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** **October 13, 2026**

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 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 September 15, 2026

   B. Planning Commission meeting minutes of September 29, 2026

3. **SPECIAL ORDERS**

4. **CORRESPONDENCE**

5. **PERSONS TO BE HEARD**

6. **UNFINISHED BUSINESS/ PUBLIC HEARINGS**

   A. **Case 26-046** is a request from Borough staff to amend the Ketchikan Gateway Borough 2035 Comprehensive Plan and the Future Land Use Map.
   -Postponed to the meeting of 10/13/2026 by Planning Commission decision on 9/15/2026

   B. **Reconsideration of Case 26-043,** a request for a major parking variance to construct a four-story mixed-use building without providing the required parking spaces on Lot 2, Galley Subdivision, Ketchikan Recording District; located at 2334 Tongass Ave, City of Ketchikan.

7. **NEW BUSINESS/ PUBLIC HEARINGS -** (Items below have been advertised) -

A. **Case 26-048** is a request for a conditional use permit to allow a triplex use on Lot 11, Block 6, USS 1591, Ketchikan Recording District; located at 3441/3443 Arnold Ave; City of Ketchikan.

B. **Case 26-049** is a request for a Conditional Use Permit with a Variance to allow a new public utility building to be constructed and encroach into the front and side yard setbacks on Lot 1, Shields Replat, Ketchikan Recording District; located at 6525 Roosevelt Drive, Ketchikan Gateway Borough.

C. **Case 26-050** is a request for major variance to allow an addition to an existing attached accessory garage to be constructed and encroach into the front and side yard setbacks on Lot 3, Tract A, USS 437, Ketchikan Recording District; located at 1300 Millar Street, City of Ketchikan. - *withdrawn by staff after determining the proposal is not eligible for permitting at this time*

D. **Case 26-051** is a request for a major variance to allow an existing carport to remain and encroach into a side yard setback on Lot 110, South Point Higgins Group, US Survey 3809, Ketchikan Recording District; located at 637 South Point Higgins Rd, Ketchikan Gateway Borough.

E. **Case 26-052** is a preliminary plat request to create seven lots and a remainder tract, and to dedicate a section of Bucey Avenue ROW, from the Unsubdivided Remainder of United States Survey 1833, as shown on Plat No. 99-60, Ketchikan Recording District; located at the southeast terminus of Bucey Avenue; City of Ketchikan; filed by Kristian & Loreal Linne on September 18, 2026.

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.

A. **Case 26-040** is a request for a final plat to create two lots from Tract B, Emerald Forest Subdivision Phase V, located along the western side of Misty Mountain Road, Ketchikan Gateway Borough. Filed by Navarra Corporation on September 18, 2026

B. Planning Commission approval of alternative access for a minor plat request (Administrative Case 26-053)

C. Planning Commission concurrence regarding waiver of required improvements for a minor plat request. (Administrative Case 26-054)

9. **REGULAR BUSINESS**

A. Planning staff response to direction to develop a recommended rezone ordinance.

10. **REMARKS-**

A. **DIRECTOR'S REPORT**

B. **COMMISSIONERS' COMMENTS**

11. **ADJOURNMENT**

{**Clerk's Note:** Publications noted as links under correspondence were not provided via hardcopy or for website review to the general public due to copyright laws. The correspondence however was available for purchase by non-members or subscribers}

PLANNING COMMISSION **2. A.**

Meeting Date: 10/13/2026

Submitted By: Crystal Vail, Planning Clerk

Agenda Item

Recommended motion:
"I move to approve the Planning Commission meeting minutes of September 15, 2026, as presented."

Attachments

Draft Meeting Minutes 9-15-2026

K E T C H I K A N G A T E W A Y B O R O U G H

Planning Commission/Platting Board Meeting Minutes 9/15/2026

The Meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, September 15, 2026 by Chair Jos Govaars, and the roll was called.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

PRESENT: D-SVENSON, GOVAARS, GUBATAYAO, SHAW, TURNER

ABSENT: ARNOLD, GAGE

STAFF PRESENT: Associate Planner Talya Stek, Associate Planner Alethea Johnson and Platting/Zoning Clerk Crystal Vail

PRESENTATION OF MINUTES
PC Meeting Minutes of August 11, 2026

M/S: SHAW/D-SVENSON to approve the Planning Commission meeting minutes of August 11, 2026, as presented.

DISCUSSION
none

Upon roll call the vote of the MOTION was:

YES: GUBATAYAO, TURNER, SHAW, D-SVENSON, GOVAARS

MOTION DECLARED CARRIED

SPECIAL ORDERS
none

CORRESPONDENCE
One on the table document with a comment on Case 26-046

PERSONS TO BE HEARD
none

UNFINISHED BUSINESS/ PUBLIC HEARINGS
none

DRAFT

NEW BUSINESS/ PUBLIC HEARINGS
GOVAARS read the public hearing process, voting rules and appeal processes.

Case 26-041 is a request for a major variance to allow an existing residence to remain and encroach into the side and rear yard setbacks on Lot 2, Rocky Point Subdivision, U.S. Survey 2804; located at 10200 Block North Tongass Highway, Ketchikan Gateway Borough.

Planner Johnson presented information provided by the applicant regarding Case 26-041. She stated that after review, Planning Staff recommended approval of the variance with conditions.

Commissioners had no questions for staff.

PUBLIC COMMENTS
There were no public comments.

GOVAARS closed public comments.

M/S: SHAW/GUBATAYAO to adopt Resolution 4575, approving the request with conditions as presented.

DISCUSSION
none

YES: GUBATAYAO, D-SVENSON, TURNER, SHAW, GOVAARS

MOTION DECLARED CARRIED

Case 26-042 is a request for a major variance to allow four detached accessory structures to remain and encroach into the required 50-foot buffer on Lot 38, Pennock Island Small Tract Group, USS 2992, located at 1426 East Tongass Narrows, Pennock Island, Ketchikan Gateway Borough.

Planner Johnson presented information provided by the applicant regarding Case 26-042. She stated that after review, Planning Staff recommended approval of the variance with conditions.

D-SVENSON clarified with Planner Johnson that the purpose of the variance request is to bring this property into compliance with the current code. GUBATAYAO clarified that the 50 foot buffer imposed on IH lots which abut residential zoning was given a definition in 1999. This zoning regulation has become more restrictive over time.

PUBLIC COMMENTS
Applicant, Ed Schofield, commented on the Borough Code being too restrictive and creating residential requirements to heavy industrial lots. He shared history of the industrial uses in Whiskey Cove and expressed his concern over restricting heavy industrial uses.

James Elliott, neighboring property owner, commented on a recent experience bringing his property into compliance. He encouraged the commissioners to approve the variance with the presented conditions, stating that if one property is required to come into compliance, they all should.

D-SVENSON and GUBATAYAO asked and Mr. Elliott answered that there was substantial work required to bring his property into zoning compliance.

Ed Schofield rebutted the comments by stating that his situation is different than the neighbors', theirs required Department of Environmental Conservation approval.

SHAW clarified with the applicant that development began on the subject property around 1991 and the primary home was completed around 2000.

M/S: SHAW/TURNER to adopt Resolution 4576, approving the request with conditions as presented.

DISCUSSION
Commissioners asked and Planner Johnson answered about the following subjects:

- There have not been issues on record of problems, complaints or concerns caused by maintaining buffers on Heavy Industrial zoned lots that abut residentially zoned lots.
- There are no proposals or plans that Planning Staff are aware of to rezone any area on Pennock Island to reflect the increase of residential use.
- The structures in the buffer area on the subject property are nonconforming. There is no evidence of their construction date and the variance is being requested to allow them to stay in place with limited uses.
- There are other areas in Ketchikan that have a similar zoning situation.
- Heavy Industrial zoning does not have setbacks from lot lines, unless it abuts a residential zone. The neighboring property has not always been zoned residential.
- It is possible that early development on Pennock Island did not have stringent regulations. When the Borough and code was created, the regulations were imposed on previously developed properties.

YES: TURNER, GUBATAYAO, GOVAARS, SHAW

NO: D-SVENSON

MOTION DECLARED CARRIED

Case 26-043 is a request for a major parking variance to construct a four-story mixed-use building without providing the required parking spaces on Lot 2, Galley Subdivision, Ketchikan Recording District; located at 2334 Tongass Ave, City of Ketchikan.

Planner Johnson presented information provided by the applicant regarding Case 26-043. She stated that after review, Planning Staff recommended approval of the parking variance.

SHAW clarified with Planner Johnson that the Borough Code parking requirements are not always consistent with the parking demand that a proposed use requires. They could be over or under the actual use and the requirements have not been visited in many years.

SHAW clarified that the applicant was granted a previous parking variance for the adjoining property.

D-SVENSON commented and asked Planner Johnson regarding the following:

- How many parking variances have been granted to other properties in this area of town?
- There are problems in this area of town created by the building and variances granted to the applicant.
- The applicant should provide parking for the proposed uses.

GOVAARS stated there is a City public parking lot in close vicinity to the proposed project.

PUBLIC COMMENT
Melissa O'Bryan, project coordinator for KIC housing, approached the podium and requested the applicant's architect be allowed to join the meeting via Webex.

The clerk called for a short recess to connect with the architect.

Recess 6:57pm-7:02pm

Ms. O'Bryan continued with history of the proposed project and properties. She stated and answered questions from commissioners on the following:

- Observation of unused parking spaces on Adams street.
- The proposed use would attract vehicles during non-peak hours, not when homeowners need to utilize extra parking spaces.
- KIC has approached neighboring businesses for lease agreements with no success.
- The parking analysis does not support the actual use, the users of the facility will most likely not own vehicles.
- KIC is looking at a campus shuttle program to help with parking needs.
- The project will provide amenities such as a warm place to sleep and restrooms.
- The addition of a parking level in the structure adds a significant cost to the project.

Commissioners asked and Planner Johnson asked regarding:

- The property is zoned general commercial and all of the proposed uses are permittable.
- Variance criteria includes analysis of the cost of an alternative not requiring a variance. If the alternative adds costs of 10% or more of the original project, the variance is not seen solely as a pecuniary hardship and is a finding in favor of approval.

GOVAARS closed public comment

M/S: GUBATAYAO/SHAW to adopt Resolution 4577, approving the request as presented.

DISCUSSION
SHAW expressed concern over safety in the subject area. He believes the area is already busy and this addition may cause more problems with pedestrians crossing the street.

SHAW and D-SVENSON asked and Planner Johnson answered that if the variance is denied, the applicant would not be able to move forward with the project as presented. They are allowed to redesign the project with sufficient parking and apply again for a zoning permit without a parking variance.

D-SVENSON stated she had spoken with the Plaza and they have created signs to implement fines for vehicles parked in their lot without permission.

SHAW asked and Ms. O'Bryan answered that she was not directly involved in the parking lease conversations and she didn't know of specific reasons given to KIC for rejecting the lease proposals.

SHAW reiterated his concern for safety regarding the business of the area and stated his hesitation asking any applicant to spend an extra $1.2 million to add parking to their project.

Upon roll call the vote of the MOTION was:

YES: GUBATAYAO, TURNER, GOVAARS, SHAW

NO: D-SVENSON

MOTION DECLARED CARRIED

Case 26-044 is a request for a conditional use permit to allow a mobile building to be used as a residence on a construction site on Lot 6, Subdivision of Lot X, US Survey 2556; located at 872 Mizzen Lane, Ketchikan Gateway Borough.

Planner Johnson presented information provided by the applicant for Case 26-044. She stated that after review, Planning Staff recommended approval of the CUP request with the condition of obtaining a zoning permit within one year of the date of approval of the CUP.

PUBLIC COMMENT
No public comment

GOVAARS closed public comment.

M/S: SHAW/GUBATAYAO to adopt Resolution 4578, approving the request with conditions as presented.

DISCUSSION
None

Upon roll call the vote of the MOTION was:

YES: D-SVENSON, TURNER, SHAW, GUBATAYAO, GOVAARS

MOTION DECLARED CARRIED

Case 26-045 is a request for a preliminary plat to create eleven lots, four tracts, dedicate an undeveloped right of way and dedicate a portion of an existing developed right of way from Lots 5, 6, 7, 8, of Section 30, Township 73 South, Range 92 East, Copper River Meridian and Lots 10B, 11A, and Tract 1 of Section 30 According to Alaska State Cadastral Survey No 880073; located in the Leask Cove area on Shelter Cove Road, Ketchikan Gateway Borough. Filed by State of Alaska DNR on July 31, 2026.

Planner Johnson presented information provided by the applicant for Case 26-045. She stated that after review, Planning Staff recommended approval of the preliminary plat request with conditions.

D-SVENSON clarified the location of Shelter Cove Road and the presence of an access easement available for property owners to connect to Shelter Cove Road.

PUBLIC COMMENT
Tim Shilling, AKDNR Representative, was present and available for questions.

There were no questions from Commissioners to the applicant.

Planner Johnson asked the Commissioners to consider the amendment laid on the table.

GOVAARS closed public comment.

M/S: SHAW/GUBATAYAO to adopt Resolution 4579, approving the request with conditions as presented.

M/S: SHAW/D-SVENSON to amend Resolution 4579 by striking recital E and revising condition 3 to read: Installation of improvements to rights-of-way shall be waived and the designation of Leask Court shall be removed from the plat.

DISCUSSION
GOVAARS expressed his appreciation for DNR taking on this project as it is important to property owners in the area.

Upon roll call the vote of the MOTION to AMEND was:

YES: SHAW, D-SVENSON, GUBATAYAO, TURNER, GOVAARS

MOTION DECLARED CARRIED

Upon roll call the vote of the MOTION to adopt Resolution 4579 – Amended was:

YES: GUBATAYAO, D-SVENSON, TURNER, SHAW, GOVAARS

Case 26-046 is a request from Borough staff to amend the Ketchikan Gateway Borough 2035 Comprehensive Plan and the Future Land Use Map.

Planner Stek presented information regarding Case 26-046. She stated that after review, Planning Staff supported sending a recommendation of approval to the Borough Assembly.

DRAFT

Commissioners had no questions for staff.

PUBLIC COMMENT
John Rosenfeld, Borough citizen, voiced concerns about the proposed amendments affecting the residential character of his neighborhood.

GOVAARS closed public comment.

M/S: SHAW/TURNER to adopt Resolution 4580, sending the request to the Assembly with a recommendation of approval.

DISCUSSION
SHAW suggested giving the case one more meeting to allow the public an additional chance to comment.

M/S: SHAW/D-SVENSON to postpone this resolution for further consideration to the October meeting.

Associate Planner Stek had a point of information that Borough staff requested a second meeting in September if there was a motion to postpone.

Commissioners asked and Planner Stek clarified that holding a second meeting was a request, not a requirement.

GUBATAYAO stated her support for the postponement.

SHAW stated his support for postponing until October.

GOVAARS stated there are details to consider and his support for postponement.

Upon roll call the vote of the MOTION to POSTPONE

YES: D-SVENSON, TURNER, SHAW, GUBATAYAO, GOVAARS

MOTION DECLARED CARRIED

GOVAARS read the statement of appeals.

CONSENT AGENDA
none

REGULAR BUSINESS
M/S: SHAW/D-SVENSON to direct staff to develop a recommended rezoning ordinance to address heavy industrial lots being occupied for residential purposes on Pennock Island.

DISCUSSION
Commissioners discussed the following:

- Concentrate on Pennock Island because it has a densely occupied area of heavy industrial lots that contain primarily residential use.

DRAFT

Upon roll call the vote of the MOTION was:

YES: SHAW, D-SVENSON, GUBATAYAO, TURNER, GOVAARS

MOTION DECLARED CARRIED

REMARKS

DIRECTOR'S REPORT

Planner Johnson and Planner Stek reported the following:

- Monthly reports are now available for Planning Department activity
- Planner Johnson will be absent next meeting
- The Assembly approved a Request For Proposal (RFP) regarding the Herring Cove Area Plan

COMMISSIONER COMMENTS

D-SVENSON commented that this was the hardest week with the planning commission packet that she had experienced in her tenure as a commissioner. She stated that several members of the public had expressed concern about KIC's contributions to the community. She stated that she had been asked to express the concern during commissioner comments.

TURNER reported that the Architectural Design Review Board met for the first time.

SHAW reminded the commission that the decisions of the Planning Commission are guided by the Borough code and state statute, regardless of how anyone feels personally. He encouraged commissioners to be cautious of bringing any factors into a case that aren't related to the criteria set in Borough code and state statute.

ADJOURNMENT

M/S: SHAW/GUBATAYAO to adjourn

Without Objection, the meeting was adjourned at 8:10 p.m.

_____	_____
Jos Govaars, Chair	Crystal Vail, Platting/ Zoning Clerk
Planning Commission/Platting Board	Planning Commission/Platting Board

DRAFT

PLANNING COMMISSION **2. B.**

Meeting Date: 10/13/2026

Submitted By: Crystal Vail, Planning Clerk

Agenda Item

Recommended Motion:
"I move to approve the Planning Commission meeting minutes of September 29, 2026 as presented."

Attachments

Draft Meeting Minutes 9-29-2026

K E T C H I K A N G A T E W A Y B O R O U G H

Planning Commission/Platting Board Special Meeting Minutes **9/29/2026**

The Special Meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:04 p.m., Tuesday, September 29, 2026 by Chair Jos Govaars, and the roll was called.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

PRESENT: ARNOLD, GOVAARS, GUBATAYAO, SHAW, TURNER

WEBEX: GAGE

ABSENT: D-SVENSON

STAFF PRESENT: Associate Planner Talya Stek, Associate Planner Alethea Johnson and Platting/Zoning Clerk Crystal Vail

CORRESPONDENCE
none

PERSONS TO BE HEARD
Gloria Burns, Ketchikan Indian Community member, spoke supporting the proposed censure.

Darlene Dollimont-Svenson, Planning Commissioner and citizen, spoke in support of her position as a Planning Commissioner.

Emily Edenshaw, CEO and Tribal Administrator of Ketchikan Indian Community spoke in support of the proposed censure.

REGULAR BUSINESS
GOVAARS read the voting rules, appeal process and order of proceedings for the regular business item.

Resolution 4581 Censuring and Calling for Resignation of a Planning Commissioner

GOVAARS read the title of the item.

M/S: SHAW/GAGE to adopt Resolution 4581, Censuring Planning Commissioner Darlene Dollimont-Svenson and calling for her to resign from her appointed position as Planning Commissioner.

DISCUSSION
SHAW stated for the record that the subject of the censure was absent and not available to make a conflict-of-interest statement.

DRAFT

SHAW expressed disappointment in the comments and reactions by D-SVENSON and expressed support for the Ketchikan Indian Community and the Ketchikan Community at large. He encouraged D-SVENSON to resign from her position as Planning Commissioner.

GUBATAYAO shared history of her experiences of racial bias and she expressed disappointment in the comments made by D-SVENSON at the September 15, 2026 meeting. She asked Commissioners to prioritize a discussion on meeting ethics and code of conduct.

GAGE expressed disappointment in D-SVENSON's comments. She stated she had fear the comments would reflect badly on the commission and stated D-SVENSON's comment was offensive and inaccurate. She spoke in support of the censure.

There was no further discussion.

Upon roll call, the vote on the MOTION was

YES: ARNOLD, GUBATAYAO, TURNER, GAGE, SHAW, GOVAARS

MOTION DECLARED CARRIED

GOVAARS read the statement of appeals.

REMARKS
DIRECTOR'S REPORT
none

COMMISSIONER COMMENTS
GUBATAYAO apologized for not stopping D-SVENSON during her hurtful comments.

ARNOLD spoke about his disapproval of D-SVENSON's hurtful comments. He spoke positively about the community support and employment opportunities offered by Ketchikan Indian Community.

GUBATAYAO commented how Ketchikan Indian Community uses funding to benefit the whole community.

SHAW disapproved of D-SVENSON returning to the dias and approved of her resignation.

GOVAARS concurred with SHAW's comments.

ADJOURNMENT
M/S: SHAW to adjourn

Without Objection, the meeting was adjourned at 6:30 p.m.

Jos Govaars, Chair	Crystal Vail, Platting/ Zoning Clerk
Planning Commission/Platting Board	Planning Commission/Platting Board

DRAFT

PLANNING COMMISSION **6. A.**

Meeting Date: 10/13/2026
Submitted By: Crystal Vail, Planning Clerk
Approved for Submittal: **Resolution #:** 4580

TITLE

Case 26-046 is a request from Borough staff to amend the Ketchikan Gateway Borough 2035 Comprehensive Plan and the Future Land Use Map.
-Postponed to the meeting of 10/13/2026 by Planning Commission decision on 9/15/2026

SUMMARY

CASE SUMMARY: The purpose of this request is to amend the 2035 Comprehensive Plan to align the land use goals and designations to more accurately reflect the Borough's intent and existing conditions on the ground.

At the September 15, 2026 Planning Commission meeting the following motion was approved: M/S:SHAW/GUBATAYAO *"to postpone this resolution for further consideration, to the October meeting."*

RECOMMENDED ACTION

Borough Staff recommends further postponement of this request by adopting the following motion:
“I move to postpone this matter to allow staff time to further develop and refine the Comprehensive Plan amendments and to develop additional Future Land Use Map (FLUM) zoning designations, and to bring the matter back for Commission consideration once proposed amendments are completed.”

Recommended Motion on 9/15/2026
"I move to adopt Resolution No. 4580, sending a recommendation of approval to the Borough Assembly"

Attachments

Staff Memo RE: PC Case 26-046
Citizen Comments 10-6-2026
On the Table Citizen Comments 9-15-2026
Citizen Comments 9-5-2026
Resolution 4580

KETCHIKAN GATEWAY BOROUGH

1900 FIRST AVENUE, SUITE 126, KETCHIKAN, ALASKA 99901
● TELEPHONE: (907) 228-6610 ● FAX (907) 228-6684
PLANNING & COMMUNITY DEVELOPMENT

DATE: September 18, 2026

RE: Staff Summary — 2035 Comprehensive Plan Amendment

Purpose

The Commission is asked to act on Resolution No. 4580, which would forward a staff-initiated amendment of the 2035 Comprehensive Plan to the Borough Assembly with a recommendation of approval. The Assembly adopted the Plan by Ordinance No. 2094-A. KGBC 18.20.050 directs the Commission to review the Plan periodically and send its recommendations to the Assembly.

Staff identified three categories of changes through day-to-day administration of the Plan:

1. Restate the Land Use and Environment goals in outcome-oriented terms.
2. Remove the accessory-only limitation on residential uses in the Commercial Waterfront designation.
3. Amend the Future Land Use Map designation of identified parcels.

The Commission's action is a recommendation; final adoption rests with the Assembly by ordinance. No zoning district classification is amended.

The Proposed Amendment

Land Use and Environment goals. Goals A and B are rewritten and Goals C and D are added, so that each goal names a result: guiding growth that is systematic and considerate of surrounding uses and site conditions; encouraging efficient, safe, and adaptive use of land while minimizing risk from natural hazards and environmental and service constraints; aligning land use decisions with mapped designations and adopted policies; and allowing reasonable flexibility to support housing, essential services, and local economic development.

Commercial Waterfront designation. The sentence "Residential uses are accessory" is struck, and residential uses are named alongside light industrial, recreation, and commercial uses in the Intended Land Uses description. Application areas and use examples are unchanged.

Future Land Use Map. Identified parcels are redesignated to reflect their ownership, existing and historic uses, and surrounding development patterns. The Future Land Use Map was redrawn comprehensively when the 2035 Plan was adopted, and in a revision a small number of parcels received designations that do not match how the land is actually used. This amendment brings those designations back in line with existing use.

Responsibility

The recommendation lies with the Planning Commission. Its decision is forwarded to the Assembly, where the amendment will be heard twice as an ordinance.

Crystal Vail

From: Lori Ably [redacted]
Sent: Thursday, September 17, 2026 7:21 AM
To: Alethea Johnson; Kacie Paxton
Cc: Crystal Vail
Subject: Case 26 046 Resolution 4580

To:
Alethea Johnson, Planning and Community Development

Kacie Paxton, Borough Clerk

CC: Crystal Vail, Planning/Zoning Clerk

Re: Case 26-046 / Planning Commission Resolution No. 4580 — questions for the official case file and Assembly record

Date: September 17, 2026

Dear Ms. Johnson and Ms. Paxton:

I respectfully request that this letter be placed in the official file for Planning Commission Case 26-046 and Resolution No. 4580, and in the Assembly packet when Resolution 4580 is transmitted to the Assembly. Would you please let me know whether that will be done?

I understand Ms. Johnson is covering the Planning Director role. Thank you to Ms. Vail for her prior reply and for stating that correspondence would be placed in Case 26-046.

I write because my family owns property at Salmon Falls adjacent to parcels listed in Resolution 4580, Section 4 (Tract C, Waterfall Creek Subdivision; U.S. Survey 3163; and ATS 502).

Neighboring owners at Salmon Falls / Waterfall Creek did not receive mailed notice of this case. Section 4 separately maps Lot 4, Betton View Subdivision; I do not know the current private owner of that lot. I also do not know who owns land next to the South Tongass Utilities parcels listed in the same section.

Staff's reply, explained that Case 26-046 is treated as a text amendment under KGBC 18.90.050(c), that no mailing list or property-owner notifications are sent for code-amendment requests, and that the agenda and meeting packet were published on September 10, 2026. That does not remove Section 4's named parcels from the resolution. I appreciate having that in writing. The questions below follow from that reply and from the text of Resolution 4580.

1. What Resolution 4580 contains

Sections 2 and 3 amend borough-wide plan language (Land Use and Environment goals and the Commercial Waterfront "intended land uses" description). Those sections do not identify a lot.

Section 4 amends the Future Land Use Map for specified parcels, as depicted in Exhibit A, including:

313710099000 — Tract C, Waterfall Creek Subdivision
313710101000 — U.S. Survey 3163
313710101000ATS1 — ATS 502
702340021500, 70234002100, and 702340020000 — South Tongass Utilities Subdivision lots
313710002300 — Lot 4, Betton View Subdivision

The resolution states that the FLUM change is “for parcels identified in Section 4 and as depicted in Exhibit A,” that parcel identification numbers control in the event of conflict with Exhibit A, and that the correction “affects the future land use designation only and does not amend the zoning district classification of any parcel.”

The resolution is specific in two directions at once:
1- it names the parcels and maps them in Exhibit A, and
2- it states that only the future land use designation changes. Specific parcels are 'why' KGBC 18.90.060(b) has a perimeter to measure from.
I am not asserting that Resolution 4580 rezones these lots. I am asking about notice for a map action on land 'the resolution itself' identifies.

The 2035 Comprehensive Plan was adopted by ordinance last cycle.
Case 26-046 is a staff request, a few months later, to amend that plan and the Future Land Use Map so designations “more accurately reflect the Borough’s intent and existing conditions on the ground.”
Section 4 and Exhibit A are 'not limited' to Goals A–D.
They change mapped designations on named parcels, including Tract C, USS 3163, and ATS 502 at the Salmon Falls campus. If the request were only generic goal language, Exhibit A would not be necessary.

I ask that the file distinguish the borough-wide wording in Sections 2 and 3 from the parcel-specific map amendments in Section 4, and state which notice rules staff applied to each.

2. Staff’s citation and the notice chain it incorporates

Staff cited KGBC 18.90.050(c) for this case. That subsection requires that public notice shall be given and shall be published according to the procedures in KGBC 18.90.060.

KGBC 18.90.060(a)(1) then provides:

Public notice shall be given stating the date, time, place and purpose of hearing. If posted on the internet, the post shall remain until the date and time set for the hearing. The notice shall generally describe the action sought. The notice shall be published at least 15 days prior to the date of the hearing.

KGBC 18.10.010(e) provides: “The term ‘shall’ is always mandatory.”

I therefore ask how the 15-day published, descriptive notice in 18.90.060(a) was met for the Planning Commission hearing of September 15, 2026. On September 4, 2026, the Destiny Hosted agenda item for Case 26-046 appeared with no files attached—no draft of Resolution 4580, no Section 4 table, and no Exhibit A maps. Staff’s email states the agenda and packet were published September 10, 2026, five days before the hearing.

I am submitting this letter so a description of Section 4 and these notice questions is in the Case 26-046 file and in the packet when Resolution 4580 is transmitted to the Assembly. Staff's earlier reply stated that correspondence would be placed in the case file.

If there was a published notice meeting 18.90.060(a) on or before August 31, 2026 (fifteen days before September 15), would you please identify the date and where it ran? If the September 10 packet was the first full description of Section 4 and Exhibit A, would you please say so for the file?

3. Mailed notice and the parcels named in Section 4

KGBC 18.90.060(b)(1) provides that at least 15 days before the hearing the clerk of the planning commission shall mail notice to current assessment-roll owners of property within 1,200 feet of any point on the outside perimeter of "the property for which the action has been requested," when that property is outside the corporate limits of the City of Ketchikan, and to the owner of that property. (If a Section 4 parcel lies inside the city, the same subsection uses 600 feet.) Subsection (b)(2) requires that mailing to include the public-notice information and a map of that property.

The mailing duty in (b) is assigned to the clerk of the planning commission.
The recipients are assessment-roll owners in that measured ring. I am not directing the clerk's work. I am asking whether that duty was applied to the parcels Section 4 names.

Staff has classified Case 26-046 as a text amendment. Sections 2 and 3 can be read that way. Section 4 is not applied borough-wide or at random. It names 'specific tracts' the Borough 'itself' listed — including Tract C, Waterfall Creek; USS 3163; and ATS 502 — and Exhibit A maps those tracts.
Those parcels are "the property for which the action has been requested" in KGBC 18.90.060(b). Owners of land within 1,200 feet of those perimeters, including neighboring owners at Salmon Falls, are the people that subsection describes.

Once Resolution 4580 names a lot and Exhibit A draws its outline, subsection (b) has an outside perimeter from which to measure. Lot 4, Betton View, has its own perimeter and its own ring. I do not have the assessment-roll list for the South Tongass Utilities lots; the code places that list with the clerk.

Was mailed notice under 18.90.060(b) sent to assessment-roll owners around any Section 4 parcel?
If not, was that because staff classified the entire case as text-only under 18.90.050(c)?

4. When Resolution 4580 goes to the Assembly

Resolution 4580 is a Planning Commission recommendation. Recital B cites KGBC 18.20.050 (Commission review of the comprehensive plan and recommendation to the Assembly). AS 29.25.010(a)(6) requires the governing body to use an ordinance to adopt, modify, or repeal the comprehensive plan. AS 29.25.020 requires a public hearing and publication of a summary at least five days before that Assembly hearing.

KGBC 18.90.050(c) itself provides that the Assembly ordinance shall be subject to two public hearings.

When the Assembly considers the ordinance to adopt these Comprehensive Plan and Future Land Use Map amendments, will assessment-roll owners around the Section 4 parcels be mailed notice consistent with KGBC 18.90.060(b)?

I ask only whether the Borough intends to provide that notice. I do not presume to instruct the outcome.

5. Two Assembly meetings and the September 15 Commission hearing

At the September 15 Planning Commission hearing, staff indicated that Assembly consideration at two meetings would supply sufficient public process. I understand those two Assembly hearings are provided for in KGBC 18.90.050(c) and that AS 29.25.020 requires a published summary at least five days before the Assembly hearing. That is a separate duty.
Staff's own citation for Case 26-046 was KGBC 18.90.050(c), which also requires notice published according to KGBC 18.90.060 before the Planning Commission hearing.

Would you please confirm for the file whether the Borough treats the forthcoming Assembly hearings as a substitute for 18.90.060 notice of the September 15 Commission hearing, or whether those are two distinct notice requirements?

Notice rules in KGBC 18.90.050(c) and 18.90.060 are written for the public's ability to see and comment on a proposed action. They also tell staff and the clerk how to run the process.
I am asking how those rules were applied to Case 26-046 and how they will be applied when Resolution 4580 is transmitted to the Assembly. I am not directing the outcome.

Thank you for considering these questions and for any written reply you are able to place in the Case 26-046 file.

Respectfully,

Crystal Vail

From: John G Rosenfeld [redacted]
Sent: Friday, October 2, 2026 7:25 AM
To: Crystal Vail; Alethea Johnson
Cc: Kacie Paxton
Subject: FLUM

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Vail and Ms. Johnson:

Please place this letter in the official file for **Case 26-046 / Resolution 4580** and include it in the Planning Commission materials for the **October 13, 2026 hearing**. Please confirm receipt and inclusion in the record.

We are requesting clarification concerning the proposed Future Land Use Map amendments affecting three parcels in the Salmon Falls/Waterfall Creek area:

- Parcel 313710099000 — Tract C, Waterfall Creek Subdivision
- Parcel 313710101000 — U.S. Survey 3163
- Parcel 313710101000ATS1 — ATS 502

Section 4 of Resolution 4580 proposes changing the Future Land Use designation of all three parcels from **Public Management to Rural Mixed Use**.

10855_26-046 RES 4580 TS-cv.pdf

Resolution 4580 states that the parcel amendments are intended to more accurately reflect the **"ownership, existing and historic uses, and surrounding development pattern"** of the affected parcels.

10855_26-046 RES 4580 TS-cv.pdf

At the conclusion of Section 4, Resolution 4580 then characterizes the Future Land Use Map change as a **"correction"** and states that it affects the Future Land Use designation only and does not change the zoning classification of any parcel.

10855_26-046 RES 4580 TS-cv.pdf

Because the 2035 Comprehensive Plan was adopted relatively recently, and because these same Salmon Falls parcels were subsequently involved in **Case 26-004 and the Ordinance 2106 rezoning proceedings**, we respectfully request that Borough staff address the following questions **in the staff report or otherwise on the record before the Planning Commission acts on Resolution 4580**:

1. **Was the Public Management designation of Tract C, USS 3163 and ATS 502 erroneous at the time the 2035 Comprehensive Plan was adopted?**
2. If it was erroneous, **when was the error discovered, what Future Land Use designation was intended at the time of adoption, and what Borough record documents that intended designation?**
3. If Public Management was **not** an error when the Comprehensive Plan was adopted, what circumstances, information or land-use decisions occurring after adoption caused staff to recommend changing these parcels to Rural Mixed Use?
4. Why does Resolution 4580 characterize this parcel-specific Future Land Use Map amendment as a **"correction"** rather than simply an amendment to the recently adopted Comprehensive Plan?

5. **What relationship, if any, does the proposed change from Public Management to Rural Mixed Use have to Case 26-004 and the subsequent Ordinance 2106 rezoning proceedings involving these same parcels?**

These questions are particularly relevant because Resolution 4580 itself proposes a new Comprehensive Plan Goal C:

"Align land use decisions with mapped land use designations and adopted policies to promote predictable and compatible development patterns."

10855_26-046 RES 4580 TS-cv.pdf

We believe the record should therefore clearly explain whether the proposed Salmon Falls map change is correcting an error that existed when the 2035 Comprehensive Plan was adopted, or whether it represents a subsequent change in the Borough's land-use policy for these properties.

Again, we are not requesting through this letter that the Planning Commission reach any particular outcome on Resolution 4580. We are requesting that the **factual basis, chronology and relationship to the prior Salmon Falls land-use proceedings be clearly established in the administrative record before the Commission makes its recommendation**.

Thank you for including this correspondence in the official Case 26-046 record and October 13 Planning Commission materials.

Please confirm receipt and inclusion in the record.

Sincerely,

Deborah and John Rosenfeld
16775 N. Tongass
Ketchikan AK 99901

To: Crystal Vail, Planning Commission Clerk
Alethea Johnson, Planning and Community Development
CC: Kacie Paxton, Borough Clerk
Borough Manager

Re: Case 26-046 / Resolution 4580 — request for the official case file, the October 13, 2026 Planning Commission packet, transmittal to the Borough Manager, and inclusion in the Assembly packet

Date: October 2, 2026

Dear Ms. Vail and Ms. Johnson:

Please place this letter in the official file for Case 26-046 and Resolution 4580, include it in the Planning Commission meeting materials for October 13, 2026, forward a copy to the Borough Manager, and include it in the Assembly packet when Resolution 4580 is transmitted for Assembly action.

Would you please confirm in writing that each of those steps will be done?

My family owns property across from the former Salmon Falls parcels listed in Resolution 4580, Section 4 and Exhibit A, including the Waterfall Creek tracts identified in that section. We have not received mailed notice of this case. We did not receive mailed notice of the September 15, 2026 Commission hearing. We have not received mailed notice of the October 13, 2026 hearing.

This is the second time notice for action on this campus has failed the people across the road. On the earlier rezone, the online meeting notice I opened carried an empty packet: the agenda item was posted and the attachments were not there. I wrote then so that gap would be in the file. Staff later replied that Case 26-046 is treated as a text amendment under KGBC 18.90.050(c), that no property-owner mailing list is used for code-amendment requests, and that the agenda and packet were published on September 10, 2026. That reply does not answer the map.

Resolution 4580 is not a borough-wide wording change. Section 4 names parcels by identification number and legal description. Exhibit A maps those same parcels. The resolution states that, in a conflict between the list and the map, the parcel identification numbers control, and that the correction “affects the future land use designation only and does not amend the zoning district classification of any parcel.” Those sentences are site-specific. They identify measurable land. The Future Land Use Map is the document later rezones, conditional use permits, and planned unit developments cite for consistency. A change to the designation on a named tract is a change to the plan for that tract and for the property across from it.

KGBC 18.90.050(c), which staff cited, requires notice published according to KGBC 18.90.060 before the Planning Commission hearing. KGBC 18.90.060(a) is the published, descriptive notice. KGBC 18.90.060(b) is the mailed notice measured from a subject property. Once the resolution names the lots, there is a subject property to measure from. Two later Assembly meetings, and the five-day published summary required by AS 29.25.020, are a separate duty. They are not a substitute for notice of the Commission hearing, and they do not cure an empty packet on the first posting.

I am not directing the outcome of the map. I am asking that the record show the following:

1. Owners of property across from the Section 4 parcels at the former Salmon Falls / Waterfall Creek location did not receive mailed notice of the September 15 hearing or of the October 13 hearing.

2. The first online packet for this matter was posted without attachments. Correspondence noting that fact is already part of the case file.

3. Whether the Borough will mail notice consistent with KGBC 18.90.060(b) before October 13, or whether it treats published agenda notice alone as sufficient for a resolution that names parcels and redraws their Future Land Use Map designations.

4. That this letter will be forwarded to the Borough Manager and placed in the Assembly packet for the meeting at which Resolution 4580 is considered and voted.

Notice in KGBC 18.90.050(c) and 18.90.060 is written so the public can see a proposed action before it is used as the plan or a named tract. It also tells staff how to run that process.

Please place this letter in the Case 26-046 file and in both packets requested above.

Respectfully,

L. A Ably

Crystal Vail

From: Lori Ably [redacted]
Sent: Tuesday, October 6, 2026 9:30 PM
To: Planning Group; Crystal Vail
Subject: Re: Case 26-046 / Resolution 4580 — objection to the text and Future Land Use Map amendments; defective notice; incomplete record

Ketchikan Gateway Borough Planning Commission
Planning Comment Group

Re: Case 26-046 / Resolution 4580 — objection to the text and Future Land Use Map amendments; defective notice; incomplete record, including the nonconforming-use clock the April rezone did not address.

Please attach to the case, include in the October 13, 2026 packet, lay on the table, and enter in the official record.

Planning Commission:

I object to a recommendation of approval on Resolution 4580.

The objection is to the text amendments in Sections 2 and 3, to the Future Land Use Map amendments in Section 4 and Exhibit A, and to proceeding while the notice and the record required for a hearing on named parcels are incomplete.

We live on the North Tongass lots next to these parcels because this end of the road is remote residential.

The interest in this hearing is the housing already here, and a quiet lot, not a commercial or industrial designation next door.
Rural Mixed Use, and a Commercial Waterfront rewrite that keeps light industrial as an intended use, point the plan the other way.
Low Density Residential is the condition on the ground around these lots.

A cleanup that recolors the named parcels toward mixed use, and that leaves light industrial in the harbor text, is NOT what the people who live here asked the plan to protect.

The 2035 Comprehensive Plan, adopted by Ordinance 2094-A on February 2, 2026, is the Borough's adopted guide for zoning and land-use decisions.

The Borough's plan page states that the Future Land Use Map illustrates the planned development pattern and serves as a policy guide.
A map change is not a rezone. As staff are surely already aware, it is THE TEST a later rezone, conditional use, or density request is measured against.

AS 29.40.030 requires the plan to be adopted by ordinance.

AS 29.40.040 provides that land-use regulations implement the plan.

Section 3 removes the housing limit and keeps the industrial use.
The adopted Commercial Waterfront designation said residential uses are accessory. Accessory meant a dwelling tied to the working waterfront, not a commercial or industrial project as the main use. Section 3 deletes that sentence and lists light industrial, recreation, commercial, and residential together as intended uses.

The neighbors' interest is the housing ALREADY on the Low Density lots next door.
The deleted sentence was a "limit" on how far a nonresidential use could go. Taking it out, while light industrial stays on the page, lets a later applicant say industrial and commercial were already what the designation intended.

That is a policy change beside remote residential lots, not a typographical correction.

The nonconforming-use clock must be in this record, because the April rezone did not put it in that one.
Ordinance 2022 rewrote Title 18. KGBC 18.20.010 provides that the title became effective August 8, 2023.
That is the zoning code, not the plan.
KGBC 18.30.030(e)(6) provides that a nonconforming use of a structure, or of a structure and premises in combination, discontinued or abandoned for six consecutive months, or for 18 months in any three-year period, shall not thereafter be used except in conformance with the zone.
Six consecutive months from August 8, 2023, is February 8, 2024.
If the use was of land only, KGBC 18.30.030(f)(3) provides that a cessation of more than 30 days ends the nonconforming status. Ordinance 2106 rezoned three of these lots to General Commercial WITHOUT A FINDING on whether any claimed nonconforming use had already lapsed under that clock.
Resolution 4580 now recites "existing and historic uses" as the reason to recolor the same lots Rural Mixed Use, and it likewise contains no finding on discontinuance.
This letter is filed so that omission is in the official record.
The Commission should require the stop date, and a finding on whether status survived February 8, 2024, before it adopts Recital F.

Section 4 names parcels.
The mail rule follows the property.
KGBC 18.05.010(e) provides that "shall" is always mandatory. KGBC 18.90.060(b) provides that, at least 15 days before the hearing, the clerk shall mail the owner and, outside the City of Ketchikan, every owner within 1,200 feet, and that the mail shall include the notice and a map.

Section 4 names Tract C, Waterfall Creek Subdivision, USS 5525 (313710099000); U.S. Survey 3163 (313710101000);
ATS 502 (313710101000ATS1);
and Lot 4, Betton View, Plat 2025-5 (313710002300).

Neighbors report they did not receive the mailing.
The posted file contains no affidavit that they did.

The POSTED FILE STILL OMITS the pages that answer the recital.
It does not contain:

-Resolution 4544-A Amended,
-the January 27, 2026 recommendation of denial;
-Ordinance 2106;
-the dock, port, and vessel-service condition left on those three lots only;
-any statement whether that condition is on GIS;
-any mailing affidavit; or
-any finding naming a lawful existing use that requires Rural Mixed Use rather than the Low Density Residential pattern next door.

KGBC 18.90.060(d) provides that THE APPLICATION AND ALL PLANS AND DATA SHALL BE AVAILABLE FROM THE FILING UNTIL THE HEARING.

KGBC 18.20.050 is a DUTY to "review and recommend", not a duty to recommend on a record that omits the prior denial and the discontinuance question.

I object to Section 2.
I object to Section 3.
I object to Section 4 and Exhibit A as applied to the four parcels named above.

Do not adopt Sections 2, 3, or 4.
Do not recolor Tract C, U.S. Survey 3163, or ATS 502 to Rural Mixed Use.
Do not delete the line that residential uses are accessory, and do not keep light industrial as an intended use beside remote housing.

Continue Case 26-046 until the mailing is done and the omitted pages are in the file.

The February plan remains the plan until the Assembly adopts an ordinance.

Please attach this letter to Case 26-046, include it in the packet for the October 13, 2026 meeting, lay it on the table, and enter it in the official record.

Respectfully,

L. A. Ably
October 7, 2026

Crystal Vail

From: Rhonda King [redacted]
Sent: Tuesday, October 6, 2026 10:12 PM
To: Crystal Vail; Planning Group
Subject: Re: Case 26-046/Resolution 4580

Ketchikan Gateway Borough Planning Commission

Re: Case 26-046 / Resolution 4580 — objection to the text and map changes; failure to notice the neighbors; please include in the packet and the official record

Planning Commission:

I object to the text changes and the Future Land Use Map changes in Resolution 4580, and I object to a recommendation of approval while the neighbors of the named parcels were not given the notice the code describes.

This is a public-interest objection. The 2035 Comprehensive Plan is the Borough's adopted guide for zoning and land-use decisions. The Borough's own plan page says the Future Land Use Map illustrates the planned development pattern and serves as a policy guide, and that the plan is of the community only if the public is in the process. A staff cleanup that recolors named lots, rewrites harbor wording, and does not mail the people next door fails that mission.

KGBC 18.05.010(e) says the term "shall" is always mandatory.

KGBC 18.90.060(a) says public notice shall state the date, time, place, and purpose of the hearing, shall generally describe the action sought, and shall be published at least 15 days before the hearing. If posted on the internet, the post shall remain until the hearing.

KGBC 18.90.060(b) says that at least 15 days before the hearing the clerk shall mail notice to the owner of the property and, outside the City of Ketchikan, to owners of property within 1,200 feet of any point on

the outside perimeter. The mail shall include the public notice and a map. The code ties that mailing to the property for which the action was requested, not to who filled out the form. Section 4 names the parcels. Neighbors report they did not receive that mailing. The posted file does not say they did.

KGBC 18.90.060(d) says that from the time of filing until the hearing, the application, together with all plans and data submitted, shall be available for public inspection in the zoning office or on the internet. The September packet was empty. The October file has the resolution and the maps. It still omits the Planning Commission denial of the Salmon Falls rezone, Ordinance 2106, and the dock, port, and vessel-service condition left on those three lots.

KGBC 2.40.090 says Commission meetings shall be open, and the Commission shall provide reasonable notice and a reasonable opportunity to be heard. KGBC 18.20.050 says the Commission shall review the plan and shall present its recommendations to the Assembly. A recommendation on a record that omits the mailing and the prior finding is not that duty.

AS 29.40.030 requires the plan to be adopted by ordinance. AS 29.40.040 says land-use regulations implement the plan. A Future Land Use Map change is not a rezone tonight. It is the test the next rezone is measured against. That is why the neighbors have an interest, and why notice is not optional.

I object to Section 2, the rewritten goals. I object to Section 3, the Commercial Waterfront rewrite that keeps light industrial as an intended harbor use and deletes the line that residential uses are accessory. I object to Section 4 and Exhibit A as applied to Tract C, U.S. Survey 3163, ATS 502, and Lot 4, Betton View.

Do not adopt Resolution 4580. Continue Case 26-046 until the 1,200-foot mailing is done, the omitted pages are in the file, and the public can comment on a whole record. The February plan stays the plan until the Assembly adopts an ordinance.

Please attach this letter to Case 26-046, include it in the packet for the October 13, 2026 Planning Commission meeting, lay it on the table, and enter it in the official record of that meeting.

Respectfully,

Rhonda King

90 Sunrise Lane
Ketchikan AK 99901

Mailing
PO Box 1338
Ward Cove AK 99928

(907)617-7754

[redacted]

October 7, 2026

On the Table Case 26-046

Crystal Vail

From: Lori Ably [redacted]
Sent: Saturday, September 5, 2026 11:06 AM
To: Planning Comment Group; Planning Group
Subject: Case 26-046 — request to continue

My family owns property within in the Ketchikan Gateway Borough

That property sits under the 2035 Comprehensive Plan and the Future Land Use Map.

Case 26-046 is a staff request to amend the Comprehensive Plan and the Future Land Use Map.
The case page says the purpose is to align land-use goals and designations with the Borough's intent and conditions on the ground.

Attachments: NO file(s) attached.

Comments for the staff report are due September 8, 2026.

The packet is not due until September 11, 2026

Written concerns about the actual amendment cannot enter the packet used for deliberations.

They are reduced to a mere floor comment the night of the vote.

Public meetings and materials to be considered are GOVERNED by
AS 44.62.310 and AS 44.62.312.

The plan is adopted by ordinance with Planning recommendations —
AS 29.40.030(b);
land-use rules follow that plan —
AS 29.40.040.

Assembly action "requires published notice and a hearing"—
AS 29.20.020.

Continue Case 26-046 until the draft pages and map are posted and the public can comment in time for the packet.

1KE-26-00175CI is a public Superior Court file related to the Ketchikan Gateway Borough Comprehensive Plan and alleged code violations by the Defendant, The Ketchikan Gateway Borough (Assembly).

Do not recommend an unseen borough-wide amendment while that case is pending.

Respectfully,

On the Table Case 26-046

L. A. Ably
September 5, 2026

On the Table Case 26-046

Ketchikan Gateway Borough Planning Commission
Resolution 4580
Case 26-046
Meeting of September 15, 2026

I submit this comment on Resolution 4580, Case 26-046.
Please place it in the official record for that file only. This is not a comment on behalf of any other person.

This resolution is written as a focused edit to specified parcels. A Future Land Use Map amendment is not confined to those lots. It rewrites the 2035 Comprehensive Plan, the policy map that governs land-use decisions for every owner under that plan. Every such owner has an interest in whether the plan is implemented or rewritten seven months after adoption so the map follows a zone already changed.

My family owns property along the same short stretch as two of the parcels listed in this resolution.I ask the Commission to deny Resolution 4580. If the Commission will not deny it, I ask that Case 26-046 be continued until impacted owners have been noticed and a complete packet has been posted long enough for the public to read it.

Notice and the packet.
The first notice of Case 26-046 was the docket. When this item first appeared on Destiny, the attachments line read "No file(s) attached." The resolution PDF was added later. The public cannot inspect a plan-map change that is not in the file. A docket line is notice that an item is listed. It is not mailed notice to impacted property, and it is not the resolution, the map, or the property descriptions.

The Borough's own pages do not agree on the case number. One KGB page lists this item as Case 26-046. Another lists it as Case 26-045. Impacted owners cannot be expected to find the file, or to know which comments belong in which record, when the official pages split the same matter across two numbers.

Three owners of property affected by this request, including me and my family, did not receive mailed notice. I do not claim to have surveyed every owner. I do claim that three affected owners, including my family, were left to find a docket item that, when first posted, had no file attached.

On Septemebr 5th as soon as I opened the website, I called the Planning office.
Despite my questions, I wasn't able to obtain sufficient information about the materials missing from the website. That same date, I emailed Planning that Case 26-046 showed "No file(s) attached," that comments for the staff report were due September 8, and that the packet was not due until September 11. I asked that Case 26-046 be continued until the draft pages and map were posted and the public could comment in time for the packet. When I opened what was then posted, it did not contain the resolution text, a Future Land Use Map exhibit, or

property descriptions for the parcels proposed to be changed. After that notice, packet text and the resolution PDF appeared that had not been attached when the item first posted on Destiny.

Written comment on the actual amendment could not enter the packet used for staff deliberations when the operative pages were not posted before the September 8 comment deadline. Materials supplied after that gap was flagged, do not convert "No file(s) attached" into timely notice to the people the map would affect. That is a defect of this item as presented. It is a reason to continue or to deny. It is not a request that the Commission declare the hearing void.The code instructs this body.

Borough code and AS 29.40 protect the public by prescribing how this governing body must perform, what its duties are, and in what order those duties run.
They do not assign that duty to the audience.

AS 29.40.030(a) defines the comprehensive plan as a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development of the borough, including a land-use plan.

AS 29.40.030(b) requires the Assembly, with the recommendations of the Planning Commission, to adopt that plan by ordinance.

AS 29.40.040(a) then requires the Assembly, "in accordance with a comprehensive plan adopted under AS 29.40.030 and in order to implement the plan," to adopt or amend the rules that govern use and occupancy of land, including zoning. Assembly action requires published notice and a hearing.

AS 29.20.020.KGBC 18.20.050 provides that the planning commission shall "periodically" undertake and complete an overall review of the current comprehensive plan, and shall present recommendations, based on that review, to the assembly. It does not authorize a cleanup amendment whose function is to make a newly adopted plan match a zoning change already made.The order of acts.

Ordinance 2094A adopted the 2035 Comprehensive Plan on February 2, 2026, on third public hearing, by a 6–0 vote, with one Assembly member absent.
The published purpose of Case 26-046 is to amend that plan and the Future Land Use Map so designations "align" with Borough intent and with conditions on the ground.

Where the alignment sought is a plan-map edit to follow a rezone already adopted, the statutory order is reversed. The statute writes the plan first and implementing zoning second.
This request writes zoning first and the plan second.
That is a bandage after the fact. It is a shortcoming of the resolution.
It does not ask this Commission to repeal any prior ordinance.

On the Table Case 26-046

No prior rezone is the item on this agenda. The item on this agenda is whether to recommend an amendment to the plan adopted in February.The 2035 plan was adopted February 2, 2026, on third public hearing, by a 6–0 vote, with one Assembly member absent. Seven months later this resolution would rewrite the same lots with no traffic study, no utility study, and no fire-capacity study in the packet. The existing record on these lots already shows water and sewer are unavailable. You are being asked to change a plan that is seven months old without filling that gap.The resolution's own goals.

Resolution 4580 recites Goal C: "Align land use decisions with mapped land use designations and adopted policies to promote predictable and compatible development patterns." Goal C is the plan's statement of AS 29.40.040(a). That statute requires land-use rules to be adopted in accordance with the comprehensive plan, in order to implement the plan.

Both provisions put the adopted map first and the decision second. They do not authorize amending the Future Land Use Map after the fact so the designations follow a zone already changed.

Predictable patterns require that the public be able to read the February 2035 map and rely on it until a complete amendment — resolution text, map exhibit, property descriptions, and notice to impacted property — has been studied.Resolution 4580 also recites Goal D: "Allow reasonable flexibility in land use to support housing availability, essential services, and local economic development."
Goal D does not repeal Goal C or AS 29.40.040(a). "Reasonable" flexibility is the flexibility the adopted plan and Title 18 already provide. It is not authority to invert the statutory order, and it is not authority to recommend a map change from an item that, when first posted on Destiny, read "No file(s) attached."Recitals are not criteria.
Ownership, "existing and historic uses," and title-holder identity may be offered as reasons. Title 18 does not define "historic use." Chapter 18.90 does not list the identity of the title-holder as a criterion for amending the Future Land Use Map. KGBC 18.30.030(e)(6) is the discontinuance rule for a nonconforming use. That clock starts when the use stops. It does not start when title changes.

Recitals describe a narrative. They do not replace AS 29.40.030, AS 29.40.040, or KGBC 18.20.050.Plan categories are not districts and are not project approvals.

Rural Mixed Use, as described in the 2035 executive summary, allows residential, commercial, and light industrial uses, with the general goal of preserving the residential character of surrounding neighborhoods. It is a plan category. It is not a zoning district in Chapter 18.40. Recreation and Open Space lists harbors among its application areas.
A Future Land Use Map amendment is not an application for a harbor, a dock, a terminal, or any other project. If no project application is before the Commission, the map should not be rewritten as if that review had occurred.Pending court file.

On the Table Case 26-046

1KE-26-00175CI is a public Superior Court file concerning the Ketchikan Gateway Borough Comprehensive Plan and alleged code violations by the Borough. I do not ask this Commission to decide that case. I do ask that it not recommend an amendment that was unseen when first posted, while that file is pending.

Request.
Deny Resolution 4580.
If you will not deny it, continue Case 26-046 until impacted owners have been noticed and the resolution text, the Future Land Use Map exhibit, and the property descriptions have been in the published packet long enough for the public to comment in time for the packet. Clarify on the record whether this item is Case 26-046 or Case 26-045, and keep the comments in one file.

L. A. Ably
September 15, 2026

Crystal Vail

From: Kacie Paxton
Sent: Thursday, September 10, 2026 5:04 PM
To: Lori Ably; Planning Group
Cc: Crystal Vail
Subject: RE: Subject: Case 26-046 — on-time comment is not packet consideration

Crystal: Please see the email from Lori Ably with correspondence for the Planning Commission.

Lori: Please send Planning Commission correspondence to Crystal Vail at crystalv@kgbak.us

Kacie Paxton, MMC
Borough Clerk

From: Lori Ably <lably77@gmail.com>
Sent: Thursday, September 10, 2026 5:03 PM
To: Kacie Paxton <kaciep@kgbak.us>; Planning Group <planning@kgbak.us>
Subject: Subject: Case 26-046 — on-time comment is not packet consideration

Dear Clerk
Please forward to the Borough Planning Commission

My family owns property that sits under the 2035 Comprehensive Plan and the Future Land Use Map.

Case 26-046 is a staff request to amend that plan and map. The case summary says the purpose is to align land-use goals and designations with the Borough's intent and existing conditions on the ground. Recommended action is Resolution 4580, a recommendation of approval to the Assembly.
The file was empty when comment was due.

I submitted written comment on Saturday, September 5, 2026 at 11:06 a.m., to Planning Comment Group and Planning Group, subject "Case 26-046 — request to continue."

That is why I wrote at all.
The case page showed no attachments. Staff-report comments were due September 8.
The packet was not due until September 11.

The public was asked to comment on a borough-wide plan rewrite before the draft pages and map were posted.

Written concerns about the actual amendment could not enter the packet used for deliberations.

They were reduced to a guess and, if we were lucky, a floor comment the night of the vote.
My on-time letter then missed the packet!

Crystal Vail, Platting/Zoning Clerk, emailed that the comment was received and would be included in the meeting materials.

On September 10 a Clerk's Note was posted:
the comment was submitted before the deadline, was mistakenly not attached before publishing, has now been attached, and will be laid on the table at the September 15, 2026 Planning Commission meeting.
That is not the consideration the deadline was built for.
A packet comment is what members read before the hearing.
A document laid on the table the night of the vote is a handout. An empty case page at the comment deadline, then an on-time letter left out of the published packet, is the same failure twice. "On the table" September 15 does not cure an empty file on September 8 or a missing letter on September 11.
Public meetings and materials to be considered are governed by AS 44.62.310 and AS 44.62.312. A comprehensive plan is adopted by ordinance with planning recommendations — AS 29.40.030(b). Land-use rules follow that plan — AS 29.40.040. Assembly action requires published notice and a hearing — AS 29.20.020.
None of that is met by asking the public to comment on pages that were not posted, then dropping the timely letter from the packet the Commission uses to recommend 4580.
The plan is supposed to lead. The map is supposed to follow. Amending a plan adopted in 2026 so it matches "conditions on the ground" is the map leading the plan. The public cannot test that rewrite if the rewrite is not in the packet when comment is due.
I request:
This letter and the September 5 comment be placed in the permanent file for Case 26-046 and with Resolution 4580.
The Commission continue 26-046 until the draft plan pages and Future Land Use Map are posted in time for packet comment — not only paper laid on the table the night of the vote.
Written confirmation that an on-time comment the Clerk's Note admits was omitted will be treated as packet material on any continued date.
Both letters go to the Assembly if 4580 is forwarded.
"Mistakenly not attached" is the department's sentence. The remedy is a packet the public and the Commission can actually use.

Respectfully,
Lori Ably
[redacted]

Attachments: September 5 comment;
Vail confirmation email;
Clerk's Note of September 10; Case 26-046 summary (no files at comment; ref Resolution 4580
Web label

Email thread:
On Tue, Sep 8, 2026, 7:58 AM Crystal Vail <[redacted]> wrote:
Hello Lori,

Your comment has been received and will be included in the meeting materials for this case.

Have a nice day,

Crystal Vail

Platting/Zoning Clerk

Ketchikan Gateway Borough

Planning & Community Development

907 228 6610

From: Lori Ably <[redacted]
Sent: Saturday, September 5, 2026 11:06 AM
To: Planning Comment Group <plancomment@kgbak.us>; Planning Group <planning@kgbak.us>
Subject: Case 26-046 — request to continue

My family owns property within in the Ketchikan Gateway Borough

That property sits under the 2035 Comprehensive Plan and the Future Land Use Map.

Case 26-046 is a staff request to amend the Comprehensive Plan and the Future Land Use Map.

The case page says the purpose is to align land-use goals and designations with the Borough's intent and conditions on the ground.

Attachments: NO file(s) attached.

Comments for the staff report are due September 8, 2026.

The packet is not due until September 11, 2026
Written concerns about the actual amendment cannot enter the packet used for deliberations.

They are reduced to a mere floor comment the night of the vote.

Public meetings and materials to be considered are GOVERNED by

AS 44.62.310 and AS 44.62.312.

The plan is adopted by ordinance with Planning recommendations —

AS 29.40.030(b);

land-use rules follow that plan —

AS 29.40.040.

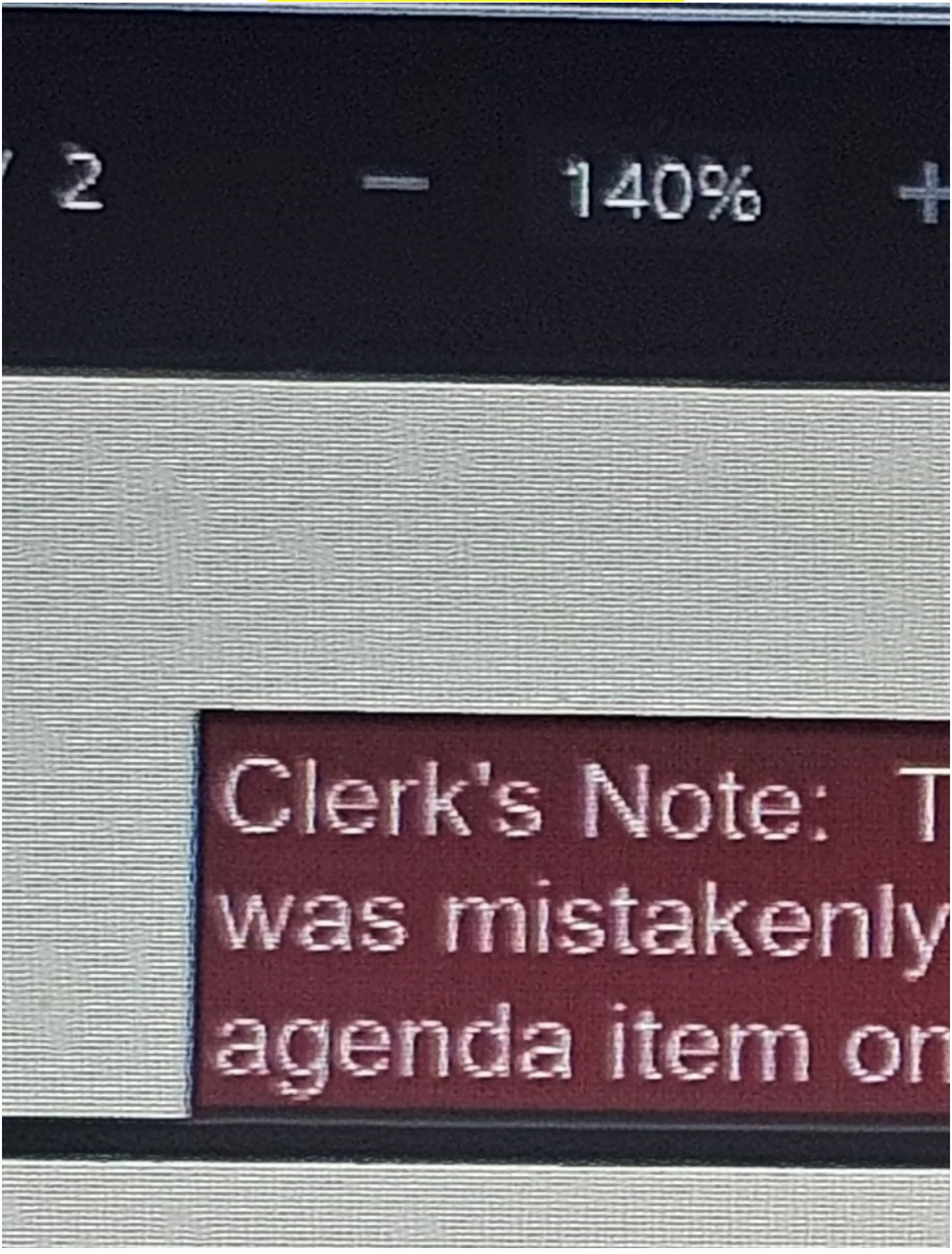
Assembly action "requires published notice and a hearing"—

AS 29.20.020.

Continue Case 26-046 until the draft pages and map are posted and the public can comment in time for the packet.

1KE-26-00175CI is a public Superior Court file related to the Ketchikan Gateway Borough Comprehensive Plan and alleged code violations by the Defendant, The Ketchikan Gateway Borough (Assembly).

Do not recommend an unseen borough-wide amendment while that case is pending.


2
140%
Clerk's Note: T
was mistakenly
agenda item on

Respectfully,

L. A. Ably

September 5, 2026

Crystal Vail

Clerk's Note: This comment was submitted to the Planning Department before the comment deadline and was mistakenly not attached to the packet before publishing. This comment has been attached to this agenda item on 9/10/2026, and will be laid on the table at the Planning Commission Meeting of 9/15/2026

From: Lori Ably [redacted]
Sent: Saturday, September 5, 2026 11:06 AM
To: Planning Comment Group; Planning Group
Subject: Case 26-046 — request to continue

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Case 26-046 is a staff request to amend the Comprehensive Plan and the Future Land Use Map.
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Attachments: NO file(s) attached.

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AS 29.20.020.

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Do not recommend an unseen borough-wide amendment while that case is pending.

Respectfully,

L. A. Ably
September 5, 2026

KETCHIKAN GATEWAY BOROUGH
PLANNING COMMISSION/PLATTING BOARD

RESOLUTION NO. 4580

A Resolution of the Ketchikan Gateway Borough Planning Commission Forwarding a Request to the Borough Assembly to Amend the Ketchikan Gateway Borough 2035 Comprehensive Plan with a Recommendation of Approval. (Case 26-045)

R E C I T A L S

A. **WHEREAS** , the Planning Commission finds that the Ketchikan Gateway Borough Assembly adopted the Ketchikan Gateway Borough 2035 Comprehensive Plan by Ordinance No. 2094-A; and

B. **WHEREAS** ,the Planning Commission finds that KGBC 18.20.050 requires periodic review of the comprehensive plan by the Planning Commission and to send their recommendations to the Assembly; and

C. **WHEREAS** , the Planning Commission finds that the proposed amendments to the Ketchikan Gateway Borough 2035 Comprehensive Plan contain certain identified practical and operational improvements aimed to improve the consistency and utility of the plan; and

D. **WHEREAS** , the Planning Commission finds that an amendment is proposed to the "Land Use and Environment" goals of the Plan, to clarify defined outcomes the Borough seeks; and

E. **WHEREAS** , the Planning Commission finds that an amendment is proposed to the description of the "Commercial Waterfront" designation to reflect the mixed-use character intended for residential development that exists in areas so designated; and

F. **WHEREAS** , the Planning Commission finds that amendments are proposed to the Future Land Use Map designations. Amending “Public Management” to “Rural Mixed Use”, amending “Commercial” to “Institutional,” and amending “Rural Residential” to “Recreation and Open Space,” for parcels identified in Section 4 and as depicted in Exhibit “A,” to more accurately reflect the ownership, existing and historic uses, and surrounding development pattern of those parcels; and

G. **WHEREAS** , the Planning Commission finds that the proposed amendments to the Ketchikan Gateway Borough 2035 Comprehensive Plan are in the best interest of the residents of the Ketchikan Gateway Borough.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE FINDINGS, IT IS RESOLVED BY THE PLANNING COMMISSION/PLATTING BOARD OF THE KETCHIKAN GATEWAY BOROUGH as follows**:**

Section 1. That the request to amend the Ketchikan Gateway Borough 2035 Comprehensive Plan as shown in Sections 2, 3, and 4 and Exhibit 'A' be forwarded to the Ketchikan Gateway Borough Assembly with a recommendation of approval.

Section 2. The "Land Use and Environment" goals of the Ketchikan Gateway Borough 2035 Comprehensive Plan are hereby amended to read as follows:

[GOAL A: GUIDE GROWTH THROUGH COORDINATED, PREDICTABLE, AND PLACE-BASED LAND USE PLANNING APPROACHES**]** **Goal A: Guide growth that is systematic and considerate of surrounding uses and site conditions while allowing lawful use of property.**

[GOAL B: PLAN FOR SAFE AND ADAPTIVE USE OF LAND IN THE FACE OF NATURAL HAZARDS AND CHANGING CONDITIONS] **Goal B: Encourage efficient, safe, and adaptive use of land while minimizing risk related to public services, environmental constraints and natural hazards.**

Goal C: Align land use decisions with mapped land use designations and adopted policies to promote predictable and compatible development patterns.

Goal D: Allow reasonable flexibility in land use to support housing availability, essential services, and local economic development.

Section 3. The "Future Land Use Map" of the Plan and the "Intended Land Uses" category within the "Commercial Waterfront" designation is hereby amended to read as follows:

Land Use Category	Intended Land Uses	Application Areas	Use Examples
Commercial Waterfront	Waterfront dependent uses that combine light industrial, recreation, and commercial, **and residential** uses, balancing working waterfronts with community spaces. [RESIDENTIAL USES ARE ACCESSORY.]	Areas along harbors	Boat harbors, docks, retail, parks, canneries

Section 4. The "Future Land Use Map" of the Plan is hereby amended to modify the future land use designation of the following parcels, as follows. Maps of each parcel are included in Exhibit "A."

Parcel ID	Legal Description	Future Land Use Designation
313710099000	Tract C, Waterfall Creek Subdivision U.S. Survey 5525, According to the Amended Plat Thereof Filed May 4, 1984, As Plat No. 84-16, Ketchikan Recording District, First Judicial District, State Of Alaska.	[PUBLIC MANAGEMENT] **Rural Mixed Use**
313710101000	All Of the Land Embraced in U.S. Survey 3163 Situate On The Southeasterly Shore Of Clover Passage In The Ketchikan Recording District, First Judicial District, State Of Alaska.	[PUBLIC MANAGEMENT] **Rural Mixed Use**
313710101000ATS1	The Following Described Property Known As ATS 502 And More Particularly Described As Follows: Beginning At Corner No. 1 Identical With Corner No. 2 Mc Of U.S. Survey 3163, From Corner No. 1 By Metes And	[PUBLIC MANAGEMENT] **Rural Mixed Use**

Parcel ID	Legal Description	Future Land Use Designation
	Bounds; S45^30'w 270.60 Ft To Corner No. 2; Thence S20^30'e 52.80 Ft To Corner No. 3; Thence S15^00'w 102.30 Ft To Corner No.4; Thence S46^45'w 211.20 Ft To Corner No. 5; Identical With Corner No. 4 M.C. Of U.S. Survey 3163; Thence N43^30'w 249 Ft to Corner No. 6; Thence N42^15'e 253 Ft to Corner No. 7; Thence N54^10'e 235 Ft to Corner No. 8; Thence S 82^09'e 167.16 Ft to Corner No. 1, The Point of Beginning, Ketchikan Recording District, First Judicial District, State Of Alaska.	
702340021500	Lot 2 Of The South Tongass Utilities Subdivision, According to Plat No. 2020-37, Ketchikan Recording District, First Judicial District, State Of Alaska.	[COMMERCIAL] **Institutional**
70234002100	Lot 1 Of the South Tongass Utilities Subdivision, According to Plat No. 2020-37, Ketchikan Recording District, First Judicial District, State Of Alaska.	[COMMERCIAL] **Institutional**
702340020000	That Portion Of Lot 3a, U. S. Survey 1627, More Particularly Described As Follows: Beginning At Corner 1 Of Lot 3a, U. S. Survey 1627, As Shown On Plat 86-47 Filed At The Ketchikan Recording District; Thence N43 03'30' EA Distance Of 403.10 Feet; To The Beginning Of A Curve Concave To The Southwest Having A Radius Of 260 Feet; Thence South Along Said Curve A Distance Of 106.33 Feet; Thence South A Distance Of 265.93 Feet; Thence N75 50'50''w A Distance Of 305.94 Feet To The True Point Of Beginning, Containing 57,213 Square Feet, More Or Less; Excepting The Reservation Of 60 Feet Wide Strip Along The Easterly Line Of The Above-	[COMMERCIAL] **Institutional**

Parcel ID	Legal Description	Future Land Use Designation
	Described Parcel For Dedication As A Public Roadway.	
313710002300	Lot 4, Betton View Subdivision, According to Plat No. 2025-5, Ketchikan Recording District, First Judicial District, State Of Alaska.	[RURAL RESIDENTIAL] **Recreation and Open Space**

In the event of a conflict between the parcels listed in this section and the parcels depicted in

Exhibit A, the parcel identification numbers listed in this section shall control. This correction affects the future land use designation only and does not amend the zoning district classification of any parcel.

PASSED AND ADOPTED this 15th day of September 2026.

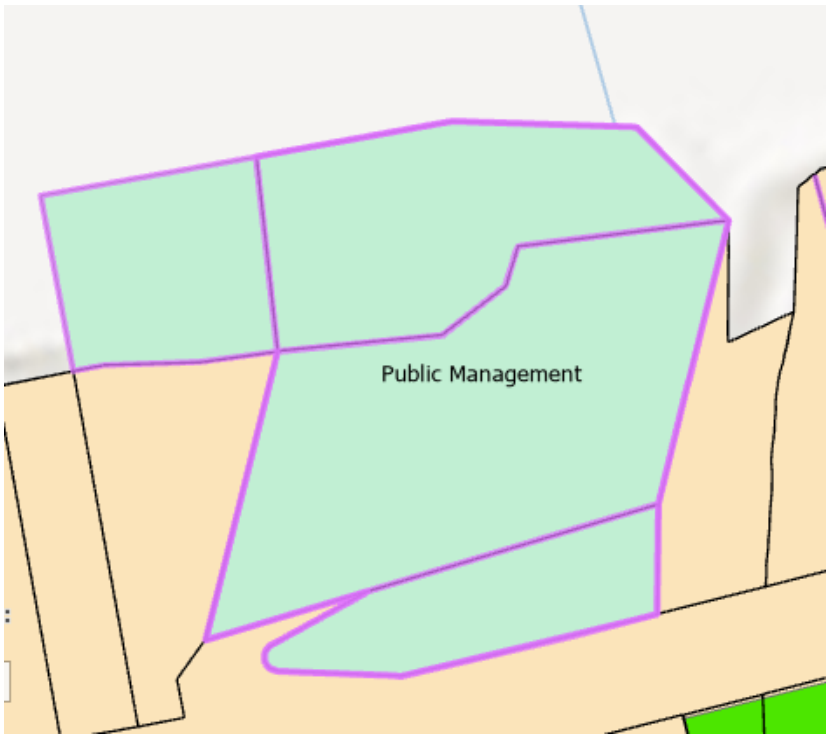
Jos Govaars, Chair of the
Planning Commission/Platting Board

ATTEST:

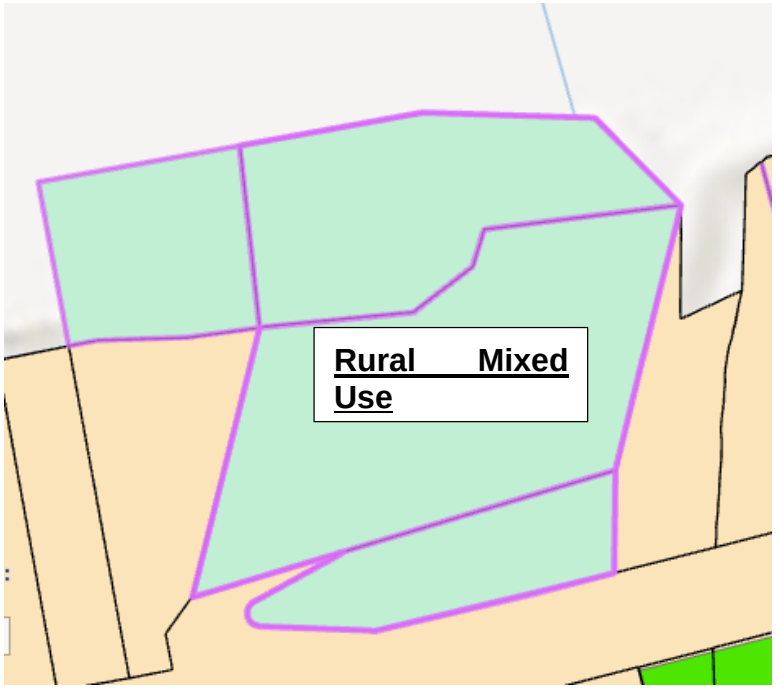
Crystal Vail, Clerk of the
Planning Commission/Platting Board
Ketchikan Gateway Borough

EXHIBIT "A"
Maps of Parcels Amended in Section 4

Existing:



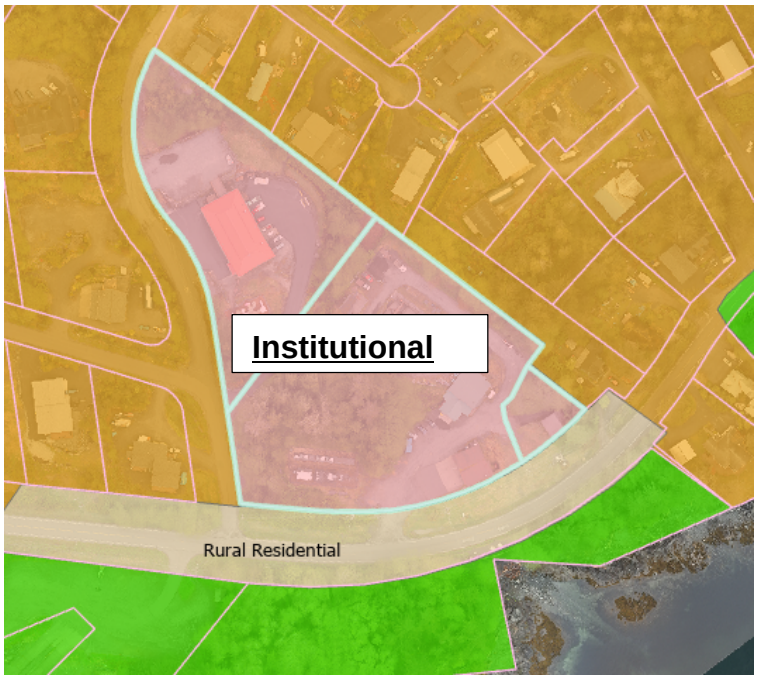
Proposed:



Existing:



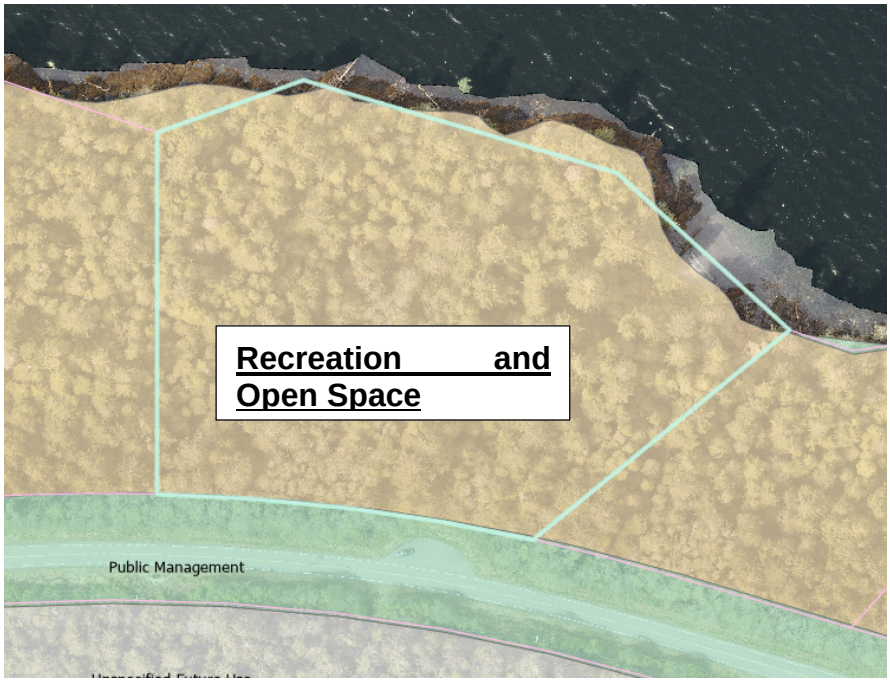
Proposed:



Existing:



Proposed:



PLANNING COMMISSION **6. B.**

Meeting Date: 10/13/2026
Resolution #: 4577

Title: Case 26-043

Case Manager: Alethea Johnson, Associate Planner
Approved for Submittal: Planning Director

REQUESTED ACTION

Reconsideration of a request for a major parking variance to construct a four-story mixed-use building without providing the required parking spaces on Lot 2, Galley Subdivision, Ketchikan Recording District; located at 2334 Tongass Ave, City of Ketchikan.

PROJECT DATA

Property Information			
Owner	Ketchikan Indian Community	**Applicant**	Owner
Location	2334 Tongass Ave	**Zoning/Overlay**	CG
Access	Tongass Ave/ Austin Street	**Site Area**	6101 sq ft
City/Service Area	City of Ketchikan	**Utilities**	KPU
Procedural Information			
Application Date	8/21/2026	**Agency Notice Date**	n/a
PON Date (# sent)	8/27/2026 (81)	**Agenda Published**	9/11/2026
Notice Distance	600 ft	**Site Visit Date**	8/25/2026
Identifying Information			
Survey, Lot, Block	Lot 2, Galley Subdivision, Ketchikan Recording District		
Parcel Number	01 1244 004 450	**Customer Number**	610298

APPLICABLE LAND USE REGULATIONS

KGBC 18.60.030 (CG)		
Minimum Lot Area	**0 Square Feet**	
Minimum Lot Width	**50 Feet**	
Setbacks:	**Front: 0** **Side: 0**	**Rear: 0**
Maximum Structure Height	**50 Feet**	
Maximum Lot Coverage	**100 %**	

CASE SUMMARY

Case 26-043 is a request by the Ketchikan Indian Community (KIC) for a major variance from the off-street parking requirements applicable to a proposed four-story mixed-use facility in the CG (General Commercial) zone. The proposed facility, known as the S'eenáa Hít Navigation Center, will provide day services, overnight shelter, behavioral health screening, case management, employment assistance, independent living skills training, and related support services for unhoused and imminently homeless individuals. The applicant proposes to provide one on-site parking space where, according to the parking worksheet calculation, the uses require 24 spaces.

At the September 15, 2026 Planning Commission (PC) Meeting, a public hearing was held on Case 26-043. Following the public hearing, the Commission adopted the following motion:

"M/S: GUBATAYAO/SHAW to adopt Resolution 4577, approving the request as presented."

On September 29, 2026 a motion to reconsider the motion to adopt Resolution 4577 was filed with the Borough Clerk. The motion to reconsider is on the floor for debate:
"I move to grant reconsideration of the Planning Commission's adoption of Resolution 4577 for Case 26-043, pursuant to KGBC 2.115.110(a) based on substantial procedural error in the required public notice."

KGBC 2.115.110 states:
A decision of a board, commission or official reached at the conclusion of a quasijudicial proceeding or administrative hearing, with the exception of final decisions of the board of equalization and board of adjustment, may be reconsidered or reheard only if:
(a) There was substantial procedural error in the original proceedings; or
(b) The official, board or commission acted without jurisdiction in the original proceeding; or
(c) The original decision was based on fraud or misrepresentation.
Any person seeking reconsideration or rehearing must file a request with the borough clerk together with materials supporting one or more of the grounds stated above within 15 days of the decision for which reconsideration or rehearing is requested. A rehearing shall be conducted in the same manner as the original proceeding. [Ord. No. 1905, §1, 3-9-20; Ord. No. 988, §1, 5-6-96. Code 1974 §5.110.110.]

The motion adopted by the PC on September 15, 2026 was made with a substantial procedural error in the original proceedings. KGBC 18.90.060(b)(1) requires that, at least 15 days prior to a hearing, the Clerk of the Planning Commission mail notice of the requested action to the addresses listed in the current assessment roll for owners of property within the applicable notification area. Following the PC's consideration and decision on Case 26-043, staff identified an error in the mailing of required notices. Two condominium buildings are located in the notice area (within 600 feet of the subject property.) Notices were mailed to the condominium associations; however notices were not mailed

individually to all owners of property within those condominium buildings as identified on the current assessment roll. As a result, the required notice was not provided to all property owners entitled to receive it before the hearing (KGBC 18.90.060(b)(1)(a)) Staff believe this failure provides grounds for reconsideration and to schedule a rehearing of the matter in the same manner as the original proceedings.

Staff recommends the motion to reconsider be approved and that the PC, in accordance with KGBC 18.90.060(1)(a), schedule a rehearing, allowing a timeline to mail the proper notice to all property owners within 600 feet of the subject property.

The following sequence of motions is in order:

1. Vote on the Motion to Reconsider:

"I move to grant reconsideration of the Planning Commission's adoption of Resolution 4577 for Case 26-043, pursuant to KGBC 2.115.110(a) based on substantial procedural error in the required public notice."

2. If the Motion to Reconsider <u>PASSES</u>, the following sequence is in order:

a. **The following MOTION to adopt** Resolution 4577 would be on the floor for debate:

M/S: GUBATAYAO/SHAW *"to adopt Resolution 4577, approving the request as presented."*

The PC may discuss and/or amend the motion, or may go right to the vote on the MOTION

<u>Staff recommends the PC vote against this motion so that it FAILS.</u>

b. **If the motion FAILS**, the Planning Commission will schedule and hold a rehearing on Case 26-043 in the same manner as the original hearing, following the completion of the required property owner notice.

- Staff Presentation
- Public Testimony
- Motion
- Discussion on the motion

c. **If the motion from September 15th PASSES**, it remains in effect and an appeal period of 15 days from the date of reconsideration begins.

3. **If the MOTION to RECONSIDER FAILS**, the motion to adopt Resolution 4577 as adopted on September 15, 2026 remains in effect. An appeal period of 15 days from the date of reconsideration begins.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends approval of the request by adopting Resolution 4577.

Approval:

“I move to adopt Resolution 4577, approving the request as presented.”

Denial:

“I move to adopt Resolution 4577, denying the request for a parking variance to allow the construction of a four-story mixed use facility at 2334 Tongass Ave, City of Ketchikan, subject to the following findings...(insert findings)"

Attachments

Request for Reconsideration Case 26-043

Staff Analysis

Maps and Photos

Application

Notices

Resolution 4577

KETCHIKAN GATEWAY BOROUGH

1900 First Avenue, Suite 126, Ketchikan, Alaska 99901
● telephone: (907) 228-6610 ● fax (907) 228-6698
Department of Planning and Community Development

TO: Ketchikan Gateway Borough Planning Commission
THROUGH: Ruben Duran, Borough Manager
FROM: Alethea Johnson, AICP, Associate Planner / Case Manager
DATE: September 29, 2026
SUBJECT: Request for Reconsideration of Case 26-043 Due to Substantial Procedural Error

Request

Staff respectfully requests that the Planning Commission reconsider its decision in Case 26-043 and to conduct a rehearing on the matter pursuant to KGBC 2.115.110(a) due to a substantial procedural error in the public notice provided for the original hearing.

KGBC 2.115.110 provides that a decision of a board, commission, or official reached at the conclusion of a quasi-judicial proceeding or administrative hearing may be reconsidered or reheard when "[t]here was substantial procedural error in the original proceedings." The section further provides that a request for reconsideration or rehearing must be filed with the Borough Clerk, together with supporting materials, within 15 days of the decision and that "[a] rehearing shall be conducted in the same manner as the original proceeding."

Basis for Reconsideration

KGBC 18.90.060(b)(1) requires that, at least 15 days prior to the hearing, the Clerk of the Planning Commission mail notice of the requested action to the address listed in the current assessment roll for owners of property within the applicable notification area. For property within the corporate limits of the City of Ketchikan, KGBC 18.90.060(b)(1)(a) establishes a notification area of 600 feet from any point on the outside perimeter of the subject property.

Following the Planning Commission's consideration and decision on Case 26-043, staff identified an error in the mailing of the required notices. Two condominium buildings are located within 600 feet of the subject property. Notices were mailed to the condominium associations; however, notices were not mailed individually to all owners of property within those condominium buildings as identified on the current assessment roll.

Because KGBC 18.90.060(b)(1)(a) requires notice to the owners of property within the applicable notification area, the required notice was not provided to all property owners entitled to receive it before the hearing.

Staff believes that the failure to provide the required notice to all affected property owners constitutes a substantial procedural error in the original proceeding and provides grounds for reconsideration and rehearing under KGBC 2.115.110(a).

Purpose and Effect of Reconsideration

Reconsideration would allow the notice deficiency to be corrected before the Planning Commission conducts a rehearing of Case 26-043. Property owners entitled to notice would receive the required notice and would have the opportunity to participate in the rehearing.

This approach provides the affected property owners the opportunity for participation contemplated by the notice requirement while allowing the Commission to consider the case through a properly noticed proceeding.

Staff Recommendation

Staff recommends the Planning Commission:

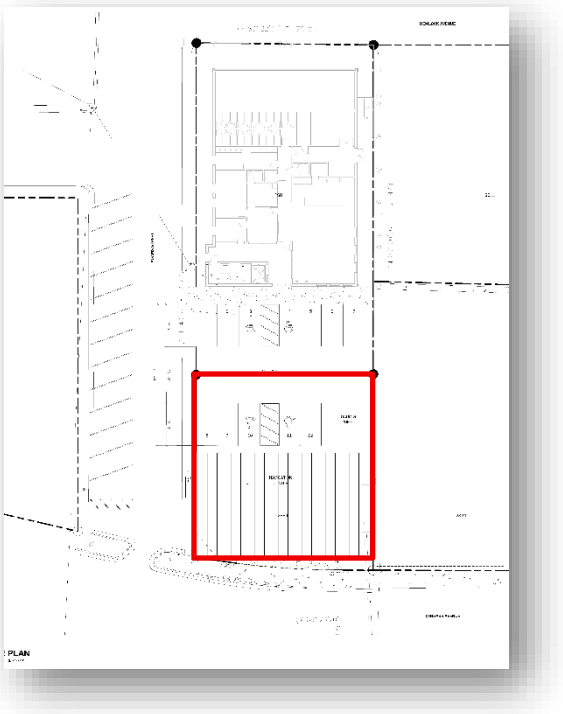
1. **Find that the failure to provide mailed notice to all property owners entitled to notice within the applicable 600-foot notification area constitutes a substantial procedural error in the original proceeding for Case 26-043;**
2. **Grant reconsideration of the Planning Commission's decision in Case 26-043 pursuant to KGBC 2.115.110(a);**
3. **Direct staff to provide notice in accordance with KGBC 18.90.060(b) prior to rehearing the case; and**
4. **Schedule Case 26-043 for rehearing following completion of the required notice.**

Recommended Motion
“I move to grant reconsideration of the Planning Commission’s decision in Case 26-043 pursuant to KGBC 2.115.110(a) based on substantial procedural error in the required public notice, and direct that Case 26-043 be scheduled for rehearing following completion of the notice required by KGBC 18.90.060(b).”

PLANNING STAFF ANALYSIS AND RECOMMENDED FINDINGS

Part I. BACKGROUND AND ANALYSIS

A. Summary of requested action:



Case 26-043 is a request by the Ketchikan Indian Community (KIC) for a major variance from the off-street parking requirements applicable to a proposed four-story mixed-use facility in the CG (General Commercial) zone. The proposed facility, known as the S'eenáa Hít Navigation Center, will provide day services, overnight shelter, behavioral health screening, case management, employment assistance, independent living skills training, and related support services for unhoused and imminently homeless individuals. The applicant proposes to provide one on-site parking space where, according to the parking worksheet calculation, the uses require 24 spaces.

The applicant states that the subject parcel (Lot 2) was formerly occupied by the Galley Restaurant, which has been demolished. The lot was recently subdivided from the adjacent permanent supportive housing (PSH) development (Lot 1) and is intended to function in coordination with that development. Four parking spaces on Lot 2 are utilized for the PSH development on Lot 1, which was permitted by with a parking variance approved by Planning Commission Resolution 4486A. The application indicates that parking demand generated by the proposed Navigation Center is expected to be primarily influenced by staff, service providers, and partner agencies rather than by shelter clients or residents.

According to the applicant, meeting the Borough's parking requirement would require either acquisition of additional land or construction of structured parking, both of which would substantially increase project costs and reduce the ability to provide the intended shelter and support services. A letter from Cook Inlet Housing Authority estimates that structured parking could add approximately $1.2 million to the project and increase overall project costs by well over 10 percent.



Figure 1: Views of the subject Lot 2 in the foreground from Tongass Ave and to the right as seen from Adams Street

Site characteristics

Lot 2 is a rectangular urban parcel located northeast of the intersection of Tongass Avenue and Adams Street with access from Adams Street. It is served by public water and sewer infrastructure. The site is currently vacant and ready for redevelopment.

The surrounding area is characterized by a mix of commercial and higher-density residential uses and functions as a transition area between commercial development and adjacent residential neighborhoods. Nearby uses include the Plaza Mall, Safeway grocery store, the recently constructed PSH development, Marine View and Tongass Towers condominiums, and an EC Phillips bunkhouse.

The site is located on a public transit route and is served by a bus stop directly across the street. The area also contains on-street parking along Adams Street, including diagonal parking installed by the City of Ketchikan.

B. Code Analysis

Applicant Responsibility

The need for the variance is associated with preexisting site characteristics, including lot size, urban context, and surrounding development patterns. These conditions existed prior to the current proposal.

Land use

The request is solely to reduce required off-street parking. The variance would not authorize a use that is otherwise prohibited within the CG zoning district.

Alternative options

The applicant has provided evidence that existing development patterns and parcel limitations complicate alternatives such as acquisition of land or building a parking structure. Given the dense urban setting, dual frontage, and limited site area, substantial evidence supports a finding that the request is not merely a matter of convenience.

Financial hardship

The applicant submitted an estimate indicating that structured parking would exceed the 10-percent cost threshold by a substantial margin. Based on the evidence submitted, the application supports a conclusion that the request is not solely intended to avoid a minor increase in cost but instead relates to a significant economic and physical constraint associated with providing the required parking supply.

D. CONCLUSION

The need for the parking variance is primarily caused by unique site constraints, including the parcel's limited size, urban infill context, the existing development pattern of the neighborhood and the inability to reasonably accommodate both the building footprint and required parking.

The location is well suited for the proposed development because of its proximity to essential amenities, adjacent supportive housing development and transit accessibility, but due to space limitations, the parking requirement cannot be met without significant additional costs for the installation of parking.

Planning staff recommend that Resolution 4577 A contain the following statement:

> Section 1: That the request for a variance to allow the construction of a four-story mixed use facility without providing 23 of the required 24 parking spaces at 2334 Tongass Ave, City of Ketchikan (Parcel No. 01-1244-004-450), be approved, subject to the findings of fact contained herein.

Part II. REVIEW OF APPLICABLE CRITERIA AND PROPOSED FINDINGS

KGBC Title 18 Planning and Zoning

KGBC 18.90.030(c)(1): A variance from a quantifiable standard may be granted in accordance with the review procedures provided in subsection (c)(7)(e) of this section provided the applicant provides evidence that the following standards are met:

Criterion A: Special conditions that require the variance are not caused by the person seeking the variance;

Finding 1: The need for the requested variance is caused by special conditions associated with the subject property, including its limited size, urban infill context, surrounding development pattern, and inability to reasonably accommodate both the proposed building footprint and the required off-street parking.

Criterion B: The variance will not permit a land use in a district in which that use is prohibited;

Finding 2: The requested variance would reduce required off-street parking and would not permit a land use prohibited within the CG district.

Criterion C: The variance will not solely relieve an inconvenience;
A request for a variance shall be found to be based solely on an inconvenience if an alternative having the same effect is possible without a variance, and would not be complicated by any of the following:

- *i. Topographical or geological challenges to development; or*
- *ii. Existing development patterns, including building layout, size and location;*
- *iii. Irregularities in lot shape that cannot be abated without the acquisition of land from another party.*

Finding 3: The variance will not solely relieve an inconvenience because alternatives are complicated by the parcel's limited size, existing development patterns, and dense urban setting.

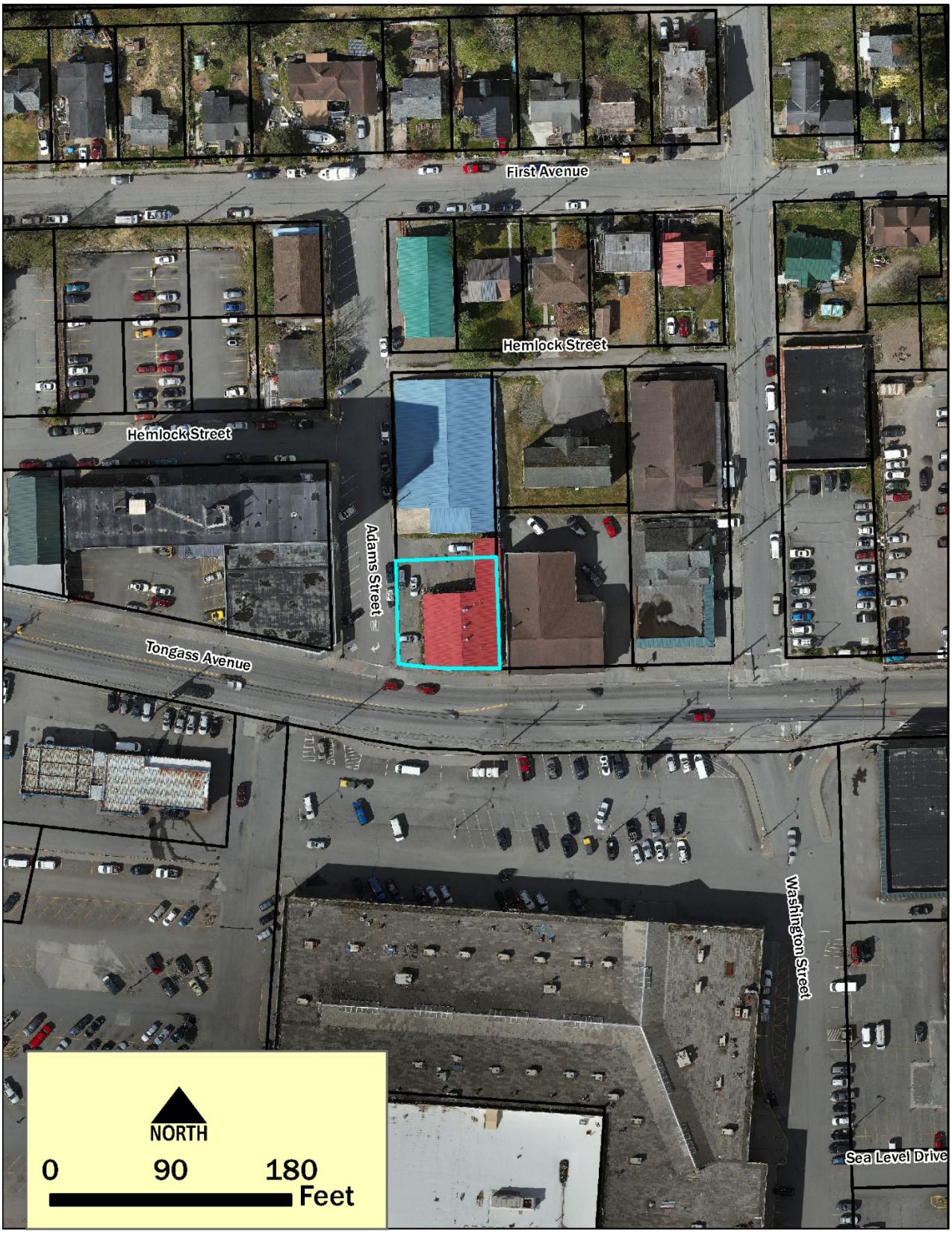
Criterion D: The variance will not solely relieve a pecuniary hardship;
This standard is not met if:

- *i. An alternative having the same effect is possible without a variance and the alternative would increase the cost of the project by no more than 10 percent;*
- *ii. No exterior walls of a principal building must be demolished; and*
- *iii. No exterior walls of an accessory building must be demolished, and the value of the building is less than 10 percent of the value of all buildings on the property, or $10,000, whichever is less.*

Finding 4: The variance will not solely relieve a pecuniary hardship because the evidence shows that alternatives providing the same effect would increase project costs by well over ten percent and involve significant physical constraints.

26 -043 Maps & Photos

Aerial Photo



Notice Area Map.



Close-up Aerial



Zoning Map

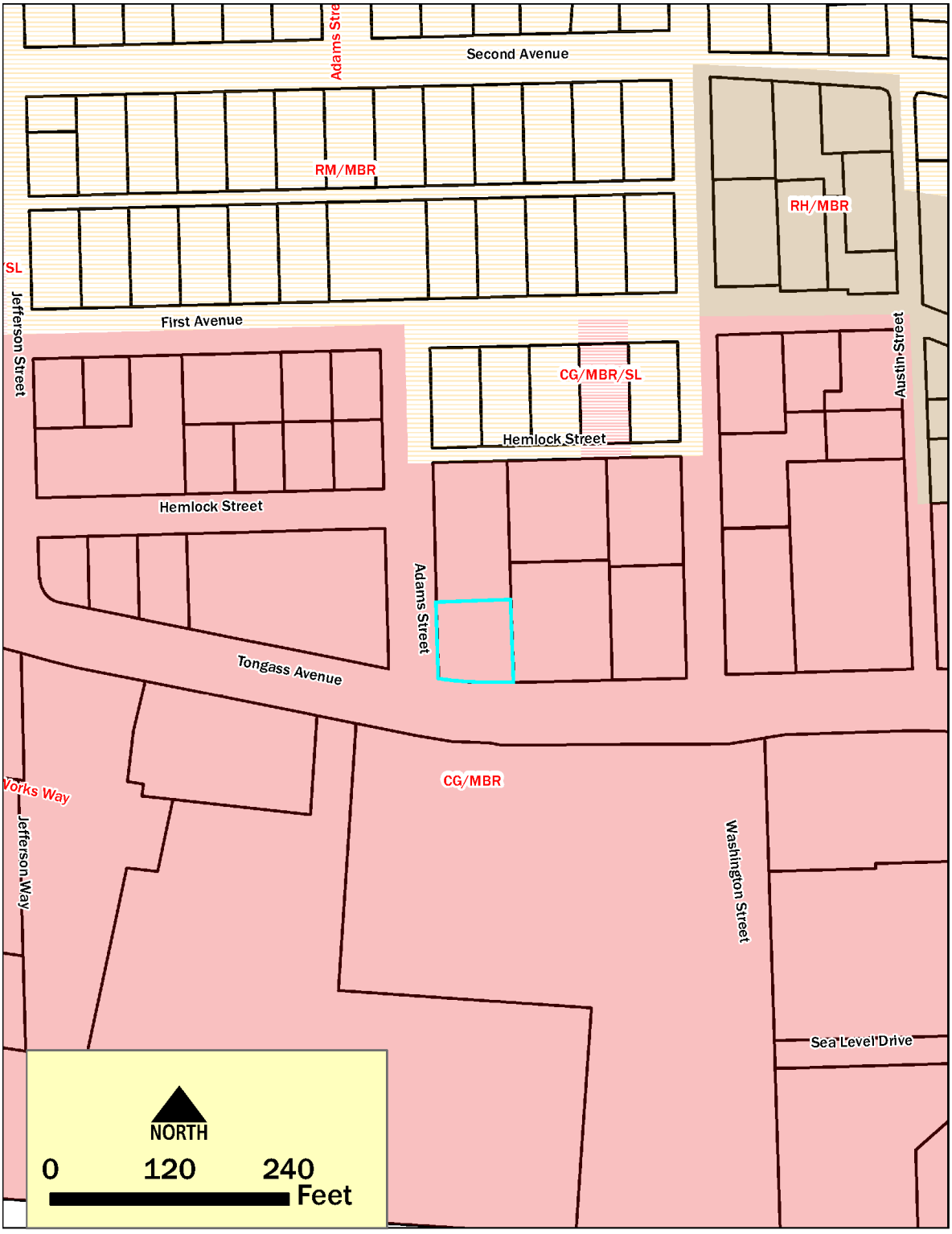

Second Avenue
RM/MBR
RH/MBR
First Avenue
Jefferson Street
CG/MBR/SL
Austin Street
Hemlock Street
Hemlock Street
Adams Street
Tongass Avenue
CG/MBR
Jefferson Way
Washington Street
Sea Level Drive
NORTH
0
120
240
Feet



Figure 1: View of Lot 2 toward the PSH facility. The former Galley building was demolished



Figure 2: Adjacent high density Marine View Condominium building



Figure 3: View of subject Lot 2 from Adams St toward Tongass Ave and the Plaza Mall



Figure 4: View of Lot 2 adjacent to Adams St

610298
Customer Number

26-043
Permit Number

Ketchikan Gateway Borough

Permit Application

Approved By

☐ NEW ELECTRIC METER

Applicant Information

Owner	KETCHIKAN INDIAN COMMUNITY	**Second Owner**	
Mailing Address	2960 TONGASS AVE; KETCHIKAN, AK; 99901		
Applicant	KETCHIKAN INDIAN COMMUNITY	**Relationship**	
Phone Number		**Work Number**	**Preferred Contact**
Email Address		☐ **Contact By Email Preferred**	

Existing Property Information

Property Address	TONGASS AVE 2334	**Zoning**	CG
Deed Description	LOT 2, GALLEY SUBDIVISION, ACCORDING TO PLAT NO. 2025-13, KETCHIKAN RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.		
Lot		Block	Survey
Assessor's Parcel Number	011244004450	Plat Number	

Proposed Project Information

Permit Expires

Land Use Description	Case 26-043 is a request for a major parking variance to construct a four-story mixed-use building without providing the required parking spaces on Lot 2, Galley Subdivision, Ketchikan Recording District; located at 2334 Tongass Ave, City of Ketchikan.	**TOTAL PARKING SPACES PROVIDED**
Conditions		

☐ **ZPNR**
☐ **ZONING PERMIT: NEW BUILDING**
☐ **ZONING PERMIT: NEW USE ONLY**
☐ **ZONING PERMIT: MOBILE BUILDING**
☐ **CORRESPONDENCE**
☐ **TEMPORARY ZONING PERMIT**
☐ **SIGN PERMIT**

THE BELOW APPLICATION(S) ARE REQUIRED:

☐ **CITY BUILDING PERMIT**
☐ **ADEC APPROVAL**
☐ **ADOT DRIVEWAY PERMIT**
☐ KGB UTILITY HOOKUP
- ☐ WATER
- ☐ SEWER
- ☐ SDC FEE

KETCHIKAN GATEWAY BOROUGH
1900 First Ave. STE 126 Ketchikan, AK 99901
Office: 907.228.6610
Email: planning@kgbak.us
Fax: 907.228.6698

Variance Application

Date Received: 8/21/2026 -cv

Staff Notes:

To be Completed by Staff:

Parcel Number: 01 1244 004 450

Customer Number: 610298

Current Zoning/Overlay: CG

Case Number: 26-043

To be Completed by Applicant/Agent:

Name: Ketchikan Indian Community

Email Address and Phone Number: [redacted]

Applicaton Checklist:

- Complete Zoning Permit Applcation ☑
- Licensed Professional Estimate(s) ☑

For property located at:

Lot 2 of Block 1 Heath Addition Subdivision located within USS 1229 (see attached survey)

Describe the location, distance, area, or quantity of the needed variance:
(e.g., "eight feet into the 15-foot left side yard setback")

Parking Variance

Address the following questions to determine eligibility for criteria in KGBC 18.90.090(e):

Question 1 - Are the circumstances creating the need for the variance the result of actions you took? ☑ No - Continue to Question 2

Yes - Check all that apply: ☑ Platted Lot ☐ Developed Site ☐ Built Structure(s)

Question 2 - Would approval of the variance allow a land use that is prohibited in the zoning district?

☑ No

☐ Yes - STOP. Contact Planning staff to discuss alternatives.

Question 3 - Is there another way to accomplish the same effect without a variance?

- [ ] Yes - STOP. Contact Planning staff to discuss alternatives.
- [x] No - Continue to Question 4

Question 4 - Would the alternative be complicated by topographic or geologic challenges, existing development patterns, or an irregular lot shape that cannot be corrected without acquiring additional land?

- [ ] No - Continue to Question 5
- [x] Yes - Describe complicating site conditions below:

The property is a relatively small urban parcel that is constrained by its size and surrounding development pattern. Accommodating both the proposed building footprint and the required off-street parking would significantly limit the project's ability to achieve its intended purpose. The only practical way to meet the parking requirement would be to acquire additional land, as the existing parcel does not provide sufficient area for both the proposed use and the required number of parking spaces.

(For geological issues, evaluation by a licensed engineer may also be required).

Question 5 - Is there an alternative that achieves the same objective, adds no more than 10% to the cost, and does NOT require the domolition of the exterior wall of a building?

- [ ] Yes - STOP. Contact Planning staff to discuss alternatives.
- [x] No - Briefly explain and follow the instructons below:

The proposed building and the Borough's required parking cannot both be accommodated on the subject parcel. The available alternatives are acquisition of additional land or construction of structured parking. Both options would significantly increase project costs beyond the 10 percent threshold and are not reasonable alternatives for achieving the projects objectives.

- If this effects part of the principal structure, stop and submit the application.
- If this is for a new project and a feasible alternative would add more than 10% to the cost of the project, attach an estimate by a qualified licensed professional.
- If this effects a detached accessory structure, attach an estimate of the replacement value from a qualified licensed professional to this application.

KETCHIKAN GATEWAY BOROUGH
1900 First Ave. STE 126 Ketchikan, AK 99901
Office: 907.228.6610
Email: planning@kgbak.us
Fax: 907.228.6698

Zoning Permit Application

To be Completed by Staff:

Application Received: ____

Approval Date:

Approved by: (Zoning Official)

Parcel Number: 01 1244 004 450

Customer Number: 610298

Zoning District: CG

Overlay Zone:

Permit Number:

New Address Assignment:

Staff Notes:

Floodplain Development Information

Is there a SFHA present on the property? ☐ Yes ☐ No

Is there a Floodplain Development permit required? ☐ Yes ☐ No

Floodplain Development Permit Number:

Application Checklist:

- Complete Site Plan
- Elevation Drawing
- Owner Authorization Form
- Utility Permit/DEC Approval **OR** Septic Information

To Be Completed by the Applicant:

Applicant Name	Contact Number	Email
Ketchikan Indian Community	(907)228 9222	[redacted]

Project location:

Lot 2 of Block 1 Heath Addition Subdivision Located within USS 1229 (see attached survey)

Existing uses/structures on property:

None. Previous building (Galley Restaurant) was demolished. Lot 1 has a new Permanently Supportive Housing building.

Provide a brief description of the requested use or project:

Ketchikan Indian Community is seeking to build a new Navigation Center to provide day services and emergency overnight services for people experiencing homelessness in a new 4-story building.

Number of bedrooms on property: 0

New driveway? Yes ✓ No

Septic system: ✓ Public Private

Water system: ✓ Public Private

KETCHIKAN GATEWAY BOROUGH
1900 First Ave. STE 126 Ketchikan, AK 99901
Office: 907.228.6610
Email: planning@kgbak.us
Fax: 907.228.6698

Owner Authorization

Date Received:

Case Number (if applicable):

Application Type:
- Zoning permit
- Conditional Use Permit
- Variance

Project Location

Lot 2 of Block 1 Heath Addition Subdivision Located within USS 1229 (see attached survey).

I certify that I am the legal owner of the specified property. I certify that I have read and understand the information contained within the submitted application and the application is true and correct to the best of my knowledge. I authorize the Borough the limited right of entry to the subject property to conduct investigations related to the application. I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to AS 11.56.210, knowingly making a material false statement, or otherwise providing false information, with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class A misdemeanor.

check this box if you would like to authorize a third party as contact for your application

Primary Owner: ✓ *check if primary contact*

Name: Myrna Chaney
Company: Ketchikan Indian Community
Phone: (907)228 9222
Email: [redacted]
Signature: Myrna Chaney 8-11-26
Date

Secondary Owner: *check if primary contact*

Name:
Company:
Phone:
Email:
Signature: _____
Date

Authorized Third Party Contact Information

Authorized Agent | Contract Purchaser | Person with Demonstrated Possessory Interest in the Property | *check if primary contact*

Name | Email | Phone

Mailing Address:

City | State | Zip | Company/Title

_____ _____
Primary Property Owner's Signature | Date

**I understand that I must provide the appropriate documentation to prove that I am an authorized agent/contract purchaser/person with demonstrated possessory interest in the property. Planning staff may photocopy the document to accompany the application*

Application continued

Residential Parking Requirements:

Residential Uses

For lots in residential zones, fill in the applicable sections below for the proposed **and existing** uses listed on page 1

Total Dwelling Units		x 1=	_____
Hobby Garden Stand		x 1=	_____
Home Occupations (see Parking Analysis Worksheet)			_____

Total Number of Required Parking Spaces [ ]

Total Number of Provided Parking Spaces [ ]

For non-residential zones, attach a completed ***Parking Requirements Worksheet***

Applicant/Owner Consent

I understand that for new construction or the expansion of the building footprint of an existing building, an inspection of the foundation forms must be conducted to ensure that the building is located outside of the setback requirements prior to the pouring of the foundation. I understand that I am responsible for scheduling an inspection once the foundation forms are constructed. It is recommended that the inspection be done by a licensed surveyor, however, staff may be available to perform an inspection under certain circumstances. **Check with staff to see if you qualify.** Upon completion of the construction, I understand that I must submit an As-Built Survey produced by a licensed surveyor to ensure the construction is in accordance with the submitted site plan and initial inspection. I agree to abide by the terms and/or conditions of this permit and understand that any changes to the site plan will require notification to the Planning Department before construction commences.

MC
Initial

PLEASE BE ADVISED that the issuance of a Zoning Permit does not exempt the applicant from needing to comply with other local, State, or Federal laws.
A Zoning Permit is subject to all regulations outlined in KGBC 18.90 and expires **two years after the date it is issued** unless construction starts and continues diligently. If unusual circumstances prevent this, a renewal request can be submitted to the Borough before the permit expires. Excavation is not considered construction.
Permit Appeal Procedures: Decisions by the zoning official can be appealed to the Ketchikan Gateway Borough Planning Commission within ten days in accordance with KGBC 18.90.070. Contact the Planning Department for more information at 907-228-6610 or planning@kgbak.us.

Parking Requirements Worksheet for Non-Residential and Mixed Use Developments:

Residential or Lodging

# __ Dwelling units; watchman's; caretaker's quarters	x 1 =	
# __ Hotel/Motel room; tourist/resort cabins; sleeping rooms (every 2 beds)	x 1 =	7
# __ Hobby garden stands	x 1 =	

Owners, Employees, Company Vehicles

#__ Service Office Providers	x 2 =	
#__ Owners (not accounted for above), Pilots, Mechanics, Dispatchers	x 1 =	
# 6 __ Employees (not accounted for above)	x 0.5 =	3
# __ Company Vehicles	x 1 =	

Retail Store or Service Business

# __ Commercial Garden Stand	x 1 =	
# __ Every 250 square feet of non-bulky Retail Display area	x 1 =	
# __ Every 1,000 square feet of bulky Retail Display area	x 1 =	
# __ Every 500 sq ft of gross floor area in Service Office space or bank	x 1 =	14
# __ Salon chair, barber chair, tanning bed, or tattoo station	x 2 =	
# __ Boarding kennel	x 1 =	
# __ Every 1,000 square feet of gross floor area (commercial daycares)	x 1 =	

Entertainment or Food/Beverage or Meeting

# __ Every 5 seats + every additional 5 persons allowed by max. occupancy	x 1 =	

Vehicle/Vessel Rentals, Services or Sales Lots

# __ Taxis or Vehicle in fleet, rental or sales inventory	x 1 =	
# __ Boats in rental space	x 1 =	
# __ Every 2,000 square feet vessel display area	x 1 =	
# __ Service bays	x 4=	
# __ Every 2 aircraft passenger seats	x 1 =	
# __ Every 5,000 square feet of impound area	x 1 =	
# __ Mobile building space in a mobile building park	x 1 =	

Industrial or Storage

#__ Every 4,000 square feet of floor area, except storage areas	x 1 =	
#__ Every 12 auto or storage spaces	x 1 =	
# __ Every 20 self-storage units not directly accessible by a vehicle	x 1 =	

Healthcare, Religious, or Educational Facilities

# __ Classrooms	x 1 =	
# __ Hospital Beds	x 1 =	
#__ Every 300 square feet of gross floor area in a detoxification center	x 1 =	
#__ Every 4 nursing home or convalescent center beds	x 1 =	

For all uses and variables not listed above:
See Chapter 18.70 KGBC and list parking requirements on a separate sheet

Total number of off-street parking spaces required: 24

Office of Housing
429 Deermount - Ketchikan, AK 99901
(907) 228-9300 Phone
www.kictribe.org

S'eenáa Hít Navigation Center



The Ketchikan Indian Community is developing a navigation center at 2334 Tongass Avenue, Lot 2, Galley Subdivision, plat 2025-13, formerly the Galley Restaurant. Construction of KIC's Permanent Supportive

Housing project, Yee gu.aa yax xˈwán, is expected to be complete August 2026 with tenants beginning to move in September 2026. The parcel was subdivided and the PSH lot is located on what is now 120 Adams Street.

Request

The development at 2334 Tongass Avenue will require a parking variance to reduce the off-street parking from 24 to 1 space. The PSH building has also received a parking variance. The current site plan for the Navigation Center satisfies the aforementioned PSH variance, and allows for only one additional space for the Navigation Center use.

Property Description

The subject property is a rectangular parcel located to the northeast of the intersection of Tongass Avenue and Adams Street in Ketchikan, Alaska. The property fronts on two rights-of-way: Tongass Avenue, Adams Street. The legal description of the subject property is Lot 2, Galley Subdivision, plat 2025-13. The former restaurant located on the property has been demolished and the property is ready for development. The property is connected to the City of Ketchikan and KPU systems.

Need

S'eenáa Hít Navigation Center will be the second in Alaska; modeled after a resource center located in Anchorage and around the country. S'eenáa Hít will be located where the restaurant previously sat adjacent to Tongass Avenue. The development will be a four-story building comprised of resources on-site to assist our unhoused and imminently housed population. Services will include Behavioral Health or Substance Use Screening, simple wound care, food stability, case management, independent living skills training, peer support, and employment, as well as an emergency overnight shelter serving our community's vulnerable population. KIC is engaging community partners who will have a "floating office" or day that a community agency can use the office for services. The bottom floor of the building will provide day shelter type services, including basic needs and necessities, and access to a location out of the elements. The second

floor will be overnight shelter only and the third and fourth floor will comprise of a mix of office spaces, classroom space, and educational areas for independent living skills training such as cooking. These partnerships will build trust and provide services to the unhoused in a single location. KIC has utilized funding sources that will ensure this project is open to the entire community, not just for tribal citizens. For the past two years, after the closure of First City Homeless Services, KIC has stood up the low barrier, cold weather shelter during the coldest months. This new facility will serve as the communities' permanent low barrier shelter to fill that need. The addition of a floor to serve our communities most vulnerable, was directly in relation to the lack of services being provided in the community and KIC filling that role and the need for a permanent space to provide these services.



Off-street Parking Demand

The subject property is located in a transition area, transitioning from heavy commercial traffic and uses to the residential neighborhood. The area comprises the highest-density housing units in Ketchikan, the Marine View, Tongass Towers, 28-unit permanent supportive housing unit, and other duplexes, triplexes, and quadplexes. A bunk house owned by EC Philips is directly adjacent to KIC's complex, gaining primary access from Hemlock Street, and a substance use disorder support facility operated by True North Recovery is less than a block away. KIC's Permanent Supportive Housing development, Yee gu.aa yax xˈwán, operates to house 28 chronically homeless tenants in studio apartments. Most, if any, of these tenants do not have vehicles, and KIC has clearly built in policies to address vehicle abandonment and junk vehicle disposal. The proximity of PSH and the Navigation Center to each other is intentional, services being provided at the Navigation Center will directly benefit our PSH residents as well. The current parking will be shared between the two facilities, allowing for flexibility of off-street parking spaces and these would be utilized for partner providers. This leads us to assert that the *majority* of the parking that will be needed will be for staff use and not residents of either PSH or the Navigation Center.



This location was chosen for its proximity to services, as well as its convenience. It is also on the bus route, with a central bus stop directly across the street.

The area has on-street parking Adams Street. The City of Ketchikan previously relined Adams Street to accommodate diagonal on-street parking to increase the available parking.

KIC has added to its strategic plan, a comprehensive campus shuttle plan, utilizing existing transit and transportation funding and plans to increase transit and ride share options within the tribe; offering a campus to campus shuttle for clients, and offering employee incentives for those wanting to utilize existing unused parking that KIC owns.

Justification

The addition of the additional floor to the Navigation Center was a direct response to KIC filling a need in our community. As referenced above, KIC has operated the seasonal warming center for the past two years. When constructed, the Navigation Center aims to operate the low barrier emergency shelter year-round. KIC has secured the majority of the funding for this project, and to add in additional floors for a parking structure is not feasible and would directly impact the services being provided, i.e.: the ability to offer overnight shelter, or day services. These are both a direct reflection of not only the communities needs, but also in a location that fits the community, it is not located downtown in the tourism corridor, it is close to emergency and hospital/clinic services, and is centrally located on the bus route. In addition, the uses of the Navigation Center fit directly within the Borough's Comprehensive Plan.

This plan has 3 main housing goals:

- Increase the supply and diversity of housing to meet current and future needs.
- To support the development and preservation of housing options that are affordable and accessible tot eh needs of current and future Borough residents.
- Foster collaboration and innovation to expand housing solutions.

Each of the developments that KIC has constructed or proposed in this area, falls directly in line with the goals outlined above. KIC's PSH unit will house 28 chronically homeless elders in our community, quite literally changing the face of homelessness. The Navigation Center aims to be a resource hub for our unhoused and imminently homeless population.

Each of these initiatives are wonderful partnerships and resources for our Borough residents and continued development of housing options in our community, whether it's through access to rental housing assistance, or providing additional housing options.

In addition to this, strategy 3 under housing clearly identifies *collaborate with healthcare providers and nonprofits to develop assisted living or senior-friendly housing in proximity to essential services.* KIC is doing this on that very location, providing housing for seniors, but also encouraging collaboration with social service partners, and building relationships with clients and agencies to provide the best possible outcome for those seeking services.

The Borough Comprehensive Plan also identifies the following under Health and Wellness goals:

- Promote community well-being by improving access to health, housing and support services.
- Support prevention, recovery, and community resilience through coordinated behavioral health and substance misuse response.
- Support planning and investment decisions that improve access to health environments, recreational amenities, and active transportation options across the borough.

The first strategy outlined in this plan identifies ***zoning flexibility*** as a potential Borough led action. In addition to this, a potential partner led action defined in this same section, is outlined as ***support wraparound services that integrate mental health care, substance abuse treatment, and housing assistance for at-risk populations.***

Ketchikan Indian Community is proud to be at the forefront of the initiatives being brought forward. Staff has worked hard to identify funding that enables the proposed facilities are open to all in the community, and not just serving tribal citizens for the betterment of our entire community.

Cook Inlet Housing Authority

August 21st, 2026

Myrna Chaney
Housing Director
429 Deermount Street
Ketchikan, AK 99901

RE: KIC Navigation Center Parking

Dear Mrs. Chaney,

You have asked us to respond to a question regarding the impacts of adding parking to serve the Ketchikan Indian Community's Navigation Center development.

To fit (24) off-street parking spaces for the Navigation Center project, structured parking would be required. The addition of structured parking under the four-story Navigation Center would result in the loss of all surface parking spaces dedicated to the Navigation Center due to points of entrance and egress required.

Based on project team feedback, the cost, if feasible, of adding two levels of structured parking under the Navigation Center would exceed $1.2 million (2 levels of parking at 2300 sf per level x $280/sf to construct). This does not include additional costs related to addressing structural and code modifications needed for the rest of the building to support this structured parking. As the total construction cost for the Navigation Center is estimated at $5.4 million, adding this parking would increase construction costs by well over 10%.

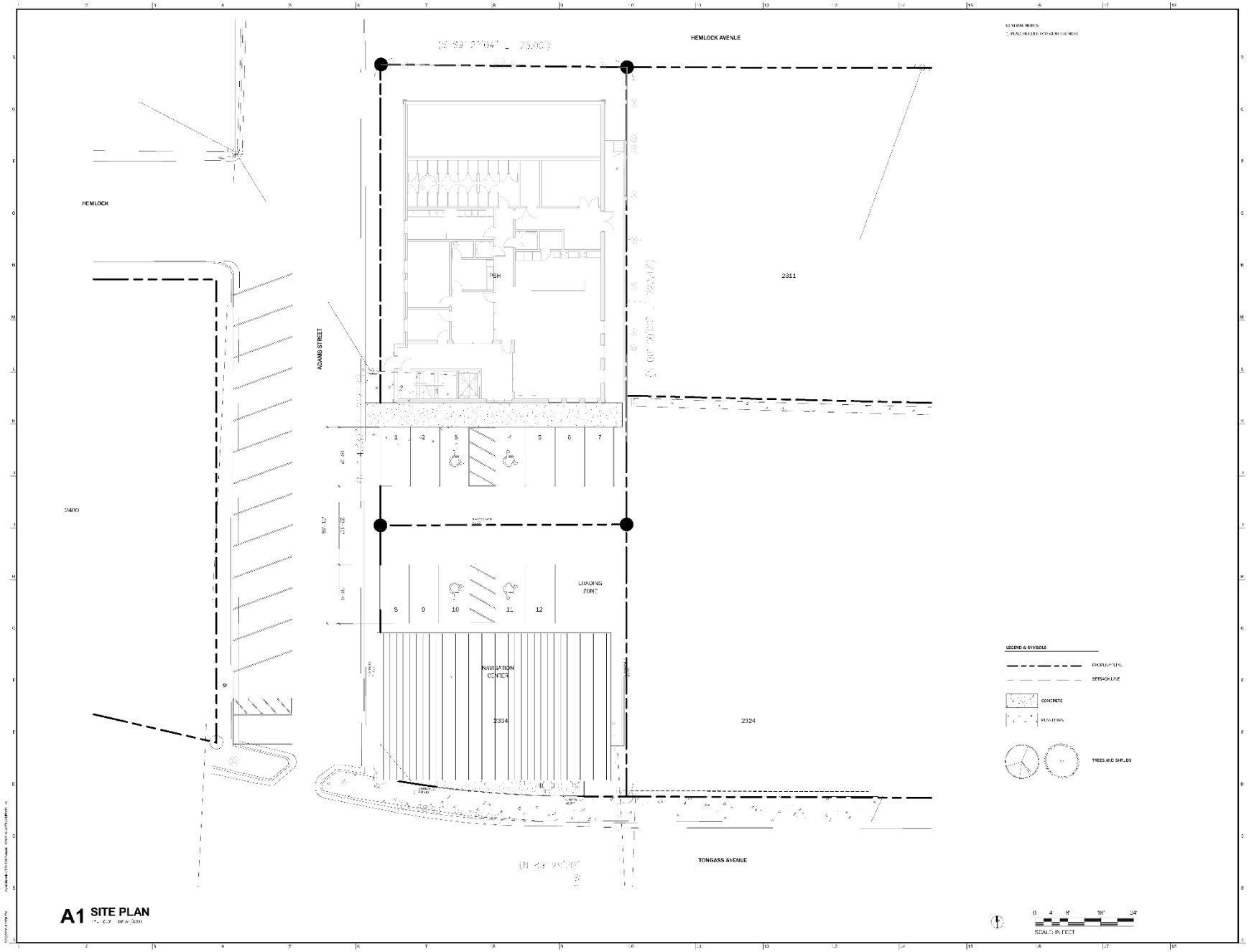
In addition, given the property configuration and building footprint it is not feasible to construct underground parking due lot limitations.

If you have any further questions, please feel free to contact me at (907) 793-3731

Respectfully,

Sam Theis
Director, Project Management

Encl.



A1 SITE PLAN

ferguson pyatt

Ferguson Pyatt Architects, Inc. — Architect
Bishop Engineering, LLC — Civil Engineer
Bishop Engineering — Structural Engineer
Evolution Consulting Group — MEP Engineer
Steer, Mercer & Wilkes — Architectural, Acoustics, Security
Dowbe — Kitchen Design

KIC S'EENÁA HÍT - NAVIGATION CENTER

2144 Tongass Avenue
Ketchikan, AK 99901

PROJECT NUMBER: 2024-04

SCHEMATIC DESIGN
ISSUED: Issue Date

NO.	DATE	DESCRIPTION

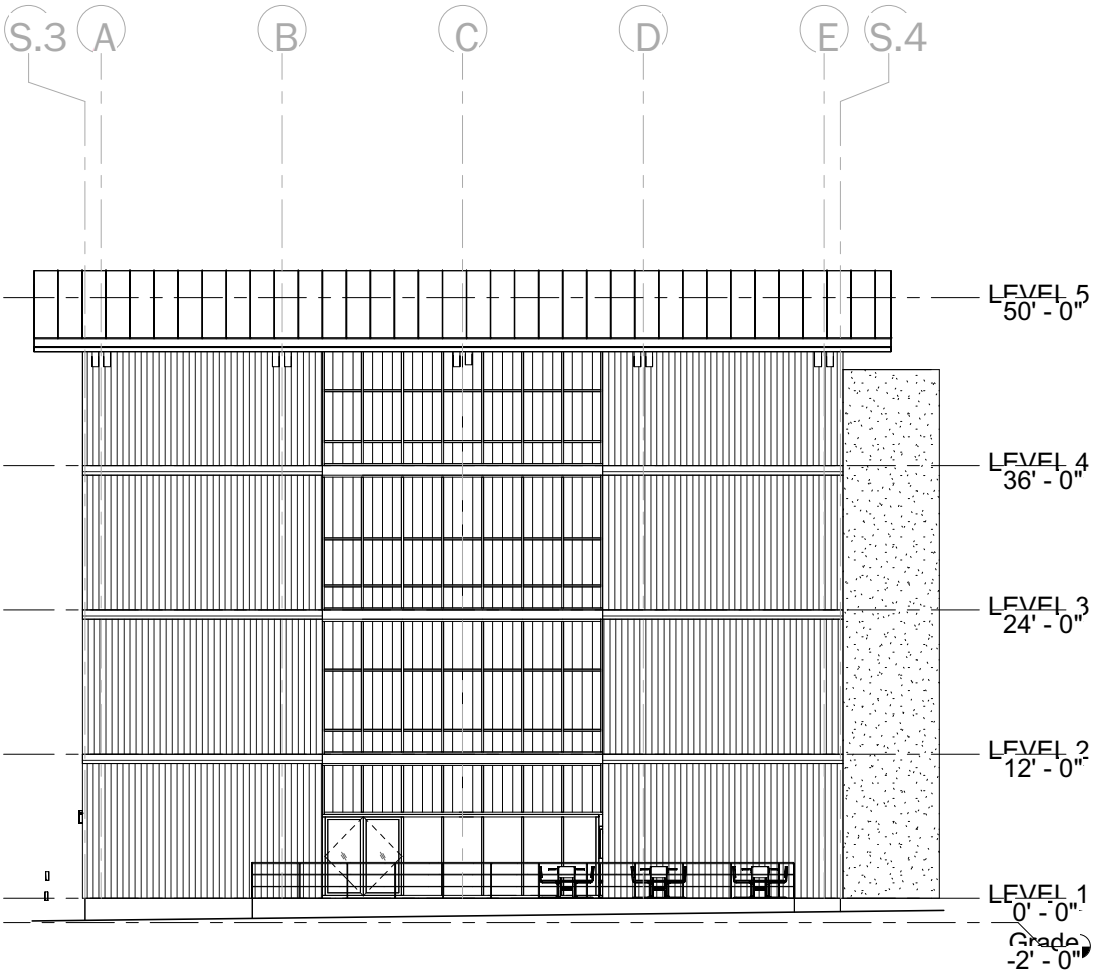
REVISIONS

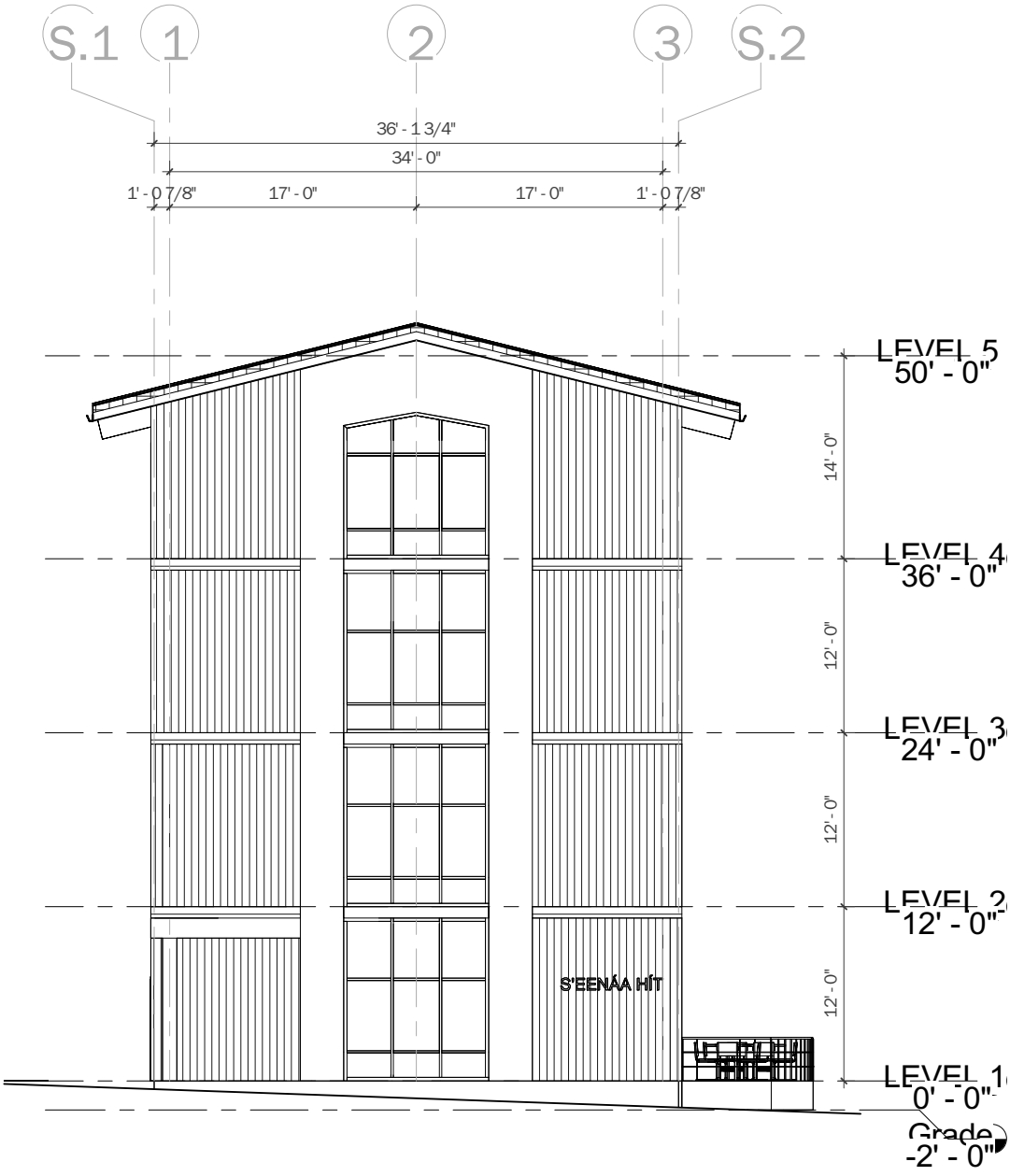
NOT FOR CONSTRUCTION

Approver

SITE PLAN

A101


S.3
A
B
C
D
E
S.4
LEVEL 5
50' - 0"
LEVEL 4
36' - 0"
LEVEL 3
24' - 0"
LEVEL 2
12' - 0"
LEVEL 1
0' - 0"
Grade
-2' - 0"

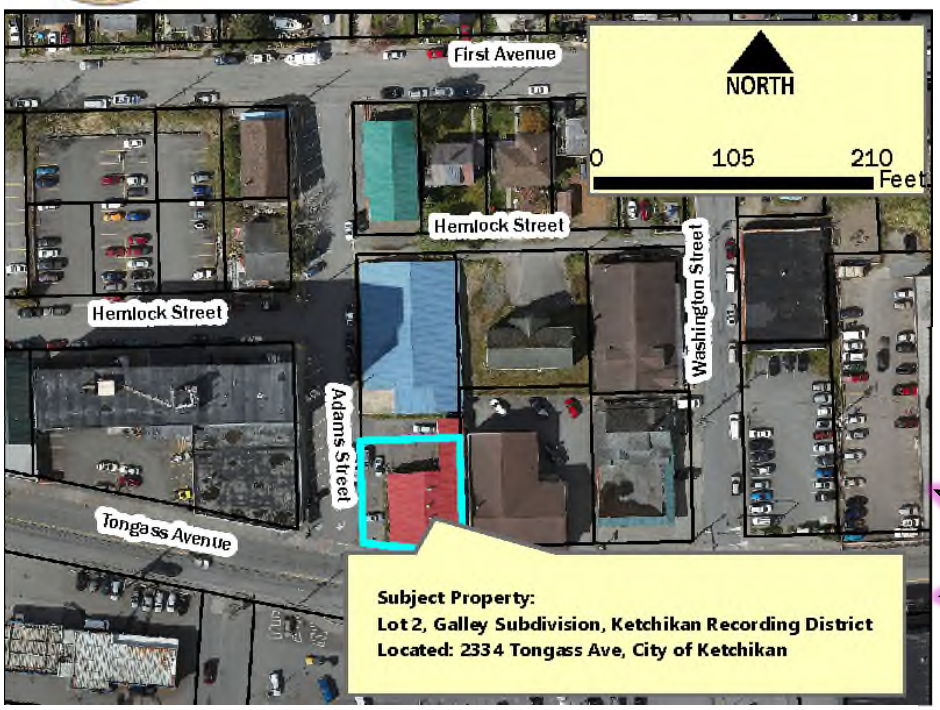

S.1
1
2
3
S.2
36' - 1 3/4"
34' - 0"
1' - 0 7/8"
17' - 0"
17' - 0"
1' - 0 7/8"
LEVEL 5
50' - 0"
14' - 0"
LEVEL 4
36' - 0"
12' - 0"
LEVEL 3
24' - 0"
12' - 0"
LEVEL 2
12' - 0"
12' - 0"
LEVEL 1
0' - 0"
Grade
-2' - 0"

KETCHIKAN GATEWAY BOROUGH

Department of Planning and Community Development

1900 First Avenue, Suite 126, Ketchikan, Alaska 99901

● telephone: (907) 228-6610 ● fax: (907) 228-6698



116 FRONT STREET LLC

4620 ARVILLE ST SUITE E

LAS VEGAS, NV 89103

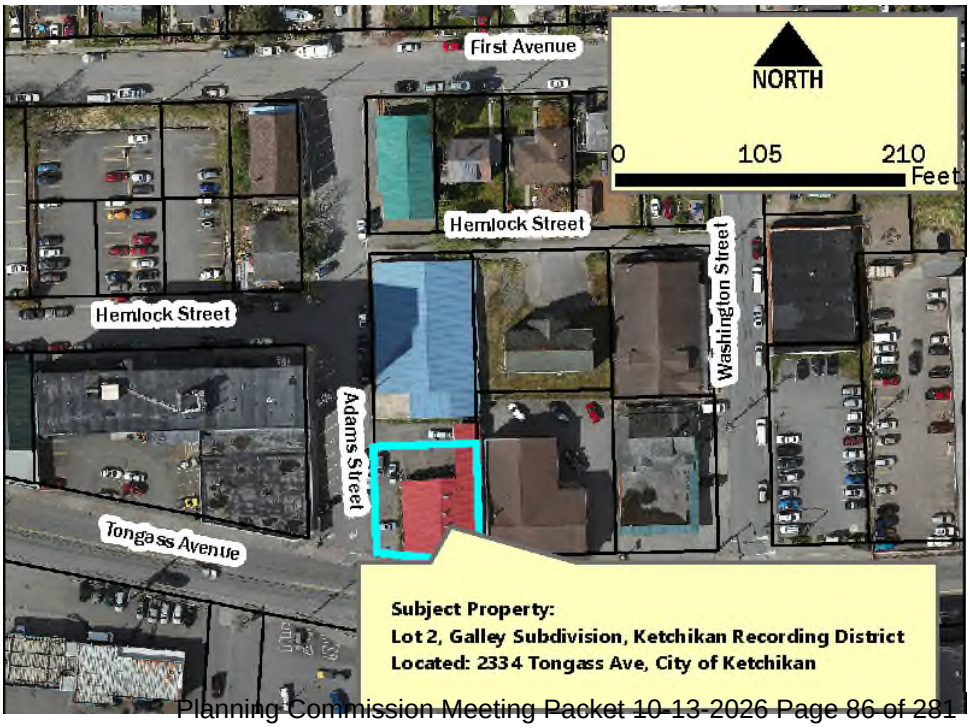
Pending Case
Property Owner
Notification

KETCHIKAN GATEWAY BOROUGH

Department of Planning and Community Development

1900 First Avenue, Suite 126, Ketchikan, Alaska 99901

● telephone: (907) 228-6610 ● fax: (907) 228-6698



ADAMSON JENNIFER

2410 FIRST AVE

KETCHIKAN, AK 99901

Pending Case
Property Owner
Notification

Case Number: 26-043

Zoning: General Commercial (CG)

Requested Action: Major parking variance to construct a four-story mixed-use building without providing the required parking spaces on Lot 2, Galley Subdivision, Ketchikan Recording District

Summary: The purpose of the structure is to provide day and emergency night services for unhoused individuals. According to the applicant, the constraints of the property would allow a parking structure, however the cost of the structure would increase the budget by more than 10% of the total cost of the project.

Location: 2334 Tongass Ave, City of Ketchikan

Applicable Code: KGBC 18.50.030; 18.70.060; 18.90.030

The Planning Department is sending you this notice of proposed actions in the Ketchikan Gateway Borough.

More information is available on the Borough website home page at www.kgbak.us. Click the drop-down menu for "Government" and select AGENDAS. Navigate to the:

SEPTEMBER 15, 2026 PLANNING COMMISSION DOCKET

Comments or concerns regarding this proposal may be emailed to plancomment@kgbak.us or mailed to the return address on this postcard. Your name and the case number must be included for reference. To be published in the packet, your comments must be received by **9/8/2026.** Comments received after this date will be given to the Planning Commission at the meeting. You may also provide comments in person at **the Planning Commission meeting, September 15, 2026 at 6:00 pm** in the Borough Assembly Chambers, located at 1900 First Avenue.

Decisions of the Planning Commission/Platting Board may be appealed within 15 days of the date of decision. Conditional use permits and variances may be appealed to the Board of Adjustment (Borough Assembly). Subdivision approvals may be appealed to Superior Court. If you have any questions on appeals, please contact Planning staff at 228-6610 or stop by the Planning Department for assistance.

Case Number: 26-043

Zoning: General Commercial (CG)

Requested Action: Major parking variance to construct a four-story mixed-use building without providing the required parking spaces on Lot 2, Galley Subdivision, Ketchikan Recording District

Summary: The purpose of the structure is to provide day and emergency night services for unhoused individuals. According to the applicant, the constraints of the property would allow a parking structure, however the cost of the structure would increase the budget by more than 10% of the total cost of the project.

Location: 2334 Tongass Ave, City of Ketchikan

Applicable Code: KGBC 18.50.030; 18.70.060; 18.90.030

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Owner_Name	Address	CITY	STATE	ZIP
116 FRONT STREET LLC	4620 ARVILLE ST SUITE E	LAS VEGAS	NV	89103
ADAMSON JENNIFER	2410 FIRST AVE	KETCHIKAN	AK	99901
AKAAL LLC	1875 AUBURN RAVINE RD	AUBURN	CA	95603
ARCTIC CHIROPRACTIC & PHYSICAL	1150 S COLONY WAY SUITE 3 PMB 226	PALMER	AK	99645
BALITAO JEROME MIRALLES	2404 HEMLOCK AVE	KETCHIKAN	AK	99901
BOLLING WILLIAM R & JACKSON ROBERT	2050 SEA LEVEL DR SUITE 107	KETCHIKAN	AK	99901
BOYD RICHARD J & KELSEY K	2728 SECOND AVE	KETCHIKAN	AK	99901
BUTTERFIELD RICHARD K	2417 TONGASS AVE STE 222	KETCHIKAN	AK	99901
CABILLO RANIE & CABILLO AIDA	2340 FIRST AVE	KETCHIKAN	AK	99901
CARR-GOTTSTEIN FOODS CO INC	PO BOX 800729	DALLAS	TX	75380
CARSON HAROLD R & SUSAN M &	230 HECKMAN ST	KETCHIKAN	AK	99901
CHARLES SELINA M	201 AUSTIN ST	KETCHIKAN	AK	99901
CITY OF KETCHIKAN	334 FRONT ST	KETCHIKAN	AK	99901
CREDIT UNION ONE	3525 EUREKA ST	ANCHORAGE	AK	99503
CURRAN GAIL	2221 SECOND AVE	KETCHIKAN	AK	99901
DETIENNE AMY	158 WASHINGTON ST	KETCHIKAN	AK	99901
DIAZ CLARA N	PO BOX 5514	KETCHIKAN	AK	99901
DOCK STREET BUILDING CORPORATION	2030 SEA LEVEL DR STE 300	KETCHIKAN	AK	99901
DRISCOLL IAN M & CAITLIN J	2438 FIRST AVE	KETCHIKAN	AK	99901
ECPS INC	PO BOX 7095	KETCHIKAN	AK	99901
EICHNER & EICHNER LLC	PO BOX 557	WARD COVE	AK	99928
ELLIOTT STEVEN H	314 WASHINGTON ST	KETCHIKAN	AK	99901
FEBRERO LUCITO A & GINA A &	2343 SECOND AVE	KETCHIKAN	AK	99901
FELARCA ARTHUR & NYLIN	2408 FIRST AVE	KETCHIKAN	AK	99901
FIELD THOMAS J & KANTOR STEVEN M	2411 SECOND AVE	KETCHIKAN	AK	99901
FORRESTER RICHARD W JR	PO BOX 593	WARD COVE	AK	99928
GUEVARA RONILO G & IMELDA M	2303 FIRST AVE	KETCHIKAN	AK	99901
HAMBERGER JEREMY M	1500 WATER ST	KETCHIKAN	AK	99901
HENDRICKS JAMES E & LINDA K	PO BOX 5921	KETCHIKAN	AK	99901
HENKE TODD AND ELAINE	545 S MAIN ST	PROVIDENCE	UT	84332
HERT TAMMY J	PO BOX 8223	KETCHIKAN	AK	99901
HUSSMAN COLLIN	PO BOX 5991	KETCHIKAN	AK	99901
ISLAND TILE & MARBLE INC	2050 SEA LEVEL DR STE 108	KETCHIKAN	AK	99901
JENKINS JERRY	PO BOX 9001	KETCHIKAN	AK	99901
JKH PROPERTY MANAGEMENT LLC	15809 MAPLEWILD AVE SW	BURIEN	WA	98166
JOHN JOSEPH C & IRENE D	2417 TONGASS AVE SUITE 111-228	KETCHIKAN	AK	99901
JOHNSON EVELYN M	21846 FAWN LN	CHUGIAK	AK	99567
JOHNSON GARY	PO BOX 31307	BELLINGHAM	WA	98228
JONES KATRINA R	2337 2ND AVE	KETCHIKAN	AK	99901
KEIZER MAXX	2215 FIRST AVE APT C	KETCHIKAN	AK	99901
KETCHIKAN ENTERTAINMENT CENTER LLC	2050 SEA LEVEL DR	KETCHIKAN	AK	99901
KETCHIKAN INDIAN COMMUNITY	2960 TONGASS AVE	KETCHIKAN	AK	99901
KLOSE OLIVE	4196 VALLENAR LN	KETCHIKAN	AK	99901
KOH JULIE S & WONG FELIX A &	PO BOX 6251	KETCHIKAN	AK	99901
LEE TAYLOR M & OWEN M	2320 SECOND AVE	KETCHIKAN	AK	99901
LUKEN HENRY G III & ANGELA K	2417 TONGASS AVE SUITE 111-353	KETCHIKAN	AK	99901
MARINE VIEW CONDO ASSOCIATION	2415 HEMLOCK ST CONDO 101	KETCHIKAN	AK	99901
MARRS JENNIFER & SETH I	5834 S TONGASS HWY	KETCHIKAN	AK	99901

MCDONALD NANCY MARIE	2336 SECOND AVE	KETCHIKAN	AK	99901
MEEKS CHARLENE	2115 FIRST AVE	KETCHIKAN	AK	99901
MENDOZA MILAGROS S TRUSTEE	PO BOX 5095	KETCHIKAN	AK	99901
MILES JOHN D & KAREN C	2349 SECOND AVE	KETCHIKAN	AK	99901
MOYER ERIC	2329 SECOND AVE	KETCHIKAN	AK	99901
O'BRIEN TIMOTHY	8805 NW 23RD AVE	VANCOUVER	WA	98665
OHLSON ATHENA LYNAE & HARLEY JAMES	PO BOX 1203	WARD COVE	AK	99928
OLSON RICHARD R & ALEXANDRIA R	2323 FIRST AVE	KETCHIKAN	AK	99901
PATRICK CODY & GLENNA	2435 SECOND AVE	KETCHIKAN	AK	99901
PURSCHWITZ TRINIDAD LUCAS	PO BOX 8583	KETCHIKAN	AK	99901
RACE RONALD D	1137 VILLANOVA ST NE	LACEY	WA	98515
RENDEZVOUS SENIOR DAY SERVICE	2441 FIRST AVE	KETCHIKAN	AK	99901
RESILIENT YOUTH & COMMUNITY INC	PO BOX 7475	KETCHIKAN	AK	99901
REYNOLDS ANNE M	2430 FIRST AVE	KETCHIKAN	AK	99901
RICHEY KARL EVERETT	PO BOX 5081	KETCHIKAN	AK	99901
RIDDLE ERIN	2126 FIRST AVE	KETCHIKAN	AK	99901
ROTH LEROY J & MAUREEN W	2306 SECOND AVE	KETCHIKAN	AK	99901
RUARO LIVING TRUST	PO BOX 906	WARD COVE	AK	99928
RUSCH-GUTHRIE ADRIANN ALEXIS &	3327 DENALI AVE	KETCHIKAN	AK	99901
SCHRECKHISE JAKE & SERENE	5943 ROOSEVELT DR	KETCHIKAN	AK	99901
SEA LEVEL PROPERTY LLC	2050 SEA LEVEL DR STE 102	KETCHIKAN	AK	99901
SIMS KAY D &	PO BOX 6814	KETCHIKAN	AK	99901
TAGLIAFERRI ANDREW E & BYRD GWENNYT	PO BOX 5055	KETCHIKAN	AK	99901
THE PLAZA LLC	2417 TONGASS AVE SUITE 215	KETCHIKAN	AK	99901
THOMAS R CRAIG	4154 S TONGASS HWY APT 201	KETCHIKAN	AK	99901
TONGASS FEDERAL CREDIT UNION	2000 TONGASS AVE	KETCHIKAN	AK	99901
TONGASS OUTFITTERS LLC	312 DOCK ST	KETCHIKAN	AK	99901
TONGASS TRADING COMPANY	201 DOCK ST	KETCHIKAN	AK	99901
TRUE NORTH RECOVERY, INC.	126 WASHINGTON ST	KETCHIKAN	AK	99901
TWO OH SEVEN LLC	. BOX 5795	KETCHIKAN	AK	99901
WALLIN BRIAN DOUGLAS & ADRIAN	2309 SECOND AVE	KETCHIKAN	AK	99901
WESTSIDE ENTERPRISES LLC	2425 TONGASS AVE	KETCHIKAN	AK	99901
WILHELM ADAM & SARA RAY	119 W FAIRVIEW AVE	HOMER	AK	99603
TONGASS TOWERS CONDO ASSOCIA	119 AUSTIN ST CONDO 106	KETCHIKAN	AK	99901

KETCHIKAN GATEWAY BOROUGH
PLANNING COMMISSION/PLATTING BOARD

RESOLUTION NO. 4577

A Resolution of the Ketchikan Gateway Borough Planning Commission to Approve a Request for a Major Parking Variance to Allow Construction of a Four-Story, Mixed-Use Building Without Providing the Required Parking Spaces on Lot 2, Galley Subdivision, Ketchikan Recording District; Located at 2334 Tongass Avenue, City of Ketchikan. (Case 26-043)

R E C I T A L S

A. **WHEREAS** , the Planning Commission finds that the requested parking variance is to allow a mixed-use building to be constructed without providing the required parking spaces; and

B. **WHEREAS** , the Planning Commission finds that the need for the requested variance is caused by special conditions associated with the subject property, including its limited size, urban infill context, surrounding development pattern, and inability to reasonably accommodate both the proposed building footprint and the required off-street parking; and

C. **WHEREAS** , the Planning Commission finds that the requested variance would reduce required off-street parking and would not permit a land use prohibited within the General Commercial zone; and

D. **WHEREAS** , the Planning Commission finds that the variance will not solely relieve an inconvenience because alternatives are complicated by the parcel's limited size, existing development patterns, and dense urban setting; and

E. **WHEREAS** , the Planning Commission finds that the variance will not solely relieve a pecuniary hardship because the evidence shows that alternatives providing the same effect would increase project costs by well over ten percent and involve significant physical constraints.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE FINDINGS, IT IS RESOLVED BY THE PLANNING COMMISSION/PLATTING BOARD OF THE KETCHIKAN GATEWAY BOROUGH as follows**:**

> **Section 1:** That the request for a variance to allow the construction of a four-story mixed-use facility without providing 23 of the required 24 parking spaces at 2334 Tongass Ave, City of Ketchikan (Parcel No. 01-1244-004-450), be approved, subject to the findings of fact contained herein.

PASSED AND ADOPTED this 15th day of September, 2026.

_____

Jos Govaars, Chair of the
Planning Commission/Platting Board

ATTEST:

_____

Crystal Vail, Platting/ Zoning Clerk
Ketchikan Gateway Borough

PLANNING COMMISSION **7. A.**

Meeting Date: 10/13/2026
Resolution #: 4582

Title: 26-048

Case Manager: Alethea Johnson, Associate Planner
Approved for Submittal: Planning Director

REQUESTED ACTION

Request for a conditional use permit to allow a triplex use on Lot 11, Block 6, USS 1591, Ketchikan Recording District; located at 3441/3443 Arnold Ave; City of Ketchikan.

PROJECT DATA

Property Information			
Owner	Christopher Jones	**Applicant**	Owner
Location	3441/3443 Arnold Ave	**Zoning/Overlay**	RM/MBR
Access	Arnold Ave	**Site Area**	5000 sq ft
City/Service Area	City of Ketchikan	**Utilities**	KPU
Procedural Information			
Application Date	9/18/2026	**Agency Notice Date**	n/a
PON Date (# sent)	9/24/2026 (160)	**Agenda Published**	10/9/2026
Notice Distance	600 ft	**Site Visit Date**	9/24/2026
Identifying Information			
Survey, Lot, Block	Lot 11, Block 6, US Survey 1591, Ketchikan Recording District		
Parcel Number	01 1224 007 800	**Customer Number**	602728

APPLICABLE LAND USE REGULATIONS

KGBC 18.60.020 (RM/MBR)		
Minimum Lot Area	**5000 sq ft**	
Minimum Lot Width	**50 ft**	
Setbacks:	**Front: 10 ft** **Side: 5 ft**	**Rear: 15 ft**
Maximum Structure Height	**30 ft**	
Maximum Lot Coverage	**50%**	

CASE SUMMARY

Case 26-048 is a request for a conditional use permit to allow a triplex dwelling use at 3441/3443 Arnold Avenue. According to the application, the residence was being used as a triplex when the applicant purchased the property in May 2022 and was represented to them at the time of purchase as containing three units. The applicant is requesting approval of a conditional use permit to bring the existing triplex use into compliance with applicable zoning requirements.

PLANNING STAFF RECOMMENDATION

Planning staff recommends approving the request through adoption of Resolution 4568.

Approval:

“I move to adopt Resolution 4582, approving the request with conditions, as presented."

Denial:

“I move to adopt Resolution 4582, denying the request for a triplex use on Lot 11, Block 6, US Survey 1591, located at 3441/3443 Arnold Ave, City of Ketchikan, subject to the following findings of fact:... (insert findings)"

Attachments

Staff Analysis
Maps and Photos
Application
Citizen Comments
Notices
Resolution 4582

PLANNING COMMISSION PUBLIC HEARING: October 13, 2026

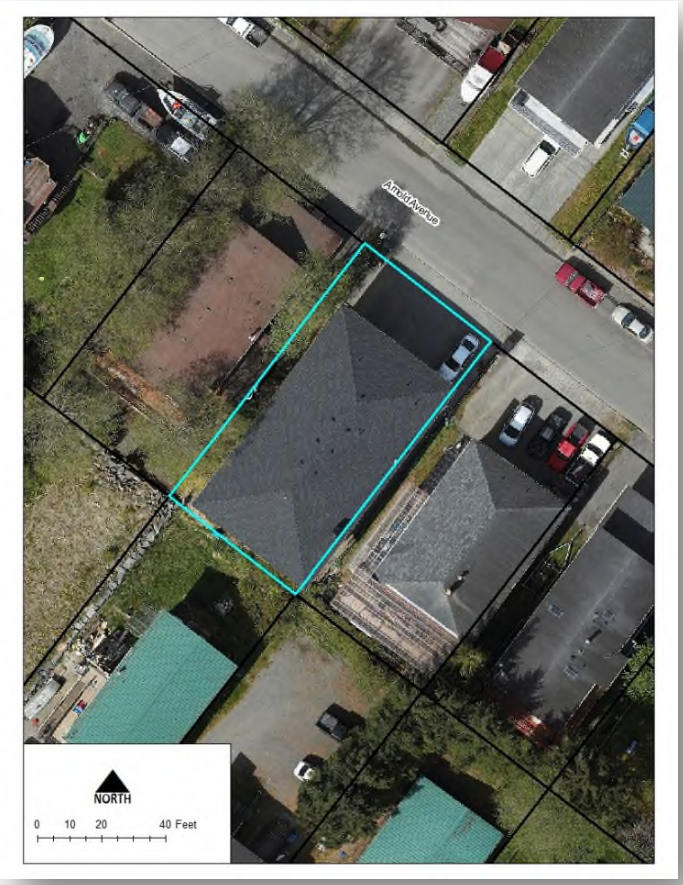
Case: 26-048 Resolution: 4582

PLANNING STAFF ANALYSIS AND RECOMMENDED FINDINGS

Part I. BACKGROUND AND ANALYSIS

A. Summary of requested action:

Case 26-048 is a request for a conditional use permit to allow a triplex dwelling use at 3441/3443 Arnold Avenue. According to the application, the residence was being used as a triplex when the applicant purchased the property in May 2022 and was represented to them at the time of purchase as containing three units. The applicant is requesting approval of a conditional use permit to bring the existing triplex use into compliance with applicable zoning requirements.



Site characteristics:

The subject property is a standard-sized rectangular lot fronting on Arnold Avenue with access to public water and sewer services. The site is developed with a structure built in 1975. Four off-street parking spaces are located adjacent to Arnold Avenue.

B. Code Analysis

What public good will result from the use?

KGBC 18.90.040(c)(6)(e)(1) requires that uses for which a CUP is requested be reasonably necessary for the public health, safety and general welfare. **Analysis:** The request will allow an existing residential structure to continue providing three dwelling units on property in the RM zone. Continued use of existing housing within an area served by public water and sewer contributes to the availability and efficient use of the Borough's existing housing stock and infrastructure.

Housing Goal B of the 2035 Comprehensive Plan also supports preservation of residential development that meets the needs of Borough residents.

Will the request injure neighboring uses?

KGBC 18.90.040(c)(6)(e)(2) does not allow CUPs for uses which will permanently or substantially injure neighboring uses. **Analysis:** The request does not involve expansion of the existing residential structure because the three dwelling units are accommodated within the existing building. The property contains four off-street parking spaces, exceeding the minimum requirement of one parking space per dwelling.

Is the request consistent with the Comprehensive Plan?

KGBC 18.90.040(c)(6)(e)(3) requires that uses for which a CUP is requested be generally in harmony with the Comprehensive Plan. **Analysis:** The proposed use is consistent with Land Use Goal A of the 2035 Comprehensive Plan which guides growth through coordinated, predictable, and place-based land use planning approaches. The RM zone was specifically established to accommodate medium-density residential development of this type. A triplex on a lot already zoned RM, with access to public utilities and proximity to existing residential uses, represents the coordinated, place-based growth the Comprehensive Plan envisions.

Is the use allowed in the zone?

KGBC 18.90.040(c)(6)(e)(4) does not allow CUPs for uses which are not allowed in the zone the property lies in. **Analysis:** The Medium Density Residential (RM) Zone allows triplex dwellings with a CUP.

KGBC 18.90.040(c)(6)(e)(5) requires that the requested conditional use meets any specific criteria contained in KGBC 18.50.030. **Analysis:** No criteria are specified for a triplex use.

Duration:

Conditional use permits for triplex dwellings are not subject to a specific duration. The proposed CUP will be perpetual.

PUBLIC COMMENTS:

One citizen commented regarding parking availability on Arnold Street.

CONCLUSION

The proposal involves an existing residential structure and existing three-unit configuration, rather than an expansion of the building. The property is served by public water and sewer, no new driveway is proposed, and the application identifies four parking spaces where three are required.

The request is also consistent with the broader policy direction of the 2035 Comprehensive Plan toward housing diversity and efficient use of developed areas served by infrastructure.

Planning staff recommend that the Planning Commission adopt Resolution No. 4582, including the following approval and condition:

> Section 1: That the request for a conditional use permit (CUP) for a triplex use on Lot 11, Block 6, U.S. Survey 1591, located at 3441/3443 Arnold Avenue, City of Ketchikan (Parcel No. 01-1224-007-800), be approved, subject to the findings and conditions contained herein.
>
> Conditions:
>
> 1. A zoning permit shall be obtained within one year of approval of the conditional use permit.

Part II. REVIEW OF APPLICABLE CRITERIA AND PROPOSED FINDINGS

KGBC 18.90.040(c)(6)(e) requires that the Planning Commission make the following findings for approval of the use permit:

Criterion A: The requested conditional use permit is reasonably necessary for the public health, safety, and general welfare;

Finding A: The requested conditional use is reasonably necessary for the general welfare because it allows an existing residential structure to continue providing three dwelling units on property designated for medium-density residential use and served by public water and sewer.

Criterion B: The requested conditional use will not permanently or substantially injure the lawful use of neighboring uses;

Finding B: The requested conditional use will not permanently or substantially injure the lawful use of neighboring properties because the three dwelling units are accommodated within the existing residential structure, no building expansion is proposed, and the application identifies four off-street parking spaces where three spaces are required.

Criterion C: The requested conditional use will generally be in harmony with the Comprehensive Plan;

Finding C.1: The requested CUP is generally in harmony with Land Use and Environment Goal A of the 2035 Comprehensive Plan which guides growth through coordinated, predictable, and place-based land use planning approaches.

Finding C.2: The request is in harmony with Housing Goal B of the 2035 Comprehensive Plan which supports preservation of residential development that meets the needs of Borough residents.

Criterion D: The requested conditional use is expressly permitted by the zoning ordinance in which the conditional use is requested; and

Finding D: A triplex dwelling is expressly permitted as a conditional use in the Medium Density Residential (RM) Zone pursuant to KGBC 18.50.010(f).

Criterion E: The requested conditional use meets any specific criteria contained in KGBC 18.50.030.

Finding E: KGBC 18.50.030 does not provide specific criteria applicable to a triplex conditional use.

26 -048 Maps & Photos

Aerial Photo



26 -048 Maps & Photos

Notice Area Map.

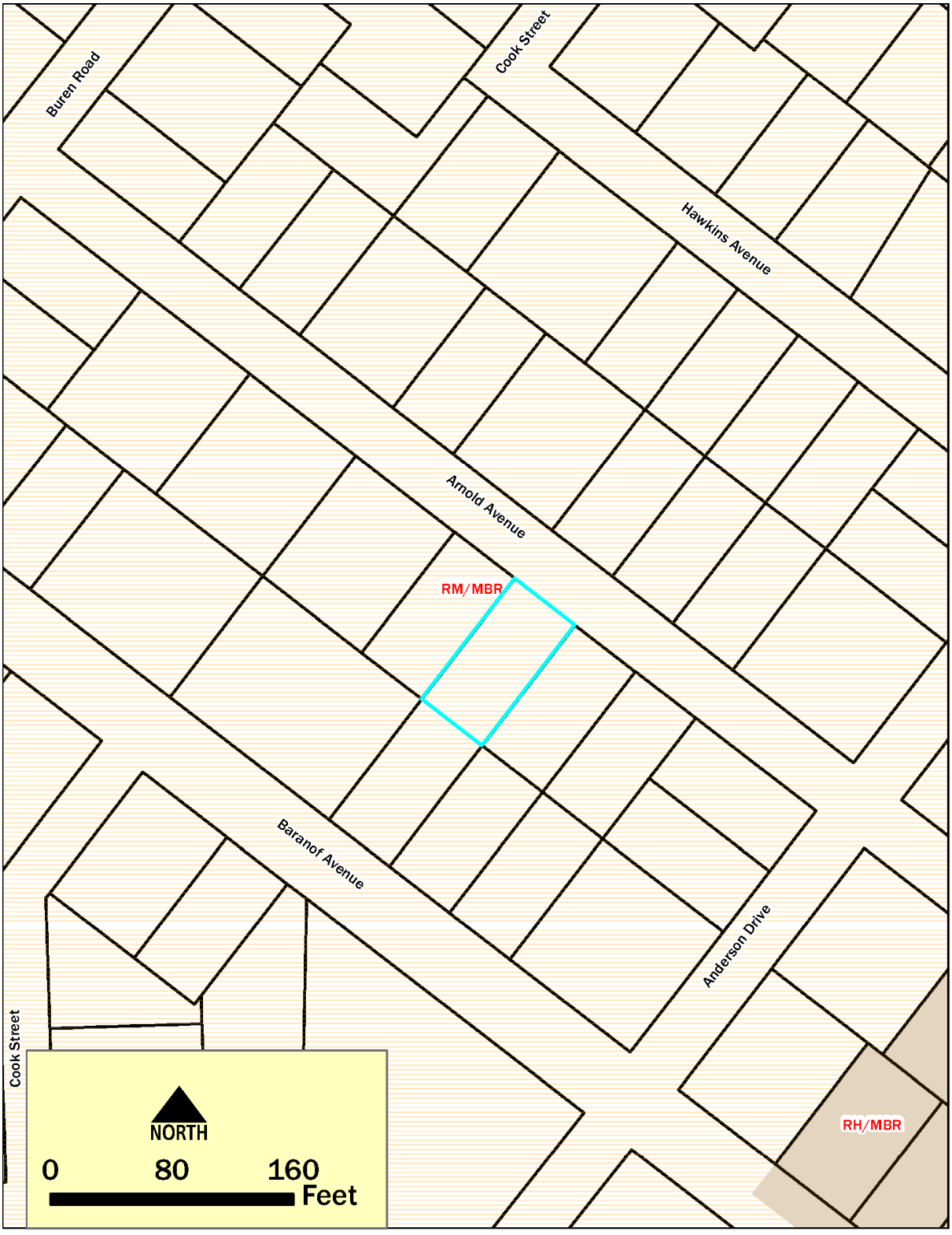


26 -048 Maps & Photos

Close-up Aerial



Zoning Map


Buren Road
Cook Street
Hawkins Avenue
Arnold Avenue
RM/MBR
Baranof Avenue
Anderson Drive
Cook Street
RH/MBR
NORTH
0
80
160
Feet



Subject lot as seen from the opposite side of Arnold Street



View of Arnold Street with subject property at right

602728
Customer Number

26-048
Permit Number

Ketchikan Gateway Borough

Permit Application

2026-09-21

Approved By

☐ NEW ELECTRIC METER

Applicant Information

Owner	JONES CHRISTOPHER ANTHONY	**Second Owner**	
Mailing Address	1062 SCHOENBAR RD; KETCHIKAN, AK; 99901		
Applicant	JONES CHRISTOPHER ANTHONY	**Relationship**	
Phone Number		**Work Number**	**Preferred Contact**
Email Address		☐ **Contact By Email Preferred**	

Existing Property Information

Property Address	ARNOLD AVE 3441/3443	**Zoning**	RM
Deed Description	LOT 11, BLOCK 6, U.S. SURVEY 1591, KETCHIKAN RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.		
Lot 011	Block 006	Survey 1591	
Assessor's Parcel Number	011224007800	Plat Number	

Proposed Project Information

Permit Expires

Land Use Description	Case 26-048 is a request for a conditional use permit to allow a triplex use on Lot 11, Block 6, USS 1591, Ketchikan Recording District; located at 3441/3443 Arnold Ave; City of Ketchikan.	**TOTAL PARKING SPACES PROVIDED**
Conditions		

☐ **ZPNR**
☐ **ZONING PERMIT: NEW BUILDING**
☐ **ZONING PERMIT: NEW USE ONLY**
☐ **ZONING PERMIT: MOBILE BUILDING**
☐ **CORRESPONDENCE**
☐ **TEMPORARY ZONING PERMIT**
☐ **SIGN PERMIT**

THE BELOW APPLICATION(S) ARE REQUIRED:

☐ **CITY BUILDING PERMIT**
☐ **ADEC APPROVAL**
☐ **ADOT DRIVEWAY PERMIT**
☐ KGB UTILITY HOOKUP
- ☐ WATER
- ☐ SEWER
- ☐ SDC FEE

KETCHIKAN GATEWAY BOROUGH
1900 First Ave. STE 126 Ketchikan, AK 99901
Office: 907.228.6610
Email: planning@kgbak.us
Fax: 907.228.6698

Conditional Use Permit

Date Received: 9/18/26 CV

Date Accepted:

To be Completed by Staff:

Parcel Number: 01-1224-007-800

Customer Number: 602728

Staff Notes:

Zoning District: RM

Overlay Zone: MBR

Case Number: 26-048

To Be Completed by the Applicant:

☐ Conditional Use Permit ☐ Conditional Use Permit Renewal

Name: Christopher Jones

Email: [redacted]

Phone: 907 617 7784

For the property located at:

3441 / 3443 Arnold Street

Existing uses on property:

Triplex

Provide a brief description of the requested use or project:

I bought this property in May of 2022. It ~~Ris~~ was listed Main 3 bed, 2 bath
Middle 2 bed, 2 bath
Lower 3 bed, 1 bath,
I have used as such since I bought that year.

Potential impacts to surrounding properties: Example: piles of rocks, noise from trucks, fumes etc.

No

Application Checklist:

- ☐ Complete Zoning Permit Application
- Owner Authorization Form

KETCHIKAN GATEWAY BOROUGH
1900 First Ave. STE 126 Ketchikan, AK 99901
Office: 907.228.6610
Email: planning@kgbak.us
Fax: 907.228.6698

Zoning Permit Application

To be Completed by Staff:

Application Received: 9/18/26 W

Approval Date:

Approved by: (Zoning Official)

Parcel Number: 01-1224-007-800

Customer Number: 602728

Zoning District: RM

Overlay Zone: MBR

Permit Number:

New Address Assignment:

Staff Notes:

Floodplain Development Information

Is there a SFHA present on the property? Yes X No

Is there a Floodplain Development permit required? Yes X No

Floodplain Development Permit Number:

Application Checklist:

- Complete Site Plan
- Elevation Drawing
- Owner Authorization Form
- Utility Permit/DEC
- Approval **OR** Septic Information

To Be Completed by the Applicant:

Applicant Name: Christopher Jones

Contact Number:

Email: [redacted]

Project location: 3441/3443

Existing uses/structures on property: Triplex

Provide a brief description of the requested use or project: Im requesting my rental to change my duexplex into triplex. Since I have owned and before, it was always Main, middle and Lower units at address.

Number of bedrooms on property:

New driveway? Yes (No)

Septic system: (Public) Private

Water system: (Public) Private

KETCHIKAN GATEWAY BOROUGH
Office: 907.228.6610
Email: planning @kgbak.us
1900 First Ave. STE 126 Ketchikan, AK 99901

Owner Authorization

Signing this form on behalf of an entity (LLC, Trust, etc.) requires the designated manager(s) to sign as the primary owner. If the managing member's signature is not available, the majority of the entity's membership must sign as the owners. (AS 10.50.110; AS 10.50.150)

Application Information

Project location/address:

3441 / 3443 Arnold Street

Parcel Number:

Company/Entity name (if applicable)

Property Owner(s)

Primary Owner ☐ *check if primary contact* ☐ *check this box if you would like to authorize a third party as contact for your application*

Christopher Jones — Full Name

907 617 7784 — Phone Number

[redacted] — Email

Signature

Secondary Owner (if applicable) ☐ *check if primary contact*

Full Name

Phone Number

Email

Signature

I certify that I am the legal owner of the specified property and that the information on this application is true and correct to the best of my knowledge. I authorize the Borough a limited right of entry to the subject property to conduct investigations related to the application. Knowingly providing false information may rsult in any action taken being feclared null and void, and pursuant to AS 11.56.210 and is punishable as a Class A misdemeanor.

Third Party Contact (optional)

Full Name

Phone Number

Company/Entity name

Email

Mailing Address

**I understand that I must provide the appropriate documentation to prove that I am an authorized agent/contract purchaser/person with demonstrated possessory interest in the property. Planning staff may photocopy the document to accompany the application*

Application continued

Residential Parking Requirements:

Residential Uses

For lots in residential zones, fill in the applicable sections below for the proposed **and existing** uses listed on page 1

Total Dwelling Units	3	x 1=	3
Hobby Garden Stand		x 1=	
Home Occupations (see Parking Analysis Worksheet)			

Total Number of Required Parking Spaces 3

Total Number of Provided Parking Spaces 4

For non-residential zones, attach a completed ***Parking Requirements Worksheet***

Applicant/Owner Consent

I understand that for new construction or the expansion of the building footprint of an existing building, an inspection of the foundation forms must be conducted to ensure that the building is located outside of the setback requirements prior to the pouring of the foundation. I understand that I am responsible for scheduling an inspection once the foundation forms are constructed. It is recommended that the inspection be done by a licensed surveyor, however, staff may be available to perform an inspection under certain circumstances. **Check with staff to see if you qualify.** Upon completion of the construction, I understand that I must submit an As-Built Survey produced by a licensed surveyor to ensure the construction is in accordance with the submitted site plan and initial inspection. I agree to abide by the terms and/or conditions of this permit and understand that any changes to the site plan will require notification to the Planning Department before construction commences.

_____
Initial

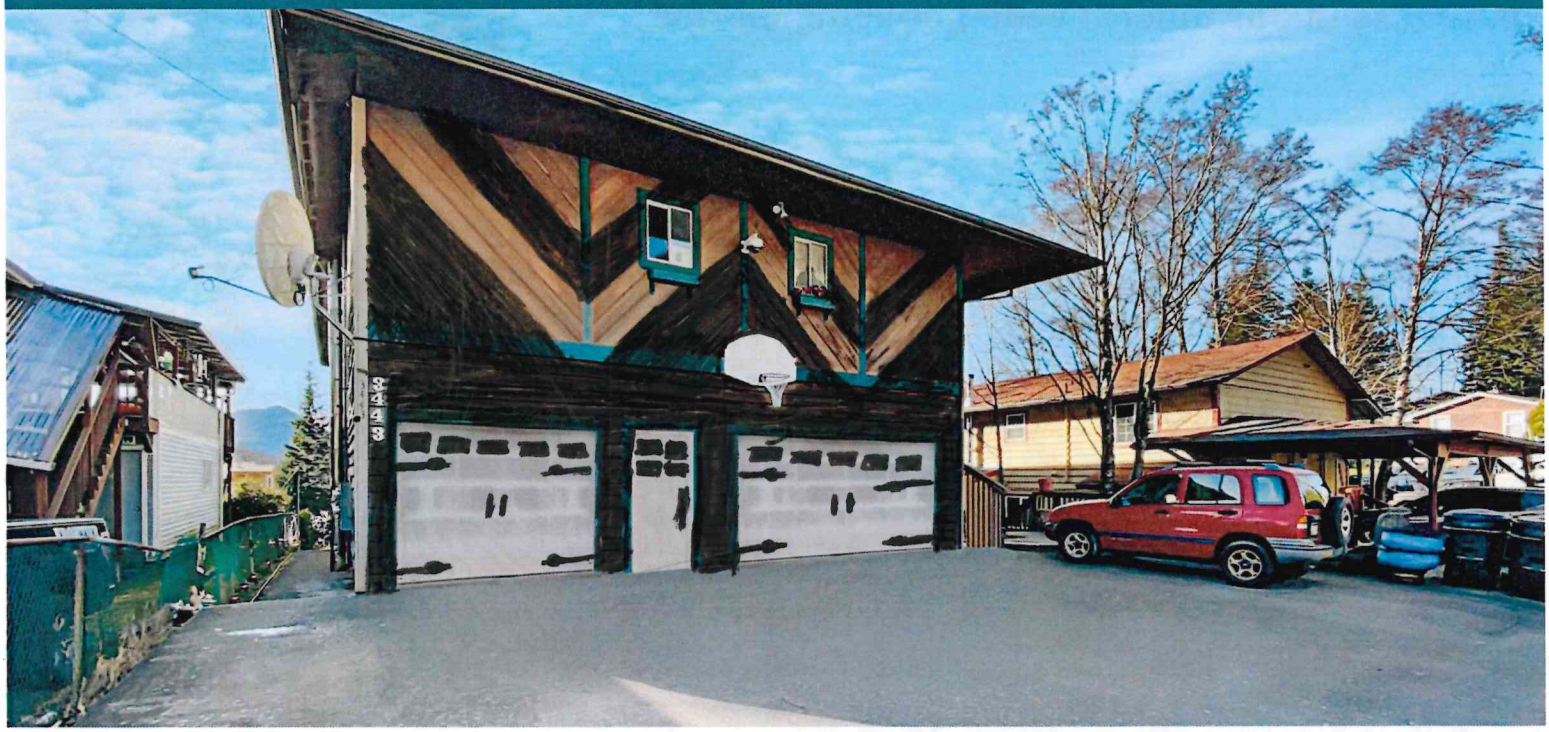
PLEASE BE ADVISED that the issuance of a Zoning Permit does not exempt the applicant from needing to comply with other local, State, or Federal laws.
A Zoning Permit is subject to all regulations outlined in KGBC 18.90 and expires **two years after the date it is issued** unless construction starts and continues diligently. If unusual circumstances prevent this, a renewal request can be submitted to the Borough before the permit expires. Excavation is not considered construction.
Permit Appeal Procedures: Decisions by the zoning official can be appealed to the Ketchikan Gateway Borough Planning Commission within ten days in accordance with KGBC 18.90.070. Contact the Planning Department for more information at 907-228-6610 or planning@kgbak.us.

NEW LISTING

3441/3443 ARNOLD AVENUE, KETCHIKAN, AK 99901

PROVIDENCE PROPERTIES

$575,000 | 8 BEDROOM | 5.5 BATHROOM



THE PROPERTY

Extensive property boasting 8 bedrooms 5 ½ baths. A 3-bedroom 2 bath including a primary en-suite on the main floor, 2 bedroom 2 bath including a primary en-suite below on the middle floor and an additional 3 bedroom 1 bath lower apartment.

Featuring open floor plans, views from the interior or exterior wrap around covered deck, 2+ garage, Bonus shop/basement area with ½ bath. Plenty of paved off-street parking.

KEY FACTS

- ✓ YEAR BUILT: 1975
- ✓ MAIN: 3BED, 2 BATH
- ✓ MIDDLE: 2 BED, 2BATH
- ✓ LOWER: 3 BED, 1BATH
- ✓ APPROX. SQFT: 4,286
- ✓ APPROX. LOT SQFT: 5,001
- ✓ LEGAL DESCRIPTION: LOT 11, BLK 6, U.S. SURVEY 1591

Own the Home Meant for You.

New Roof scheduled/included. Conveniently located in town near the airport & ferry terminals, grocery, shops, schools and public facilities.

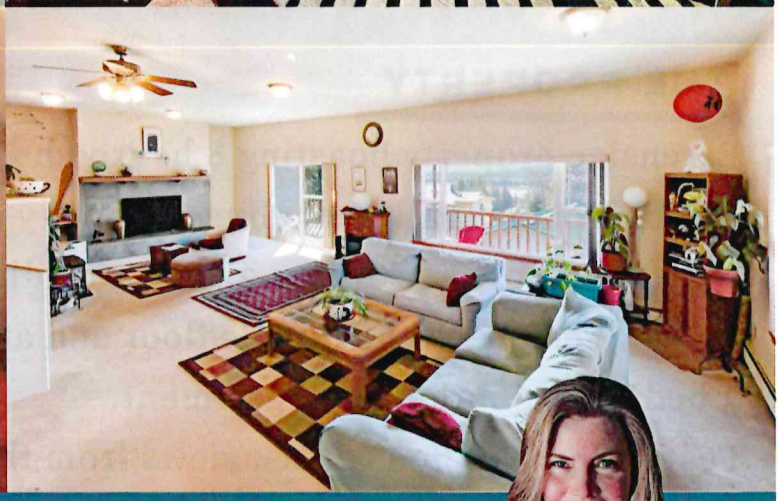
A wonderful opportunity for an owner-occupied income producing property or a savvy investor purchase in our much-needed housing market.













Christina Zaugg
907.617.9194
Christina@KtnLife.com

PROVIDENCE PROPERTIES

RealEstateInKetchikan.com

Crystal Vail

From: [redacted]
Sent: Tuesday, October 6, 2026 2:34 PM
To: Planning Comment Group
Subject: Case # 26-048

Regarding case 26-048 where the owner of 3441/3443 Arnold Avenue is requesting to not have to follow borough code for supplying required off-street parking for the residence, we are not in agreement of this request. All of you can come to Arnold street at any time of day and see that there is absolutely no available street parking as is - street is already lined with vehicles - day and night. How can the planning commission know how many bedrooms are actually in this residence to decide how many parking places the owner needs to provide off-street? Many changes have occurred within the residence over the last several years.

In checking with the city, this area, street, was zoned for single family and/or duplex only. The street is NOT zoned for triplex buildings and the city was unaware that this residence is being used as a triplex.

Alan Locks
3444 Arnold Street
KTN

KETCHIKAN GATEWAY BOROUGH

Department of Planning and Community Development

1900 First Avenue, Suite 126, Ketchikan, Alaska 99901

● telephone: (907) 228-6610 ● fax: (907) 228-6698



KETCHIKAN INDIAN CORPORATION

2960 TONGASS AVE

KETCHIKAN, AK 99901

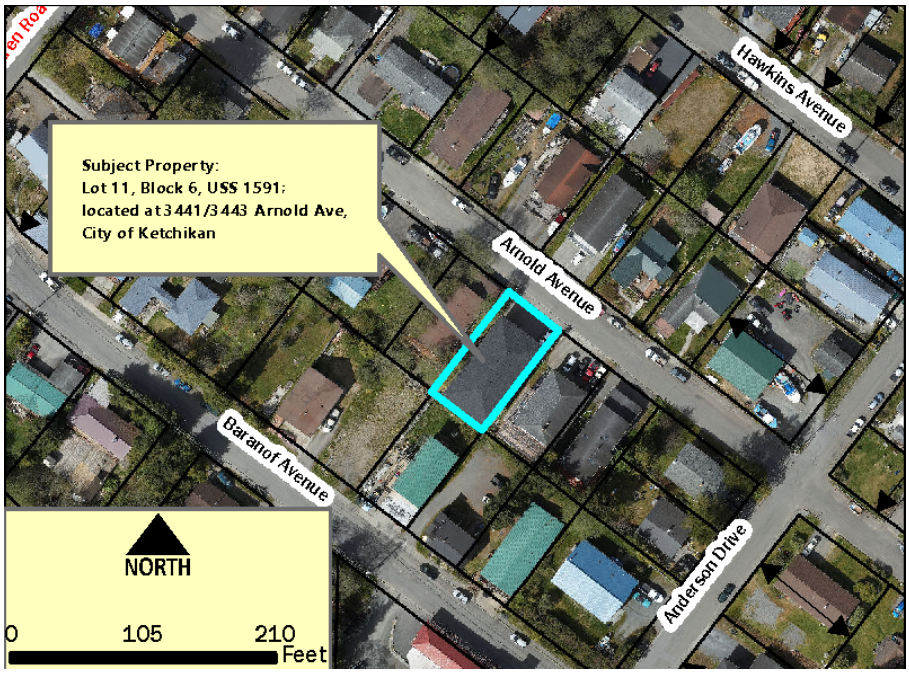
Pending Case
Property Owner
Notification

KETCHIKAN GATEWAY BOROUGH

Department of Planning and Community Development

1900 First Avenue, Suite 126, Ketchikan, Alaska 99901

● telephone: (907) 228-6610 ● fax: (907) 228-6698



116 FRONT STREET LLC

4620 ARVILLE ST SUITE E

LAS VEGAS, NV 89103

Pending Case
Property Owner
Notification

Case Number: 26-048

Zoning: Medium Density Residential/Mobile Building Restricted (RM/MBR)

Requested Action: Conditional use permit to allow a triplex use on Lot 11, Block 6, US Survey 1591, Ketchikan Recording District

Summary: At the time of purchase, the home was occupied as a triplex. The applicant proposes to continue the use, providing 4 off-street parking spaces.

Location: 3441/3443 Arnold Ave; City of Ketchikan

Applicable Code: KGBC 18.50.030; 18.90.040

The Planning Department is sending you this notice of proposed actions in the Ketchikan Gateway Borough.

More information is available on the Borough website home page at www.kgbak.us. Click the drop-down menu for "Government" and select AGENDAS. Navigate to the:

OCTOBER 13, 2026 PLANNING COMMISSION DOCKET

Comments or concerns regarding this proposal may be emailed to plancomment@kgbak.us or mailed to the return address on this postcard. Your name and the case number must be included for reference. To be published in the packet, your comments must be received by **10/6/2026.** Comments received after this date will be given to the Planning Commission at the meeting. You may also provide comments in person at **the Planning Commission meeting, October 13, 2026 at 6:00 pm** in the Borough Assembly Chambers, located at 1900 First Avenue.

Decisions of the Planning Commission/Platting Board may be appealed within 15 days of the date of decision. Conditional use permits and variances may be appealed to the Board of Adjustment (Borough Assembly). Subdivision approvals may be appealed to Superior Court. If you have any questions on appeals, please contact Planning staff at 228-6610 or stop by the Planning Department for assistance.

Case Number: 26-048

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Owner_Name	Address	CITY	STATE	ZIP
KETCHIKAN INDIAN CORPORATION	2960 TONGASS AVE	KETCHIKAN	AK	99901
116 FRONT STREET LLC	4620 ARVILLE ST SUITE E	LAS VEGAS	NV	89103
AMUNDSON KIRK & MARTINES REBECCA	PO BOX 774	WARD COVE	AK	99928
ANNIS JULIE & JONATHAN	427 ALDER ST	KETCHIKAN	AK	99901
ANTONSEN HANS H & LAURA	701 CARLANNA LAKE RD	KETCHIKAN	AK	99901
AZURE ANTHONY L & DEBRA	PO BOX 7724	KETCHIKAN	AK	99901
BACLAAN DIVINA S & FLORENCIO B JR	602 BUREN RD	KETCHIKAN	AK	99901
BARRY JEFFREY W	706 BUREN RD	KETCHIKAN	AK	99901
BARTOS LOUIS R & JEAN I	705 COOK ST	KETCHIKAN	AK	99901
BENGAARD PAUL	3305 BARANOF AVE	KETCHIKAN	AK	99901
BETHEL MICHAEL D & ALYCE B	420 ALDER ST	KETCHIKAN	AK	99901
BOATWRIGHT GERALD A & NANCY JO	PO BOX 7684	KETCHIKAN	AK	99901
BOLES ZACHARY S & ROXANNE M	3343 DENALI AVE	KETCHIKAN	AK	99901
BRANDOW ASHLEY MEGHAN & RONALD JAME	3438 HAWKINS AVE	KETCHIKAN	AK	99901
BRAY JAMES R & LAUREL J	324 ALDER ST	KETCHIKAN	AK	99901
BRENDIBLE TASHA & JARRID	3418 ARNOLD AVE	KETCHIKAN	AK	99901
BROWN JUSTIN & HOCKEMA MARISSA	3505 HAWKINS AVE	KETCHIKAN	AK	99901
BROWNING LEVI T	3404 HAWKINS AVE	KETCHIKAN	AK	99901
BUEHRIG EMILY M & JACOB R	3405 HAWKINS AVE	KETCHIKAN	AK	99901
BYRD GWENNYTH M &	PO BOX 5055	KETCHIKAN	AK	99901
BYTYQI ZHUTA NADIRE & MEHMET, ZHUTA	942 FOREST AVE	KETCHIKAN	AK	99901
CADIENTE CARLO J & DAIZEREE B	3508 ALASKA AVE	KETCHIKAN	AK	99901
CASE SADIE M & MANABAT KEVIN B	3612 BARANOF AVE	KETCHIKAN	AK	99901
CHULIK ANTHONY RAMIERO &	727 BUREN RD	KETCHIKAN	AK	99901
COOK KIP R JR & SARAH R	11472 JOHANNSEN RD	KETCHIKAN	AK	99901
COOSE RICHARD L & JUDY G	PO BOX 9533	KETCHIKAN	AK	99901
COPE-POWELL DEANNE & POWELL SEAN	PO BOX 5314	KETCHIKAN	AK	99901
CROSBY MAUREEN C	3443 HAWKINS AVE	KETCHIKAN	AK	99901
DANAO MARIA ALICIA V &	3530 ARNOLD AVE	KETCHIKAN	AK	99901
DAY BARBARA J	3315 HAWKINS AVE	KETCHIKAN	AK	99901
DAY THOMAS E & JUANITA P	3607 BARANOF AVE	KETCHIKAN	AK	99901
DEAL DAVID A & STULKEN MERRILL	5428 DENSLEY DR	KETCHIKAN	AK	99901
DOGWOOD SHORES LLC	355 CARLANNA LAKE RD	KETCHIKAN	AK	99901
DOWLING MARY R	709 COOK ST	KETCHIKAN	AK	99901
FISCHER NIKKI M	427 MAPLE ST	KETCHIKAN	AK	99901
FOLEY RICHARD A	PO BOX 7141	KETCHIKAN	AK	99901
FOURNIER TONJA M	708 ANDERSON DR	KETCHIKAN	AK	99901
FOWLER JAMES EDWARD & CHRISTINE KA	PO BOX 5443	KETCHIKAN	AK	99901
FUNK MICHAEL F & ELLEN R	3426 ARNOLD AVE	KETCHIKAN	AK	99901
FUREY CHRISTINE MARIE & MORRISON LA	3459 DENALI AVE	KETCHIKAN	AK	99901
GALAKTINOFF RICHARD G &	3515 DENALI AVE	KETCHIKAN	AK	99901
GIFFEY JOHN & TAMMI	3422 HAWKINS AVE	KETCHIKAN	AK	99901
GILMON MARGARET	PO BOX 1614	FRISCO	CO	80443
GINTER CHESTER P & LEE ANNE	3508 BARANOF AVE	KETCHIKAN	AK	99901
GRAY JAMES JOSHUA	630 CHATHAM AVE	KETCHIKAN	AK	99901
GREEN PATTI R & STEVEN E	3432 ARNOLD AVE	KETCHIKAN	AK	99901

GUTHRIE JOHN F & JULIA	3516 ALASKA AVE	KETCHIKAN	AK	99901
HAMILTON ERNEST I & SHERIE ANN B	320 ALDER ST	KETCHIKAN	AK	99901
HARRIS JASON & SHELLY	8297 FAIRHAVEN LN	KETCHIKAN	AK	99901
HARRIS JASON W & SHELLY R	8297 FAIRHAVEN LN	KETCHIKAN	AK	99901
HARRISON KENNETH R & SHARON K TRUST	PO BOX 63	TENMILE	OR	97481
HAUVER RICHARD N	3418 HAWKINS AVE	KETCHIKAN	AK	99901
HEAD LAUREN	3207 LINCOLN CT	KETCHIKAN	AK	99901
HOGGARD MATTIE J	3505 ARNOLD AVE	KETCHIKAN	AK	99901
HOLDERMAN TERI & GERALD	12745 N TONGASS HWY	KETCHIKAN	AK	99901
HORNBAKER WILLIAM A & NORMA J & ROY	342 BRYANT ST	KETCHIKAN	AK	99901
HOUSE MORGAN R & CORRIE M	3426 DENALI AVE	KETCHIKAN	AK	99901
HOUTARY ANITA & HOUTARY RAYMOND J	526 ANDERSON DR	KETCHIKAN	AK	99901
HOUTARY ANITA L	526 Anderson DR	KETCHIKAN	AK	99901
HOYT SUSAN O	7565 S TONGASS HWY	KETCHIKAN	AK	99901
HOYT SUSAN OR HOYT JESSE	7565 S TONGASS HWY	KETCHIKAN	AK	99901
HUBERT CAREY S & GWEN F	PO BOX 9530	KETCHIKAN	AK	99901
HUDSON CLIFFORD G	PO BOX 5084	KETCHIKAN	AK	99901
HUDSON CLIFFORD G & ANGUS BERNADETT	482 ANDERSON DR	KETCHIKAN	AK	99901
HUGO CHESTER E & ELIZABETH K	3453 BARANOF AVE	KETCHIKAN	AK	99901
HUNTER DANIEL L	610 CARLANNA LAKE RD	KETCHIKAN	AK	99901
JENSEN PETER R & CANADICE A	3520 ALASKA AVE	KETCHIKAN	AK	99901
JOHNSON DAVID H & G LORRAINE	507 ANDERSON DR	KETCHIKAN	AK	99901
JOHNSON RIKI	3405 DENALI AVE	KETCHIKAN	AK	99901
JONES CHRISTOPHER ANTHONY	1062 SCHOENBAR RD	KETCHIKAN	AK	99901
JOSOL JORGE C & LINDA A	3302 BARANOF AVE	KETCHIKAN	AK	99901
KEGLEY WINSTON P & KAREN E	3417 BAILEY BLVD	KETCHIKAN	AK	99901
KELLY GERI	440 BAWDEN ST	KETCHIKAN	AK	99901
KERN LOUISE D	PO BOX 6572	KETCHIKAN	AK	99901
KETCHIKAN GATEWAY BOROUGH	1900 FIRST AVE SUITE 210	KETCHIKAN	AK	99901
KING BRUCE EDWARD & LICHA I	427 CARLANNA LAKE RD	KETCHIKAN	AK	99901
KLEIN-ENRIGHT CHERE & ENRIGHT MORGA	PO BOX 183	WRANGELL	AK	99929
LACEY ROBERT L	626 ANDERSON DR	KETCHIKAN	AK	99901
LEWIS MICHELLE R	3323 FIRST ST	KETCHIKAN	AK	99901
LIGHTHOUSE CHURCH OF GOD INC	3405 BARANOF AVE	KETCHIKAN	AK	99901
LINDGREN EVA K	158 DEL REY RD	MOSSYROCK	WA	98564
LINDGREN JESSE WILLIAM & ANNA CHRIS	3345 FIRST ST	KETCHIKAN	AK	99901
LOCKS ALAN F	PO BOX 6201	KETCHIKAN	AK	99901
LONG JOHN	3517 BARANOF AVE	KETCHIKAN	AK	99901
LOPEZ REYNALDO E SR & FLORDELIZA S	PO BOX 5405	KETCHIKAN	AK	99901
LORENZO OSCAR I & RUBY S	3409 ARNOLD AVE	KETCHIKAN	AK	99901
LYSTAD RICHARD A JR & MERRI C	440 ANDERSON DR	KETCHIKAN	AK	99901
MACKIE WENDY J	407 BUREN RD	KETCHIKAN	AK	99901
MANABAT JOHN P &	3527 ARNOLD AVE	KETCHIKAN	AK	99901
MATA PAUL N & CHERYL ANN	765 ANDERSON DR	KETCHIKAN	AK	99901
MAY MELANIE & BRYCE	PO BOX 826	WARD COVE	AK	99928
MCDONALD SANDRA L	716 BUREN RD	KETCHIKAN	AK	99901
MCGILLIS FORREST WAYDE EVERETT	3360 DENALI AVE	KETCHIKAN	AK	99901

MESTAS ANNA MARIE & LEMIRE JANET	3507 BARANOF AVE	KETCHIKAN	AK	99901
MEUSEL EMIL	18126 TEDROW DR	EAGLE RIVER	AK	99577
MICKEL CHAD & DONNA E	10805 N TONGASS HWY	KETCHIKAN	AK	99901
MILLER JEANINE	RT 2 BOX 39	KETCHIKAN	AK	99901
MINSHALL ROBERTA R	627 CARLANNA LAKE RD	KETCHIKAN	AK	99901
MONREAN SHARON L & RICHARD J	652 BUREN RD	KETCHIKAN	AK	99901
MONTANUS CHRISTOPHER P	732 COOK ST	KETCHIKAN	AK	99901
MONTECILLO AMADO M & LINDA K	734 BUREN RD	KETCHIKAN	AK	99901
MONTIERTH DARIN J & JANA	11 JANET RD	AIKEN	SC	29803
MOOD GLEN W FAMILY TRUST	344 FRONT ST	KETCHIKAN	AK	99901
NALL SCOTT A & JODY K	318 ALDER ST	KETCHIKAN	AK	99901
NDABAI VINCENT IKECHUKWU & RACHAEL	3442 DENALI AVE	KETCHIKAN	AK	99901
NELSON JOSEPH B & TERESA C	3502 HAWKINS AVE	KETCHIKAN	AK	99901
OAKSMITH ANGELINE RAE	352 BUREN RD	KETCHIKAN	AK	99901
PACIFIC APARTMENTS INC	PO BOX 839	WARD COVE	AK	99928
PALMER WILLIAM B & REGINA D	3450 HAWKINS AVE	KETCHIKAN	AK	99901
PAOLO ROY & HOYT MISTY	3514 ARNOLD AVE	KETCHIKAN	AK	99901
PAQUETTE ARIKA	3346 DENALI AVE	KETCHIKAN	AK	99901
PATTON DANIEL	3870 EVERGREEN AVE	KETCHIKAN	AK	99901
PAULE JOSEPH M & EDERMIN A	3926 ANCHOR RIDGE RD	KETCHIKAN	AK	99901
PAYNE AUSTIN	709 BUREN RD	KETCHIKAN	AK	99901
PERRO RICKI M & STEVEN T	3454 BARANOF AVE	KETCHIKAN	AK	99901
PETIPRIN RACHEL & BENJAMIN	1258 MILLAR ST	KETCHIKAN	AK	99901
PIHL KERRI D	PO BOX 7763	KETCHIKAN	AK	99901
QUINN KYLE & SAMANTHA	3425 BAILEY BLVD	KETCHIKAN	AK	99901
QUINN KYLE W & SAMANTHA M	3425 BAILEY BLVD	KETCHIKAN	AK	99901
QUINN MICHAEL & KATHLEEN	404 ANDERSON DR	KETCHIKAN	AK	99901
RAMSEY JASON LEE & ESGUERRA JONNALY	426 BUREN RD	KETCHIKAN	AK	99901
RICHARD DALE A	5306 SHORELINE DR	KETCHIKAN	AK	99901
RIPLEY DAVID P	3512 ALASKA AVE	KETCHIKAN	AK	99901
ROBBINS JUNE & DALE ALASKA COMMUNIT	3710 A HILLSIDE RD	KETCHIKAN	AK	99901
ROBINSON MICHI S	3085 TOTEM DR	FAIRBANKS	AK	99709
ROGERS DOUGLAS N	439 CARLANNA LAKE RD	KETCHIKAN	AK	99901
ROMERO CIRILA B & MOISES N	PO BOX 8543	KETCHIKAN	AK	99901
RYAN JEFFREY L & ELLEN	3359 DENALI AVE	KETCHIKAN	AK	99901
SBONEK EZRA WILLIAM	PO BOX PPV	KETCHIKAN	AK	99950
SCHMIT MICHAEL C	648 BUREN RD	KETCHIKAN	AK	99901
SCOTT DARREN L & BOOTH MARLA J	420 COOK ST	KETCHIKAN	AK	99901
SCRANTON DILLON J & SAMANTHA	410 ALDER ST	KETCHIKAN	AK	99901
SECREST BRENDA L & RAYMOND L	419 MAPLE ST	KETCHIKAN	AK	99901
SERLIN BRETT	3451 DENALI AVE	KETCHIKAN	AK	99901
SEVENTH DAY ADVENTIST CHURCH	6100 O'MALLEY RD	ANCHORAGE	AK	99507
SHIRLEY MICHAEL	3466 DENALI AVE	KETCHIKAN	AK	99901
SINGER WILLIAM THOMAS	3514 /3516 BARANOF AVE	KETCHIKAN	AK	99901
SIVERTSEN MARK D & LARISSA	3350 DENALI AVE	KETCHIKAN	AK	99901
SIVERTSEN NORMAN L & EDNA M	PO BOX 9214	KETCHIKAN	AK	99901
SLICK SHERRIE	3451 ARNOLD AVE	KETCHIKAN	AK	99901

SMITH RICHARD LEE	PO BOX 8947	KETCHIKAN	AK	99901
SNYDER JOHN & ASHLEY	701 BUREN RD	KETCHIKAN	AK	99901
SPESHULL VENTURES LLC	9360 CAMPBELL TERRACE DR	ANCHORAGE	AK	99502
STANTON PETER W & FABRY KRISTINA M	430 WASHINGTON ST	KETCHIKAN	AK	99901
STONE KIMBERLY A & DIVELBISS FRANK	3417 ARNOLD AVE	KETCHIKAN	AK	99901
STREETS SUSAN	631 COOK ST	KETCHIKAN	AK	99901
SUTTON ROBERT E	3520 BARANOF AVE	KETCHIKAN	AK	99901
THOMAS CURTIS D & KARLYN A	8046 N TONGASS HWY	KETCHIKAN	AK	99901
THOMPSON SHANE A & ERICKA E	707 CARLANNA LAKE RD	KETCHIKAN	AK	99901
TMM ENTERPRISES LLC	417 FOREST PARK DR	KETCHIKAN	AK	99901
TOOLE BARRY M & DONNA M	407 ALDER ST	KETCHIKAN	AK	99901
VANESSEN JON T	606 CARLANNA LAKE RD	KETCHIKAN	AK	99901
WHITE BILL P & MARGARET E	392 ANDERSON DR	KETCHIKAN	AK	99901
WHITE CHRISTOPHER JOHN & CHLOE MARI	3353 DENALI AVE	KETCHIKAN	AK	99901
WILHELM MATTHEW C	305 AUSTIN ST	KETCHIKAN	AK	99901
WILSON KIT C & JOLE TRUSTEES	PO BOX 21501	JUNEAU	AK	99802
WYNE JERRY	3515 HAWKINS AVE	KETCHIKAN	AK	99901
ZASTROW EDWARD W & SHEILA K	3530 DENALI AVE	KETCHIKAN	AK	99901
ZIMMERLE GEORGIANNA	410 COOK ST	KETCHIKAN	AK	99901
ZINK CARL A	3443 BARANOF AVE	KETCHIKAN	AK	99901

KETCHIKAN GATEWAY BOROUGH
PLANNING COMMISSION/PLATTING BOARD

RESOLUTION NO. 4582

A Resolution of the Ketchikan Gateway Borough Planning Commission to Approve a Request for a Conditional Use Permit to Allow a Triplex Dwelling Use on Lot 11, Block 6, United States Survey 1591, Ketchikan Recording District; Located at 3441/3443 Arnold Avenue, City of Ketchikan. (Case 26-048)

R E C I T A L S

A. **WHEREAS** , the Planning Commission finds that the requested conditional use permit is to allow a triplex use in the Medium Density Residential Zone; and

B. **WHEREAS** , the Planning Commission finds that the requested conditional use is reasonably necessary for the general welfare because it allows an existing residential structure to continue providing three dwelling units on property designated for medium-density residential use and served by public water and sewer; and

C. **WHEREAS** , the Planning Commission finds that requested conditional use permit will not permanently or substantially injure the lawful use of neighboring properties because the three dwelling units are accommodated within the existing residential structure, no building expansion is proposed, and the application identifies four off-street parking spaces where three spaces are required; and

D. **WHEREAS** , the Planning Commission finds that the requested conditional use permit is generally in harmony with Land Use and Environment Goal A of the 2035 Comprehensive Plan which guides growth through coordinated, predictable, and place-based land use planning approaches; and

E. **WHEREAS** , the Planning Commission finds that triplex dwelling is expressly permitted as a conditional use in the Medium Density Residential Zone pursuant to KGBC 18.50.010(f); and

F. **WHEREAS** , the Planning Commission finds that KGBC 18.50.030 does not provide specific criteria applicable to a triplex conditional use.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE FINDINGS, IT IS RESOLVED BY THE PLANNING COMMISSION/PLATTING BOARD OF THE KETCHIKAN GATEWAY BOROUGH as follows**:**

Section 1: That the request for a conditional use permit (CUP) for a triplex use on Lot 11, Block 6, U.S. Survey 1591, located at 3441/3443 Arnold Avenue, City of Ketchikan (Parcel No. 01-1224-007-800), be approved, subject to the findings and conditions contained herein.

Condition:

1. A zoning permit shall be obtained within one year of approval of the conditional use permit.

PASSED AND ADOPTED this 13th day of October, 2026.

Jos Govaars, Chair of the
Planning Commission/Platting Board

ATTEST:

Crystal Vail, Platting/ Zoning Clerk
Ketchikan Gateway Borough

PLANNING COMMISSION **7. B.**

Meeting Date: 10/13/2026
Resolution #: 4583

Title: 26-049

Case Manager: Alethea Johnson, Associate Planner
Approved for Submittal: Planning Director

REQUESTED ACTION

Request for a Conditional Use Permit with a Variance to allow a new public utility building to be constructed and encroach into the front and side yard setbacks on Lot 1, Shields Replat, Ketchikan Recording District; located at 6525 Roosevelt Drive, Ketchikan Gateway Borough.

PROJECT DATA

Property Information			
Owner	Scott and Casey Yougberg	**Applicant**	Owner
Location	6525 Roosevelt Drive	**Zoning/Overlay**	RL/MBU
Access	Roosevelt Drive	**Site Area**	44302 sq ft
City/Service Area	Ketchikan Gateway Borough	**Utilities**	KPU
Procedural Information			
Application Date	9/18/2026	**Agency Notice Date**	n/a
PON Date (# sent)	9/24/2026 (97)	**Agenda Published**	10/9/2026
Notice Distance	1200 ft	**Site Visit Date**	
Identifying Information			
Survey, Lot, Block	Lot 1, Shields Replat, Ketchikan Recording District		
Parcel Number	702320071000	**Customer Number**	601134

APPLICABLE LAND USE REGULATIONS

KGBC 18.60.020 (RL/MBU)		
Minimum Lot Area	**15000 sq ft**	
Minimum Lot Width	**100 ft**	
Setbacks:	**Front: 15 ft** **Side: 15 ft**	**Rear: 20 ft**
Maximum Structure Height	**30 ft**	
Maximum Lot Coverage	**50%**	

CASE SUMMARY

Case 26-049 is a request to construct the Ravenwood Booster Station, a public water utility facility, within an existing utility easement on Lot 1, Shields Replat, located at 6525 Roosevelt Drive. The proposed improvements include a booster station building, water system connections, and associated site improvements, including a rock wall. The project is intended to maintain water pressure within the upper elevations of the Ravenwood Subdivision and improve water delivery toward Herring Cove. Because the proposed utility use includes a building, it falls under Public Utility Facilities and therefore requires a Conditional Use Permit in the RL zone. The proposed building would have an overall height of approximately 12 feet to the roof peak.

PLANNING STAFF RECOMMENDATION

Planning staff recommends approving the request through adoption of Resolution 4583.

Approval:

“I move to adopt Resolution 4583, approving the request for a conditional use permit and variance with conditions, as presented."

Denial:

“I move to adopt Resolution 4583, denying the request for a conditional use permit and variance to allow a new public utility building to be constructed and encroach into the front and side yard setbacks on Lot 1, Shields Replat, Ketchikan Recording District; located at 6525 Roosevelt Drive, Ketchikan Gateway Borough subject to the following findings of fact:... (insert findings)"

Attachments

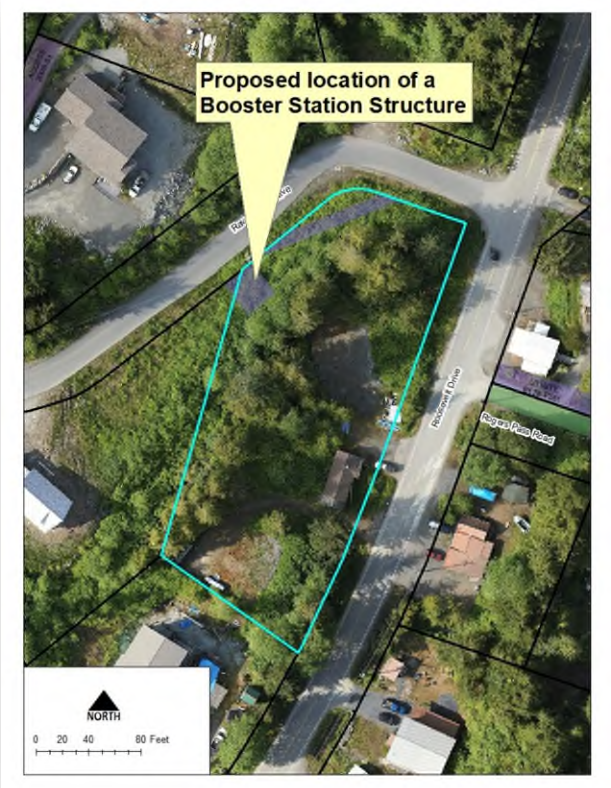
Staff Analysis
Maps and Photos
Application
Notices
Resolution

PLANNING STAFF ANALYSIS AND RECOMMENDED FINDINGS

Part I. BACKGROUND AND ANALYSIS

A. Summary of requested action:

Case 26-049 is a request to construct the Ravenwood Booster Station, a public water utility facility, within an existing utility easement on Lot 1, Shields Replat, located at 6525 Roosevelt Drive. The proposed improvements include a booster station building, water system connections, and associated site improvements, including a rock wall. The project is intended to maintain water pressure within the upper elevations of the Ravenwood Subdivision and improve water delivery toward Herring Cove.

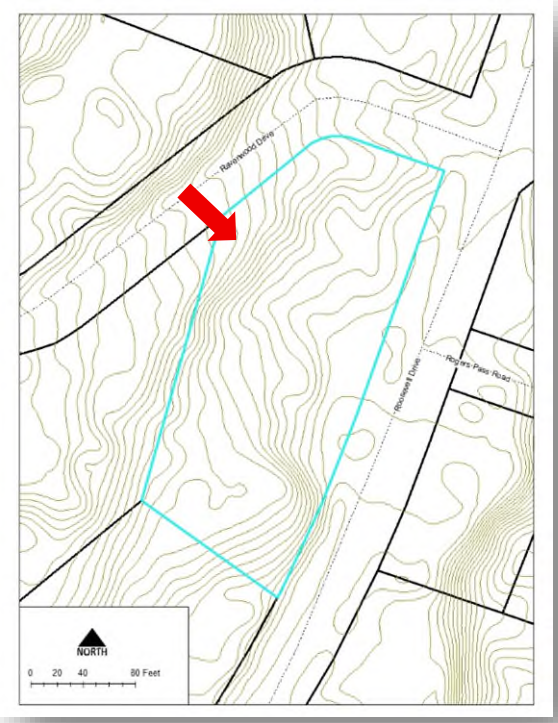


Because the proposed utility use includes a building, it falls under Public Utility Facilities and therefore requires a Conditional Use Permit in the RL zone. The proposed building would have an overall height of approximately 12 feet to the roof peak.

The application also requests a variance from the applicable front and side yard setbacks. According to the applicant, the selected location is intended to minimize disturbance to the existing residence and preserve the property's future residential development potential. The proposed facility would be located within an existing easement acquired for purposes that include installation of a booster station. Existing blanked valves are already positioned to connect the proposed pumps to the water system.

Site characteristics:

The subject property is a residentially developed corner lot encompassing 44,302 square feet located between Roosevelt Drive and Ravenwood Drive. A 668 square foot utility easement abuts Ravenwood Drive in the northwest corner of the lot; while access to the single-family residence is from Roosevelt Drive. The application describes the proposed location as steeply sloped, with limited practical development area in the portion of the property affected by the utility easement.



Surrounding Uses:

The surrounding area consists primarily of residential lots, with a mix of developed and wooded properties.

B. Code Analysis

Conditional Use Permit

What public good will result from the use?

The project serves a direct public utility purpose. According to the application, the Ravenwood Booster Station is necessary to maintain adequate water pressure at the upper elevations of the Ravenwood Subdivision and support water delivery toward Herring Cove. The applicant states that the station will maintain operating pressures above ADEC's required 20 psi and identifies an existing risk of back-siphonage at higher elevations during high-demand events elsewhere in the system. The station is also intended to supply a future water tank farther uphill.

These stated purposes directly relate to the reliability and operation of a public water system.

Will the request injure neighboring uses?

The proposed facility has an approximately 224-square-foot footprint and would be located within an existing utility easement selected to minimize impacts on the residence and surrounding development. The nearest Ravenwood Drive property is separated from the facility, with its driveway approximately 150 feet away and 16 feet higher in elevation. Although construction will temporarily involve material hauling and equipment staging, the application identifies no permanent impact that would substantially interfere with surrounding residential uses.

Is the request consistent with the Comprehensive Plan?

The proposal is consistent with the 2035 Comprehensive Plan Land Use and Environment Goal A with an emphasis on coordinated and place-based land use that considers infrastructure capacity, terrain, and neighborhood context. The application identifies the steep character of the site and the location of existing utility infrastructure and easement rights as factors influencing placement of the facility.

The proposed conditional use is also consistent with the Public Facilities and Services Goal A which seeks to **"**Enable sustainable growth through strategic utility and infrastructure investment." Goal C calls for maintaining, improving, and modernizing public facilities and infrastructure to support long-term community use. The Plan further identifies the provision of safe and reliable drinking water and modernization of water infrastructure as priorities under Public Facilities and Services Strategy 3.

The proposed Ravenwood Booster Station advances these objectives by improving the existing public water system serving the Ravenwood Subdivision and Herring Cove area.

Is the use allowed in the zone?

The Low Density Residential (RL) Zone allows public utility facilities with a CUP.

Does it meet specific criteria?

No criteria are specified for a public utility facilities use.

Duration:

The code does not establish a specific duration for a conditional use permit for a public utility facility. No expiration date is proposed.

Variance

Applicant Responsibility: The need for the variance results from the configuration and steep topography of the property, the location of the existing utility easement, and existing water infrastructure, including blanked valves positioned for connection of the booster station to the water system. The Borough already holds an easement specifically associated with installation of the booster station at this location.

Land use: Public utilities are permitted in the RL zone with a CUP.

Alternative options: The property is steep, the utility easement establishes where the Borough has rights for the project, and the water system has existing blanked valves at the proposed location. According to the applicant, relocation to another viable location would require acquisition of additional easement rights because surrounding lands are privately owned, together with installation of new valves and excavation of the roadway. These circumstances go beyond simple preference or convenience.

Financial impact: The purpose of the requested variance is not solely to relieve financial hardship because the requested relief arises primarily from established physical infrastructure, easement/property-right limitations, and site conditions, rather than an effort merely to reduce project expense.

PUBLIC COMMENTS:

None

CONCLUSION

The facility will serve a public utility purpose by maintaining adequate water pressure within the upper elevations of the Ravenwood Subdivision and improving water delivery toward the Herring Cove area. The proposed location is within an existing utility easement and utilizes existing water infrastructure.

Planning staff recommend Planning Commission Resolution No. 4583 contains the following statement:

> Section 1: That the request for a conditional use permit (CUP) for a public utility use with a major variance to allow a building to be constructed and encroach up to 6 feet into the required 15-foot front yard and 14 feet into the required side yard on Lot 1, Shields Replat, Ketchikan Recording District; located at 6525 Roosevelt Drive, Ketchikan Gateway Borough (Parcel No. 70-2320-071-000), as depicted on Exhibit "A", be approved, subject to the findings and conditions contained herein.
>
> Condition
>
> 1. A zoning permit shall be obtained within six months of approval of the variance.

Part II. REVIEW OF APPLICABLE CRITERIA AND PROPOSED FINDINGS

Conditional Use Permit:

KGBC 18.90.040(c)(6)(e) requires that the Planning Commission make the following findings for approval of the use permit:

Criterion A: The requested conditional use permit is reasonably necessary for the public health, safety, and general welfare;

Finding A: The requested conditional use permit is reasonably necessary because the proposed Ravenwood Booster Station is intended to maintain adequate operating pressure within the public water system at the upper elevations of the Ravenwood Subdivision and improve water delivery toward the Herring Cove area.

Criterion B: The requested conditional use will not permanently or substantially injure the lawful use of neighboring uses;

Finding B: The requested conditional use will not permanently or substantially injure the lawful use of neighboring uses because the proposed facility has a small

footprint and will be located within an existing utility easement that was selected to minimize impacts to the existing residence and surrounding development.

Criterion C: The requested conditional use will generally be in harmony with the Comprehensive Plan;

Finding C.1: The requested conditional use is generally in harmony with the 2035 Comprehensive Plan by supporting Land Use and Environment Goal A through site-appropriate development that considers infrastructure capacity, terrain, and neighborhood context.

Finding C.2: The proposal also advances Public Facilities and Services Goal A, which supports strategic utility and infrastructure investment, and Goal C, which supports the maintenance, improvement, and modernization of public facilities and infrastructure.

Criterion D: The requested conditional use is expressly permitted by the zoning ordinance in which the conditional use is requested; and

Finding D: The requested conditional use is expressly permitted because KGBC 18.50.010(f), Land Use Table, allows public utility facilities in the Low Density Residential (RL) Zone subject to approval of a conditional use permit.

Criterion E: The requested conditional use meets any specific criteria contained in KGBC 18.50.030.

Finding E: No additional specific criteria are established for the requested public utility facilities use.

Major Variance:

KGBC 18.90.030(c)(7)(e): A variance from a quantifiable standard may be granted in accordance with the review procedures provided in this subsection provided the applicant provides evidence that the following standards are met:

Criterion F: Special conditions that require the variance are not caused by the person seeking the variance;

Finding F: The need for the variance results from the steep topography of the property, the location and dimensions of the existing utility easement, and the location of existing water infrastructure; and not by the applicant.

Criterion G: The variance will not permit a land use in a district in which that use is prohibited;

Finding G: The subject property is located within the Low Density Residential (RL) Zone, where a public utility facility is allowed with a conditional use permit.

Criterion H: The variance will not solely relieve an inconvenience;
A request for a variance shall be found to be based solely on an inconvenience if an alternative having the same effect is possible without a variance, and would not be complicated by any of the following:

- *i. Topographical or geological challenges to development; or*
- *ii. Existing development patterns, including building layout, size and location;*
- *iii. Irregularities in lot shape that cannot be abated without the acquisition of land from another party.*

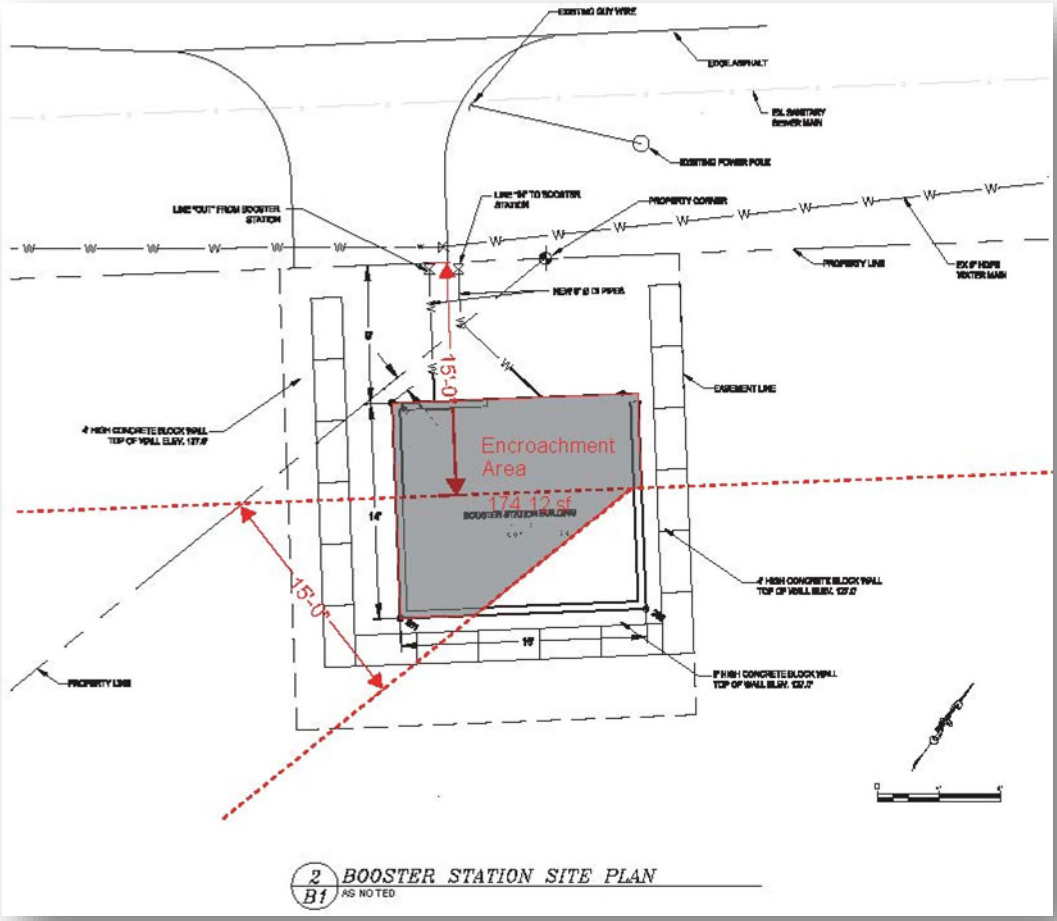
Finding H: The variance will not solely relieve an inconvenience because an alternative having the same effect would require acquisition of additional easement rights on privately owned land and relocation or modification of existing water-system connections.

Criterion I: The variance will not solely relieve a pecuniary hardship;
This standard is not met if:

- *i. An alternative having the same effect is possible without a variance and the alternative would increase the cost of the project by no more than 10 percent;*
- *ii. No exterior walls of a principal building must be demolished; and*
- *iii. No exterior walls of an accessory building must be demolished, and the value of the building is less than 10 percent of the value of all buildings on the property, or $10,000, whichever is less.*

Finding I: The variance will not solely relieve a pecuniary hardship because the need for the variance arises from the steep topography of the property, the established location and dimensions of the existing utility easement, and the location of existing water infrastructure necessary to serve the booster station.

Exhibit "A"


Encroachment Area
174.12 sf
15'-0"
15'-0"
BOOSTER STATION SITE PLAN
AS NOTED

26 -049 Maps & Photos

Aerial Photo



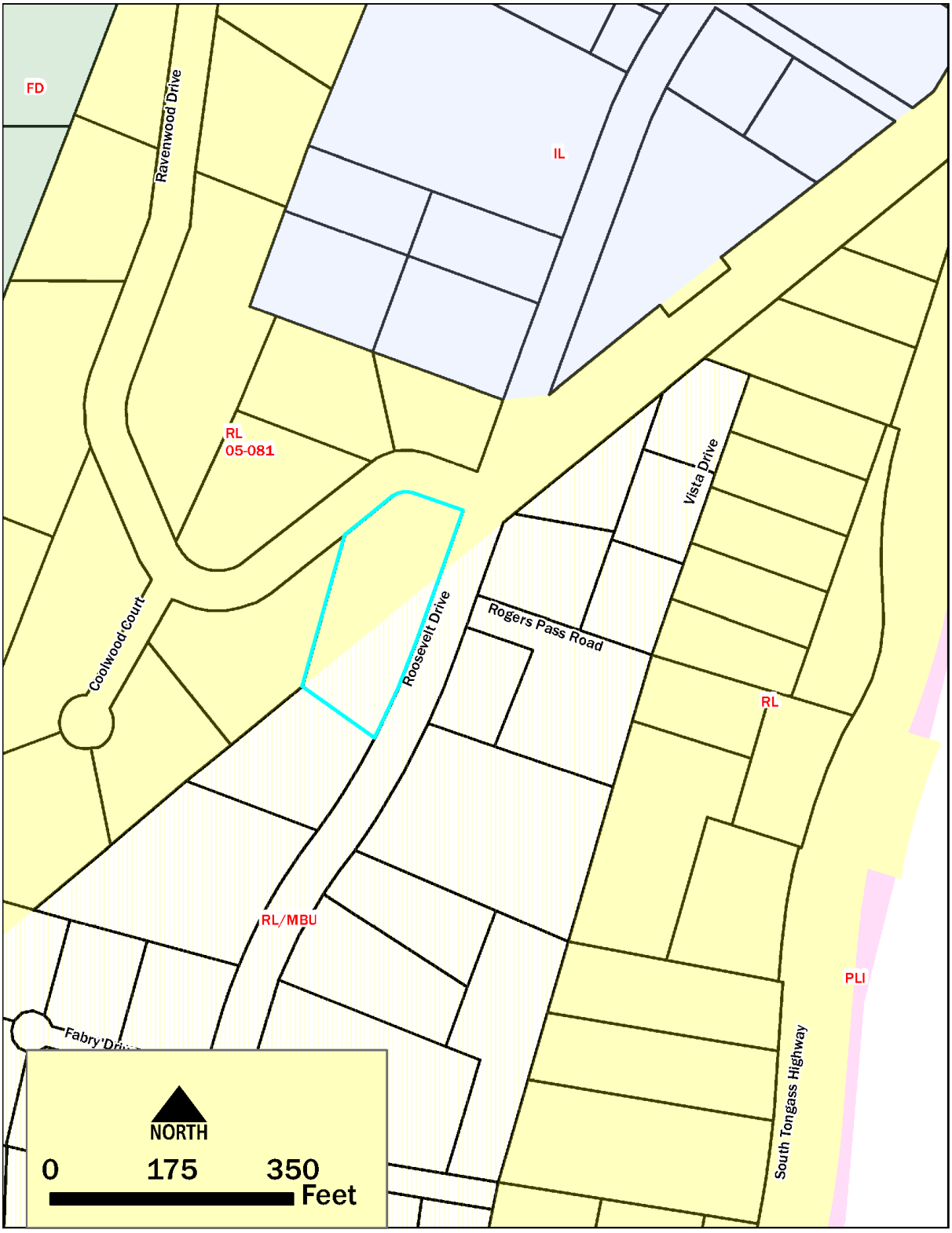
Notice Area Map.



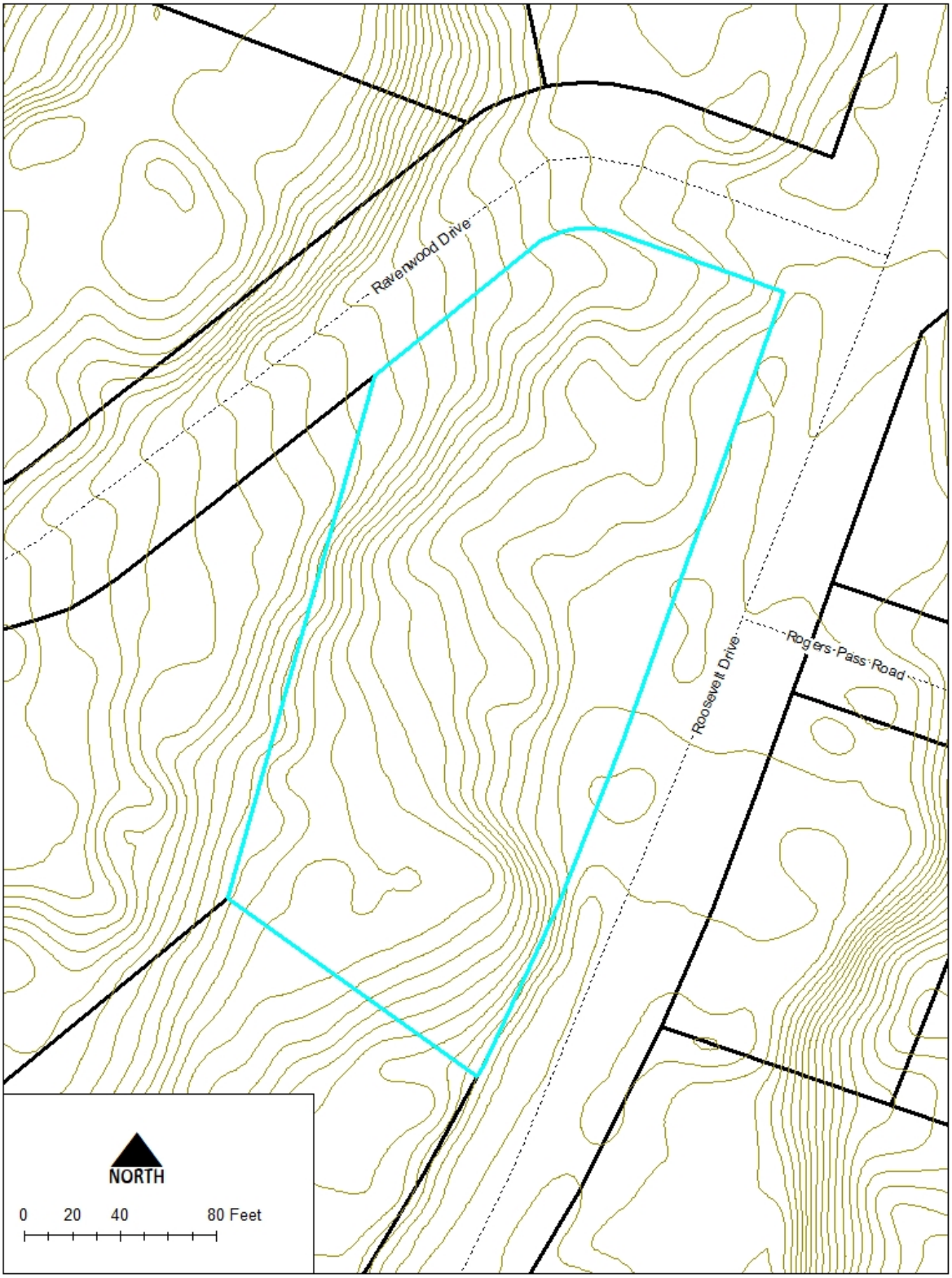
Close-up Aerial



Zoning Map


FD
Ravenwood Drive
IL
RL
05-081
Vista Drive
Coolwood Court
Roosevelt Drive
Rogers Pass Road
RL
RL/MBU
PLI
South Tongass Highway
NORTH
0
175
350
Feet

Topography 2 ft





View of subject area to the left looking southwest on Ravenwood



View of subject area at right looking northeast.

601134
Customer Number

26-049
Permit Number

Ketchikan Gateway Borough

Permit Application

2026-09-22

Approved By

☐ **NEW ELECTRIC METER**

Applicant Information

Owner YOUNGBERG SCOTT MICHAEL & CASEY LYNN

Second Owner

Mailing Address 6525 ROOSEVELT DR; KETCHIKAN, AK; 99901

Applicant YOUNGBERG SCOTT MICHAEL & CASEY LYNN

Relationship

Phone Number

Work Number

Preferred Contact

Email Address

☐ **Contact By Email Preferred**

Existing Property Information

Property Address ROOSEVELT DR 6525

Zoning RL

Deed Description LOT 1, SHIELDS REPLAT, A REPLAT OF LOT 1, BLOCK 1 OF THE RAVENWOOD SUBDIVISION AND LOT RR-2, USS 2402, ACCORDING TO PLAT 2014-1, KETCHIKAN RECORDING DISTRICT, STATE OF ALASKA

Lot RR2-0001 Block 000 Survey 2402

Assessor's Parcel Number 702320071000

Plat Number 2014-1

Proposed Project Information

Permit Expires

Land Use Description Case 26-049 is a request for a Conditional Use Permit with a Variance to allow a new public utility building to be constructed and encroach into the front and side yard setbacks on Lot 1, Shields Replat, Ketchikan Recording District; located at 6525 Roosevelt Drive, Ketchikan Gateway Borough.

TOTAL PARKING SPACES PROVIDED

Conditions

☐ **ZPNR**

☐ **ZONING PERMIT: NEW BUILDING**

☐ **ZONING PERMIT: NEW USE ONLY**

☐ **ZONING PERMIT: MOBILE BUILDING**

☐ **CORRESPONDENCE**

☐ **TEMPORARY ZONING PERMIT**

☐ **SIGN PERMIT**

THE BELOW APPLICATION(S) ARE REQUIRED:

☐ **CITY BUILDING PERMIT**

☐ **ADEC APPROVAL**

☐ **ADOT DRIVEWAY PERMIT**

☐ KGB UTILITY HOOKUP
- ☐ WATER
- ☐ SEWER
- ☐ SDC FEE

KETCHIKAN GATEWAY BOROUGH
1900 First Ave. STE 126 Ketchikan, AK 99901
Office: 907.228.6610
Email: planning@kgbak.us
Fax: 907.228.6698

Conditional Use Permit

Date Received:

Date Accepted:

To be Completed by Staff:

Parcel Number: 702320071000

Customer Number: 601134

Zoning District: RL/MBU

Overlay Zone:

Case Number: 26-049

Staff Notes:

To Be Completed by the Applicant:

☑ Conditional Use Permit ☐ Conditional Use Permit Renewal

Name: Scott Youngberg

Email: [redacted]

Phone: 907-350-4549

For the property located at:

Easement at 6525 Roosevelt Dr

Existing uses on property:

Residential

Provide a brief description of the requested use or project:

The project includes construction of a booster station and water tank within the existing easement spanning the two properties mentioned above. This will include construction of a rock wall and small building in which the pumps will be located. Th purpose of this project is to support the Ravenwood subdivision pressures and improve flow into Herring Cove.

The building is to be located on the existing easement area that spans over 6525 Roosevelt Dr.

Potential impacts to surrounding properties: Example: piles of rocks, noise from trucks, fumes etc.

The project will require materials hauled to site and staging of equipment to construct the proposed wall, waterline connection and booster station building.

Application Checklist:

- ☐ Complete Zoning Permit Application
- ☐ Owner Authorization Form

KETCHIKAN GATEWAY BOROUGH
1900 First Ave. STE 126 Ketchikan, AK 99901
Office: 907.228.6610
Email: planning@kgbak.us
Fax: 907.228.6698

Variance Application

Date Received:

To be Completed by Staff:

Staff Notes:

Parcel Number: 702320071000

Customer Number: 601134

Current Zoning/Overlay: RI/MBU

Case Number: 26-049

To be Completed by Applicant/Agent:

Applicaton Checklist:

- [x] Complete Zoning Permit Applcation
- [ ] Licensed Professional Estimate(s)

Name: Ketchikan Gateway Borough Public Works Department

Email Address and Phone Number: [redacted]

For property located at: Easement at 6525 Roosevelt Dr

Describe the location, distance, area, or quantity of the needed variance:
(e.g., "eight feet into the 15-foot left side yard setback")

The variance is located within a dedicated easement and encroaches 14' into the side yard setback and 6' into the front yard setback.

Address the following questions to determine eligibility for criteria in KGBC 18.90.090(e):

Question 1 - Are the circumstances creating the need for the variance the result of actions you took? [x] No - Continue to Question 2

Yes - Check all that apply: [ ] Platted Lot [ ] Developed Site [ ] Built Structure(s)

Question 2 - Would approval of the variance allow a land use that is prohibited in the zoning district?

[x] No

[ ] Yes - STOP. Contact Planning staff to discuss alternatives.

KETCHIKAN GATEWAY BOROUGH
1900 First Ave. STE 126 Ketchikan, AK 99901
Office: 907.228.6610
Email: planning@kgbak.us
Fax: 907.228.6698

Question 3 - Is there another way to accomplish the same effect without a variance?

☐ Yes - STOP. Contact Planning staff to discuss alternatives.

☑ No - Continue to Question 4

Question 4 - Would the alternative be complicated by topographic or geologic challenges, existing development patterns, or an irregular lot shape that cannot be corrected without acquiring additional land?

☑ No - Continue to Question 5

☐ Yes - Describe complicating site conditions below:

(For geological issues, evaluation by a licensed engineer may also be required).

Question 5 - Is there an alternative that achieves the same objective, adds no more than 10% to the cost, and does NOT require the domolition of the exterior wall of a building?

☐ Yes - STOP. Contact Planning staff to discuss alternatives.

☑ No - Briefly explain and follow the instructons below:

The Borough obtained easements over a decade ago for construction of a water booster station that would provide fire flows to Ravenwood Subdivision and Herring Cove.

- If this effects part of the principal structure, stop and submit the application.
- If this is for a new project and a feasible alternative would add more than 10% to the cost of the project, attach an estimate by a qualified licensed professional.
- If this effects a detached accessory structure, attach an estimate of the replacement value from a qualified licensed professional to this application.

KETCHIKAN GATEWAY BOROUGH
1900 First Ave. STE 126 Ketchikan, AK 99901
Office: 907.228.6610
Email: planning@kgbak.us
Fax: 907.228.6698

Major/Minor Variance Application

Date Received:

Date Accepted:

To be Completed by Staff:

Parcel Number: 702320071000

Customer Number: 601134

Zoning District: RM/MBU

Overlay Zone:

Case Number: 26-049

Staff Notes:

To Be Completed by the Applicant:

☐ Minor Variance (less than 10%)
☑ Major Variance (greater than 10%)

Name: Morgan Barry

Email: [redacted]

Phone: 907-228-6664

For the property located at:

Easement at 6525 Roosevelt Dr

Exact variance(s) measurements and location for request:

2' from property line, 9' from edge of ROW

☑ Front yard ☐ Left Side Yard ☐ Height
☐ Rear Yard ☑ Right Side Yard

What is causing the **NEED** for the variance request?

☐ Topography ☐ Substandard Lot Size ☐ Lot Shape
☐ Multiple street frontages ☐ Existing structure not built by current owner ☑ Other

Please provide a brief explanation:

The proposed booster station falls within an existing easement for a public utility on a residential lot that is dedicated to the Borough. There is no practical alternative due to the steep nature of the lot. The proposed location was deemed the most unobtrusive location and will limit private residential disturbance and will not limit future residential development of the lot.

Did you create this lot by a plat?

☐ Yes ☑ No

Have you ever performed any site development (blasting, grading, excavation) on this lot?

☐ Yes ☑ No

Did you build any of the existing structures?

☐ Yes ☑ No

Please explain if any of the above are "yes".

Application Checklist:

☐ Complete Zoning Permit Application

☐ Owner Authorization Form

*Please note that scheduling a **pre-application meeting** is recommended!*

KETCHIKAN GATEWAY BOROUGH
1900 First Ave. STE 126 Ketchikan, AK 99901
Office: 907.228.6610
Email: planning@kgbak.us
Fax: 907.228.6698

Zoning Permit Application

To be Completed by Staff:

Application Received:	
Approval Date:	

Approved by: (Zoning Official)

Parcel Number: 702320071000
Customer Number: 601134
Zoning District: RL
Overlay Zone: MBU
Permit Number:
New Address Assignment:
Staff Notes:

Application Checklist:

- Complete Site Plan ✔
- Elevation Drawing ✔
- Owner Authorization Form ✔
- Utility Permit/DEC
- Approval **OR** Septic Information

Floodplain Development Information

Is there a SFHA present on the property? ☐ Yes ✔ No
Is there a Floodplain Development permit required? ☐ Yes ✔ No

Floodplain Development Permit Number:

To Be Completed by the Applicant:

Applicant Name: Morgan Barry
Contact Number: (907) 228-6664
Email: [redacted]

Project location: Easement at 6525 Roosevelt Dr

Existing uses/structures on property: Residential

Provide a brief description of the requested use or project:

The project includes construction of a booster station and water tank within the existing easement spanning the two properties mentioned above. This will include construction of a rock wall and small building in which the pumps will be located. Th purpose of this project is to support the Ravenwood subdivision pressures and improve flow into Herring Cove.

The building is to be located on the existing easement area that spans over 6525 Roosevelt Dr.

Number of bedrooms on property: N/A

New driveway? ☐ Yes ✔ No

Septic system: ✔ Public ☐ Private

Water system: ✔ Public ☐ Private

KETCHIKAN GATEWAY BOROUGH
1900 First Ave. STE 126 Ketchikan, AK 99901
Office: 907.228.6610
Email: planning@kgbak.us
Fax: 907.228.6698

Owner Authorization

Date Received:

Case Number (if applicable):

Application Type: Zoning permit / Conditional Use Permit / Variance

Project Location

Easement at 6525 Roosevelt Dr.

I certify that I am the legal owner of the specified property. I certify that I have read and understand the information contained within the submitted application and the application is true and correct to the best of my knowledge. I authorize the Borough the limited right of entry to the subject property to conduct investigations related to the application. I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to AS 11.56.210, knowingly making a material false statement, or otherwise providing false information, with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class A misdemeanor.

Primary Owner: ✔ *check if primary contact*

Name: Scott Youngberg
Company:
Phone: 907-350-4549
Email: [redacted]
Signature: Scott Youngberg
Date

Secondary Owner: *check if primary contact*

Name: Casey Youngberg
Company:
Phone:
Email:
Signature:
Date

check this box if you would like to authorize a third party as contact for your application

Authorized Third Party Contact Information

✔ Authorized Agent | Contract Purchaser | Person with Demonstrated Possessory Interest in the Property | *check if primary contact*

Name: Morgan Barry
Email: [redacted]
Phone: (907-228-6664
Mailing Address: 1900 1st Ave Ste. 144
City: Ketchikan
State: AK
Zip: 99901
Company/Title: Ketchikan Gateway Borough

Primary Property Owner's Signature
9/4/2026
Date

**I understand that I must provide the appropriate documentation to prove that I am an authorized agent/contract purchaser/person with demonstrated possessory interest in the property. Planning staff may photocopy the document to accompany the application*

Application continued

Residential Parking Requirements:

Residential Uses

For lots in residential zones, fill in the applicable sections below for the proposed **and existing** uses listed on page 1

Total Dwelling Units		x 1=	0
Hobby Garden Stand		x 1=	0
Home Occupations (see Parking Analysis Worksheet)			0

Total Number of Required Parking Spaces 0

Total Number of Provided Parking Spaces 0

For non-residential zones, attach a completed ***Parking Requirements Worksheet***

Applicant/Owner Consent

I understand that for new construction or the expansion of the building footprint of an existing building, an inspection of the foundation forms must be conducted to ensure that the building is located outside of the setback requirements prior to the pouring of the foundation. I understand that I am responsible for scheduling an inspection once the foundation forms are constructed. It is recommended that the inspection be done by a licensed surveyor, however, staff may be available to perform an inspection under certain circumstances. **Check with staff to see if you qualify.** Upon completion of the construction, I understand that I must submit an As-Built Survey produced by a licensed surveyor to ensure the construction is in accordance with the submitted site plan and initial inspection. I agree to abide by the terms and/or conditions of this permit and understand that any changes to the site plan will require notification to the Planning Department before construction commences.

SMY
Initial

PLEASE BE ADVISED that the issuance of a Zoning Permit does not exempt the applicant from needing to comply with other local, State, or Federal laws.
A Zoning Permit is subject to all regulations outlined in KGBC 18.90 and expires **two years after the date it is issued** unless construction starts and continues diligently. If unusual circumstances prevent this, a renewal request can be submitted to the Borough before the permit expires. Excavation is not considered construction.
Permit Appeal Procedures: Decisions by the zoning official can be appealed to the Ketchikan Gateway Borough Planning Commission within ten days in accordance with KGBC 18.90.070. Contact the Planning Department for more information at 907-228-6610 or planning@kgbak.us.

KETCHIKAN GATEWAY BOROUGH

1900 FIRST AVENUE, SUITE 219, KETCHIKAN, ALASKA 99901
● TELEPHONE: (907) 228-6670 ● FAX (907) 228-6684
PUBLIC WORKS DEPARTMENT

TO: Ketchikan Gateway Borough Planning Commission

RE: South Tongass Water – Phase VI – Request for Conditional Use Permit

To whom it may concern:

The Ketchikan Gateway Borough Public Works Department, acting in its capacity as the Owner and Operator of the South Tongass Water Utility (PWSID # 2121510), wishes to install a water booster station (Ravenwood Booster Station) within the easement on USS 2402 Lot RR-2-1 (Parcel # 702320071000). As the lot has an existent zoning of RL, the following provisions and requested actions are attendant to the completion of the zoning permit:

Conditional Use Permit Request:

KGBC 18.50.010(f): The requested development meets the definition for an "Essential Service," which is a permitted activity in the RL zone, save that the definition as contained in KGBC 18.10.060 exempts buildings from its definition. The structure in question therefore falls under "Public Utility Facilities" and is a Conditional Use within the RL Zone necessitating a Conditional Use Permit.

The Borough feels this action merits issuance of a Conditional Use Permit for the following reasons:

- Public Health, Safety and General Welfare: The Ravenwood Booster Station was identified as a vital asset to maintain water pressures at the upper elevations of the Ravenwood Subdivision during the installation of water mains under the South Tongass Water – Whitman to Mountain Point project Phases I-V constructed from 2009-2012. At the time, easements were acquired from two property owners: the design currently utilizes only one of the lots in question contained within the easement described in Document # 2013-003520, Ketchikan Recording District, First Judicial District of Alaska.
  The Ravenwood Booster Station will ensure that operating pressures at the upper elevations of Ravenwood are maintained above the ADEC required 20psi in the short term, and will deliver water to a pending water tank intended further uphill, so as to minimize pump lifespan. At present, there is a risk for back-siphonage at high elevations in the event of a high demand event elsewhere in the water system.
- Limited Neighborhood Impact: The location in question was determined as it is largely sloped against Ravenwood Drive and towards Roosevelt Drive resulting in minimal buildable area, and all entirely within the site setbacks in this location. The resultant position of the Ravenwood Booster Station will have no impact upon the main occupant of the site – the residence located at 6525 Roosevelt Drive.
  The next nearest property in the Ravenwood Subdivision – 6625 Ravenwood Drive – has a driveway some 150-lf from the Ravenwood Booster Station, and lies approximately 16' feet above the Ravenwood Booster Station. As the structure is intended to have an overall height of approximately 12' to the roof peak upon completion, it should create no imposition upon the nearest neighboring property.

KETCHIKAN GATEWAY BOROUGH

1900 FIRST AVENUE, SUITE 219, KETCHIKAN, ALASKA 99901
● TELEPHONE: (907) 228-6670 ● FAX (907) 228-6684
PUBLIC WORKS DEPARTMENT

Variance Request:

KGBC 18.60.020(a): Parcel # 702320071000 is a corner lot having northerly frontage on the 6600 Block of Ravenwood Drive and westerly frontage on the 6600 Block of Roosevelt Drive. The intended development is considered to have front yardage on Ravenwood Drive with a side yard adjacent to Parcel # 702320071020 (which also contains an easement for this structure). The requested development encroaches as follows:

Yard	RL Required Distance	Min. Distance Per Design
Front	15’	9’
Side	15’	1’

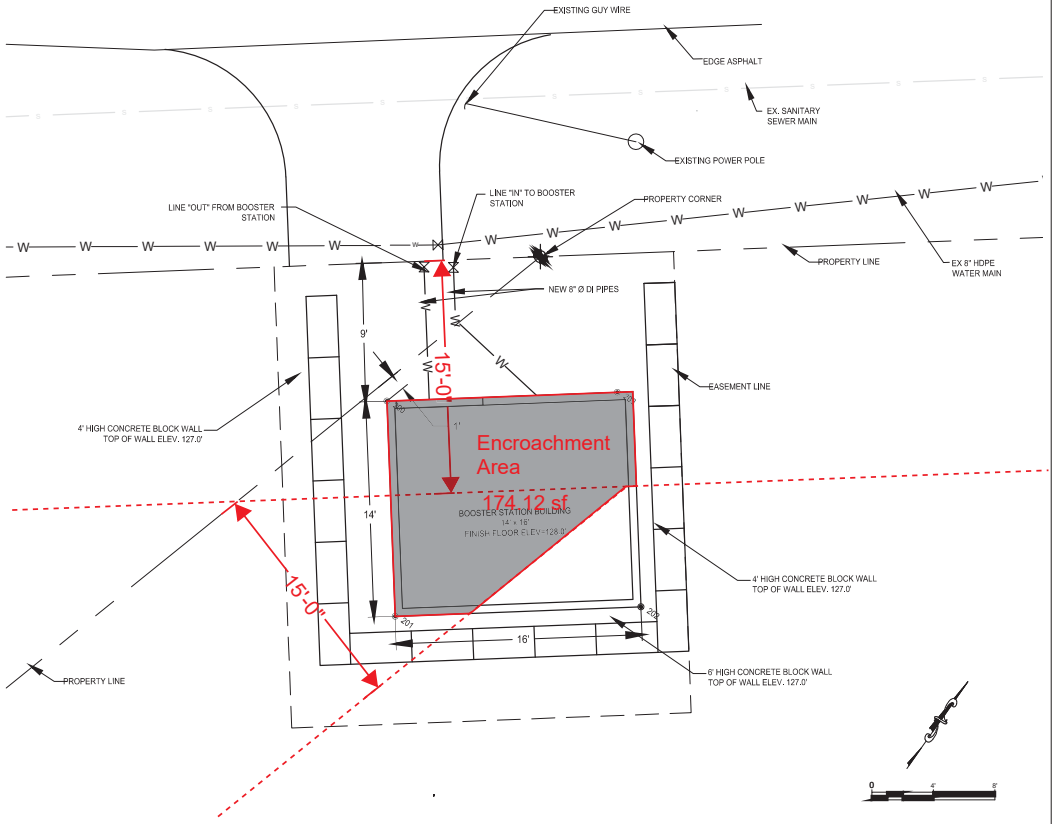
Some 174.12-sf of the total 224-sf structure, or some 77.77% of the building’s intended square footage, encroach into the lot’s setbacks. Pursuant to KGBC 18.90.030, this will require a variance.

The Borough feels this action merits issuance of a Variance to the land use limitation requirements as the most significant factors affecting installation of the Ravenwood Booster Station are the position of valving and ownership rights: the Borough has an easement specifically for purposes of installing a booster station, and blanked valves are already in position to connect the pumps to the water system. Relocation to any other viable position would require acquisition of land via easement – since all surrounding lands are privately-owned – and installation of new valves connecting to the water main.

Neighborhood impacts for relocation would include traffic impacts as a result of excavating within the roadway to make the water connections, including removal of asphalt pavement and potential delays in repaving, and the suspension of water service to the Ravenwood Subdivision and the entire Herring Cove Neighborhood during the connection to the water system.



1 / B1 BOOSTER STATION VICINITY MAP
AS NOTED



2 / B1 BOOSTER STATION SITE PLAN
AS NOTED

REVISIONS:

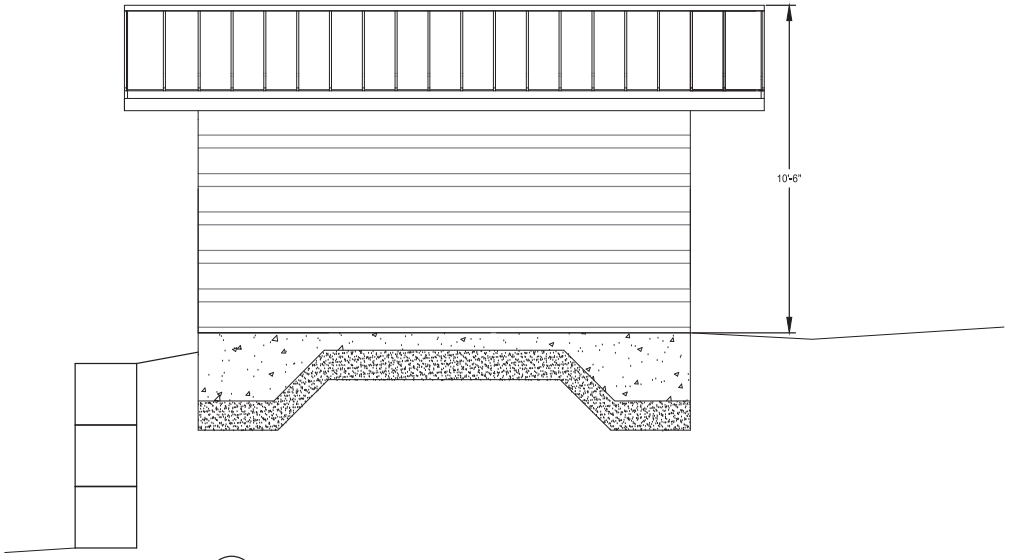
SOUTH TONGASS WATER SYSTEM IMPROVEMENT
PHASE VI
KETCHIKAN GATEWAY BOROUGH
1900 1ST STREET
Ketchikan, Alaska 99901

DRAWN BY: TSS
CHECKED BY: TSS
DATE: 6/4/24
R&M # 162400.12
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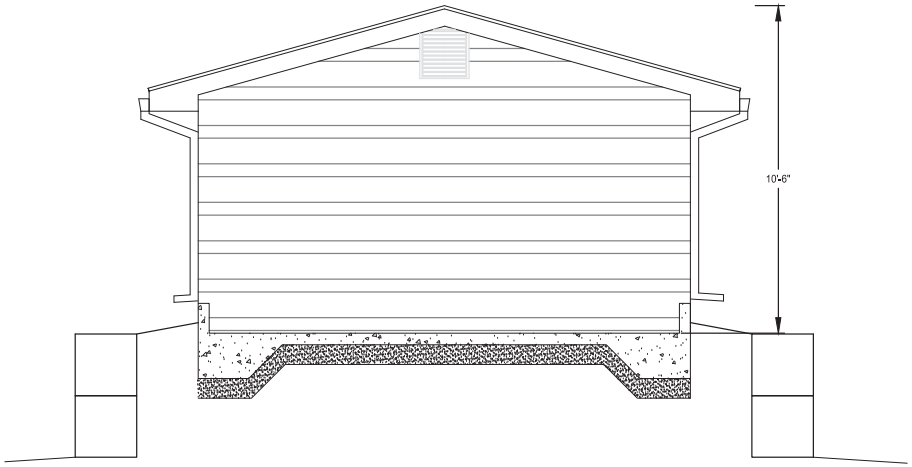
R&M ENGINEERING-KETCHIKAN, INC.
71870 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901

SHEET DESCRIPTION
BOOSTER STATION SITE PLAN

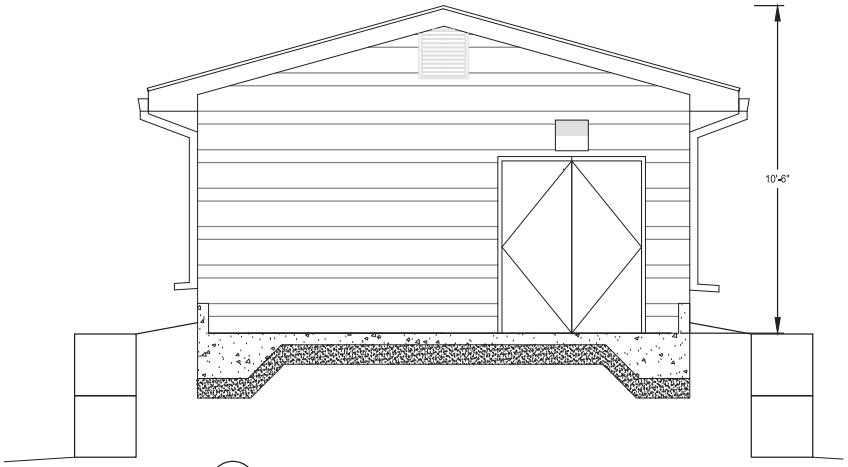
SHEET
B1



1/D1 PUMP STATION WALL EAST/WEST ELEVATION
NOT TO SCALE



2/D1 PUMP STATION WALL SOUTH ELEVATION
NOT TO SCALE



3/D1 PUMP STATION WALL NORTH ELEVATION
NOT TO SCALE

REVISIONS:

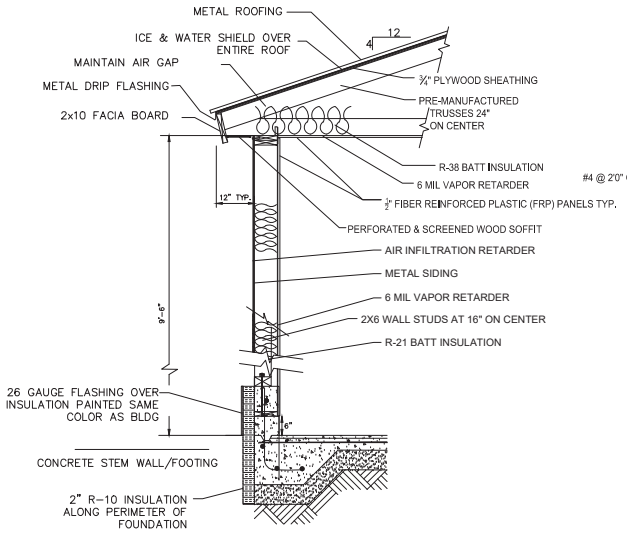
SOUTH TONGASS WATER SYSTEM IMPROVEMENT
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KETCHIKAN GATEWAY BOROUGH
1900 1ST STREET
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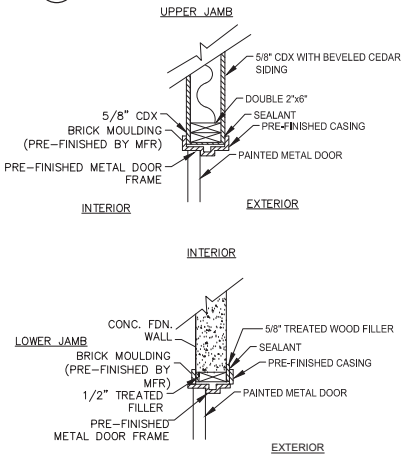
R&M ENGINEERING-KETCHIKAN, INC.
71870 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901

SHEET DESCRIPTION
BLDG ELEVATIONS

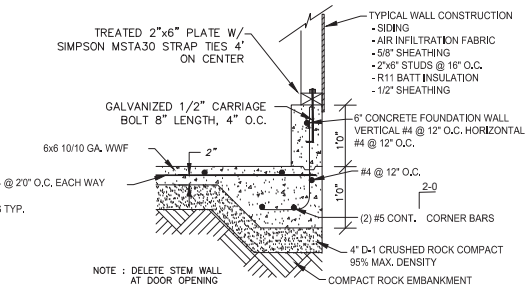
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B2



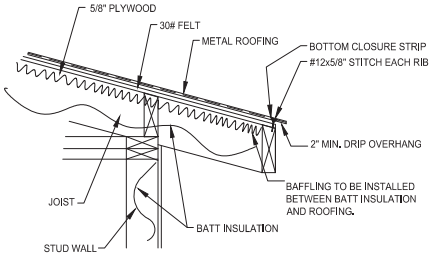
1 A2 OUTSIDE WALL DETAIL



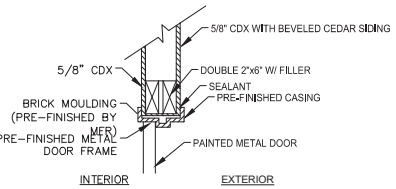
6 A2 DOOR JAMB TYP. N.T.S.



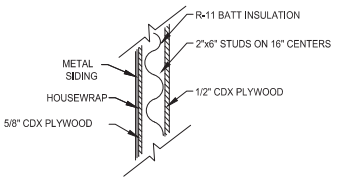
2 A2 STEM WALL DETAIL N.T.S.



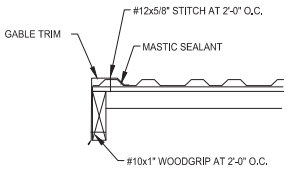
4 A2 EAVE DETAIL N.T.S.



7 A2 DOOR HEADER TYP. N.T.S.



3 A2 WALL SECTION N.T.S.



5 A2 GABLE DESIGN N.T.S.

REVISIONS:

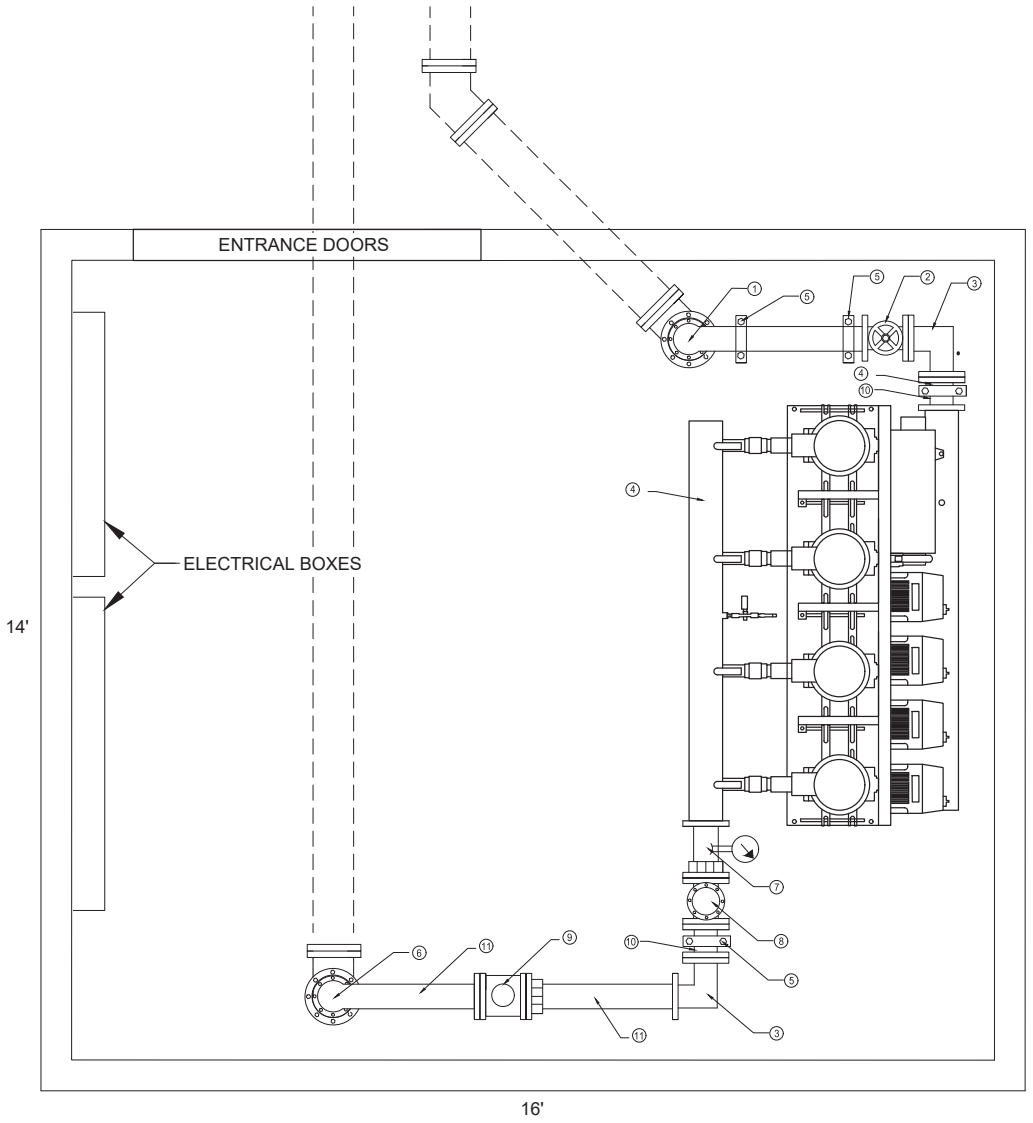
SOUTH TONGASS WATER SYSTEM IMPROVEMENT
PHASE VI
KETCHIKAN GATEWAY BOROUGH
1900 1ST STREET
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71870 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901

SHEET DESCRIPTION
BLDG DETAILS

SHEET
B3



SHEET NOTE'S

1. INLET CLUSTER
   - 1a. 6"x"6 FLxFL D.I. TEE
   - 1b. 6" FLxPE D.I. SPOIL
   - 1c. 6" FLxFL D.I. 90° BEND
   - 1d. 6"FLxPE D.I. SPOOL
   - 1e. 6"FLxFL D.I. SPOOL
   - 1f. 8"x6" D.I. FLXFL REDUCER
   - 1g. 8"x8" FLxFL D.I. SPOOL
   - 1h. 8"D.I. FLXFL 90° BEND
2. 6" FLxFL D.I. GATEVALVE
3. 6" D.I. FLxFL 90 DEGREE BEND
4. SKID MOUNTED BOOSTER PUMPS
5. PIPE SUPPORT
6. OUTLET CLUSTER
   - 6a. 6"x6" FLxFL 90° BEND
   - 6b. 6" FLxPE D.I. SPOOL
   - 6c. 6"x8" FLxFL D.I. REDUCER
   - 6d. 8" FLxFL D.I. SPOOL
   - 6e. 8" FLxFL90° D.I. BEND
   - 6f. 8" FLxFL D.I. PIPE SECTION
7. 6" FLxPE D.I. SPOOL W/ PRESSURE GAUGE
8. 6" FLxFL CHECK VALVE
9. 6" PROMAG 53 W FLOW METER
10. 6" FL x VICTAULIC D.I. SPOOL
11. 6" FL x FL D.I. SPOOL

REVISIONS:

SOUTH TONGASS WATER SYSTEM IMPROVEMENT
PHASE VI
KETCHIKAN GATEWAY BOROUGH
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71870 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901

SHEET DESCRIPTION
MECHANICAL DETAILS

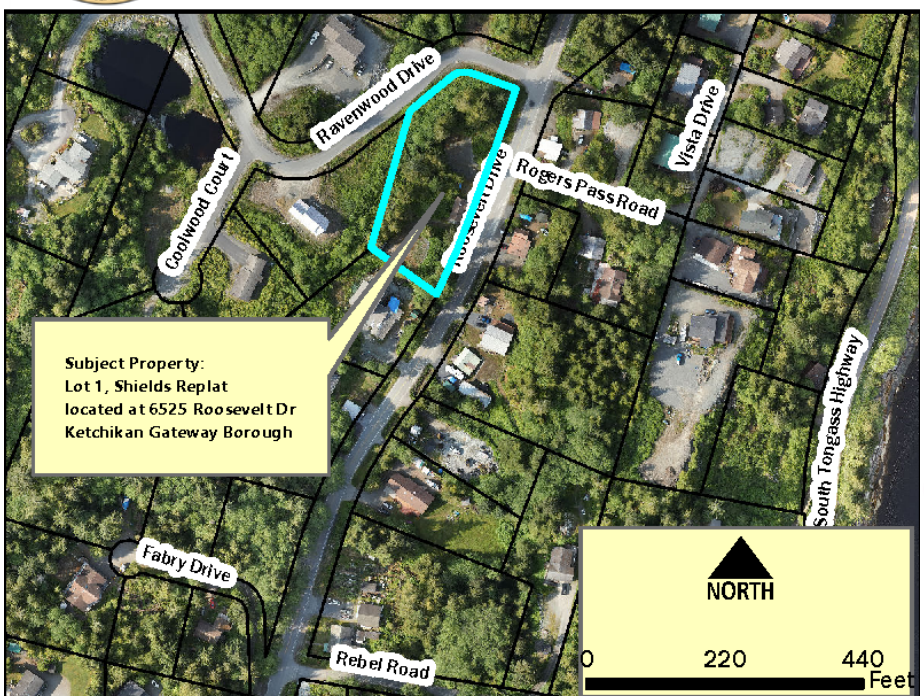
SHEET
B4

KETCHIKAN GATEWAY BOROUGH

Department of Planning and Community Development

1900 First Avenue, Suite 126, Ketchikan, Alaska 99901

● telephone: (907) 228-6610 ● fax: (907) 228-6698



1600 TONGASS AVENUE HOLDINGS LLC

1600 TONGASS AVE

KETCHIKAN, AK 99901

Pending Case
Property Owner
Notification

KETCHIKAN GATEWAY BOROUGH

Department of Planning and Community Development

1900 First Avenue, Suite 126, Ketchikan, Alaska 99901

● telephone: (907) 228-6610 ● fax: (907) 228-6698



ABAJIAN M ROXANNE & POPPEN GREG

PO BOX 8996

KETCHIKAN, AK 99901

Pending Case
Property Owner
Notification

Case Number: 26-049

Zoning: Low Density Residential/Mobile Building Unrestricted

Requested Action: Conditional Use Permit with a Variance to allow a new public utility building to be constructed and encroach into the front and side yard setbacks on Lot 1, Shields Replat, Ketchikan Recording District

Summary: The Borough Public Works Department seeks to install a booster station within an existing utility easement. The purpose of the project is to support water pressures and flow into the Ravenwood Subdivision and Herring Cove.

Location: 6525 Roosevelt Dr., Ketchikan Gateway Borough

Applicable Code: KGBC 18.50.030; 18.90.040

The Planning Department is sending you this notice of proposed actions in the Ketchikan Gateway Borough.

More information is available on the Borough website home page at www.kgbak.us. Click the drop-down menu for "Government" and select AGENDAS. Navigate to the:

OCTOBER 13, 2026 PLANNING COMMISSION DOCKET

Comments or concerns regarding this proposal may be emailed to plancomment@kgbak.us or mailed to the return address on this postcard. Your name and the case number must be included for reference. To be published in the packet, your comments must be received by **10/6/2026.** Comments received after this date will be given to the Planning Commission at the meeting. You may also provide comments in person at **the Planning Commission meeting, October 13, 2026 at 6:00 pm** in the Borough Assembly Chambers, located at 1900 First Avenue.

Decisions of the Planning Commission/Platting Board may be appealed within 15 days of the date of decision. Conditional use permits and variances may be appealed to the Board of Adjustment (Borough Assembly). Subdivision approvals may be appealed to Superior Court. If you have any questions on appeals, please contact Planning staff at 228-6610 or stop by the Planning Department for assistance.

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Owner_Name	Address	CITY	STATE	ZIP
1600 TONGASS AVENUE HOLDINGS LLC	1600 TONGASS AVE	KETCHIKAN	AK	99901
ABAJIAN M ROXANNE & POPPEN GREG	PO BOX 8996	KETCHIKAN	AK	99901
AMUNDSON ROGER W & DAYLE	6274 ROOSEVELT DR	KETCHIKAN	AK	99901
ANDERSON JODI J & KUIKHOVEN ROBERTU	PO BOX 9100	KETCHIKAN	AK	99901
ATKINSON DENNIS J & MARLENE J TRUST	364 MANNEL AVE	SHAFTER	CA	93263
BAKER STEVEN N	6654 VISTA DR	KETCHIKAN	AK	99901
BEIMLER LEO D & REBECCA	6356 REBEL RD	KETCHIKAN	AK	99901
BELLANICH MIKE & BJORK VAUGH BRENDA	12481 N TONGASS HWY	KETCHIKAN	AK	99901
BENNETT JOEL	PO BOX 5846	KETCHIKAN	AK	99901
BERMUDEZ PAUL M SR	PO BOX 7433	KETCHIKAN	AK	99901
BERVIN RACHEL	6269 FIRESIDE CT	KETCHIKAN	AK	99901
BOYER L & J LIVING TRUST	6359 MAYO LN	KETCHIKAN	AK	99901
BREZINA TIBOR A	PO BOX 521	WARD COVE	AK	99928
BROWN BRIAN & NANCY	PO BOX 7243	KETCHIKAN	AK	99901
BURNS NICHOLAS E	6475 ROOSEVELT DR	KETCHIKAN	AK	99901
CHARLES KERRY	3211 EMMA CT	KETCHIKAN	AK	99901
CLARK MATT & LORI	6899 ROOSEVELT DR	KETCHIKAN	AK	99901
CROOKER DAVID II & JACQUELINE	6890 RAVENWOOD DR	KETCHIKAN	AK	99901
DAVIS MARVIN P & ARLENE	6512 VISTA DR	KETCHIKAN	AK	99901
DAVIS SHEEN RAELYNN & TRACI MAE	6560 ROOSEVELT DR	KETCHIKAN	AK	99901
DIMA HAZEL L & GARNET E TRUSTEES	2417 TONGASS AVE STE 111-221	KETCHIKAN	AK	99901
DOYON LISA ANN & ROBERT EUGENE	PO BOX 7163	KETCHIKAN	AK	99901
DYAKANOFF JON W & MICHELLE A	PO BOX 7111	KETCHIKAN	AK	99901
ENGLISH BRIAN D	6352 ROOSEVELT DR	KETCHIKAN	AK	99901
EXPERIENCE ALASKA TOURS	11728 S TONGASS HWY	KETCHIKAN	AK	99901
FABRY THOMAS A & MARY C	PO BOX 9026	KETCHIKAN	AK	99901
FINSES MARK J	PO BOX 7412	KETCHIKAN	AK	99901
GADD BARRE RIVERS & HENDRICKS AMAND	95 BULL PINE PL	KETCHIKAN	AK	99901
GILLIAN JAMES R SR & DONNA J	6625 RAVENWOOD DR	KETCHIKAN	AK	99901
GIRT ROBERT L & DEBRA J	PO BOX 555	KLAWOCK	AK	99925
HALE KARLENE K	6554 VISTA DR	KETCHIKAN	AK	99901
HARMAN DWAYNE W & DENISE L	PO BOX 9344	KETCHIKAN	AK	99901
HASSELL CLARK R	6663 SHOP ROOSEVELT DR	KETCHIKAN	AK	99901
HIATT BRET A & SIMPSON JENNIFER L	6634 VISTA DR	KETCHIKAN	AK	99901
HINKLE BRETT W	5062 FORD WAY	FLORENCE	OR	97439
HOLM BRAD & AMY BERREYESA	6765 SPRINGWOOD CT	KETCHIKAN	AK	99901
HOLM BRADLEY R & AMY B	6765 SPRINGWOOD CT	KETCHIKAN	AK	99901
HORVAL ANDREW J & CHAVELA MARIE	6366 REBEL RD	KETCHIKAN	AK	99901
HOYT DANIEL S	14416 N TONGASS HWY	KETCHIKAN	AK	99901
JONES CHRISTOPHER Z & ASHLEY	6848 RAVENWOOD DR	KETCHIKAN	AK	99901
KING CADE G & DOMINIQUE	6702 RAVENWOOD DR	KETCHIKAN	AK	99901
KOLANKO ANDREW F & JENNIFER E	6664 VISTA DR	KETCHIKAN	AK	99901
KOLEAN JOSHUA F & DEJA	142 FRANKLIN RD	KETCHIKAN	AK	99901
KOLEAN JUSTIN & STEPHANIE	142 FRANKLIN RD	KETCHIKAN	AK	99901
KRAUS RODNEY	11138 ALDERWOOD ST	KETCHIKAN	AK	99901
LARSON JAMES & DANIELLE	PO BOX 5444	KETCHIKAN	AK	99901
LLOYD RICK & LORETAN M LOUISE	PO BOX 782	WARD COVE	AK	99928
LUND JEFFREY & ABIGAIL	6650 RAVENWOOD DR	KETCHIKAN	AK	99901

LUTHER-HUNTER LAURA J & HUNTER KRIS	6578 ROOSEVELT DR	KETCHIKAN	AK	99901
MASSIN MARTIN	6374 REBEL RD	KETCHIKAN	AK	99901
MCKELVY DANIEL L & VERNA MAE	6398B REBEL RD	KETCHIKAN	AK	99901
MERRIFIELD BRADLEY G	PO BOX 7614	KETCHIKAN	AK	99901
MESDAG DAVID MATTHIAS & JANESSA RAE	PO BOX 35715	JUNEAU	AK	99803
MORELAND FLORDELIZA	PO BOX 8744	KETCHIKAN	AK	99901
MORRIS AUDREE	6447 S TONGASS HWY	KETCHIKAN	AK	99901
MORRISON HELEN	PO BOX 74	HYDABURG	AK	99922
NELSEN THOMAS W	6322 NEW DEAL LN	KETCHIKAN	AK	99901
NICHOLAS BRANDON M & KARYSSA	PO BOX 599	WARD COVE	AK	99928
NORRIS MICHAEL W	PO BOX 7696	KETCHIKAN	AK	99901
ODDEN NATE & SULLIVAN KATE	6612 VISTA DR	KETCHIKAN	AK	99901
PEARCE BRIAN A & JESSICA L	17120 KNOLLVIEW DR	HIDDEN VL LK	CA	95467
PEMBERTON JAN & ALLPHIN BRANDON	PO BOX 23068	KETCHIKAN	AK	99901
PETERS KIMBERLY ANNE	6482 ROOSEVELT DR	KETCHIKAN	AK	99901
PICKRELL ROBERT RAND & SUSAN LEE	6377 S TONGASS HWY	KETCHIKAN	AK	99901
PICKRELL RYAN & RUIZ NIXIA	31116 DESERT VIEW CT	MENIFEE	CA	92584
PRICE DAVID C	PO BOX 8254	KETCHIKAN	AK	99901
REID THERESA L	6339 MAYO LN	KETCHIKAN	AK	99901
SADER BARRY LANCE & TRACEY J	PO BOX 9306	KETCHIKAN	AK	99901
SCHULZ AMANDA	6333 MAYO LN	KETCHIKAN	AK	99901
SEPULVEDA DANIELLE	PO BOX 23223	KETCHIKAN	AK	99901
SIMPSON SEAN	PO BOX 5063	KETCHIKAN	AK	99901
SIS CATHERINE MARY	6379 FABRY DR	KETCHIKAN	AK	99901
SLAGLE JOINT REVOCABLE TRUST	PO BOX 8523	KETCHIKAN	AK	99901
SPIGAI DAVID	6606 VISTA DR	KETCHIKAN	AK	99901
SPURGEON DENNIS E & KATHRYN	6757 ROOSEVELT DR	KETCHIKAN	AK	99901
STACY DELMAR C	PO BOX 9057	KETCHIKAN	AK	99901
STATE OF ALASKA	550 W 7TH AVE SUITE 1050A	ANCHORAGE	AK	99501
STEK ANDRIES, TALYA REBEKAH, KIRK A	6373 MAYO LN	KETCHIKAN	AK	99901
TANNER ALLEN	4108 S 670 E UNIT B	MILLCREEK	UT	84107
TAUSCHER CARL & LILIAN	6584 VISTA DR	KETCHIKAN	AK	99901
THOMAS JOLENE T & STEVEN W	6695 ROOSEVELT DR	KETCHIKAN	AK	99901
TORRES KATIE & ROLLENHAGEN ROCHELLE	6522 ROOSEVELT DR	KETCHIKAN	AK	99901
TYLER ANN & CARL	6804 ROOSEVELT DR	KETCHIKAN	AK	99901
URQUHART JUANITA M	PO BOX 5014	KETCHIKAN	AK	99901
URQUHART WILLIAM L & MARY H	2635 STELLAR WAY	FAIRBANKS	AK	99712
VESPER HELEN J	5104 GRAVELINE RD	BELLINGHAM	WA	98226
WHITESIDES BYRON E & MARY M	PO BOX 9200	KETCHIKAN	AK	99901
WHITESIDES BYRON JASON & RENNY MEIL	9142 RICHMOND HWY APT 308	FORT BELVIOR	VA	22060
WHITESIDES NICOLE LEE	3031 RIVERWOOD DR	JUNEAU	AK	99801
WHITESIDES ROGER & WHITESIDES FRANK	6716 ROOSEVELT DR	KETCHIKAN	AK	99901
WHITESIDES ROGER A & WANDA D	6716 ROOSEVELT DR	KETCHIKAN	AK	99901
WIELER BERGAN M & CHELSEA D	17 SHOUP ST	KETCHIKAN	AK	99901
WILLIAMS BRITTANY M & ALEXANDER	6791 SPRINGWOOD CT	KETCHIKAN	AK	99901
WOOD-RICHARDSON SHARI	6792 RAVENWOOD DR	KETCHIKAN	AK	99901
WROBEL DONALD	425 S POINT HIGGINS RD	KETCHIKAN	AK	99901
YOUNG KEVIN & MURRAY-YOUNG CHARLEY	6810 RAVENWOOD DR	KETCHIKAN	AK	99901
YOUNGBERG SCOTT MICHAEL & CASEY LYN	6525 ROOSEVELT DR	KETCHIKAN	AK	99901

KETCHIKAN GATEWAY BOROUGH
PLANNING COMMISSION/PLATTING BOARD

RESOLUTION NO. 4583

A Resolution of the Ketchikan Gateway Borough Planning Commission to Approve a Request for a Conditional Use Permit with a Variance to Allow a New Public Utility Building to be Constructed and Encroach into the Front and Side Yard Setbacks on Lot 1, Shields Replat, Ketchikan Recording District; Located at 6525 Roosevelt Drive, Ketchikan Gateway Borough. (Case 26-049)

R E C I T A L S

A. **WHEREAS** , the Planning Commission finds that the requested conditional use permit and variance is to allow a public utility building to be constructed and encroach into front and side yard setbacks; and

B. **WHEREAS** , the Planning Commission finds that the requested conditional use permit is reasonably necessary because the proposed Ravenwood Booster Station is intended to maintain adequate operating pressure within the public water system at the upper elevations of the Ravenwood Subdivision and improve water delivery toward the Herring Cove area; and

C. **WHEREAS** , the Planning Commission finds that requested conditional use will not permanently or substantially injure the lawful use of neighboring uses because the proposed facility has a small footprint and will be located within an existing utility easement that was selected to minimize impacts to the existing residence and surrounding development; and

D. **WHEREAS** , the Planning Commission finds that the requested conditional use is generally in harmony with the 2035 Comprehensive Plan by supporting Land Use and Environment Goal A through site-appropriate development that considers infrastructure capacity, terrain, and neighborhood context; and

E. **WHEREAS** , the Planning Commission finds that the proposal also advances Public Facilities and Services Goal A, which supports strategic utility and infrastructure investment, and Goal C, which supports the maintenance, improvement, and modernization of public facilities and infrastructure; and

F. **WHEREAS** , the Planning Commission finds that the requested conditional use is expressly permitted because KGBC 18.50.010(f), Land Use Table, allows public utility facilities in the Low Density Residential (RL) Zone subject to approval of a conditional use permit; and

G. **WHEREAS** , the Planning Commission finds that no additional specific criteria are established for the requested public utility facilities use; and

H. **WHEREAS** , the Planning Commission finds that the need for the variance results from the steep topography of the property, the location and dimensions of the existing utility easement, and the location of existing water infrastructure; and not by the applicant; and

I. **WHEREAS** , the Planning Commission finds that the subject property is located within the Low Density Residential (RL) Zone, where a public utility facility is allowed with a conditional use permit.

J. **WHEREAS** , the Planning Commission finds that the variance will not solely relieve an inconvenience because an alternative having the same effect would require acquisition of additional easement rights on privately owned land and relocation or modification of existing water-system connections; and

K. **WHEREAS** , the Planning Commission finds that the variance will not solely relieve a pecuniary hardship because the need for the variance arises from the steep topography of the property, the established location and dimensions of the existing utility easement, and the location of existing water infrastructure necessary to serve the booster station.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE FINDINGS, IT IS RESOLVED BY THE PLANNING COMMISSION/PLATTING BOARD OF THE KETCHIKAN GATEWAY BOROUGH as follows**:**

Section 1: That the request for a conditional use permit (CUP) for a public utility use with a major variance to allow a building to be constructed and encroach up to 6 feet into the required 15-foot front yard and 14 feet into the required side yard on Lot 1, Shields Replat, Ketchikan Recording District; located at 6525 Roosevelt Drive, Ketchikan Gateway Borough (Parcel No. 70-2320-071-000), as depicted on Exhibit "A", be approved, subject to the findings and conditions contained herein.

Condition:

1. A zoning permit shall be obtained within six months of approval of the variance.

PASSED AND ADOPTED this 13th day of October, 2026.

_____

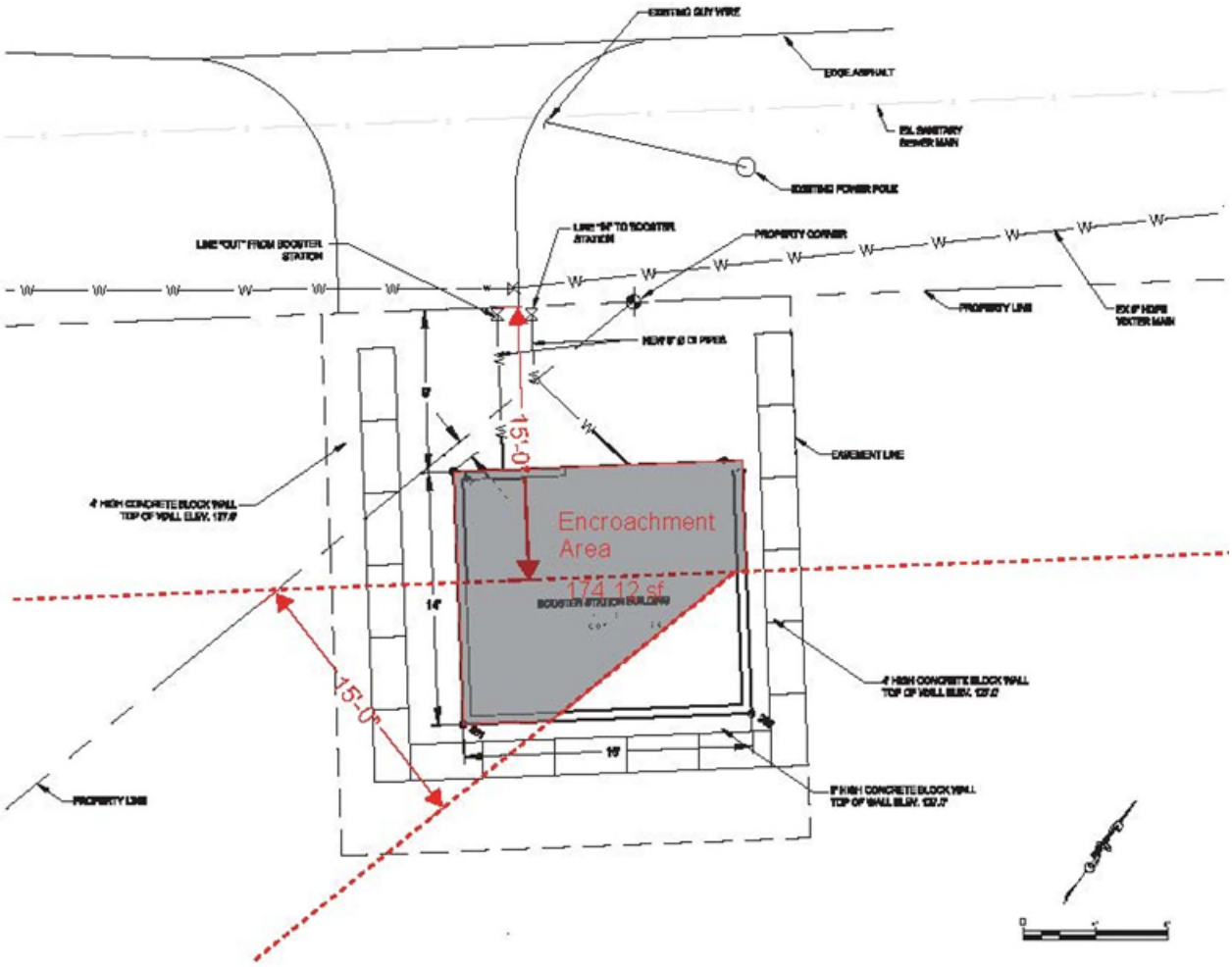
Jos Govaars, Chair of the
Planning Commission/Platting Board

ATTEST:

_____

Crystal Vail, Platting/ Zoning Clerk
Ketchikan Gateway Borough

Exhibit “A”



2/B1 BOOSTER STATION SITE PLAN
AS NOTED

PLANNING COMMISSION **7. C.**

Meeting Date: 10/13/2026

Submitted By: Crystal Vail, Planning Clerk

Agenda Item

Case 26-050 is a request for major variance to allow an addition to an existing attached accessory garage to be constructed and encroach into the front and side yard setbacks on Lot 3, Tract A, USS 437, Ketchikan Recording District; located at 1300 Millar Street, City of Ketchikan. - *withdrawn by staff after determining the proposal is not eligible for permitting at this time*

PLANNING COMMISSION **7. D.**

Meeting Date: 10/13/2026
Resolution #: 4584

Title: 26-051

Case Manager: Alethea Johnson, Associate Planner
Approved for Submittal: Planning Director

REQUESTED ACTION

Major variance to allow an existing carport to remain and encroach into a side yard setback on Lot 110, South Point Higgins Group, US Survey 3809, Ketchikan Recording District; located at 637 South Point Higgins Rd, Ketchikan Gateway Borough.

PROJECT DATA

Property Information			
Owner	Caleb McCamy	**Applicant**	Owner
Location	637 South Point Higgins Rd	**Zoning/Overlay**	RL
Access	South Point Higgins Rd	**Site Area**	66291 sq ft
City/Service Area	Ketchikan Gateway Borough	**Utilities**	KPU
Procedural Information			
Application Date	9/18/2026	**Agency Notice Date**	n/a
PON Date (# sent)	9/24/2026	**Agenda Published**	10/9/2026
Notice Distance	1200 ft	**Site Visit Date**	10/5/2026
Identifying Information			
Survey, Lot, Block	Lot 110, South Point Higgins Group, US Survey 3809, Ketchikan Recording District		
Parcel Number	31 3640 048 000	**Customer Number**	605777

APPLICABLE LAND USE REGULATIONS

KGBC 18.60.020 (RL)		
Minimum Lot Area	**15000 sq ft**	
Minimum Lot Width	**100 ft**	
Setbacks:	**Front: 15 ft** **Side: 15 ft**	**Rear: 20 ft**
Maximum Structure Height	**30 ft**	
Maximum Lot Coverage	**50%**	

CASE SUMMARY

Case 26-051 is a request for a major variance to allow an existing detached accessory carport to remain within the required 15-foot side yard setback. The application states that the carport was built by the applicant's grandfather around 1995 and that attempting to move the structure would cause it to fall apart. In addition, the applicant states that relocating the carport would place a portion of the structure in the driveway.

A contractor's proposal submitted with the application estimates $14,930 to prepare and move the approximately 20-foot by 14-foot structure approximately eight feet away from the property line. The proposal also states that rot repair and additional labor would be charged separately.

PLANNING STAFF RECOMMENDATION

Planning staff recommends approving the request through adoption of Resolution 4584.

Approval:

“I move to adopt Resolution 4584, approving the request with conditions, as presented."

Denial:

“I move to adopt Resolution 4584, denying the request for a major variance to allow an existing caport to remain and encroach up into the front and side yard setbacks on Lot 110, South Point Higgins Group, US Survey 3809, located at 637 South Point Higgins Rd, Ketchikan Gateway Borough, subject to the following findings of fact:... (insert findings)"

Attachments

Staff Analysis
Maps and Photos
Application
Notices
Resolution 4584

PLANNING COMMISSION PUBLIC HEARING: October 13, 2026

Case: 26-051 Resolution: 4584

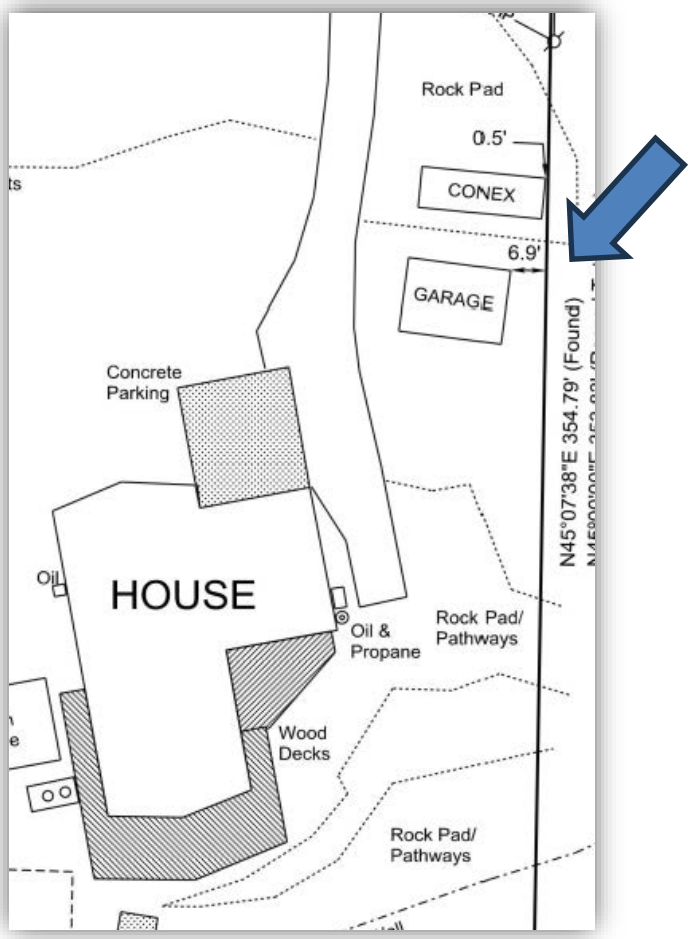
PLANNING STAFF ANALYSIS AND RECOMMENDED FINDINGS

Part I. BACKGROUND AND ANALYSIS

A. Summary of requested action:

Case 26-051 is a request for a major variance to allow an existing detached accessory carport to remain within the required 15-foot side yard setback. The application states that the carport was built by the applicant's grandfather around 1995 and that attempting to move the structure would cause it to fall apart. In addition, the applicant states that relocating the carport would place a portion of the structure in the driveway.

A contractor's proposal submitted with the application estimates $14,930 to prepare and move the approximately 20-foot by 14-foot structure approximately eight feet away from the property line. The proposal also states that rot repair and additional labor would be charged separately.



Site Characteristics:

The subject property is a developed waterfront lot fronting on South Point Higgins Road. Existing development includes a residence and multiple accessory structures. The as-built survey demonstrates an established development pattern surrounding the residence and the driveway area. The carport subject to the variance is located near the residence and adjacent to the developed driveway area along the side of the property.

B. Code Analysis

Applicant Responsibility: The circumstances creating the need for the variance were not the result of actions taken by the applicant because the existing structure was built by a previous owner.

Land use: Detached accessory carports are permitted in the RL zone.

Alternative options: Relocation of the existing structure has been identified as a potential alternative to the variance. However, the applicant states that moving the structure sufficiently to meet the setback would place it into the existing driveway area. The existing development pattern therefore complicates an alternative location having the same effect without a variance. The applicant additionally states that attempting to move the existing structure would cause it to fall apart.

Financial impact: The application includes a contractor's proposal estimating $14,930 to prepare and move the approximately 20-foot by 14-foot structure approximately eight feet away from the property line. The proposal further identifies rot repair and additional labor as costs that would be charged separately. This evidence establishes the estimated cost of the identified relocation alternative, but the submitted estimate does not establish the replacement value of the accessory structure or establish that an exterior wall must necessarily be demolished. Therefore, staff does not rely solely on the amount of the relocation estimate to demonstrate compliance with Criterion D.

PUBLIC COMMENTS:

None

CONCLUSION

Planning staff recommend Planning Commission Resolution No. 4586 contains the following statement:

> Section 1: That the request for a major variance to allow an existing detached accessory carport to encroach up to 8.5 feet into the required 15-foot side yard setback on Lot 110, South Point Higgins Group, USS 3809**;** located at 637 South Point Higgins Rd, Ketchikan Gateway Borough (Parcel No. 31-3640-148-000), as depicted on Exhibit “A” be approved, subject to the findings of fact and conditions contained herein.
>
> Condition:
>
> 1. A zoning permit shall be obtained within six months of approval of the variance.

Part II. REVIEW OF APPLICABLE CRITERIA AND PROPOSED FINDINGS

KGBC 18.90.030(c)(7)(e): A variance from a quantifiable standard may be granted in accordance with the review procedures provided in this subsection provided the applicant provides evidence that the following standards are met:

Criterion A: Special conditions that require the variance are not caused by the person seeking the variance;

Finding A: The special conditions requiring the variance were caused by development decisions of a previous owner and not by an act or omission of the applicant.

Criterion B: The variance will not permit a land use in a district in which that use is prohibited;

Finding B: The subject parcel is in the RL zone which specifically allows accessory carports.

Criterion C: The variance will not solely relieve an inconvenience;
A request for a variance shall be found to be based solely on an inconvenience if an alternative having the same effect is possible without a variance, and would not be complicated by any of the following:

- *i. Topographical or geological challenges to development; or*
- *ii. Existing development patterns, including building layout, size and location;*
- *iii. Irregularities in lot shape that cannot be abated without the acquisition of land from another party.*

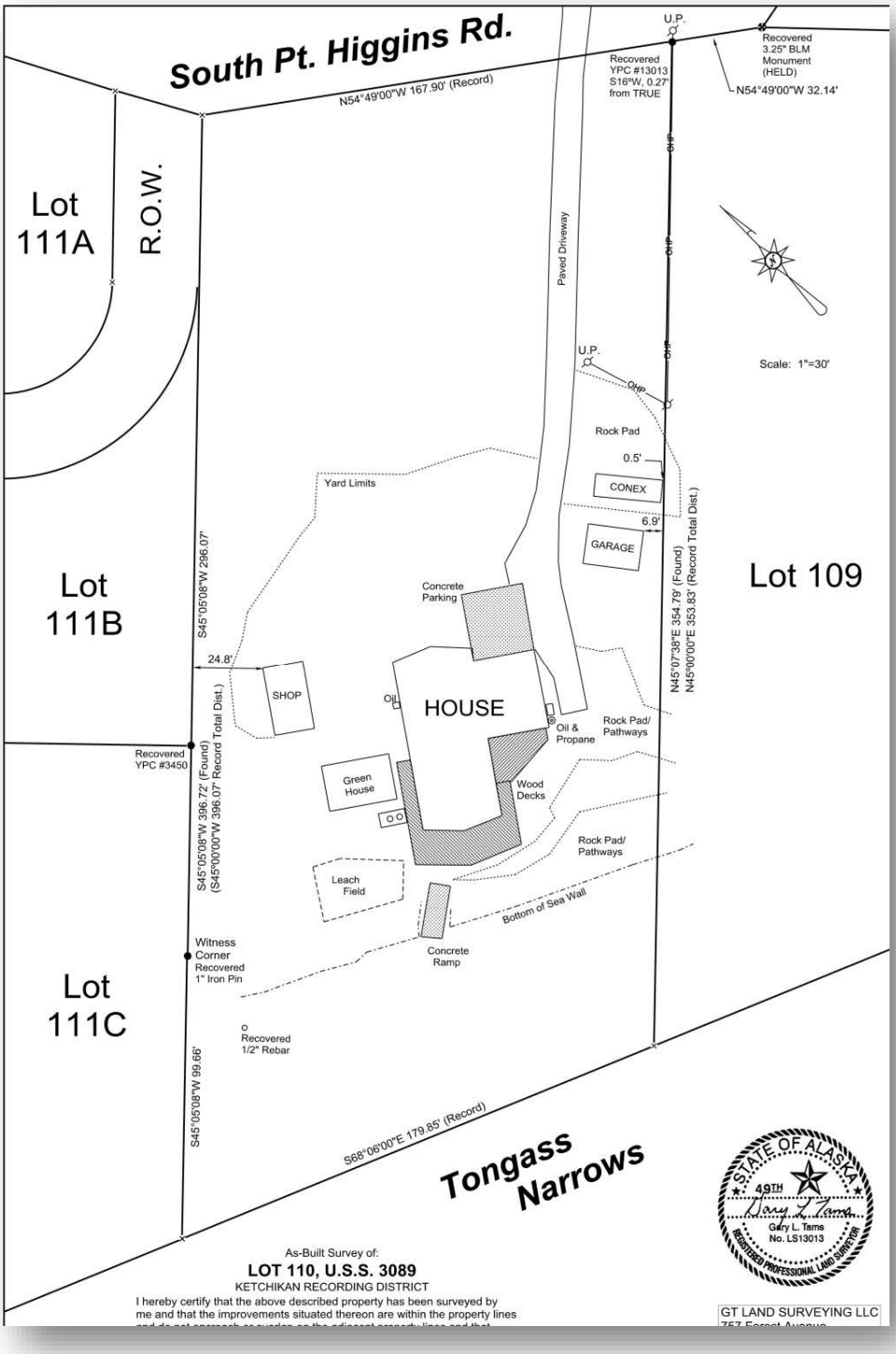
Finding C: Relocating the existing structure may provide an alternative to the variance; however, relocating it sufficiently to meet the setback would place it into the existing driveway area, and the existing development pattern therefore complicates an alternative having the same effect without a variance.

Criterion D: The variance will not solely relieve a pecuniary hardship;
This standard is not met if:

- *i. An alternative having the same effect is possible without a variance and the alternative would increase the cost of the project by no more than 10 percent;*
- *ii. No exterior walls of a principal building must be demolished; and*
- *iii. No exterior walls of an accessory building must be demolished, and the value of the building is less than 10 percent of the value of all buildings on the property, or $10,000, whichever is less.*

Finding D: The variance will not solely relieve a pecuniary hardship because the request is based on the existing development pattern and the location of the carport in relation to the existing driveway, and not merely on the cost of relocating the structure.

Exhibit "A"


South Pt. Higgins Rd.
N54°49'00"W 167.90' (Record)
U.P.
Recovered YPC #13013 S16°W, 0.27' from TRUE
Recovered 3.25" BLM Monument (HELD)
N54°49'00"W 32.14'
Lot 111A
R.O.W.
Paved Driveway
OHP
Scale: 1"=30'
Rock Pad
0.5'
CONEX
6.9'
GARAGE
Yard Limits
Lot 109
Lot 111B
S45°05'08"W 296.07'
Concrete Parking
24.8'
SHOP
HOUSE
Oil
Oil & Propane
Rock Pad/ Pathways
N45°07'38"E 354.79' (Found)
N45°00'00"E 353.83' (Record Total Dist.)
Recovered YPC #3450
S45°05'08"W 396.72' (Found)
(S45°00'00"W 396.07' Record Total Dist.)
Green House
Wood Decks
Rock Pad/ Pathways
Leach Field
Bottom of Sea Wall
Concrete Ramp
Witness Corner Recovered 1" Iron Pin
Lot 111C
Recovered 1/2" Rebar
S45°05'08"W 99.66'
S68°06'00"E 179.85' (Record)
Tongass Narrows
STATE OF ALASKA
49TH
Gary L. Tams
No. LS13013
REGISTERED PROFESSIONAL LAND SURVEYOR
As-Built Survey of:
LOT 110, U.S.S. 3089
KETCHIKAN RECORDING DISTRICT
I hereby certify that the above described property has been surveyed by me and that the improvements situated thereon are within the property lines
GT LAND SURVEYING LLC

26 -051 Maps & Photos

Aerial Photo



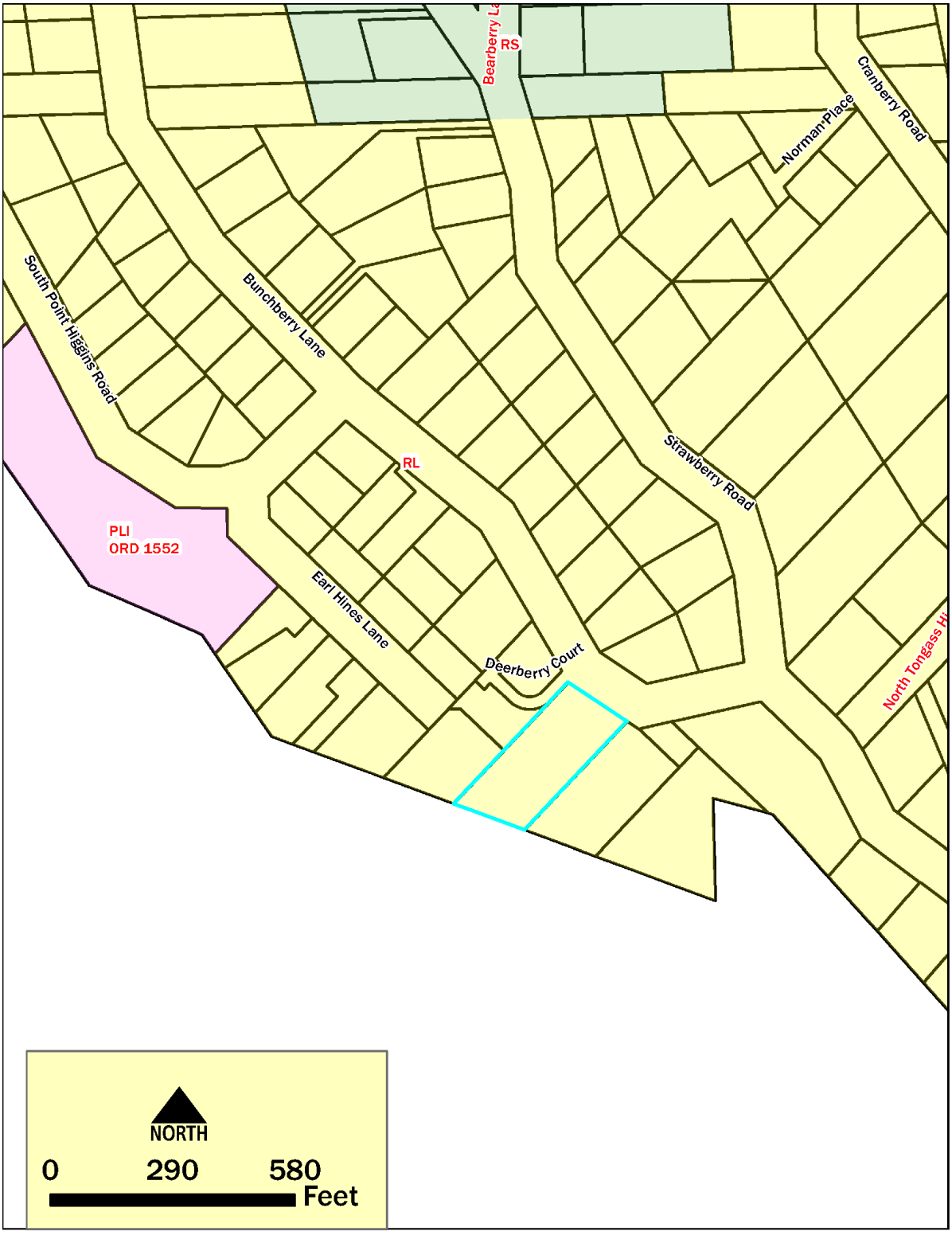
Notice Area Map.



Close-up Aerial



Zoning Map


RS
Bearberry La
Cranberry Road
Norman Place
South Point Higgins Road
Bunchberry Lane
RL
Strawberry Road
PLI
ORD 1552
Earl Hines Lane
Deerberry Court
North Tongass Hi
NORTH
0
290
580
Feet



View of the carport from the driveway.House is visible to the right.

Driveway curves around the carport.



605777
Customer Number

26-051
Permit Number

Ketchikan Gateway Borough

Permit Application

2026-09-22

Approved By

☐ NEW ELECTRIC METER

Applicant Information

Owner MCCAMY CALEB S

Second Owner

Mailing Address PO BOX 1394; WARD COVE, AK; 99928

Applicant MCCAMY CALEB S

Relationship

Phone Number

Work Number

Preferred Contact

Email Address

☐ Contact By Email Preferred

Existing Property Information

Property Address S PT HIGGINS RD 637

Zoning RL

Deed Description LOT 110 OF THE SOUTH POINT HIGGINS GROUP, U.S. SURVEY 3089, KETCHIKAN RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

Lot 110 Block 000 Survey 3089

Assessor's Parcel Number 313640148000

Plat Number

Proposed Project Information

Permit Expires

Land Use Description Case 26-051 is a request for a major variance to allow an existing carport to remain and encroach into a side yard setback on Lot 110, South Point Higgins Group, US Survey 3809, Ketchikan Recording District; located at 637 South Point Higgins Rd, Ketchikan Gateway Borough.

TOTAL PARKING SPACES PROVIDED

Conditions

☐ ZPNR

☐ ZONING PERMIT: NEW BUILDING

☐ ZONING PERMIT: NEW USE ONLY

☐ ZONING PERMIT: MOBILE BUILDING

☐ CORRESPONDENCE

☐ TEMPORARY ZONING PERMIT

☐ SIGN PERMIT

THE BELOW APPLICATION(S) ARE REQUIRED:

☐ CITY BUILDING PERMIT

☐ ADEC APPROVAL

☐ ADOT DRIVEWAY PERMIT

☐ KGB UTILITY HOOKUP

- ☐ WATER
- ☐ SEWER
- ☐ SDC FEE

KETCHIKAN GATEWAY BOROUGH
1900 First Ave. STE 126 Ketchikan, AK 99901
Office: 907.228.6610
Email: planning@kgbak.us
Fax: 907.228.6698

Variance Application

Date Received:

To be Completed by Staff:

Staff Notes:

Parcel Number: 31 3640 148 000

Customer Number: 605777

Current Zoning/Overlay: RL

Case Number: 26-051

To be Completed by Applicant/Agent:

Applicaton Checklist:

- [ ] Complete Zoning Permit Applcation
- [ ] Licensed Professional Estimate(s)

Name: Caleb McCamy

Email Address and Phone Number: [redacted] | 907-617-5244

For property located at: 637 South Point Higgins

Describe the location, distance, area, or quantity of the needed variance:
(e.g., "eight feet into the 15-foot left side yard setback")

Type text here

Eight feet into the 15 foot right side yard setback.

Address the following questions to determine eligibility for criteria in KGBC 18.90.090(e):

Question 1 - Are the circumstances creating the need for the variance the result of actions you took?

- [x] No - Continue to Question 2
- [ ] Yes - Check all that apply:
  - [ ] Platted Lot
  - [ ] Developed Site
  - [ ] Built Structure(s)

Question 2 - Would approval of the variance allow a land use that is prohibited in the zoning district?

- [x] No
- [ ] Yes - STOP. Contact Planning staff to discuss alternatives.

Question 3 - Is there another way to accomplish the same effect without a variance?

- [ ] Yes - STOP. Contact Planning staff to discuss alternatives.
- [x] No - Continue to Question 4

Question 4 - Would the alternative be complicated by topographic or geologic challenges, existing development patterns, or an irregular lot shape that cannot be corrected without acquiring additional land?

- [ ] No - Continue to Question 5
- [x] Yes - Describe complicating site conditions below:

If there was a way to move the structure, it would be moved onto our driveway to suffice the footage.

(For geological issues, evaluation by a licensed engineer may also be required).

Question 5 - Is there an alternative that achieves the same objective, adds no more than 10% to the cost, and does NOT require the domolition of the exterior wall of a building?

- [ ] Yes - STOP. Contact Planning staff to discuss alternatives.
- [x] No - Briefly explain and follow the instructons below:

The existing structure was built by my grandfather around 1995. If we were to try and move the structure it would fall apart.

- If this effects part of the principal structure, stop and submit the application.
- If this is for a new project and a feasible alternative would add more than 10% to the cost of the project, attach an estimate by a qualified licensed professional.
- If this effects a detached accessory structure, attach an estimate of the replacement value from a qualified licensed professional to this application.

KETCHIKAN GATEWAY BOROUGH
1900 First Ave. STE 126 Ketchikan, AK 99901
Office: 907.228.6610
Email: planning@kgbak.us
Fax: 907.228.6698

Zoning Permit Application

To be Completed by Staff:

Application Received:	
Approval Date:	

Approved by: (Zoning Official)

Parcel Number: 31 3640 148 000

Customer Number: 605777

Zoning District: RL

Overlay Zone: None

Permit Number:

New Address Assignment:

Staff Notes:

Floodplain Development Information

Is there a SFHA present on the property? ☐ **Yes** ☐ **No**

Is there a Floodplain Development permit required? ☐ **Yes** ☐ **No**

Floodplain Development Permit Number:

Application Checklist:

- Complete Site Plan
- Elevation Drawing
- Owner Authorization Form
- Utility Permit/DEC Approval **OR** Septic Information

To Be Completed by the Applicant:

Applicant Name	Contact Number	Email
Caleb McCamy	907-617-5244	[redacted]

Project location: 637 South Point Higgins

Existing uses/structures on property: Yes

Provide a brief description of the requested use or project:

Need KPU to install a 2nd meter for modified container.

Number of bedrooms on property: 0

New driveway? ☐ **Yes** ✔ **No**

Septic system: ☐ **Public** ✔ **Private**

Water system: ☐ **Public** ✔ **Private**

KETCHIKAN GATEWAY BOROUGH

Office: 907.228.6610
Email: planning @kgbak.us
1900 First Ave. STE 126 Ketchikan, AK 99901

Owner Authorization

Signing this form on behalf of an entity (LLC, Trust, etc.) requires the designated manager(s) to sign as the primary owner. If the managing member's signature is not available, the majority of the entity's membership must sign as the owners. (AS 10.50.110; AS 10.50.150)

Application Information

Project location/address:

637 South Point Higgins

Parcel Number:

31 3640 148 000

Company/Entity name (if applicable)

Property Owner(s)

Primary Owner

☑ *check if primary contact* ☐ *check this box if you would like to authorize a third party as contact for your application*

Caleb McCamy
Full Name

907-617-5244
Phone Number

[redacted]
Email

Caleb McCamy
Signature

Secondary Owner (if applicable)

☐ *check if primary contact*

Full Name

907-617-5244
Phone Number

[redacted]
Email

Signature

I certify that I am the legal owner of the specified property and that the information on this application is true and correct to the best of my knowledge. I authorize the Borough a limited right of entry to the subject property to conduct investigations related to the application. Knowingly providing false information may rsult in any action taken being feclared null and void, and pursuant to AS 11.56.210 and is punishable as a Class A misdemeanor.

Third Party Contact (optional)

Full Name

907-617-5244
Phone Number

Company/Entity name

[redacted]
Email

Mailing Address

**I understand that I must provide the appropriate documentation to prove that I am an authorized agent/contract purchaser/person with demonstrated possessory interest in the property. Planning staff may provide copy the document to accompany the application*

Application continued

Residential Parking Requirements:

Residential Uses

For lots in residential zones, fill in the applicable sections below for the proposed **and existing** uses listed on page 1

Total Dwelling Units		x 1=	
Hobby Garden Stand		x 1=	
Home Occupations (see Parking Analysis Worksheet)			

Total Number of Required Parking Spaces

Total Number of Provided Parking Spaces

For non-residential zones, attach a completed ***Parking Requirements Worksheet***

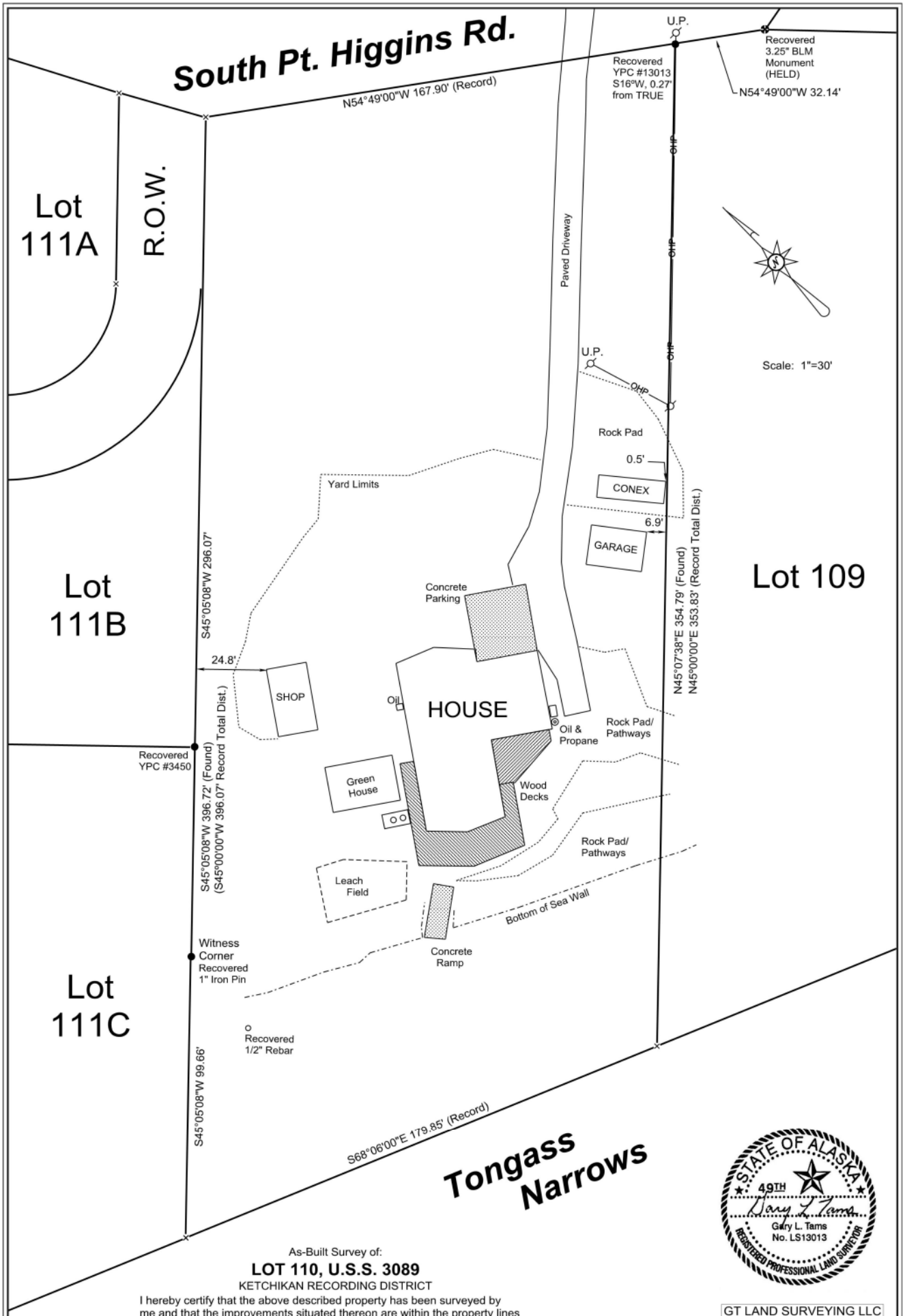
Applicant/Owner Consent

I understand that for new construction or the expansion of the building footprint of an existing building, an inspection of the foundation forms must be conducted to ensure that the building is located outside of the setback requirements prior to the pouring of the foundation. I understand that I am responsible for scheduling an inspection once the foundation forms are constructed. It is recommended that the inspection be done by a licensed surveyor, however, staff may be available to perform an inspection under certain circumstances. **Check with staff to see if you qualify.** Upon completion of the construction, I understand that I must submit an As-Built Survey produced by a licensed surveyor to ensure the construction is in accordance with the submitted site plan and initial inspection. I agree to abide by the terms and/or conditions of this permit and understand that any changes to the site plan will require notification to the Planning Department before construction commences.

CM

Initial

PLEASE BE ADVISED that the issuance of a Zoning Permit does not exempt the applicant from needing to comply with other local, State, or Federal laws.
A Zoning Permit is subject to all regulations outlined in KGBC 18.90 and expires **two years after the date it is issued** unless construction starts and continues diligently. If unusual circumstances prevent this, a renewal request can be submitted to the Borough before the permit expires. Excavation is not considered construction.
Permit Appeal Procedures: Decisions by the zoning official can be appealed to the Ketchikan Gateway Borough Planning Commission within ten days in accordance with KGBC 18.90.070. Contact the Planning Department for more information at 907-228-6610 or planning@kgbak.us.



As-Built Survey of:

LOT 110, U.S.S. 3089

KETCHIKAN RECORDING DISTRICT

I hereby certify that the above described property has been surveyed by me and that the improvements situated thereon are within the property lines and do not encroach or overlap on the adjacent property lines and that there are no roadways, transmission lines or other visible easements on said property, except as indicated hereon. It is the responsibility of the owner to determine the existence of any easements, covenants, or restrictions which may affect the property. Fences are approximate and should not be used for establishing boundaries, or fence lines.

GT LAND SURVEYING LLC
757 Forest Avenue
Ketchikan, AK 99901
(907) 821-8764
Drawn By: GLT
Date: 07/28/2026

Traverse PC

BID PROPOSAL

Contractor: Matsu Alaska Construction, LLC Phone: 907-617-7002

Address: P.O. Box 7516, Ketchikan, Alaska 99901

Owner: Caleb & Nola McCamy Phone: 907 617-5244

Owner's Address: PO Box 1394, Ward Cove, Alaska 99928

The Contractor shall furnish all labor, materials and equipment to perform all work at the site stated below, and in the Plans and Specifications attached, if any. Site [xx] same as above, or

637 S. Point Higgins Rd., Ketchikan, Alaska 99901.

Scope of Work:

1. Prepare and move the 20' x 14' gargae approximately 8 feet away from the property line.

NOTE: Rot repair and additional labor will be charged at time and materials. Carpenter rate is $161.91 per hour and Laborer rate is $117.14 per hour.

Check if: ____ Additional Specifications Attached. ____ Plans attached.

The Contractor estimates the above work to cost:

Fourteen thousand Nine hundred Thirty Dollars($14,930.00).

This is NOT a contract. This Bid Proposal is NON-BINDING. When accepted by both the Owner and Contractor, the parties will draft and sign a Project Agreement, which will be the contract. Once the Project Agreement has been signed, the parties will be bound to perform according to its terms and conditions. This Bid proposal must be accepted by the Owner within 30 days.

Contractor: _____ Submitted: 9 / 14 / 26
(signature)

Owner: _____ Accepted: ____/____/____
(signature)

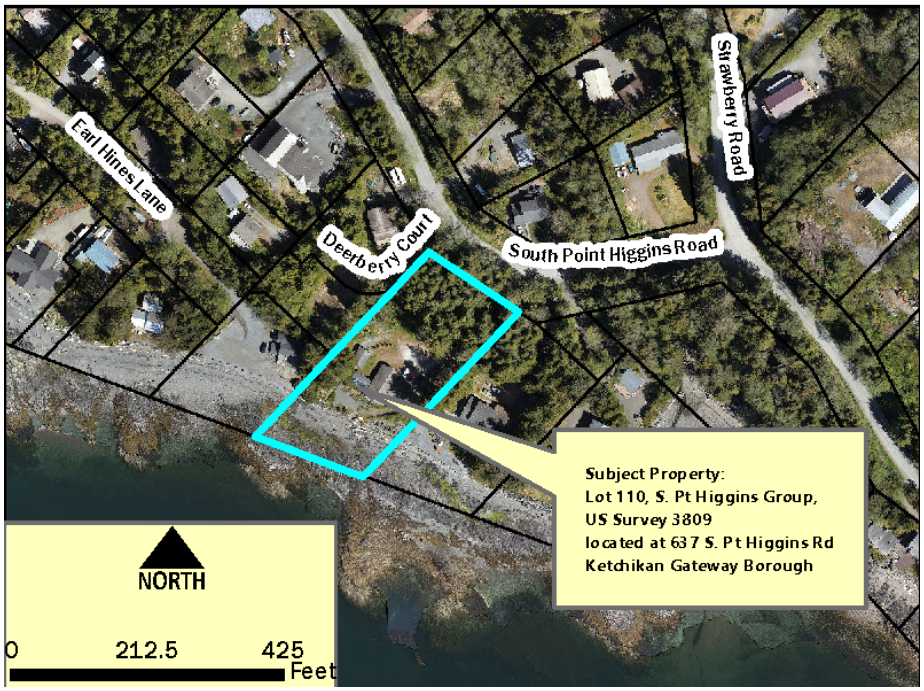


KETCHIKAN GATEWAY BOROUGH

Department of Planning and Community Development

1900 First Avenue, Suite 126, Ketchikan, Alaska 99901

● telephone: (907) 228-6610 ● fax: (907) 228-6698



ADCOCK SEAN KNUTE WADE & COURTNEY

9004 GREYLOCK ST

ALEXANDRIA, VI 22308

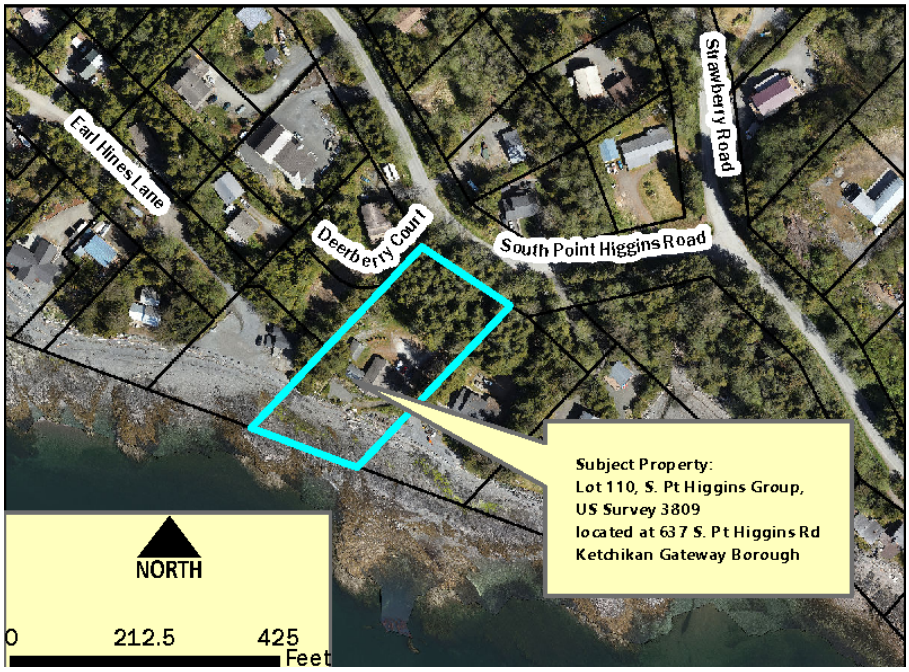
Pending Case
Property Owner
Notification

KETCHIKAN GATEWAY BOROUGH

Department of Planning and Community Development

1900 First Avenue, Suite 126, Ketchikan, Alaska 99901

● telephone: (907) 228-6610 ● fax: (907) 228-6698



ALASKA MENTAL HEALTH TRUST AUTHORIT

2600 CORDOVA ST SUITE 201

ANCHORAGE, AK 99503

Pending Case
Property Owner
Notification

Case Number: 26-051

Zoning: Low Density Residential

Requested Action: major variance to allow an existing carport to remain and encroach into a side yard setback on Lot 110, South Point Higgins Group, US Survey 3809, Ketchikan Recording District

Summary: The carport was built by a previous owner. According to the application, the only alternative for bringing the carport into compliance would require demolition of an exterior wall of the structure.

Location: 637 South Point Higgins Rd; Ketchikan Gateway Borough

Applicable Code: KGBC 18.90.030; 18.60.020

The Planning Department is sending you this notice of proposed actions in the Ketchikan Gateway Borough.

More information is available on the Borough website home page at www.kgbak.us. Click the drop-down menu for "Government" and select AGENDAS. Navigate to the:

OCTOBER 13, 2026 PLANNING COMMISSION DOCKET

Comments or concerns regarding this proposal may be emailed to plancomment@kgbak.us or mailed to the return address on this postcard. Your name and the case number must be included for reference. To be published in the packet, your comments must be received by **10/6/2026.** Comments received after this date will be given to the Planning Commission at the meeting. You may also provide comments in person at **the Planning Commission meeting, October 13, 2026 at 6:00 pm** in the Borough Assembly Chambers, located at 1900 First Avenue.

Decisions of the Planning Commission/Platting Board may be appealed within 15 days of the date of decision. Conditional use permits and variances may be appealed to the Board of Adjustment (Borough Assembly). Subdivision approvals may be appealed to Superior Court. If you have any questions on appeals, please contact Planning staff at 228-6610 or stop by the Planning Department for assistance.

Case Number: 26-051

Zoning: Low Density Residential

Requested Action: major variance to allow an existing carport to remain and encroach into a side yard setback on Lot 110, South Point Higgins Group, US Survey 3809, Ketchikan Recording District

Summary: The carport was built by a previous owner. According to the application, the only alternative for bringing the carport into compliance would require demolition of an exterior wall of the structure.

Location: 637 South Point Higgins Rd; Ketchikan Gateway Borough

Applicable Code: KGBC 18.90.030; 18.60.020

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Owner_Name	Address	CITY	STATE	ZIP
ADCOCK SEAN KNUTE WADE & COURTNEY	9004 GREYLOCK ST	ALEXANDRIA	VI	22308
ALASKA MENTAL HEALTH TRUST AUTHORIT	2600 CORDOVA ST SUITE 201	ANCHORAGE	AK	99503
ALASKA MENTAL HEALTH TRUST AUTHORIT	3940 HILLSIDE RD	KETCHIKAN	AK	99901
ALASKA MENTAL HEALTH TRUST AUTHORIT	PO BOX 6703	KETCHIKAN	AK	99901
ALVAREZ SONJA C	PO BOX 7933	KETCHIKAN	AK	99901
ANDERSON EDWARD G & ROBIN J	102 EARL HINES LN	KETCHIKAN	AK	99901
AYERS COLIN B & BRAKKE ALICIA K	61 STRAWBERRY RD	KETCHIKAN	AK	99901
BIAGI SEBASTIAN SAVERIO	742 S PT HIGGINS RD	KETCHIKAN	AK	99901
BREMER AUTUMN & CHARLES	56 EARL HINES LN	KETCHIKAN	AK	99901
BURTON ANDREW & ZIEGLER ALISON	210 STRAWBERRY RD	KETCHIKAN	AK	99901
CLERE LEE BRADFORD	105 EARL HINES LN	KETCHIKAN	AK	99901
COATES KEVIN & CAROLINE KONOPKA	785 S POINT HIGGINS RD	KETCHIKAN	AK	99901
COTTER WILLIAM	233 CRANBERRY RD	KETCHIKAN	AK	99901
DAVIES DONALD B & NANCY L	166 STRAWBERRY RD	KETCHIKAN	AK	99901
DHARMA DEN LLC	PO BOX 776	HANALEI	HI	96714
DOBRYDNIA RANDALL & JILL	693 S PT HIGGINS RD	KETCHIKAN	AK	99901
ELKINS NANCY E & ELKINS JAMES B II	177 CRANBERRY RD	KETCHIKAN	AK	99901
ELSNER WILLIAM F & TAMMY C	PO BOX 1366	WARD COVE	AK	99928
ENRIGHT AND BENNETT LIVING TRUST	12531 N TONGASS HWY	KETCHIKAN	AK	99901
ENRIGHT HAROLD & MARLEENA	12525 N TONGASS HWY	KETCHIKAN	AK	99901
ENRIGHT LOREN E & KLEIN ENRIGHT CHE	PO BOX 183	WRANGELL	AK	99929
ENRIGHT MILES D & TRACY A	12519 N TONGASS HWY	KETCHIKAN	AK	99901
GAINES ADRIENNE CHALEEN & DAVID MIC	PO BOX 582	WARD COVE	AK	99928
GAISER RICHARD LEE & NORMA G	364 S PT HIGGINS RD	KETCHIKAN	AK	99901
HACKER GARY & GEORGEJEAN	PO BOX 932	WARD COVE	AK	99928
HARDCASTLE ALAN JOHN	406 SE 18TH AVE	OLYMPIA	WA	98501
HARMS GLORIA G & GARY W JR	609 S POINT HIGGINS RD	KETCHIKAN	AK	99901
HASIBAR FRANK & GRACE	PO BOX 858	WARD COVE	AK	99928
HASIBAR LEA GRACE	PO BOX 822	WARD COVE	AK	99928
HILDEBRANDT GERARD	PO BOX 862	WARD COVE	AK	99928
HILL CAMERON R	268 STRAWBERRY RD	KETCHIKAN	AK	99901
HINES TIMOTHY W & KELLE A	70 EARL HINES LN	KETCHIKAN	AK	99901
HOGGARD DARRYL R & CYNTHIA J	PO BOX 5101	KETCHIKAN	AK	99901
HOLLAND JERRY A	PO BOX 6891	KETCHIKAN	AK	99901
HOUTCOOPER RYAN CLARK & MINDEE	16441 N TONGASS HWY	KETCHIKAN	AK	99901
HUTSON MARK H & JULIE L	616 S PT HIGGINS RD	KETCHIKAN	AK	99901
JACKSON TYLER ALAN	790 S PT HIGGINS RD	KETCHIKAN	AK	99901
JEPPSEN JOSEPH R	35 STRAWBERRY RD	KETCHIKAN	AK	99901
JONES LARRY N W B	215 STRAWBERRY RD	KETCHIKAN	AK	99901
JONES THOMAS G	PO BOX 655	TRUCKEE	CA	96161
KETCHIKAN GATEWAY BOROUGH	1900 FIRST AVE SUITE 210	KETCHIKAN	AK	99901
LAPINSKI RAYMOND N & KATHERINE M	425 S PT HIGGINS RD	KETCHIKAN	AK	99901
LATTIN MICHAEL JAMES	12533 N TONGASS HWY	KETCHIKAN	AK	99901
LATTIN THOMAS W & EMMA M	12523 N TONGASS HWY	KETCHIKAN	AK	99901
LERVICK GLENN L	5247 SHORELINE DR	KETCHIKAN	AK	99901
LUNDAMO MARK E & MEREDITH C	119 WHITE ROCK CT	KETCHIKAN	AK	99901
MCCAMY CALEB S	PO BOX 1394	WARD COVE	AK	99928
MCCAMY MARJORIE	PO BOX 1398	WARD COVE	AK	99928

MCDONALD STEPHEN J	716 BUREN RD	KETCHIKAN	AK	99901
MCREYNOLDS WARREN M JR & LABERGE PA	197 STRAWBERRY RD	KETCHIKAN	AK	99901
MELTON DAVID L	243 E 5TH AVE	ANCHORAGE	AK	99501
MINSHALL JEREMY	716 S PT HIGGINS RD	KETCHIKAN	AK	99901
MINSHALL JESSICA	4138 VALLENAR LN	KETCHIKAN	AK	99901
MITCHELL GEORGE BRYANT	131 STRAWBERRY RD	KETCHIKAN	AK	99901
MONTGOMERY THOMAS G & SHARON A	59 EARL HINES LN	KETCHIKAN	AK	99901
NIX ROGER	8175 OLD SARDINE RD	WELLSVILLE	UT	84339
O'BRIEN D JAY & NATASHA J	453 S PT HIGGINS RD	KETCHIKAN	AK	99901
PATTISON ALLEN J & JASMINE R	739 S PT HIGGINS RD	KETCHIKAN	AK	99901
PATTISON SUMMER & MICHAEL ARTHUR	246 STRAWBERRY RD	KETCHIKAN	AK	99901
PAYNE RODNEY & PRICE CHRISTOPHER	13021 S RIVERBENDVIEW COVE	RIVERTON	UT	84065
PETERSON JOHN W & PAMELA J	361 S PT HIGGINS RD	KETCHIKAN	AK	99901
PICKARD LEANN M	216 B STRAWBERRY RD	KETCHIKAN	AK	99901
RAMSEY LES O & KAREN	PO BOX 1494	WARD COVE	AK	99928
RESTO SANCHEZ MIGUEL A & RESTO YAIT	702 S PT HIGGINS RD	KETCHIKAN	AK	99901
RODGERS JERRY W & PONGSRI	764 S PT HIGGINS RD A	KETCHIKAN	AK	99901
ROTH JOSEPH M & ADRIANNE G	PO BOX 1326	WARD COVE	AK	99928
ROUSH LAWRENCE RAY & JUDITH LYNN TR	29 EARL HINES LN	KETCHIKAN	AK	99901
RUBY CHRISTY L & MCGRAW DOUGLAS S	109 STRAWBERRY RD	KETCHIKAN	AK	99901
SHAY AREC J & ELISABETH A	PO BOX 1656	WARD COVE	AK	99928
STAHL MARGO E	651 DEERBERRY CT	KETCHIKAN	AK	99901
STATE OF ALASKA	550 W 7TH AVE SUITE 1050A	ANCHORAGE	AK	99501
STOKES CASEY C & HASIBAR LEA G	PO BOX 822	WARD COVE	AK	99928
TEAL CHARLES M JR & TERI L	PO BOX 1637	WARD COVE	AK	99928
THE ALASKA MENTAL HEALTH TRUST AUTH	2417 TONGASS AVE STE 111-115	KETCHIKAN	AK	99901
THORPE JAMIS	47 CRANBERRY RD	KETCHIKAN	AK	99901
WORMAN CHASINA	6 VAPPI VALE LN	MOULTONBORO	NH	3254

KETCHIKAN GATEWAY BOROUGH
PLANNING COMMISSION/PLATTING BOARD

RESOLUTION NO. 4584

A Resolution of the Ketchikan Gateway Borough Planning Commission to Approve a Request for a Major Variance to Allow an Existing Carport to Remain and Encroach into a side yard setback on Lot 110, South Point Higgins Group, United States Survey 3809, Ketchikan Recording District; Located at 637 South Point Higgins Road, Ketchikan Gateway Borough. (Case 26-051)

R E C I T A L S

A. **WHEREAS** , the Planning Commission finds that the requested variance is for an existing carport to remain and encroach into a side yard setback; and

B. **WHEREAS** , the Planning Commission finds that the special conditions requiring the variance were caused by development decisions of a previous owner and not by an act or omission of the applicant; and

C. **WHEREAS** , the Planning Commission finds that the subject parcel is in the RL zone which specifically allows accessory carports; and

D. **WHEREAS** , the Planning Commission finds that relocating the existing structure may provide an alternative to the variance; however, relocating it sufficiently to meet the setback would place it into the existing driveway area, and the existing development pattern therefore complicates an alternative having the same effect without a variance; and

E. **WHEREAS** , the Planning Commission finds that the variance will not solely relieve a pecuniary hardship because the request is based on the existing development pattern and the location of the carport in relation to the existing driveway, and not merely on the cost of relocating the structure.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE FINDINGS, IT IS RESOLVED BY THE PLANNING COMMISSION/PLATTING BOARD OF THE KETCHIKAN GATEWAY BOROUGH as follows**:**

Section 1: That the request for a major variance to allow an existing detached accessory carport to encroach up to 8.5 feet into the required 15-foot side yard setback on Lot 110, South Point Higgins Group, USS 3809; located at 637 South Point Higgins Rd, Ketchikan Gateway Borough (Parcel No. 31-3640-148-000), as depicted on Exhibit "A" be approved, subject to the findings of fact and conditions contained herein.

Condition:

1. A zoning permit shall be obtained within six months of approval of the variance.

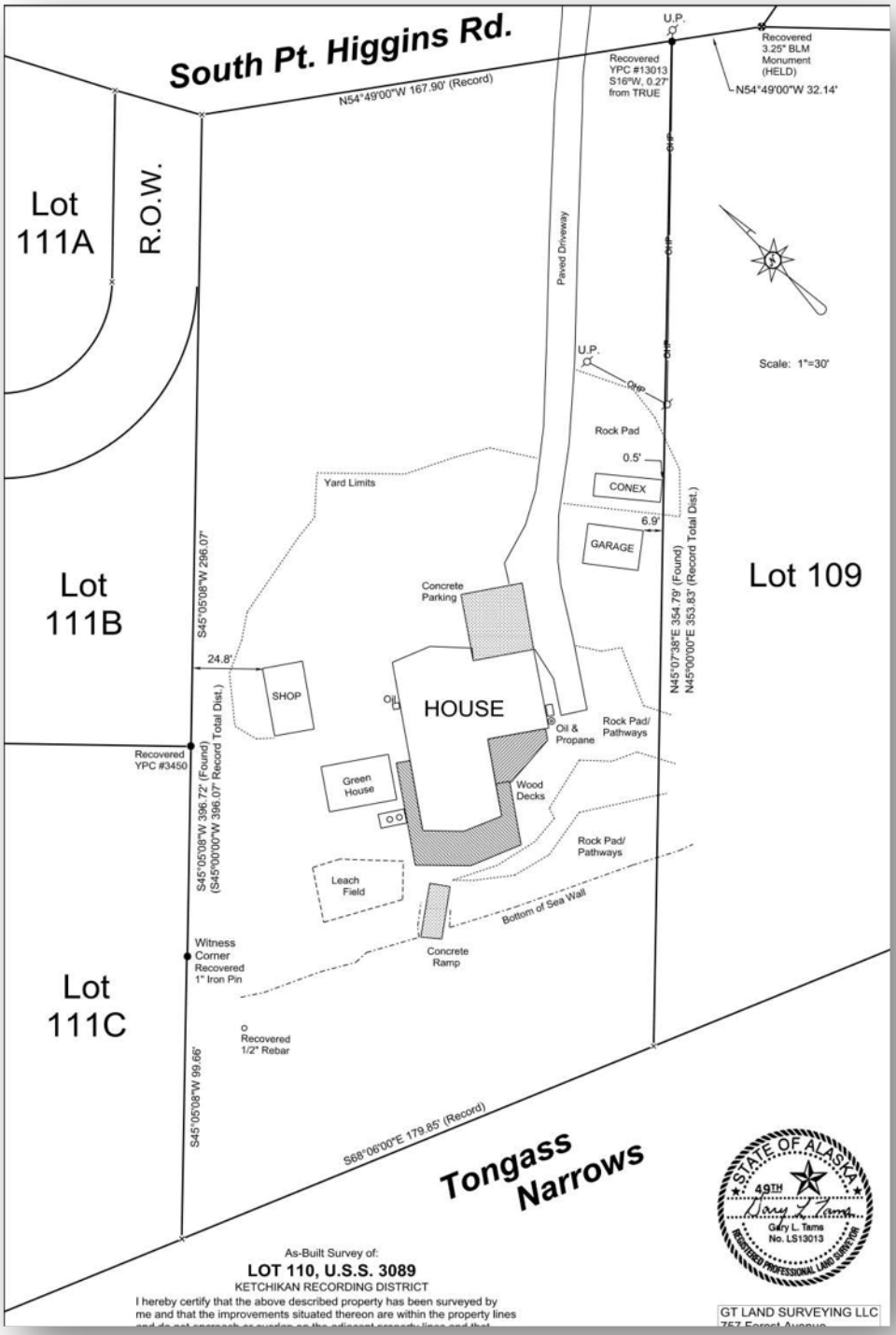
PASSED AND ADOPTED this 13th day of October, 2026.

Jos Govaars, Chair of the
Planning Commission/Platting Board

ATTEST:

Crystal Vail, Platting/ Zoning Clerk
Ketchikan Gateway Borough

Exhibit “A”


South Pt. Higgins Rd.
N54°49'00"W 167.90' (Record)
Recovered YPC #13013 S16°W, 0.27' from TRUE
Recovered 3.25" BLM Monument (HELD)
N54°49'00"W 32.14'
U.P.
O.H.P.
Paved Driveway
Scale: 1"=30'
Lot 111A
R.O.W.
Lot 111B
Lot 109
Lot 111C
Rock Pad
0.5'
CONEX
6.9'
GARAGE
Yard Limits
Concrete Parking
HOUSE
SHOP
Oil & Propane
Rock Pad/ Pathways
Green House
Wood Decks
Leach Field
Bottom of Sea Wall
Concrete Ramp
24.8'
S45°05'08"W 296.07'
N45°07'39"E 354.79' (Found)
N45°00'00"E 353.83' (Record Total Dist.)
Recovered YPC #3450
S45°05'08"W 396.72' (Found)
(S45°00'00"W 396.07' Record Total Dist.)
Witness Corner Recovered 1" Iron Pin
Recovered 1/2" Rebar
S45°05'08"W 99.66'
S68°06'00"E 179.85' (Record)
Tongass Narrows
STATE OF ALASKA
49TH
Gary L. Tams
No. LS13013
REGISTERED PROFESSIONAL LAND SURVEYOR
As-Built Survey of:
LOT 110, U.S.S. 3089
KETCHIKAN RECORDING DISTRICT
I hereby certify that the above described property has been surveyed by me and that the improvements situated thereon are within the property lines
GT LAND SURVEYING LLC

PLANNING COMMISSION **7. E.**

Meeting Date: 10/13/2026
Resolution #: 4585 Final Order

Title: 26-052

Case Manager: Alethea Johnson, Associate Planner
Approved for Submittal: Planning Director

REQUESTED ACTION

Preliminary plat request to create seven lots and a remainder tract, and to dedicate a section of Bucey Avenue ROW, from the Unsubdivided Remainder of United States Survey 1833, Ketchikan Recording District; located at the southeast terminus of Bucey Avenue; City of Ketchikan.

PROJECT DATA

Property Information			
Owner	Loreal and Kristian Linne	**Applicant**	Owner
Location	Bucey Ave	**Zoning/Overlay**	RL
Access	Bucey Avew	**Site Area**	87.38 acres
City/Service Area	City of Ketchikan	**Utilities**	KPU
Procedural Information			
Application Date	9/18/2026	**Agency Notice Date**	9/23/2026
PON Date (# sent)	9/24/2026	**Agenda Published**	10/9/2026
Notice Distance	600 ft	**Site Visit Date**	9/25/2026
Identifying Information			
Survey, Lot, Block	Unsubdivided remainder of United States Survey 1833, as shown on Plat No. 99-60, Ketchikan Recording District		
Parcel Number	01 3130 024 000	**Customer Number**	604363

APPLICABLE LAND USE REGULATIONS

KGBC 18.60.020 (RL)		
Minimum Lot Area	**15000 sq ft**	
Minimum Lot Width	**100 ft**	
Setbacks:	**Front: 15 ft** **Side: 15 ft**	**Rear: 20 ft**
Maximum Structure Height	**30 ft**	
Maximum Lot Coverage	**50%**	

CASE SUMMARY

Case 26-052 The applicants request approval of a preliminary plat to create seven lots and a remainder tract from the Unsubdivided Remainder of U.S. Survey 1833 and to dedicate a portion of Bucey Avenue as public right-of-way.

PLANNING STAFF RECOMMENDATION

Planning staff recommends approval of the request through adoption of Resolution 4585.

Approval:

“I move to adopt Resolution 4585, approving the request with conditions, as presented."

Denial:

“I move to adopt Resolution 4585, denying the request for a preliminary plat to create seven lots and a remainder tract and to dedicate a portion of Bucey Avenue right-of-way from the Unsubdivided Remainder of United States Survey 1833, as shown on Plat No. 99-60, Ketchikan Recording District, located at the southeast terminus of Bucey Avenue, City of Ketchikan; subject to the following findings of fact:... (insert findings)"

Attachments

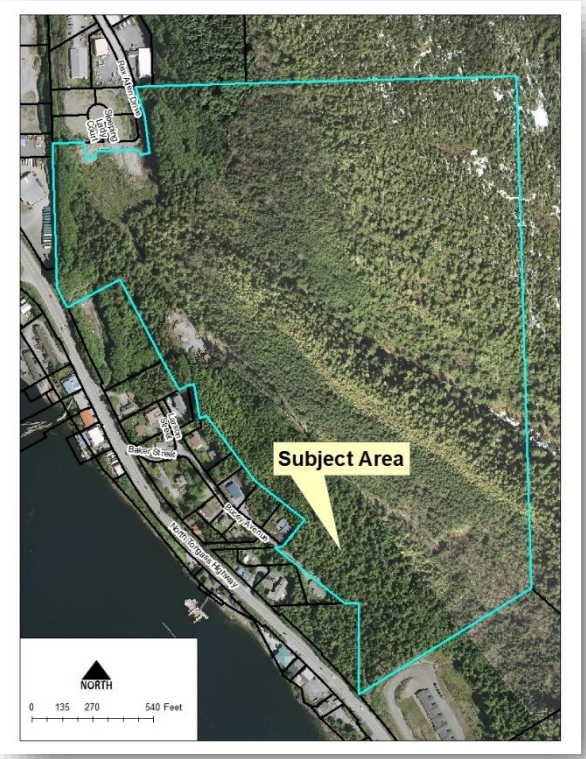
Staff Analysis
Maps and Photos
Application
Agency Comments
Citizen Comments
Notices
Final Order Resolution 4585
Full Size Draft Plat

PLANNING STAFF ANALYSIS AND RECOMMENDED FINDINGS

Part I. BACKGROUND AND ANALYSIS

A. Summary of requested action:

The applicants request approval of a preliminary plat to create seven lots and a remainder tract from the Unsubdivided Remainder of U.S. Survey 1833 and to dedicate a portion of Bucey Avenue as public right-of-way.



Site characteristics:

The subject property consists of approximately 87 acres of undeveloped woodland behind the 4800 block of North Tongass Highway. The proposed subdivision is located at the southeast terminus of Bucey Avenue.

B. Code Analysis:

General Requirements

The proposed subdivision is consistent with the requirements of KGBC Title 17. The platting action would create legal lots and establish public right-of-way. The subdivision also appears consistent with KGBC 17.10.060, which requires conformity with the Comprehensive Plan, zoning ordinance, and applicable state laws.

Design Principles and Standards - Generally

The subject property is currently zoned RL. The proposed subdivision establishes a sequence of seven lots along the proposed Bucey Avenue right-of-way corridor while retaining most of the parent parcel as Tract A.

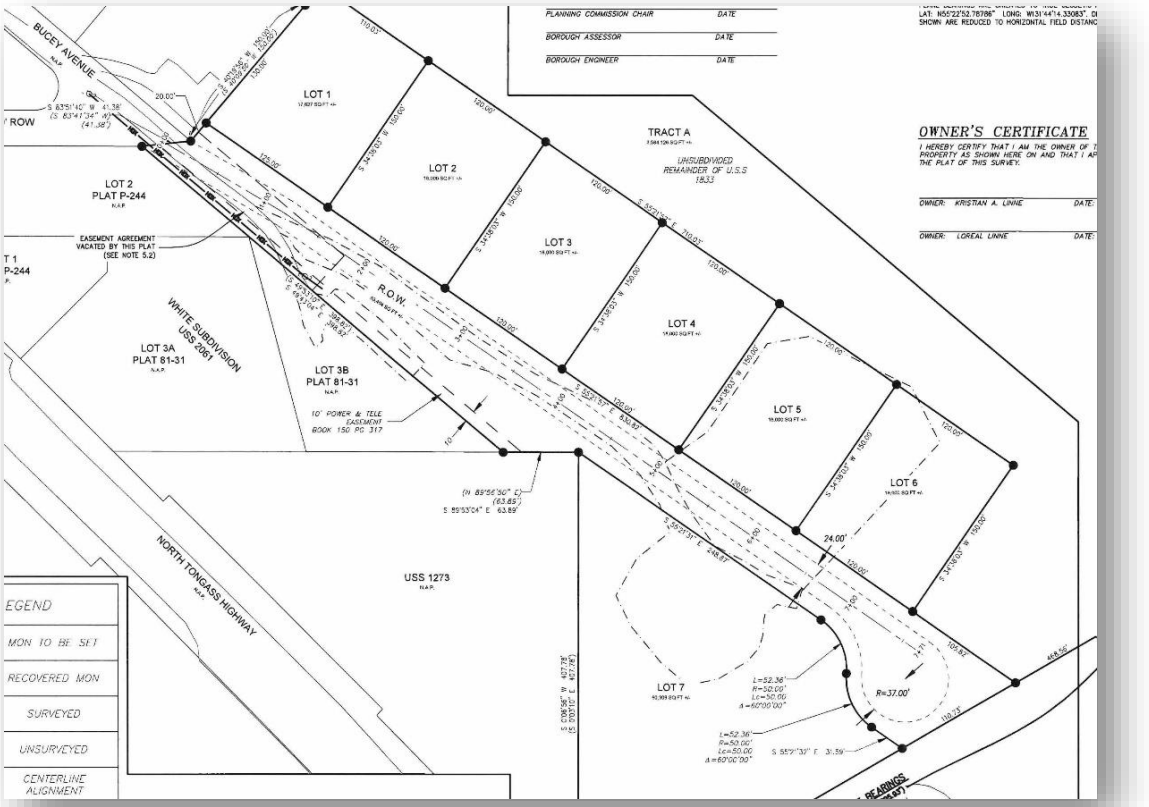
Lots 2 through 6 are generally rectangular lots measuring approximately 120 feet by 150 feet and containing 18,000 square feet each. Lot 1 contains approximately 17,627.50 square feet. Lot 7 is substantially larger than Lots 1 through 6 and includes the area surrounding the proposed turnaround.

The lot arrangement satisfies KGBC 17.25.040 because the lots are of sufficient size and configuration to facilitate future development while minimizing the need for extensive new infrastructure.

Design Principles and Standards - Streets

The proposed subdivision includes dedication of an approximately 1,000-foot extension of Bucey Avenue, encompassing 53,399.82 square feet of right-of-way. The right-of-way extends along Lots 1 through 7 and terminates in a turnaround near the southeastern end. The proposed minimum width of approximately 50 feet exceeds the 40-foot minimum required for a local street and a cul-de-sac exceeding 500 feet in length.

The proposed Bucey Avenue cul-de-sac extends from its intersection with the developed Baker Street right-of-way. KGBC 17.25.020(e)(1) limits a residential cul-de-sac to ten times the minimum lot width permitted in the zone. Based on the 100-foot minimum lot width in the RL zone, the maximum permitted cul-de-sac length is 1,000 feet. Staff recommend a condition that the distance from the intersection with Baker Street to the center of the turnaround does not exceed 1,000 feet.



Design Principles and Standards - Easements

The preliminary plat identifies existing easements affecting the property. Staff recommends that all applicable existing and required easements be shown, referenced, or recorded as appropriate prior to final plat approval.

Required Improvements and Requested Waivers (KGBC 17.10.090 & 17.35.020(m)(3))

The applicant requests waivers of the requirements to install water and sewer utilities because public water and sewer services are unavailable in the subject area.

Monumentation

Per notes on the plat, existing monumentation has been recovered and the required monumentation has or will be installed before the final plat.

Streets

Access to the subdivision is from Baker St and Bucey Ave, each with a platted right-of-way width of 30 feet.

Water and sewer utilities

Public water and sewer utilities are unavailable in this area. Future development will rely upon individual water collection and onsite wastewater disposal systems subject to ADEC review and approval. The size and configuration of the proposed lots appear sufficient to accommodate individual systems.

Staff recommend waiver of the water and sewer utility requirements pursuant to KGBC 17.35.020(m)(3) because public water and sewer systems are unavailable to serve the subdivision.

Electrical power and communications service

No public electrical or communications systems currently serve the subdivision. Staff recommend a condition that power and communication services be installed within the right-of-way to the satisfaction of the Ketchikan Public Utilities department prior to submission of the final plat.

Street Naming

The proposed subdivision extends the Bucey Avenue corridor. No new street names are proposed by this platting action.

FEMA / Floodplain Analysis

KGBC 17.20.010(d)(12) requires base flood elevation information for subdivisions containing 50 or more lots or occupying five or more acres when such information is not available from the Flood Insurance Rate Map. The subject subdivision exceeds five acres. Staff recommend a condition requiring submission of base flood elevation information required by KGBC 17.20.010(d)(12) prior to final plat approval.

Public Comments:

Agency

The City of Ketchikan Public Works Department stated that all construction within the proposed new ROW shall conform to City of Ketchikan standards per Resolution 1095, standard detail plates and site development codes. Specific details were included in the email and relevant documents were attached.

Citizens

Several citizen comments were received. The central issue raised by the comments is whether the existing access and roadway system is adequate and safe for additional development, particularly the condition and width of Baker Street and Bucey Avenue and the safety of the Baker Street/Tongass Highway intersection. The comments also encourage consideration of alternative access and roadway or utility improvements.

Access and Roadway Adequacy – Agency Response

In response to these comments, the City of Ketchikan Engineer conducted a site visit and walked the Bucey Avenue area. Following that review, the City Engineer stated that the City is not concerned with the existing roads handling the additional traffic created by the subdivision. The City further indicated that it will periodically monitor neighborhood traffic conditions and may consider one or two small pull-offs in the future to facilitate opposing traffic.

The City also noted that the Baker Street/North Tongass Highway intersection lies within the Alaska Department of Transportation and Public Facilities right-of-way and is therefore outside City jurisdiction. Accordingly, public concerns regarding that intersection are acknowledged; however, the City's review did not identify the existing local roadway system as inadequate to accommodate the additional traffic generated by the proposed subdivision.

Based on the agency review, staff finds that the concerns regarding roadway capacity have been substantively addressed by the City Engineer and that construction of the new roadway can be addressed through compliance with the City's applicable roadway and site-development requirements.

C. CONCLUSION

The proposed preliminary plat would create seven lots and a remainder tract from the Unsubdivided Remainder of U.S. Survey 1833 and dedicate an extension of Bucey Avenue to provide access to the newly created lots. The subdivision retains most of the parent parcel as Tract A while creating the new lots along the proposed public access corridor.

Subject to final resolution of applicable access, street improvement, power and communication utilities, floodplain, and agency-review requirements, staff finds that the proposed subdivision is consistent with the applicable requirements of KGBC Title 17.

Planning staff recommend that Resolution No. 4585 contain the following statement:

> Section 1: That the request for a preliminary plat to create seven lots and a remainder tract and to dedicate a portion of Bucey Avenue right-of-way from the Unsubdivided Remainder of United States Survey 1833, as shown on Plat No. 99-60, Ketchikan Recording District, located at the southeast terminus of Bucey Avenue, City of Ketchikan (Parcel No. 013130024000), as depicted on Exhibit “A,” be approved subject to the findings of fact and conditions herein:
>
> Conditions:
>
> 1. The final plat shall be in substantially the same form as the approved preliminary plat.
> 2. The distance from the intersection with Baker Street to the center of the turnaround shall not exceed 1,000 feet.

3. The proposed Bucey Avenue extension, including the roadway, turnaround, grading, drainage, and associated improvements, shall comply with applicable City of Ketchikan standards and requirements identified by the City Engineer prior to final plat approval.
4. All applicable existing and required easements, shall be appropriately depicted, referenced, or recorded with the final plat.
5. Power and communication services be installed within the right-of-way to the satisfaction of the Ketchikan Public Utilities department prior to final plat approval.
6. The requirements for installation of public water and sewer improvements are waived pursuant to KGBC 17.35.020(m)(3). Future development shall comply with applicable requirements for individual water supply and onsite wastewater disposal.
7. Base flood elevation information required by KGBC 17.20.010(d)(12) shall be submitted and depicted on the final plat, as applicable.
8. Plat corrections and applicable requirements identified by staff and reviewing agencies shall be addressed prior to final plat approval.

Part II. REVIEW OF APPLICABLE CRITERIA AND PROPOSED FINDINGS

In considering the proposed subdivision the planning commission serving as the platting authority shall request and consider the recommendations of the staff of the planning department and comments and recommendations of review agencies. At the public hearing, the Planning Commission serving as the platting authority shall consider all relevant evidence to determine whether the plat should be approved, disapproved or approved subject to certain conditions imposed by the board. In approving the plat the planning commission serving as the platting authority shall ensure conformance of the plat to the following standards or set such conditions as required to ensure these standards are met:

A. That the proposed subdivision conforms to the purposes and requirements of this title, the Ketchikan Comprehensive Plan Policies and the ordinances of the Ketchikan Gateway Borough and Alaska Statutes; and

Finding 1: Subject to the conditions of approval, the proposed preliminary plat can be made consistent with KGBC Title 17, the Ketchikan Comprehensive Plan, applicable Borough ordinances, and Alaska Statutes.

B. That the proposed subdivision serves the public use, health, safety and interest and that proper provisions are made for, but not limited to, the following:

B.1 Adequate traffic circulation: Proposed streets and right-of-ways must be aligned and built in such a way as to best facilitate the movement of vehicular and pedestrian traffic and reduce the possibility of congestion and accidents and to serve adjacent properties.

Finding 2: The proposed subdivision will gain access from Baker Street and Bucey Avenue and will dedicate an extension of Bucey Avenue to serve the newly created lots. Subject to compliance with applicable street standards and any improvements determined necessary by the City of Ketchikan, adequate traffic circulation can be provided for the subdivision.

B.2 Consideration shall be given to the physical characteristics of the land in relation to the number of persons, buildings or sites to be located thereon, and also to the availability of public facilities, including but not limited to, water supply systems, sewage collection and waste water treatment facilities, surface water drainage systems, schools, streets, and access, parks and police and fire protection.

Finding 3: Public water and sewer utilities are not available in the area, and future development will rely on individual water supply and onsite wastewater disposal systems subject to applicable agency requirements.

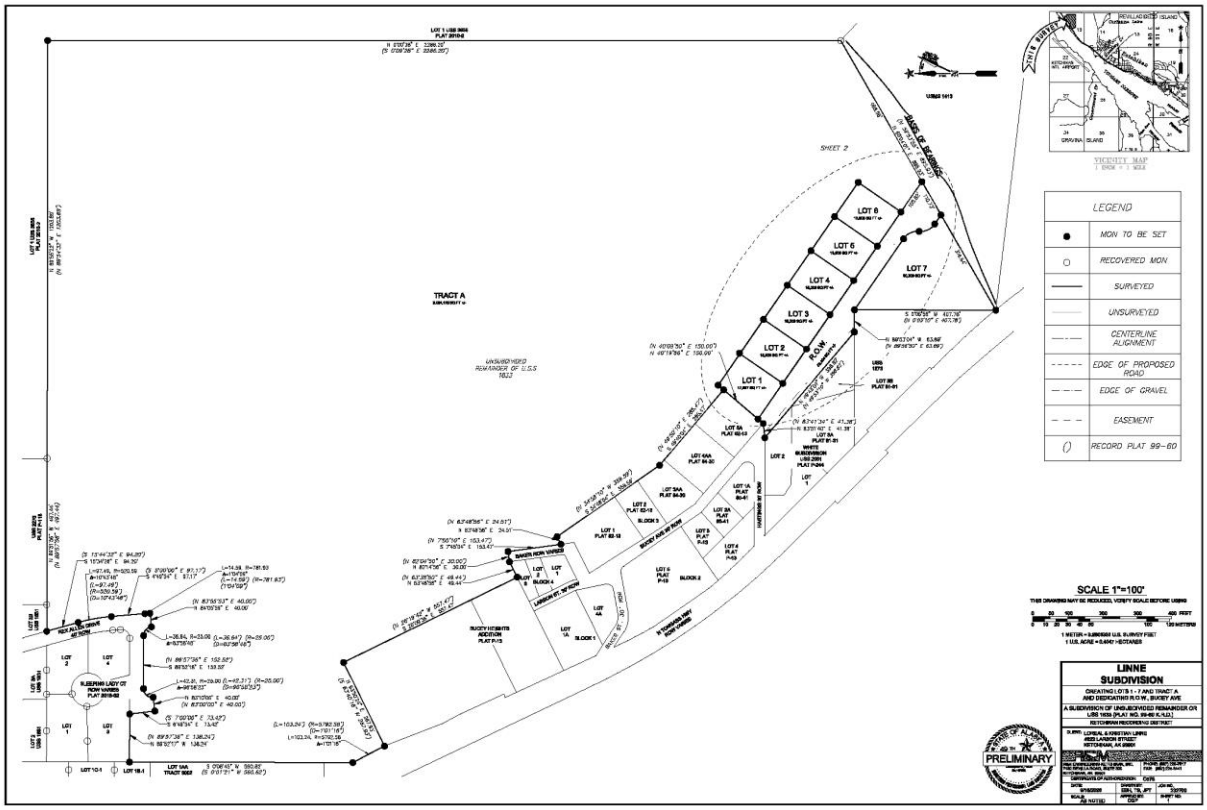
Finding 4: Road construction, drainage, electrical, communications, and other improvements or provisions necessary to serve the proposed lots can be addressed through the conditions of preliminary plat approval and subsequent development review.

B.3 The platting board must consider the physical characteristics of the subdivision and may disapprove a subdivision of property which is subject to flood, inundation, swamp conditions, slope conditions or other physical characteristics which may be hazardous to the future inhabitants if the subdivision is approved. The platting board may require protective improvements which will mitigate dangerous or undesirable physical characteristics. Such improvements, if required, shall be provided by the subdivider prior to approval of the final plat at no expense to the borough or City of Ketchikan or suitable and approved security in lieu thereof shall be posted as provided in Chapter 17.65 KGBC hereof.

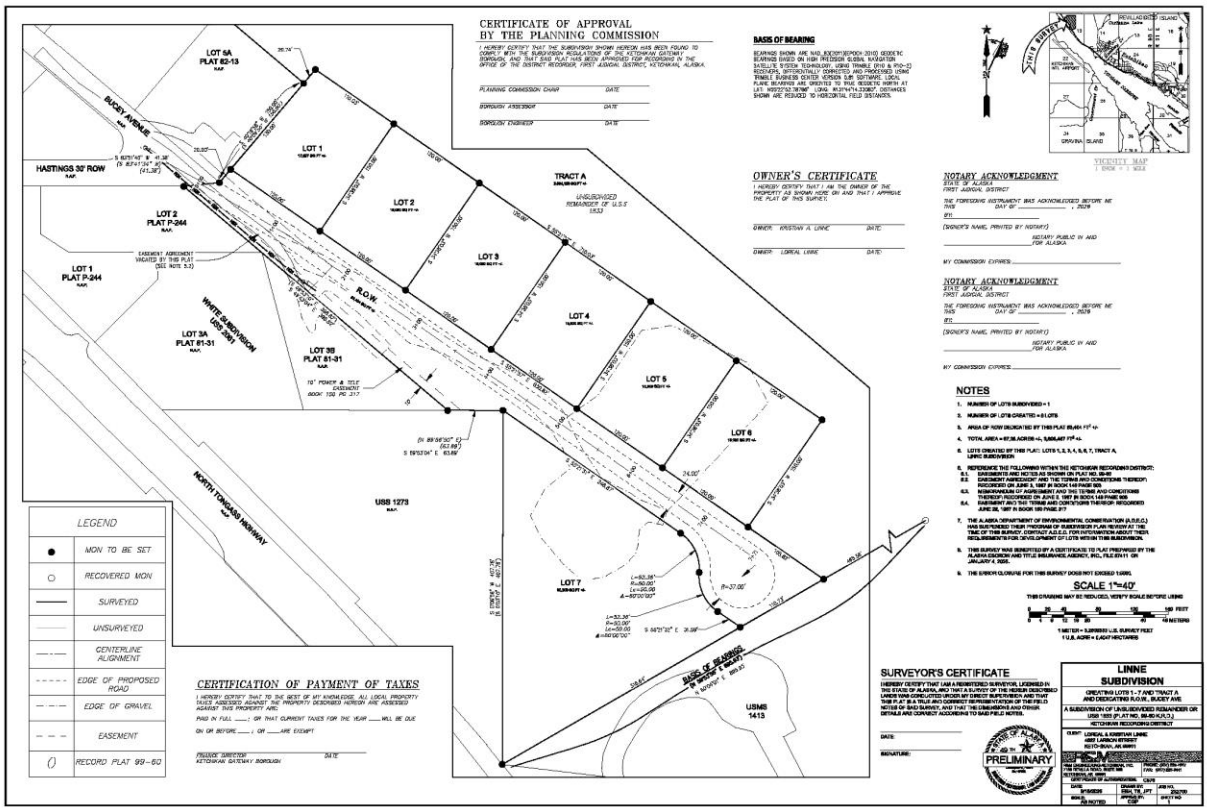
Finding 5: The subdivision is subject to applicable floodplain, grading, drainage, slope and other physical site requirements. Compliance with those requirements, including any protective improvements determined necessary by the appropriate reviewing agency, can be addressed through conditions of preliminary plat approval and subsequent development review.

Exhibit "A"

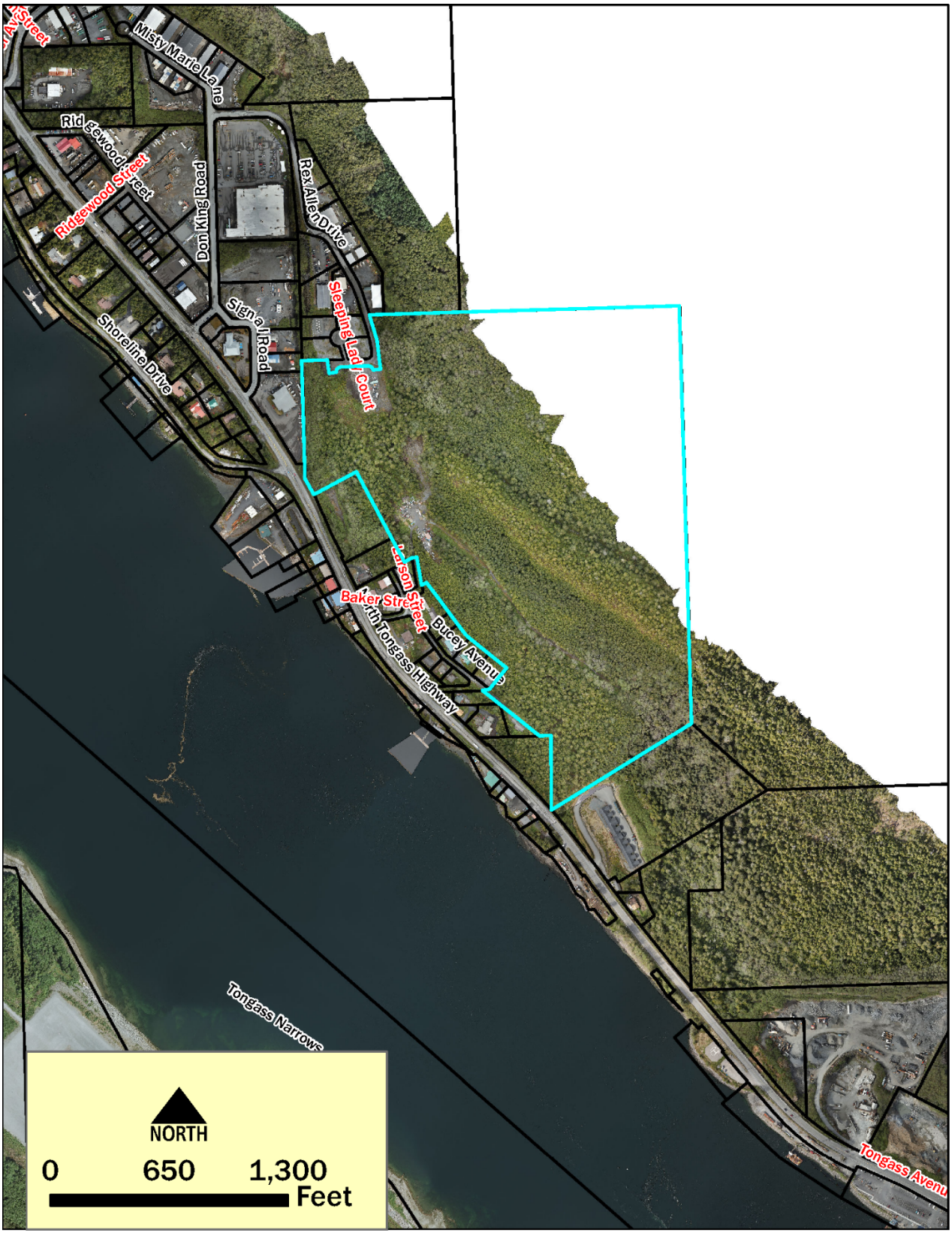
Sheet 1



Sheet 2

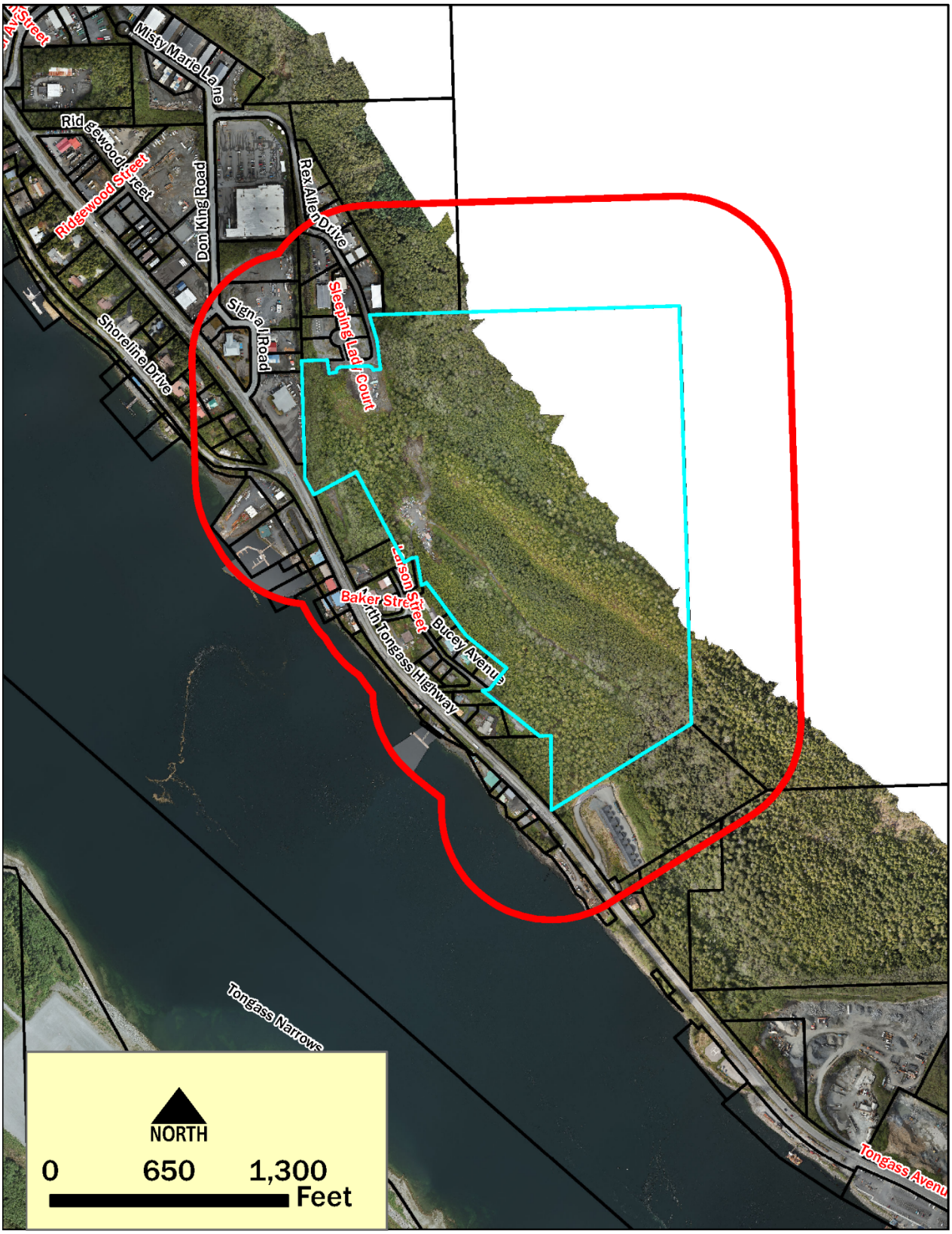

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
BASIS OF BEARING
OWNER'S CERTIFICATE
NOTARY ACKNOWLEDGMENT
NOTARY ACKNOWLEDGMENT
NOTES
SCALE 1"=40'
SURVEYOR'S CERTIFICATE
CERTIFICATION OF PAYMENT OF TAXES
LINNE SUBDIVISION
PRELIMINARY
LEGEND
MON TO BE SET
RECOVERED MON
SURVEYED
UNSURVEYED
CENTERLINE ALIGNMENT
EDGE OF PROPOSED ROAD
EDGE OF GRAVEL
EASEMENT
RECORD PLAT 99-60
BUSBY AVENUE
HASTINGS 32' ROW
LOT 1 PLAT P-244
LOT 2 PLAT P-244
LOT 3A PLAT 81-31
LOT 3B PLAT 81-31
LOT 5A PLAT 82-13
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
TRACT A
R.O.W.
NORTH TONGASS HIGHWAY
USS 1273
USMS 1413
EDGE OF BEARING
VICINITY MAP

Aerial Photo

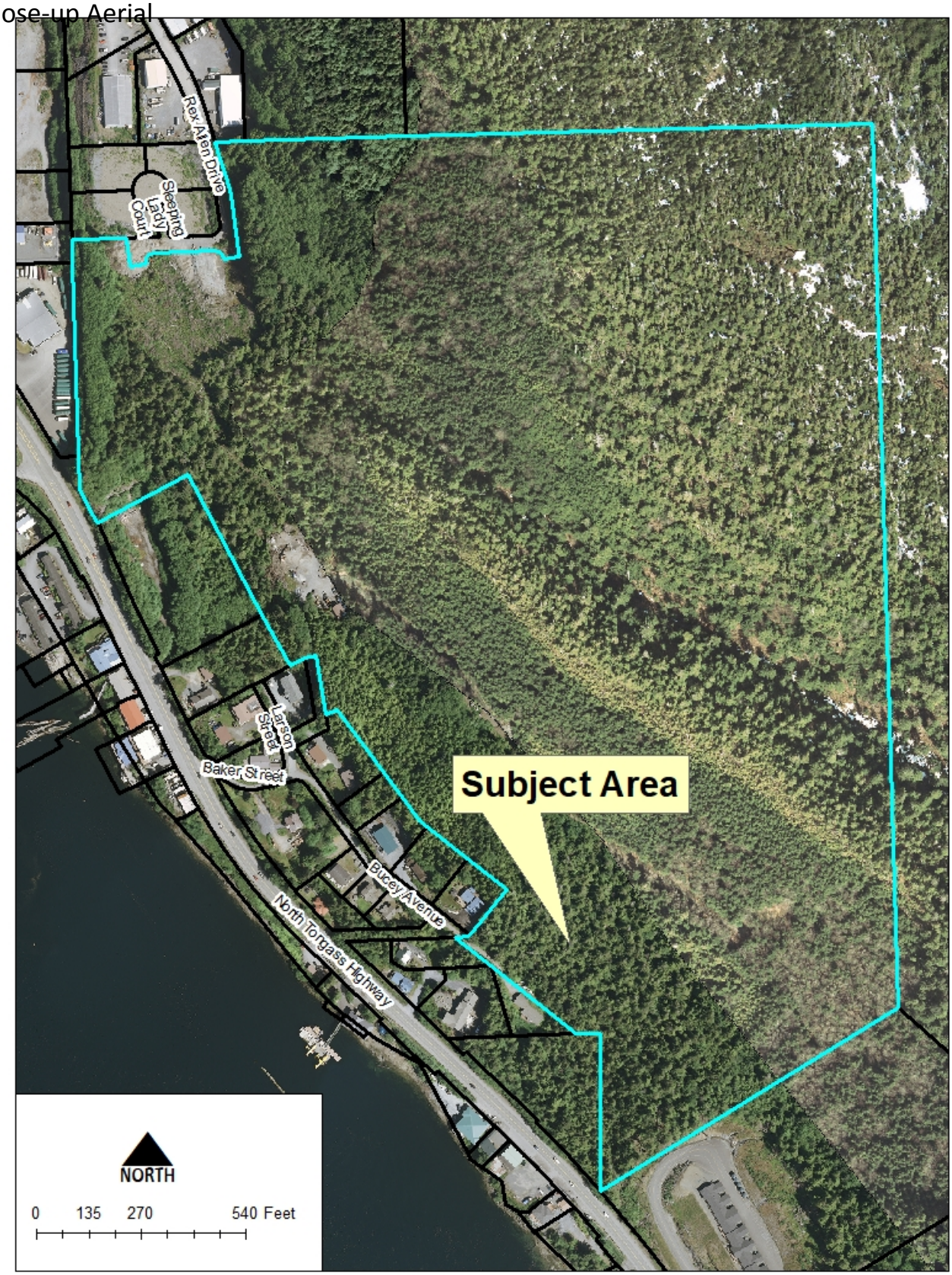


26 -052 Maps & Photos

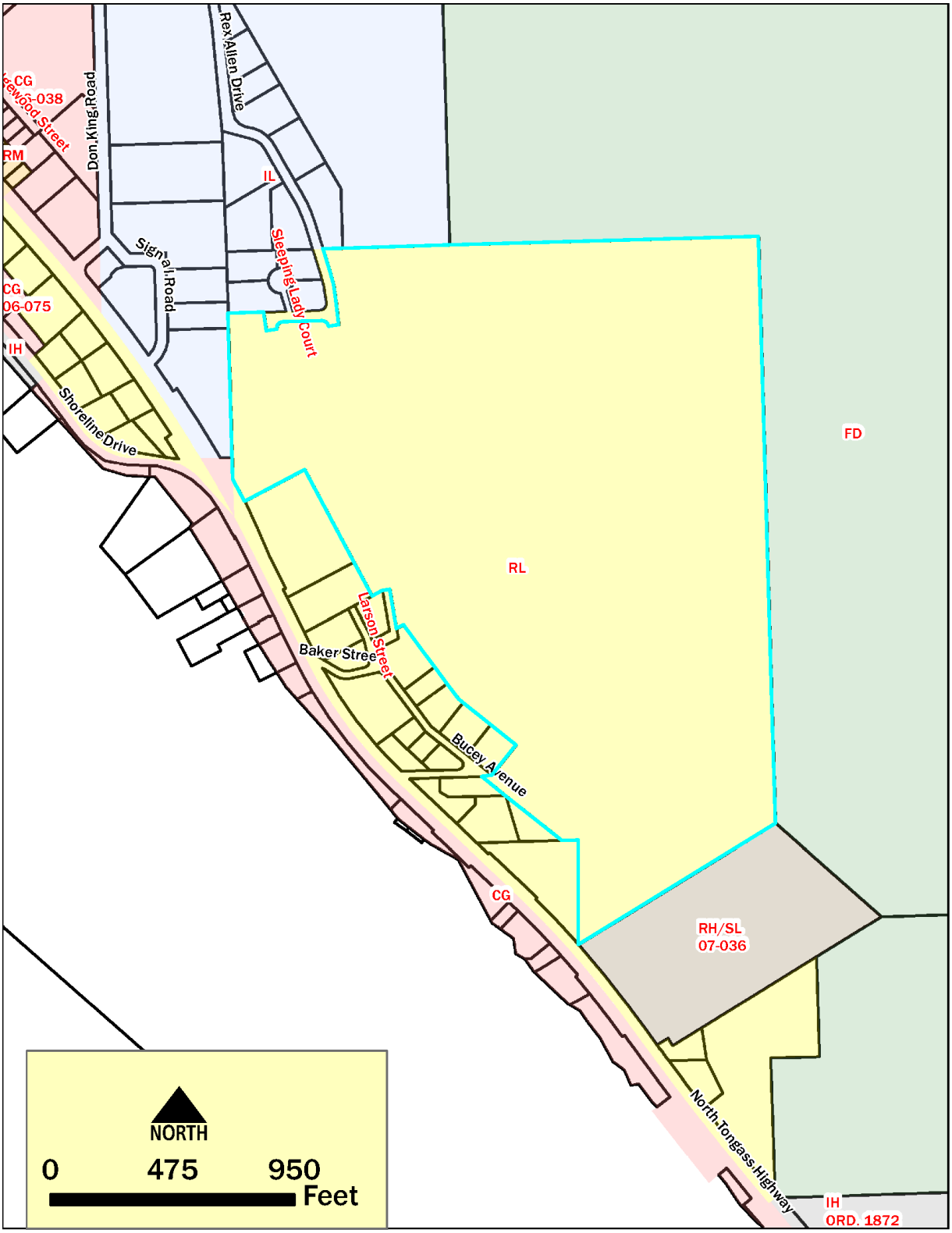
Notice Area Map.



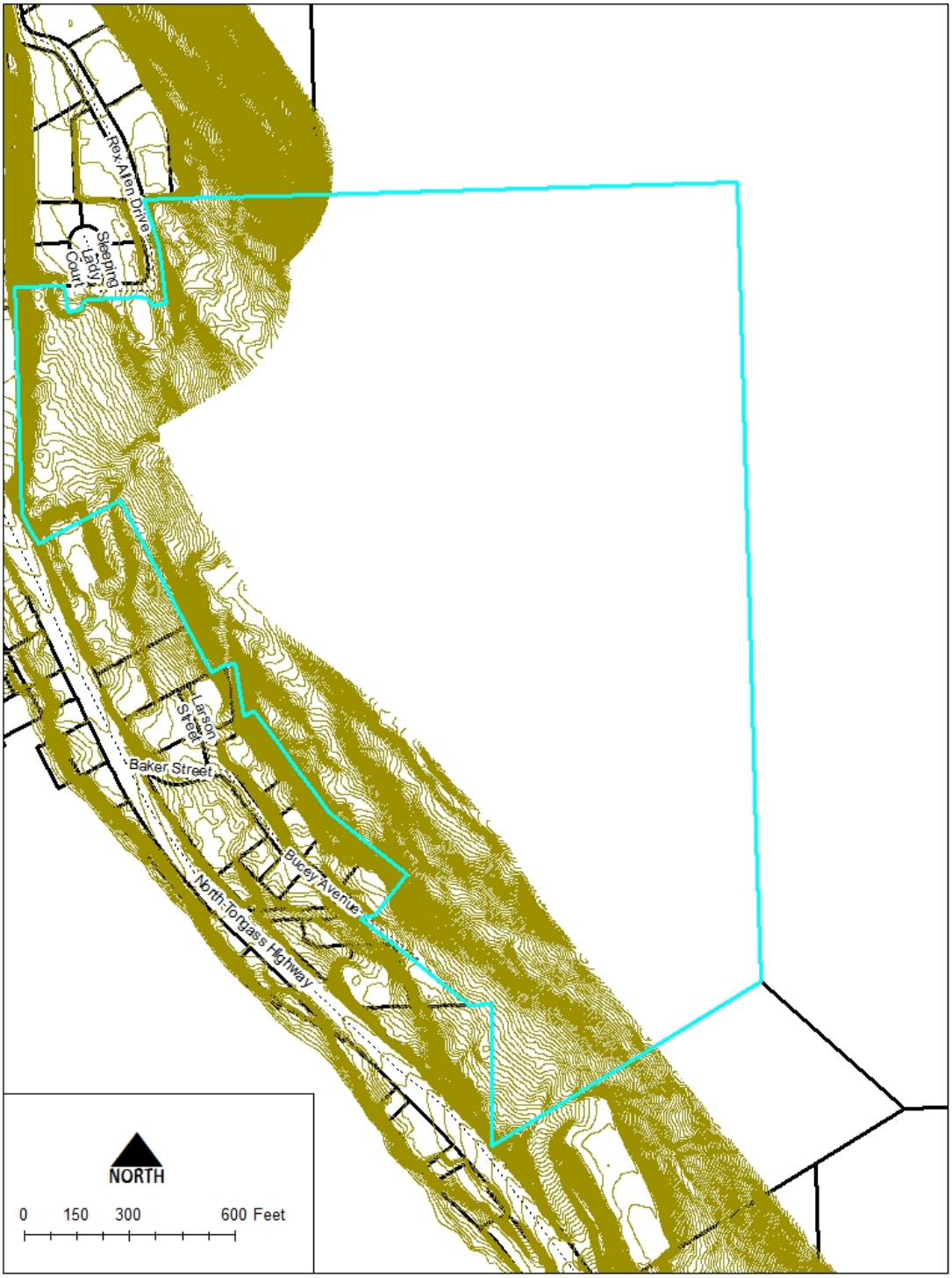
Close-up Aerial



Zoning Map


CG
06-038
RM
Don King Road
Rex Allen Drive
IL
Signal Road
Sleeping Lady Court
CG
06-075
IH
Shoreline Drive
FD
RL
Larson Street
Baker Stree
Bucey Avenue
CG
RH/SL
07-036
North Tongass Highway
IH
ORD. 1872
NORTH
0
475
950
Feet

Topography 2-foot contours





Views of Subdivision are from proposed extension of Bucey Avenue; looking southeast (photo above) and looking southwest (photo below)



604363
Customer Number

26-052
Permit Number

Ketchikan Gateway Borough

Permit Application

2026-09-22

Approved By

☐ NEW ELECTRIC METER

Applicant Information

Owner LINNE KRISTIAN A & LOREAL

Second Owner

Mailing Address 4822 LARSON ST; KETCHIKAN, AK; 99901

Applicant LINNE KRISTIAN A & LOREAL

Relationship

Phone Number

Work Number

Preferred Contact

Email Address

☐ **Contact By Email Preferred**

Existing Property Information

Property Address N TONGASS HWY 4800 BLK (BEHIND)

Zoning RL

Deed Description THE UNSUBDIVIDED REMAINDER OF USS 1833 ACCORDING TO PLAT 99-60, KETCHIKAN RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

Lot 000 Block 004 Survey 1833

Assessor's Parcel Number 013130024000

Plat Number 99-60

Proposed Project Information

Permit Expires

Land Use Description Case 26-052 is a preliminary plat request to create seven lots and a remainder tract, and to dedicate a section of Bucey Avenue ROW, from the Unsubdivided Remainder of United States Survey 1833, Ketchikan Recording District; located at the southeast terminus of Bucey Avenue; City of Ketchikan; filed by Kristian & Laurel Linne on September 18, 2026.

TOTAL PARKING SPACES PROVIDED

Conditions

☐ **ZPNR**

☐ **ZONING PERMIT: NEW BUILDING**

☐ **ZONING PERMIT: NEW USE ONLY**

☐ **ZONING PERMIT: MOBILE BUILDING**

☐ **CORRESPONDENCE**

☐ **TEMPORARY ZONING PERMIT**

☐ **SIGN PERMIT**

THE BELOW APPLICATION(S) ARE REQUIRED:

☐ **CITY BUILDING PERMIT**

☐ **ADEC APPROVAL**

☐ **ADOT DRIVEWAY PERMIT**

☐ KGB UTILITY HOOKUP

- ☐ WATER
- ☐ SEWER
- ☐ SDC FEE

Ketchikan Gateway Borough

1900 First Ave. STE 126, Ketchikan, Alaska 99901 907.228.6610 office : 907.228.6698 fax

PLATTING ACTION APPLICATION

Date Received

Type of Platting Action: Preliminary Plat

Applicant (Firm) Preparing Plat: R&M Engineering-Ketchikan

Contact Info. farren@rmketchikan.com

Subdivision Name/Title of Plat: Linne Subdivision

Additional explanation as needed

Application Complete

Property Owner Consent

I certify that I am the legal owner or otherwise authorized to sign on behalf of the legal owner, as demonstrated by the attached document of this property. I authorize the Borough the limited right of entry to the subject property for the purpose of conducting investigations related to this application.

UNSUBDIVIDED REMAINDER OF USS 1833
Legal Description of Property

Owner's Signature — 9/15/26 Date

Kristian Linne
Print Owner's Name — contact email (optional)

UNSUBDIVIDED REMAINDER OF USS 1833
Legal Description of Property:

Owner's Signature — 9/15/26 Date

Loreal Linne
Print Owner's Name — contact email (optional)

Legal Description of Property:

Owner's Signature — Date

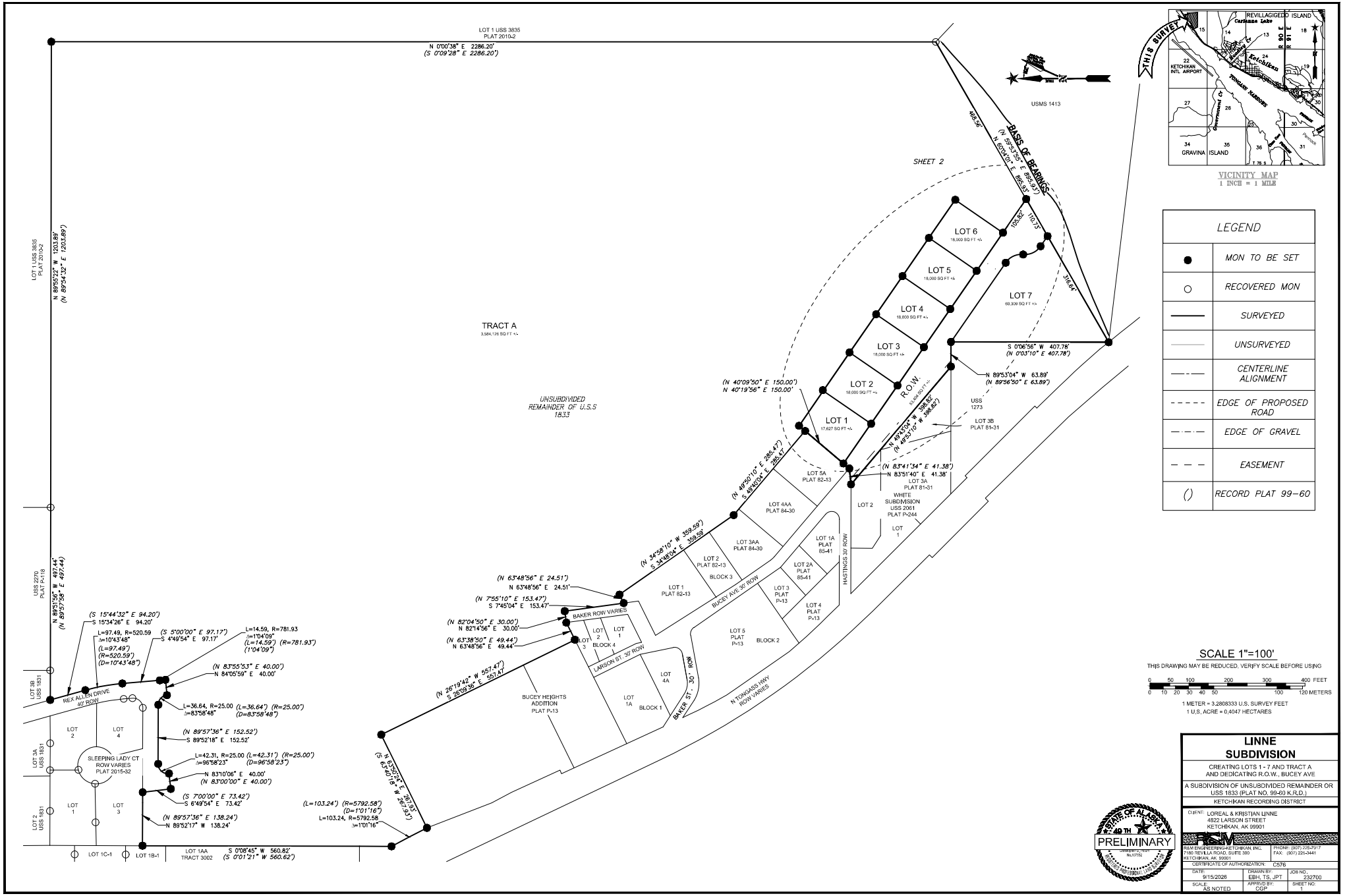
Print Owner's Name — contact email (optional)

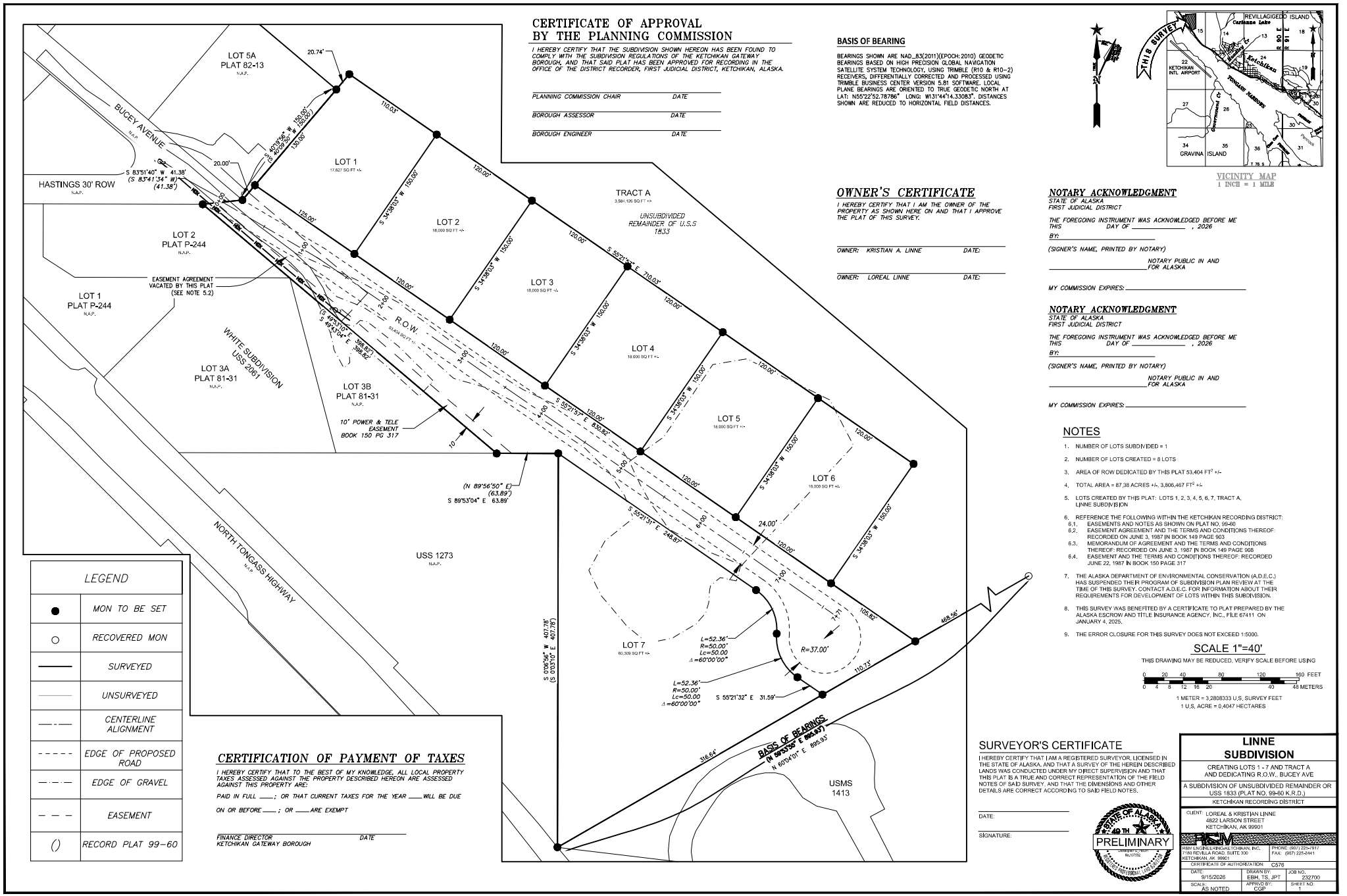
Legal Description of Property:

Owner's Signature — Date

Print Owner's Name — contact email (optional)

See reverse side for important notes.


LOT 1 USS 3835 PLAT 2010-2
N 0°00'38" E 2286.20'
(S 0°09'28" E 2286.20')
N 89°57'22" W 1203.89'
(N 89°54'32" E 1203.89')
USS 2270 PLAT P-118
N 89°51'56" W 497.44'
(N 89°57'58" E 497.44')
LOT 1B USS 1831
LOT 3A USS 1831
LOT 2 USS 1831
LOT 1C-1
LOT 1B-1
LOT 1AA TRACT 3002
S 0°08'45" W 560.82'
(S 0°01'21" W 560.62')
REX ALLEN DRIVE 40' ROW
SLEEPING LADY CT ROW VARIES PLAT 2015-32
LOT 1
LOT 2
LOT 3
LOT 4
(S 15°44'32" E 94.20')
S 15°34'26" E 94.20'
L=97.49, R=520.59
Δ=10°43'48"
(L=97.49') (R=520.59') (D=10°43'48")
(S 5°00'00" E 97.17')
S 4°49'54" E 97.17'
L=14.59, R=781.93
Δ=1°04'09"
(L=14.59') (R=781.93') (1°04'09")
(N 83°55'53" E 40.00')
N 84°05'59" E 40.00'
L=36.64, R=25.00 (L=36.64') (R=25.00')
Δ=83°58'48" (D=83°58'48")
(N 89°57'36" E 152.52')
S 89°52'18" E 152.52'
L=42.31, R=25.00 (L=42.31') (R=25.00')
Δ=96°58'23" (D=96°58'23")
N 83°10'06" E 40.00'
(N 83°00'00" E 40.00')
(S 7°00'00" E 73.42')
S 6°49'54" E 73.42'
(N 89°57'36" E 138.24')
N 89°52'17" W 138.24'
TRACT A
3,584,126 SQ FT +/-
UNSUBDIVIDED REMAINDER OF U.S.S 1833
(N 40°09'50" E 150.00')
N 40°19'56" E 150.00'
(N 49°50'10" E 286.47')
S 49°40'04" E 285.47'
(N 34°58'10" W 359.59')
S 34°48'04" E 359.59'
(N 63°48'56" E 24.51')
N 63°48'56" E 24.51'
(N 7°55'10" E 153.47')
S 7°45'04" E 153.47'
(N 82°04'50" E 30.00')
N 82°14'56" E 30.00'
(N 63°38'50" E 49.44')
N 63°48'56" E 49.44'
(N 26°19'42" W 557.47')
S 26°09'36" E 557.47'
(N 85°50'24" E 207.93')
S 85°40'18" W 207.93'
(L=103.24') (R=5792.58')
(D=1°01'16")
L=103.24, R=5792.58
Δ=1°01'16"
BAKER ROW VARIES
LARSON ST. 30' ROW
BAKER ST. 30' ROW
BUCEY AVE 30' ROW
HASTINGS 30' ROW
N TONGASS HWY ROW VARIES
BUCEY HEIGHTS ADDITION PLAT P-13
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
LOT 1A BLOCK 1
LOT 5 PLAT P-13 BLOCK 2
LOT 1 PLAT 82-13
LOT 2 PLAT 82-13 BLOCK 3
LOT 3AA PLAT 84-30
LOT 4AA PLAT 84-30
LOT 5A PLAT 82-13
LOT 1A PLAT 85-41
LOT 2A PLAT 85-41
LOT 3 PLAT P-13
LOT 4 PLAT P-13
LOT 3A PLAT 81-31
LOT 3B PLAT 81-31
WHITE SUBDIVISION USS 2061 PLAT P-244
USS 1273
R.O.W. 63,905 SQ FT +/-
LOT 1 17,627 SQ FT +/-
LOT 2 18,000 SQ FT +/-
LOT 3 18,000 SQ FT +/-
LOT 4 18,000 SQ FT +/-
LOT 5 18,000 SQ FT +/-
LOT 6 18,000 SQ FT +/-
LOT 7 60,309 SQ FT +/-
N 89°53'04" W 63.89'
(N 89°56'50" E 63.89')
S 0°06'56" W 407.78'
(N 0°03'10" E 407.78')
(N 83°41'34" E 41.38')
N 83°51'40" E 41.38'
N 49°43'04" W 308.82'
(N 49°53'10" W 308.82')
105.82'
110.13'
316.64'
468.56'
BASIS OF BEARINGS
(N 89°53'55" E 885.93')
N 89°04'03" E 885.93'
SHEET 2
USMS 1413
THIS SURVEY
REVILLAGIGEDO ISLAND
Carlanna Lake
Ketchikan
Tongass Narrows
KETCHIKAN INTL. AIRPORT
GRAVINA ISLAND
VICINITY MAP
1 INCH = 1 MILE
LEGEND
MON TO BE SET
RECOVERED MON
SURVEYED
UNSURVEYED
CENTERLINE ALIGNMENT
EDGE OF PROPOSED ROAD
EDGE OF GRAVEL
EASEMENT
( ) RECORD PLAT 99-60
SCALE 1"=100'
THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING
0 50 100 200 300 400 FEET
0 10 20 30 40 50 100 120 METERS
1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES
STATE OF ALASKA
JAMES C. PITT
No. 10782
49TH
PRELIMINARY
LINNE SUBDIVISION
CREATING LOTS 1 - 7 AND TRACT A AND DEDICATING R.O.W., BUCEY AVE
A SUBDIVISION OF UNSUBDIVIDED REMAINDER OF USS 1833 (PLAT NO. 99-60 K.R.D.)
KETCHIKAN RECORDING DISTRICT
CLIENT: LOREAL & KRISTIAN LINNE
4822 LARSON STREET
KETCHIKAN, AK 99901
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901
PHONE: (907) 225-7917
FAX: (907) 225-3441
CERTIFICATE OF AUTHORIZATION: C576
DATE: 9/15/2026
DRAWN BY: EBH, TS, JPT
JOB NO.: 232700
SCALE: AS NOTED
APPR'D BY: CGP
SHEET NO.: 1



CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE KETCHIKAN GATEWAY BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDER, FIRST JUDICIAL DISTRICT, KETCHIKAN, ALASKA.

PLANNING COMMISSION CHAIR *DATE*

BOROUGH ASSESSOR *DATE*

BOROUGH ENGINEER *DATE*

BASIS OF BEARING

BEARINGS SHOWN ARE NAD_83(2011)(EPOCH: 2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R10 & R10-2) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 5.81 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N55°22'52.78786" LONG: W131°44'14.33083". DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

VICINITY MAP
1 INCH = 1 MILE

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AS SHOWN HERE ON AND THAT I APPROVE THE PLAT OF THIS SURVEY.

OWNER: KRISTIAN A. LINNE *DATE:*

OWNER: LOREAL LINNE *DATE:*

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA
FIRST JUDICIAL DISTRICT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2026

BY:

(SIGNER'S NAME, PRINTED BY NOTARY)

NOTARY PUBLIC IN AND FOR ALASKA

MY COMMISSION EXPIRES:

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA
FIRST JUDICIAL DISTRICT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2026

BY:

(SIGNER'S NAME, PRINTED BY NOTARY)

NOTARY PUBLIC IN AND FOR ALASKA

MY COMMISSION EXPIRES:

NOTES

1. NUMBER OF LOTS SUBDIVIDED = 1
2. NUMBER OF LOTS CREATED = 8 LOTS
3. AREA OF ROW DEDICATED BY THIS PLAT 53,404 FT² +/-
4. TOTAL AREA = 87.38 ACRES +/-, 3,806,467 FT² +/-
5. LOTS CREATED BY THIS PLAT: LOTS 1, 2, 3, 4, 5, 6, 7, TRACT A, LINNE SUBDIVISION
6. REFERENCE THE FOLLOWING WITHIN THE KETCHIKAN RECORDING DISTRICT:
   - 6.1. EASEMENTS AND NOTES AS SHOWN ON PLAT NO. 99-60
   - 6.2. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDED ON JUNE 3, 1987 IN BOOK 149 PAGE 903
   - 6.3. MEMORANDUM OF AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDED ON JUNE 3, 1987 IN BOOK 149 PAGE 908
   - 6.4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDED JUNE 22, 1987 IN BOOK 150 PAGE 317
7. THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (A.D.E.C.) HAS SUSPENDED THEIR PROGRAM OF SUBDIVISION PLAN REVIEW AT THE TIME OF THIS SURVEY. CONTACT A.D.E.C. FOR INFORMATION ABOUT THEIR REQUIREMENTS FOR DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION.
8. THIS SURVEY WAS BENEFITED BY A CERTIFICATE TO PLAT PREPARED BY THE ALASKA ESCROW AND TITLE INSURANCE AGENCY, INC., FILE 67411 ON JANUARY 4, 2025.
9. THE ERROR CLOSURE FOR THIS SURVEY DOES NOT EXCEED 1:5000.

SCALE 1"=40'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

0 20 40 80 120 160 FEET
0 4 8 12 16 20 40 48 METERS

1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

LEGEND	
●	MON TO BE SET
○	RECOVERED MON
———	SURVEYED
———	UNSURVEYED
—·—·—	CENTERLINE ALIGNMENT
- - - - -	EDGE OF PROPOSED ROAD
—·—·—	EDGE OF GRAVEL
— — —	EASEMENT
()	RECORD PLAT 99-60

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, ALL LOCAL PROPERTY TAXES ASSESSED AGAINST THE PROPERTY DESCRIBED HEREON ARE ASSESSED AGAINST THIS PROPERTY ARE:

PAID IN FULL ___; OR THAT CURRENT TAXES FOR THE YEAR ___ WILL BE DUE ON OR BEFORE ___; OR ___ ARE EXEMPT

FINANCE DIRECTOR *DATE*
KETCHIKAN GATEWAY BOROUGH

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT THE DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE:

SIGNATURE:

STATE OF ALASKA
40 TH
PRELIMINARY
UNOFFICIAL, NOT FOR CONSTRUCTION

LINNE SUBDIVISION

CREATING LOTS 1 - 7 AND TRACT A AND DEDICATING R.O.W., BUCEY AVE

A SUBDIVISION OF UNSUBDIVIDED REMAINDER OF USS 1833 (PLAT NO. 99-60 K.R.D.)

KETCHIKAN RECORDING DISTRICT

CLIENT: LOREAL & KRISTIAN LINNE
4822 LARSON STREET
KETCHIKAN, AK 99901

RSM

RSM ENGINEERS/SURVEYORS/KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901

PHONE: (907) 225-7917
FAX: (907) 225-0441

CERTIFICATE OF AUTHORIZATION: C576

DATE:	DRAWN BY:	JOB NO.:
9/15/2026	EBH, TS, JPT	232700
SCALE: AS NOTED	APPRVD BY: CGP	SHEET NO: 1

Alaska Escrow and Title Insurance Agency, Inc.

2030 Sea Level Drive Suite 201
Ketchikan, Alaska 99901
Tel:(907)225-9077 Fax:(907)225-9076

8800 Glacier Hwy Suite 102
Juneau, Alaska 99801
Tel:(907)789-1161 Fax:(907)789-1159

315 Seward Street, Ste. B
Sitka, AK 99835
Tel:(907)623-1140 Fax(907)623-0774

67411

January 04, 2024

CERTIFICATE TO PLAT

Reference No.:
File No.: 67411
Premium: $250.00
Tax: $13.75

Total: $263.75

This report is restricted to the use of the addressee and is not to be used as a basis for closing any transaction affecting title to said property. Liability of the Agency is limited to the compensation received therefore. Two years from the certificate date, this Certificate to Plat expires and this company's obligation for updates or use ends.

This is a certificate as of December 29, 2023 at 8:00 a.m for a plat out of the following property:

The unsubdivided remainder of U.S. Survey 1833, as shown on that certain plat filed October 1, 1999 as Plat No. 99-60, Ketchikan Recording District, First Judicial Districts, State of Alaska.

The Company certifies that record title is vested in:

Kristian A. Linne and Loreal Linne, as husband and wife as tenants by the entirety
an estate in Fee Simple

SUBJECT TO:

1. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

2. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

4. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof (c) water rights; claims or title to water.

5. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).

6. Any lien or right to lien, for services, labor or material heretofore or hereafter furnished imposed by law and not shown by the public records.

7. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.

8. Any law ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

9. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records.

10. Defects, liens, encumbrances, adverse claims, or other matters, (a) created, suffered, assumed or agreed to by the insured claimant; (b) not shown by the pubic records and not otherwise excluded from coverage but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had been a purchaser or encumbrance for value without knowledge.

11. Taxes and/or assessments, if any, due the City of Ketchikan and/or Ketchikan Gateway Borough, a report of which will follow.

12. Easements and notes as shown on Plat No. 99-60.

13. Release of all Claims and Settlement Agreement and the terms and conditions thereof:

    RECORDED: January 23, 1987 in Book 146 at Page 503

14. Easement Agreement and the terms and conditions thereof:

    RECORDED: June 3, 1987 in Book 149 at Page 903

15. Memorandum of Agreement and the terms and conditions thereof:

    RECORDED: June 3, 1987 in Book 149 at Page 908

16. Easement and the terms and conditions thereof:

    GRANTEE: City of Ketchikan d/b/a Ketchikan Public Utilities
    PURPOSE: For the survey, design, construction, installation, inspection, maintenance, repair, replacement, relocation and reconstruction of utility lines and appurtenances
    DATED: May 1, 1987
    RECORDED: June 22, 1987 in Book 150 at Page 317
    AFFECTS A PORTION OF SAID LAND AS DEPICTED ON A SKETCH, RECORDED AS A PART OF SAID EASEMENT.
    (COPY ATTACHED)

17. Reservation of Easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 601, dated August 10, 1949, and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 842, dated June 19, 1952; Public Land Order No. 1613, dated April 17, 1958; and Department of the Interior Order No. 2665, dated October 16, 1951, Amendment No. 1 thereto, dated July 17, 1952 and Amendment No. 2 thereto, dated September 15, 1956, filed in the Federal Register.

18. We find of record but do not insure: Certificate of Appropriation of Water recorded August 14, 1952 in Miscellaneous Volume 10 at Page 165.

Alaska Escrow and Title Insurance Agency, Inc.



Name: LOT 1

North: 110951.3704' East: 481617.4142'

Segment #1 : Line

Course: N40° 19' 55.95"E Length: 130.002'
North: 111050.4700' East: 481701.5526'

Segment #2 : Line

Course: N40° 19' 55.95"E Length: 20.743'
North: 111066.2802' East: 481714.9760'

Segment #3 : Line

Course: S55° 21' 56.74"E Length: 110.033'
North: 111003.7462' East: 481805.5083'

Segment #4 : Line

Course: S34° 38' 03.26"W Length: 150.000'
North: 110880.3267' East: 481720.2580'

Segment #5 : Line

Course: N55° 21' 56.74"W Length: 125.000'
North: 110951.3686' East: 481617.4084'

Perimeter: 535.778' Area: 17627.50 Sq. Ft.
Error Closure: 0.0062 Course: S73° 27' 25.38"W
Error North: -0.00175 East: -0.00590

Precision 1: 86414.52

****

Name: LOT 2

North: 110812.1282' East: 481818.9995'

Segment #1 : Line

Course: N55° 21' 56.74"W Length: 120.000'
North: 110880.3284' East: 481720.2639'

Segment #2 : Line

Course: N34° 38' 03.26"E   Length: 150.000'
North: 111003.7479'   East: 481805.5142'

Segment #3 : Line

Course: S55° 21' 56.74"E   Length: 120.000'
North: 110935.5477'   East: 481904.2498'

Segment #4 : Line

Course: S34° 38' 03.26"W   Length: 150.000'
North: 110812.1282'   East: 481818.9995'

Perimeter: 540.000'   Area: 18000.00 Sq. Ft.
Error Closure: 0.0000   Course: N0° 00' 00.00"E
Error North: 0.00000   East: 0.00000

Precision 1: 540000000.00

****
Name: LOT 3

North: 110743.9279'   East: 481917.7351'

Segment #1 : Line

Course: N55° 21' 56.74"W   Length: 120.000'
North: 110812.1282'   East: 481818.9995'

Segment #2 : Line

Course: N34° 38' 03.26"E   Length: 150.000'
North: 110935.5477'   East: 481904.2498'

Segment #3 : Line

Course: S55° 21' 56.74"E   Length: 120.000'
North: 110867.3474'   East: 482002.9854'

Segment #4 : Line

Course: S34° 38' 03.26"W   Length: 150.000'
North: 110743.9279'   East: 481917.7351'

Perimeter: 540.000'   Area: 18000.00 Sq. Ft.
Error Closure: 0.0000   Course: N0° 00' 00.00"E
Error North: 0.00000   East: 0.00000

Precision 1: 540000000.00

****
Name: LOT 4

North: 110675.7276'   East: 482016.4707'

Segment #1 : Line

Course: N55° 21' 56.74"W   Length: 120.000'
North: 110743.9279'   East: 481917.7351'

Segment #2 : Line

Course: N34° 38' 03.26"E   Length: 150.000'
North: 110867.3474'   East: 482002.9854'

Segment #3 : Line

Course: S55° 21' 56.74"E   Length: 120.000'
North: 110799.1472'   East: 482101.7211'

Segment #4 : Line

Course: S34° 38' 03.26"W   Length: 150.000'
North: 110675.7276'   East: 482016.4707'

Perimeter: 540.000'   Area: 18000.00 Sq. Ft.
Error Closure: 0.0000   Course: N0° 00' 00.00"E
Error North: 0.00000   East: 0.00000

Precision 1: 540000000.00

****
Name: LOT 5

North: 110607.5274'   East: 482115.2064'

Segment #1 : Line

Course: N55° 21' 56.74"W   Length: 120.000'
North: 110675.7276'   East: 482016.4707'

Segment #2 : Line

Course: N34° 38' 03.26"E   Length: 150.000'
North: 110799.1472'   East: 482101.7211'

Segment #3 : Line

Course: S55° 21' 56.74"E   Length: 120.000'
North: 110730.9469'   East: 482200.4567'

Segment #4 : Line

Course: S34° 38' 03.26"W   Length: 150.000'
North: 110607.5274'   East: 482115.2064'

Perimeter: 540.000'   Area: 18000.00 Sq. Ft.
Error Closure: 0.0000   Course: N0° 00' 00.00"E
Error North: 0.00000   East: 0.00000

Precision 1: 540000000.00

****
Name: LOT 6

North: 110539.3271'   East: 482213.9420'

Segment #1 : Line

Course: N55° 21' 56.74"W   Length: 120.000'
North: 110607.5274'   East: 482115.2064'

Segment #2 : Line

Course: N34° 38' 03.26"E   Length: 150.000'
North: 110730.9469'   East: 482200.4567'

Segment #3 : Line

Course: S55° 21' 56.74"E   Length: 120.000'

North: 110662.7466'   East: 482299.1923'

Segment #4 : Line

Course: S34° 38' 03.26"W   Length: 150.000'
North: 110539.3271'   East: 482213.9420'

Perimeter: 540.000'   Area: 18000.00 Sq. Ft.
Error Closure: 0.0000   Course: N0° 00' 00.00"E
Error North: 0.00000   East: 0.00000

Precision 1: 540000000.00

****
Name: LOT 7

North: 110441.8873'   East: 482179.0561'

Segment #1 : Line

Course: S55° 21' 56.74"E   Length: 31.589'
North: 110423.9336'   East: 482205.0483'

Segment #2 : Line

Course: S60° 04' 00.95"W   Length: 316.641'
North: 110265.9341'   East: 481930.6452'

Segment #3 : Line

Course: N0° 06' 55.95"E   Length: 407.780'
North: 110673.7132'   East: 481931.4676'

Segment #4 : Line

Course: S55° 21' 30.69"E   Length: 248.869'
North: 110532.2457'   East: 482136.2192'

Segment #5 : Curve

Length: 52.360'   Radius: 50.000'
Delta: 60.00 (d)   Tangent: 28.868'
Chord: 50.000'   Course: S25° 21' 56.74"E
Course In: S34° 38' 03.26"W   Course Out: S85° 21' 56.74"E

RP North: 110491.1059' East: 482107.8024'
End North: 110487.0661' East: 482157.6389'

Segment #6 : Curve

Length: 52.360' Radius: 50.000'
Delta: 60.00 (d) Tangent: 28.868'
Chord: 50.000' Course: S25° 21' 56.74"E
Course In: S85° 21' 56.74"E Course Out: S34° 38' 03.26"W
RP North: 110483.0264' East: 482207.4755'
End North: 110441.8866' East: 482179.0587'

Perimeter: 1109.598' Area: 61313.27 Sq. Ft.
Error Closure: 0.0027 Course: S73° 01' 34.42"E
Error North: -0.00078 East: 0.00256

Precision 1: 409214.81

****
Name: ROW

North: 110673.7135' East: 481931.4657'

Segment #1 : Line

Course: N89° 53' 04.05"W Length: 63.890'
North: 110673.8423' East: 481867.5759'

Segment #2 : Line

Course: N49° 43' 04.05"W Length: 398.820'
North: 110931.7006' East: 481563.3284'

Segment #3 : Line

Course: N83° 51' 39.95"E Length: 41.380'
North: 110936.1257' East: 481604.4711'

Segment #4 : Line

Course: N40° 19' 55.95"E Length: 19.998'
North: 110951.3718' East: 481617.4155'

Segment #5 : Line

Course: S55° 21' 56.74"E Length: 125.000'
North: 110880.3299' East: 481720.2651'

Segment #6 : Line

Course: S55° 21' 56.74"E Length: 120.000'
North: 110812.1296' East: 481819.0007'

Segment #7 : Line

Course: S55° 21' 56.74"E Length: 120.000'
North: 110743.9293' East: 481917.7363'

Segment #8 : Line

Course: S55° 21' 56.74"E Length: 120.000'
North: 110675.7291' East: 482016.4720'

Segment #9 : Line

Course: S55° 21' 56.74"E Length: 120.000'
North: 110607.5288' East: 482115.2076'

Segment #10 : Line

Course: S55° 21' 56.74"E Length: 120.000'
North: 110539.3286' East: 482213.9432'

Segment #11 : Line

Course: S55° 21' 56.74"E Length: 105.817'
North: 110479.1873' East: 482301.0116'

Segment #12 : Line

Course: S60° 04' 00.95"W Length: 110.731'
North: 110423.9343' East: 482205.0520'

Segment #13 : Line

Course: N55° 21' 56.74"W Length: 31.589'

North: 110441.8881'   East: 482179.0598'

Segment #14 : Curve

Length: 52.360'   Radius: 50.000'
Delta: 60.00 (d)   Tangent: 28.868'
Chord: 50.000'   Course: N25° 21' 56.74"W
Course In: N34° 38' 03.26"E   Course Out: N85° 21' 56.74"W
RP North: 110483.0279'   East: 482207.4766'
End North: 110487.0676'   East: 482157.6401'

Segment #15 : Curve

Length: 52.360'   Radius: 50.000'
Delta: 60.00 (d)   Tangent: 28.868'
Chord: 50.000'   Course: N25° 21' 56.74"W
Course In: N85° 21' 56.74"W   Course Out: N34° 38' 03.26"E
RP North: 110491.1074'   East: 482107.8035'
End North: 110532.2472'   East: 482136.2203'

Segment #16 : Line

Course: N55° 21' 30.69"W   Length: 248.869'
North: 110673.7147'   East: 481931.4687'

Perimeter: 1850.813'   Area: 53399.82 Sq. Ft.
Error Closure: 0.0032   Course: N67° 30' 22.07"E
Error North: 0.00123   East: 0.00297

Precision 1: 576906.25

****
Name: TRACT A

North: 112999.1956'   East: 482707.4886'

Segment #1 : Line

Course: S0° 00' 38.28"W   Length: 2286.203'
North: 110712.9956'   East: 482707.0643'

Segment #2 : Line

Course: S60° 04' 00.95"W   Length: 468.558'
North: 110479.1898'   East: 482301.0060'

Segment #3 : Line

Course: N55° 21' 56.74"W   Length: 105.817'
North: 110539.3311'   East: 482213.9377'

Segment #4 : Line

Course: N34° 38' 03.26"E   Length: 150.000'
North: 110662.7506'   East: 482299.1880'

Segment #5 : Line

Course: N55° 21' 56.74"W   Length: 120.000'
North: 110730.9509'   East: 482200.4524'

Segment #6 : Line

Course: N55° 21' 56.74"W   Length: 120.000'
North: 110799.1511'   East: 482101.7167'

Segment #7 : Line

Course: N55° 21' 56.74"W   Length: 120.000'
North: 110867.3514'   East: 482002.9811'

Segment #8 : Line

Course: N55° 21' 56.74"W   Length: 120.000'
North: 110935.5517'   East: 481904.2455'

Segment #9 : Line

Course: N55° 21' 56.74"W   Length: 120.000'
North: 111003.7519'   East: 481805.5099'

Segment #10 : Line

Course: N55° 21' 56.74"W   Length: 110.033'
North: 111066.2859'   East: 481714.9775'

Segment #11 : Line

Course: S40° 19' 55.95"W Length: 20.743'
North: 111050.4757' East: 481701.5542'

Segment #12 : Line

Course: N49° 40' 04.05"W Length: 285.470'
North: 111235.2371' East: 481483.9391'

Segment #13 : Line

Course: N34° 48' 04.05"W Length: 359.590'
North: 111530.5101' East: 481278.7104'

Segment #14 : Line

Course: S63° 48' 55.95"W Length: 24.510'
North: 111519.6948' East: 481256.7157'

Segment #15 : Line

Course: N7° 45' 04.05"W Length: 153.470'
North: 111671.7626' East: 481236.0171'

Segment #16 : Line

Course: S82° 14' 55.95"W Length: 30.000'
North: 111667.7165' East: 481206.2912'

Segment #17 : Line

Course: S63° 48' 55.95"W Length: 49.440'
North: 111645.9005' East: 481161.9249'

Segment #18 : Line

Course: N26° 09' 36.05"W Length: 557.470'
North: 112146.2667' East: 480916.1477'

Segment #19 : Line

Course: S63° 50' 23.95"W Length: 267.930'
North: 112028.1419' East: 480675.6628'

Segment #20 : Curve

Length: 103.240' Radius: 5792.580'
Delta: 1.02 (d) Tangent: 51.622'
Chord: 103.240' Course: N27° 32' 45.05"W
Course In: S62° 57' 53.09"W Course Out: N61° 56' 36.82"E
RP North: 109395.1905' East: 475516.0552'
End North: 112119.6787' East: 480627.9186'

Segment #21 : Line

Course: N0° 08' 44.95"E Length: 82.930'
North: 112202.6084' East: 480628.1297'

Segment #22 : Line

Course: N0° 08' 44.95"E Length: 560.620'
North: 112763.2266' East: 480629.5565'

Segment #23 : Line

Course: S89° 52' 18.05"E Length: 138.240'
North: 112762.9170' East: 480767.7961'

Segment #24 : Line

Course: S6° 49' 54.05"E Length: 73.420'
North: 112690.0183' East: 480776.5296'

Segment #25 : Line

Course: N83° 10' 05.95"E Length: 20.000'
North: 112692.3974' East: 480796.3876'

Segment #26 : Line

Course: N83° 10' 05.95"E Length: 20.000'
North: 112694.7764' East: 480816.2456'

Segment #27 : Curve

Length: 42.310' Radius: 25.000'
Delta: 96.97 (d) Tangent: 28.244'
Chord: 37.440' Course: N41° 38' 53.95"E
Course In: N83° 09' 42.42"E Course Out: N0° 08' 05.49"E
RP North: 112697.7531' East: 480841.0678'
End North: 112722.7530' East: 480841.1266'

Segment #28 : Line

Course: S89° 52' 18.05"E Length: 152.520'
North: 112722.4114' East: 480993.6463'

Segment #29 : Curve

Length: 36.640' Radius: 25.000'
Delta: 83.98 (d) Tangent: 22.502'
Chord: 33.450' Course: S47° 53' 10.05"E
Course In: S0° 07' 26.20"W Course Out: N84° 06' 13.70"E
RP North: 112697.4115' East: 480993.5922'
End North: 112699.9796' East: 481018.4599'

Segment #30 : Line

Course: N84° 05' 58.95"E Length: 20.000'
North: 112702.0356' East: 481038.3540'

Segment #31 : Line

Course: N84° 05' 58.95"E Length: 20.000'
North: 112704.0915' East: 481058.2480'

Segment #32 : Curve

Length: 14.590' Radius: 781.930'
Delta: 1.07 (d) Tangent: 7.295'
Chord: 14.590' Course: N5° 21' 58.05"W
Course In: N84° 05' 57.58"E Course Out: S85° 10' 06.32"W
RP North: 112784.4772' East: 481836.0350'
End North: 112718.6176' East: 481056.8836'

Segment #33 : Line

Course: N4° 49' 54.05"W Length: 97.170'
North: 112815.4423' East: 481048.6990'

Segment #34 : Curve

Length: 97.490' Radius: 520.590'
Delta: 10.73 (d) Tangent: 48.890'
Chord: 97.350' Course: N10° 12' 21.38"W
Course In: S85° 09' 32.80"W Course Out: N74° 25' 44.43"E
RP North: 112771.5102' East: 480529.9660'
End North: 112911.2520' East: 481031.4499'

Segment #35 : Line

Course: N15° 34' 26.05"W Length: 94.197'
North: 113001.9934' East: 481006.1590'

Segment #36 : Line

Course: S89° 51' 56.05"E Length: 76.340'
North: 113001.8143' East: 481082.4988'

Segment #37 : Line

Course: S89° 51' 56.05"E Length: 421.102'
North: 113000.8263' East: 481503.5976'

Segment #38 : Line

Course: S89° 55' 21.72"E Length: 1203.890'
North: 112999.2021' East: 482707.4865'

Perimeter: 8743.943' Area: 3584126.08 Sq. Ft.
Error Closure: 0.0068 Course: N17° 37' 37.27"W
Error North: 0.00647 East: -0.00206

Precision 1: 1284666.18

Crystal Vail

From: Kara Jurczak [redacted]
Sent: Wednesday, October 7, 2026 1:57 PM
To: Alethea Johnson
Cc: Talya Stek; Crystal Vail
Subject: RE: Agency Review PC Case 26-052 (Linne)

Alethea,

I would like to delete my prior comment #8 as this property is accessed from Tongass Hwy and does not require access from Bucey Ave.

Thank you,

Kara Jurczak, PE

From: Kara Jurczak
Sent: Wednesday, October 7, 2026 11:58 AM
To: 'Alethea Johnson' [redacted]
Cc: Talya Stek <[redacted]>; Crystal Vail <[redacted]>
Subject: RE: Agency Review PC Case 26-052 (Linne)

Good morning Alethea,

Local roads:
I met the developer on Bucey Ave and walked the site. I'm not concerned about the existing roads handling the additional traffic created by the subdivision. Additionally, the City will periodically monitor the neighborhood for traffic concerns and potentially add one or two small pull offs in the future to allow oncoming traffic to pass.

The Tongass Hwy/Baker St intersection:
The intersection is within ADOT&PF's right of way and is not the City's jurisdiction.

Utilities:
The only utility is electric so your office should request a review by KPU Electric Division.

Thank you,

Kara Jurczak, PE

From: Alethea Johnson <[redacted]
Sent: Wednesday, October 7, 2026 8:44 AM
To: Kara Jurczak <[redacted]
Cc: Talya Stek <[redacted]>; Crystal Vail <c[redacted]
Subject: Fw: Agency Review PC Case 26-052 (Linne)

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Good morning, Kara,

The attached PDF contains comments received on this case as of yesterday. The central issue raised is whether the existing access and roadway system is adequate and safe for additional development, particularly the condition and width of Baker Street and Bucey Avenue and the safety of the Baker Street/Tongass Highway intersection. The comments also encourage consideration of alternative access and roadway or utility improvements.

Here is a brief summary:

1. Narrow, single-lane roads

- Bucey Avenue and Baker Street are described as narrow or single-lane roads where vehicles may need to back up or pull into driveways to allow opposing traffic to pass
- Concerns are raised about adding traffic to these existing road conditions.

2. Safety of the Baker Street/Tongass Highway intersection

- Baker Street access to Tongass Highway is described as hazardous, citing limited visibility or sight distance and the difficulty of entering or exiting 50-mph highway traffic.
- Accidents in the area are referenced.

3. Additional traffic generated by the subdivision

- Concerns are expressed that development of the proposed lots would increase traffic on Baker Street and Bucey Avenue.
- One commenter specifically notes increased summer tour-bus traffic on Tongass Highway as an additional concern.

4. Alternative access

- Commenters suggest considering access alternatives rather than relying on Baker Street and Bucey Avenue.

5. Road and infrastructure improvements

- One commenter requests planned utility and road improvements associated with the development and asks how improvements would address roadway conditions, intersection visibility, traffic volume, and overall safety.

Thank you for your review.

Alethea

Alethea Johnson, AICP

Associate Planner

Ketchikan Gateway Borough

Planning and Community Development

907-228-6636

From: Alethea Johnso[redacted]
Sent: Tuesday, October 6, 2026 4:21 PM
To: Kara Jurczak <[redacted]>
Subject: Re: Agency Review PC Case 26-052 (Linne)

Thank you.

Alethea

From: Kara Jurczak <[redacted]
Sent: Tuesday, October 6, 2026 4:17 PM
To: Alethea Johnson [redacted]s>
Subject: RE: Agency Review PC Case 26-052 (Linne)

I can get that for you in the morning.

Thank you,

Kara Jurczak, PE

From: Alethea Johnson <[redacted]>
Sent: Tuesday, October 6, 2026 3:57 PM

To: Kara Jurczak <[redacted]>
Subject: Re: Agency Review PC Case 26-052 (Linne)

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Thank you, Kara. Can you comment on the existing conditions of developed Baker St and Bucey Ave? The Planning Department has received a number of citizen comments opposing the new development due to the inadequacy of the drivable surface for accommodating two-way traffic.

Alethea

Alethea Johnson, AICP

Associate Planner

Ketchikan Gateway Borough

Planning and Community Development

907-228-6636

From: Kara Jurczak <[redacted]v>
Sent: Tuesday, October 6, 2026 3:46 PM
To: Crystal Vail <[redacted]
Cc: Alethea Johnson [redacted]>; Seth Brakke [redacted]; Mark Credito <[redacted]v>; Elijah Collins <[redacted]>
Subject: FW: Agency Review PC Case 26-052 (Linne)

Hello Crystal,

City of Ketchikan comments:

All construction within the proposed new ROW shall conform to City of Ketchikan standards per Resolution 1095, standard detail plates and site development codes (all relevant documents attached). More specifically, but not limited to:

1. the cul-de-sac shall have a minimum road prism radius of 76' minimum,

2. in the proposed new ROW the road prism width shall be 34' minimum,

3. the road prism shall be constructed per City Public Works standards per resolution 1095 and the Road standard detail,

4. all deleterious material within the road prism shall be removed and replaced with 4-inch minus crushed aggregate,

5. all aggregates within the proposed new ROW shall be approved by the City Engineer and compacted to 95% of maximum dry density,

5.a. third party testing of aggregates and compaction is required with test reports submitted to the City,

6. cuts, fills and slopes shall conform to City Site Development standards,

7. the City requires an approved Site Development Permit prior to commencing construction activities,

8. an access easement benefitting Lot 3A shall be recorded with the final plat,

9. property corner markers shall be protected by a survey monument casting,

10. storm water drainage considerations will be addressed in the Site Development Permit.

11. the developer is not required to install permanent road surfacing, such as hot mix asphalt or concrete.

Thank you,

Kara Jurczak, PE

From: Kara Jurczak
Sent: Tuesday, September 29, 2026 11:15 AM
To: Elijah Collins <[redacted]; Mark Credito <[redacted]>
Subject: FW: Agency Review PC Case 26-052

Mark/Eli,

Here's the Case from KGB. Mark is helping with research; looking for existing easements and ROW dedication & limits. Once complete, this will transition to Eli for citizen concern (also looking for site development permits as there seems to be active construction) and myself for KGB plat review and comments (Linne Subdivision). All docs I could find are in two locations:

Z:\PublicWorks\(Projects by Location)\Bucey Ave\~Base

Z:\PublicWorks\(Projects by Location)\Bucey Ave\~Base\260928 Linne Subdivision Plat

Thank you,

Kara Jurczak, PE

From: Crystal Vail <[redacted]>
Sent: Wednesday, September 23, 2026 12:00 PM
To: Adam Thompson [redacted]>; Seth Brakke [redacted]>; Mark Adams [redacted]>; John Kleinegger <[redacted].gov>; [redacted]; Kara Four Bear [redacted]>; KGB Agency Review <[redacted] Chet Hugo [redacted]>; Morgan Barry [redacted]>; Rick Hine [redacted] Amanda Robinson <[redacted]>; Eric Mattson <[redacted]
Cc: Alethea Johnson [redacted]
Subject: Agency Review PC Case 26-052

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hello,

The attached draft plat is a request for a preliminary plat request to create seven lots and a remainder tract, and to dedicate a section of Bucey Avenue ROW, from the Unsubdivided Remainder of United States Survey 1833, Ketchikan Recording District; located at the southeast terminus of Bucey Avenue; City of Ketchikan; filed by Kristian & Loreal Linne on September 18, 2026.

Please review the attached plat application and provide comments on any of the elements that concern your agency:

1. Metes and bounds (Mapping)
2. Plat references
3. Required easements and easement agreements
4. Approach road and driveway permits, road width and turnarounds
5. Physical encroachments into public rights-of-way
6. Required utilities and road improvements
7. Adequate facilities to serve the subdivision - police protection, emergency services, schools, etc.

Please reply with any comments no later than **October 6th, 2026** **If you do not have any comments, please reply with "no comments" to this email.**

KGBC 17.15.050 Action on plats. SHARE

(a) Agency Review. The clerk of the planning commission serving as the platting authority shall transmit copies of the proposed plat to the following review agencies 20 days prior to platting authority action on such subdivision. Reviewer's comments, recommendations and/or approvals regarding the proposed subdivision shall be requested from the:

(1) Borough assessor.

(2) Borough engineer/or city engineer.

(3) Ketchikan fire department if within the city limits, or appropriate fire department in the borough.

(4) Ketchikan police department, if within the city limits.

(5) Ketchikan Public Utilities.

(6) Alaska Department of Transportation, driveway division, as appropriate.

(7) Superintendent of schools, borough school district.

Thank you for your time and review

Crystal Vail

Platting/Zoning Clerk

Ketchikan Gateway Borough

Planning & Community Development

907 228 6610

Michael & Cheryl Painter
4746 Bucey Ave.
Ketchikan, Alaska 99901

September 28, 2026

Ketchikan Gateway Borough
Department of Planning and Community Development
1900 First Avenue, Suite 126
Ketchikan, Alaska 99901

CASE NUMBER: 26-052

Commissioners,

I would first like to state that I am not against future development especially in light of our community's lack of housing.

My wife and I have been residents at this address (Lot 5A USS 1833 Block 3) since 1983. Since we built our home, an 5 additional homes have been built, all connected to the utility pole, transformer and line extension that I paid for in 1983.

Baker Street's entrance to N. Tongass Highway is treacherous to say the least with terrible line of sight to the south. I have observed several accidents there over the years. Baker St. and Bucey Ave. are narrow, single lane rural roads, when you meet an oncoming vehicle – someone has to back up. I have concerns with fire trucks or EMS ingress/egress in the area.

In 2019 I had to replace a failed rock retaining wall in front of my house which was engineered. This was permitted by the City of Ketchikan with a "revocable easement". In the notification summary of this case that I received it states: "Some right-of-way and utility improvements will be required". That statement in itself concerns me.

I believe there are other options that could be looked at. Currently there is a platted ROW in front of my property from Bucey Ave. to N. Tongass highway referred to on the map as "Hastings St." but undeveloped. The southerly edge of proposed lot 7 is within spitting distance of the Pioneer Heights Road which has excellent line of sight onto N. Tongass highway. I invite you to visit the area, experience the thrill of getting back onto N. Tongass during a 5-ship day when the old Chevy coughs and you are at the mercy of a 50 MPH double decker bus's anti-lock brakes!

In closing I feel that a little planning is in order. I would also like for Fire and EMS to weigh in.

Thank you for your consideration

Mike Painter

Crystal Vail

From: Patti Hauser <[redacted]
Sent: Saturday, October 3, 2026 3:20 PM
To: Planning Comment Group
Subject: Regarding 26-052 for the Planning Commission

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Patricia Hauser and have a home on Bucey Ave. This street and Baker St. are connected: each is one lane and very narrow. They are tricky already with having to find a place to usually back up for the other driver especially hard in snow, ice, heavy rain and sometimes an ordinary challenge where to back up on either of these two single lanes. More drivers are not a good plan there just for that alone I think. Also, I do not see a viable plan to expand both of these one lane roads due to the way the homes are set up.

I learned that the possible subdivision is quite close to Pioneer Heights Road and that latter has a large double lane road which if the subdivision plan then joined it by expanding that road since it is close, it might be a possible path.

Also, I checked Pioneer Heights Road today and noted the egress was easier than Baker and no businesses across the road which can add to issues in terms of accidents coming out given the 50 miles per hour. There have been many accidents in the areas with that situation including Baker St. and I had previously talked with a gentleman from State of Alaska Department of Transportation Maintenance and Operation and also Lt Jenson from State Troopers and both were concerned with accidents at those speeds by the businesses in this area.

Thank you.

Sincerely,
Patricia Hauser

Sent from my iPad

Doug and Mary Gregg
4776 Bucey Ave.
Ketchikan, Ak 99901

October 5, 2026

Ketchikan Gateway Borough
Department of Planning
1900 First Avenue, Suite 126
Ketchikan, AK 99901

Case # 26-052

Commissioners,

I support the proposed replat by the Linne's. The Ketchikan shortage of residential property is a frequent topic of Council and Assembly meetings. The effort of the Linne's should be supported.

Unfortunately Bucey Avenue is another example of City Annexation without infrastructure support. The entrance from Tongass Avenue, Baker Street, and Bucey Avenue are one lane and poorly improved and maintained. To pass another vehicle requires one car to pull into a private driveway or back to the intersection. There are no shoulders and a narrow right of way. The Baker Street/Tongass intersection is not 90 degrees, has terrible line of sight, the ditch is not maintained by State DOT, and a curve on Tongass makes limited visibility approaching the intersection. I'm sure Fire and EMS would have difficulty with access. It is unsafe and has been for years. I am concerned about additional traffic in the subdivision.

To support the owner's efforts the City needs to upgrade the infrastructure. There is a platted 'Hastings ROW' which, when developed would provide an additional access point to Tongass Ave. The driveway from Pioneer Heights is directly at the end of the extended Bucey Ave. and could be connected with much better access to Tongass.

It is time to commit to infrastructure for Ketchikan residents INSTEAD of day visitors. Support the efforts of the Linne's and the interests of our LOCAL community by allocating resources to make this project successful.

Sincerely,

Doug and Mary Gregg

Robert and Traci Grace

4777 Bucey Ave

Ketchikan Ak 99901

October 2, 2026

Ketchikan Gateway Borough

Department of Planning and Comm. Development

1900 First Ave Ste 126

Ketchikan Alaska 99901

Case # 26-052

To Whom it may concern

We have been the owners of the above property since 1998- and while We applaud the efforts to provide additional housing in this area- the access to this location needs to be addressed.

The only accessibility to the proposed lots- as it stands now is Baker St. which is a one lane road that wraps around the side of a cliff and lets out into 50 MPH traffic which has a terrible(almost non existent) line of sight to the south. If traffic is coming up or going down , there is essentially no way to get out of the way without going into the ditch. We invite each and every one of you to drive up there at some point.

Bucey Avenue is also way too narrow and unstable to accommodate extra traffic. Its my understanding that perhaps the City would have to widen the road to access? What does that look like? Because you would essentially have to "acquire" part of our and our neighbors property to do so.

We implore the commission to rule that the developer seek alternate access roads to the already treacherous situation for the current residents- the future residents as well as any EMS vehicles. We fear for the safety daily of our neighbors and the increased homes would only make this worse. During our research- we found that there is a reasonable road proposed by Pioneer Heights that would be a MUCH SAFER alternative to the additional traffic on Bucey and Baker.

Thank you for your time

Robert and Traci Grace

Crystal Vail

From: Fred L Toni L Bass [redacted]>
Sent: Monday, October 5, 2026 1:45 PM
To: Planning Group
Subject: Case #26-052

Fred and Toni Bass
4794 Bucey Ave
Ketchikan, AK 99901

October 5, 2026

Ketchikan Gateway Borough
1900 First Ave Ste. 126
Ketchikan, AK 99901

Ref: Case #26-052

To Whom it May Concern;

We are owners of this property and have been since 2010. Our concerns are with how the traffic would increase on Baker and Bucey Avenues. These roads are narrow and most of the time we have to back up or pull into another driveway to let people drive past. Baker street entrance or exit is dangerous when exiting or entering to/from N Tongass Highway. You need to exit from 0 mph & jump to 50 mph in a short distance because trucks, busses, cargo vans
& semis are on you very quickly because of the short line of site and they are already doing 50 mph. This causes a dangerous situation and even wrecks. Several of which have happened since we have lived here.

A better alternative would be to give an easement to the south the of proposed subdivision as it is a shorter distance and has easier and a safer access to N Tongass Hwy and would be safer for all concerned.

Thank you for listening, we hope a solution is found.

Fred and Toni Bass

Crystal Vail

From: keith martin [redacted]
Sent: Tuesday, October 6, 2026 8:20 PM
To: Planning Comment Group
Subject: Case Number 26-052

Case Number 26-052

I have no objection to the creation of the seven new lots. However, I do have concerns about the existing condition of Bucey Avenue and Baker Street, as both roads are currently single-lane and poorly maintained.

I am also concerned about the access from Baker Street onto Tongass Highway. The intersection is hazardous, particularly because visibility of northbound traffic is very limited. This issue has become significantly worse during the summer months due to the increased volume of tour bus traffic along Tongass Highway.

I would like to see planned utility and road improvements associated with the development. It would be helpful to understand how the proposed improvements will address the existing roadway conditions, intersection visibility, traffic volume, and overall safety concerns.

I support responsible development, but I believe these existing access and safety issues should be carefully considered and addressed as part of the proposed development.

Keith Martin

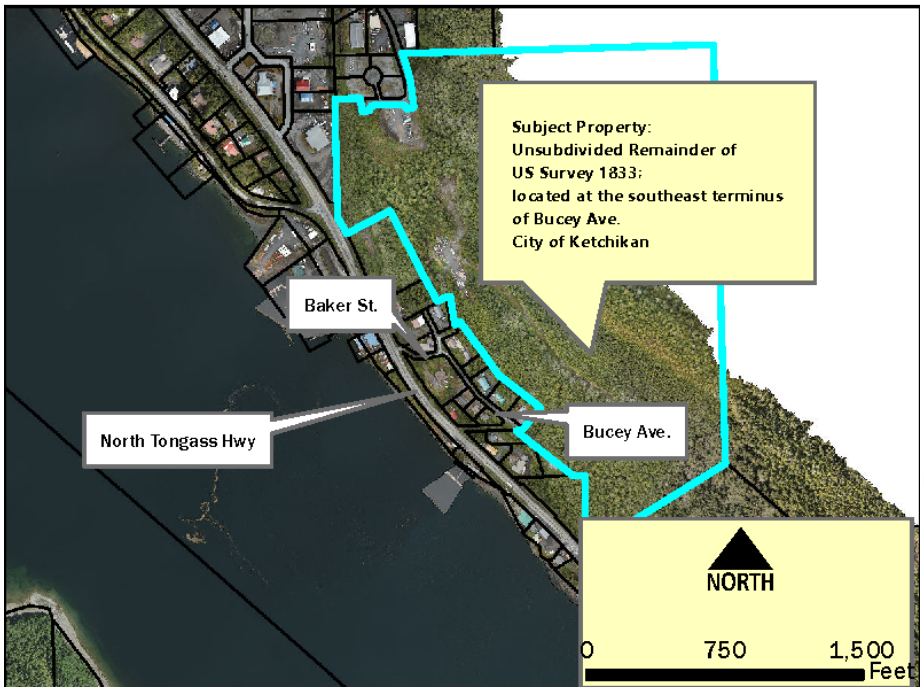
4716 Bucey Ave

KETCHIKAN GATEWAY BOROUGH

Department of Planning and Community Development

1900 First Avenue, Suite 126, Ketchikan, Alaska 99901

● telephone: (907) 228-6610 ● fax: (907) 228-6698



CITY OF KETCHIKAN

334 FRONT ST

KETCHIKAN, AK 99901

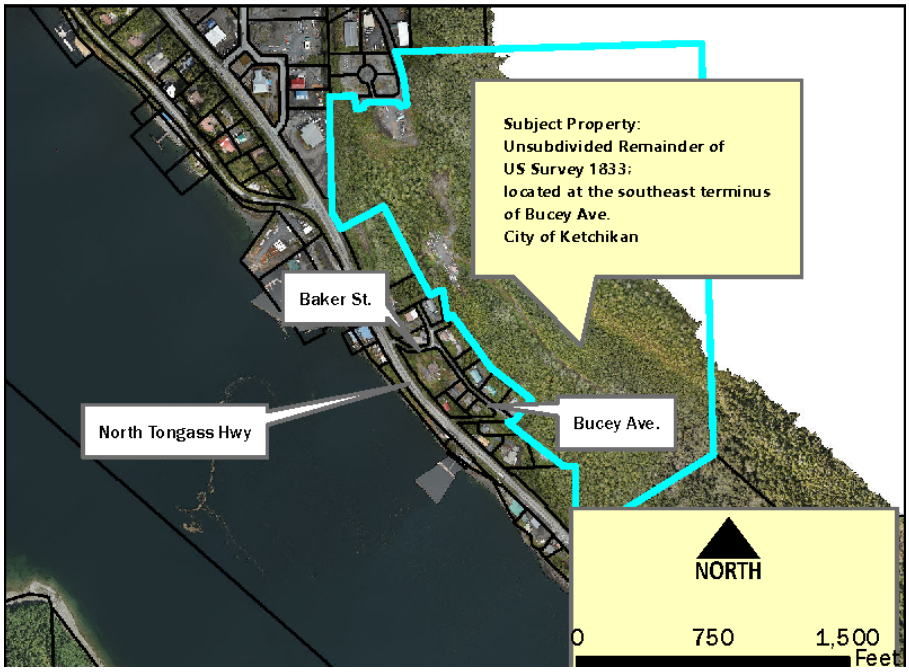
Pending Case
Property Owner
Notification

KETCHIKAN GATEWAY BOROUGH

Department of Planning and Community Development

1900 First Avenue, Suite 126, Ketchikan, Alaska 99901

● telephone: (907) 228-6610 ● fax: (907) 228-6698



3 LABS LLC

21828 87TH AVE STE 200

WOODINVILLE, WA 98072

Pending Case
Property Owner
Notification

Case Number: 26-052

Zoning: Low Density Residential

Requested Action: Preliminary plat request to create seven lots and a remainder tract, and to dedicate a section of Bucey Avenue ROW, from the Unsubdivided Remainder of United States Survey 1833, Ketchikan Recording District

Summary: The purpose of the request is to create seven new lots for residential development and extend Bucey Avenue right-of-way for access to the subdivision. Some right-of-way and utility improvements will be required.

Location: The southeast terminus of Bucey Avenue; City of Ketchikan; filed by Kristian & Loreal Linne on September 18, 2026.

Applicable Code: Title 17

The Planning Department is sending you this notice of proposed actions in the Ketchikan Gateway Borough.

More information is available on the Borough website home page at www.kgbak.us. Click the drop-down menu for "Government" and select AGENDAS. Navigate to the:

OCTOBER 13, 2026 PLANNING COMMISSION DOCKET

Comments or concerns regarding this proposal may be emailed to plancomment@kgbak.us or mailed to the return address on this postcard. Your name and the case number must be included for reference. To be published in the packet, your comments must be received by **10/6/2026.** Comments received after this date will be given to the Planning Commission at the meeting. You may also provide comments in person at **the Planning Commission meeting, October 13, 2026 at 6:00 pm** in the Borough Assembly Chambers, located at 1900 First Avenue.

Decisions of the Planning Commission/Platting Board may be appealed within 15 days of the date of decision. Conditional use permits and variances may be appealed to the Board of Adjustment (Borough Assembly). Subdivision approvals may be appealed to Superior Court. If you have any questions on appeals, please contact Planning staff at 228-6610 or stop by the Planning Department for assistance.

Case Number: 26-052

Zoning: Low Density Residential

Requested Action: Preliminary plat request to create seven lots and a remainder tract, and to dedicate a section of Bucey Avenue ROW, from the Unsubdivided Remainder of United States Survey 1833, Ketchikan Recording District

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L

Owner_Name	Address	CITY	STATE	ZIP
CITY OF KETCHIKAN	334 FRONT ST	KETCHIKAN	AK	99901
3 LABS LLC	21828 87TH AVE STE 200	WOODINVILLE	WA	98072
4800 NORTH TONGASS LLC	PO BOX 16930	MISSOULA	MT	59808
B & R CONSTRUCTION COMPANY INC	1355 DEER MOUNTAIN CT	KETCHIKAN	AK	99901
BASS FRED L & TONI L	4794 BUCEY AVE	KETCHIKAN	AK	99901
BECK PAUL L & JOYCE M	3546 S ZION PL	BOISE	ID	83709
BOBCAT OF JUNEAU LLC	5450 GLACIER HWY	JUNEAU	AK	99801
BROWN ALBERT JAMES JR & GAY	PO BOX 6901	KETCHIKAN	AK	99901
COCKRUM JARED R	4677 N TONGASS HWY	KETCHIKAN	AK	99901
COCKRUM RUSSELL L & JENNIFER	5791 N TONGASS AVE	KETCHIKAN	AK	99901
CRONK LESLIE A & LAURA L	PO BOX 6164	KETCHIKAN	AK	99901
DOCK STREET BUILDING CORPORATION	2030 SEA LEVEL DR SUITE 300	KETCHIKAN	AK	99901
ENGLEBRECHT MATTHEW JAMES	15063 LIZZIE LN	KETCHIKAN	AK	99901
FIRST CITY ELECTRIC LLC	918 WATER ST	KETCHIKAN	AK	99901
FORRESTER VICTOR D & MYENE - LESSEE	PO BOX 5225	KETCHIKAN	AK	99901
FORRESTER VICTOR D & MYLENE	PO BOX 5225	KETCHIKAN	AK	99901
GABOR JERRY A & MAYUMI P	5351 COMMERCIAL BLVD	JUNEAU	AK	99801
GIDENKO OLEG & VOLKOVA EVGENIYA	3670 S TONGASS HWY	KETCHIKAN	AK	99901
GRACE ROBERT D & TRACI J	PO BOX 5386	KETCHIKAN	AK	99901
GREGG DOUGLAS TRUE & MARY EDITH TRU	4776 BUCEY AVE	KETCHIKAN	AK	99901
HAUSER PATRICIA ANNE	PO BOX 1386	WARD COVE	AK	99928
HAZELMAN MARIENUS & SARAH	2028 S NORMAN ST	SEATTLE	WA	98144
HENRY RUSSELL H	PO BOX 9408	KETCHIKAN	AK	99901
HOYT SUSAN O	7565 S TONGASS HWY	KETCHIKAN	AK	99901
JACKSON LARRY & LESLIE - LESSEE	219 POTTER RD	KETCHIKAN	AK	99901
JACKSON LARRY D & LESLIE R	219 POTTER RD	KETCHIKAN	AK	99901
JAG RENTAL LLC	5351 COMMERCIAL BLVD	JUNEAU	AK	99801
KERN LOUISE D &	PO BOX 6572	KETCHIKAN	AK	99901
KETCHIKAN GATEWAY BOROUGH	1900 FIRST AVE SUITE 210	KETCHIKAN	AK	99901
KETCHIKAN SENIOR CITIZENS SERVICES	4640 N TONGASS HWY APT 105	KETCHIKAN	AK	99901
KRONTZ STEVEN R	7206 N TONGASS HWY	KETCHIKAN	AK	99901
KVO PROPERTIES LLC	4162 VALLENAR LN	KETCHIKAN	AK	99901
LEBROCK LUREE K	PO BOX 6452	KETCHIKAN	AK	99901
LINDQUIST PAUL DAVID & NONA	105 N POINT HIGGINS RD	KETCHIKAN	AK	99901
LINNE KRISTIAN A & LOREAL	4822 LARSON ST	KETCHIKAN	AK	99901
MALONE KAREN & SASHA	PO BOX 9280	KETCHIKAN	AK	99901
MARTIN KEITH T	4716 BUCEY AVE	KETCHIKAN	AK	99901
MCNEAL RYAN & MAIKA	8830 KULKA RD	LAS VEGAS	NV	89161
MICHAEL FIRARI	2417 TONGASS AVE SUITE 111-119	KETCHIKAN	AK	99901
MICHALSEN DANIEL & MARYBELL	PO BOX 5658	KETCHIKAN	AK	99901
NORTHERN MANAGEMENT SERVICES INC	607 CHURCH RD	SANDPOINT	ID	83864
PAINTER MICHAEL J & CHERYL A	4746 BUCEY AVE	KETCHIKAN	AK	99901
PASE LLC	4973 REX ALLEN DR	KETCHIKAN	AK	99901
PASTERSKI CLYDE E	PO BOX 5615	KETCHIKAN	AK	99901
PCH RENTALS LLC	PO BOX 1453	WARD COVE	AK	99928
PERTH LLC	PO BOX 5436	KETCHIKAN	AK	99901
POOL CHARLES & JANICE- LESSEE	PO BOX 5236	KETCHIKAN	AK	99901
POOL ENGINEERING INC	PO BOX 6000	KETCHIKAN	AK	99901

PW KETCHIKAN LLC	PO BOX 2495	PALMER	AK	99645
R&D INVESTMENTS LLC	PO BOX 525	WARD COVE	AK	99928
RAITANEN LINDA	4928 SHORELINE DR	KETCHIKAN	AK	99901
RICHARDSON SHAWN & GWENNA	4834 N TONGASS	KETCHIKAN	AK	99901
ROCHE JAMES	16441 E BELMONT ST	SPRINGFIELD	MO	65802
ROTH MARGARET ALEXIS & BETHEL LAWRE	4807 LARSON ST	KETCHIKAN	AK	99901
SELEY CORPORATION	PO BOX 5183	KETCHIKAN	AK	99901
SHORTS GARY U	2417 TONGASS AVE SUITE 111-229	KETCHIKAN	AK	99901
SINGSTAD RENTALS LLC	PO BOX 6192	KETCHIKAN	AK	99901
SKAN JALEN B	1105 MILLAR ST	KETCHIKAN	AK	99901
SKILLINGS CLIFFORD T	PO BOX 1384	WARD COVE	AK	99928
SLJ RENTALS LLC	PO BOX 23363	KETCHIKAN	AK	99901
SNOW MOUNTAIN ENTERPRISES LLC	PO BOX 8183	KETCHIKAN	AK	99901
SVENSON AXEL OR YARR-SVENSON KATHLE	283 S PT HIGGINS RD	KETCHIKAN	AK	99901
THE 2012 GARY R CROY REVOCABLE MANA	4975 REX ALLEN DR	KETCHIKAN	AK	99901
THE KETCH INN AND MARINA LLC	877 CEDAR ST STE 150	SANTA CRUZ	CA	95060
THE KETCH INN AND MARINA LLC - LESS	877 CEDAR ST STE 150	SANTA CRUZ	CA	95060
TYLER RENTAL INC	PO BOX 8158	KETCHIKAN	AK	99901
UNITED STATES OF AMERICA	PO BOX 21628	JUNEAU	AK	99802
WAL-MART STORES # DIVISION-STORE	PO BOX 8050 MS 0555	BENTONVILLE	AR	72716
WICK JASON A & ANDREA M	4967 N TONGASS HWY	KETCHIKAN	AK	99901
ZIMMERLE MARY KATHERINE	PO BOX 7974	KETCHIKAN	AK	99901

KETCHIKAN GATEWAY BOROUGH
PLANNING COMMISSION/PLATTING BOARD

RESOLUTION NO. 4585 – FINAL ORDER

A Resolution of the Ketchikan Gateway Borough Planning Commission to Approve a Request for a Preliminary Plat to Create Seven Lots and a Remainder Tract and to Dedicate a Section of Bucey Avenue Right of Way from the Unsubdivided Remainder of United States Survey 1833, as Shown on Plat Number 99-60, Ketchikan Recording District; Located at the Southeast Terminus of Bucey Avenue, City of Ketchikan. Filed by Kristian and Loreal Linne on September 18, 2026 (Case 26-052)

R E C I T A L S

A. **WHEREAS** , the Planning Commission finds that the requested preliminary plat is to create seven lots, totaling 167, 936 square feet, to create a remainder tract totaling 3, 584, 126 square feet and to dedicate a portion of Bucey Avenue Right of Way for public use totaling 53, 404 square feet; and

B. **WHEREAS** , the Planning Commission finds that subject to the conditions of approval, the proposed preliminary plat can be made consistent with KGBC Title 17, the Ketchikan Comprehensive Plan, applicable Borough ordinances, and Alaska Statutes; and

C. **WHEREAS** , the Planning Commission finds that the proposed subdivision will gain access from Baker Street and Bucey Avenue and will dedicate an extension of Bucey Avenue to serve the newly created lots. Subject to compliance with applicable street standards and any improvements determined necessary by the City of Ketchikan, adequate traffic circulation can be provided for the subdivision; and

D. **WHEREAS** , the Planning Commission finds that public water and sewer utilities are not available in the area, and future development will rely on individual water supply and onsite wastewater disposal systems subject to applicable agency requirements; and

E. **WHEREAS** , the Planning Commission finds road construction, drainage, electrical, communications, and other improvements or provisions necessary to serve the proposed lots can be addressed through the conditions of preliminary plat approval and subsequent development review; and

F. **WHEREAS** , the Planning Commission finds that the subdivision is subject to applicable floodplain, grading, drainage, slope and other physical site requirements. Compliance with those requirements, including any protective improvements determined necessary by the appropriate reviewing agency, can be addressed through conditions of preliminary plat approval and subsequent development review.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE FINDINGS, IT IS RESOLVED BY THE PLANNING COMMISSION/PLATTING BOARD OF THE KETCHIKAN GATEWAY BOROUGH as follows**:**

Section 1: That the request for a preliminary plat to create seven lots and a remainder tract and to dedicate a portion of Bucey Avenue right-of-way from the Unsubdivided Remainder of United States Survey 1833, as shown on Plat No. 99-60, Ketchikan Recording District, located at the southeast terminus of Bucey Avenue, City of Ketchikan (Parcel No. 013130024000), as depicted on Exhibit "A," be approved subject to the findings of fact and conditions herein:

Conditions:

1. The final plat shall be in substantially the same form as the approved preliminary plat.
2. The distance from the intersection with Baker Street to the center of the turnaround shall not exceed 1,000 feet.
3. The proposed Bucey Avenue extension, including the roadway, turnaround, grading, drainage, and associated improvements, shall comply with applicable City of Ketchikan standards and requirements identified by the City Engineer prior to final plat approval.
4. All applicable existing and required easements, shall be appropriately depicted, referenced, or recorded with the final plat.
5. Power and communication services be installed within the right-of-way to the satisfaction of the Ketchikan Public Utilities department prior to final plat approval.
6. The requirements for installation of public water and sewer improvements are waived pursuant to KGBC 17.35.020(m)(3). Future development shall comply with applicable requirements for individual water supply and onsite wastewater disposal.
7. Base flood elevation information required by KGBC 17.20.010(d)(12) shall be submitted and depicted on the final plat, as applicable.
8. Plat corrections and applicable requirements identified by staff and reviewing agencies shall be addressed prior to final plat approval.

PASSED AND ADOPTED this 13th day of October, 2026.

Jos Govaars, Chair of the
Planning Commission/Platting Board

ATTEST:

Crystal Vail, Platting/ Zoning Clerk
Ketchikan Gateway Borough

Exhibit “A” Sheet 1

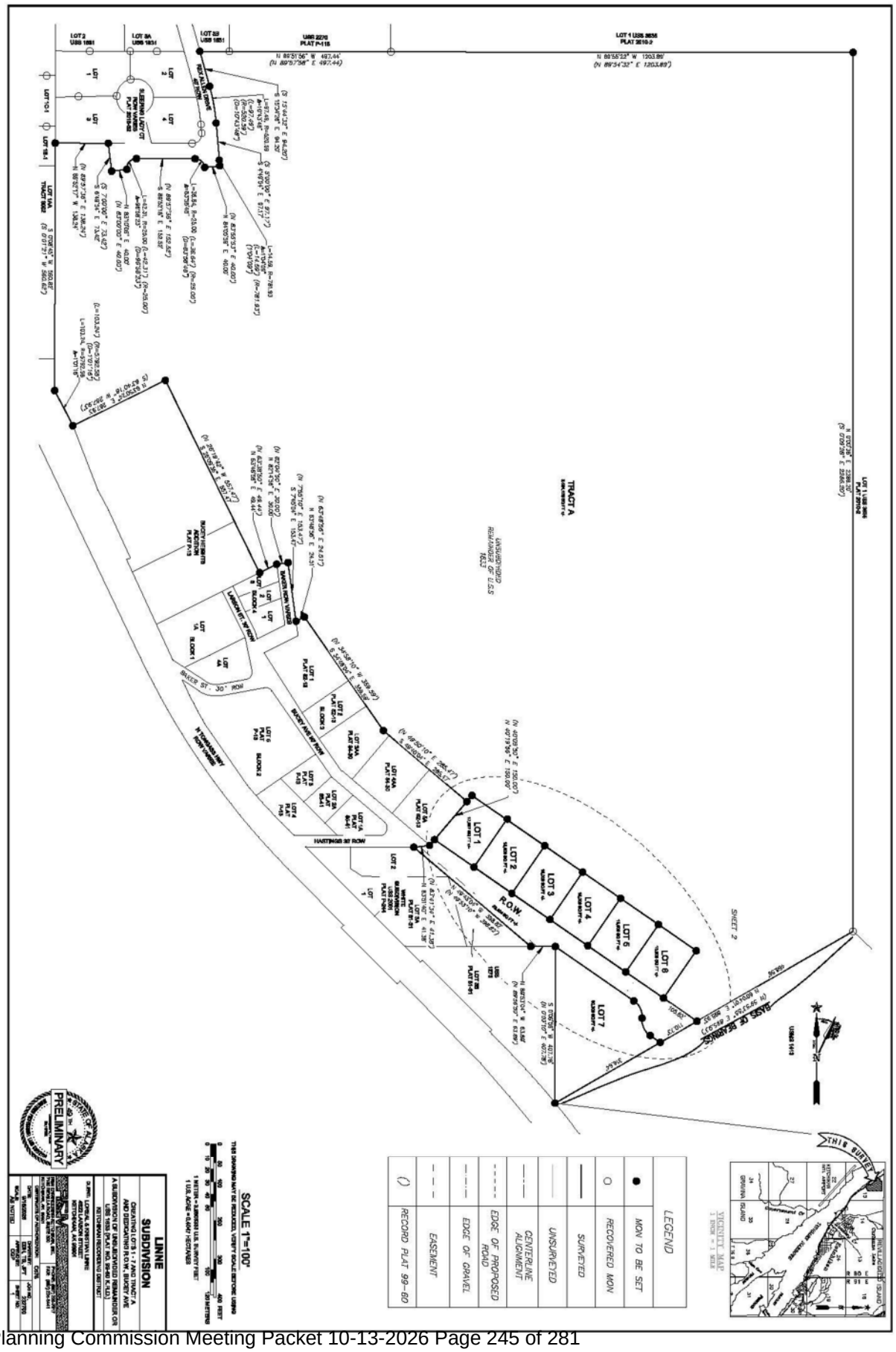
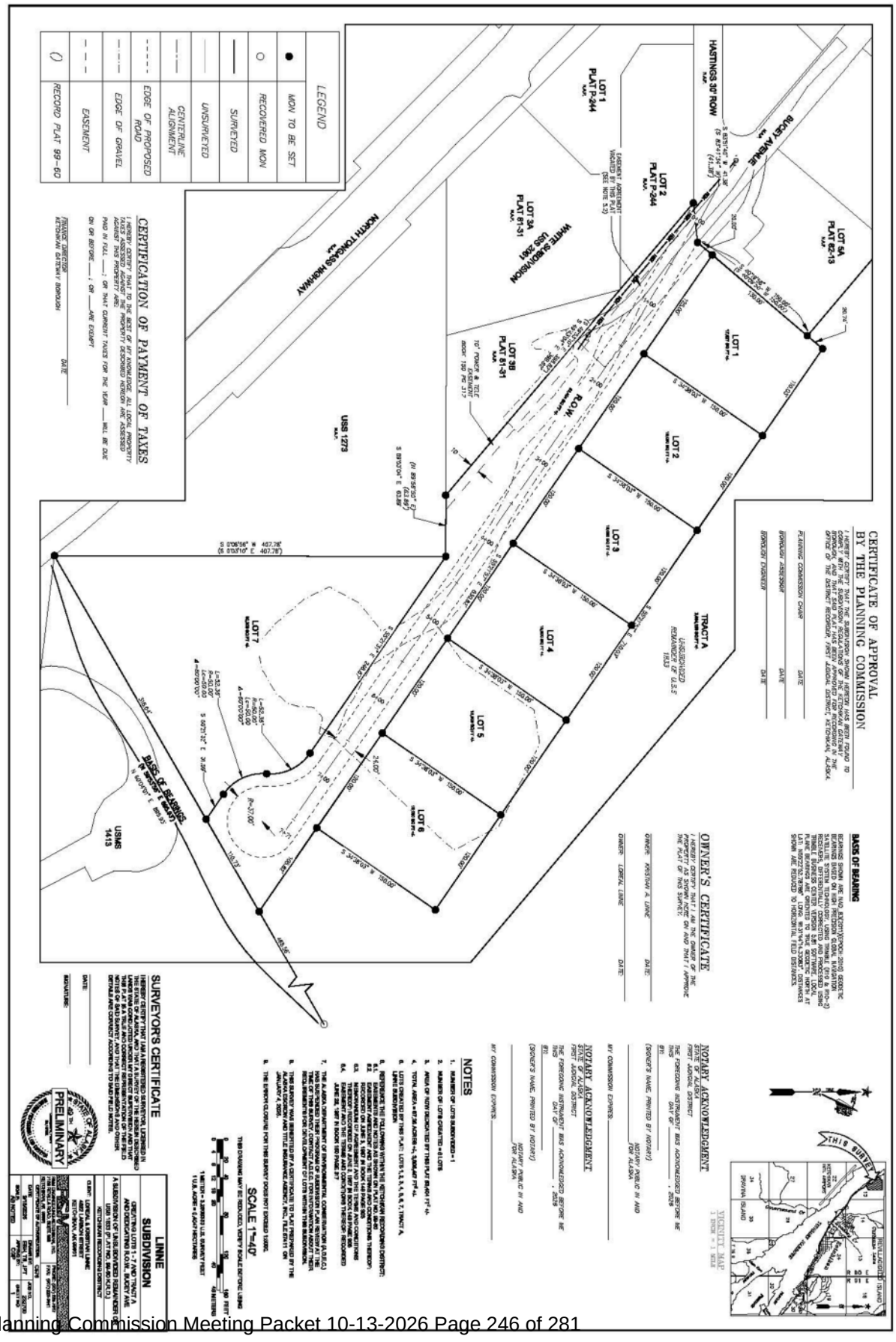


Exhibit “A” Sheet 2



LOT 1 USS 3835
PLAT 2010-2

N 0°00'38" E 2286.20'
(S 0°09'28" E 2286.20')

LOT 1 USS 3835
PLAT 20102

N 89°55'22" W 1203.89'
(N 89°54'32" E 1203.89')

TRACT A
3,584,126 SQ FT +/-

UNSUBDIVIDED
REMAINDER OF U.S.S
1833

USMS 1413

468.56'

BASS OF BEARINGS
(N 59°53'35" E 885.37')
N 60°04'01" E 885.58'

SHEET 2

LOT 6
18,000 SQ FT +/-

LOT 5
18,000 SQ FT +/-

LOT 4
18,000 SQ FT +/-

LOT 3
18,000 SQ FT +/-

LOT 2
18,000 SQ FT +/-

LOT 1
17,627 SQ FT +/-

LOT 7
60,309 SQ FT +/-

105.82'
110.73'
316.64'

S 0°06'56" W 407.78'
(N 0°03'10" E 407.78')

N 89°53'04" W 63.89'
(N 89°56'50" E 63.89')

(N 40°09'50" E 150.00')
N 40°19'56" E 150.00'

R.O.W.
53,404 SQ FT +/-

N 89°53'04" W 398.82'
(N 89°53'10" W 398.82')

USS
1273

LOT 3B
PLAT 81-31

(N 49°50'10" E 285.47')
S 49°30'04" E 285.47'

LOT 5A
PLAT 82-13

(N 83°41'34" E 41.38')
N 83°51'40" E 41.38'

LOT 3A
PLAT 81-31

WHITE
SUBDIVISION
USS 2061
PLAT P-244

LOT 2

LOT
1

HASTINGS 30' ROW

LOT 4AA
PLAT 84-30

LOT 3AA
PLAT 84-30

LOT 2
PLAT 82-13

BLOCK 3

LOT 1A
PLAT
85-41

LOT 2A
PLAT
85-41

LOT 3
PLAT
P-13

LOT 4
PLAT
P-13

LOT 5
PLAT
P-13

BLOCK 2

(N 34°58'10" W 359.59')
S 34°48'04" E 359.59'

LOT 1
PLAT 82-13

BUCEY AVE 30' ROW

(N 63°48'56" E 24.51')
N 63°48'56" E 24.51'

(N 7°55'10" E 153.47')
S 7°45'04" E 153.47'

BAKER ROW VARIES

(N 82°04'50" E 30.00')
N 82°14'56" E 30.00'

(N 63°38'50" E 49.44')
N 63°48'56" E 49.44'

LOT
3

LOT
2

LOT
1

BLOCK 4

LARSON ST. 30' ROW

(N 26°19'42" W 557.47')
S 25°09'36" E 557.47'

BUCEY HEIGHTS
ADDITION
PLAT P-13

LOT
1A

BLOCK 1

LOT
4A

BAKER ST. 30' ROW

N TONGASS HWY
ROW VARIES

(S 63°50'24" E 267.93')
(N 63°40'18" W 267.93')

(L=103.24') (R=5792.58')
(D=1°01'16")
L=103.24, R=5792.58
Δ=1°01'16"

USS 2270
PLAT P-118

N 89°51'56" W 497.44'
(N 89°57'56" E 497.44')

(S 15°44'32" E 94.20')
S 15°34'26" E 94.20'

L=97.49, R=520.59
Δ=10°43'48"
(L=97.49')
(R=520.59')
(D=10°43'48")

(S 5°00'00" E 97.17')
S 4°49'54" E 97.17'

L=14.59, R=781.93
Δ=1°04'09"
(L=14.59') (R=781.93')
(1°04'09")

(N 83°55'53" E 40.00')
N 84°05'59" E 40.00'

LOT 3B
USS 1831

REX ALLEN DRIVE
40' ROW

L=36.64, R=25.00
Δ=83°58'48"
(L=36.64') (R=25.00')
(D=83°58'48")

(N 89°57'36" E 152.52')
S 89°52'18" E 152.52'

LOT
2

LOT
4

LOT 3A
USS 1831

SLEEPING LADY CT
ROW VARIES
PLAT 2015-32

L=42.31, R=25.00
Δ=96°58'23"
(L=42.31') (R=25.00')
(D=96°58'23")

N 83°10'06" E 40.00'
(N 83°00'00" E 40.00')

(S 7°00'00" E 73.42')
S 6°49'54" E 73.42'

LOT 2
USS 1831

LOT
1

LOT
3

(N 89°57'36" E 138.24')
N 89°52'17" W 138.24'

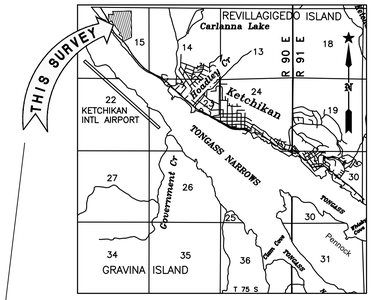
LOT 1C-1

LOT 1B-1

LOT 1AA
TRACT 3002

S 0°08'45" W 560.82'
(S 0°01'21" W 560.62')

THIS SURVEY



VICINITY MAP
1 INCH = 1 MILE

LEGEND	
●	MON TO BE SET
○	RECOVERED MON
———	SURVEYED
———	UNSURVEYED
—— · ——	CENTERLINE ALIGNMENT
- - - - -	EDGE OF PROPOSED ROAD
—— · · ——	EDGE OF GRAVEL
— — —	EASEMENT
()	RECORD PLAT 99-60

SCALE 1"=100'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

0 50 100 200 300 400 FEET
0 10 20 30 40 50 100 120 METERS

1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

STATE OF ALASKA
49 TH
PRELIMINARY
Christopher C. Pilcher
No. 107552
REGISTERED PROFESSIONAL LAND SURVEYOR

LINNE SUBDIVISION

CREATING LOTS 1 - 7 AND TRACT A
AND DEDICATING R.O.W., BUCEY AVE

A SUBDIVISION OF UNSUBDIVIDED REMAINDER OR
USS 1833 (PLAT NO. 99-60 K.R.D.)

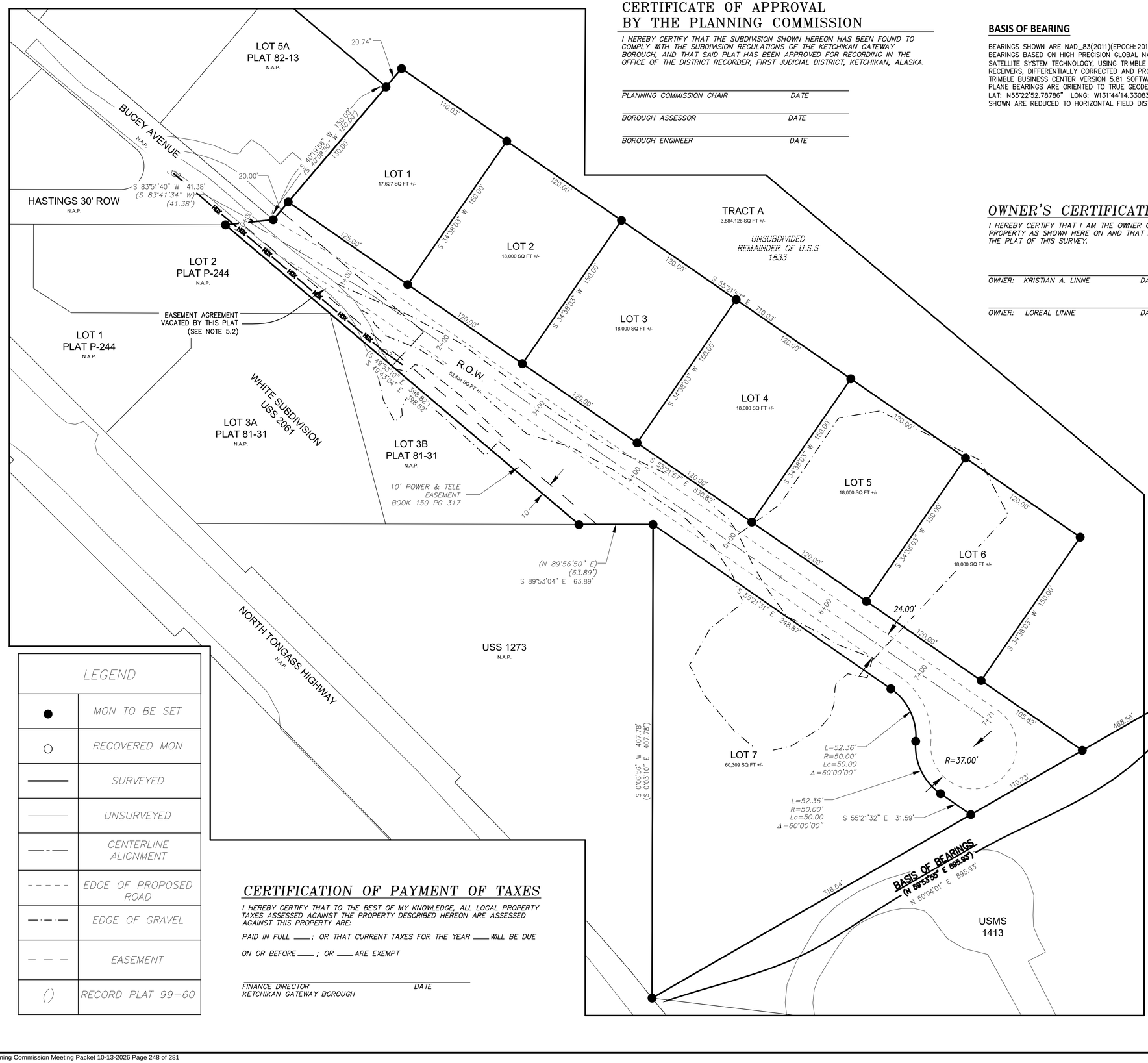
KETCHIKAN RECORDING DISTRICT

CLIENT: LOREAL & KRISTIAN LINNE
4822 LARSON STREET
KETCHIKAN, AK 99901

R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901
PHONE: (907) 225-7917
FAX: (907) 225-3441

CERTIFICATE OF AUTHORIZATION: C576

DATE:	DRAWN BY:	JOB NO.
9/15/2026	EBH, TS, JPT	232700
SCALE: AS NOTED	APPRVD BY: CGP	SHEET NO: 1



CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE KETCHIKAN GATEWAY BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDER, FIRST JUDICIAL DISTRICT, KETCHIKAN, ALASKA.

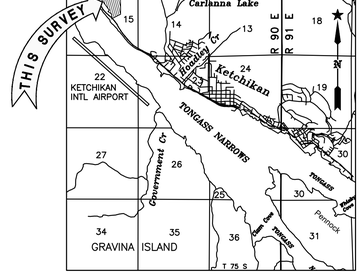
PLANNING COMMISSION CHAIR *DATE*

BOROUGH ASSESSOR *DATE*

BOROUGH ENGINEER *DATE*

BASIS OF BEARING

BEARINGS SHOWN ARE NAD_83(2011)(EPOCH: 2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R10 & R10-2) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 5.81 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N55°22'52.78786" LONG: W131°44'14.33083". DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.



VICINITY MAP
1 INCH = 1 MILE

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AS SHOWN HERE ON AND THAT I APPROVE THE PLAT OF THIS SURVEY.

OWNER: KRISTIAN A. LINNE *DATE:*

OWNER: LOREAL LINNE *DATE:*

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA
FIRST JUDICIAL DISTRICT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____ , 2026

BY: _____

(SIGNER'S NAME, PRINTED BY NOTARY)

NOTARY PUBLIC IN AND FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA
FIRST JUDICIAL DISTRICT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____ , 2026

BY: _____

(SIGNER'S NAME, PRINTED BY NOTARY)

NOTARY PUBLIC IN AND FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTES

1. NUMBER OF LOTS SUBDIVIDED = 1
2. NUMBER OF LOTS CREATED = 8 LOTS
3. AREA OF ROW DEDICATED BY THIS PLAT 53,404 FT^2 +/-
4. TOTAL AREA = 87.38 ACRES +/-, 3,806,467 FT^2 +/-
5. LOTS CREATED BY THIS PLAT: LOTS 1, 2, 3, 4, 5, 6, 7, TRACT A, LINNE SUBDIVISION
6. REFERENCE THE FOLLOWING WITHIN THE KETCHIKAN RECORDING DISTRICT:
   - 6.1. EASEMENTS AND NOTES AS SHOWN ON PLAT NO. 99-60
   - 6.2. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDED ON JUNE 3, 1987 IN BOOK 149 PAGE 903
   - 6.3. MEMORANDUM OF AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDED ON JUNE 3, 1987 IN BOOK 149 PAGE 908
   - 6.4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDED JUNE 22, 1987 IN BOOK 150 PAGE 317
7. THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (A.D.E.C.) HAS SUSPENDED THEIR PROGRAM OF SUBDIVISION PLAN REVIEW AT THE TIME OF THIS SURVEY. CONTACT A.D.E.C. FOR INFORMATION ABOUT THEIR REQUIREMENTS FOR DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION.
8. THIS SURVEY WAS BENEFITED BY A CERTIFICATE TO PLAT PREPARED BY THE ALASKA ESCROW AND TITLE INSURANCE AGENCY, INC., FILE 67411 ON JANUARY 4, 2025.
9. THE ERROR CLOSURE FOR THIS SURVEY DOES NOT EXCEED 1:5000.

SCALE 1"=40'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

0 20 40 80 120 160 FEET
0 4 8 12 16 20 40 48 METERS

1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

LEGEND	
●	MON TO BE SET
○	RECOVERED MON
———	SURVEYED
———	UNSURVEYED
—·—	CENTERLINE ALIGNMENT
- - - - -	EDGE OF PROPOSED ROAD
—·—·—	EDGE OF GRAVEL
— — —	EASEMENT
( )	RECORD PLAT 99-60

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, ALL LOCAL PROPERTY TAXES ASSESSED AGAINST THE PROPERTY DESCRIBED HEREON ARE ASSESSED AGAINST THIS PROPERTY ARE:

PAID IN FULL ____; OR THAT CURRENT TAXES FOR THE YEAR ____ WILL BE DUE

ON OR BEFORE ____; OR ____ ARE EXEMPT

FINANCE DIRECTOR *DATE*
KETCHIKAN GATEWAY BOROUGH

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT THE DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE:

SIGNATURE:

STATE OF ALASKA 49TH
PRELIMINARY
CHRISTOPHER G. PRUITT No.107552
REGISTERED PROFESSIONAL LAND SURVEYOR

LINNE SUBDIVISION

CREATING LOTS 1 - 7 AND TRACT A AND DEDICATING R.O.W., BUCEY AVE

A SUBDIVISION OF UNSUBDIVIDED REMAINDER OR USS 1833 (PLAT NO. 99-60 K.R.D.)

KETCHIKAN RECORDING DISTRICT

CLIENT: LOREAL & KRISTIAN LINNE
4822 LARSON STREET
KETCHIKAN, AK 99901

R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, AK 99901
PHONE: (907) 225-7917
FAX: (907) 225-3441

CERTIFICATE OF AUTHORIZATION: C576

DATE:	DRAWN BY:	JOB NO.
9/15/2026	EBH, TS, JPT	232700
SCALE: AS NOTED	APPRVD BY: CGP	SHEET NO: 1

PLANNING COMMISSION **8. A.**

Meeting Date: 10/13/2026

Submitted By: Crystal Vail, Planning Clerk

Agenda Item

On August 11, 2026 by Resolution No. 4574, the Planning Commission approved a request for a preliminary plat to create two lots from Tract B, Emerald Forest Subdivision Phase V, located along the western side of Misty Mountain Road, Ketchikan Gateway Borough. (Case 26-040) The applicant has requested approval of the final plat. This final plat application was sent for agency review on September 23, 2026. Comments from Ketchikan Public Utilities staff were received.

REVIEW OF APPLICABLE CRITERIA AND PROPOSED FINDINGS: In considering the proposed subdivision, the Platting Board shall consider the recommendations of planning staff and the comments and recommendations of reviewing agencies. The Platting Board shall not approve a final plat if the subdivision of land as proposed constitutes or shows the existence of or would result in one or more of the following:

A. The subdivision is contrary to the provisions of the comprehensive plan;

Finding A: The proposed subdivision conforms to the Ketchikan Gateway Borough's Comprehensive Plan 2035, Land Use and Environment Goal A, which guides growth through coordinated, predictable, and place-based land use planning approaches.

B. The subdivision as proposed does not conform to the requirements of this title, current zoning regulations, or state law;

Finding B: The proposed subdivision conforms to Title 17 KGBC, Subdivisions, and the ordinances of the Ketchikan Gateway Borough and the Alaska Statutes regarding platting.

C. The subdivision is substantially different than the approved preliminary plat;

Finding C: The final plat of Emerald Forest Phase VI is in substantially the same form as the approved preliminary plat.

D. One or more conditions of the preliminary plat approval has not been met or complied with;

Finding D: Conditions of approval have been satisfied.

1. The final plat is in substantially the same form as depicted on the approved preliminary plat.
2. Power and communication services have been installed to the satisfaction of Ketchikan Public Utilities.
3. Comments and corrections produced by staff prior to submitting the final plat have been addressed.

E. The improvements required to be constructed and installed prior to review of the final plat have not been constructed or installed or a satisfactory guarantee of completion of improvements in lieu of such construction has not been provided as provided by this title;

Finding E: Electrical and communications infrastructure are installed to both lots in the subject area.

F. An unsatisfied debt would be incurred by the Ketchikan Gateway Borough or City of Ketchikan.

Finding F: The final plat will not cause an unsatisfied debt to the Ketchikan Gateway Borough or City of Ketchikan and the property taxes are current for the subject parcel.

Staff recommends approval of the final plat.

Recommended Motion:
"I move to approve the final plat of Emerald Forest Phase VI, as presented, with the condition that plat comments and corrections produced by staff shall be addressed prior to printing the Mylar plat."

Attachments

Preliminary Plat Approval Resolution 4574
Application
Agency Comments
Draft Final Plat

KETCHIKAN GATEWAY BOROUGH
PLANNING COMMISSION/PLATTING BOARD

RESOLUTION NO. 4574

A Resolution of the Ketchikan Gateway Borough Planning Commission to Approve a Request for a Preliminary Plat to Create Two Lots from Tract B, Emerald Forest Subdivision Phase V; Located Along the Western Side of Misty Mountain Road, Ketchikan Gateway Borough. Filed by Navarra Corporation on July 20, 2026. (Case 26-040)

R E C I T A L S

A. **WHEREAS** , the Planning Commission finds that the proposed subdivision creates two lots from a larger tract. Proposed Lot B1 contains approximately 2.72 acres and proposed Lot B2 contains approximately 4.17 acres; and

B. **WHEREAS** , the Planning Commission finds that the proposed subdivision conforms to the Ketchikan Gateway Borough's Comprehensive Plan 2035, Land Use and Environment Goal A, to guide growth through coordinated, predictable and place-based land use planning approaches; and

C. **WHEREAS** , the Planning Commission finds that the proposed subdivision conforms to Title 17 KGBC Subdivisions, the ordinances of the Ketchikan Gateway Borough and the Alaska Statutes regarding platting; and

D. **WHEREAS** , the Planning Commission finds that no streets are proposed to be dedicated by this plat; and

E. **WHEREAS** , the Planning Commission finds that the proposed subdivision is in an area with access to a public sewage collection and water supply. Electrical and communications infrastructure are installed with adequate services available for extension to the subject area; and

F. **WHEREAS** , the Planning Commission finds that public services will not be negatively impacted because the proposed subdivision is not increasing the number of residential lots in the area; and

G. **WHEREAS** , the Planning Commission finds that there is no indication the subject area contains physical characteristics, not subject to mitigation, which would pose a threat to future inhabitants.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE FINDINGS, IT IS RESOLVED BY THE PLANNING COMMISSION/PLATTING BOARD OF THE KETCHIKAN GATEWAY BOROUGH as follows**:**

Section 1 That a request for a preliminary plat to create two lots from Tract B, Emerald Forest Subdivision Phase V, located along the western side of Misty Mountain Road, Ketchikan Gateway Borough (Parcel No 75-2240-002-105) as depicted on Exhibit "A", be approved, subject to the following conditions and findings of fact contained herein.

Conditions:

1. The final plat shall be in substantially the same form as depicted on the attached preliminary plat.
2. Power and communication services shall be installed or guaranteed pursuant to KGBC 17.35.030 prior to submission of the final plat application.
3. Address comments and corrections produced by staff prior to submitting the final plat.

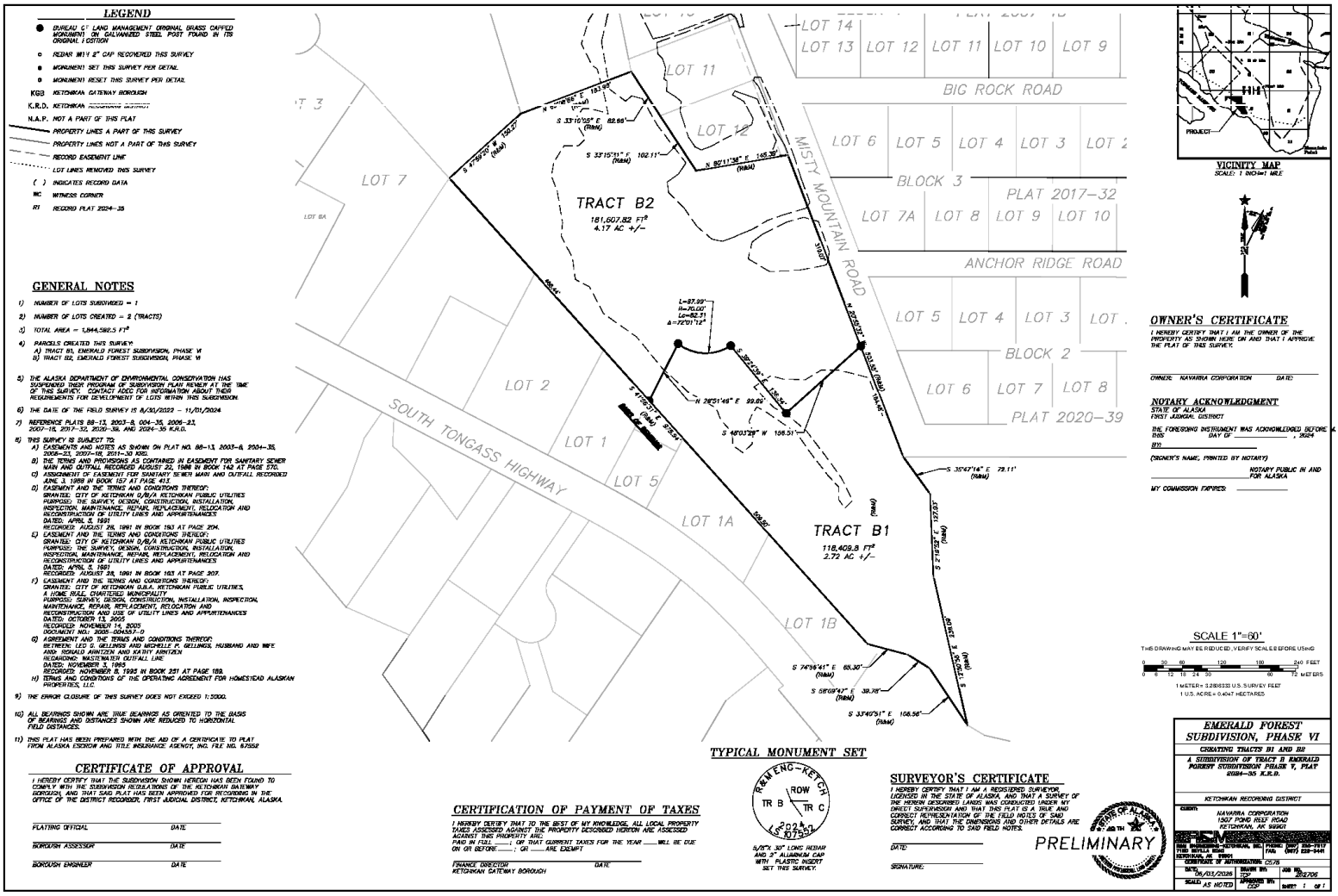
PASSED AND ADOPTED this 11th day of August, 2026.

Jos Govaars, Chair of the
Planning Commission/Platting Board

ATTEST:

Crystal Vail, Platting/ Zoning Clerk
Ketchikan Gateway Borough

Exhibit “A”



Planning Commission Meeting Packet 10-13-2026 Page 253 of 281

Ketchikan Gateway Borough
1900 First Ave. STE 126, Ketchikan, Alaska 99901 907.228.6610 office : 907.228.6698 fax

PLATTING ACTION APPLICATION

Date Received
5/29/26 AF
- authorization for sole signer needed - CV
- provided 6/3/26 - CV

Type of Platting Action: **Preliminary Plat**

Applicant (Firm) Preparing Plat: Navarra Corp.

Contact Info. Chris Arntzen 907-617-2064

Subdivision Name/Title of Plat: Emerald Forest Subdivision Phase VI

Additional explanation as needed

Application Complete 6/4/26-CV

Property Owner Consent

I certify that I am the legal owner or otherwise authorized to sign on behalf of the legal owner, as demonstrated by the attached document of this property. I authorize the Borough the limited right of entry to the subject property for the purpose of conducting investigations related to this application.

Tract B, Emerald Forest Subdivision, Phase V, Plat 2024-35
Legal Description of Property

Christopher W Arntzen 5-28-26
Owner's Signature Date

Christopher W Arntzen
Print Owner's Name contact email (optional)

Legal Description of Property:
Owner's Signature Date

Print Owner's Name contact email (optional)

Legal Description of Property:
Owner's Signature Date

Print Owner's Name contact email (optional)

Legal Description of Property:
Owner's Signature Date

Print Owner's Name contact email (optional)

See reverse side for important notes.

Crystal Vail

From: Alethea Johnson
Sent: Tuesday, September 8, 2026 10:17 AM
To: Crystal Vail
Subject: Fw: Lot B-1

From: Chris Arntzen [redacted]
Sent: Tuesday, September 8, 2026 10:04 AM
To: Alethea Johnson <aletheaj@kgbak.us>
Subject: Fwd: Lot B-1

Alethea,
This is from Jared at Kpu telecom stating the telecom is installed.
Chris
Sent from my iPad

Begin forwarded message:

> **From:** Jared Anderson <[redacted]
> **Date:** September 8, 2026 at 9:58:16 AM AKDT
> **To:** carntzen@kpunet.net
> **Subject: Lot B-1**
>
> Chris
> Last week we were able to place the conduit for communications to lot B-1 on your project.
>
> Jared Anderson
> OSP Construction Foreman
> KPU Telephone
> 907-617-5586

Crystal Vail

From: Amanda Robinson [redacted]
Sent: Monday, October 5, 2026 10:53 AM
To: Alethea Johnson
Cc: Crystal Vail
Subject: RE: KPU - Tract B-1 Misty Mountain Rd.
Attachments: 26-73_Arntzen_Lot B-1_Estimate.pdf; 26-73 Arntzen Track B-1 Receipt.pdf

Aletha,

KPU has completed installation of power infrastructure to Track B-1, Misty Mountain Road as planned in the attached estimate.

Cheers,
Amanda Robinson, AIA
Field Operations & Engineering Manager
KPU Electric Department
Office: 907-228-1877
Cell: 907-204-0830

KPU
Your Community, Your Utility

From: Alethea Johnson [redacted]
Sent: Monday, October 5, 2026 10:09 AM
To: Amanda Robinson [redacted]
Cc: Crystal Vail [redacted]
Subject: Fw: KPU - Tract B-1 Misty Mountain Rd.

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hi Amanda,

The final plat for this case is scheduled for consideration at the upcoming Planning Commission meeting. Please confirm whether the required electrical service improvements have been completed to KPU's satisfaction.

Thank you,
Alethea

Alethea Johnson, AICP
Associate Planner
Ketchikan Gateway Borough
Planning and Community Development
907-228-6636

From: Amanda Robinson [redacted]
Sent: Tuesday, September 8, 2026 12:32 PM
To: Alethea Johnson <aletheaj@kgbak.us>
Cc: Crystal Vail <[redacted]; Mark Adams
<[redacted]v>
Subject: RE: KPU - Tract B-1 Misty Mountain Rd.

Hi Aletha,

The electrical service installation is at approximately 75% complete and we anticipate finishing this week. I put a 3-month timeframe in case there are any loose ends to tie up, but it should be complete by the end of the week schedules permitting.

Cheers,
Amanda Robinson, AIA
Field Operations & Engineering Manager
KPU Electric Department
Office: 907-228-1877
Cell: 907-204-0830

KPU
Your Community, Your Utility

From: Alethea Johnson <[redacted]
Sent: Tuesday, September 8, 2026 12:21 PM
To: Amanda Robinson <[redacted]>
Cc: Crystal Vail [redacted]>
Subject: Re: KPU - Tract B-1 Misty Mountain Rd.

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hello Amanda,

Here is confirmation that the Telecom is installed. Is the Electrical service installation still pending?

Thank you,
Alethea

Alethea Johnson, AICP
Associate Planner
Ketchikan Gateway Borough
Planning and Community Development
907-228-6636

From: Amanda Robinson <[redacted]
Sent: Tuesday, September 8, 2026 11:38 AM
To: Alethea Johnson <[redacted]
Cc: Crystal Vai[redacted]>; Mark Adams <M[redacted]
Subject: KPU - Tract B-1 Misty Mountain Rd.

Hello,

Chris Arntzen has paid the not-to-exceed estimate (attached) for KPU to provide power to Track B-1, Misty Mountain Road. Construction will be complete within 3 months.

Cheers,
Amanda Robinson, AIA
Field Operations & Engineering Manager
KPU Electric Department
Office: 907-228-1877
Cell: 907-204-0830

KPU
Your Community, Your Utility

Electrical Agreement & Estimate

Ketchikan Public Utilities, Electric Division
1065 Fair Street
Ketchikan, Alaska 99901
(P): 907-225-5505
(F): 907-247-0755
(E): e[redacted]s

DATE: August 19, 2026
ORDER #: 26-73
EXPIRATION DATE: **September 18, 2026**

To: Chris Arntzen
3955 Old homestead Rd
Ketchikan, AK 99901

(P): 907-617-2064
(E): [redacted]

Lot B-1 Misty Mountian Road New Service

QTY	UNIT	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Materials		
10	Ft	2-1/2" Sch 80 PVC Conduit	$4.11	$41.13
1	Ea	2-1/2" PVC 90 Degree Angle (24" R)	$61.20	$61.20
220	Ft	2" Sch 80 PVC Conduit	$2.33	$511.50
2	Ea	2" PVC 90 Degree Angle (36" R)	$71.35	$142.70
2	Ea	2" PVC 22 Degree Angle (24" R)	$6.73	$13.45
2	Ea	2" PVC 11 Degree Angle (24" R)	$3.51	$7.03
240	Ft	#2 Underground Primary Conductor	$1.79	$429.00
1	Ea	Transformer Basement	$809.00	$809.00
1	Ea	Ground Rod	$49.00	$49.00
2	Ea	15 KV Elbows	$61.28	$122.55
20	Ft	#2 Bare Copper	$1.53	$30.50
1	Ea	6 Position Secondary Bar	$231.53	$231.53
1	Lot	Misc. (Connectors, Hardware, Consumables, etc.)	$100.00	$100.00
			Sub Total	$2,548.58
		Freight Surcharge	**7%**	$178.40
			Total Materials	$2,726.98
		Transformers (XFMRs)		
1	Ea	50 kVA Mini Padmount Transformer	$7,523.60	$7,523.60
			Total XFMRs	$7,523.60
		Misc. / Permits		
			Total Misc. / Permits	$0.00
		Labor		
32	Hours	Lineman	$142.00	$4,544.00
	Hours	Lineman Overtime	$213.00	
	Hours	Metershop Hours	$142.00	
	Hours	Traffic Control / Flagger	$94.00	
			Total Labor	$4,544.00
			Sub Total	$14,794.58
1	Lot	Contingency per KMC 11.06.010(h)(4)	**10%**	$1,479.46
			TOTAL:	***$16,274.03***

Line Extension: ***X***
Reimbursable:

Site visit done by: Munhoven/Robinson — Date July 21, 2026
Prepared by: Robinson — Date August 19, 2026

NOTES: Does not include communications
Does not include labor & materials for trenching and backfill

I release Ketchikan Public Utilities (KPU) from any liabilities associated with errors or unforeseen obstacles not anticipated in this estimate. Should the scope of work change due to unknown conditions on my part or the part of Ketchikan Public Utilities, or for any reason, those changes will be agreed to in writing by both parties. Any remaining funds at completion of project will be reimbursed to customer. Within **ninety (90) days** of payment, the meterbase/service entrance gear must be installed and a meter order placed, otherwise payment may be returned and a new estimate issued.

Payment in full is required prior to construction & may be paid at KPU Customer Service in the Plaza Mall (907-225-1000 / 907-228-5474) or at City Hall.

Customer Signature — Date
Signature indicates acceptance of estimate.

SCANNED

Electrical Agreement & Estimate

Ketchikan Public Utilities, Electric Division
1005 Tow Street
Ketchikan, Alaska 99901
(P): 907-225-5065
(F): 907-247-0755
[redacted]

DATE: August 19, 2026
ORDER #: 26-73
EXPIRATION DATE: September 18, 2026

To: Chris Ammon
1955 Old Intracoastal Rd
Ketchikan, AK 99901

(P): 907-617-2064
(E): [redacted]

Lot B-1 Misty Mountain Road New Service

QTY	UNIT	DESCRIPTION	UNIT PRICE	LINE TOTAL
Materials				
10	Ft	2-1/2" Sch 80 PVC Conduit	$4.11	$41.13
1	Ea	2-1/2" PVC 90 Degree Angle (25" R)	$61.20	$61.20
220	Ft	2" Sch 80 PVC Conduit	$2.53	$556.60
2	Ea	2" PVC 90 Degree Angle (36" R)	$71.35	$142.70
2	Ea	2" PVC 22 Degree Angle (24" R)	$6.73	$13.45
2	Ea	2" PVC 11 Degree Angle (24" R)	$3.51	$7.05
240	Ft	#2 Underground Primary Conductor	$1.79	$429.01
1	Ea	Transformer Basement	$969.00	$969.00
1	Ea	Ground Rod	$49.00	$49.00
2	Ea	15 kV Elbows	$61.28	$122.55
20	Ft	#2 Bare Copper	$1.54	$30.80
1	Ea	6 Position Secondary Bar	$230.53	$230.53
1	Lot	Misc. (Connectors, Hardware, Consumables, etc.)	$100.00	$100.00
			Sub Total	$2,548.98
		Freight Surcharge	7%	$177.98
			Total Materials	$2,726.96
Transformers (XFMRs)				
1	Ea	50 kVA Mini Padmount Transformer	$7,523.60	$7,523.60
			Total XFMRs	$7,523.60
Misc. / Permits				
			Total Misc. / Permits	$0.00
Labor				
32	Hours	Lineman	$142.00	$4,544.00
	Hours	Lineman Overtime	$213.00	
	Hours	Metershop Hours	$142.00	
	Hours	Traffic Control / Flagger	$90.00	
			Total Labor	$4,544.00
			Sub Total	$14,794.54
1	Lot	Contingency per KMC 11.06.010(c)(4)	10%	$1,479.46
			TOTAL:	$16,274.03

Line Extension: X
Reimbursable:

Site visit done by: Matthews/Robinson — Date: July 29, 2026
Prepared by: Robinson — Date: August 19, 2026

NOTES: Does not include communications
Does not include labor & materials for trenching and backfill

Unless Ketchikan Public Utilities (KPU) incurs any liabilities associated with errors or unforeseen obstacles not anticipated at this estimate. Should the scope of work change due to unforeseen conditions on the part of the part of Ketchikan Public Utilities, or for any reason, those changes will be agreed to in writing by both parties. Any remaining funds at completion of project will be reimbursed to customer. Within **ninety (90) days** of payment, the meterbase service connect gear must be installed and a meter under phased, otherwise payment may be returned and work estimate voided.

Payment in full is required prior to construction & may be paid at KPU Customer Service in the Plaza Mall (907-225-5880 / 907-228-6470) or at City Hall.

$ 16,274.03

Customer Signature: [signature] Date: 8-27-26
Signature indicates acceptance of estimate.

HOMESTEAD DEVELOPMENT INC.
3955 OLD HOMESTEAD ROAD
KETCHIKAN, AK 99901

89-7202/3252

1085

DATE 8/20/26

PAY TO THE ORDER OF KPU Electric $16274 03

Sixteen thousand two hundred seventy four +03/100 DOLLARS

GLOBAL FEDERAL CREDIT UNION
1-800-525-9094 - www.globalcu.org

MEMO est #2673

⑆325272021⑆ 1700018754306⑈0 1085

City of Ketchikan (907)225-3111
334 Front Street
Ketchikan, AK 99901
Location: City Hall

Date: 08/27/2026
Receipt #: 2026-00064747
Received From: Chris Artzen / Homestead Development
Description: Lot B-1 Misty Mountain Roa
New Service WO#26-73 Chris Artzen

KPU Electric Line Extension	16,274.03
Receipt Total	16,274.03
Total Check	16,274.03
Total Remitted	16,274.03
Total Received	16,274.03

GENERAL NOTES

1) NUMBER OF TRACTS SUBDIVIDED = 1

2) NUMBER OF TRACTS CREATED = 2 (TRACTS)

3) INDIVIDUAL TRACT SIZES AND TOTAL AREA
   A) TOTAL AREA: 300,018 FT² +/-
   B) TRACT B1: 118,410 FT² +/-
   C) TRACT B2: 181,608 FT² +/-

4) PARCELS CREATED THIS SURVEY:
   A) TRACT B1, EMERALD FOREST SUBDIVISION, PHASE VI
   B) TRACT B2, EMERALD FOREST SUBDIVISION, PHASE VI

5) THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS SUSPENDED THEIR PROGRAM OF SUBDIVISION PLAN REVIEW AT THE TIME OF THIS SURVEY. CONTACT ADEC FOR INFORMATION ABOUT THEIR REQUIREMENTS FOR DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION.

6) THE DATE OF THE FIELD SURVEY IS 8/30/2022 – 5/06/2026

7) EASEMENTS AND NOTES AS SHOWN ON
   PLAT 88-13 K.R.D.
   PLAT 2003-8 K.R.D.
   PLAT 2004-35 K.R.D.
   PLAT 2006-23 K.R.D.
   PLAT 2007-18 K.R.D.
   PLAT 2011-30 K.R.D.
   PLAT 2024-35 K.R.D.

8) THIS SURVEY IS SUBJECT TO THE TERMS AND PROVISIONS AS CONTAINED IN EASEMENT FOR SANITARY SEWER MAIN AND OUTFALL RECORDED AUGUST 22, 1986 IN BOOK 142 AT PAGE 570.

9) THE ERROR CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.

10) ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

11) THIS PLAT HAS BEEN PREPARED WITH THE AID OF A CERTIFICATE TO PLAT FROM ALASKA ESCROW AND TITLE INSURANCE AGENCY, INC. FILE NO. 71321

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AS SHOWN HERE ON AND THAT I APPROVE THE PLAT OF THIS SURVEY.

OWNER: NAVARRA CORPORATION DATE:

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA
FIRST JUDICIAL DISTRICT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2026

BY:

(SIGNER'S NAME, PRINTED BY NOTARY)

NOTARY PUBLIC IN AND FOR ALASKA

MY COMMISSION EXPIRES:

LIEN HOLDER CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE LIEN HOLDERS OF TRACT B, PLAT 2024-35 K.R.D. AS SHOWN HEREON AND THAT WE APPROVE THE PLAT OF THIS SURVEY.

ALASKA ESCROW AND TITLE INSURANCE AGENCY, INC. DATE

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA
FIRST JUDICIAL DISTRICT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2026

BY:

(SIGNER'S NAME, PRINTED BY NOTARY)

NOTARY PUBLIC IN AND FOR ALASKA

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE KETCHIKAN GATEWAY BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDER, FIRST JUDICIAL DISTRICT, KETCHIKAN, ALASKA.

PLATTING OFFICIAL DATE

BOROUGH ASSESSOR DATE

BOROUGH ENGINEER DATE

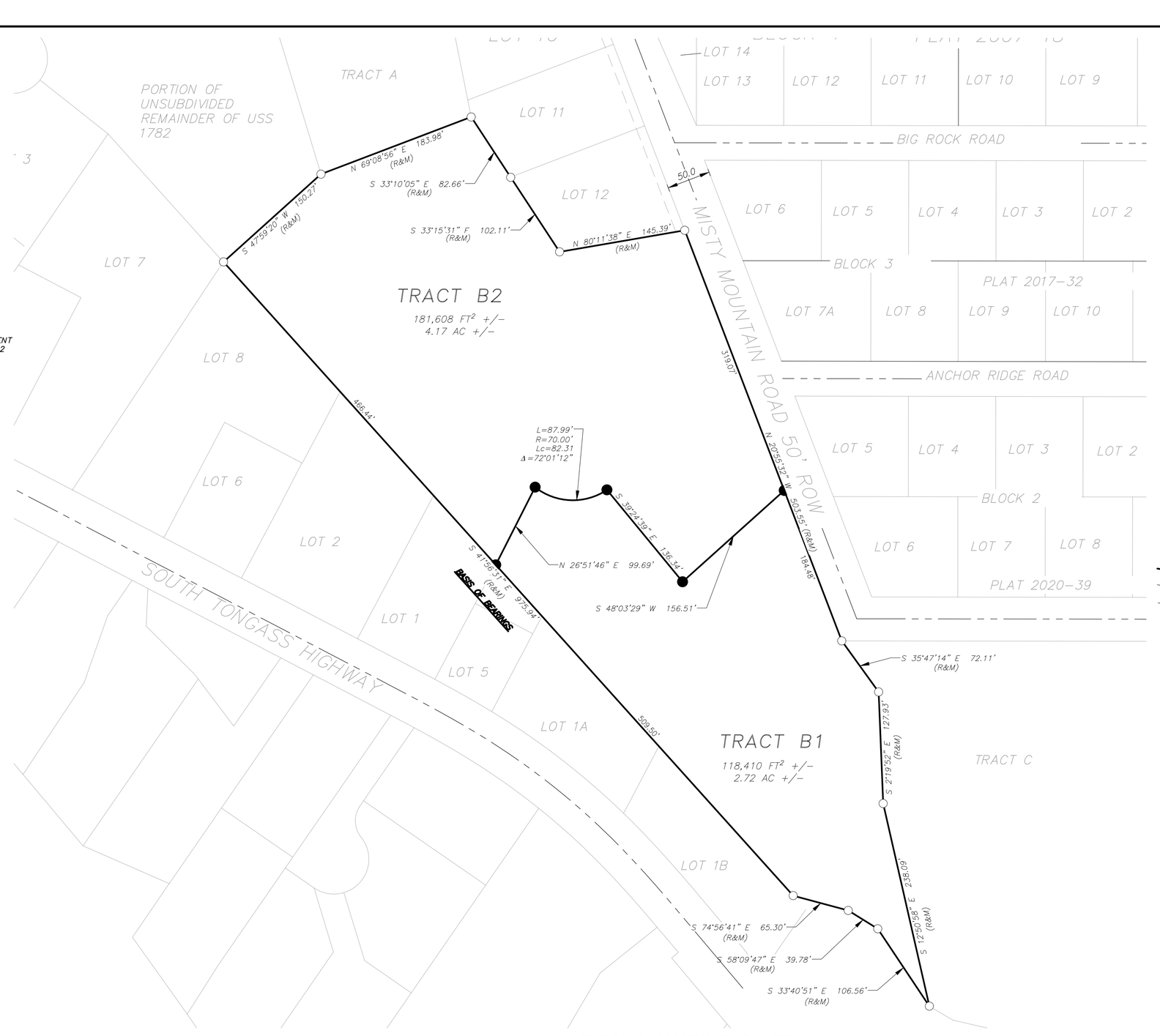
CERTIFICATION OF PAYMENT OF TAXES

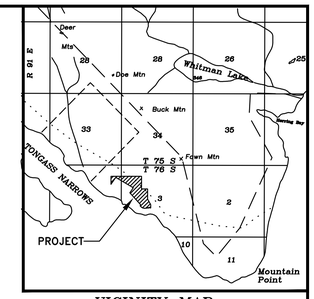
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, ALL LOCAL PROPERTY TAXES ASSESSED AGAINST THE PROPERTY DESCRIBED HEREON ARE ASSESSED AGAINST THIS PROPERTY ARE:

PAID IN FULL ___; OR THAT CURRENT TAXES FOR THE YEAR ___ WILL BE DUE

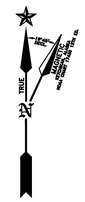
ON OR BEFORE ___ ; OR ___ ARE EXEMPT

FINANCE DIRECTOR DATE
KETCHIKAN GATEWAY BOROUGH





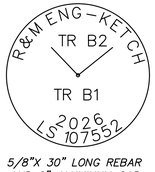
VICINITY MAP
SCALE: 1 INCH=1 MILE



LEGEND

- ○ REBAR WITH 2" CAP RECOVERED THIS SURVEY
- ● MONUMENT SET THIS SURVEY PER DETAIL
- KGB KETCHIKAN GATEWAY BOROUGH
- K.R.D. KETCHIKAN RECORDING DISTRICT
- N.A.P. NOT A PART OF THIS PLAT
- (R&M) RECORD AND MEASURED
- PROPERTY LINES A PART OF THIS SURVEY
- PROPERTY LINES NOT A PART OF THIS SURVEY
- CENTERLINE OF ROW

TYPICAL MONUMENT SET



5/8"X 30" LONG REBAR AND 2" ALUMINUM CAP WITH PLASTIC INSERT SET THIS SURVEY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT THE DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE:

SIGNATURE:

STATE OF ALASKA
DRAFT
FINAL
NOT FOR PROFESSIONAL LAND USE

SCALE 1"=60'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

0 30 60 120 180 240 FEET
0 6 12 18 24 30 60 72 METERS

1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

EMERALD FOREST SUBDIVISION, PHASE VI

CREATING TRACTS B1 AND B2

A SUBDIVISION OF TRACT B EMERALD FOREST SUBDIVISION PHASE V, PLAT 2024-35 K.R.D.

KETCHIKAN RECORDING DISTRICT

CLIENT:
NAVARRA CORPORATION
1507 POND REEF ROAD
KETCHIKAN, AK 99901

R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD
KETCHIKAN, AK 99901
PHONE: (907) 225-7917
FAX: (907) 225-3441

CERTIFICATE OF AUTHORIZATION: C576

DATE:	DRAWN BY:	JOB NO.
09/01/2026	TCP/EBH	262706
SCALE: AS NOTED	APPROVED BY: CGP	SHEET 1 OF 1

PLANNING COMMISSION **8. B.**

Meeting Date: 10/13/2026

Submitted By: Crystal Vail, Planning Clerk

Agenda Item

The Planning Department received the attached request for a plat alteration adjust property boundaries between Lots 48, 49 and 50, of the Nordstrom Subdivision (Case 26-053). Plat alterations are eligible for the minor plat process. The subdivision design standards require Planning Commission approval of alternative access to any lot within the subdivision:
KGBC 17.25.040(c) *Lot Access.* (1) Every lot shall front on or abut on a public street except where in the opinion of the planning commission serving as the platting authority adequate access by public stairways or pedestrian trails, public waterways or tidelands, or private drives is available.

Proposed Lot 5B on the attached plat alteration will obtain access to Nordstrom Drive through a developed access easement on Lot 5A. The minimum width of the easement is 25 feet.

Staff recommends approval of the alternative acces to Lot 5B as proposed.

Recommended motion: "I move to approve the alterative access to Lot 5B as depicted on the proposed plat alteration of Lots 48, 49 and 50, Nordstrom Subdivision; Administrative Case 26-053."

Attachments

Draft Plat Roth Subdivision Phase III
Location Map

CURVE TABLE				
COURSE	CURVE DATA		CHORD DATA	
Curve 1	R= 123.4' Δ = 21°52'51"	L= 47.13'	N18°24'52"W	46.84'
Curve 2	R= 108.6' Δ = 38°53'20"	L= 73.71'	N26°55'06"W	72.30'
Curve 3	R= 480' Δ = 06°28'36"	L= 54.26'	N65°13'15"W	54.23'
Curve 4	R= 40' Δ = 44°44'40"	L= 31.24'	N89°10'23"E	30.45'
Curve 5	R= 40' Δ = 84°33'41"	L= 59.03'	N70°55'07"W	53.82'
Curve 8	R= 40' Δ = 44°12'03"	L= 30.86'	N89°26'53"E	30.10'
Curve 9	R= 40' Δ = 00°32'37"	L= 0.38'	N67°03'34"E	0.38'

Reference Documents Filed KRD

1. Roth Subdivision Phase II, Plat 2025-29
2. Roth Subdivision Phase I, Plat 2018-6
3. Plat 77-43

Monument Legend

● = Found 5/8" diameter Rebar with a 2 1/2" diameter Aluminum Cap stamped PLS 9685, per Plat 2018-6 or 2025-29 or as noted hereon

○ = Set 5/8" diameter Rebar, 36" long with a 2 1/2" diameter Aluminum Cap stamped, RLS 9685 2026

Plat Legend

= Roth Family Subdivision Boundary
= New Lot Line this Survey
= ROW Centerline
= Existing Lot Line N.A.P. of this Survey
= Survey Tie, Not a Lot line
WD = Witness Distance
KRD = Ketchikan Recording District
(#) = Record Measurement per Reference shown

CUL DE SAC RADIUS PT ESTABLISHED AT RECORD DISTANCE (40') FROM THE FOUND MONUMENT, ON THE PROLONGATION OF THE RECOVERED LOT LINE

N61°21'43"E 40.00'

FOUND 1/2 INCH DIAMETER, 18 INCH LONG REBAR PER PLAT 77-43 REPLACED WITH A 5/8 INCH DIAMETER, 36" LONG REBAR DRILLED INTO BEDROCK, WITH A 2 1/2" DIAMETER ALUMINUM CAP MARKED PLS 9685 2026

FOUND 1/2 INCH DIAMETER, 18 INCH LONG DETERIORATED REBAR PER PLAT 77-43 REPLACED WITH A 5/8 INCH DIAMETER, 36" LONG REBAR DRILLED INTO BEDROCK, WITH A 2 1/2" DIAMETER ALUM. CAP MARKED PLS 9685 2026 WHICH BEARS N67°03'34"E 0.38' FROM THE CALCULATED PRC

FOUND 1/2 INCH DIAMETER, 18 INCH LONG REBAR PER PLAT 77-43 REPLACED WITH A 5/8 INCH DIAMETER, 36" LONG REBAR DRILLED INTO BEDROCK, WITH A 2 1/2" DIAMETER ALUMINUM CAP MARKED PLS 9685 2026 AT THE EDGE OF A SMALL DRAINAGE RUNNING NW - SE

Monument set by Plat 2018-6 covered by rock fill, I was unable to locate the Monument, Impractical location to re-set a monument

N42°38'06"W 65.01'
Δ = 07°27'19"
R = 500'
L = 65.06'

N10°16'29"W 64.33'
Δ = 38°09'33"
R = 98.4'
L = 65.53'

N56°54'52"W 309.14'
(Δ = 36°00'53" (Δ = 35°51'53" R3)
L = 314.29'
(L = 312.98' R3)
R = 500' (R3)

N43°38'14"E 20.00'

NORDSTROM PLACE

N57°24'32"W 183.93'

N54°10'07"W 130.41' Δ = 22°05'31" L = 185.08' R = 480'
Δ = 15°36'55" L = 130.82' R = 480'

Top of the Stacked Rock Wall

Easement along L 6 and L 7 follows the top of a rock filled slope

WD = 23.15'

Driveway

Gate Post

ACCESS & UTILITY EASEMENT

Public Utility & Private Access Easement benefiting Lot 5 B and Lot 49, Plat 77-43 KRD created by this Plat

L 2 portion of the Easement runs along the toe of a stacked rock wall

LOT 5 A
10261 SQ FT.

L 3 portion of the Easement established parallel with the Northerly Lot line at a distance of 25'

N37°57'38"W 113.82'

N60°38'43"E 25.00' DRIVE

LOT 4 A
PHASE II
ROTH SUBDIVISION
PLAT 2025-29

192.66' (R1)

N60°38'43"E (R1) Basis of Bearings

96.17'
122.45'

70.21'

91.37'
75.62'

241.37' (241.20' R2)

N61°21'43"E 170.04' (N60°35'55"E 170.00' R3)

Roth Family Subdivision

LOT 48
50244 SQ FT.

(N52°47'18"E 223.61' R2)

Lot Line Removed by this Platting Action

N57°21'42"W (57°22'53"E R2) 43.84'

142.00'

LOT 5 B
14438 SQ FT.

FORMER LOT 50 PLAT 77-43

Top of the Slope

STEEP SLOPE

N52°45'23"E 223.69'

WD = 44.05'

WD = 48.16'

WD = 26.28'

LOT 47
PLAT 77-43

STEEP SLOPE

Formerly Lot 49, Plat 77-43

107.35' (107.47' R2)

N48°32'49"W [R2] 218.01' (R2)

110.54' (R2)

Impractical location to set monuments along this line due to steep slopes and cliffs

Formerly Lot 48, Plat 77-43

N47°21'07"W (R2) 138.36' (138.31' R2)

GRAPHIC SCALE 1"=20'
0 20 40

ACCESS & UTILITY EASEMENT		
COURSE	BEARING	DISTANCE
Chord 1	S18°24'55"E	46.84'
Curve 1	R= 123.4' Δ = 21°52'44"	L= 47.12'
L 2	N48°59'48"W	84.93'
Chord 8	N85°49'03"W	17.98'
Curve 8	R= 15' Δ = 73°38'30"	L= 19.28'
L 3	S57°21'42"W	40.00'
L 4	N37°57'38"W	25.14'
L 5	N57°21'42"E	79.51'
L 6	S31°56'49"E	34.74'
L 7	S56°02'14"E	32.10'
Chord 9	S09°43'21"E	8.52'
Curve 9	R= 108.6' Δ = 04°29'50"	L= 8.52'

Surveyor Certificate

I hereby Certify that I am properly Registered and Licensed to practice Land Surveying in the State of Alaska, that this Plat depicts a Survey made by me during 2025 and 2026, that the Monuments shown hereon actually exist as described and that all dimensions and details are correct.

William L. Nielson
Land Surveyor

STATE OF ALASKA
19th
PRELIMINARY PLAT
William L. Nielson
No. 9685
REGISTERED PROFESSIONAL LAND SURVEYOR

9-08-2026

Certificate of Payment of Taxes

I hereby certify that, to the best of my knowledge, all local property taxes assessed against the property described hereon are paid in full _____; or that current taxes for the year 2026 will be due on or before _____; or _____ are exempt.

Finance Director
Ketchikan Gateway Borough

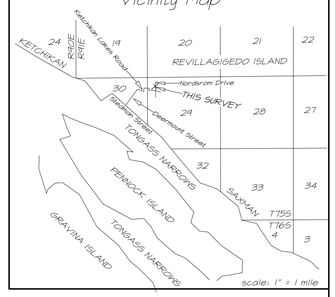
Date

Plat Notes:

1. Area affected by this plat = 1.72 Acres [74974 Sq. Ft]
2. Total number of existing lots = 3
3. Total number of lots after this plat subdivision = 3
4. Lots created by this Plat:
   LOT 48, Roth Family Subdivision
   Lot 5 A, Roth Family Subdivision
   Lot 5 B, Roth Family Subdivision
5. The bearings shown hereon are based on True North, as oriented to the Basis of Bearing shown hereon, along the Northerly boundary of Lot's 4 A and 4 B being N60°38'43"E per Plat 2018-6 KRD
6. The error of closure of this survey does not exceed 1:5000.

USGS Quad, KTN B-5

Vicinity Map



Ownership Certificate

We hereby certify that we are the owner of the Lot shown hereon and we hereby approve this survey and plat with our free consent to be prepared and recorded in the Office of the District Recorders, First Judicial District, Ketchikan, Alaska.

Kelley Roth — Date
P. Kelley and Pamela S. Roth Revocable Family Trust

Pamela Roth — Date
P. Kelley and Pamela S. Roth Revocable Family Trust

Notary Acknowledgement

State of _____
Judicial District _____
The foregoing instrument was acknowledged before me this _____ day of _____ 2026,
By: _____
Signer's name printed by Notary
Notary Public in and for the State of Alaska.
My Commission expires: _____

Notary Acknowledgement

State of _____
Judicial District _____
The foregoing instrument was acknowledged before me this _____ day of _____ 2026,
By: _____
Signer's name printed by Notary
Notary Public in and for the State of Alaska.
My Commission expires: _____

Certificate of Approval

I hereby certify that the subdivision shown hereon has been found to comply with the subdivision regulations of the Borough Planning Commission, and that said plat has been approved by the board by Plat Resolution No._____ dated_____, _____, and that the plat shown hereon has been approved for recording in the Office of the District Recorder, First Judicial District, Ketchikan, Alaska.

Planning Commission Chair — Date

Platting Official — Date

Borough Assessor — Date

City Engineer — Date

ROTH FAMILY SUBDIVISION

CREATING LOTS 48, 5 A & 5 B

A SUBDIVISION OF LOTS 48, 49 & 50 OF THE NORDSTROM SUBDIVISION ACCORDING TO PLAT 77-43

KETCHIKAN RECORDING DISTRICT

Surveyed by:
William L. Nielson
416 Monroe Street
Ketchikan, AK. 99901 (907) 821-8205

Surveyed for:
Kelley Roth
850 Nordstrom Drive
Ketchikan, AK. 99901

Date of Survey:	Date of Plat:	Drawn by:	Scale:	File No.
2026	9/08/2026	B.N.	1"=20'	Roth 2026

Sheet 1 of 1


Subject Properties:
Lots 48, 49 and 50,
Nordstrom Subdivision,
Ketchikan Recording District;
Located at the northwest end of
Nordstrom Drive, City of Ketchikan
Lupine Street
Ketchikan Lakes Road
Laurel Street
Bostwick Road
Deer Mountain Court
Nordstrom Drive
NORTH
0
190
380
Feet

PLANNING COMMISSION **8. C.**

Meeting Date: 10/13/2026

Submitted By: Crystal Vail, Planning Clerk

Agenda Item

The Planning Department received the attached request for an abbreviated plat to create two lots from Lot 5, Betton View Subdivision (Case 26-054). Subdivisions are eligible for the minor plat process if they create fewer than five lots and do not require improvements (KGBC 17.30.020(b)(2)). Staff are requesting concurrence with a finding that no improvements are required.

The lot being subdivided in this case was approved with a waiver for the required improvement because Betton View Subdivision is in an area where public water and sewer are not available. The waiver was granted pursuant to KGBC 17.30.020(m)(3). No public utilities have been installed in the subject area since Lot 5 was approved by the Planning Commisson (Case 24-038) and recorded as Plat 2025-5 on March 6, 2025.

Recommended motion: "I move to grant Planning Commission concurrence with staff finding that no wastewater services are required for the proposed subdivision of Lot 5, Betton View Subdivision; Administrative Case 26-054"

Attachments

Plat

Location Map

NOTES:

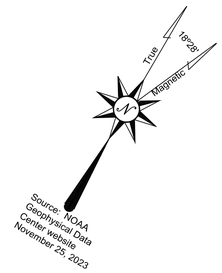
1. The error of closure for this survey is not greater than 1:5000.

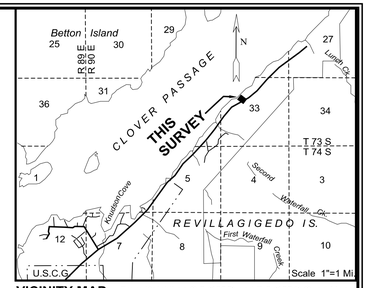
2. All bearings shown are true bearings as orientated to the Basis of Bearings and distances shown are reduced to horizontal field distances.

3. This plat is subject to:
   a) Reservations and exceptions as contained in the State of Alaska Patent and acts relating thereto.
   b) Easements and notes as shown on Plat #86-44, Plat No. 2002-60 and Plat No. 2025-5.

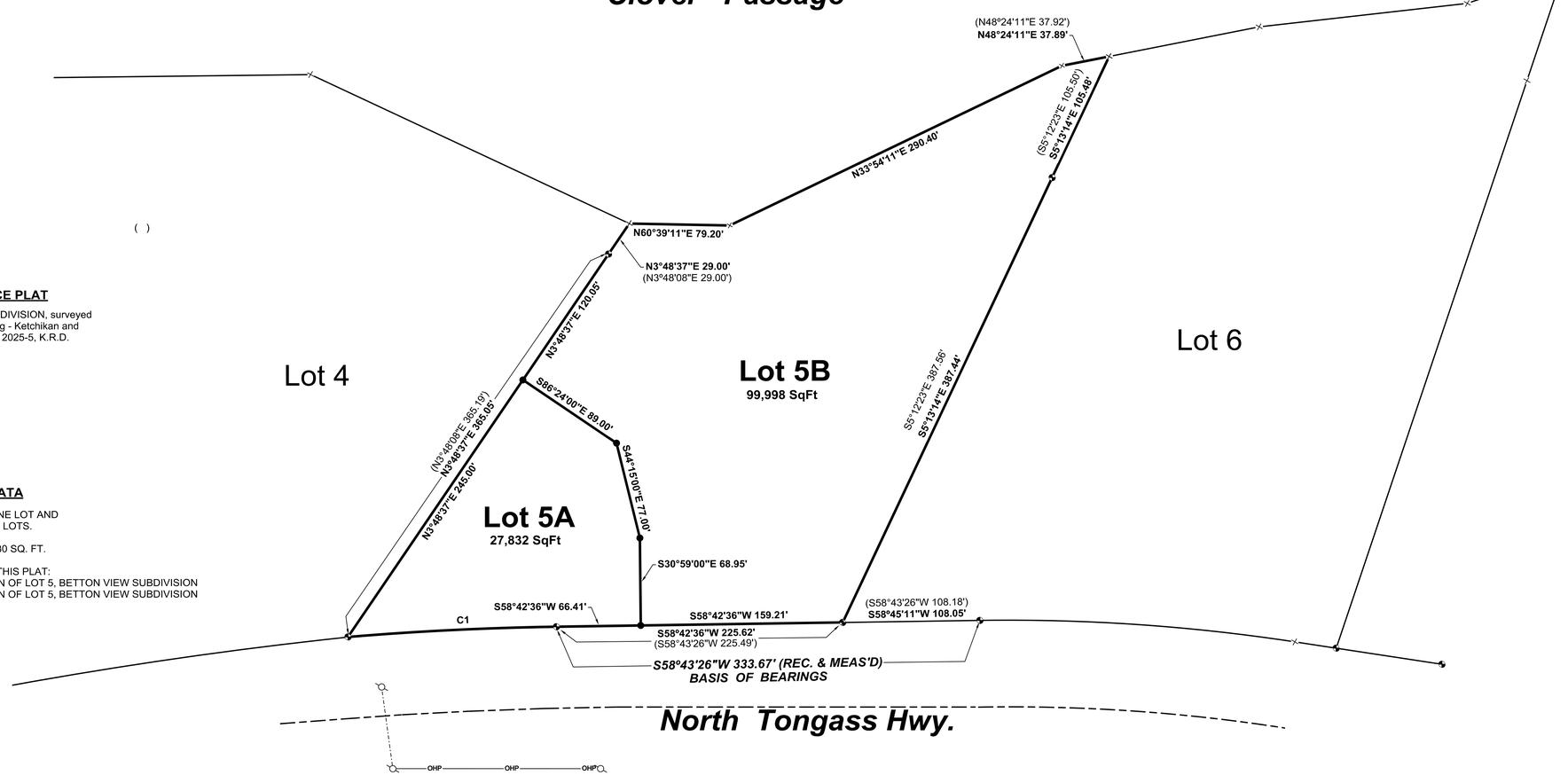
CURVE TABLE

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	**S56°46'36"W**	**164.46'**	**2362.68'**	**164.49'**	**3°59'20"**
(C1	S56°43'44"W	164.50'	2362.68'	164.54'	3°59'24")





VICINITY MAP From Ketchikan C 6 (1995) and B 6 (1994) Quad Maps



REFERENCE PLAT

BETTON VIEW SUBDIVISION, surveyed by R & M Engineering - Ketchikan and recorded as Plat No. 2025-5, K.R.D.

SUBDIVISION DATA

THIS PLAT TAKES ONE LOT AND CREATES TWO NEW LOTS.

TOTAL AREA: 127,830 SQ. FT.

LOTS CREATED BY THIS PLAT:
LOT 5A, SUBDIVISION OF LOT 5, BETTON VIEW SUBDIVISION
LOT 5B, SUBDIVISION OF LOT 5, BETTON VIEW SUBDIVISION

CERTIFICATE OF OWNERSHIP

W hereby certify that we are the owners of Lot 5, BETTON VIEW SUBDIVISION as shown hereon and that we hereby approve this subdivision and plat.

_____
Colby Allen Slanaker Date

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20_____.
For _____.
(notary to print signers name)

_____
Notary Public for the State of Alaska
My Commission expires_____.

_____
Rebecca Rae Slanaker Date

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20_____.
For _____.
(notary to print signers name)

_____
Notary Public for the State of Alaska
My Commission expires_____.

LIEN HOLDER'S CERTIFICATE

I hereby certify that I am authorized to sign as the Lien Holder as shown hereon and that I hereby approve this plat.

_____
Lending Institution

_____ _____
Signature Date

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20_____.
For _____.
(notary to print signers name)

_____
Notary Public for the State of Alaska
My Commission expires_____.

LEGEND

⬙	Recovered 2" ALCAP - LS #107552
+	Property Corner - Not Recovered This Survey
●	Set 5/8" x 36" Rebar (or to Refusal) with a 2" ALCAP - LS #13013
-○-	Power Pole
———	Surveyed Property Line - This Survey
———	Unsurveyed Property Line - This Survey
— — —	Centerline of existing Right-of-Way
—OHP——OHP——OHP—	Overhead Power Lines
-·-·-·-·-	Anchor Guy Line
( )	Record Data - When Different than Record Data

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I hereby certify that the subdivision shown hereon has been found to comply with the subdivision regulations of the Borough Planning Commission, and that said plat has been approved by the board by Plat Resolution No. _____ dated _____, and that the plat shown hereon has been approved for recording in the Office of the District Recorder, Ketchikan Recording District, Ketchikan, Alaska.

_____ _____
Platting Official Date

_____ _____
Borough Assessor Date

_____ _____
Borough Engineer Date

_____ _____
Planning Commission Chair Date

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that to the best of my knowledge, all local property taxes assessed against the property described hereon are paid in full _____; or that the current taxes for the year_____ will be due on or before _____; or _____are exempt.

_____ _____
Finance Director Date
Ketchikan Gateway Borough

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described and that all dimensions and other details are correct.

Gary L. Tams, RLS 13013 Date:_____



BAR SCALE: 50' 0 50' 100'

SUBDIVISION OF LOT 5, BETTON VIEW SUBDIVISION

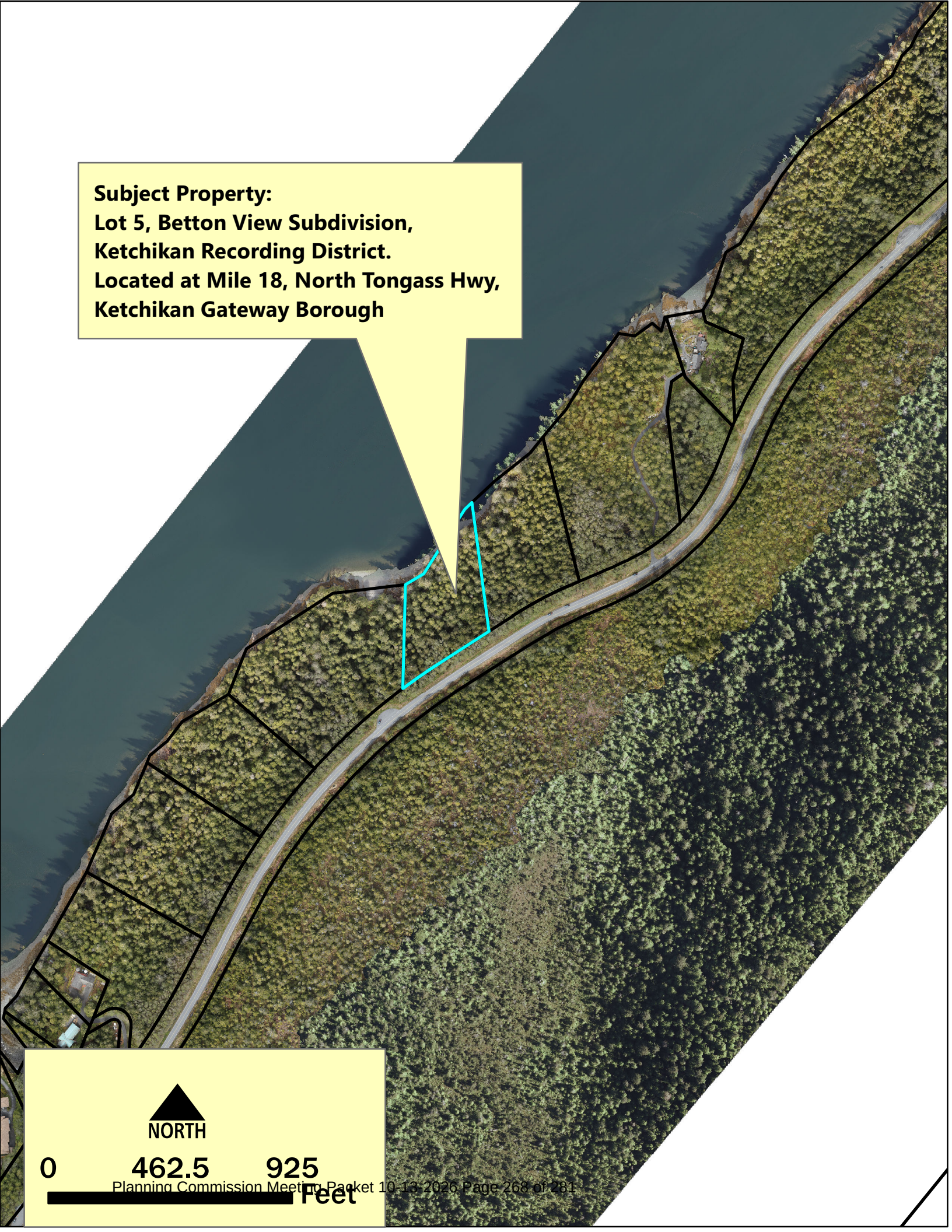
CREATING LOTS 5A AND 5B

A SUBDIVISION OF LOT 5, BETTON VIEW SUBDIVISION PLAT NO. 2025-5, K.R.D.

KETCHIKAN RECORDING DISTRICT

Surveyed by:	Surveyed for:
GT LAND SURVEYING LLC **757 Forest Avenue** **Ketchikan, AK 99901** **(907) 821-8764**	COLBY & REBECCA SLANAKER 66 GARLAND COURT KETCHIKAN, AK 99901

Date of Survey:	Scale:	Drawing Date:	Drawn by:	File:
08/29/2026	1"=40'	09/18/2026	GLT	


Subject Property:
Lot 5, Betton View Subdivision,
Ketchikan Recording District.
Located at Mile 18, North Tongass Hwy,
Ketchikan Gateway Borough
NORTH
0
462.5
925
Feet

PLANNING COMMISSION **9. A.**

Meeting Date: 10/13/2026

Submitted By: Crystal Vail, Planning Clerk

Agenda Item

At its regular meeting on September 15, 2026, the Planning Commission approved a motion:

> M/S: SHAW/D-SVENSON *"to direct staff to develop a recommended rezoning ordinance to address heavy industrial lots being occupied for residential purposes on Pennock Island."*

In response to the Commission's direction, Planning staff consulted Borough Attorney Glenn Brown regarding the legal requirements, considerations, and potential consequences associated with a Planning Commission-initiated rezone of privately owned property. The attorney's full legal analysis is attached. Staff has summarized the principal considerations identified in the memorandum below:

1. **Evaluate the proposal against the rezone criteria in KGBC 18.90.050(b)(4).**
   Staff should determine whether the proposed rezone satisfies the Code criteria concerning justification for the change, infrastructure, neighborhood character, impacts on surrounding properties, and consistency with the Comprehensive Plan.
2. **Establish specific Comprehensive Plan support.**
   The memo states that staff should identify specific textual support for the proposed rezone in the goals and objectives of the Borough Comprehensive Plan. It emphasizes that conformity with the Comprehensive Plan is particularly important to the legal defensibility of the zoning action.
3. **Develop a strong governmental rationale for the rezone.**
   The memo says the rationale would need to be carefully developed, with a strong basis supported by the Planning Code and specific Comprehensive Plan goals and objectives.
4. **Investigate the affected property owners' investment-backed expectations.**
   Because this would involve privately owned IH-zoned properties, the memo states that evaluating reasonable investment-backed expectations would require careful, individualized analysis and fact gathering specific to each purchaser's decision-making process and goals at the time of purchase.
5. **Consider the practical effect of creating nonconforming uses and structures.**
   The memo explains that existing lawful uses and structures that become inconsistent with new zoning may continue under the Borough's nonconforming-use provisions. Consequently, the intended resolution of incompatible uses might not actually occur for years or even decades.

Based on the legal review, staff believes that further analysis would be necessary before pursuing a Borough-initiated rezone of the affected properties. In particular, the record would need to demonstrate that the proposed rezone satisfies the applicable criteria in KGBC 18.90.050(b)(4), is supported by specific goals and objectives of the Comprehensive Plan, and advances a clearly articulated governmental purpose. Additional consideration would also need to be given to the circumstances and reasonable investment-backed expectations of individual property owners, as well as the practical effect of creating nonconforming uses and structures.

The Planning Commission's September 15 discussion identified concerns regarding the compatibility of residential uses with heavy industrial zoning in the Whiskey Cove area, but the discussion did not establish the factual record or governmental rationale necessary to support a Borough-initiated rezone of privately owned property. Accordingly, staff does not recommend proceeding with a rezoning ordinance at this time.

Staff does, however, recommend consideration of a code amendment as a first step toward addressing the broader land-use issues identified by the Commission. Whiskey Cove is one of several remote waterfront areas designated **Rural Mixed Use** on the 2035 Comprehensive Plan Future Land Use Map (FLUM). Rural Mixed Use contemplates a mix of residential, commercial, and light industrial uses in remote areas outside municipal boundaries, with an emphasis on maintaining the residential character of surrounding neighborhoods. However, KGBC Title 18 does not currently contain a corresponding Rural Mixed Use zoning designation.

Developing a Rural Mixed Use zoning designation would provide the Borough an opportunity to establish development and use standards tailored to these remote waterfront areas before considering whether changes to the zoning of individual properties are appropriate. Such standards could recognize existing residential development while also providing for future commercial and industrial uses appropriate to lands that may be suitable for those activities. Bringing a preliminary code amendment to a work session would allow the Planning Commission to consider the appropriate uses, dimensional standards, and other characteristics of a Rural Mixed Use district before determining whether additional action regarding Whiskey Cove or similarly designated areas is warranted.

Recommended motion:
"I move to direct staff to prepare an analysis and preliminary draft code amendment establishing a Rural Mixed Use zoning designation for consideration at a work session at the regular meeting on December 8, 2026."

Attachments

Law Review

KETCHIKAN GATEWAY BOROUGH
1900 1st Avenue, Suite 215 ● KETCHIKAN, ALASKA 99901
● 907/228-6635 ● fax 907/228-6683
E-MAIL: BORO_LAW@KGBAK.US

OFFICE OF THE BOROUGH ATTORNEY
GLENN J. BROWN
BOROUGH ATTORNEY

To: Alethea Johnson, Associate Planner

From: Glenn Brown, Borough Attorney

Date: October 1, 2026

Re: Administrative Rezone – Pennock Island

Alethea, following the Planning Commission meeting of September 15, 2026, you advised me of direction provided to staff from the Commission "to develop a recommended rezoning ordinance to address heavy industrial lots being occupied for residential purposes on Pennock Island."

ISSUE:

You have asked for an analysis of legal issues surrounding an ordinance proposing a Borough-initiated rezone action which down-zones properties owned by private parties.

LEGAL ANALYSIS

KGBC 18.90.050(b) (Rezones, code amendments, overlays, and planned unit developments.) provides:

> "Whenever the public necessity, convenience or general welfare requires, the borough may, under the following procedure and by ordinance, amend, supplement or change this chapter or the official zoning map, or create a new overlay district or planned unit development.
>
> (a) Authority. Rezones, code amendments, overlay zones, and planned unit developments are established by ordinance of the assembly with recommendation from the planning commission. (b) Application for Amendments to the Official Zoning Map (Rezones).
>
> (1) A rezone or overlay may be initiated by:

a. The borough assembly on its own motion;

b. The planning commission on its own motion;

c. Any department or agency of a city or the borough;

d. Any individual, corporation or agency, other than those listed above . . .”

Under Alaska Statute § 29.40.010, a second-class borough is statutorily mandated to provide planning, platting, and land use regulation on an areawide basis. This means the borough assembly holds the primary legislative authority to adopt zoning maps, establish land use districts, and process amendments or rezones. Further, AS 29.40.040. (Land use regulation.) provides:

> “(a) In accordance with a comprehensive plan adopted under AS 29.40.030 and in order to implement the plan, the assembly by ordinance shall adopt or amend provisions governing the use and occupancy of land that may include, but are not limited to,
> (1) zoning regulations restricting the use of land and improvements by geographic districts;
> (2) land use permit requirements designed to encourage or discourage specified uses and construction of specified structures, or to minimize unfavorable effects of uses and the construction of structures;
> (3) measures to further the goals and objectives of the comprehensive plan.”

Rezoning is an exercise of the police power held by a second-class borough in Alaska. Under Alaska land use law, the authority to zone and rezone property stems from the government's inherent police power to protect the public health and safety.

Nevertheless, most rezones are: 1.) At the request of the private owner of the property; and 2.) To a lesser degree, requested by the Borough on property then-owned by the Borough and held in its Land Trust in advance of making the property available for purchase by private parties. An example of the latter process was seen recently relative the large Mile 17/18 parcel owned by the Borough which was subdivided and rezone in advance of sale. According to the

most senior Planning Department staff, there is no recollection of an unsolicited Borough-initiated rezone of property held by private parties. There are several reasons for this:

1. The Constitutional "Takings" Clause

The Fifth Amendment of the U.S. Constitution provides:

> "No person shall be held to answer for a capital, or otherwise infamous crime, unless on a presentment or indictment of a Grand Jury, except in cases arising in the land or naval forces, or in the Militia, when in actual service in time of War or public danger; nor shall any person be subject for the same offence to be twice put in jeopardy of life or limb; nor shall be compelled in any criminal case to be a witness against himself, nor be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation."[1] [emphasis added.]

When an unconstitutional "taking" under the U.S. Constitution is claimed by a property owner by a rezoning action, courts apply federal constitutional rights under two common methods. Where a rezoning reduces property value or restricts certain uses (e.g., commercial to residential), courts use the balancing test from the foundational case of *Penn Central Transportation Co. v. New York City*, 438 U.S. 104 (1978). Courts will weigh:

1. The economic impact of the rezoning on the property owner;

2. The extent to which the rezoning interferes with distinct investment-backed expectations; and

3. The character of the governmental action (whether the rezone is targeting a public nuisance broadly vs. forcing a private owner to shoulder a public burden).

In cases where a "taking" under the U.S. Constitution is claimed by a property owner by a rezoning action that serves to eliminate all economically beneficial or productive use of the land, it is termed a "per se" (or categorical) regulatory taking under *Lucas v. South Carolina Coastal*

[1] This provision applies to states and local governments through application of the 14th Amendment.

Council, 505 U.S. 1003 (1992). The Lucas analysis is applied unless the prohibited use was already otherwise barred by background principles of state property or nuisance law.

Since state constitutions can provide greater rights to the individual than is afforded in the U.S. Constitution (but not less), the Alaska Constitution Art. I, §18 provides a comparable provision to the 5th Amendment prohibition that affords even greater protection against a "taking" than does the U.S. Constitution's 5th Amendment. It reads:

> "Private property shall not be taken or damaged for public use without just compensation." [emphasis added.]

The additional prohibition that private property shall not be "damaged" expands the scope of actions which may serve as constitutionally prohibited "takings" under the Alaska Constitution. *State v. Hammer*, 550 P.2d 820, 824 (Alaska 1976). This clause is interpreted liberally in favor of the property owner. *Bakke v. State*, 744 P.2d 655, 657 (Alaska 1987); *State v. Doyle*, 735 P.2d 733, 736 (Alaska 1987).

In analyzing claims that private property "taken or damaged" under of Art. I, §18, the Alaska Supreme Court has set out in the case of *Municipality of Anchorage v. Sandberg*, 861 P.2d 554, (Alaska 1993) the balancing test employed in such 'takings" claims. The "Sandberg Factors" are applied on a case-by-case basis and the Court balances four distinct factors:

1. The character of the government action.
2. The economic impact of the regulation.
3. The regulation's interference with reasonable investment-backed expectations.
4. The legitimacy of the interest advanced by the regulation.

Employing the *Sandberg*, a line of cases followed which served to illustrate the balancing process of the Court:

In *R & Y, Inc. v. Municipality of Anchorage*, (Alaska 2001): the Alaska Supreme Court applied the *Sandberg* factors to evaluate municipal setback and development restrictions. The court reinforced that a regulation must deprive the property owner of the general "economic advantages of ownership" to trigger a taking. Merely diminishing the property's maximum potential value or altering a zoning classification is usually not enough. Similarly, in *Zerbetz v. Municipality of Anchorage*, 856 P.2d 777 (Alaska 1993), where the municipality designated private property as "conservation wetlands" which severely restricted its development, the Court affirmed that a strict regulatory designation is analyzed as a “regulatory taking,” but ruled that it did not amount to a taking because it didn't strip away all feasible economic use of the parcel as a whole.

However, in *State v. Doyle*, 735 P.2d 733 (Alaska 1987), in a “taking” case (by inverse condemnation) the Court found that after the state constructed and opened a new north-south runway at Anchorage International Airport in late 1980, low-altitude flights passed directly over the homeowners' properties in the Tanaina Hills subdivision which lowered their property values. The Court found a taking by inverse condemnation holding that severe airplane noise and low-altitude overflights resulting from state airport operations can amount to a taking of an avigation easement, that Article I, Section 18 of the Alaska Constitution provides broader protection than the federal Fifth Amendment, and that the homeowners were due compensation (for loss in appreciation of value). To the extent that regulatory “takings” via rezoning are distinguishable from inverse condemnation “takings,” there is a relative paucity of caselaw guidance fitting the facts entertained here, that is, a regulatory rezone (a downzone) of privately held property by Borough-initiated action. While unknown, this paucity may be function of general municipal

hesitance to undertake such rezones (as here in KGB, historically) for fear of prompting such "takings" claims and incurring liability for damages.

As a final note, the final two factors identified in the *Sandberg* case - the regulation's interference with reasonable investment-backed expectations and the legitimacy of the interest advanced by the regulation are worth close consideration relative to Pennock Island. The evaluation of the "reasonable investment-backed expectations" of each individual owner of an IH-zoned property on Pennock is difficult to assess. This evaluation will be unique to the purchase decisions of each IH-zoned property owner and would require careful, individualized analysis, and will require fact gathering specific to each purchaser's decision-making process and goals at the time of purchase. With regard to the factor concerning "the legitimacy of the interest advanced by the regulation," this factor too will require careful development of the rezone rationale if rezone is to be pursued, with a strong basis heavily supported by the existing Planning Code and reliance upon specific textual goals and objectives as set forth in the Borough's Comprehensive Plan. Caution in conducting these analyses is strongly recommended.

2. Criteria for Rezones Provided in Borough Code

In reviewing existing "regulatory takings" cases, it appears many of the published cases were prompted by regulatory actions attendant to municipal capital projects then underway which implicated the affected properties. Irrespective of the factual basis for the regulatory action prompting the "takings" claim, Borough Code specifies that rezones are authorized in KGBC 18.90.050(b)(4), which provides:

> "(4) The planning commission shall study any request or petition for amendment of the official zoning map to determine:
>
> a. The need and justification for any proposed change of the zoning map to:

1. Address an error or uncertainty in the official zoning map; or

2. Adapt to changing conditions over which the owner(s) of the area have limited control; or

3. To implement a change in the comprehensive plan.

b. There is adequate public infrastructure to support the potential development the amendment to the official zoning map will allow, to include:

1. Transportation to support the levels and types of traffic; and

2. Electrical and communications; and

3. Water and sewer; and

4. Demand for public services including fire, police, EMS, and schools.

c. The impact of the rezone or overlay on the character of the surrounding area or neighborhood as indicated by:

1. Traffic routes and volumes; and

2. Density of development; and

3. Building type, size, and height.

d. The amendment to the official zoning map will not cause a need or increased pressure for additional map amendments that will allow development for which there is inadequate infrastructure or will adversely impact surrounding properties.

e. The amendment to the official zoning map will implement or further the purposes of the comprehensive plan." [emphasis added.]

[KBGC 18.90.050(b)].

Before any Borough-initiated rezone are undertaken, it is important that staff consider and evaluate the conformity of these proposals with the criteria set forth in Borough Code, as well as specific textual support for the proposed rezone in the goals and objectives set forth in the Borough Comprehensive Plan. The importance of the Comprehensive Plan as the definitive compilation of the Borough's "policy statements, goals, standards, and maps for guiding the

physical, social, and economic development" in Borough cannot be overstated. Its importance is buttressed by the requirement in AS 29.40.030 that comprehensive plans be adopted by the Assembly, specifically by ordinance, and further, the statutory mandate that, "The assembly shall, after receiving the recommendations of the planning commission, periodically undertake an overall review of the comprehensive plan and update the plan as necessary." AS 29.40.030(b). To put it simply, zoning and land use activity, taken in conformity with the Comprehensive Plan, is the lynchpin to the activity, if challenged, being found to be "rationally related to a legitimate governmental interest," and thus able to survive constitutional "rational basis" test.

3. Creation of Nonconforming Structures/Uses

Many of the structures and uses on Pennock Island date back long before Alaska became a state in 1959, and prior to the incorporation of Ketchikan Gateway Borough in 1963. To the extent that a Borough-initiated rezone is sought to remedy conflicting uses between adjacent parcels, KGBC 18.30.030 (Nonconforming uses and structures.) provides,

> "(a) *Intent.* When a lot, structure, or use legally exists prior to the date of adoption of this title, or the date of adoption of an ordinance codified in this title, that does not meet the requirements of this title, it is permitted to continue within the limits set forth in this chapter. Under such circumstances it is said to have nonconforming status. There are three types of nonconforming status:
>
> (1) Nonconforming Lots. The lot width or acreage is smaller than the minimum permitted in the zone in which it is located.
>
> (2) Nonconforming Structures. The structure fails to meet yard, coverage, height or other development requirements established for the zone in which it is located.

(3) Nonconforming Uses of Land and/or Structures. The use to which land and/or structures are being put could not be permitted under the provisions of this title in the zone in which it is located because:

a. The use is not listed as a principal, conditional, or accessory use permitted in the zone in which it is located; or

b. The use is listed as a principal, conditional, or accessory use permitted in the zone in which it is located, but the development requirements for the use are not met."

The rationale for such "grandfathering" is provided in KGBC 18.30.030(b) which allows the continued nonconforming use and structure, while not encouraging the survival of the incompatibilities. Assuming the proposal to administratively rezone is intended to relieve incompatibility of uses between neighboring properties, and given the significant (historical) uses permitted under existing IH zoning designations, it is fairly anticipated that existing owners (and subsequent owners) will take care to preserve the broad latitude of uses and structures enjoyed under the existing zoning designation. Considering this economic and practical reality, changes in zoning designation, presumable designed to remedy incompatible uses amongst adjacent properties, may not be realized for years, if not decades.

PLANNING COMMISSION **10. A.**

Meeting Date: 10/13/2026

Submitted By: Crystal Vail, Planning Clerk

Agenda Item

DIRECTOR'S REPORT

Attachments

10-13-2026

Planning Director's Report

To: Planning Commission
From: Talya Stek, Planning Director
Date: October 6, 2026
Meeting: October 13, 2026

Introduction

Hello Commissioners, I'm Talya Stek, and I'm pleased to be taking on the role of Planning Director. I'm looking forward to continuing to work alongside each of you on the Borough's planning priorities. My door is always open, so please don't hesitate to reach out with questions, ideas, or concerns.

Staffing

We may be looking to search for a new staff member for the team. Nothing is confirmed yet, but I'll keep you posted as things develop.

Commissioner Training

There's a training opportunity coming up for Commissioners after the Assembly meeting on October 20. Keep an eye out for dates and information. If your schedule allows, I'd really encourage you to attend. Just let the Planning Department know if have any questions.

Assembly Action

At its October 5, 2026 meeting, the Assembly passed Ordinance No. 2122-Substitute, amending Title 2 of the Ketchikan Gateway Borough Code to provide for the removal of appointed members.