



**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

November 8, 2022

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. Meeting Minutes from October 25th, 2022
3. **SPECIAL ORDERS**
4. **CORRESPONDENCE**
5. **PERSONS TO BE HEARD**
6. **UNFINISHED BUSINESS/ PUBLIC HEARINGS**
7. **NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
 - A. **Case 22-063** is a request for a major variance to allow an existing deck to remain and encroach into the rear and side yard setbacks, and to allow the construction of a new deck that further encroaches into the rear and side yard setbacks on Lot 2-P, Block 13, USS 1378, KR D; located at 2033 Second Avenue, City of Ketchikan. (Resolution 4393)
 - B. **Case 22-065** is a request to rezone a request to Rezone Lot1, U,S, Survey 3767, Lots 1 and 2 of the Bonfire Bay Replat, and Lot 1B, Plat 2011-43 by modifying the Planned Unit Development (PUD) Master plan; located at 15639 North Tongass, Ketchikan Gateway Borough. (Resolution 4395)
 - C. **Case 22-067** is a request to rezone Lot 2N-1, USS 1378 according to the Purschwitz-Toole Replat from a mixed zoning of High-Density Residential and Medium-Density Residential to Medium-Density Residential; located at 2111 Second Avenue, City of Ketchikan. (Resolution 4397)
 - D. **Case 22-068** is a request for a major variance to allow an existing residence to remain and encroach into the front yard setback and to allow a detached accessory garage to be constructed and encroach into the side yard setback on Lot 68A3, USS 3020, according to Plat 80-55; located at 85

Phillips Lane, Ketchikan Gateway Borough. (Resolution 4398)

- E. **Case 22-069** is a request for a major variance to allow a residence and attached deck to be constructed and encroach into the side yard setback on Lot 119, USS 1627, Seawatch Subdivision Plat 95-32; located at the 300 Block of Icehouse Lane, Ketchikan Gateway Borough. (Resolution 4399)

- F. **Case 22-070** is a request to vacate 1,950 square feet of Hunt Street right-of-way abutting Block 8A, U.S. Survey 1296, according to Plat No. 87-48, Ketchikan Recording District; located behind Alaskan and Proud (A&P) Market at the intersection of Hunt Street and Heneghan Street, City of Ketchikan. Filed by Family Village LLC and Williams Inc. on October 17, 2022. (Resolution 4400)

- 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. Request for a final plat of the Purschwitz-Toole Replat creating two lots from Lots 2N, 10B and 10C, U.S. Survey 1378 (Case 22-015)

 - B. Request for a final plat of the Trust Land Survey 2022-3 Berry Patch Subdivision to create 25 lots from lots 96 and 123B, U.S. Survey 3157, Ketchikan Recording District; located at the 100 Block of Bunchberry Lane and the 900 Block of South Point Higgins Road, Ketchikan Gateway Borough

- 9. **REGULAR BUSINESS**
 - A. Local Concurrence on Paving Restriping and other maintenance on Tongass Avenue.

- 10. **REMARKS-**
 - A. **COMMISSIONERS' COMMENTS**

- 11. **ADJOURNMENT**

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