



**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 10, 2025

A COMPLETE AGENDA PACKET IS AVAILABLE AT THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AND ON THE BOROUGH WEBSITE. THE MEETING IS TELEVISIONED ON the KPUTV+ APP and LIVE WEBSTREAM MAY BE 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. PC Meeting minutes of May 13, 2025
3. **CORRESPONDENCE**
4. **SPECIAL ORDERS**
5. **PERSONS TO BE HEARD**
6. **UNFINISHED BUSINESS/ PUBLIC HEARINGS**
 - A. **Case 25-035** is a request for a major variance to allow existing attached accessory structures to remain and encroach into the required front, rear and side yards; and to allow an attached accessory deck to be constructed and encroach into the required side yard on property located at 615 Pickering Way, City of Ketchikan. *-Postponed by the Planning Commission until the first regular meeting of June 10, 2025*
7. **NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
 - A. **Case 25-041** is a request to rezone Lot 158 B1, Manickie Subdivision, Phase 2 from Suburban Residential (RS) zone and Low Density Residential (RL) zone to the RS zone, located at 239 Cranberry Road, Ketchikan Gateway Borough.
 - B. **Case 25-042** is a request for a preliminary plat of a phased subdivision to create ten lots and two rights-of-way from Lot 2, USS 2204, Ketchikan Gateway Borough. Filed by Enoch, Elizabeth and Lucas Winrod on May 16, 2025.
 - C. **Case 25-043** is a request for a preliminary plat to adjust the property boundaries of Lots 7, 8, 9, 10, 11 and 12, Block 1, Trust Land Survey 2022-3, Berry Patch Subdivision, Ketchikan Recording District; located at the 100 Block of Bunchberry Lane; Ketchikan Gateway Borough. Filed by Alaska Mental Health Trust Authority, Melinda Brewster Grieg and Peter Sinnott on May 16, 2025.

- D. **Case 25-044** is a request for a preliminary plat to create one lot from Lots C-2 and D-2, Block 9, USS 1381, City of Ketchikan, with a variance to create a substandard lot in the Medium Density Residential (RM) zone. Filed by Julie and Damien Lawrence on May 16, 2025.
- E. **Case 25-045** is a request for a preliminary right-of-way plat to dedicate a section of Shelter Cove Road right-of-way, encompassing 5,116 ± acres adjacent to Leask Cove at the north end of George Inlet; filed by the Alaska Mental Health Trust Authority on May 16, 2025.
- 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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