



**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

July 12, 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 June 14, 2022**
- 3. SPECIAL ORDERS**
- 4. CORRESPONDENCE**
- 5. PERSONS TO BE HEARD**
- 6. UNFINISHED BUSINESS/ PUBLIC HEARINGS**
 - A. **Case 21-044** is a Planning Commission consideration of the draft Clam Cove Neighborhood Plan prior to the plan being presented to the Assembly for adoption.
 - B. **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)
 - C. **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)
- 7. NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
 - A. **Case 22-048** is a request for a major variance to allow an addition to an existing residence to be constructed and encroach into the required side and rear yard setbacks on Lot 2M and a portion of 2L, Block 13, USS 1378; located at 2117 Second Avenue, City of Ketchikan.(Resolution 4380)
 - B. **Case 22-049** is a request for a major variance to allow an existing residence to remain and encroach into the required front yard setback, and to allow an attached carport and covered decks to be constructed and encroach into the required front, rear and side yard setbacks on Lot 6, Block 23,

USS 1229; located at 402 Jackson Street, City of Ketchikan.(Resolution 4381)

- C. **Case 22-050** is a request for a preliminary plat to create three lots and dedicate a right-of-way from Lot 1 of the Smokey Point Subdivision; located at 9659 North Tongass Highway, Ketchikan Gateway Borough. Filed by Seley Properties LTD on June 17, 2022.(Resolution 4382)

- D. **Case 22-051** is request for a three-year conditional use permit to allow a mobile building to be used as a residence on Lot 3, Block 1, ASLS 79-243; located at the 9600 Block of Spruce Hen Drive, Ketchikan Gateway Borough.(Resolution 4383)

- 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.

- 9. **REGULAR BUSINESS**

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

 - B. **COMMISSIONERS' COMMENTS**

- 11. **ADJOURNMENT**

{**Clerk's Note:** Publications noted as links under correspondence were not provided via hardcopy or for website review to the general public due to copyright laws. The correspondence however was available for purchase by non-members or subscribers}