from Heavy Industrial to Central Commercial with the Mobile Building Restricted Overlay on Lot 1 of the Casey Moran Harbor Replat 2019, KRD; located at 809 Water Street, City of Ketchikan. **(Resolution 4333A)**

- F. **Case 21-050** is a request for a major variance to allow a single family residence to be built and encroach into the required side yard setback on Lot 2 of the Hillberry Subdivision 2015 KRD; located at 810 North Point Higgins, Ketchikan Gateway Borough. **(Resolution 4334A)**

- G. **Case 21-051** is a request for a conditional use permit for a Mobile Food Vendor use on Lot 1, Block 4, USS 1832, KRD; located at 4227/4229/4231 Don King Road, City of Ketchikan. **(Resolution 4335A)**

- 8. **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. Final Plat to create three lots from Lot 102 U.S. Survey 3022; located at the 14000 Block of North Tongass Highway; filed by Raymond & Jennifer Etten on October 8, 2019. (Case 19-073)

- 9. **REGULAR BUSINESS**

- 10. **REMARKS-**
 - A. DIRECTOR'S REPORT

 - B. **COMMISSIONERS' COMMENTS**

- 11. **ADJOURNMENT**

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