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**Minutes of the Public Hearing
Denali Borough Planning Commission
Tri-Valley Community Center
August 18, 2015**

Call to Order

Presiding Officer Sid MICHAELS called the Planning Commission Public Hearing to order at 7:13 PM.

Roll Call

Planning Commissioners present were, Baxter MERCER, Sid MICHAELS, Kesslyn TENCH, Barbara BREASE, Steve JONES, Patricia STOKES (GRIGGS), and Susan BRAUN. Absent: Lee LIGHTFOOT and Mark MENKE. Mayor Clay Walker was absent.

1. **Village View Subdivision, Block 6 located within Section 31, T14S, R6W, F.M.** Request has been made to subdivide lot 5 into 5A and 5B; Subdivide lot 4B into lot 4C and 4D; vacate the 20 foot Public Utility Easement between lots 4C, 5A, and 5B; vacate Private Access Easement on lot 4A.

No Comment

2. **Healy Transfer Station Location**

No Comment

3. **Planning Services by Agnew::Beck: Borough Land Management**

Anderson resident George Haskins commented that he would like the borough to develop additional lease options so citizens could have the ability to lease and utilize borough property.

Otto Lake area resident James Gauvin expressed his concern about the commercial ATV activity on the Otto Lake area roads and trails. He stated that the amount of activity is not only deteriorating the established roads and trails but has become a serious safety hazard for area residents. A portion of the trails being utilized by the commercial ATV companies are on borough property and he would like to see the borough establish a management plan for the area.

Adjournment

The Public Hearing was adjourned at 7:21 PM.

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APPROVED: *Sidney W. Michaels*
Sid MICHAELS, Presiding Officer

ATTEST: *Amber Renshaw*
Amber Renshaw, Deputy Clerk

Date Approved: *September 15, 2015*

1 **Minutes of the Regular Meeting**
2 **Denali Borough Planning Commission**
3 **Tri-Valley Community Center**
4 **August 18, 2015**
5

6 **Call to Order**

7 Presiding officer Sid MICHAELS called the regular meeting to order at 7:30 PM.
8

9 **Roll Call**

10 Planning commissioners present were: Sid MICHAELS, Kesslyn TENCH, Barbara BREASE, Baxter
11 MERCER, Patricia GRIGGS (STOKES), Steve JONES, and Susan BRAUN. Absent: Mark MENKE and
12 Lee LIGHTFOOT. Mayor Clay Walker was absent.
13

14 **Public Comments**

15 No comments
16

17 **Approval of Agenda**

18 Pat GRIGGS (STOKES) MOVED to approve the agenda as presented. Barbara BREASE seconded.
19 The VOTE to approve the agenda was unanimous.
20

21 **Approval of Minutes**

22 Kesslyn TENCH MOVED to approve the July 21, 2015 public hearing and regular meeting minutes
23 as presented. Baxter MERCER seconded. The VOTE to approve the public hearing and regular
24 meeting minutes was unanimous.
25

26 **Correspondence**

27 Registration is open for the State Planning Conference and the Alaska Municipal League
28 Conference in November.
29

30 **Plats and Conditional Uses**

31 Village View Subdivision, Block 6 located within Section 31, T14S, R6W, F.M. Request has been
32 made to Subdivide lot 5 into 5A and 5B; Subdivide lot 4B into lot 4C and 4D; vacate the 20 foot
33 Public Utility Easement between lots 4C, 5A, and 5B; vacate Private Access Easement on lot 4A.
34

35 Sid MICHAELS reviewed PC Resolution 15-03A, which divides the two current parcels into five
36 parcels, and PC Resolution 15-03B, which divides the two current parcels into three parcels.
37 Discussion followed.
38

39 Sid MICHAELS MOVED to postpone PC Resolution PC 15-03A indefinitely due to insufficient lot
40 size. Baxter MERCER seconded. The VOTE to postpone PC Resolution PC 15-03A indefinitely
41 was unanimous.
42

1 Steve JONES MOVED to amend PC Resolution 15-03B by including Sketch 2 as an attachment
2 and add statement #4 "Sketch 2 attached as a visual reference for clarification". Baxter
3 MERCER seconded. The VOTE to include Sketch 2 and statement #4 was unanimous.

4
5 Patricia GRIGGS (STOKES) MOVED to approve PC Resolution 15-03B as PC Resolution 15-03
6 with the above changes. Kesslyn TENCH seconded. The roll call VOTE to approve PC Resolution
7 15-03 was unanimous.

8 9 **Reports**

10 **Mayor**

11 Mayor Walker submitted a written report.

12 13 **Borough Planner**

14 No report

15 16 **Communication and Appearance Requests**

17 George Haskins: commercial resource extraction request

18
19 Anderson resident George Haskins reviewed with the commission his application to obtain a 5
20 year, 25,000 yard, commercial resource extraction permit or lease on borough land located at
21 George Parks Highway Mile 253. He explained that this site is already classified as a resource
22 extraction site and he would be asking for exclusive use of the area either through a permit or
23 lease. Mr. Haskins described his purposed operations and stated that in discussions with
24 Mayor Walker, he learned that the borough currently does not have adequate lease or permit
25 options to fulfill his request. The Planning Commission is also looking at potentially placing a
26 transfer station at this location. He asked the commission to review and update the current
27 lease and permit options to better facilitate commercial use of borough properties.

28
29 Baxter MERCER MOVED to request that Mayor Walker identify and document the location and
30 design of a proposed Healy Transfer Station at the George Parks Highway Mile 253 location to
31 better assist the lease or permit process for Mr. George Haskins' resource extraction
32 application. Barbara BREASE seconded. The VOTE to approve the motion was unanimous.

33 34 **Unfinished Business**

35 **Healy Transfer Station Location and Draft Community Survey**

36
37 The Commission reviewed and discussed the survey questions. By unanimous consent, the
38 commission changed the wording on question #14 to state that recycling is currently
39 unavailable but may be an option in the future.

40
41 By unanimous consent, the Healy Transfer Station Location and Draft Community Survey was
42 postponed to the next public hearing and regular meeting.

1 **Planning services provided by Agnew::Beck**

2
3 By unanimous consent, planning services provided by Agnew::Beck was postponed to the next
4 public hearing and regular meeting.

5
6 **New Business**

7 None

8
9 **Public Comments**

10 None

11
12 **Commissioner Comments**

13 Susan BRAUN stated that she was happy to be on the commission.

14
15 Barbara BREASE welcomed Susan Braun and asked the other commissioners to carefully
16 consider the location of resource extraction sites because they have an impact on the area
17 around them.

18
19 Patricia GRIGGS (STOKES) welcomed Susan Braun and said she would miss being on the
20 commission.

21
22 Baxter MERCER welcomed Susan Braun and encouraged the development of additional
23 resource extraction sites.

24
25 Steve JONES welcomed Susan Braun. He stated that he brought a letter from Denali Borough
26 Attorney Mr. Gorski that he would like the commissioners to review. Mr. JONES asked the
27 commissioners to think of ways they could address some of the items noted in the letter. He
28 also reported that he would be absent from the September and October meetings.

29
30 Kesslyn TENCH welcomed Susan Braun and thanked Patricia Griggs (Stokes) for her years of
31 service on the commission.

32
33 Sid MICHAELS reminded the commissioners of the Denali Borough trip to Kantishna to visit
34 with area constituents on August 30, 2015.

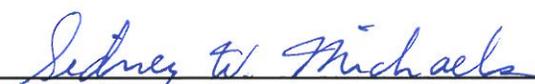
35
36 **Time and Place of Next Meeting**

37 The next regular meeting of the commission will be Tuesday, September 15, 2015 at the Tri-
38 Valley Community Center. An Open House regarding the Healy Transfer Station will start at
39 5:00 PM; Public Hearing at 7:15 PM with the Regular Meeting to follow.

40
41 **Adjournment**

42 The presiding officer adjourned the meeting at 8:34 PM.

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APPROVED: 
Sid MICHAELS, Presiding Officer

ATTEST: 
Amber Renshaw, Deputy Clerk

Date Approved: September 15, 2015