



**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

August 12, 2025

A COMPLETE AGENDA PACKET IS AVAILABLE AT THE THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AND ON THE BOROUGH WEBSITE. THE MEETING IS TELEVISED 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. **Planning Commission Meeting Minutes of July 8, 2025**
3. **SPECIAL ORDERS**
4. **CORRESPONDENCE**
5. **PERSONS TO BE HEARD**
6. **UNFINISHED BUSINESS/ PUBLIC HEARINGS**
 - 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. - *postponed on July 8, 2025 until the first PC meeting in August*
7. **NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
 - A. **Case 25-050** is a request for a preliminary plat of a phased subdivision to create six lots from Tract A, Timberland Heights Subdivision, Phase 1, Ketchikan Recording District, located at the north end of Spruce Hen Drive, Ketchikan Gateway Borough. Filed by Elizabeth, Enoch and Lucas Winrod on July 11, 2025.
 - B. **Case 25-051** is a request for a one-year conditional use permit to allow a mobile building to be used as a residence on a construction site on property located at 14035 Stonebrook Way, Ketchikan Gateway Borough.
 - C. **Case 25-052** is a request by the Planning Commission for an amendment to the zoning code to provide a procedure and related criteria for platting approval of deed-split lots.
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. **Case 25-042** is a request for a final plat of a phased subdivision to create Phase 1, consisting of 4 lots and dedicating a right of way from Lot 2, USS 2204, Ketchikan Recording District, located at the north end of Spruce Hen Drive, Ketchikan Gateway Borough.
- B. **Case 25-011** is a request for a final plat to create seven lots from Tract A, White Rock Estates Subdivision, Phase IV, located on the northwest side of Marble Lane, Ketchikan Gateway Borough
- C. **Case 23-050** is a request for a final 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 580 Lotus Street, City of Ketchikan.

10. **REMARKS-**

- A. **DIRECTOR'S REPORT**
- B. **COMMISSIONERS' COMMENTS**

11. **ADJOURNMENT**

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