



**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

March 10, 2026

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**
 - A. Planning Commission Meeting Minutes of February 10, 2026
3. **SPECIAL ORDERS
- ANNUAL ORGANIZATIONAL MEETING**
 - A. Swear in Appointed Commissioners
 - B. Election of Officers
 - C. Special Appointments
4. **CORRESPONDENCE**
5. **PERSONS TO BE HEARD (COMMENTS ON ITEMS NOT SUBJECT TO A PUBLIC HEARING OR ITEMS NOT ON THE AGENDA)**
6. **UNFINISHED BUSINESS/ PUBLIC HEARINGS**
 - 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. - *postponed by PC decision until the meeting of 3/10/2026 to obtain more information from the applicant*
 - 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. - *postponed by PC decision until the meeting of 3/10/2026 to obtain more information from the applicant*
7. **NEW BUSINESS/ PUBLIC HEARINGS - (Items below have been advertised) -**
 - A. **Case 26-008** is a request for a three-year conditional use permit to allow continued use of a mobile building for a watchman's quarters on Lot 5-12, Block 2, USS 1056, located at 7446 North Tongass Highway, Ketchikan Gateway Borough.

- B. **Case 26-009** is a request for a one-year conditional use permit to continue the operation of three mobile food vendors on Lots 16A, 16B and 17, Block 15, USS 437, located at 419/421 Dock Street, City of Ketchikan.
 - C. **Case 26-010** is a request for a perpetual conditional use permit to operate a commercial daycare on Lot 6A, Block 23, USS 1229; located at 2631 Second Ave, City of Ketchikan.
 - D. **Case 26-011** is a request for a major variance to allow an attached accessory garage to remain and encroach into a side yard setback on Lot 6, Homestead Subdivision, USS 1697; located at 4302 South Tongass Highway, Ketchikan Gateway Borough.
 - E. **Case 26-012** is a request for a major variance to allow a boat shed to be constructed and encroach into the front yard setback on Lot 6, Homestead Subdivision, USS 1697, located at 4302 South Tongass Highway, Ketchikan Gateway Borough.
 - F. **Case 26-013** is a request from the Planning Department for an amendment to the zoning code to allow Mobile Food Vendors to apply for a three-year, renewable Conditional Use Permit.
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. Workshop: Planning Commission Rules of Procedure
 - B. Workshop: KGBC18.90.030 Variances
 - C. KGBC Chapter 2.45 Architectural Design and Review Board
10. **REMARKS-**
- A. **DIRECTOR'S REPORT**
 - B. **COMMISSIONERS' COMMENTS**
11. **ADJOURNMENT**

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