

609927

Customer Number

21-012

Permit Number



Ketchikan Gateway Borou

Permit Applicati

Approved By

☐ NEW ELECTRIC ME**Applicant Information**

Owner SELEY PROPERTIES LTD

Second Own

Mailing Address 9915 MUD BAY RD ; KETCHIKAN AK; 99901

Applicant SELEY PROPERTIES LTD

Relationship

Phone Num

Work Num

Preferred Conta

Email Address

☐ Contact By Email Prefer**Existing Property Information**

Property Address REX ALLEN DR

Zonin IL

Deed Descripti

LOT 3, SLEEPING LADY SUBDIVISION, ACCORDING TO PLAT 2015-32, FILED DECEMBER 30, 2015, KETCHIKAN RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

Lot 100-00A3

Bloc 005

Surve 1833

Assessor's Parcel Num 013130028600

Plat Numbe 2015-32

Proposed Project Information

Permit Expires

Land Use Description

Case 21-012 is a request for a Conditional Use Permit to locate a telecommunications facility on Lot 1 and Lot 3 of the Sleeping Lady Subdivision; located on the west side of Sleeping Lady Court, City of Ketchikan.

TOTAL
PARKING
SPACES
PROVIDE

Conditions

☐ ZPN☐ ZONING
PERMIT:☐ ZONING
PERMIT:☐ ZONING
PERMIT:☐ CORRESPONDENC ☐ TEMPORARY ZONING PER ☐ SIGN PERMI

THE BELOW APPLICATION(S) ARE REQUI

☐ CITY
BUILDING☐ ADEC
APPROVAL☐ ADOT
DRIVEWAY☐ KGB UTILITY HOOKU
☐ WATER
☐ SEWER
☐ SDC FEE

608781

Customer Number

21-012

Permit Number



Ketchikan Gateway Borou

Permit Applicati

2021-03-29

Approved By

☐ NEW ELECTRIC ME**Applicant Information**

Owner SELEY PROPERTIES LTD

Second Own

Mailing Address 9915 MUD BAY RD ; KETCHIKAN AK; 99901

Applicant SELEY PROPERTIES LTD

Relationship

Phone Num

Work Num

Preferred Conta

Email Address

☐ Contact By Email Prefer**Existing Property Information**

Property Address REX ALLEN DR

Zonin IL

Deed Descripti

LOT 1, SLEEPING LADY SUBDIVISION, ACCORDING TO PLAT 2015-32, FILED DECEMBER 30, 2015, KETCHIKAN RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

Lot 001-00A1

Bloc 005

Surve 1833

Assessor's Parcel Num 013130028700

Plat Numbe 2015-32

Proposed Project Information

Permit Expires

Land Use Description

Case 21-012 is a request for a Conditional Use Permit to locate a telecommunications facility on Lot 1 and Lot 3 of the Sleeping Lady Subdivision; located on the west side of Sleeping Lady Court, City of Ketchikan.

TOTAL
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Conditions

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DRIVEWAY☐ KGB UTILITY HOOKU
☐ WATER
☐ SEWER
☐ SDC FEE



Ketchikan Gateway Borough

1900 First Ave. STE 126, Ketchikan, Alaska 99901 907.228.6610 office : 907.228.6698 fax

ZONING PERMIT APPLICATION

Date Received

Rec'd 3/15/2021

TO BE COMPLETED BY PLANNING STAFF

Customer Number

609927 608781

Parcel Number

01-3130-028-600 01-3130-028-700

Permit Number

Zoning District

IL

Overlay Zone

Application Complete

New Address being assigned:

Staff Notes:

Approved by: (Zoning Official)

Date

TO BE COMPLETED BY THE APPLICANT (PLEASE PRINT OR TYPE)

Applicant Name

Tongass Engineering

Project Name

Telecommunication Antennas

Contact Number

907-617-8982

For the property located at:

End of Rex Allen Drive / Sleeping Lady Court, Ketchikan -- Lot 1, Lot 3, USS 1833, Plat No. 2015-32

Existing use(s) of the Property:

Briefly describe/list the existing use(s) and/or structures

Property is currently undeveloped; gravel pad.

Proposed project and/or use(s) of the property:

Briefly describe the requested use and/or project

Installation of antennas for telecommunication facility. Project will occupy an area of approximately 50ft x 135ft and will be completely fenced around all sides with 8ft high solid privacy fencing, completely concealing the facility from view as the antennas stand approximately 9ft high.

Total number of off street parking spaces

1

Total square feet of building(s) foot prints

0

Septic system

Water system

Application Checklist

☒ Complete Site Plan

☒ Elevation of Structures

☒ Owner/Applicant Authorization Form

☐ Installation of Driveway ☐ Yes ☒ No



Ketchikan Gateway Borough

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ZONING PERMIT APPLICATION (continued)

Fill in the applicable sections below for the proposed and existing uses listed on page 1.

RESIDENTIAL USES

Total Number of Dwelling Units	n/a
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Total Number of Bedrooms	
--------------------------	--

COMMERCIAL USES

Total Number of Sleeping Rooms	0
--------------------------------	---

Square Feet of Gross Floor Area	0
---------------------------------	---

Number of Permanent Seats or Total Occupancy (Assembly Halls, Churches, etc.)	0
---	---

Number of Employees*	0
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Square Feet of Office Space	0
-----------------------------	---

Square Feet of Display Space	0
------------------------------	---

Number of Company Vehicles**	0
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Square Feet of Sales Floor Area	0
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* Specify if employees include teachers, instructors, nurses, students, interns, or doctors.

** Company vehicles includes trailers, taxis, or truck trailers.

~ Specify if your use includes billiards, hair cutting chairs, automotive racks or bays

Applicant 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 insure 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 with Planning staff once the foundation forms are constructed. Prior to the inspection I am required to identify the boundary markers and/or property lines for the inspection. If the boundary markers and/or property lines are not identified and staff is unable to determine the location of markers or lines, I may be required to provide a survey by a professional surveyor to verify the foundation forms are located in compliance with the setback standards.

Upon completion of the construction, I understand that I must submit an As-Built Survey produced by a licensed surveyor to insure 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 plans will require notification to the Planning Department before construction commences.

BMS
Initial

Please be advised that the issuance of a Zoning Permit does not preclude the applicant's responsibility to comply with all other applicable local, State and/or Federal laws or regulations.

Inspections will be scheduled for Wednesdays and Thursdays, based on staff availability. As-built Surveys required by financial institutions may be provided in lieu of a final inspection by staff.

A Zoning Permit for a structure **expires two years after the date it is issued** unless the actual construction is started and diligently continues to completion. When unusual circumstances prevent compliance with the time requirement, the applicant may submit a renewal request to the Borough asking to extend the permit -- provided the request is filed prior to the expiration of the said two years. Excavation is not considered construction.

Permit Appeal Procedures: A decision of the zoning official may be appealed to the Ketchikan Gateway Borough Planning Commission. An appeal must be filed in writing with the Planning Department within ten (10) days of the decision, in accordance with the procedures outlined in Section 18.05.080 and Chapter 18.155 of the Ketchikan Gateway Borough Code. Please contact the Planning Department for additional information by writing to 1900 First Ave, STE 126 Ketchikan, AK 99901 or by phone at 907-228-6610 or e-mail at planning@kgbak.us.



CONDITIONAL USE PERMIT APPLICATION

Application Complete

Application Complete

☒ Completed Zoning Permit Application

☒ Owner/Applicant Authorization Form



Ketchikan Gateway Borough

1900 First Ave. STE 126, Ketchikan, Alaska 99901 907.228.6610 office : 907.228.6698 fax

Owner Authorization

Date Received _____

Project Name Telecommunication Antennas

I certify that I am the legal owner or otherwise authorized to sign on behalf of the legal owner. 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 for the purpose of conducting 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.*

Application Type Conditional Use Permit

Primary Owner: ☐ check if primary contact

Secondary Owner: ☐ check if primary contact

Name: STEVE SELEY JR.

Name: _____

Signature: [Signature]

Signature: _____

Company: Seley Properties

Company: _____

Primary Phone: 225-2692

Primary Phone: _____

E-mail: s.seley@seley.com

E-mail: _____

APPLICANT CONTACT INFORMATION ☒ check if primary contact

☐ Contract Purchaser* ☒ Authorized Agent* ☐ Person with Demonstrated Possessory Interest in the Property*

Name: Brett Serlin

Signature: [Signature]

Company and/or Title: Tongass Engineering

Mailing Address: PO Box 5436

City: Ketchikan

State: AK

Zip: 99901

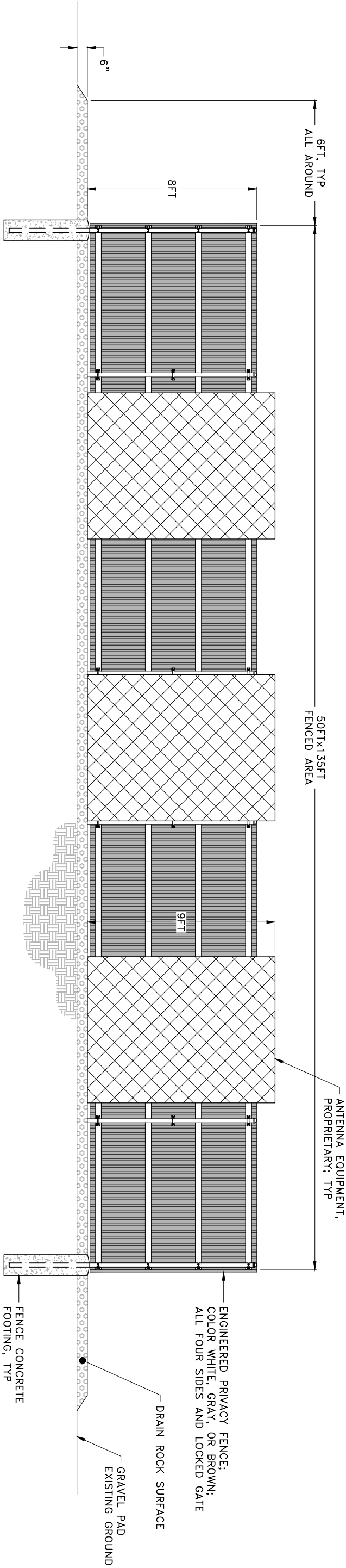
Primary Phone: 907-617-8982

E-mail: brett@tongassengineering.com

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

STAFF USE ONLY: Staff verification of necessary documentation. Staff, initial and indicate document verified.

☐ Copy Retained



1 PAD SECTION
NOT TO SCALE – USE DIMENSIONS

TELECOMMUNICATION ANTENNAS			
PERMIT DRAWINGS	PROJECT LOCATION	CLIENT INFORMATION	REVISIONS
	END OF REX ALLEN DRIVE/ SLEEPING LADY COURT, LOT 1, LOT 3 KETCHIKAN, AK	TONGASS ENGINEERING PO BOX 5436 KETCHIKAN, ALASKA 99901	
		TONG ENGR NO. 21207	DESIGN/DRAWN BMS
			DATE 3-12-2021
		SECTION VIEW	
		SHEET 2 OF 2	



March 17, 2021
Ketchikan Permitting Department

To whom it may concern,

As you may already be aware, SpaceX is interested in establishing a Starlink gateway site in Ketchikan, and obtaining permitting required to do so.

A Starlink gateway site requires separation from existing telecommunication facilities due to potential for radio frequency interference. Co-locating with existing telecommunication facilities would cause interruption in service of the Starlink gateway. In addition, a Starlink gateway site requires clearance from trees, cell towers, and other physical obstructions that would interfere with proper line of sight. The proposed site location was found to meet or be able to meet the aforementioned requirements.

The placement, design, use, and operation of Starlink gateway shall comply with any applicable regulations related to the Telecommunications Act of 1996 and the rules of the Federal Communications Commission (FCC).

Sincerely,

A handwritten signature in cursive script that reads "David Liptsyn".

David Liptsyn
Gateway Acquisition Analyst