

KETCHIKAN GATEWAY BOROUGH

Planning Commission/Platting Board Meeting Minutes 1/27/2026

The Meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, January 27, 2026 by Chair Jos Govaars, and the roll was called.

CALL TO ORDER - PLEDGE OF ALLEGIANCE – ROLL CALL

PRESENT: ARNOLD, GAGE, GOVAARS, GUBATAYAO, MEDFORD, SHAW

WEBEX: D-SVENSON

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

PRESENTATION OF MINUTES

PC Meeting Minutes of December 9, 2025

M/S: SHAW/GUBATAYAO to approve the PC Meeting Minutes of December 9, 2025, as presented

DISCUSSION

none

Upon roll call the vote of the MOTION was:

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

MOTION DECLARED CARRIED

SPECIAL ORDERS

none

CORRESPONDENCE

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 January 23, 2026, and hereby entered into the record.

Case 26-001 is a request for a conditional use permit to allow a triplex dwelling use on Lot 54B, U.S. Survey 1587, located in the 3800 Block of Baranof Ave, City of Ketchikan.

Planner Johnson presented information on Case 26-001. Planning staff recommended approval of this request.

D-SVENSON questioned what the proposed parking is per unit.

The applicant and their agent were present via Webex and available to answer questions. They clarified that the parking plans include one covered parking spot and one partially covered parking spot for each unit.

PUBLIC COMMENT

Hannah Romiski, resident of 428 Tower Road, expressed concerns about available parking, stating the proposed building will remove too much on street parking. She mentioned concerns about stormwater drainage on the subject properties. She expressed her opinion that the proposed structures do not fit in a residential area.

Thelma Andrew, 506 Tower Road resident, spoke that the RM zone regulations should be adhered to and for the planning commission to consider the parking impacts to surrounding neighbors. She expressed concerns about construction traffic, property setbacks and building plans. She asked for more information to be presented before any permits are issued.

Esther Rhodes, resident of the area, expressed concerns about the proposal encroaching into an easement on her property and concerns about proper drainage on the subject property.

Kasia Polanska, resident of Tower Road, expressed her concerns about insufficient off street parking. She asked the Planning Commission to deny the CUP.

M/S: SHAW/GAGE to adopt Resolution 4541 A

SHAW asked Planner Johnson to verify the off-street parking requirements. She answered that the parking requirement for a triplex in the RM zone is one spot per bedroom as permitted by right, if the applicant proposes to offer less than that amount of spaces, they must apply for a Conditional Use Permit.

DISCUSSION

SHAW stated that he was unsure about the project because the subject area's available off-street parking already overcrowded.

D-SVENSON stated that she knows this area is congested but doesn't think that it is warranted to say no to both requests. She asked the commission if they would approve one of the projects.

GUBATAYAO said she is conflicted because she recognizes the need for additional housing in Ketchikan but is concerned about the lack of available parking in the area. She wanted to know how the applicant planned to deal with the drainage issue the public brought up. She mentioned that she was unsure she could make a decision without more information from the applicant.

GAGE said the drainage issue should be addressed and wondered if the Planning Commission or another agency needed to evaluate the issue.

MEDFORD thought it was important to consider the negative impacts to neighbors and he agreed with GUBATAYAO that more information was needed about mitigation of negative neighborhood impacts.

ARNOLD was concerned about safety with the potential of too many vehicles in a neighborhood.

GOVAARS asked Planner Johnson to clarify that the easement mentioned in public comment. She clarified that the proposed project does not encroach into the said easement.

Jeff Miller, applicant, stated that they were working with the City on a building application. His agent, Wayne Sharp, reminded the commissioners that the stormwater drainage will remain the same for any project they propose to build and that the proposed plan creates more parking than is currently available on the street. He stated the proposal maximizes the available buildable area on the properties. He hoped to use one lot for parking while building the other property.

GUBATAYAO asked Mr. Miller about their plans for renting versus ownership. Mr. Miller stated the hope was to sell the units.

MEDFORD asked Mr. Miller if postponement would effect the building timeline. Mr. Miller answered with some more building details and said a delay would add costs to the project. He stated that most of the issues that have been brought forward at this meeting have been addressed, they are staying within setbacks, providing the required parking and are meeting the standards for building in the RM zone.

D-SVENSON asked about the living configuration and approximate cost of each unit. Mr. Miller answered with the three-story configuration and each unit would be in the \$400 - \$500K range.

GAGE wondered what date the next available meeting if a postponement was approved.

M/S: SHAW/GAGE to postpone Case 26-001 until the first PC meeting in March.

DISCUSSION

SHAW stated that he was uncomfortable with the issues surrounding this project. He stated his support for postponement.

ARNOLD asked what would be asked of the applicant if there was a postponement.

GAGE requested more interaction with the neighborhood, addressing impacts to the neighborhood and addressing the water drainage issue.

MEDFORD requested further communication with the neighborhood. He had concerns about the negative impacts to the neighborhood and supported the postponement.

Mr. Miller reemphasized that the proposals submitted addressed the issues brought forward, required no variance request, the use is expressly allowed with a CUP in the RM zone, the required parking was provided and utilities are available. He also mentioned reasons for disapproval that cannot be legally supported. He felt that all the criteria had been addressed and he asked what further information would need to be provided if there was a postponement.

GUBATAYAO reiterated her concern about the plan for stormwater drainage. She requested more information.

GOVAARS stated that the applicant did not cause the situation of poor drainage.

D-SVENSON stated her opposition to postponement. She reiterated the applicant meeting the criteria and the value of increasing available housing in Ketchikan. She said that the builders will be required to go through multiple levels of approval after the approval of the CUP and that the water issue is the City's prevue.

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

YES: SHAW, ARNOLD, MEDFORD, GAGE, GUBATAYAO

NO: D-SVENSON, GOVAARS

MOTION DECLARED CARRIED

Case 26-002 is a request for a conditional use permit to allow a four-family dwelling use on Lot 54A, U.S. Survey 1587; located in the 3800 Block of Denali Ave, City of Ketchikan.

Planner Johnson presented information on Case 26-002. Planning staff recommended approval of this request.

There were no questions for staff from the commissioners.

The applicant and their agent were present via Webex and available to answer questions. They reminded the commissioners that they have met the criteria written in KGB Code regarding the project, Planning staff's analysis recommends approval and that their request is an allowed use in the zone with the CUP. He asked commissioners to approve the CUP.

PUBLIC COMMENT

Hannah Romiski, 428 Tower Rd, commented on the irregularity of various things in Ketchikan. She warned of the risk of non-locals creating local projects. She commented on need for the water issues to be discussed for safety reasons and did not think the type of home fits into the existing neighborhood.

Thelma Andrew, 506 Tower Rd, commented on the small lot size and the large size of the proposed building. She commented that the project would add more cars and more people and did not think the proposed price sounded affordable. She wondered if the subject lots have been recently surveyed and suggested the water issue be explored further.

Kasia Polanska, neighboring resident, expressed her opinion that single family homes would be a better project on the subject lots.

Esther Rhodes, neighboring resident, spoke of a drainage issue on the lots.

Mr. Miller responded that the stormwater issue would be addressed and that a single-family home could take up the same amount of the lot and sidewalk as the proposed dwelling units.

M/S: SHAW/MEDFORD to postpone Resolution 4542 A to the meeting of March 10, 2026

DISCUSSION

MEDFORD commented that the applicant seems to have good intentions and the public has had opposition to the request. He suggested that outside of the requirements, extra communication with the neighborhood could be beneficial to the applicant.

SHAW requested more information about stormwater flow in the area and a mitigation plan.

GUBATAYAO agreed with MEDFORD and SHAW. She stated the applicant has a right to develop their property and the commission should not decide the configuration of a dwelling, but to consider the impact to surrounding properties.

D-SVENSON reminded the commission that the applicant has worked with Planning staff on their application, staff is recommending approval and she is confused about what the commissioners would request in addition to their complete application. She stated the City would review the water requirements and wondered how the applicant would obtain the requested information without an approved CUP to begin the project.

Upon roll call the vote of the MOTION was:

YES: SHAW, GUBATAYAO, ARNOLD, MEDFORD, GAGE

NO: D-SVENSON, GOVAARS

MOTION DECLARED CARRIED

Director Maloney reminded the commissioners that they will need to identify specifically what supplemental information or communication they are going to request from the applicant.

GOVAARS called a recess from 7:23 p.m. to 7:35 p.m.

Case 26-003 is a request to rezone Lot 76, Herring Bay Group of Homesites No. 2, U.S. Survey 2404; located at 7980 S Tongass Hwy, Ketchikan Gateway Borough, from the Heavy Industrial (IH) zone to a Plan Unit Development (PUD) zone. – *postponed by applicant, revised request submitted 1/22/2026 and scheduled for the Planning Commission meeting of February 10, 2026*

Case 26-004 is a request to rezone five adjoining lots; United States Survey (USS) 3163; Lots 2 and 3A, Block 1, and Tract C, Waterfall Creek Subdivision; and Alaska Tidelands Survey (ATS) No. 502; located at 16707 North Tongass Highway; from the FD and RL zones to the General Commercial (CG) zone.

Planner Johnson presented information on Case 26-004 and answered questions from the Planning Commission regarding the following:

- Clarification of the location of the Borough owned lots in the same area.
- When a commercial zone abuts a residential zone, a sight obscuring fence must be in place to separate and shield the commercial use from the residential zone.
- GAGE clarified that approval of the recommended resolution would recommend that the rezone of the 3 FD lots was approved and the rezone of the two RL lots was denied.
- D-SVENSON asked if the rezone was necessary to continue a lodge use and questioned the benefit of rezoning. Planner Johnson answered that the properties are in new ownership and the purpose of applicant's request is to align the zoning with the historical lodge use.
- ARNOLD clarified with Planner Johnson that code was amended and the bar and restaurant use became a non-conforming use, which was allowed to continue with the previous owner, but would not be allowed to continue with the new owners if the uses lapsed for 6 or more months.

Planning staff's recommendation was to forward a recommendation to the Assembly with an approval to rezone USS 3163, ATS No 502 and Tract C, Waterfall Creek Subdivision from FD to CG, and a recommendation of denial to rezone Lots 2 and 3A from RL to CG.

The applicant was present and gave a presentation about the proposed request.

- Emily Edenshaw, Ketchikan Indian Community (KIC) CEO and Tribal Administrator, began by sharing KIC's mission, successful projects and the plans to develop a Healing Center for addiction recovery on the subject parcels. Richard Harney, KIC Tribal Planner, continued the presentation with responses to the public concerns that were addressed in the meeting packet and shared reasons for the request to be approved for all five parcels. Deputy Tribal Administrator, Susan Pickrell, finished the presentation by sharing plans about the Healing Center operations and data about various successful projects KIC has sponsored throughout the Ketchikan community.

Planning Commissioners asked questions and the applicant answered regarding the following:

- Clarification that there has been past uses on the RL properties which were extensions of the commercial use on the FD properties. The purchase of the properties included a fleet of various boats which need a place to be stored.
- If the rezone is approved as recommended, KIC's plans will need to be modified and that presents major challenges to the applicant because of the topography and available space of the area.
- The applicant was aware of the restrictive covenants and hoped to continue the historical use on all the lots. Mr. Harney stated that if the RL lot request is denied, KIC will modify their plan.
- D-SVENSON stated her opposition to the idea and asked the applicant to consider releasing a full plan to neighboring residents who are extremely concerned that the addition of a Healing Center will be a detriment to the area.
- The use of North Tongass Fire and Emergency Services for a treatment center may extend them beyond capacity and if KIC is exempt from paying service fees, the residents may end up with higher fees. The applicant stated that KIC would pay service area fees and would be exempt from paying property taxes.
- The applicant purchased the properties in October 2025 and does not have a solid plan yet for the Healing Center and believes the product will be a very positive endeavor for the community. The applicant invited anyone to come and ask questions rather than fear something on which they may not have accurate answers.
- The applicant has considered other options for zoning, like a Planned Unit Development, but found that the proposed uses would also reflect the General Commercial zone.
- In addition to the Healing Center, plans for the property include the Indigenous Guardians program and healing practices, including a cultural tourism option.
- ARNOLD asked if the applicant had considered using a facility for a Healing Center that is closer to emergency medical services. He recommended more community engagement to ease fears and speculation.
- Ms. Edenshaw stated that there would be licensed doctors and professionals at the new facility, similar to the current substance use detoxification program run by KIC in town. She questioned the level of scrutiny from the commission and asked if other agencies were held to the same standards for approval of a request.
- GAGE clarified that if Planning staff's recommendation was forwarded to the assembly and confirmed, the applicant is eligible to reapply for this or a different request.
- There are 50 beds available at the current lodge and the Healing Center would adhere to AK State standards for how many can be in use.

PUBLIC COMMENT

Eliza Connelly, neighboring resident, commented on the suitability of the location of a 24-hour residential facility. She stated that the area's zoning should remain residential and future development to keep surrounding properties compatible with each other. She requested the Planning Commission recommend denial of the request until the applicant is able to provide detailed plans of the intended use.

Jack Lee, 16528 North Tongass, questioned the permits issued in the past for uses that are excluded from the covenant allowances. He was concerned that not everyone received notices of the case and stated that the application was vague about the intended use. He referenced the Waterfall Creek Subdivision Covenants of Restrictions and asked the commission to help preserve the residential character of the properties.

GUBATAYAO and Mr. Lee clarified that the Waterfall Creek Subdivision restrictive covenants do not apply to the FD zoned properties.

Colby Slanaker, property owner in the Waterfall Creek Subdivision, has worked for Salmon Falls during the Winter and Spring seasons. He commented on the past practices of Salmon Falls that were seasonal operations. He stated that the residents in Waterfall Creek Subdivision are used to a quiet environment most of the year and a year-round facility could cause disruption. He commented about uncommon practice of commercial lots surrounded by a residential zone. He stated that in the current FD zone, a healing center could be allowed and questioned the need for commercial zoning to open a Healing Center. He commented on the risk of commercial activity outside of the applicant's current proposal being allowed with a rezone to CG.

D-SVENSON confirmed with Mr. Slanaker, from his experience working with Salmon Falls, that it has not operated year-round.

Jesse Kvale, 16741 Waterfall Road, encouraged the commissioners and KIC to get a copy of the Waterfall Creek Subdivision Covenants. He agreed that care for addicts was needed in Alaska and expressed concern about the suitability of the location for such a program and stated his opposition for the rezone and for the project.

Dale Miller, North Tongass Highway resident, advocated for Lots 2 and 3A to remain zoned Low Density Residential. He commented on the restrictive covenants and was surprised how anyone was permitted to act against them. He stated his support for a Healing Center and for the residential use to remain on the RL lots.

Sheila Miller, 16465 North Tongass, commented that she was unaware that the RL lots were supposed to be residential use. She wondered what the capacity will be for the Healing Center. She wished KIC would have done some outreach to the neighborhood as a group. She also brought up concerns about residential property value decreasing with commercially zoned lots in the area.

Brady Winona, 57 Cascade Rd, shared that he may not have purchased his current property if he would have known a rezone request was coming. He shared his experience living next to a rehabilitation facility in the past. He encouraged keeping the rural and safe existing community.

Christie Willet, 16619 Waterfall Road, shared a story of her moving to Waterfall Creek Subdivision and the introduction of the restrictive covenants. She felt assured by the Borough that the covenants would be followed forever and feels unsure of the risks of rezoning to CG.

GUBATAYAO clarified that the recommendation from staff was to rezone 3 of the lots, not all 5.

Kyle Mulder, 16378 Waterfall Rd, spoke about Lots 2 and 3A being restricted by the Waterfall Creek Subdivision covenants and expressed his opinion that rezoning the remaining 3 lots to CG would open a range of uses that are far from the normal range of current uses. He stated his objection and asked the Planning Commission to deny the request.

Wayne Houtcouper, Waterfall Creek Subdivision resident, expressed concerns of safety risks and loss of the quiet character of the neighborhood.

Mary Kowalczyk, 16387 North Tongass Highway, shared her concerns and stated her support of a cultural center in the area, but did not support the rezone request.

Madison Mulder, 16378 Waterfall Rd, agreed that the community needs treatment options and that the surrounding residents have valid concerns. She spoke of a recent instance of misinformation being spread, where she encountered individuals in her neighborhood that thought the healing center already existed and they were searching for help. She expressed concern for safety in the area and for a lack of communication about the applicant's intent for the properties. She stated she is opposed to the rezone request.

Mr. Harney appeared to rebut. He thanked the public for their comments and explained that KIC's process was to obtain zoning designation before solidifying plans. He stated that if the public is interested in a cultural center or conference center in the area, that it would require a rezone to CG. He said that he believes the paved road provides sufficient support to commercial use.

Ms. Pickrell stated that KIC feels that these lands should be used as they wish as a part of treatment. She stated the facility will be available to all people, native or non-native. She spoke of the many guidelines the center would have to follow to be accredited. She stated that there would be more outreach to the community.

D-SVENSON asked if the current proposal would be allowed in the current zone. She asked for clarification of the intended use. The applicant answered that the Healing Center was the plan.

GOVAARS called for a recess, it was held from 10:20 p.m. to 10:31 p.m. He asked commissioners to refrain from speaking about the case during the recess.

M/S: SHAW/MEDFORD to adopt Resolution 4544 A

DISCUSSION

SHAW referred to the Land Use Table and read some health care use allowances in the Future Development zone, that included detox, inpatient care, and he wondered if a rezone was needed to accomplish the KIC goal because some of their proposed uses are permitted in FD with a CUP.

D-SVENSON stated she agreed that a rezone was not necessary for the proposal and D-SVENSON and SHAW both stated concerns that extra emergency services would be a burden on North Tongass services.

MEDFORD agreed that there is a need for treatment center in this community and he encouraged KIC to better communicate their intentions, he felt there had been some misinformation spread prior to the public hearing. He wondered if a postponement would be warranted for more public outreach.

GUBATAYAO stated her support of a local option for holistic healing. She stated that good communication may clear up some misinformation and her support for keeping the current zoning designations.

ARNOLD agreed that keeping the current zoning designation would support KIC's goal of a Healing Center.

GAGE stated her support of the Healing Center, sharing that cultural healing has a positive success rate. Being surrounded by nature and away from triggers increases the chances of success.

SHAW restated the motion on the table and what the resolution would approve, then summarized the consensus of the commission of keeping the current zoning designations. He asked staff if a separate resolution was prepared or if there should be a postponement.

Director Maloney spoke to the commission about options of preparing an amendment to the resolution or bringing a new resolution to the next meeting if there was a postponement. He said that the information the applicant shared about the Healing Center plans was not included in the application and if postponed, the commission would need to decide what other information was needed to make their recommendation.

GAGE clarified that the recommendation of approval by staff was based on the application requesting continuing the lodge use and that the proposal of the Healing Center would be allowed in the current zone with a CUP.

D-SVENSON suggested keeping the current zoning and for the applicant to solidify their plans and possibly come back with another request.

GAGE questioned if all entities are asked to supply detailed plans as the commission is suggesting.

GOVAARS replied that they had asked for more detailed plans earlier in the evening from two CUP requests. He talked about the Future Development zone and how the historic plan of the zone was as a transition zone.

SHAW clarified the motion on the table. He stated that leaving the current zoning leaves more options open for everyone impacted and also supports KIC's goal.

M/S: SHAW/D-SVENSON to amend Resolution 4454 A section 1 to read "with a recommendation of denial; and"

DISCUSSION

Director Maloney reminded the commission that they would need to change the recitals in the resolution to match the recommendation of denial.

Planner Johnson stated that it is recommended to take a recess and the maker of the motion to work with planning staff to craft the amendment.

SHAW withdrew his motion to amend.

GOVAARS called a recess; 11:06 p.m. – 11:14 p.m.

M/S: SHAW/GUBATATAO to amend Resolution 4544 A, by changing the title block to say “with a recommendation of denial for US Survey 3163, ATS No 502 and Tract C...”. Also substituting recital D with “the Planning Commission finds that the rezone is not necessary because the intended use, as explained by the applicant during the public hearing, may be permitted in the current FD zone” and changing section 1 to read “with a recommendation of denial, subject to the findings of fact contained herein”

DISCUSSION

SHAW clarified that the amendment is removing the recital which recommends approval of the CG rezone, saying that the use outlined by the applicant is allowed in the existing FD zone and changing the language in the sections to reflect that.

GAGE clarified that the use outlined will be allowed in the FD zone. GOVAARS referred the Land Use table for allowed FD uses and confirmed that the applicant was allowed to submit further requests.

GUBATAYAO emphasized that the hope of the commissioners was for the applicant to do public outreach and approach the commission with more details.

GOVAARS and GAGE clarified with the commission that their vote was for approval of a recommendation, and the decision will be made by the Borough Assembly and they may vote differently than the commission.

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

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

NO: GAGE

MOTION DECLARED CARRIED

DISCUSSION on main motion

D-SVENSON and GOVAARS clarified that adopting Resolution 4544 A - Amended would recommend denial of the whole request.

Upon roll call the vote of the MOTION to adopt Resolution 4544 A - Amended was:

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

NO: GAGE

MOTION DECLARED CARRIED

Case 26-005 is a request to rezone Lots 2 and 3, Subdivision of Lot GG, U.S. Survey 2402: located at 6067 Roosevelt Dr, Ketchikan Gateway Borough, from the Low Density Residential (RL) zone to the Neighborhood Residential (RN) zone.

GOVAARS declared a conflict of interest as he was the applicant. He excused himself from the dais and named SHAW as acting chair.

MEDFORD declared a potential conflict of interest, SHAW questioned MEDFORD about his ability to be bias and any financial gain and ruled that he did not have a conflict of interest.

Planner Johnson presented information on Case 26-005, Planning staff recommended forwarding a recommendation of approval to the Borough Assembly. The applicant was present and available to answer questions.

ARNOLD clarified with Planner Johnson the location of the owner's property who was in opposition to the request and affirmed that the maximum density of 3 dwellings is the same in the RL versus the RN zone. He also confirmed access to the subject lots.

D-SVENSON asked Planner Johnson about the density of the current neighborhood development and clarified that the rezone request is required for the subsequent preliminary plat to be approved.

PUBLIC COMMENT

None

M/S: GUBATAYAO/GAGE to adopt Resolution 4545 A

DISCUSSION

none

Upon roll call the vote of the MOTION was:

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

MOTION DECLARED CARRIED

Case 26-006 is a request for a Preliminary Plat to adjust the lot line between Lots 2 and 3, Sublot GG, U.S. Survey 2402; located at 6067 Roosevelt Dr; filed by Josephus and Kate Govaars on December 19, 2025.

Planner Johnson presented information on Case 26-006; Planning staff recommended approval of the preliminary plat with conditions. The applicant was present and available to answer questions.

PUBLIC COMMENT

None

M/S: ARNOLD/GUBATAYAO to adopt Resolution 4546 A

DISCUSSION

None

Upon roll call the vote of the MOTION was:

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

MOTION DECLARED CARRIED

GOVAARS rejoined the commissioners at the dais.

CONSENT AGENDA

none

REGULAR BUSINESS

none

REMARKS

DIRECTOR'S REPORT

Director Maloney asked the commission to decide and give planning staff direction what supplemental information they would like from the applicants for Case 26-001 and 26-002. He asked the commission to think about off-street parking issues, how to address them and work with the City to remedy some of the issues that may cause them to deny new housing development for lack of available parking. He reminded the commission that the Comprehensive Plan will be on the Borough Assembly agenda for approval on February 2nd.

COMMISSIONERS' COMMENTS


None

ADJOURNMENT

M/S: SHAW/MEDFORD moved to adjourn. With no objection, the meeting was adjourned at 11:42 p.m.



Jos Govaars, Chair
Planning Commission/Platting Board



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