

1 **Minutes of the Public Hearing and Regular Meeting**
2 **Denali Borough Planning Commission**
3 **Tri-Valley Community Center**
4 **January 15, 2020**

5
6 **PUBLIC HEARING**

7 Presiding Officer Kesslyn TENCH called to public hearing to order at 6:08 PM.
8

9 **A) Denali Borough Municipal Land Management Plans**

10 Sections covering Ferry, Montana Creek, Yanert, Yanert B, Nenana River 1 and
11 Nenana River 2.

12
13 There were no comments.
14

15 **B) Denali Borough Code (DBC) Ch. 9.15 – Conditional Land Use**

16
17 Ferry area resident David Jacobs stated that he is an independent miner and is concerned about
18 the borough regulating commercial earth material extraction. Mr. Jacobs explained that mining
19 operations are already heavily regulated and permitted by the state and federal government and
20 the borough additionally permitting these types of activities is redundant and unnecessary.
21

22 **C) Resolution 20-01: Plat Amendment by Resolution**

23 Amending the 75-foot building setback to a 45-foot building setback from both sides of
24 centerline in lots 10-14 of the First Addition Denali Homestead Subdivision
25

26 Denali Homestead Subdivision resident David Alexander owns lot number 10 and expressed his
27 opposition to the plat amendment stating that his property and home are his single largest
28 investment and he would like the setback restrictions to remain in place as indicated on the
29 original plat to protect the value of his investment and maintain the property as purchased. Mr.
30 Alexander explained that the setback restrictions were established to protect the residential
31 character of the subdivision and stated that if the planning commission amends the setback
32 requirements on the plat, that amendment will affect all the lots included on the plat including his.
33 He asked the commission to do no harm to his property by not approving this plat amendment.
34

35 Denali Homestead Subdivision resident Jan Thompson introduced herself as the property owner
36 requesting the plat amendment and explained that the current setback restrictions limit a
37 significant amount of her lot. Ms. Thompson expressed her desire to utilize more of her property
38 and pointed to the Denali Borough Comprehensive Plan that encourages residents to beneficially
39 use their personal property to the best of their ability. Ms. Thompson explained that the motivation
40 for the plat amendment is simply to allow them the opportunity to maximize the use of the property
41 they have purchased.
42

43 **D) Resolution 20-02: Plat 19-04 Forsythe Subdivision**

44 Subdivision of Tract A, ASLS 92-18 within Section 24, T12S, R8W, FM
45

46 There were no comments.
47
48

1 **E) Temporary Use Permit for Anderson Community Wildfire and Protection Plan Project**

2 There were no comments.

3
4 **REGULAR MEETING**

5
6 **CALL TO ORDER**

7 Presiding Officer Kesslyn TENCH called the regular meeting to order at 6:23 PM.

8
9 **OATH OF OFFICE**

10 Kesslyn TENCH and Mark MENKE took the Oath of Office as Planning Commissioners.

11
12 **ROLL CALL**

13 Planning commissioners present were: Kesslyn TENCH, Erik HAUGEN, Steve JONES, Baxter
14 MERCER, and Mark MENKE.

15 Absent: Susan BRAUN and Lee LIGHTFOOT.

16 Mayor Clay Walker was also present.

17
18 Kesslyn TENCH MOVED to excuse Commissioners BRAUN and LIGHTFOOT.

19 The MOTION was seconded.

20 The VOTE by show of hands was unanimous.

21
22 **SELECTION OF OFFICERS**

23 Baxter MERCER nominated Kesslyn TENCH for Presiding Officer and Lee LIGHTFOOT for
24 Deputy Presiding Officer. There were no other nominations. The VOTE by show of hands to
25 confirm Kesslyn TENCH as Presiding Officer and Lee LIGHTFOOT as Deputy Presiding Officer
26 was unanimous.

27
28 **PUBLIC COMMENTS**

29 There were no public comments.

30
31 **APPROVAL OF AGENDA**

32 Baxter MERCER MOVED to approve the agenda.

33 The MOTION was seconded.

34 The VOTE by show of hands was unanimous.

35
36 **APPROVAL OF MINUTES**

37 Baxter MERCER MOVED to approve the October 16, 2019 public hearing and regular meeting
38 minutes as presented.

39 The MOTION was seconded.

40 The VOTE by show of hands was unanimous.

41
42 **CORRESPONDENCE**

43 Planning Commissioners reviewed and discussed the correspondence submitted by Lorali Simon
44 with Usibelli Coal Mine in a written response to draft DBC Chapter 9.15 Conditional Land Use.

1 **PLATS AND CONDITIONAL USES**

2 **1. Resolution 20-01: Plat Amendment by Resolution**

3 Amending the 75-foot building setback to a 45-foot building setback from both sides of
4 centerline in lots 10-14 of the First Addition Denali Homestead Subdivision

5
6 Baxter MERCER MOVED to approve Resolution 20-01.
7 The MOTION was seconded.

8
9 Steve JONES expressed concern that not all the affected land owners are in support of the
10 amendment. Mr. JONES also expressed concern about the procedural timeline stating that he
11 believes the language in the written covenants should be amended before the plat is amended.

12
13 Erik HAUGEN agreed that the covenant language should be amended prior to the plat
14 amendment.

15
16 Baxter MERCER expressed concern that the borough did not receive comment from all
17 affected land owners.

18
19 Denali Borough Land Planner stated that all affected land owners were mailed letters
20 describing the proposed amendment but not all affected land owners provided feedback.

21
22 Steve JONES MOVED to table Resolution 20-01 until the covenant language has been
23 amended.

24 The MOTION was seconded.
25 The VOTE by show of hands was unanimous.

26
27 **2. Resolution 20-02: Plat 19-04 Forsythe Subdivision**

28 Subdivision of Tract A, ASLS 92-18 within Section 24, T12S, R8W, FM

29
30 Baxter MERCER MOVED to approve Resolution 20-02.
31 The MOTION was seconded.

32
33 Baxter MERCER expressed concerned that the lot sizes may not accommodate well and
34 septic requirements.

35
36 Steve JONES agreed that meeting well and septic separation requirements could be a
37 challenge but that the subdivision design meets the lot size minimum requirement.

38
39 The roll call VOTE to approve was unanimous.

40
41 **REPORTS**

42 **MAYOR**

43 Mayor Clay Walker reviewed information in the attached written report and added that the Denali
44 Borough Assembly recommended and introduced code language to develop a baseline system of
45 addressing in the Denali Borough.

46
47 **BOROUGH PLANNER**

48 Denali Borough Planner Marsha Lambert did not have any additional items to report.

1
2 PLANNING COMMISSIONER REPORT FROM THE ASSEMBLY MEETING

3 There was no report.

4
5 COMMUNICATION AND APPEARANCE REQUEST

6 There were no communication or appearance requests.

7
8 UNFINISHED BUSINESS

9 1. Denali Borough Municipal Land Management Plans – draft

10 Sections covering Ferry, Montana Creek, Yanert, Yanert B, Nenana River 1 and
11 Nenana River 2.

12
13 Baxter MERCER MOVED to adopt and send the draft Denali Borough Municipal Land
14 Management Plan, in its entirety, to the assembly.

15 The MOTION was seconded.

16 The VOTE by show of hands was unanimous.

17
18 2. Denali Borough Code Ch. 9.15 – Conditional Land Use

19 Planning Commissioners discussed how to better define earth material extraction.

20
21 Ferry area resident David Jacobs expressed concern about redundant and unnecessary
22 regulation for small, independent operators for activities that are already highly regulated. Mr.
23 Jacobs also expressed concern about a local public conditional use permit process for
24 independent operator activities stating that the public process could create safety issues for
25 these operators.

26
27 Mark MENKE MOVED to change 9.15.040 #13 from “earth material” to “commercial gravel,
28 peat and soil extraction on private property” and remove “R” in definitions.

29 The MOTION was seconded.

30 The VOTE by show of hands was unanimous.

31
32 Erik HAUGEN MOVED to approve Denali Borough Code Ch. 9.15 – Conditional Land Use
33 Version C as amended.

34 The MOTION was seconded.

35 The VOTE by show of hands was unanimous.

36
37 NEW BUSINESS

38 1. Temporary Use Permit for Anderson Community Wildfire and Protection Plan Project

39
40 Steve JONES MOVED to approve the Temporary Use Permit for Anderson Community
41 Wildfire and Protection Plan Project

42 The MOTION was seconded.

43 The VOTE by show of hands was unanimous.

44
45 PUBLIC COMMENTS

46 There were no public comments.

1 **COMMISSIONER COMMENTS**

2 Commissioners thanked those in attendance for their attendance and participation. Steve JONES
3 reported that he would not be able to attend the February meeting.

4
5 **PLANNING COMMISSION REPORT TO THE ASSEMBLY**

6 Select Commissioner to provide the Planning Commission report to the Assembly on Wednesday,
7 February 12, 2020 at 6:00 PM at Tri-Valley Community Center.

8
9 Kesslyn TENCH offered to attend the Wednesday, February 12, 2020 Denali Borough Assembly
10 meeting and provide the Planning Commission report.

11
12 **TIME AND PLACE OF THE NEXT MEETING**

13 The next regularly scheduled meeting time is Wednesday, February 19, 2020: Public Hearing at
14 6:00 PM; Regular Meeting following the Public Hearing at the Tri-Valley Community Center.

15
16 **ADJOURNMENT**

17 Presiding Officer Kesslyn TENCH adjourned the meeting at 8:16 PM.

18
19
20
21 APPROVED: _____
22 Kesslyn Tench, Presiding Officer

23
24
25
26 ATTEST: _____
27 Amber Renshaw, Clerk

28
29
30 Date Approved: _____
31