

1 **Minutes of the Public Hearing and Regular Meeting**
2 **Denali Borough Planning Commission**
3 **Tri-Valley Community Center**
4 **August 21, 2019**

5
6 **PUBLIC HEARING – 6:02 PM**

7
8 1) **Denali Borough Municipal Land Management Plans – Draft**

- 9 • **Sections covering Panguingue, Healy, Otto Lake and Slate Creek**

10 Kathleen Lake from Ferry, a small business owner and Vice President of Ferry Community
11 Corporation, handed out a letter and spoke in opposition to proposed zoning for a regional airport
12 reserve in the Slate Creek area citing negative environmental, lifestyle and community impacts.
13 Barbara Brease commented that the proposed zoning for a regional airport reserve needs more
14 consideration and public input.

15
16 2) **Denali Borough Code (DBC) Ch. 9.15 – Local Option Zoning**

17 There was no public comment.

18
19 3) **Denali Borough Code (DBC) Ch. 9.15 – Conditional Land Use**

20 Lorali Simon with Usibelli Coal Mine (UCM) suggested language for the draft DBC 9.15 Conditional
21 Land Use regarding section 9.15.080 as follows; change the last word in the paragraph from “section”
22 to “chapter,” and add to that sentence: “and does not require conditional use permit under section
23 9.15.040.”

24
25 **REGULAR MEETING**

26
27 **CALL TO ORDER**

28 Presiding Officer Kesslyn TENCH called the regular meeting to order at 6:15 PM.

29
30 **ROLL CALL**

31 Planning commissioners present were: Kesslyn TENCH, Steve JONES, Erik HAUGEN, Susan
32 BRAUN and Baxter MERCER.

33 Absent: Mark MENKE, James WILLIAMSON and Lee LIGHTFOOT.

34 Mayor Clay Walker was also present.

35
36 Kesslyn TENCH MOVED to excuse Mark MENKE, James WILLIAMSON and Lee LIGHTFOOT.
37 The motion was seconded. The VOTE by show of hands was unanimous.

38
39 **PUBLIC COMMENTS**

40 There was no public comment.

41
42 **APPROVAL OF AGENDA**

43 Kesslyn TENCH MOVED to approve the agenda. The motion was seconded.

44 The VOTE by show of hands was unanimous.

45
46 **APPROVAL OF MINUTES**

47 Erik HAUGEN MOVED to approve the July 16, 2019 public hearing and regular meeting minutes as
48 presented.

1 The motion was seconded.
2 The VOTE by show of hands was unanimous.

3
4 **CORRESPONDENCE**

5 Kathleen Lake
6 Lorali Simon

7
8 **PLATS AND CONDITIONAL USES**

9 There were no plats or conditional uses.

10
11 **REPORTS**

12 **MAYOR**

13 Mayor Clay Walker reviewed information in the attached written report along with additional
14 comments:

- 15 • The Assembly approved a resolution for the borough to submit a Community
16 Transportation Program application for pedestrian pathways in the Healy area
- 17 • We support work toward a complete count of the Denali Borough in the upcoming 2020
18 Census
- 19 • Airport planning – the Mayor spoke about the Clear Special Use Airspace expansion and the
20 potential loss of the longest runway in the borough, which means the loss of life flights, being
21 the catalyst for bringing back the proposal for the regional airport reserve from a few years
22 ago.

23
24 **BOROUGH PLANNER**

25 There was no report

26
27 **PLANNING COMMISSIONER REPORT FROM THE ASSEMBLY MEETING**

28 Erik HAUGEN reported to the Assembly that the Planning Commissioners are reviewing the Land
29 Management Plan and that they supported the CTP grant application at the last meeting. He reported
30 to the Planning Commission that the Assembly approved the street length addressing system.

31
32 **COMMUNICATION AND APPEARANCE REQUEST**

33 There was no communication or appearance request.

34
35 **UNFINISHED BUSINESS**

36 A. **Denali Borough Municipal Land Management Plans – draft**

- 37 • **Sections covering Panguingue, Healy, Otto Lake and Slate Creek**

38 Steve JONES MOVED to have staff add wording to the draft plan for the next meeting on page
39 53; Slate Creek, Subarea 2, 40 acres, under Land Classification: "Light Industrial and
40 Commercial" to "Industrial, Heavy."

41 The MOTION was seconded.

42 The VOTE by show of hands was unanimous.

43
44 Susan BRAUN MOVED to have staff add wording to the draft plan for the next meeting on
45 page 57; Panguingue, parcel 2, 3439.28 acres, Management Intent: "taking into account the
46 desire for a buffer to residential areas and protection for recreational trails."

47 The MOTION was seconded.

48 The VOTE by show of hands was unanimous.

1
2 Planning Commissioners requested by unanimous voice vote that the highlighted section on
3 page 62 in the Healy section of the draft plan, stating "most of parcel is relatively wet, poorly
4 drained," be stricken.
5

6 Steve JONES moved to adopt the draft Denali Borough Municipal Land Management Plan,
7 sections covering Panguingue, Healy, Otto Lake and Slate Creek and forward to the assembly.
8 The MOTION was seconded.
9

10 Baxter Mercer amended the MOTION to add the Introduction and Conclusion to the sections
11 being forwarded to the assembly.
12 The MOTION was seconded.
13 The VOTE by show of hands was unanimous.
14

15 The VOTE to approve the amended motion by show of hands was unanimous.
16

17 Steve JONES MOVED to adopt and send the Anderson and Tri-Valley school sections of the
18 draft plan to the Assembly.
19 The MOTION was seconded.
20 The VOTE by show of hands was unanimous.
21

22 Planning Commissioners discussed postponing to the next meeting the draft Denali Borough
23 Municipal Land Management Plans, sections covering Northern Anderson Road, Clear Airport,
24 Swan Lake, Landfill and Antler Creek.
25

26 **NEW BUSINESS**

27 A. Denali Borough Code Ch. 9.15 – Local Option Zoning
28 Steve JONES MOVED to postpone to the next meeting
29 The MOTION was seconded.
30 The VOTE by show of hands failed.
31

32 Kesslyn TENCH suspended the rules to allow for public comment:
33 Kathleen Lake expressed that the Ferry Community Corporation has not been informed of the
34 local option zoning portion of DBC.
35

36 Kesslyn TENCH MOVED to postpone to the next meeting
37 The MOTION was seconded.
38 The VOTE by show of hands passed.
39

40 B. Denali Borough Code Ch. 9.15 – Conditional Land Use
41 Steve JONES MOVED to postpone to the next meeting with added language from public
42 comment as well as additional language from legal regarding parameters for objective decision
43 making in determining conditional uses.
44 The MOTION was seconded.
45 The VOTE by show of hands was unanimous.
46

47 C. Proposed Zoning for a Regional Airport Reserve

1 Baxter MERCER MOVED to postpone to the next meeting and it was asked of staff to request
2 a set of maps of potential areas for an airport from the military to bring to the next meeting.
3 The MOTION was seconded.
4 The VOTE by show of hands was unanimous.

5
6 **PUBLIC COMMENTS**

7 Lorali Simon with UCM, thanked the Planning Commission for draft code language changes
8 previously requested and reiterated the suggested draft code language changes and additions
9 spoken earlier. She was thankful for the opportunity to comment.

10
11 Kathleen Lake from Ferry stated in response to a comment made earlier that if there is a field trip to
12 the Slate Creek airport site the Ferry Community Corporation would like to be included. She also
13 requested that meeting agendas be posted on the Healy Facebook page.

14
15 Barbara Brease suggested that an airport be located closer to Clear and mentioned that the Land
16 Use Plan has a whole other type of airport idea as a large regional airport, also, she would like bird
17 protection to be a consideration in planning.

18
19 **COMMISSIONER COMMENTS**

20 Commissioners thanked those in attendance along with the following comments:

21
22 Erik HAUGEN thanked borough staff for setting up for the meeting, he noted that noise level is a
23 concern for property owners near an airport and likes the idea of taking time to research different
24 potential areas for an airport.

25
26 Baxter MERCER noted that Anchorage and Fairbanks have airports, they are a necessity.

27
28 Susan BRAUN appreciated the food that was provided and liked the use of paper products as there is
29 need to manage our lifestyles more holistically.

30
31 Kesslyn TENCH was also thankful that food was provided and appreciated having public attend and
32 comment.

33
34 **PLANNING COMMISSION REPORT TO THE ASSEMBLY**

35 Select Commissioner to provide the Planning Commission Report to the Assembly on Wednesday,
36 September 11th, 2019 at 6:00 PM at the McKinley community center.

37
38 Steve JONES offered to attend the Wednesday, September 11th, 2019 Denali Borough Assembly
39 meeting and provide the Planning Commission report.

40
41 **TIME AND PLACE OF THE NEXT MEETING**

42 The next regularly scheduled meeting time is Wednesday, September 18th, 2019: Public Hearing at
43 6:00 PM; Regular Meeting following the Public Hearing at the Tri-Valley Community Center.

44
45 **ADJOURNMENT**

46 Presiding Officer Kesslyn TENCH adjourned the meeting at 8:43 PM.
47
48

1
2
3
4
5
6
7
8
9
10
11
12
13

APPROVED: Kesslyn Tench
Kesslyn TENCH, Presiding Officer

ATTEST: C. MacMaster
Connie MacMaster, Deputy Clerk

Date Approved: 9-18-19