



**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

January 10, 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 for December 13, 2022
3. **SPECIAL ORDERS**
 - A. Appointment to the City of Ketchikan Historic Commission
4. **CORRESPONDENCE**
5. **PERSONS TO BE HEARD**
6. **UNFINISHED BUSINESS/ PUBLIC HEARINGS**
7. **NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
 - A. **WITHDRAWN by Staff for an ADMINISTRATIVE DECISION - Comments on this request provided under Persons to be Heard will be considered in Staff's review.** Case 23-006 is a request for a preliminary plat to create four lots from an unsubdivided remainder of Wacker Townsite, U.S. Survey 1056 (commonly known as Block 8); located at the 8000 Block of Imhoff Avenue; filed by Christopher Moore on December 16, 2022.
 - B. **WITHDRAWN by APPLICANT - Case 23-003** is a request for a major variance to allow an addition to an existing residence to be constructed and encroach into the required side yard on Lot 5, Block 7, USS 437, KRD; located at 1022 Dunton Street, City of Ketchikan.
 - C. **Case 22-072** is a request for a minor variance to allow an existing residence to remain and encroach into the side yard setback on Lot 9B, Block F, U.S. Survey 1781, located at 3316/3318 Ohana Court, City of Ketchikan.(Resolution 4404)

- D. **Case 23-001** is a request for a preliminary plat to subdivide Lot 54-C of the Wolf Subdivision into two lots, with a major variance to reduce a required rear yard setback to 15 feet; located at 8/42 Lexi Lane, Ketchikan Gateway Borough. Filed by Tracy and Kirk Wolf on December 16, 2022.(Resolution 4405)

- E. **Case 23-002** is a request for a one-year conditional use permit to allow three (3) mobile food vendors to operate on Lots 16A, 16B, and 17, USS 437 KRD; located at 419/421 Dock Street, City of Ketchikan.(Resolution 4406)

- F. **Case 23-004** is a request for a major variance to allow an existing shed and an existing carport 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)

- G. **Case 23-005** is a request to rezone a portion of U.S. Survey 1666 and the adjoining Lot 5B of the H&A Development Subdivision from Heavy Industrial (IH) and Light Industrial zone with Special Limitations (IL/SL) to the General Commercial (CG) Zone; located at 2870/ 2872 South Tongass Highway and 2900 Block South Tongass Highway, Ketchikan Gateway Borough.(Resolution 4409)

- 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**
 - A. Local Concurrence on Paving Restriping and other maintenance on Tongass Avenue.

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

 - B. **COMMISSIONERS' COMMENTS**

- 11. **ADJOURNMENT**

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