



**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

January 14, 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 THE KPU+ 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 -  
Assembly/Planning Commission Joint Meeting of December 3, 2024; PC Meeting  
Minutes of December 10, 2024**
3. **SPECIAL ORDERS**
4. **CORRESPONDENCE**
5. **PERSONS TO BE HEARD**
6. **UNFINISHED BUSINESS/ PUBLIC HEARINGS**
  - A. **Case 24-036** is a request for a major variance to allow a storage addition to be constructed and encroach into the required side yard setback; located at 65 Moore Dr, Ketchikan Gateway Borough - *postponed by PC decision 9/10/2024*
7. **NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
  - A. **Case 25-001** is a request for a major variance to allow assisted living and service office uses without providing eight of the 19 required parking spaces on property located at 2334 Tongass Ave, City of Ketchikan.
  - B. **\*\*POSTPONED\*\*Case 25-002** is a request for a preliminary plat to create 19 lots and dedicate three rights-of-way from Lots 5, 6, 7, 8, 108 and 11A and Tract 1 of Section 30, Township 73 South, Range 92 East, Copper River Meridian, According to the Alaska State Cadastral Survey 880073, recorded as Plat 90-7, Ketchikan Recording District; located in the Leask Cove area on Shelter Cove Road, Ketchikan Gateway Borough. Filed by the State of Alaska on December 13, 2024; *Postponed by applicant request on 1/9/2025*
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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