



**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

December 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 from 10-10-2023
3. **SPECIAL ORDERS**
 - A. Special Appointment of Chair and Vice-Chair.
4. **CORRESPONDENCE**
5. **PERSONS TO BE HEARD**
6. **UNFINISHED BUSINESS/ PUBLIC HEARINGS**
7. **NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
 - A. **Case 23-056** is a request for a major variance to allow an existing carport to remain and encroach into the side yard and rear yard setback on Lot 9D, Subdivision of Lot 9, Block F, U.S. Survey 1781; located at 3318 Ohana Court, City of Ketchikan.
 - B. **Case 23-057** is a request for a major variance to allow a double deck to be constructed and encroachment into the rear yard setback on Lot 2-P, Block 13, USS 1378; located at 2033 Second Avenue, City of Ketchikan.
 - C. **Case 23-058** is a request for a preliminary plat to alter the property line between Lot 52 and Lot 53A, U.S. Survey 2402; located at 6511 South Tongass Highway and 6512 Vista Drive, Ketchikan Gateway Borough. Filed by Marvin and Arlene Davis on October 13, 2023.

- D. **Case 23-059** is a request for a preliminary plat to create two lots from Lot 4 of the Roth Subdivision Phase I, according to Plat 2018-6; located at the 800 Block of Nordstrom Drive, City of Ketchikan. Filed by Kelley and Pamela Roth on November 17, 2023.
 - E. **Case 23-060** is a request for a parking variance to allow a mix of residential and commercial uses without providing the required off-street parking on Lot 4A, Block 6, USS 1378; located at 1624 Tongass Avenue, City of Ketchikan.
 - F. **Case 23-061** is a request for a major variance for an existing deck to remain and encroach into the side yard setback on Lot 11, USS 3153; located at 12402 North Tongass Highway.
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. Local Concurrence for Sayles/ Gorge Street Viaduct Improvements
 - B. **Final Plat for Case 22-052** a request to vacate Topsail Court right-of-way and alter Lots 193AA, 193BB, 193CC and 194 of USS 3275 to create three lots; located at the 900 Block of North Point Higgins Road, Ketchikan Gateway Borough. Filed on July 12, 2022, by Angela Salazar and Peter Rice.
9. **REGULAR BUSINESS**
- A. FEMA Flood Map Presentation
10. **REMARKS-**
- A. DIRECTOR'S REPORT
 - B. **DIRECTOR'S REPORT**
 - C. **COMMISSIONERS' COMMENTS**
11. **ADJOURNMENT**

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