

## KETCHIKAN GATEWAY BOROUGH

### Planning Commission/Platting Board Meeting Minutes 2/10/2026

The Meeting of the Ketchikan Gateway Borough Planning Commission/Platting Board was called to order at 6:00 p.m., Tuesday, February 10, 2026 by Chair Jos Govaars, and the roll was called.

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

PRESENT: GAGE, GOVAARS, MEDFORD

ABSENT: ARNOLD, GUBATAYAO, 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 January 27, 2026

M/S: MEDFORD/GAGE to approve the PC Meeting Minutes of January 27, 2026.

#### **DISCUSSION**

none

Upon roll call the vote of the MOTION was:

YES: GAGE, D-SVENSON, MEDFORD, GOVAARS

MOTION DECLARED CARRIED

#### **SPECIAL ORDERS**

none

#### **CORRESPONDENCE**

Commissioners reviewed on the table documents, one expressing concern regarding Case 26-003 and two expressing interest in serving on the Architectural Design and Review Board.

#### **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 February 6, 2026, and hereby entered into the record.

Case 26-003 is a request to rezone Lot 76, Herring Bay Group of Homesites No. 2, U.S. Survey 2404 and Alaska Tideland Survey No 509; located at 7980 S Tongass Hwy, Ketchikan Gateway Borough, from the Heavy Industrial (IH) zone to a Plan Unit Development (PUD) zone.

Planner Johnson presented information regarding Case 26-003, planning staff recommended forwarding this request to the assembly with a recommendation of approval. Planning Commissioners asked questions and Planner Johnson answered regarding the following:

- Clarified that residential use will be allowed in Area A and industrial use will be allowed in Area B. Two residences may also be permitted in Area B.
- Placing a fence or maintaining a vegetative buffer will be to the owner's discretion

The applicant was present via Webex and testified regarding the following:

- Area B is lower in elevation than Area A, they are naturally separated.
- Their intent is to benefit the community by providing more available housing.

## PUBLIC COMMENT

Rose Wolf, 8278 South Tongass, commented on the existing 50-foot buffer versus the proposed buffer which does not provide any separation of industrial uses to the residential use of Area A. She questioned including the Tideland lot to create the minimum 2 acres required to develop a PUD.

The applicant rebutted by commenting that the proposed residential use will be more than 100 feet away from any heavy industrial use.

D-SVENSON asked questions and Director Maloney clarified that the proposal would create and require a 15-foot setback on Area A and the adjoining property creating a required 30-foot separation between structures.

GAGE asked questions and clarified with Planner Johnson that Area A is 100 feet wide, thus creating a 100-foot separation between the neighboring residence and any heavy industrial use in Area B.

Jan Rottschafer, 8216 South Tongass Highway, commented on the history of industrial use in Herring Cove and the transition to an increased number of residences. She commented on the proposed increased density of Area A, comparing it to a trailer park configuration. She also opposed the applicant having the right to remove the current vegetative buffer, commenting on the negative impact to the neighboring property owner and wildlife.

The applicant commented that wildlife causes problems in some of the vegetative areas near the existing residence, presenting dangers and nuisances for the current resident.

Eric Simon, 7865 South Tongass Highway, clarified with Director Maloney that the proposed buffer is Area A.

Margaret Clabby, 7960 South Tongass, owner of the adjoining property to Area A, commented in support of keeping the vegetative buffer if any industrial use is allowed in the PUD. She raised concern over the potential of 8 residences in a mixed-use area not having any buffer between residential and industrial use. She recommended putting conditions limiting noise, height and lighting if the vegetative buffer was going to be removed or alternatively, leaving the buffer and modifying the proposed placement of residences.

The applicant commented that they want to work with the neighbors and they need it to be able to work for them as well.

GOVAARS closed public comment.

MEDFORD clarified with Planner Johnson the location of Area A versus Area B and that only uses allowed in the Low Density Residential zone would be permitted in Area A.

M/S: MEDFORD/GAGE to adopt Resolution 4543 A

#### DISCUSSION

MEDFORD stated his support for the rezone because it did not appear to have negative impacts to the surrounding properties.

D-SVENSON commented that some neighbors might not understand that there will be required setbacks on each side of the property boundary that will separate the residential properties.

GAGE hoped the applicant would be mindful of privacy when modifying their property.

Upon roll call the vote of the MOTION was:

YES: MEDFORD, D-SVENSON, GAGE, GOVAARS

MOTION DECLARED CARRIED

#### CONSENT AGENDA

none

#### REGULAR BUSINESS

##### Board Appointment Request

Director Maloney reported that an unsolicited request to join the Architectural Design and Review Board was sent to Planning staff. Director Maloney and commissioners discussed the following topics:

- The board is not currently active.
- Discussion is recommended at the next meeting to plan for appointing members to this board, after annual appointments to the PC.
- The board works within the Historical District zone regulations.
- To dissolve this board, a code amendment would need to be proposed, reviewed and approved by PC then the Assembly.

Without objection, GOVAARS directed Planning Staff to present more information about the Architectural Design and Review Board at the next planning meeting.

Letter of Support – Ketchikan Airport Access Tunnel (KAAT) Submission to the Tunnel Vision Challenge

GOVAARS explained that the Planning Commission would review the proposed letter in support of the Tunnel Vision Challenge application and vote on submitting a letter of support from the commission as part of the application.

D-SVENSON stated her support of the letter.

M/S: MEDFORD/D-SVENSON to state the Planning Commission's support of the KAAT (Ketchikan Airport Access Tunnel) proposal, by sending a Letter of Support to The Boring Company, Tunnel Vision Challenge Selection Committee.

**DISCUSSION**

none

YES: GAGE, MEDFORD, D-SVENSON, GOVAARS

MOTION DECLARED CARRIED

**REMARKS**

DIRECTOR'S REPORT

Director Maloney reported that the 2035 Comprehensive Plan is approved and effective. He told the commission that he was working on revising the PC Rules of Procedure and an amendment to Title 18 regarding Minor vs Major variances.

GOVAARS asked for data regarding how many variances have been denied.

Director Maloney thanked MEDFORD for his service on the Planning Commission for the last 15 years.

COMMISSIONERS' COMMENTS

MEDFORD told the commission why he originally applied to be a commissioner and how he has enjoyed the process of serving the community. He expressed appreciation for Planning staff and the other commissioners.

D-SVENSON and GOVAARS thanked MEDFORD for his service.

**ADJOURNMENT**

M/S: D-SVENSON/MEDFORD moved to adjourn. With no objection, the meeting was adjourned at 7:06 p.m.

  
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Jos Govaars, Chair  
Planning Commission/Platting Board

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