

1 **Minutes of the Public Hearing and Regular Meeting**
2 **Denali Borough Planning Commission**
3 **Tri-Valley Community Center**
4 **September 18, 2019**

5
6 **PUBLIC HEARING – 6:05 PM**

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

- 9 • Sections covering Northern Anderson Road, Clear Airport, Swan Lake, Landfill and Antler
10 Creek

11
12 2) Denali Borough Code (DBC) Ch. 9.15 – Local Option Zoning

13
14 3) Denali Borough Code (DBC) Ch. 9.15 – Conditional Land Use

15
16 4) Proposed Zoning for a Regional Airport Reserve

17 Tallon Shreeve spoke in favor of the topic of a regional airport being on the agenda.

18
19 Kathleen Lake, Jenasy Jensen and John Bessette, all from the Ferry community, spoke in opposition
20 to a regional airport being considered for development in the Slate Creek area. Barbara Brease,
21 Denali Borough resident, also spoke in opposition of choosing an airport site without more information
22 being gathered.

23
24 Kathleen Lake from Ferry commented on the LNG pipeline FERC meeting and stated that she wants
25 the way of life in the Denali Borough to be preserved and doesn't want new development.

26
27 **REGULAR MEETING**

28
29 **CALL TO ORDER**

30 Presiding Officer Kesslyn TENCH called the regular meeting to order at 6:30 PM.

31
32 **ROLL CALL**

33 Planning commissioners present were: Kesslyn TENCH, Erik HAUGEN, Mark MENKE, Lee
34 LIGHTFOOT and Baxter MERCER.

35 Absent: Steve JONES, Susan BRAUN and James WILLIAMSON.

36 Mayor Clay Walker was also present.

37
38 Kesslyn TENCH MOVED to excuse Steve JONES, Susan BRAUN and James WILLIAMSON.

39 The motion was seconded. The VOTE by show of hands was unanimous.

40
41 **PUBLIC COMMENTS**

42 There was no public comment.

43
44 **APPROVAL OF AGENDA**

45 Baxter MERCER MOVED to approve the agenda. The motion was seconded.

46 The VOTE by show of hands was unanimous.

47
48 **APPROVAL OF MINUTES**

1 Baxter MERCER MOVED to approve the August 21, 2019 public hearing and regular meeting
2 minutes as presented.
3 The motion was seconded.
4 The VOTE by show of hands was unanimous.

5
6 **CORRESPONDENCE**

7 Commissioners received a letter from Susan and James Gauvin.

8
9 **PLATS AND CONDITIONAL USES**

10 There were no plats or conditional uses.

11
12 **REPORTS**

13 **MAYOR**

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

- 16 • Oct. 16th, 5:00 PM, Tri-Valley Community Center, Healy - There will be an informational
17 meeting in advance of the Planning Commission meeting regarding the 2019 census, Barb
18 Miranda, outreach supervisor, will be presenting
- 19 • Federal Energy Regulatory Commission (FERC) comments regarding the Alaska Liquefied
20 Natural Gas (LNG) pipeline to be submitted by the mayor have not been completed yet but will
21 be submitted before the October 3rd, 2019 deadline
- 22 • The Antler Creek 10-acre lease from the state, the leasee is interested in assigning that lease
23 to a new leasee

24
25 **BOROUGH PLANNER**

26 Land Planner Marsha Lambert reported that she went to the FERC public meeting regarding the LNG
27 pipeline. The public comment period is open until October 3, 2019. In March of 2020 the final
28 Environmental Impact Statement (EIS) is due. In June of 2020 will be the final decision of whether or
29 not to approve the project.

30
31 **PLANNING COMMISSIONER REPORT FROM THE ASSEMBLY MEETING**

32 Mayor Walker reported that the Assembly moved to have both tax ordinances on the November
33 ballot, with the overnight accommodations tax being changed from a 1% tax increase to a .5% tax
34 increase.

35
36 **COMMUNICATION AND APPEARANCE REQUEST**

37 There were no communication or appearance requests.

38
39 **UNFINISHED BUSINESS**

- 40 A. Denali Borough Municipal Land Management Plans – draft
41 Sections covering Northern Anderson Road, Clear Airport, Swan Lake, Landfill and Antler
42 Creek
43 Erik HAUGEN MOVED to add “Public Facilities” under Land Classification of Swan Lake.
44 The MOTION was seconded.
45 The MOTION was amended to add bullet point “Potential public park or other area” under
46 “Rationale and other Notes.”
47 The VOTE by show of hands on the amendment was unanimous.
48 The VOTE on the amended motion by show of hands was unanimous.

1 Erik HAUGEN MOVED to add "Public Facilities" to "Subarea 1, Land Classification" for Antler
2 Creek.

3 The MOTION was seconded.

4 The VOTE by show of hands was unanimous.

5
6
7 Baxter MERCER MOVED to adopt and send the draft Denali Borough Municipal Land
8 Management Plan, sections covering Northern Anderson Road, Clear Airport, Swan Lake,
9 Landfill and Antler Creek to the assembly.

10 The MOTION was seconded.

11 The VOTE by show of hands was unanimous.

12
13 Planning Commissioners agreed by unanimous consent to postpone the draft Denali Borough
14 Municipal Land Management Plans to the next meeting agenda; sections covering Kobe Ag.
15 North 40's, Brown's Court, Windy Hills, Quota Subdivision, Rex Bridge, East and West.

16
17 **B. Denali Borough Code Ch. 9.15 – Local Option Zoning**

18 Baxter MERCER MOVED to approve and send Denali Borough Code Ch. 9.15 – Local Option
19 Zoning to the Assembly.

20 The MOTION was seconded.

21 The VOTE by show of hands was unanimous.

22
23 **C. Denali Borough Code Ch. 9.15 – Conditional Land Use**

24 Erik HAUGEN MOVED to add to 9.15.040, A, "#13. Commercial material extraction" to the list
25 of conditional uses requiring a permit prior to use.

26 The MOTION was seconded.

27
28 After discussion Erik HAUGEN amended his motion and MOVED to postpone to the next
29 meeting and to have staff bring a new draft Denali Borough Code Ch. 9.15 – Conditional Land
30 Use with some wording regarding commercial harvesting and sale of natural resources.

31 The MOTION was seconded.

32 The VOTE by show of hands was unanimous.

33
34 **D. Proposed Zoning for a Regional Airport Reserve**

35 The Planning Commission asked to have staff request correspondence from Denali National
36 Park regarding the Denali Park airstrip, INR.

37
38 Kesslyn TENCH requested to remove the agenda item "Proposed Zoning for a Regional
39 Airport Reserve" and change the agenda item title to: "Emergency Services Life Flight Airport
40 Research" for the next agenda, for further discussion.

41
42 **NEW BUSINESS**

43
44 **PUBLIC COMMENTS**

45 Barbara Brease commented against a new airport being built in the Denali Borough. She also
46 appreciated the discussion regarding commercial gravel extraction regarding the conditional land use
47 permit process. She would like to the mayor's FERC comment be made public before it is submitted.

1 Kathy Lake reiterated her earlier comments regarding her dislike of the focus on development and her
2 desire for more of a focus on preservation.

3
4 Tallon Shreeve reiterated his earlier comment regarding the need for a regional airport.

5
6 **COMMISSIONER COMMENTS**

7 Commissioners thanked those in attendance for coming along with the following comments:

8
9 Erik HAUGEN thanked the borough staff for their work.

10 Baxter MERCER thanked those in attendance for their comments.

11 Kesslyn TENCH also thanked those in attendance for their comments.

12 Mark MENKE thanked the commissioners for their work in his absence.

13
14 **PLANNING COMMISSION REPORT TO THE ASSEMBLY**

15 Select Commissioner to provide the Planning Commission report to the Assembly on Wednesday,
16 October 9th, 2019 at 6:00 PM at the Tri-Valley Community Center.

17
18 Erik HAUGEN offered to attend the Wednesday, October 9th, 2019 Denali Borough Assembly
19 meeting and provide the Planning Commission report.

20
21 **TIME AND PLACE OF THE NEXT MEETING**

22 The next regularly scheduled meeting time is Wednesday, October 16th, 2019: Public Hearing at
23 6:00 PM; Regular Meeting following the Public Hearing at the Tri-Valley Community Center.

24
25 The commission cancelled the Planning Committee meeting scheduled for November 20th, 2019.
26 At the October 16, 2019 meeting the Planning Committee will decide if there will be a quorum for the
27 December meeting.

28
29 **ADJOURNMENT**

30 Presiding Officer Kesslyn TENCH adjourned the meeting at 8:32 PM.

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34 APPROVED: _____


Kesslyn TENCH, Presiding Officer

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39 ATTEST: _____


Connie MacMaster, Deputy Clerk

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43 Date Approved: _____

10-16-19