



6:00 p.m.

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

AGENDA

March 11, 2025

A COMPLETE AGENDA PACKET IS AVAILABLE AT THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AND ON THE BOROUGH WEBSITE. THE MEETING IS TELEVISED ON THE KPVTU+ 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:** PC Meeting minutes of February 11, 2025
3. **SPECIAL ORDERS:**
 - A. Swear in New Commissioners
 - B. Election of Officers
 - C. Special Appointments
4. **CORRESPONDENCE**
5. **PERSONS TO BE HEARD**
6. **UNFINISHED BUSINESS/ PUBLIC HEARINGS**
7. **NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
 - A. **Case 25-002** 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; *applicant request is to postpone and bring the case to the March 11, 2025 meeting, by email on 1/9/2025*
 - B. **Case 25-007** is a request for a conditional use permit to operate three mobile food vendors at 419/421 Dock Street, City of Ketchikan.
 - C. **Case 25-008** is a request for a major variance to allow a detached accessory garage and dwelling unit to be constructed and encroach into the required front yard setback on property located at 16741 Waterfall Rd, Ketchikan Gateway Borough.
 - D. **Case 25-009** is a request for a major variance for a garage to remain and encroach on the required left side yard setback located at 3021 Crest Avenue, Ketchikan Gateway Borough
 - E. **Case 25-010** is a request to rezone Tract A1, White Rock Subdivision Phase V, from Planned Unit Development (PUD) to the PUD and Suburban Residential (RS) zones, located on the northwest side of Marble Lane, Ketchikan Gateway Borough
 - F. **Case 25-011** is a request for a preliminary plat to create seven lots from Tract A, White Rock Subdivision, Phase IV, located on the northwest side of Marble Lane, Ketchikan Gateway Borough; filed by White Rock Development, LLC, on February 14, 2025
 - G. **Case 25-012** is a request for a major variance to allow a detached accessory garage to remain and encroach on the required rear yard setback; located at 603 Deermount St, City of Ketchikan.
 - H. **Case 25-013** is a request for a perpetual conditional use permit to allow an art gallery to operate on property located at 603 Deermount St, City of Ketchikan

- I. **Case 25-014** is a request to rezone Lot 2, North Jackson Heights Subdivision, Phase 2, Lot 1, Block 2, Rosemary Loop Subdivision, Phase 2, Lot 3, Block 1, Rosemary Loop subdivision, Phase 3, and Tract A4, Rosemary Loop Subdivision, Phase 3, from the Medium Density Residential (RM) zone to the Planned Unit Development (PUD) zone; located in the 1100 Block of Rosemary Loop Road and 3140 Jackson Heights Street, City of Ketchikan.

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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