



**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

June 14, 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. PRESENTATION OF MINUTES**
 - A. Meeting Minutes from May 10, 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 22-033** is a request for a conditional use permit for a detached accessory dwelling use on Lot 14G, Wildwood Subdivision, Plat 2006-26, KR D; located at 39 Wildwood Court, Ketchikan Gateway Borough.(Resolution 4371A)
 - B. **Case 22-034** is a request to dedicate 23,308 square feet of right-of-way at the western end of North Point Higgins Road, Ketchikan Gateway Borough; filed by the Ketchikan Gateway Borough on May 20, 2022. (Resolution 4372A)
 - C. **Case 22-035** is a request for a conditional use permit to allow a coffee stand use on Lot 24-1, USS 2603, KR D; located at 10984 North Tongass Highway, Ketchikan Gateway Borough.(Resolution 4373A)
 - D. **Case 22-036** is request for a major variance to allow coffee stand to be constructed and encroach into the front yard setback on Lot 24-1, USS 2603, KR D; located at 10984 North Tongass Highway,

Ketchikan Gateway Borough.(Resolution 4374A)

- E. **Case 22-037** is request for a major variance to allow a shed to remain and encroach into the front yard setback on Lot 24-2, USS 2603, KRD; located at 10988 North Tongass Highway, Ketchikan Gateway Borough.(Resolution 4375A)
 - F. **Case 22-039** is a request for a major variance to allow a deck to be continued to be constructed and encroach into the front yard setback on Lot 14, Sublot H, Block 9, USS 437, KRD; located at 838 Warren Street, City of Ketchikan.(Resolution 4376A)
 - G. **Case 22-040** is a request for a major variance to allow a deck to remain and encroach into the front and side yard setback on Lot 14, Sublot H, Block 9, USS 437, KRD; located at 838 Warren Street, City of Ketchikan.(Restolution 4377A)
 - H. **Case 22-041** is a request for a major variance to allow a duplex and deck to remain and encroach into the front, rear, and side yard setbacks on Lot 14, Sublot I, Block 9, USS 437, KRD; located at 830/832 Warren Street, City of Ketchikan.(Resolution 4378A)
 - I. Case 22-047 Code Amendment to increase residential density
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 two lots from Lot 1, Tract 1012, Dawson Subdivision; located at the 4179 Vallenar Lane; filed by William & Cheryl Goodale on March 12, 2021. (Case 21-007)
 - B. Approval of Alternative Access and Waiver of Required Improvements: Case 22-045 Allis May Subdivision (ADMIN)
 - C. Subdivision Design Review: Rosemary Loop Subdivision (Case 21-014)
9. **REGULAR BUSINESS**
10. **REMARKS-**
- A. Director's Report
 - B. **COMMISSIONERS' COMMENTS**
11. **ADJOURNMENT**

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