



**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**

**September 12, 2023**

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 August 8, 2023
3. **SPECIAL ORDERS**
4. **CORRESPONDENCE**
5. **PERSONS TO BE HEARD**
6. **UNFINISHED BUSINESS/ PUBLIC HEARINGS**
  - A. **Postponed from March 14, 2023 - Case 23-004** is a request for a major variance to allow an existing shed to remain and encroach into the side yard setbacks on Lot I3, USS 2554, KRD; located at 219 Potter Road, Ketchikan Gateway Borough.(Resolution 4408)
7. **NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
  - A. **Case 23-047** is a request to vacate an undeveloped portion of Carlanna Lake Road and alter Lot 9A, Block F, USS 1781, according to plat 91-23; located at the 1100 block of Carlanna Lake Road. Filed by Michael McColley and Paul Young on July 9, 2023.
  - B. **Case 23-049** is a request for a variance to allow an existing deck to remain and encroach into the side yard setback, a detached garage to be constructed and encroach into the side yard, and for an existing storage shed to remain and encroach into the rear yard on Lot 186J, USS 3275; located at 34 Beacon Hill Lane, Ketchikan Gateway Borough.
  - C. **Case 23-050** is a request for a preliminary plat to create five lots from Lot 1, Subdivision of Tract E, USS 1381, and Lot 5, Block 13, USS 1381; located at 526 Deermount Street and

- D. **Case 23-051** is a request for a major variance to allow an existing nonconforming residence with attached decks remain and encroach up to one foot; and a detached accessory carport to be constructed and encroach up to four feet into the required 15-foot east side yard and up to six feet into the required 20-foot rear yard on Lot 1, Resubdivision of U.S Survey 1767; located at 2278 Oyster Avenue, Ketchikan Gateway Borough.
  
- E. **Case 23-052** is a request for a major variance to allow an existing nonconforming residence to remain and encroach into the front, side and rear yard setbacks and to allow the construction of a double deck to encroach into the southern and western front yard setbacks on Lot 25, USS 437; located at 1200 Millar Street, City of Ketchikan.
  
- 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**

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