



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 27, 2026

A COMPLETE AGENDA PACKET IS AVAILABLE AT THE THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AND ON THE BOROUGH WEBSITE. THE MEETING IS TELEVIEWED ON 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. Planning Commission Meeting Minutes of December 9, 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 26-001** is a request for a conditional use permit to allow a triplex dwelling use on Lot 54B, USS 1587, located in the 3800 block of Baranof Ave, City of Ketchikan.
 - B. **Case 26-002** is a request for a conditional use permit to allow a four-family dwelling use on Lot 54A, U.S. Survey 1587; located in the 3800 Block of Denali Ave, City of Ketchikan.
 - C. ****POSTPONED** Case 26-003** is a request to rezone Lot 76, Herring Bay Group of Homesites No. 2, USS 2404; located at 7980 South Tongass Highway, Ketchikan Gateway Borough, from the Heavy Industrial (IH) zone to a Planned Unit Development (PUD) zone. - *postponed until PC Meeting of February 10, 2026*
 - D. **Case 26-004** is a request to rezone five adjoining lots; United States Survey (USS) 3163; Lots 2 and 3A, Block 1 and Tract C, Waterfall Creek Subdivision; and Alaska Tidelands Survey (ATS) No. 502; located at 16707 North Tongass Highway; from the Future Development (FD) and Low Density Residential (RL) zones to the General Commercial (CG) zone.
 - E. **Case 26-005** is a request to rezone Lots 2 and 3, Subdivision of Lot GG, US Survey 2402; located at 6067 Roosevelt Dr, Ketchikan Gateway Borough, from the Low Density Residential (RL) zone to the Neighborhood Residential (RN) zone.

- F. **Case 26-006** is a request for a preliminary plat to adjust the lot line between Lots 2 and 3, Sublot GG, US Survey 2402; located at 6067 Roosevelt Drive; filed by Josephus and Kate Govaars on December 19, 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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