



**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**

**April 12, 2022**

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

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>

1. **CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL**
2. **PRESENTATION OF MINUTES**
  - A. Meeting Minutes February 8, 2022
3. **SPECIAL ORDERS**
  - A. Swear in New Commissioners
  - B. Election of Officers
  - C. Special Appointments
4. **CORRESPONDENCE**
5. **PERSONS TO BE HEARD**
6. **UNFINISHED BUSINESS/ PUBLIC HEARINGS**
7. **NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
  - A. **Case 22-011** is a request for perpetual conditional use permit with a major variance to allow an accessory dwelling use without providing the required off-street parking space; and a major variance to allow the structure to encroach into required rear yard setback on Lot 7-B, Block 3, USS 1378, KR; located at 1500 Water Street, City of Ketchikan. **(Resolution 4349 A)**
  - B. **Case 22-012** is a request for a major variance to allow a roof to be constructed over a skate park and encroach into the side yard setback on Lot 1 of the Ketchikan Creek Parcels Subdivision according to plat 2013-23; located at 1101 Park Avenue, City of Ketchikan. **(Resolution 4351 A)**
  - C. **Case 22-013** is a request for major variance to allow and existing detached accessory shed to remain and encroach into the front and side yard setbacks on Lot 3A, Block 16, USS 437, KR; located at 1500 Water Street, City of Ketchikan. **(Resolution 4350 A)**

located at 364 Edmonds Street, City of Ketchikan.([Resolution 4352 A](#))

- D. **Case 22-014** is a request for parking variance to allow a two-family dwelling use without providing the required off-street parking space for the second dwelling on Lot 3A, Block 16, USS 437, KRD; located at 364 Edmonds Street, City of Ketchikan.([Resolution 4353 A](#))
- E. **Case 22-015** is a request for a preliminary plat to create two lots from Lots 2N, 10B and 10C, U.S. Survey 1378, with major variances to allow existing structures to remain and encroach into front, side and rear yard setbacks, located at 2111 Second Avenue and 2104 First Avenue, City of Ketchikan; filed by Michael and Carmen Toole and Mary Ellen Purschwitz on March 4, 2022. ([Resolution 4354 A, 4355 A, and 4356 A](#))
- F. **Case 22-017** is a request for a major variance to allow an existing detached garage to remain and encroach into the southern side yard setback on Lot 17D-1, USS 2604, KRD; located at 10773 North Tongass Highway, Ketchikan Gateway Borough.([Resolution 4357 A](#))
- G. **Case 22-018** is a request for a major variance to allow an addition to an existing residence to be constructed and encroach into the required front yard setback on Lot 7, Block 10, USS 437, KRD; located at 420 Front Street, City of Ketchikan.([Resolution 4358 A](#))
- H. **Case 22-019** is a request for a major variance to allow a residence with attached garage to remain and encroach into the front yard setback on Lot 60, USS 3153, KRD; located at 12507 North Tongass Highway, Ketchikan Gateway Borough.([Resolution 4359 A](#))
- I. **Case 22-020** is a request for a major variance to allow a covered stairwell and porch to be constructed and encroach into the side yard setback on Lot HH, USS 1475, according to Plat 2005-1, KRD; located at 3391 South Tongass Highway.([Resolution 4360 A](#))
- J. **Case 22-021** is a request for a major variance to allow an existing deck to remain and encroach into the required front yard setback and to allow a detached garage to be constructed and encroach into the required side and rear yard setbacks on Lot 117, Forest Park Subdivision, KRD; located at 235 Forest Park Drive, Ketchikan Gateway Borough.([Resolution 4361 A and 4362 A](#))
- K. **Case 22-022** is a request for a rezone from Heavy Industrial (HI) to General Commercial (CG) on Sublot 4, USS 1268, KRD; located at 5121 Shoreline Drive, City of Ketchikan.([Resolution 4363 A](#))
- L. **Case 22-023** is a request for a rezone from General Commercial (CG) to Heavy Industrial (HI) on Tract K and Tract L, USS 0550, KRD; located at 924 and 971 Stedman Street, City of Ketchikan. ([Resolution 4364 A](#))

M. **Case 22-024** is a request for a conditional use permit to allow a drive through coffee stand use on Lot 24-1, USS 2603, KRD; located at 10984 North Tongass Highway, Ketchikan Gateway Borough.  
(Resolution 4365 B)

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. Non-Residential Subdivision Design Review for Morin Subdivision Case 21-053.(ADMIN)

B. Director's interpretation of KGBC 18.15.030 regarding uses that are allowed on nonconforming lots of record located in non-residential zoning districts.

9. **REGULAR BUSINESS**

10. **REMARKS-**

A. DIRECTOR'S REPORT

B. **COMMISSIONERS' COMMENTS**

11. **ADJOURNMENT**

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