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**Minutes of the Public Hearing  
Denali Borough Planning Commission  
Tri-Valley Community Center  
November 29, 2016**

**Call to Order**

Presiding Officer Kesslyn TENCH called the Public Hearing to order at 7:20 PM.

**Roll Call**

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

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

There were no comments.

**2. Land use planning; letter from Agnew::Beck**

There were no comments.

**3. Land survey priority list**

There were no comments.

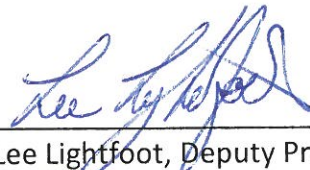
**4. Land exchange with the City of Anderson**

There were no comments.


**Adjournment**

Presiding Officer Kesslyn TENCH adjourned the Public Hearing at 7:21 PM.

APPROVED:

  
\_\_\_\_\_  
Lee Lightfoot, Deputy Presiding Officer

ATTEST:

  
\_\_\_\_\_  
Amber Renshaw, Deputy Clerk

Date Approved: 01/17/2017

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**Minutes of the Regular Meeting  
Denali Borough Planning Commission  
Tri-Valley Community Center  
November 29, 2016**

**Call to Order**

Presiding officer Kesslyn TENCH called the regular meeting to order at 7:31 PM.

**Roll Call**

Planning commissioners present were: Kesslyn TENCH, Baxter MERCER, Lee LIGHTFOOT, Susan BRAUN, Barbara BREASE, Steve JONES and Mark MENKE. Absent: Dorothy LEAKE. Mayor Clay Walker was present.

**Public Comments**

There were no comments.

**Approval of Agenda**

Lee LIGHTFOOT MOVED to approve the agenda as presented. The motion was seconded. The VOTE by show of hands was unanimous.

**Approval of Minutes**

Susan BRAUN MOVED to approve the September 20, 2016 public hearing and regular meeting minutes. The motion was seconded. Lee LIGHTFOOT MOVED to amend and approve as amended the minutes for the regular meeting on September 20, 2016 by ending the sentence on page 1, line 16 with the word "trails". The VOTE by show of hands was unanimous.

**Correspondence**

There was no correspondence.

**Plats and Conditional Uses**

There were no plats and conditional uses.

**Reports**

**Mayor**

Mayor Walker reported on the following:

- Welcomed Dorothy Leake to the planning commission.
- Shared comparison numbers on the size of elected bodies around the state. Comparatively, the Denali Borough maintains large sized elected bodies.
- Informed the commission that the audited financial statements for fiscal year 2016 will be presented during the December assembly meeting.
- The annual work plan will be coming before the commission in early 2017 for their review.

- 1 • A nomination to re-classify a parcel of Denali Borough land near mile 253 of the George  
2 Parks Highway will be on the January planning commission meeting agenda. This site is  
3 one of the 3 sites selected by the planning commission for a future Healy transfer  
4 station. The land re-classification will support the land use as a transfer station site.
- 5 • Mayor Walker attended the Alaska Municipal League conference in Anchorage. During  
6 the meeting, Mayor Walker was elected President of the Alaska Municipal League.

7  
8 There was some discussion about the Healy transfer station being located at Mile 253 of the  
9 George Parks Highway instead of the other sites identified by the planning commission.

### 10 11 **Borough Planner**

12 There was no report.

### 13 14 **Communication and Appearance Requests**

15 There were no communication and appearance requests.

### 16 17 **Unfinished Business**

#### 18 **Denali Borough Code Chapter 9.10 Subdivisions**

19 Baxter MERCER reported on the October work session with State of Alaska, Department of  
20 Natural Resources representative AJ Wait regarding land, trails, easements, and rights-of-way  
21 in the Denali Borough.

22  
23 Baxter MERCER MOVED to change the Denali Borough Code Chapter 9.10 Subdivisions Draft 2  
24 as follows:

- 25 • Fix the numbering in 9.10.040.
- 26 • Change the word “conference” to “meeting” in the “Application Conference”  
27 definition.
- 28 • Add “quote” symbols around the words “Plat Amendments” in 9.10.040.
- 29 • Remove the words “provides a mechanism” from the “Short Plat” definition in  
30 9.10.040.

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

### 32 33 **New Business**

#### 34 **Discussion on regular standing work session**

35 Mayor WALKER expressed concern that planning commission work sessions are not recorded  
36 and pertinent information shared during the work session is not being captured in any form.  
37 There was some discussion.

38  
39 Susan BRAUN MOVED to remove the work session for the January and February meetings with  
40 the Public Hearing starting at 6:15pm and the Regular Meeting to follow. The motion was  
41 seconded. The VOTE by show of hands was 6 in favor and 1 opposed. The motion passed.

1 **Land use planning; letter from Agnew::Beck**

2 Kesslyn TENCH MOVED to send a memo to the Denali Borough Assembly supporting the letter  
3 from Agnew::Beck regarding land use planning and implementing the three stage process and  
4 timeline recommended in the letter. In addition, the planning commission is asking the Denali  
5 Borough Assembly what the assembly sees as the planning commissions role in the process  
6 and what their first step(s) should be. The motion was seconded. The VOTE by show of hands  
7 was unanimous.

8  
9 **Land survey priority list**

10 Steve JONES MOVED to establish the land survey priority list as:

11 Priority 1: areas 1b and 3 as listed on the map;

12 Priority 2: area 1a as listed on the map, and

13 Priority 3: area 2 as listed on the map.

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

15  
16 **Land exchange with the City of Anderson**

17 Baxter MERCER MOVED to send a memo to the Denali Borough Assembly recommending  
18 approval of the land exchange with the City of Anderson. The motion was seconded. The VOTE  
19 by show of hands was unanimous.

20  
21 **Public Comments**

22 There were no public comments.

23  
24 **Commissioner Comments**

25 Susan BRAUN reported that she was able to attend the Alaska Planning Association conference  
26 in November and she encourage other commissioners to attend in the future. Ms. Braun also  
27 reported that she will be absent for the January and February meetings.

28  
29 Barbara BREASE thanked the borough and the commission for supporting her attendance at  
30 the Alaska Planning Association conference and encouraged other members to attend in the  
31 future. Ms. Brease suggested looking at the elected body size in comparison to square miles  
32 instead of population and the Denali Borough elected body sizes may seem more reasonable.

33  
34 Steve JONES reported that he will have some suggestions for roads and trail standards  
35 prepared for the next meeting.

36  
37 Baxter MERCER stated that the letter from Agnew::Beck regarding land use planning was well  
38 written and described a good process. Mr. Mercer asked if the borough could make the letter  
39 more public.

40  
41 Lee LIGHTFOOT reported that he found the Mayors report on the sizes of elected bodies  
42 around the state very interesting. He stated that he believes it is important to have a voice  
43 from each community but many of our boards often have vacant seats.

1  
2 Kesslyn TENCH reported that she felt the letter from Agnew::Beck regarding land use planning  
3 was well balanced and well written. Ms. Tench also reported that she is working with the zero-  
4 landfill initiative committee focusing on working with the local school recycling clubs, refuse  
5 audit and helping the students develop a video educating the public on recycling efforts in our  
6 area.

7  
8 **Planning Commission Report to the Assembly**

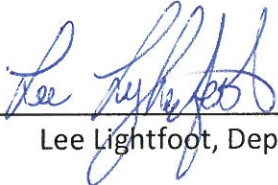
9 Kesslyn TENCH volunteered to attend the December assembly meeting.


10  
11 **Time and Place of Next Meeting**

12 January 17, 2017: Public Hearing at 6:15PM; Regular meeting following the public hearing, at  
13 the Tri-Valley Community Center

14  
15 **Adjournment**

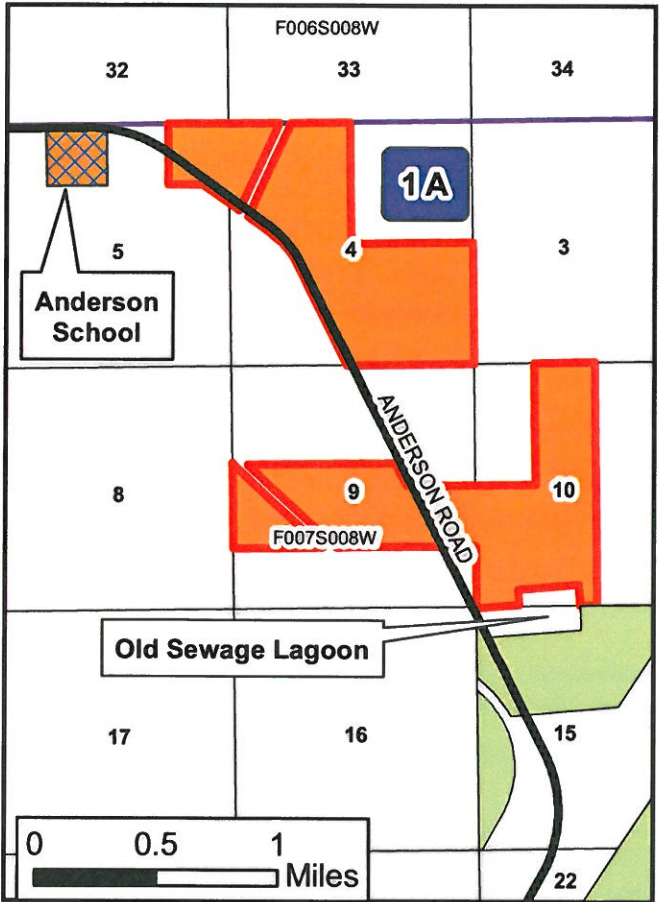
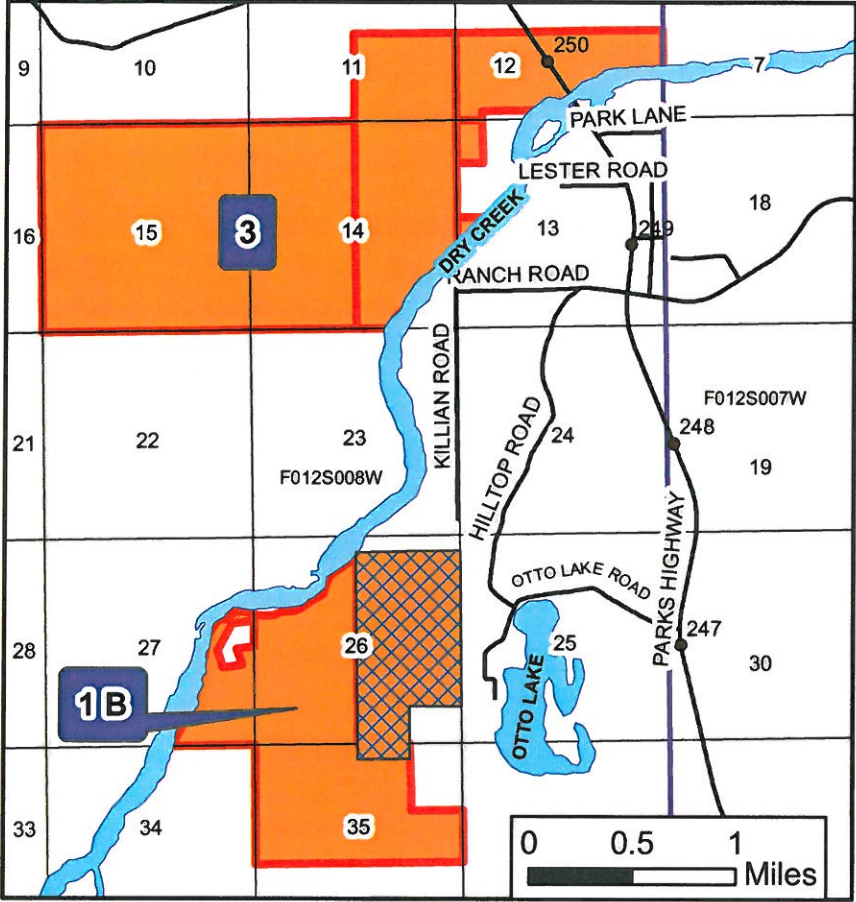
16 Presiding Officer Kesslyn TENCH adjourned the meeting at 8:54 PM.

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20 APPROVED:  \_\_\_\_\_  
21 Lee Lightfoot, Deputy Presiding Officer

22  
23  
24 ATTEST:  \_\_\_\_\_  
25 Amber Renshaw, Deputy Clerk

26  
27  
28  
29 Date Approved: 01/17/2017  
30

# RECOMMENDED PRIORITY LANDS TO SURVEY



- Mile Posts
- Roads
- Townships
- Sections
- Private Parcels
- Patented Land
- Priority Land for Survey
- Management Authority
- # Recommended Priority

The parcels of land outlined in red are recommendations for boundary surveying.

**Priority #1A, Anderson selection, north of the old sewage lagoon.** Survey Instructions for this area were previously issued in 2003. This area was selected because an interest was shown by Anderson residents for residential parcels and more commercial parcels.

**Priority #1B, Otto Lake selection.** Area with commercial and residential interests.

**Priorities # 2, Yanert selection.** Potential land for residential, commercial, and recreational uses.

**Priorities # 3, Healy and Panguinge selection.** Potential commercial and recreational uses.

CREATED: 11/21/16