



**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

November 12, 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 October 14, 2025 and October 28, 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 25-056** is a request for a major variance to allow an existing garage to remain and encroach into the required front yard setback on Lot 160, U.S. Survey 3155; located at 96 Bearberry Lane, Ketchikan Gateway Borough.
  - B. **\*\*POSTPONED\*\* Case 25-060** is a major variance request to allow a carport to be constructed and encroach into the front yard setback on Lot 7, Block 7, U.S. Survey 437, located at 1012 Dunton Street, City of Ketchikan. *-postponed by applicant on 11/3/2025*
  - C. **Case 25-061** is a request for a major variance to allow an existing attached garage to remain and encroach into the required rear yard setback on Lot 12, Rocky Point Subdivision; located at 10309 Rocky Point Dr, Ketchikan Gateway Borough
  - D. **Case 25-062** a request for a major variance to an existing accessory structure to remain and encroach into the required rear yard setback on Lot 12, Rocky Point Subdivision; located at 10309 Rocky Point Dr, Ketchikan Gateway Borough
  - E. **Case 25-063** is a request to vacate the Jensen Way right-of-way and alter Lot 4, Block 1, U.S. Survey 1192, located at 8159 N Tongass Highway, Ketchikan Gateway Borough; filed by Robert and Emily McClory on October 22, 2025.

- F. **Case 25-059** is a request by the Ketchikan Gateway Borough Planning and Community Development Department seeking further public comment and review of the Public Hearing Draft Ketchikan Gateway Borough 2035 Comprehensive Plan and for the Planning Commission to forward the draft to the Ketchikan Gateway Borough Assembly for consideration with a recommendation of approval.
  
- 9. **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.
  
- 10. **REGULAR BUSINESS**
  - A. **Case 25-038** is a request for a final plat to eliminate a common lot line between ATS 1103 and ATS 698 Tract A; located at 9737 Mud Bay Road, Ketchikan Gateway Borough.
  
- 11. **REMARKS-**
  - A. **DIRECTOR'S REPORT**
  
  - B. **COMMISSIONERS' COMMENTS**
  
- 12. **ADJOURNMENT**

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