Minutes of the Public Hearing
Denali Borough Planning Commission
Tri-Valley Community Center
March 17, 2015

Call to Order: The Planning Commission Public Hearing was called to order at 7:15 PM.

Roll Call: Planning Commissioners present were Patricia GRIGGS, Sid MICHAELS, Lee LIGHTFOOT, Baxter MERCER and Steve JONES. Absent: Mark MENKE and Kesslyn TENCH

1. **Comprehensive Plan Review**

   There were no public comments on this item.

Adjournment: The Public Hearing was adjourned at 7:16 PM.

APPROVED: Sidney W. Michaels
Sid MICHAELS, Presiding Officer

ATTEST: Gail Pieknik
Gail PIEKNIK, Borough Clerk

Date Approved: 21 April 2015

Minutes of the Regular Meeting
Denali Borough Planning Commission
Tri-Valley Community Center
March 17, 2015

Call to Order
The presiding-officer called the regular meeting to order at 7:31 PM

Roll Call
Planning commissioners present were: Patricia GRIGGS, Sid MICHAELS, Lee LIGHTFOOT, Steve JONES and Baxter MERCER. Absent: Mark MENKE and Kesslyn TENCH. Mayor Clay Walker was also present.

Public Comments
There were no public comments

Approval of Agenda
Baxter MERCER MOVED to approve the agenda as presented. Patricia GRIGGS seconded. The VOTE to approve the agenda passed unanimously.

Approval of Minutes
Patricia GRIGGS MOVED to approve the February 17, 2015 meeting minutes as presented. Lee LIGHTFOOT seconded. The VOTE to approve the minutes passed unanimously.

Correspondence
The following items were not a part of the agenda but were discussed in the meeting.

The planning commission received a Notice of Intent from the Federal Energy Regulatory Commission (FERC) that FERC is preparing an Environmental Impact Statement (EIS) for the planned Alaska LNG Project and seeks public comments. FERC will host scoping meetings in communities across Alaska during this process.

The Alaska Department of Transportation is requesting Local Planning Authority (LPA) on the Rex Bridge deck rehabilitation project. With unanimous consent, the planning commission requested that Mayor Walker send a letter of non-objection to the Alaska Department of Transportation's request for LPA.

The Alaska Department of Environmental Conservation (DEC) sent early notification for wastewater discharge permit number AK320000 in reference to the Statewide Oil and Gas Pipeline project. The planning commission had no comment.

Plats and Conditional Uses
There were no plats or conditional uses before the commission.

Reports
Mayor
Mayor Clay Walker reported that he attended a Municipal Advisory Gas Project Review Board (MAG) meeting in Anchorage on Friday, March 13, 2015. The discussion continues on Payment In Lieu of Taxes (PILT) versus property tax. Modeling a PILT, the state would

be the largest benefactor because of the unorganized boroughs that the gas line would travel through.

At the last assembly meeting, Ahtna requested support from the assembly for the Jack River and Carlo Creek hydro-projects. The assembly voted to support the Jack River hydro-project but did not vote on the Carlo Creek project.

The Stampede Recreation Area, Resolution 15-01, was postponed indefinitely. The assembly received numerous letters and a petition showing opposition to the resolution and there was concern about trail degradation.

The borough hired a new employee. We welcome Amber Renshaw who will serve as the Deputy Clerk/Financial Clerk.

The Healy Transportation and Pedestrian Safety Adhoc Committee is preparing a survey to send out to the public for comment. The next meeting will be held on Monday, March 23, 2015 at 5:30 PM.

The mayor spoke with Agnew Beck on helping the borough with land management and Code updates. The company is researching our Code and Comprehensive Plan in order to produce a bid to the borough. The mayor will share the bid with the planning commission when he receives it. There are not many companies on the Railbelt that do local municipal planning for smaller communities. Andrew Beck has worked with Trapper Creek and Mat-Su and others in Alaska.

Borough Planner

There was no report from the planner.

Communication and Appearance Requests

Shirley Speer: discussion on clean-up efforts along Slate Creek right-of-way and progress toward completing the final as-built survey per PC Resolution 09-06.

Ms. Speer gave an update on the progress of the road that she is building. She has hired someone with equipment to finish the road. It will be a one lane road to her property. The surveyor that she hired did not complete the survey so she is hiring another surveyor from Fairbanks. She will keep the planning commission up to date on the progress of the survey but expects it to be finished by this summer.

Ms. Speer informed the planning commission that she has purchased a lot from Robert S. Scheldt. This lot extends across the easement for the road. Ms. Speer believes that her road does not follow the 20-foot wide State of Alaska access easement but cuts across the parcel that she purchased and therefore the easement is no longer public.

There were complaints about debris being left along the road. Ms. Speer explained that she has cleaned up the majority of the debris. The rest of what is there is on her private property.

Once the road survey is finished, Ms. Speer is to bring the survey plat before the planning commission for approval per PC Resolution 09-06 and at that time, the planning commission will be able to tell where exactly Ms. Speer's road is located and if it is according to Resolution 09-06.

The planning commission requested that a copy of Mr. Gorski's letter on Ms. Speer's ROW be placed on the next regular meeting agenda under New Business for discussion.

Unfinished Business

Comprehensive Plan Review

Patricia GRIGGS handed out a sheet with numerous edits for the Comprehensive Plan, Version D as follows:

1) Chapter 4 Land Use (page 7 of 29) State Lands: last paragraph, last sentence: They are the [Tanana Basin Area Plan,]… Please use new plan name.

2) Summary of Existing Conditions (page 8 of 29) Highways and Roads, 5th paragraph 4th line…home heating; passing lanes [were] added… delete word 'were' as all the other items in that sentence are phrases, not sentences.

3) Goals for Transportation Planning. (page 12 of 29) Goal 4: …Healy [(?zoned as…?)], also last line …for residents and tourists.

4) (Page 13 of 29) Goal 9, 3rd line, typo – add space & Preserve.

5) Goals 10 and 12 are nearly the same. Goal 11 is partly used in Goal 13.

6) Chapter 6 – Public Facilities and Services, (doc p 18; or p 13 of 29) 4th line: McKinley Village[/Denali Par)],… delete to match earlier use on doc. (page 12 or page 5 of 29)

7) (Page 14 of 29) 2nd line …and management [by] of the Denali Park Service.

8) U.S. Postal Service: …throughout the Denali Borough[. They are] in…. (Make into one sentence.)

9) U.S. Fish and Wildlife Service: remove italics from "within the Denali Borough."

10) (Page 15 of 29) Department of Natural Resources: first line, …over state lands within the Denali Borough…

11) (Page 16 of 29) 2nd line: which provide[s]… third line …United States Post Office[s] and…

12) McKinley Village [/Denali Park Area] to match pages 5 and 13 of 29. Also, Should the fourth line "There is a contract U.S. postal facility at Denali National Park and Preserve." Be under a separate Heading for Denali Park?

13) Copper River Native Association (page 16 of 29) When I prepared this change to the Comp Plan, I did not have any available info on this topic. So, this paragraph needs some clarification, such as provides or oversees(?) many service programs(?)...services/programs(?) include…

14) (Page 17 of 29) Goal 11 is partly used in goal 5

15) (Pages 17 and 18 of 29) under Education, Goals 3 and 5 – do not follow the same format as the rest,

16) (Page 19 of 29) line 5 typo By 2011not B[V] 2011

Appendix A (doc p 25 or p 20 of 29) review dateline of xx/xx/2011 – needs to be fixed.

Appendix B New datelines up to 2015 need to be added

Other items discussed for amendments were:

- Page 7: When changing the name of TBAP to YTAP, check if Susitna Area Plan and Kuskokwim is still being used.
- Page 10 Add a space between Cantwell Airport and Summit Airport. Underline Summit Airport.
- Page 15: Under City of Anderson, delete Solid Waste is handled by the Denali Borough Landfill....and add it under Denali Borough. Also add the Cantwell Transfer Station and the milepost for both.
- Page 18: Remove School District Strategies with a note to reference the School District webpage for the strategies.
- Page 13: Delete Goals 11 and 12.
- Page 13: Add another goal to say – Continue support and encourage DOT and NPS in removing the at-grade crossing located at Milepost 235 on the Parks Highway.
- Page 24: Amend the Timeline to add 2014 – Conveyance of 6,812 acres of Borough lands from the state of Alaska and the influx of 300 - 750 summer employees living in Healy.
- Page 15: Remove Public Nonprofit Corporations.
- Page 16: Change Copper River Native Association to Native Village of Cantwell and update the paragraph.

Through unanimous consent, the clerk will make the changes and present Version E to the Planning Commission at the next meeting.

By unanimous consent, this was postponed to the next work session, public hearing and regular meeting.

Denali Borough Land Sale – Classification of Borough Patented Subdivision Lots

Mayor Walker would like to withdraw the lands at this time. After attending the planning commission's training session, the mayor feels the borough needs to do more planning prior to further disposal of its lands.

By unanimous consent, this item will be removed from the agenda.

Healy Transfer Station Location

The planning commission received numerous public comments in opposition to the Lignite Road location citing that it is too close to residences and the fact that it floods in the spring could pose a problem. There seemed to be support for the north

Dry Creek location except for the wind problem. The planning commission received one opposition to the Dry Creek area because the party lives near that area.

There seemed to be support for the gravel pit at milepost 253 located just north of the Panguingue Creek Bridge except for the fact that the local citizens use the gravel pit as a shooting range.

The planning commission would like to see a survey sent to Healy residents to see if they support a Healy Transfer Station and if so, where would they like to see it placed.

The planning commission would like to see the mayor hold an open house on the issue showing maps of borough lands near Healy and asking for public input prior to the June planning commission meeting.

By unanimous consent, this was postponed to the next work session, public hearing and regular meeting.

New Business

Denali Borough Planning Commission training discussion – ideas and future training

The mayor has been in contact with a company located in Anchorage to review the Denali Borough Code and Comprehensive Plan. The company is in the process of a proposal to help the borough with land management. The mayor will inform the planning commission when the proposal is received.

Public Comments

Susan Braun, Panguingue Creek Subdivision, suggested that having pictures of what a transfer station looks like and how big of a site it would be would help the public in their comments.

Commissioner Comments

Lee LIGHTFOOT related that he was concerned about the Speer easement.

Baxter MERCER is also concerned with the easement and feels that he may have to step aside when voting on anything that pertains to Speer because of personal reasons.

Patricia GRIGGS thought that this was an interesting meeting hearing both sides of the Speer issue and thinks that we need more information from the borough attorney. She appreciated the public attending and giving comment on the transfer site.

Marsha Lambert, Planner, reminded the planning commission that there is another access easement across borough property and she will go out and check to see progress on the easement. This person has two years for approval. Diane Sam said that she would return for more planning commission training if the members would like.

Time and Place of Next Meeting

The next meeting of the commission will be April 21, 2015 at 6:15 PM in the Tri-Valley Community Center.

Adjournment

The presiding officer adjourned the meeting at 9:09 PM.

APPROVED: Sidney W. Michaels

Sid MICHAELS, Presiding Officer

ATTEST: Gail Pieknik

Gail PIEKNIK, Borough Clerk

Date Approved: 21 APRIL 2015