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**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

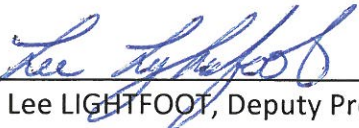
Anderson area resident Robert Smith stated that he is opposed to the proposed Clear View Monofill and Class 1 Landfill. He lives downstream from the proposed facility site and he is concerned about the consequences of such a facility so close to his home.

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 Recycling Services, Inc. for the purpose of a Class 1 Landfill or Monofill. Ms. Trumbower commented that she believes representatives from Central Recycling 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.

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APPROVED: 
Lee LIGHTFOOT, Deputy Presiding Officer

ATTEST: 
Amber Renshaw, Deputy Clerk

Date Approved: Sept. 20, 2016

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**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 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.

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2 The VOTE by show of hands to approve the minutes as amended was unanimous.
3

4 **Correspondence**

5 The Planning Commission received the following correspondence:

- 6 • Letter from Sid MICHAELS regarding the Clear View Monofill
 - 7 • Letter from Steve JONES regarding the Clear View Monofill, the Denali Borough Sign Ordinance, and road and easement standards
 - 8 • Letter from Gerry Goodman provided by Dave Coleman as an example of the need for a
 - 9 Denali Borough noise ordinance
- 10
11

12 **Plats and Conditional Uses**

13 There were no plats or conditional uses for consideration.
14

15 **Reports**

16 **Mayor**

17 Mayor Walker submitted a written report which included the following:

- 18 • Mayor Walker is attending the Alaska Municipal League Summer Conference and is not
 - 19 able to be in attendance at this meeting.
 - 20 • A second draft of reports for the Alaska Liquefied Natural Gas Project has been
 - 21 submitted to the Federal Regulatory Energy Commission and are available for public
 - 22 review.
 - 23 • The Denali Borough Landfill received a visit from a CBS film crew to report on Zero
 - 24 Landfill Initiative efforts. This is the third film crew to visit the landfill regarding the
 - 25 Zero Landfill Initiative.
 - 26 • The assembly passed an ordinance accepting the Healy Transportation and Pedestrian
 - 27 Safety plan that will be incorporated into the Denali Comprehensive Plan.
- 28

29 Baxter MERCER stated that dispatch services provided to the volunteer fire departments
30 working within the Denali Borough will be changing. Due to staffing changes and budget cuts,
31 the University of Alaska Dispatch Service will no longer be able to provide dispatch services to
32 the local volunteer fire departments. There is an ongoing conversation between the Fairbanks
33 Emergency Communication Center and local volunteers to facilitate a smooth transition.
34

35 Lee LIGHTFOOT stated that, as he understands our current Denali Borough Code regarding
36 zoning, local areas have the ability to develop their own zoning ordinance. Mr. LIGHTFOOT
37 believes local area zoning may be more effective than any borough-wide zoning effort.
38

39 **Borough Planner**

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

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

3
4 **Communication and Appearance Requests**

5 There were no communication and appearance requests.

6
7 **Unfinished Business**

8 **Denali Borough Sign Ordinance Draft 2**

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

12
13 The VOTE by show of hands to postpone Denali Borough Sign Ordinance Draft 2 to the next
14 regular meeting was unanimous.

15
16 **Denali Borough Code Chapter 9.10 Subdivisions**

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

20
21 The VOTE by show of hands to postpone Denali Borough Code Chapter 9.10 Subdivisions to the
22 next regular meeting was unanimous.

23
24 **New Business**

25 **Planning Commission Report**

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

31
32 **Road and Easement Standards**

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

37
38 The planning Commission agreed by unanimous consent to postpone Road and Easement
39 Standards to the next work session, public hearing, and regular meeting.

40
41 **Proposed Clear View Monofill**

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

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

4
5 Sid MICHAELS MOVED to send the letter to the Alaska Railroad. The motion was seconded. The
6 motion passed by unanimous roll call vote.

7
8 Sid MICHAELS requested that this item appear on the next regular agenda.

9
10 **Public Comments**

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

14
15 Anderson area resident Sandy Trumbower thanked the planning commission for opposing
16 the lease of Alaska Railroad property for a Class 1 Landfill or Monofill facility.

17
18 **Commissioner Comments**

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

25
26 Barbara BREASE stated that she supports the idea of zoning and believes that zoning can make
27 us all better neighbors.

28
29 Susan BRAUN stated that if the Alaska Railroad does not make a decision on the property lease
30 to Central Recycling Services, Inc. during their September meeting that she would support the
31 commission writing its own resolution opposing the land lease. Ms. BRAUN also stated that
32 she is supportive of protecting our quality of life here in the Denali Borough and sees a benefit
33 to utilizing professional assistance from someone like Chris Beck with the firm Agnew::Beck to
34 begin the process of writing a Denali Borough Comprehensive Land Use Plan.

35
36 Mark MENKE stated that he would support the idea of bringing in a professional to help with a
37 land use plan.

38
39 Baxter MERCER pointed out that covenants are not an option for already established
40 neighborhoods so zoning is the answer if the borough determines that certain land use
41 standards need to be implemented. Mr. MERCER stated that every person has their own
42 personal idea of what standards need to be established and the process of zoning will be
43 difficult and lengthy.

1
2 Lee LIGHTFOOT stated that zoning feels like a taking of property owners' rights and he sees it
3 as a slippery slope of government oversight.
4

5 Kesslyn TENCH reported that she will not be at the September meeting. Ms. TENCH explained
6 that last month she voted against the memo to the assembly regarding the potential Clear
7 View Monofill because she believes that our borough needs to find a better solution for our
8 refuse other than our current, unlined landfill. However, after doing some research, she stated
9 that she does not feel that Central Recycling Services, Inc. is the right company to be coming
10 into our borough to establish a new refuse facility and voted to oppose the Alaska Railroad
11 land lease to Central Recycling Services, Inc. this month.
12

13 **Time and Place of Next Meeting**

14 September 20, 2016: Work Session at 6:15 PM; Public Hearing at 7:15 PM; Regular Meeting to
15 follow the Public Hearing, at the Tri-Valley Community Center
16


17 **Adjournment**

18 Presiding Officer Kesslyn TENCH adjourned the meeting at 8:50 PM.
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22 APPROVED: _____


23 Lee LIGHTFOOT, Deputy Presiding Officer
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27 ATTEST: _____


28 Amber Renshaw, Deputy Clerk
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32 Date Approved: September 20, 2016 2016