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**Minutes of the Public Hearing
Denali Borough Planning Commission
Tri-Valley Community Center
April 21, 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, Mark MENKE, Kesslyn TENCH. Absent: Steve JONES, Baxter MERCER

1. Comprehensive Plan Review

There were no public comments on this item.

2. Healy Transfer Station Location

Healy resident Shirley Speer posed the questions of why the Healy area needed a transfer station and how a transfer station would be funded.

Adjournment

The Public Hearing was adjourned at 7:21 PM.

APPROVED:


Sid MICHAELS, Presiding Officer

ATTEST:


Amber Renshaw, Deputy Borough Clerk

Date Approved: 5-19-15

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**Minutes of the Regular Meeting
Denali Borough Planning Commission
Tri-Valley Community Center
April 21, 2015**

Call to Order

Sid MICHAELS, Presiding Officer, called the regular meeting to order at 7:29 PM

Roll Call

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

Public Comments

Shirley Speer, Healy area resident, asked if the borough had authority to ask property owners to remove abandoned debris from their private property. Additionally, Ms. Speer asked that future questions, comments, or issues regarding her private property be communicated to her promptly, in writing, and believes she should receive an apology for the lack of communication prior to last month's meeting.

Isabella Saxe, student from Tri-Valley High School, presented an example of a running track that the students would like to have added to the current soccer field. The students will be requesting the donation of equipment and materials from construction companies working highway projects in our area this summer to complete the track. The students are requesting borough permission to pursue this project since school facilities are borough facilities.

Approval of Agenda

Patricia GRIGGS MOVED to approve the agenda as presented. Lee LIGHTFOOT seconded the motion. The VOTE to approve the agenda passed unanimously.

Approval of Minutes

Patricia GRIGGS MOVED to approve the March 17, 2015 meeting minutes as presented. Kesslyn TENCH seconded the motion. The VOTE to approve the minutes passed unanimously.

Correspondence

There was no correspondence.

Plats and Conditional Uses

There were no plats or conditional uses before the commission.

Reports

Mayor

Mayor Clay Walker reported on the following:

At the April 8, 2015 meeting, the Assembly approved the Mayor's Annual Work Plan.

The Mayor's Annual Report was sent out to residents borough wide.

The Municipal Advisory Gasline Project Board discussed plans for an environmental impact study to be conducted later this year on a gas pipeline. There will be open house and public

1 meeting opportunities posted throughout the process. Currently, SB 100 is being considered
2 by State legislators regarding the assessment of property to be utilized for a gas pipeline. This
3 bill includes language addressing property tax but does not include payment in lieu of taxes
4 language. The borough will continue to push for payment in lieu of taxes language to be used
5 to more clearly define compensation to the borough for borough lands accessed for a gas
6 pipeline. The borough will need to review our Code regarding right of way easements as it may
7 pertain to a potential gasline.

8
9 The Healy Transportation and Pedestrian Safety, HTAPS, committee sent out a survey
10 borough wide as well as online. Those survey results will be reviewed at the next committee
11 meeting. The Tri-Valley Middle School is looking at a similar project and has been invited to
12 attend the next HTAPS meeting scheduled for April 28.

13
14 A construction company working on the highway project in the Healy area this summer has
15 requested a temporary water use permit for waters within the Denali Borough from the
16 Department of Natural Resources in an effort to contain dust during road construction.

17
18 The community of Cantwell is working through the process of selecting Ahtna lands to be
19 designated as community lands.

20
21 Mr. Don Mellecker, an original assembly member, passed away. He served two full terms on
22 the assembly.

23
24 Sid MICHAELS asked Mayor Walker to adjust the timer on the percussion blast cannon used at
25 the landfill to refrain from firing throughout the night if possible.

26
27
28 **Borough Planner**

29 There was no report from the planner.

30
31 **Communication and Appearance Requests**

32 Parks Highway MP 231 Enhancement open house

33
34 Chris Noel, Denali Borough Emergency Planning and Projects Coordinator, attended the open
35 house on April 15. He reported that there were two alternative plans reviewed with Alternative
36 1 identified as the preferred plan. The comment period is open until May 1 and details of the
37 two plans can be found on the Alaska Department of Transportation website. Mayor Walker
38 offered to send a letter from the Planning Commission in support of Alternative 1.

39
40 Patricia GRIGGS MOVED to request Mayor Walker send a letter of support of Alternative 1 to
41 the Alaska Department of Transportation on behalf of the Planning Commission. Lee
42 LIGHTFOOT seconded the motion. The VOTE by hand was unanimous.

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48 **Unfinished Business**
49 **Comprehensive Plan Review**
50

1 Mark MENKE MOVED to amend page 7, the paragraph in the State lands section, by adjusting
2 the second sentence into the position of first sentence. Lee LIGHTFOOT seconded the
3 motion. The VOTE by hand was unanimous.

4
5 Mark MENKE MOVED to reference the George Parks Highway as designated federal Interstate
6 A4 on page 9 in the first paragraph, second sentence. Patricia GRIGGS seconded the motion.
7 The VOTE by show of hands was unanimous.

8
9 Mark MENKE MOVED to delete the paragraph highlighted in yellow on Page 17 regarding the
10 Copper River Native Association and to approve the revised language highlighted in green.
11 Patricia GRIGGS seconded the motion. The VOTE by hand was unanimous.

12
13 Kesslyn TENCH MOVED to delete the meeting dates listed on Pages 26-28 that have no
14 additional reference information. Lee LIGHTFOOT seconded the motion. The VOTE by hand
15 was unanimous.

16
17 Mark MENKE MOVED to approve the graph inserted into Page 30. Lee LIGHTFOOT
18 seconded the motion. The VOTE by hand was unanimous.

19
20 Sid Michaels asked that a clean, non-highlighted copy of the Comprehensive Plan be sent to
21 all commissioners for the May meeting. The next version will be version F.

22
23 The Comprehensive Plan was postponed to the next worksession, public hearing, and regular
24 meeting by unanimous consent.

25 26 **Healy Transfer Station Location**

27 The commission discussed creating a community wide survey and hosting an open house
28 regarding the location site for a transfer station in the Healy area. The goal is to send out the
29 survey and schedule the open house for late August.

30
31 The Healy transfer station location discussion will be postponed to the next worksession, public
32 hearing, and regular meeting by unanimous consent.

33 34 35 **New Business**

36 **Discussion: Planning Commission Resolution 09-06**

37 Ms. Shirley Speer explained that as a result of her purchase of additional property, the road
38 that accesses her property does not remain within the State of Alaska easement. It is her
39 belief that the portion of the road outside the State easement is no longer considered public.
40 When the as-built survey is complete, she will submit it to the commission. Presiding Officer
41 Sid Michaels expressed concern about the portion of the road not being considered public but
42 clarified that the planning commission will not make any determination until the survey is
43 complete and available for their review.

44 45 **Discussion: Consultant for help with planning**

46 The commission discussed the need to utilize the services of a consulting firm to assist in the
47 planning process. The discussion consensus was that receiving this assistance will be
48 worthwhile as long as the assembly is open to receive the outcome of this planning effort.
49

1 Mark MENKE MOVED to send the proposal from the Agnew Beck consulting firm, for
2 assistance with the planning process, to the assembly for review and support. Kesslyn TENCH
3 seconded the motion. The VOTE passed 4-1 as follows: Yes; Mark MENKE, Lee
4 LIGHTFOOD, Patricia GRIGGS, Kesslyn TENCH. No; Sid MICHAELS.

5
6 **Public Comments**

7 No public comments.

8
9 **Commissioner Comments**

10 Kesslyn Tench stated that it was good to be back after missing a few meetings.

11
12 Patricia Griggs reminded the other commissioners that she would be missing the June
13 meeting.

14
15 Mark MENKE recognized the life and loss of Don Mellecker, thanking him for all he did for our
16 community.

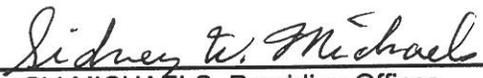
17
18 Borough Planner, Marsha Lambert, recognized Shirley Speer as the only audience member to
19 remain in attendance for the entire meeting.

20
21 **Time and Place of Next Meeting**

22 The next meeting of the commission will be May 19, 2015 at 6:15 PM in the Tri-Valley
23 Community Center.

24
25 **Adjournment**

26 Presiding Officer Sid MICHAELS adjourned the meeting at 8:48PM.

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30 APPROVED: 
31 Sid MICHAELS, Presiding Officer

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34 ATTEST: 
35 Amber Renshaw, Deputy Borough Clerk

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39 Date Approved: 5-19-15
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