

## KETCHIKAN GATEWAY BOROUGH

### Planning Commission/Platting Board Meeting Minutes 11/12/2025

The Meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Wednesday, November 12, 2025 by Chair Jos Govaars, and the roll was called.

#### **CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL**

PRESENT: ARNOLD, GAGE, GOVAARS, GUBATAYAO, MEDFORD

WEBEX: D-SVENSON

OTHER: SHAW was absent at roll call and arrived before the public hearing of Case 25-063

STAFF PRESENT: Planning Director Frank Maloney, Associate Planner Alethea Johnson Associate Planner Talya Stek, Platting/Zoning Clerk Crystal Vail

OTHER PRESENT: Meg Friedenauer and Holly Smith, consultants with Agnew::Beck, appeared via Webex

#### **PRESENTATION OF MINUTES**

PC Meeting Minutes of October 14, 2025 and October 28, 2025

M/S: GUBATAYAO/GAGE to approve the PC Meeting Minutes of October 14, 2025 and October 28, 2025, as presented

#### **DISCUSSION**

none

Upon roll call the vote of the MOTION was:

YES: ARNOLD, GUBATAYAO, GAGE, MEDFORD, D-SVENSON, GOVAARS

MOTION DECLARED CARRIED

#### **SPECIAL ORDERS**

none

#### **CORRESPONDENCE**

Three on the table documents were presented to the Planning Commission related to Herring Cove and a management plan proposed to fit into the Comprehensive Plan.

#### **PERSONS TO BE HEARD**

None

#### **UNFINISHED BUSINESS/ PUBLIC HEARINGS**

None

**NEW BUSINESS**

GOVAARS described the procedures for public hearings and appeals of decisions of the Planning Commission/Platting Board. He read that the agenda was published on November 7, 2025, and hereby entered into the record.

Case 25-056 is a request for a major variance to allow an existing garage to remain and encroach into the required front yard setback on Lot 160, U.S. Survey 3155; located at 96 Bearberry Lane, Ketchikan Gateway Borough.

Planner Johnson presented information on Case 25-056 and planning staff recommended approval of the variance.

Commissioners did not have questions for Planner Johnson nor the applicants, who were present.

**PUBLIC COMMENT**

none

M/S: MEDFORD/GUBATAYAO to adopt Resolution 4531 A

**DISCUSSION**

none

Upon roll call the vote of the MOTION was:

YES: D-SVENSON, ARNOLD, GUBATAYAO, GAGE, MEDFORD, GOVAARS

MOTION DECLARED CARRIED

**\*\*POSTPONED\*\***Case 25-060 is a major variance request to allow a carport to be constructed and encroach into the front yard setback on Lot 7, Block 7, U.S. Survey 437, located at 1012 Dunton Street, City of Ketchikan. -postponed by applicant on 11/3/2025

Case 25-061 is a request for a major variance to allow an existing attached garage to remain and encroach into the required rear yard setback on Lot 12, Rocky Point Subdivision; located at 10309 Rocky Point Dr, Ketchikan Gateway Borough.

Planner Johnson presented information on Case 25-061 and planning staff recommended approval of the variance.

Commissioners did not have questions for Planner Johnson nor the applicants, who were available by phone call.

M/S: GUBATAYAO/GAGE to adopt Resolution 4536 A

**PUBLIC COMMENT**

none

**DISCUSSION**

none

Upon roll call the vote of the MOTION was:

YES: GUBATAYAO, D-SVENSON, ARNOLD, MEDFORD, GAGE, GOVAARS  
MOTION DECLARED CARRIED

**Case 25-062** a request for a major variance to an existing accessory structure to remain and encroach into the required rear yard setback on Lot 12, Rocky Point Subdivision; located at 10309 Rocky Point Dr, Ketchikan Gateway Borough

Planner Johnson presented information on Case 25-062 and planning staff recommended approval of the variance.

MEDFORD asked and Planner Johnson answered questions about the following:

- The conditions of expiration in the easement agreement do not affect a variance approval.

PUBLIC COMMENT  
none

M/S: ARNOLD/MEDFORD to adopt Resolution 4537 A

DISCUSSION

GUBATAYAO commended the property owner and neighbor for coming to an easement agreement.

Upon roll call the vote of the MOTION was:

YES: MEDFORD, GAGE, D-SVENSON, ARNOLD, GUBATAYAO, GOVAARS

MOTION DECLARED CARRIED

Commissioner SHAW arrived and joined the members at the dias.

**Case 25-063** is a request to vacate the Jensen Way right-of-way and alter Lot 4, Block 1, U.S. Survey 1192, located at 8159 N Tongass Highway, Ketchikan Gateway Borough; filed by Robert and Emily McClory on October 22, 2025.

Planner Johnson presented information on Case 25-063 and planning staff recommended approval of the preliminary plat with conditions. The applicant was present and available to answer questions.

Commissioners asked and Planner Johnson answered questions about the following:

- Vacation of a right of way means that the property becomes part of private property and is no longer dedicated to use by the public.
- The rock retaining wall is within the utility easement.
- There aren't certain criteria for requesting the vacation of a right of way.
- Every request is reviewed by the Public Works Director to evaluate the public interest of the subject area.

- The property line will change, and the adjoining property is also owned by the applicant.
- Currently, the approximately 30 ft wide right of way contains native vegetation and other plantings.
- The property owner is responsible for working with KPU for the easement agreement.

#### PUBLIC COMMENT

None

M/S: D-SVENSON/GAGE to approve the request to vacate the Jensen Way right-of-way and alter Lot 4, Block 1, U.S. Survey 1192, located at 8159 N Tongass Highway; Ketchikan Gateway Borough filed by Robert and Emily McClory with conditions. 1) An easement agreement for existing overhead power lines shall be submitted to the Planning Department within 60 days of the effective date of final order and 2) Address plat comments and corrections, by adopting Resolution 4538 A.

#### DISCUSSION

none

Upon roll call the vote of the MOTION was:

YES: D-SVENSON, GUBATAYAO, GAGE, MEDFORD, ARNOLD, SHAW, GOVAARS

MOTION DECLARED CARRIED

Case 25-059 is a request by the Ketchikan Gateway Borough Planning and Community Development Department seeking further public comment and review of the Public Hearing Draft Ketchikan Gateway Borough 2035 Comprehensive Plan and for the Planning Commission to forward the draft to the Ketchikan Gateway Borough Assembly for consideration with a recommendation of approval.

Director Maloney introduced Meg Friedenauer, a consultant with Agnew::Beck, and notified the commissioners that she had a presentation prepared, containing the proposed changes as directed from the work session discussion at the October 28, 2025 Planning Commission meeting.

Ms. Friedenauer presented information regarding Case 25-059. Each proposed amendment was reviewed and commissioners asked questions regarding individual amendments during the presentation.

SHAW requested the presentation slides be available on each member's computer screen for better viewing. GOVAARS called for a recess to resolve the issue.

Recess: 6:42 p.m.- 6:53 p.m.

GOVAARS and GUBATAYAO thanked Ms. Friedenauer for the presentation and for work specifically on the tool to differentiate food system and food security planning.

ARNOLD asked if there were additional public comments. GOVAARS mentioned that there was an On the table document and the other public comments were published in the packet.

GAGE commented that she appreciates the “and/or” language added to allow more flexibility in the plan.

**PUBLIC COMMENT**

Mary Stephenson, Ketchikan resident, commented on issues she has had while conducting tours in Herring Cove. She encouraged the Planning Commission to include solutions specific to her problems in the 2035 Comprehensive Plan. She urged the Borough to take a more extensive look at providing solutions to the congestion and misuse of Powerhouse Road. M/S: SHAW/D-SVENSON Amendment 1, under Land Use and Environment, page 24, under Strategy 5, revise action (f) to read: Support the creation of community-wide plans, such as historic preservation plans and cultural plans, that build on previous community planning efforts and will be developed in partnership with local organizations.

**DISCUSSION**

none

Upon roll call the vote of the MOTION was:

YES: SHAW, D-SVENSON, ARNOLD, MEDFORD, GAGE, GUBATAYAO, GOVAARS

**MOTION DECLARED CARRIED**

M/S: SHAW/GUBATAYAO Amendment 2, Land Use and Environment, page 49, to revise the theme Sustainable tourism strategies offer solutions that contribute to Ketchikan’s fiscal health and improve year-round livability to add a sentence in the middle that says: These survey results also illustrate that community character is an important area of concern for residents.

**DISCUSSION**

none

Upon roll call the vote of the MOTION was:

YES: GUBATAYAO, GAGE, MEDFORD, ARNOLD, D-SVENSON, SHAW, GOVAARS

**MOTION DECLARED CARRIED**

M/S: SHAW/ARNOLD Amendment 3, under Economic Development, page 53, under Strategy 2, revise action (g) to read: Collaborate with local utilities and telecommunications providers to increase capacity during peak visitor seasons.

**DISCUSSION**

none

Upon roll call the vote of the MOTION was:

YES: D-SVENSON, ARNOLD, MEDFORD, GAGE, SHAW, GUBATAYAO, GOVAARS

**MOTION DECLARED CARRIED**

M/S: SHAW/GUBATAYAO Amendment 4, under Economic Development, page 56, under Strategy 6, to revise action (a) to read: Continue support for funding grants, and technical assistance for nonprofit organizations to strengthen their financial sustainability, local hiring capacity and so they can continue to provide critical community services.

DISCUSSION

SHAW stated that he could not support a motion which reads “and so they can” and made the following motion to amend:

M/S: SHAW/GUBATAYAO to amend Amendment 4 to read: Continue support for funding grants, and technical assistance for nonprofit organizations to strengthen their financial sustainability and local hiring capacity to ensure continued provision of critical community services.

DISCUSSION

SHAW reiterated the language of his proposed amendment to Amendment 4.

Upon roll call the vote of the MOTION was:

YES: GUBATAYAO, SHAW, GAGE, MEDFORD, ARNOLD, D-SVENSON, GOVAARS

MOTION to amend DECLARED CARRIED

There was no further discussion on the motion to approve Amendment 4.

Upon roll call the vote of the MOTION to approve Amendment 4 as amended was:

YES: ARNOLD, MEDFORD, D-SVENSON, GAGE, SHAW, GUBATAYAO, GOVAARS

MOTION DECLARED CARRIED

M/S: SHAW/GUBATAYAO Amendment 5, under Health and Wellness, page 60, under Strategy 1, to revise action (c) to read: Collaborate with employers, early childhood providers, and nonprofits to increase access to affordable, reliable childcare.

DISCUSSION

GAGE asked if “tribes” should be added to the list of collaborative entities.

D-SVENSON said that she feels the statement as is, includes all entities.

Upon roll call the vote of the MOTION was:

YES: ARNOLD, D-SVENSON, GUBATAYAO, GAGE, SHAW, MEDFORD, GOVAARS

MOTION DECLARED CARRIED

M/S: SHAW/GAGE Amendment 6, under Health and Wellness, page 60, under Strategy 1, to add action (i) to read: Support effort to create new housing and food assistance programs.

DISCUSSION  
none

Upon roll call the vote of the MOTION was:

YES: ARNOLD, GUBATAYAO, GAGE, MEDFORD, SHAW, D-SVENSON, GOVAARS

MOTION DECLARED CARRIED

M/S: SHAW/GAGE Amendment 7, under Health and Wellness, page 60, under Strategy 1, to add new section (a) and re-lettering the other sections, for section (a) to read: Support and enhance high quality K-12 education programs by partnering with other educational institutions and organizations.

DISCUSSION  
none

Upon roll call the vote of the MOTION was:

YES: MEDFORD, SHAW, GAGE, GUBATAYAO, D-SVENSON, ARNOLD, GOVAARS

MOTION DECLARED CARRIED

M/S: SHAW/GUBATAYAO Amendment 8, under Health and Wellness, page 61, under Strategy 2, to add action (e) to read: Collaborate with local health and wellness organizations to expand school and community-based nutrition and physical activity programs aimed at reducing obesity and diabetes rates in the community.

DISCUSSION  
SHAW expressed his opposition to the specifics of this amendment.

GUBATAYAO suggested striking “obesity and diabetes”

SHAW expressed his opinion that this idea is more complex than the proposed sentence.

D-SVENSON commented that many programs aimed at promoting good nutrition and physical activity are already in place in Ketchikan. She stated her support for the proposed amendment.

During DISCUSSION, the following MOTION to amend was made:

M/S: SHAW/GAGE to amend Amendment 8 to read: Collaborate with local health and wellness organizations to expand school and community-based nutrition and physical activity programs in accordance with generally accepted medical standards.

DISCUSSION on the proposed amendment

GUBATAYAO commented on the importance of including physical activity with nutrition education.

ARNOLD commented he has heard from the community that some opportunities for physical activity have been discontinued such as swimming lessons and reduced rec center hours.

Director Maloney relayed a message from Ms. Friedenauer, who asked if eliminating (e) and keeping Strategy 2 covers the intent.

SHAW commented that he likes (e) and wants to see it more generalized and feels it is important to make sure to call out that any program would be according to current medical standards.

ARNOLD questioned if this amendment would support the citizen, Rob Holston, whose comments influenced Amendment 8.

GAGE clarified that the amendment would allow support for his idea as well as open the door for other programs aimed at increasing physical and nutritional well-being.

Upon roll call the vote of the MOTION was:

YES: GAGE, MEDFORD, SHAW, D-SVENSON, ARNOLD, GUBATAYAO, GOVAARS

MOTION to approve the amendment DECLARED CARRIED

There was no other discussion on Amendment 8 and upon roll call the vote on the MOTION to adopt Amendment 8 as amended was:

YES: ARNOLD, D-SVENSON, SHAW, MEDFORD, GAGE, GOVAARS

Clerk's Note: GUBATAYAO was not called for roll on this item by mistake. The motion carried and the missed vote would not have affected the outcome of the roll call.

M/S: SHAW/GAGE Amendment 9, Education and Culture, page 65, to revise Strategy 3 to read: Strengthen collaboration between the Borough, Tribes, Filipino community, and other cultural connections and service providers to support culturally rooted wellness and education.

#### DISCUSSION

M/S: SHAW/GAGE to amend Strategy 3 to read: Strengthen collaboration between the Borough, Tribes, Filipino community, and other cultural connections and service providers to support culturally rooted wellness, awareness, and education

#### DISCUSSION

SHAW expressed his opinion on the importance of providing awareness of the culture surrounding Ketchikan.

GUBATAYAO and SHAW discussed how awareness was included in another part of the Education and Culture section and how it could be cross referenced here.

Upon roll call the vote of the MOTION to amend Amendment 9 was:

YES: GAGE, MEDFORD, SHAW, D-SVENSON, ARNOLD, GUBATAYAO, GOVAARS

MOTION DECLARED CARRIED

Upon roll call the vote of the MOTION to approve Amendment 9 as amended was:

YES: MEDFORD, SHAW, GAGE, GUBATAYAO, ARNOLD, D-SVENSON, GOVAARS

MOTION DECLARED CARRIED

M/S: SHAW/GAGE Amendment 10, Education and Culture, page 66, to revise Strategy 4, to read: Support local arts and cultural programming as important components of our community.

DISCUSSION

none

Upon roll call the vote of the MOTION was:

YES: D-SVENSON, ARNOLD, GUBATAYAO, GAGE, MEDFORD, SHAW, GOVAARS

MOTION DECLARED CARRIED

M/S: SHAW/GUBATAYAO Amendment 11, Education and Culture, page 66, under Strategy 4, revise action (a) to read: Support partnerships such as the Ketchikan Area Arts and Humanities Council, Tribes, Ketchikan Public Library, Ketchikan Museums, the Filipino Community and other nonprofits to expand public art, cultural events and arts understanding and education.

DISCUSSION

D-SVENSON asked about the action specifically naming groups, unlike the other generalized strategies and actions.

GOVAARS clarified that the phrase “such as” allows other groups to be included, that there is no exclusivity.

MEDFORD clarified that he suggested the original amendment of changing “with” to “such as” without removing the groups already named.

SHAW and GAGE supported this comment, saying that the named groups are examples of those who are present in the community and changing to “such as” leaves it open to all other groups.

D-SVENSON clarified that she was not questioning the change to “such as.” Her comment was aimed at keeping the generality of the comprehensive plan.

Upon roll call the vote of the MOTION was:

YES: MEDFORD, SHAW, D-SVENSON, GAGE, ARNOLD, GUBATAYAO, GOVAARS

MOTION DECLARED CARRIED

M/S: SHAW/GAGE Amendment 12, Education and Culture, page 66, under Strategy 4, add cross reference: Cross reference with Land use and Environment chapter, Strategy 5.

DISCUSSION

none

Upon roll call the vote of the MOTION was:

YES: MEDFORD, D-SVENSON, SHAW, GAGE, ARNOLD, GUBATAYAO, GOVAARS

MOTION DECLARED CARRIED

M/S: SHAW/GUBATAYAO Amendment 13, Economic Development, page 55, under Strategy 5, adding action (a) and re-lettering the other actions, for action (a) to read: Collaborate with local organizations and agencies to develop a community food security or systems plan.

#### DISCUSSION

SHAW commented that food security is usually an emergency operation, he suggested moving it into the Governance section in the emergency operations plan because it is more of a government function.

GAGE suggested that it be changed from “or” to “and”

GUBATAYAO commented that food insecurity is a common, ongoing and current issue, not just in time of emergency.

SHAW commented on food systems vs. food security plans.

GUBATAYAO expressed her opinion that the plan needs to include both systems and security, no matter where it is included in the plan. She commented the most important element will be following through and making the plans happen.

D-SVNESON commented her support for both food systems and food security. She suggested adding a cross reference to Governance for food security.

MEDFORD agreed to cross referencing.

Ms. Friedenauer commented that originally it was a large discussion where to place food security. She clarified that the emergency response information is contained in the Public Facilities and Services chapter and can be cross referenced into Governance as well.

GAGE suggested adding local government to the action and changing to “and/or” regarding food systems and food security plans.

SHAW commented that he had found a reference to food security in Strategy 1 of the Health and Wellness chapter. He commented that the language in that strategy could be altered by taking out the specific references and add both food systems and security then cross referencing it with Economic Development, Governance and Public Services.

GOVAARS and SHAW discussed the process of making proposed changes.

GUBATAYAO thinks that “collaborate” is important to include.

M/S: SHAW/D-SVENSON to strike and replace the amendment to amend Strategy 1, action (h) of the Health and Wellness strategies and actions to read: Collaborate with community partners to establish a food security plan and local food systems plan.

#### DISCUSSION

SHAW commented that this amendment allows work to include everyone.

ARNOLD commented that he did not want to take out community gardens or food tax sales exemptions because they were named in the survey results and Juneau recently passed a food tax sales exemption.

SHAW commented that Juneau's action on food sales tax gave them a predicted sales tax deficit and Ketchikan would be looking at one as well. He expressed his opinion that supporting sales tax exemption in the comprehensive plan was more of a political policy decision.

Upon roll call the vote of the MOTION to strike the amendment and replace with an amendment to Strategy 1, action (h) of the Health and Wellness chapter was:

YES: GUBATAYAO, ARNOLD, GAGE, SHAW, D-SVENSON, MEDFORD, GOVAARS

MOTION to amend DECLARED CARRIED

Continued DISCUSSION on Amendment 13 as amended

GUBATAYAO asked if the information about Food Systems vs Food Security would be included in the comprehensive plan.

SHAW stated the information was gathered and compared for the planning commission to use as a reference during the meeting but could be added to the appendices.

GUBATAYAO requested the information be memorialized in the plan.

Director Maloney responded that a more appropriate place would be keep the document with the plan and add it as additional information. He then clarified that he would rather incorporate the information and it will be kept in the planning department to use when such specific plans are being created.

Upon roll call the vote of the MOTION was:

YES: GUBATAYAO, ARNOLD, GAGE, SHAW, MEDFORD, D-SVENSON, GOVAARS

MOTION DELCARED CARRIED

M/S: SHAW/GAGE, Amendment 14, Public Facilities and Services, page 35, under Strategy 2, to revise action (b) to read: Work with municipal partners to identify and prioritize wastewater upgrades where current systems or septic reliance limit housing or commercial development potential.

#### DISCUSSION

SHAW shared his support of the generality of the language but was unsure if it would create a barrier to development.

GOVAARS commented that property owners will have different options depending on each situation. He appreciates the intent of the amendment because he supports development.

GAGE commented on her support of the amendment because it helps identify a roadblock to development.

ARNOLD wondered about the City of Ketchikan annexing certain areas of property.

GAGE and GOVAARS responded with some history, using an example of Shoreline Drive being offered to hook up to City services and declining.

D-SVENSON asked if there was a need for this action item, she wondered if the Strategy is fine without action (b). She also identified that it is only South Tongass that would benefit because there is no other Borough wastewater system.

SHAW commented that it is required for a zoning permit to have an approved wastewater system, either a DEC system or a tie-in to the City/Borough system.

ARNOLD spoke of DEC getting rid of outfall systems.

D-SVENSON expressed her opinion that this amendment was not needed.

Ms. Friedenauer clarified where Amendment 14 originated and explained why it was presented. She suggested reviewing Action (a) to see if it incorporates the concept of Action (b).

M/S: SHAW/D-SVENSON to strike action (b) of Strategy 2, of the Public Facilities and Services.

#### DISCUSSION

MEDFORD asked for clarification and suggested adding language.

GOVAARS repeated the proposed motion.

SHAW stated that the motion on the table is to strike the whole action (b) which would not add the proposed amendment 14 and would not include the original action (b.)

Upon roll call the vote of the MOTION to amend was

YES: D-SVENSON, ARNOLD, MEDFORD, SHAW, GOVAARS

NO: GAGE, GUBATAYAO

MOTION to amend DECLARED CARRIED

Upon roll call the vote of the Motion to approve Amendment 14 as amended. The result being the elimination of Amendment 14.

YES: MEDFORD, D-SVENSON, SHAW, GAGE, GOVAARS

NO: ARNOLD, GUBATAYAO

MOTION DECLARED CARRIED

M/S: SHAW/ARNOLD, Amendment 15, Economic Development, page 37, under Strategy 5, to add action (c) to read: Collaborate with the Alaska Department of Transportation & Public Facilities, the City of Ketchikan, and other partners to periodically evaluate the feasibility, costs, and community benefits or impacts of a bridge and/or tunnel connection to increase access to Gravina Island, as part of long-range transportation planning efforts.

DISCUSSION

D-SVENSON and GOVAARS stated their mixed feelings of this amendment.

SHAW commented that this amendment allows exploration of the idea and it allows the conversations to happen.

ARNOLD stated his support for the amendment.

Upon roll call the vote of the Motion was

YES: GUBATAYAO, ARNOLD, GAGE, SHAW, D-SVENSON, MEDFORD, GOVAARS

MOTION DECLARED CARRIED

M/S: SHAW/GAGE, Amendment 16, Transportation, page 30, under Strategy 2, to add action (d) under Potential Borough Led Actions to read: Explore the long-term feasibility, potential benefits, and environmental considerations between Ketchikan, mainland Alaska and Canada, in coordination with state and federal partners.

DISCUSSION

none

Upon roll call the vote of the Motion was

YES: GUBATAYAO, GAGE, ARNOLD, SHAW, MEDFORD, GOVAARS, D-SVENSON

MOTION DECLARED CARRIED

GOVAARS asked the commissioners if there were any additional amendments to be considered.

GUBATAYAO asked where Herring Cove is addressed in the plan.

SHAW commented that the Borough does not have road powers, so there would need to be a service area established by the residents in the area. The only revenue collected would be from property taxes and service area fees and it wouldn't seem fair to the residents if their fees were used to repair the road conditions caused by tour vehicles. He expressed that he is unsure how the Borough could take care of the burdens happening in this area.

Ms. Friedenauer stated that Herring Cove has been identified in the Land Use chapter of the plan as an area in need of a neighborhood plan.

GOVAARS reminded the commissioners that the tours who choose to use Powerhouse Road are doing so illegally and they have all been notified not to use the road and they do so anyway. D-SVENSON reminded the commissioners that Powerhouse Road is a state road and the Borough does not have prevue for monitoring its misuse.

GUBATAYAO agreed with the idea being covered in the Land Use chapter, but she expressed her want for the tourism aspect to be addressed.

GOVAARS expressed that the clear solution is to restrict all tours on Powerhouse Road.

Ms. Friedenauer pointed out that there is a case study referenced in the plan regarding a similar issue in Haines, AK. She said this information acknowledges the challenges and provides a few ideas how an issue like this may be approached.

ARNOLD suggested addressing the congestion of tourists in the Quality-of-Life chapter.

D-SVENSON commented that it was included already. Ms. Friedenauer commented that tourism impacts are included in the Economic Development chapter.

MEDFORD agreed with SHAW that the Comprehensive plan is not the right place to be adding actions specific to Herring Cove.

SHAW asked to look at page 33, under Public Facilities and Services, themes speaking to wastewater planning efforts are needed to modernize systems and expand capacity. He disagreed with the statement that several treatment sites operated by the Borough are out of compliance with AEDC permit standards. He mentioned that there is not a Borough operated system in Ward Cove, as named. He stated his support of the general statement that systems should be modernized and does not agree with the statement that there are outstanding issues of non-compliance.

M/S: SHAW/GAGE to strike the sentence "Several treatment sites operated by the Borough are out of compliance with Alaska Department of Environmental Conservation (ADEC) permit standards, including Ward Cove and Mountain Point for violations that occurred in 2023."

GAGE mentioned that the Mountain Point system was upgraded in 2023.

SHAW commented that the compliance issues coming from Ward Cove relate to the mixing of outflow from Connel Lake.

MEDFORD supports eliminating the sentence but sees that the following sentence needs to be adjusted to read well. Ms. Friedenauer offered to take out the word "Further" for clarity.

M/S: SHAW/GAGE to amend the next sentence to strike the word "Further."

#### DISCUSSION

ARNOLD and SHAW clarified the proposed amendment.

D-SVENSON and GOVAARS agreed with the proposed amendment.

D-SVENSON questioned the need for this section.

GAGE supported the section, stating that future development will need to be held to standards.

Without OBJECTION, GOVAARS ruled that removing "further" will be rolled into the main motion of striking the sentence stated.

Upon roll call the vote of the MOTION was:

YES: SHAW, GAGE, D-SVENSON, MEDFORD, GUBATAYAO, ARNOLD, GOVAARS

#### MOTION DECLARED CARRIED

SHAW asked to look Public Facilities and Services, Strategy 4, page 37, item (b) in the Potential Borough -Led Actions regarding port electrification. SHAW commented on the role of the government versus the private sector and he was unsure that the Borough would ever be involved in electrification of a private port. He also was unsure about the Borough being involved in reducing emissions.

GAGE commented that the cruise lines are requesting port electricity and that Ketchikan's infrastructure is not designed for that large of a capacity.

GOVAARS agreed that Ketchikan is not built for the growing interest of electric vehicles or vessels.

D-SVENSON stated her support of the sentence where it lies in the plan.

SHAW suggested adding language that supports a study that also analyzes impacts to current infrastructure.

D-SVENSON and GAGE agreed with SHAW.

M/S: SHAW/MEDFORD to amend Strategy 4, item (b), of Public Facilities and Services, to read: Conduct feasibility studies, including the impacts to existing electrical infrastructure and any potential necessary upgrades, for port berth electrification to reduce emissions and support shore power for cruise ships.

#### DISCUSSION

none

Upon roll call the vote of the MOTION was:

YES: MEDFORD, GUBATAYAO, ARNOLD, D-SVENSON, GAGE, SHAW, GOVAARS

MOTION DECLARED CARRIED

M/S: SHAW/GUBATAYAO to adopt Resolution 4534 A, forwarding the Ketchikan Gateway Borough 2035 Comprehensive Plan, as amended by the Planning Commission on November 12, 2025 with a recommendation of approval.

DISCUSSION

GOVAARS thanked everyone for sticking with it for a long meeting.

Upon roll call the vote of the MOTION was:

YES: SHAW, D-SVENSON, ARNOLD, GUBATAYAO, MEDFORD, GAGE, GOVAARS

MOTION DECLARED CARRIED

**CONSENT AGENDA**

none

**REGULAR BUSINESS**

Case 25-038 is a request for a final plat to eliminate a common lot line between ATS 1103 and ATS 698 Tract A; located at 9737 Mud Bay Road, Ketchikan Gateway Borough.

M/S: SHAW/GUBATAYAO to approve the final plat of ATS 1103 and ATS 698 Tract A Replat subject to the following condition: 1) Address plat comments and corrections produced by staff prior to submitting the mylar plat.

DISCUSSION

none

Upon roll call the vote of the MOTION was:

YES: MEDFORD, SHAW, GAGE, D-SVENSON, ARNOLD, GUBATAYAO, GOVAARS

MOTION DECLARED CARRIED

**REMARKS**

DIRECTOR'S REPORT

Director Maloney thanked the commissioners for including staff in the discussion surrounding the Comprehensive Plan.

COMMISSIONERS' COMMENTS

MEDFORD thanked the commissioners for working on the Comprehensive Plan. He said this plan was well thought out and used the most comprehensive approach he has seen during his 15 years of service on the commission.

GUBATAYAO thanked everyone who worked on creating the comprehensive plan.

D-SVENSON thanked Planner Stek for leading the charge in creating the new comprehensive plan.

**ADJOURNMENT**

M/S: SHAW/D-SVENSON moved to adjourn.

With no objection, the meeting was adjourned at 9:19 p.m.

  
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Jos Govaars, Chair  
Planning Commission/Platting Board

  
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Crystal Vajk, Platting/ Zoning Clerk  
Planning Commission/Platting Board