Minutes of the Public Hearing
Denali Borough Planning Commission
Tri-Valley Community Center
September 20, 2016

Call to Order

Deputy Presiding Officer Lee LIGHTFOOT called the Public Hearing to order at 7:18 PM.

Roll Call

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

1. **Road and Easement Standards**
   There were no comments.

2. **PC Resolution16-07, Alaska Railroad Land Lease to Central Monofill Services, Inc.**
   There were no comments.

3. **Denali Borough Sign Ordinance Draft 2**
   There were no comments.

4. **Denali Borough Code Chapter 9.10 Subdivisions Draft 1**
   There were no comments.

Adjournment

Deputy Presiding Officer Lee LIGHTFOOT adjourned the Public Hearing at 7:21 PM.

APPROVED: _____
Kesslyn TENCH, Presiding Officer

ATTEST: _____
Amber Renshaw, Deputy Clerk

Date Approved: _____

Minutes of the Regular Meeting
Denali Borough Planning Commission
Tri-Valley Community Center
September 20, 2016

Call to Order

Deputy Presiding Officer Lee LIGHTFOOT called the regular meeting to order at 7:27 PM.

Roll Call

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

Public Comments

Otto Lake area resident Ivana Haverlikova stated that she is pleased to see that some of the Otto Lake area commercial operators are maintaining the road and some of the trails in. However, someone removed gravel on borough land to use on the road and trails but left some large, deep holes where the gravel was removed.

Approval of Agenda

Baxter MERCER MOVED to approve the agenda as presented. The motion was second. The VOTE by show of hands was unanimous.

Approval of Minutes

Baxter MERCER MOVED to approve the public hearing and regular meeting minutes as presented. The motion was seconded. The VOTE by show of hands was unanimous.

Correspondence

State of Alaska, Department of Natural Resources, Public Use Determination on easement held by Denali ATV Adventures:

The commission discussed the State Department of Natural Resources determination that the easement, located near Dry Creek off the George Parks Highway, held by Denali ATV Adventures, is a private easement which does not grant the public access and allows Denali ATV Adventures the right to block access along the easement route.

United States of America, Federal Energy Regulatory Commission re: Request for Comments on the Alternative Route for the Alaska LNG Project:

The commission discussed this proposed alternative route and decided to provide no comment because the assembly already submitted a supportive resolution.

Plats and Conditional Uses

There were no plats or conditional uses for consideration.

Reports

Mayor

Mayor Clay Walker reported on the following items:

- Thanked Baxter MERCER for providing the planning commission report to the assembly.
- Thanked Susan BRAUN and Barbara BREASE for their attendance at the assembly meeting.
- Mayor Walker attended the Alaska Municipal League summer conference in Wasilla in August.
- Continued work on the land swap between the Denali Borough and the City of Anderson.
- The planning commission has an open seat in District 5.
- The process continues with the selection of lands to be conveyed from AHTNA, Inc. to the community of Cantwell to satisfy the Alaska Native Claims Settlement Act 14(C)3 requirement.
- Alaska Department of Natural Resources representatives, AJ Wait and David Hite, came to the borough office to discuss land issues including a communication site near McKinley Village and the recent determination that management of State approved rights-of-way within the Denali Borough should be managed by the Denali Borough.
- The assembly passed a resolution in support of a project to repave the Healy airport.
- Title 4 remains on the assembly agenda.
- The assembly approved funding to retain the consulting firm Agnew::Beck to provide process options for the development of a Denali Borough Land Use Plan.

Borough Planner

There was no report.

Communication and Appearance Requests

There were no communication and appearance requests.

Unfinished Business

Road and Easement Standards

Steve JONES offered to draft some road and easement standards for the planning commission to review at the November meeting. Sid MICHAELS MOVED to postpone to the November meeting. The motion was seconded. The VOTE by show of hands was unanimous.

Denali Borough Sign Ordinance Draft 2

Steve JONES MOVED to postpone indefinitely. The motion was seconded. The VOTE by show of hands was unanimous.

Denali Borough Code Chapter 9.10 Subdivisions Draft 1

Sid MICHAELS MOVED to postpone to the next work session, public hearing, and regular meeting as Denali Borough Code Chapter 9.10 Draft 2. The motion was seconded. The VOTE by show of hands was unanimous.

New Business

PC Resolution 16-07, Alaska Railroad Land Lease to Central Monofill Services, Inc.

Baxter MERCER MOVED to postpone indefinitely. The motion was seconded. The VOTE by show of hands was 5 to 1 with Sid MICHAELS opposed.

Public Comments

Otto Lake resident Ivana Haverlikova encouraged the planning commission to establish standards and regulations for commercial operators that operate on borough land, especially operators that utilize roads and trails on borough lands.

Commissioner Comments

Sid MICHAELS offered his resignation from the planning commission. He stated that he believes he will have more freedom to express his opposition to the potential Alaska Railroad land lease to Central Monofill Services, Inc. as a citizen of the borough and not as a commissioner. This belief is due to the Denali Borough legal counsel recommendation that assembly members, planning commissioners, and employees refrain from taking a stance, prior to the public hearing process as described in Denali Borough Code, on this potential project.

Susan BRAUN stated that she is sorry to see Mr. MICHAELS resign from the commission.

Barbara BREASE stated that she has learned so much from Mr. MICHAELS and she is sorry to see him resign from the commission. She asked how the borough will investigate the report of gravel removal holes in the Otto lake area on borough land?

Steve JONES stated that we need to make sure enforcement measures are described in Title 4 to address situations like gravel removal holes being left on borough land.

Baxter MERCER commented that trails throughout the borough are deteriorating. He stated that he will miss Mr. MICHAELS on the commission but he understands the reason for his resignation.

Lee LIGHTFOOT stated that he will miss Mr. MICHAELS on the commission and has enjoyed his contributions. He reported that most road and easement standards also include trail standards and the commission can consider that as they work through road and easement standards in future meetings. Mr. LIGHTFOOT thanked everyone for attending the meeting.

Planning Commission Report to the Assembly

Susan BRAUN offered to attend the October assembly meeting and provide the planning commission report.

Time and Place of Next Meeting

October 18, 2016: Work Session at 6:15 PM; Public Hearing at 7:15 PM; Regular Meeting to follow the Public Hearing, at the Tri-Valley Community Center

The planning commission changed the November meeting date to November 29, 2016 and canceled the December meeting.

Adjournment

Deputy Presiding Officer Lee LIGHTFOOT adjourned the meeting at 8:33 PM.

APPROVED: _____

Kesslyn TENCH, Presiding Officer

ATTEST: _____

Amber Renshaw, Deputy Clerk

Date Approved:_____