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**Minutes of the Public Hearing
Denali Borough Planning Commission
Tri-Valley Community Center
July 19, 2016**

Call to Order

Presiding Officer Kesslyn TENCH called the Public Hearing to order at 7:27 PM.

Roll Call

Planning Commissioners present were Kesslyn TENCH, Anne CAPISTRANT, Susan BRAUN, Mark MENKE, Barbara BREASE, and Sid MICHAELS. Absent: Lee LIGHTFOOT, Baxter MERCER and Steve JONES. Mayor Clay Walker was present.

1. Denali Borough Sign Ordinance

Stampede area resident Molly McKinley thanked the Planning Commission for discussing the issue of signage in the Denali Borough. She suggested that in the future, the commission could consider how to best encourage bear proof trash receptacle use for residents and businesses in the Denali Borough.

2. PC Resolution 16-05; a resolution supporting the LNG pipeline route through Denali National Park

There were no comments

3. Denali Borough Code Chapter 9.10 Subdivisions

There were no comments

Adjournment

Presiding Officer Kesslyn TENCH adjourned the Public Hearing at 7:28 PM.

APPROVED: _____



Kesslyn TENCH, Presiding Officer

ATTEST: _____



Amber Renshaw, Deputy Clerk

Date Approved: 8-16-16

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**Minutes of the Regular Meeting
Denali Borough Planning Commission
Tri-Valley Community Center
July 19, 2016**

Call to Order

Presiding officer Kesslyn TENCH called the regular meeting to order at 7:36 PM.

Roll Call

Planning Commissioners present were: Kesslyn TENCH, Susan BRAUN, Anne CAPISTRANT, Barbara BREASE, Mark MENKE, and Sid MICHAELS. Absent: Lee LIGHTFOOT, Baxter MERCER and Steve JONES. Mayor Clay Walker was present.

Public Comments

There were no public comments.

Approval of Agenda

Sid MICHAEL MOVED to approve the agenda. The motion was seconded.

Sid MICHAELS MOVED to amend the agenda by adding Discussion of proposed Clear View Monofill at Mile 388 of the Alaska Railroad under New Business as item B. The motion was second. The VOTE by show of hands to amend the agenda was unanimous.

The VOTE by show of hands to approve the agenda was unanimous.

Approval of Minutes

Sid MICHAELS MOVED to approve the June 21, 2016 public hearing and regular meeting minutes as presented. The motion was seconded. The VOTE by show of hands was unanimous.

Correspondence

There was no correspondence.

Plats and Conditional Uses

There were no plats or conditional uses for consideration.

Reports

Mayor

Mayor Clay Walker reported on the following items:

- PC Resolution 16-06 was sent to the Alaska Department of Transportation
- The Healy Transportation and Pedestrian Safety committee sent their recommended plan to the assembly. The assembly introduced an ordinance to incorporate this plan into the Comprehensive Plan.
- The assembly introduced the Title 4 revision at their July meeting

- A Denali Borough community member appeared before the assembly at the July meeting to express their desire to see zoning in our communities as a way to protect the rights of residents and property owners.
- Every assembly agenda has a planning commission report. Mayor Walker asked if the commission would like to take responsibility for providing that report. The commission asked to put this item on the agenda for their next regular meeting for further discussion.

Borough Planner

Borough Planner Marsha Lambert reported on the following items:

- The Alaska Department of Natural Resources has determined that the Denali Borough will have management authority for road, easement, and right-of-way standards for our borough. Currently, the borough does not have any established standards. The borough will need to develop standards and guidelines for roads, easements, and right-of-way. The planning commission asked that this item be placed on the agenda of their next regular meeting for further discussion.
- The Department of Natural Resources is still researching the determination for the road near Dry Creek that is currently being used by a commercial operator. The commercial operator has been asked to no longer block access to that road. As soon as a determination is made, Ms. Lambert will report that information to the commission.

Communication and Appearance Requests

There was no communication or appearance requests.

Unfinished Business

Denali Borough Sign Ordinance

Sid MICHAELS moved to amend Draft 1 of the Denali Borough Sign Code as follows; the motion was seconded. The VOTE by show of hands was unanimous.

- In the definitions section, under Changeable Copy Signs, remove one of the sets of the words "a changeable"
- 9.30.020 remove the word "zoning" and add the word "planning"
- 9.30.040 add the word "feet" to the sentence "Maximum square of signage"
- Highlight some areas to consider at the next meeting
- 9.30.040 E. remove the words "tenant specific motifs or architectural devises" and add the words "advertising method". Remove the word "forms" and add the word "signs".
- 9.30.050 Construction:
Change from:
C. On Public Lands
 1. On State and Federal Lands
 - a. Signs in the DOT ROW's are prohibited except with DOT approval- All sections of this code apply to signage in DOT ROW's.

1 b. All signage within Denali National Park and Preserve shall be governed by
2 the National Park Service. This code does not apply to Denali National Park
3 and Preserve property.

4 c. Signs on State of Alaska Lands are prohibited except with approval from the
5 State of Alaska. All sections of this code apply to signage on State Lands.

6 2. Signs on Borough owned lands require permission from the Borough, a fee
7 and permit may be required. All sections of this code apply to signage on
8 borough lands.

9 D. Signs on Private Lands are allowed with the permission of the land- owner. All
10 sections of this code apply to signage on private lands.

11
12 Change to:

13 C. On Public Lands

14 1. On State and Federal Lands

15 a. All sections of this code apply to signage in DOT ROWs. Signs in the DOT ROWs
16 are prohibited except with DOT approval.

17 b. All sections of this code apply to signage on State Lands. Signs on State of Alaska
18 Lands are prohibited except with approval from the State of Alaska.

19 c. No sections of this code apply to signage on Denali National Park and Preserve
20 property. All signs within Denali National Park and Preserve are governed by the
21 National Park Service.

22 2. On Borough Lands

23 All sections of this code apply to signage on Borough Lands. Signs on Borough-
24 owned lands require permission from the Borough. A fee and permit may be
25 required.

26 D. On Private Lands

27 All sections of this code apply to signage on private land. Signs on private land are
28 allowed with the permission of the land owner

- 29 ● 9.30.120 remove the words "flags" and "these"
- 30 ● 9.30.130 remove the word "electoral", remove the number "60" and add the number
31 "100", remove the number "7" and add the number "14", remove the number "8" and
32 add the number "15", and add the sentence "The Mayor or designee shall send notice
33 to the appropriate candidate, party, or special interest group that their electoral signs
34 may be removed at their expense prior to removal."
- 35 ● 9.30.160 remove the word "owner" and add the word "responsible party"
- 36 ● 9.30.170 remove the word "These" and add the words "If existing", remove the word
37 "and" and add the word "they", remove the words "until either the message is changed
38 or" and add the word "for", remove the word "enacting" and add the words "adoption
39 of", and add a place to include the date of adoption.

40
41 **PC Resolution 16-05; a resolution supporting the proposed LNG pipeline route through**
42 **Denali National Park**

43 Anne CAPISTRANT MOVED to approve PC Resolution 16-05, the motion was seconded.

1
2 Anne CAPISTRANT MOVED to amend PC Resolution 16-05 by making a new paragraph that
3 starts with “Whereas this route will protect those qualities... “. The motion was seconded.

4
5 Barbara BREASE stated that she is against this project in its entirety and that she is concerned
6 that this pipeline, as it is currently proposed, will not be properly designed to travers
7 earthquake faults. Ms. BREASE believes the LNG pipeline is a risk to our communities, to our
8 environment, and that the money spent on this energy project should be spent on renewable
9 and sustainable energy projects instead. She cannot support any resolution for this project.

10
11 The VOTE by show of hands to amend PC Resolution 16-05 passed with one opposed.

12
13 Sid MICHAELS MOVED to amend PC Resolution 16-05 by changing the wording in the second
14 paragraph from “WHEREAS the new Energy Bill passed by the United States Senate...” to
15 “WHEREAS the Energy Policy Modernization Act passed by the United Sates Senate...”. The
16 motion was seconded. The VOTE by show of hands to amend PC Resolution PC 16-05 passed
17 with one opposed.

18
19 The roll call VOTE to approve PC Resolution 16-05 failed 4-2 with Barb BREASE and Kesslyn
20 TENCH opposed.

21
22 **New Business**

23 **Denali Borough Code Chapter 9.10 Subdivisions**

24 Sid MICHAELS MOVED to postpone Denali Borough Code Chapter 9.10 Subdivisions to the next
25 regular meeting. The motion was seconded. The VOTE by show of hands was unanimous.

26
27 **Discussion of proposed Clear View Monofill at Mile 388 of the Alaska Railroad**

28 Earlier this year, Central Monofill Services, Inc. submitted a request to lease a parcel of land
29 from the Alaska Railroad in the Clear area near mile 388 of the Alaska Railroad to construct a
30 Class 1 Landfill or a Monofill. In April, Central Monofill Services Inc. submitted a permit
31 application to the State of Alaska Department of Environmental Conservation for a Class 1
32 Landfill. In May, Central Monofill Services Inc. submitted a new permit application to the State
33 of Alaska Department of Environmental Conservation for a Monofill with an asbestos
34 containment facility.

35
36 Sid MICHAELS reported that at their July meeting, the Anderson City Council passed a
37 resolution opposing a Monofill and Class 1 Landfill located at Mile 388 of the Alaska Railroad.
38 Mr. MICHAELS would like to see the commission pass a similar resolution in opposition to any
39 Class 1 Landfill or Monofill in this location. Mr. MICHAELS believes that if Central Monofill
40 Services Inc. receives the land requested from the Alaska Railroad, the project will be
41 completed regardless of any local opposition. He said he cannot see any benefit that our
42 borough will receive by having this Class 1 Landfill or Monofill in our borough, however, he can

1 see the risk to our borough by having such a facility. He stated that if the borough does not
2 oppose this facility, it will be assumed that we are in support of this facility.

3
4 The commission discussed their concerns and questions about the two permits that have been
5 submitted. The commission requested that this item be placed on the agenda for their next
6 regular meeting and asked that they receive all the documentation that the assembly has
7 received on this subject, including copies of both permit applications.

8
9 Anne Capistrant MOVED to send the Denali Borough Assembly a memo stating that the
10 Planning Commission does not feel that the proposed Clear View Monofill facility is in the best
11 interest of the Denali Borough. The motion was seconded. The roll call VOTE passed 5-1 with
12 Kesslyn TENCH opposed.

13
14 **Public Comments**

15 There were no public comments.

16
17 **Commissioner Comments**

18 Sid MICHAELS stated that he was happy to hear that zoning is being discussed with the
19 assembly. He observed that zoning could have addressed the issue of the monofill if it had
20 been properly planned.

21
22 Susan BRAUN commented that she believes it is past time for our borough to complete area
23 wide planning. Ms. BRAUN suggested we get some help facilitating our zoning discussion.

24
25 Anne CAPISTRANT stated that she believes in a top down zoning approach as it seems to be a
26 more cohesive and comprehensive approach. Ms. CAPISTRANT would like to start with a
27 simple, borough wide zoning code and then get into specific area planning.

28
29 Barbara BREASE stated that nice communities happen with intention and with planning. If we
30 don't plan for ourselves then we can be exploited. Ms. Brease thanked all of those in
31 attendance for the great discussion.

32
33 Kesslyn TENCH thanked all of those in attendance for their patience and their participation.

34
35 **Time and Place of Next Meeting**

36 August 16, 2016: Work Session at 6:15 PM; Public Hearing at 7:15 PM; Regular Meeting to
37 follow the Public Hearing, at the Tri-Valley Community Center

38
39 **Adjournment**

40 Presiding Officer Kesslyn TENCH adjourned the meeting at 9:50 PM.

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APPROVED: 
Kesslyn TENCH, Presiding Officer

ATTEST: 
Amber Renshaw, Deputy Clerk

Date Approved: 8-16-16