Minutes of the Public Hearing
Denali Borough Planning Commission
Tri-Valley Community Center
August 16, 2016

Call to Order

Presiding Officer Kesslyn TENCH called the Public Hearing to order at 7:15 PM.

Roll Call

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

1. **Denali Borough Sign Ordinance**

   Healy area resident Dave Coleman stated that he is opposed to a Denali Borough sign ordinance. As a business owner that has had businesses in different states, he appreciates the freedom in the signage he is able to use to identify his businesses here in the Denali Borough.

2. **Denali Borough Code Chapter 9.10 Subdivisions**

   There were no comments.

3. **Proposed Clear View Monofill**

   Anderson area resident Robert Smith stated that he is opposed to the proposed Clear View Monofill and Class 1 Landfill. He lives downstream from the proposed facility site and he is concerned about the consequences of such a facility so close to his home.

   Anderson area resident Sandy Trumbower stated that she is opposed to the proposed Clear View Monofill and Class 1 Landfill. She thanked the planning commission for sending a letter to the Alaska Railroad opposing the lease of Alaska Railroad property to Central Monofill Services, Inc. for the purpose of a Class 1 Landfill or Monofill. Ms. Trumbower commented that she believes representatives from Central Monofill Services, Inc. made public statements that were contradictory to what was written in their permit application to the State of Alaska, Department of Environmental Conservation.

Adjournment

Presiding Officer Kesslyn TENCH adjourned the Public Hearing at 7:24 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
August 16, 2016

Call to Order

Presiding Officer Kesslyn TENCH called the regular meeting to order at 7:39 PM.

Roll Call

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

Public Comments

Healy area resident Dave Coleman reported that he is having problems with noisy neighbors disrupting guests in his overnight accommodation rental home. Mr. Coleman encouraged the planning commission to work on a Denali Borough noise ordinance. He said that the Alaska State Troopers are unable to help because our borough does not have a noise related ordinance to enforce.

Panguingue Creek area resident and Denali Borough Assembly Presiding Officer Jared Zimmerman reported that the assembly has received a lot of comments regarding zoning in the Denali Borough. He said that Mr. Chris Beck with the consulting firm Agnew::Beck recommended the development of a Denali Borough Comprehensive Land Use Plan instead of jumping straight into a zoning ordinance. Mr. Zimmerman said he would meet with the mayor and strategize a method for developing a land use plan which may include consultant and planning commission assistance. Mr. Zimmerman informed the commissioners that the assembly agenda includes a planning commission report which is currently provided by the mayor, but could be offered by a commissioner. Mr. Zimmerman suggested that the presiding officers get together regularly to provide more collaboration between the assembly and the planning commission.

Approval of Agenda

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

Approval of Minutes

Sid MICHAELS MOVED to approve the July 19, 2016 public hearing and regular meeting minutes as presented. The motion was seconded.

Susan BRAUN MOVED to amend the minutes by correcting two typographical errors and by by adding the words “as currently proposed” to the statement by Barbara BREASE regarding PC Resolution 16-05. The motion was seconded. The VOTE by show of hands to approve the amendment was unanimous.

The VOTE by show of hands to approve the minutes as amended was unanimous.

Correspondence

The Planning Commission received the following correspondence:

- Letter from Sid MICHAELS regarding the Clear View Monofill
- Letter from Steve JONES regarding the Clear View Monofill, the Denali Borough Sign Ordinance, and road and easement standards
- Letter from Gerry Goodman provided by Dave Coleman as an example of the need for a Denali Borough noise ordinance

Plats and Conditional Uses

There were no plats or conditional uses for consideration.

Reports

Mayor

Mayor Walker submitted a written report which included the following:

- Mayor Walker is attending the Alaska Municipal League Summer Conference and is not able to be in attendance at this meeting.
- A second draft of reports for the Alaska Liquefied Natural Gas Project has been submitted to the Federal Regulatory Energy Commission and are available for public review.
- The Denali Borough Landfill received a visit from a CBS film crew to report on Zero Landfill Initiative efforts. This is the third film crew to visit the landfill regarding the Zero Landfill Initiative.
- The assembly passed an ordinance accepting the Healy Transportation and Pedestrian Safety plan that will be incorporated into the Denali Comprehensive Plan.

Baxter MERCER stated that dispatch services provided to the volunteer fire departments working within the Denali Borough will be changing. Due to staffing changes and budget cuts, the University of Alaska Dispatch Service will no longer be able to provide dispatch services to the local volunteer fire departments. There is an ongoing conversation between the Fairbanks Emergency Communication Center and local volunteers to facilitate a smooth transition.

Lee LIGHTFOOT stated that, as he understands our current Denali Borough Code regarding zoning, local areas have the ability to develop their own zoning ordinance. Mr. LIGHTFOOT believes local area zoning may be more effective than any borough-wide zoning effort.

Borough Planner

Borough Planner Marsha Lambert reported that she recently spoke with the surveyor working on a survey in the Slate Creek area in accordance with PC Resolution 09-06. This surveyor stated that the survey is slowly progressing and the road providing access to the property

being surveyed is considered public access by the State of Alaska, Department of Natural Resources, on all portions of the road going through State land.

Communication and Appearance Requests

There were no communication and appearance requests.

Unfinished Business

Denali Borough Sign Ordinance Draft 2

Sid MICHAELS MOVED to postpone this agenda item to the next regular meeting. The motion was seconded. The planning commission agreed by unanimous consent to send a letter to the Denali Borough Assembly asking for guidance on continuing discussion on this item.

The VOTE by show of hands to postpone Denali Borough Sign Ordinance Draft 2 to the next regular meeting was unanimous.

Denali Borough Code Chapter 9.10 Subdivisions

Sid MICHAELS MOVED to postpone this agenda item to the next regular meeting. The motion was seconded. The planning commission agreed by unanimous consent to send a letter to the Denali Borough Assembly asking for guidance on continuing discussion on this item.

The VOTE by show of hands to postpone Denali Borough Code Chapter 9.10 Subdivisions to the next regular meeting was unanimous.

New Business

Planning Commission Report

The planning commission agreed by unanimous consent to add Planning Commission Report to the Assembly onto their regular meeting agendas to determine which commissioner will provide the planning commission report at the next assembly meeting. Planning commissioner Baxter MERCER volunteered to attend the September assembly meeting and provide the planning commission report.

Road and Easement Standards

Kesslyn TENCH thanked Land Planner Marsha Lambert for the information she provided regarding road and easement standards. Ms. TENCH asked all the commissioners to review the information provided and to research how other municipalities address road and easement standards.

The planning Commission agreed by unanimous consent to postpone Road and Easement Standards to the next work session, public hearing, and regular meeting.

Proposed Clear View Monofill

During the work session, the planning commission worked to draft a letter to the Alaska Railroad supporting the Anderson City Council Resolution 16-08 opposing the lease of Alaska

Railroad property to Central Monofill Services, Inc. for the purpose of establishing a Class 1 Landfill or Monofill facility, and stating the planning commission's opposition to the potential land lease.

Sid MICHAELS MOVED to send the letter to the Alaska Railroad. The motion was seconded. The motion passed by unanimous roll call vote.

Sid MICHAELS requested that this item appear on the next regular agenda.

Public Comments

Anderson area resident Robert Smith thanked the planning commission for supporting the Anderson City Council resolution and asked the commission if they would be writing their own resolution.

Anderson area resident Sandy Trumbower thanked the planning commission for opposing the lease of Alaska Railroad property for a Class 1 Landfill or Monofill facility.

Commissioner Comments

Sid MICHAELS thanked the commission for supporting the Anderson City Council Resolution. Mr. MICHAELS responded to Mr. Robert Smith's question stating that by supporting the Anderson City Council Resolution and by sending a letter to the Alaska Railroad, they have gone on record as opposed to the property lease. Mr. MICHAELS also stated that the borough is already zoned as unrestricted and it may be time to consider zoning certain areas to protect land owners and residents.

Barbara BREASE stated that she supports the idea of zoning and believes that zoning can make us all better neighbors.

Susan BRAUN stated that if the Alaska Railroad does not make a decision on the property lease to Central Monofill Services, Inc. during their September meeting that she would support the commission writing its own resolution opposing the land lease. Ms. BRAUN also stated that she is supportive of protecting our quality of life here in the Denali Borough and sees a benefit to utilizing professional assistance from someone like Chris Beck with the firm Agnew::Beck to begin the process of writing a Denali Borough Comprehensive Land Use Plan.

Mark MENKE stated that he would support the idea of bringing in a professional to help with a land use plan.

Baxter MERCER pointed out that covenants are not an option for already established neighborhoods so zoning is the answer if the borough determines that certain land use standards need to be implemented. Mr. MERCER stated that every person has their own idea of what standards need to be established and the process of zoning will be difficult and lengthy.

Lee LIGHTFOOT stated that zoning feels like a taking of property owners' rights and he sees it as a slippery slope of government oversight.

Kesslyn TENCH reported that she will not be at the September meeting. Ms. TENCH explained that last month she voted against the memo to the assembly regarding the potential Clear View Monofill because she believes that our borough needs to find a better solution for our refuse other than our current, unlined landfill. However, after doing some research, she stated that she does not feel that Central Monofill Services, Inc. is the right company to be coming into our borough to establish a new refuse facility and voted to oppose the Alaska Railroad land lease to Central Monofill Services, Inc. this month.

Time and Place of Next Meeting

September 20, 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

Adjournment

Presiding Officer Kesslyn TENCH adjourned the meeting at 8:50 PM.

APPROVED: _____

Kesslyn TENCH, Presiding Officer

ATTEST: _____

Amber Renshaw, Deputy Clerk

Date Approved:_____