



**KETCHIKAN GATEWAY BOROUGH
PLANNING COMMISSION/PLANNING 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

May 13, 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. 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 April 8, 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 25-027** is a request for a three-year conditional use permit (CUP) to allow a mobile building to be used as a residence on property located at 23 A/B and 27 Potter Road, Ketchikan Gateway Borough.
 - B. **Case 25-028** is a request for a conditional use permit (CUP) for a triplex use on property located at 717 Canyon Road, City of Ketchikan.
 - C. **Case 25-029** is a request for a conditional use permit (CUP) to allow a triplex use and a variance to allow the use without providing the required off-street parking space, located at 621 Pine Street, City of Ketchikan.
 - D. **Case 25-030** is a request for a conditional use permit to allow marijuana cultivation on property located at 3002 West Tongass Narrows, Ketchikan Gateway Borough.
 - E. **Case 25-031** is a request for a conditional use permit to allow marijuana product manufacturing on property located at 3002 West Tongass Narrows, Ketchikan Gateway Borough.
 - F. **Case 25-032** is a request for a conditional use permit to allow a mobile home park use on property located at 12072 Dewberry Lane; Ketchikan Gateway Borough.
 - G. **Case 25-033** is a request for a conditional use permit (CUP) with a major variance to allow a triplex residence with an attached accessory deck to be constructed and encroach into

the required front yard setback; located at 322 Deermount Street; City of Ketchikan.

- H. **Case 25-034** is a request for a major variance to allow a two-family residence and attached accessory decks to remain and encroach into the required front and side yard setbacks; located at 5511 Tongass Ave, City of Ketchikan.
 - I. **Case 25-035** is a request for a major variance to allow existing attached accessory structures to remain and encroach into the required front, rear and side yards; and to allow an attached accessory deck to be constructed and encroach into the required side yard on property located at 615 Pickering Way, City of Ketchikan
 - J. **Case 25-036** is a request for a major variance to allow a two family dwelling use without providing one of the required off street parking spaces on property located at 370 Adams Street, City of Ketchikan.
 - K. **Case 25-037** is a request for a major variance to allow an existing attached accessory shed to remain and encroach into the north side yard setback on property located at 3051 Crest Ave, Ketchikan Gateway Borough.
 - L. **Case 25-038** is a request for a preliminary plat to eliminate a common lot line between ATS 1103 and ATS 698 Tract A; located at 9737 Mud Bay Road; filed by the Ketchikan Gateway Borough on April 11, 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:**
- A. Non-Residential Subdivision Design Review for a subdivision of Lot 1, PW Ketchikan Subdivision (Case 25-025 ADMIN)
10. **REMARKS-**
- A. **DIRECTOR'S REPORT**
 - B. **COMMISSIONERS' COMMENTS**
11. **ADJOURNMENT**

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