



**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 8, 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 KPU TV+ 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. **Planning Commission Meeting Minutes of June 10, 2025**
3. **SPECIAL ORDERS**
4. **CORRESPONDENCE**
5. **PERSONS TO BE HEARD**
6. **UNFINISHED BUSINESS/ PUBLIC HEARINGS**
7. **NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
  - A. **Case 25-046** is a request for a conditional use permit (CUP) to allow a small-scale seafood processing plant to operate on property located at 2535 Tongass Ave, City of Ketchikan.
  - B. **Case 25-047** is a request for a conditional use permit (CUP) to allow a mobile food vendor to operate on property located at 1101 Tongass Ave, City of Ketchikan.
  - C. **Case 25-040** is a request for a variance to allow an existing residence to remain and encroach into the rear yard setback on property located at 2542 South Tongass Highway, Ketchikan Gateway Borough.
  - D. **Case 25-049** is a request by the City of Ketchikan for an amendment to the zoning code to allow residential use of mobile buildings on construction sites with a one-year Conditional Use Permit (CUP) in the Mobile Building Restricted (MBR) overlay zone within the City of Ketchikan limits.
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 request discussion on an item on this agenda, the item will be moved to the first item under Regular Business.
  - A. **Case 25-043** is a request for a final 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.

- B. **Case 25-044** is a request for a final plat with a subdivision variance to create one lot from Lots C 2 and D 2, Block 9, USS 1381, Ketchikan Recording District; located at 615 Pickering Way; City of Ketchikan.

9. **REGULAR BUSINESS**

10. **REMARKS-**

- A. **DIRECTOR'S REPORT**

- B. **COMMISSIONERS' COMMENTS**

11. **ADJOURNMENT**

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