Minutes of the Public Hearing
Denali Borough Planning Commission
Tri-Valley Community Center
May 19, 2015

Call to Order

The Planning Commission Public Hearing was called to order at 7:17 PM.

Roll Call

Planning Commissioners present were Steve JONES, Baxter MERCER, Patricia GRIGGS, Sid MICHAELS, Lee LIGHTFOOT, Mark MENKE, Kesslyn TENCH, Barbara BREASE. Absent: None. Mayor Clay Walker was also present.

1. **Comprehensive Plan Review**
   No comments.

2. **Healy Transfer Station Location**
   No comments.

Adjournment

The Public Hearing was adjourned at 7:18 PM.

APPROVED: Sidney W. Michaels
Sid MICHAELS, Presiding Officer

ATTEST: _____
Amber Renshaw, Deputy Clerk

Date Approved: 6/16/15

Minutes of the Regular Meeting
Denali Borough Planning Commission
Tri-Valley Community Center
May 19, 2015

Call to Order

The presiding officer Sid MICHAELS called the regular meeting to order at 7:30 PM.

Roll Call

Planning commissioners present were: Patricia GRIGGS, Sid MICHAELS, Lee LIGHTFOOT, Mark MENKE, Kesslyn TENCH, Barbara BREASE, Steve JONES, Baxter MERCER. Absent: None. Mayor Clay Walker was also present.

Public Comments

There were no public comments

Approval of Agenda

Kesslyn TENCH MOVED to approve the agendas as presented. Baxter MERCER seconded. The VOTE to approve was unanimous.

Approval of Minutes

Patricia GRIGGS MOVED to approve the April 21, 2015 public hearing and regular meeting minutes as presented. Kesslyn TENCH seconded. The VOTE to approve was unanimous.

Correspondence

There was no correspondence.

Plats and Conditional Uses

Resolution PC 15-02 Alaska State Land Survey 2013-13 creating tracts A-N and the dedication of public easement, ADL 419216, located within sections 3, 4, 10, 11, 14, and 15, Township 10 South, Range 7 West, F.M. (Eva Creek)

Sid MICHAELS reviewed Resolution 15-02. According to Denali Borough Code 9.10.070 D(L), 40,000 square feet are required per lot. One of the lots in this resolution is 360 square feet short of that requirement. This resolution provides preliminary approval for the entire survey plat and grants a size variance for the one lot.

Baxter MERCER moved to approve Resolution PC 15-02 as presented. Kesslyn TENCH seconded. Mark MENKE asked that the words "of the" be removed from the title, leaving in place the words "for the". The roll call VOTE to approve Resolution PC 15-02 passed unanimously with Mark MENKE, Baxter MERCER, Patricia GRIGGS, Barbara BREASE, Lee LIGHTFOOT, Steve JONES, Kesslyn TENCH, and Sid MICHAELS voting in the affirmative.

Reports

Mayor

Mayor Clay Walker reported on the following:
A letter was sent to Ms. Shirley Speer regarding Planning Commission Resolution 09-06. No communication from Ms. Speer has been received since the April Planning Commission meeting.

SB 100 has been updated and now includes payment in lieu of taxes, PILT, language that provides an avenue of compensation for borough lands utilized for a natural gas pipeline.

Representatives for the Alaska Natural Gas Pipeline are hosting local meetings to provide general information regarding the Natural Gas Pipeline project, process and the environmental impact statement.

The Assembly passed a resolution to support the planning efforts towards developing a Healy Transfer Station.

The Assembly also supported the Agnew Beck Consulting proposal to assist the commission with planning efforts.

The Department of Natural Resources had a representative at the May assembly meeting discussing land management and generally allowed uses on state lands, including commercial use permits. The borough could add generally allowed uses and commercial permitting on borough lands to our code.

Mayor Walker is considering August 30, 2015 for the annual borough tour of Denali National Park.

Borough Planner

Denali Borough Planner Marsha Lambert reported that she had attended a recent Alaska Natural Gas conference that reviewed the route for the proposed natural gas pipeline. The pipeline will be in ground for most of the route. The routing process for certain areas in our borough is still yet to be determined including the canyon between Healy and Denali National Park. Additional workshops and conferences will be scheduled as the project progresses.

Sid MICHAELS asked if there was a projected date for construction and completion. Ms. Lambert reported that the current timeline looks at construction beginning in 2020 and utilization by 2026.

Communication and Appearance Requests

There was no communication or appearances.

Unfinished Business

Comprehensive Plan Review

Baxter MERCER MOVED to delete the letters [es] from the word businesses in chapter 3; fourth paragraph; second sentence. Mark MENKE seconded the motion. The VOTE passed unanimously.

Baxter MERCER MOVED to delete the last sentence in Chapter 5; Denali National Park and Preserve Airport. Kesslyn TENCH seconded the motion. The VOTE passed unanimously.

Baxter MERCER MOVED to include the words "offer borough support" and format in italics all goals listed in Chapter 5; Goals For Transportation Planning. Patricia GRIGGS seconded the motion. The VOTE passed unanimously.

Kesslyn TENCH MOVED to include Panguingue to the list of unincorporated communities in Chapter 6; first paragraph. Patricia GRIGGS seconded the motion. The VOTE passed unanimously.

Kesslyn TENCH MOVED to include the word "Station" after the words "Clear Air Force" and the word "are" before the word "under" to create a sentence that reads "...Clear Air Force Station are under..." in Chapter 6; Federal Agencies; Department of Defense. Mark MENKE seconded the motion. The VOTE passed unanimously.

Baxter MERCER MOVED to change the wording of the Denali Borough Transfer Station to the Cantwell Transfer Station in Chapter 6; Local Government; Denali Borough. Kesslyn TENCH seconded the motion. The VOTE passed unanimously.

Baxter MERCER MOVED to delete the sentence that comes after the words "approved by Assembly" in Appendix A; April 8, 2009. Kesslyn TENCH seconded the motion. The VOTE passed unanimously.

Sid MICHAELS asked that the formatting for the Appendix pages, graphs, and photographs be adjusted by the borough clerk to make a more visually uniform document. The request was approved by unanimous consent.

The Comprehensive Plan will be postponed to the next public hearing and regular meeting by unanimous consent.

Healy Transfer Station Location

Sid MICHAELS asked that a draft community survey be available for the commission to review at the next planning commission meeting.

The commission discussed a variety of options to be considered in the planning and development of a Healy Transfer Station including researching the option of leasing a section

of the property Pacific Waste is currently using for their dumpsters, incorporating a mulch and compost dumpster, and incorporating a brush dumpster with a chipper.

The Healy Transfer Station discussion was postponed to the next work session, public hearing, and regular meeting by unanimous consent.

The next worksession will begin at the Tri-Valley Community Center at 5:30 PM with the Mayor and Commission traveling to the three potential transfer station locations.

New Business

Planning services to be provided by Agnew Beck will be added to the agenda under New Business for the next regular meeting by unanimous consent.

Public Comments

There were no public comments.

Commissioner Comments

Kesslyn TENCH stated that she had gone to the landfill and enjoyed seeing the facility.

Mayor Walker thanked the commission for their time and efforts.

Patricia GRIGGS reminded the commission that she will be absent for the June meeting.

Time and Place of Next Meeting

The next meeting of the commission will be June 16, 2015 at 5:30 PM at the Tri-Valley Community Center.

Adjournment

The presiding officer adjourned the meeting at 8:46 PM.

APPROVED: Sidney W. Michaels

Sid MICHAELS, Presiding Officer

ATTEST: A Renshaw

Amber Renshaw, Deputy Clerk

Date Approved: 6/16/15