



**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

April 8, 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 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:** PC Meeting minutes of March 11, 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 25-016** is a request for a 3-year conditional use permit (CUP) for a mobile building to be used as a residence on property located at 62 Garland Court, Ketchikan Gateway Borough.
 - B. **Case 25-017** is a request for a major variance to allow a detached accessory structure to be constructed and encroach into the required 15-foot front yard setback on property located at 13095 North Tongass Highway, Ketchikan Gateway Borough.
 - C. **Case 25-018** is a request for a major variance to allow an existing detached accessory structure to remain and encroach into the required 15-foot north side yard setback on property located at 219 Potter Rd, Ketchikan Gateway Borough.
 - D. **Case 25-019** is a request to rezone Lots 1-12, Block 1; 1-3, Block 2; and Tracts A, B, C, and D, of the Leask Cove Subdivision, from the Future Development/ Cottage Industry Overlay (FD/CI) zone to the Rural Residential/ Cottage Industry Overlay (RR/CI) zone; located in Leask Cove at the north end of George Inlet, Ketchikan Gateway Borough.
 - E. **Case 25-020** is a request for a major variance to allow a residence and attached accessory shed to remain and encroach into the required northwest side yard setback; located at

3051 Crest Avenue, Ketchikan Gateway Borough.

- G. **Case 25-021** is a request for a one-year conditional use permit to allow a mobile food vendor to operate on property located at 400 Spruce Mill Way; City of Ketchikan.
- H. **Case 25-022** is a request for a one-year conditional use permit to allow a mobile food vendor to operate on property located at 1101 Tongass Ave; 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**
 - A. Planning Commission Letter of Support for the Ketchikan Historic Commission
- 10. **REMARKS-**
 - A. **DIRECTOR'S REPORT**
 - B. **COMMISSIONERS' COMMENTS**
- 11. **ADJOURNMENT**

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