

**DENALI BOROUGH, ALAKSA
PLANNING COMMISSION**

RESOLUTION NO. PC 24-06

**A RESOLUTION PROVIDING PRELIMINARY APPROVAL FOR DB PLAT 24-03
A subdivision of ASLS 90-54 into 13 lots creating the Spruce Top Subdivision.
Located within Section 24, T12S, R8W, F.M. Alaska.**

WHEREAS, all formal acts by the Planning Commission must be by resolution; and

WHEREAS, DB plat 24-06 has been submitted for preliminary approval; and

WHEREAS, Golden Valley Electric Association (GVEA) has no-objection to the location of the utility easements but did request a few of the easements be extended to the exterior subdivision boundaries for future service access to new subdivisions; and

WHEREAS, a public access easement (ADL 422176) across state land approximately 40 feet wide by 409 feet long has been applied for from the Department of Natural Resources Division of Mining, Land, and Water (DMLW). The 30-day public commenting period ended April 11, 2024, so no final decision has been made yet; and

WHEREAS, the aforementioned plat has been reviewed by the Denali Borough Planner; and it has been found to meet Denali Borough standards; and

WHEREAS, the aforementioned request has been reviewed by the Denali Borough Planning Commission.

NOW THEREFORE BE IT RESOLVED, the Denali Borough Planning Commission is providing preliminary approval for the creation of the Spruce Top Subdivision which is a subdivision of ASLS 90-54 into 13 lots subject to the following:

1. If DMLW grants the 40' public access easement (ADL 422176) it shall be added to the preliminary plat before final approval.
2. The 40' public access easement being dedicated through lots 1 and 2 of the Forsythe Subdivision shall be added to the preliminary plat before final approval.
3. The access easements be converted into road rights-of-way, so they are separate tracts of land outside the lot acreage. Having a designated road right-of-way will help with confusion from property owners about the location of their property boundaries within the easements, limits property owners from building structures within the easements, it limits liability since they are not easements within private parcels and will minimize destroying corner monuments when constructing the road.
4. The 40' public access should not end in a cul-de-sac but be extended down the common lots between 11 and 12 to the exterior boundary of the subdivision.
5. Utility easements should be extended along the common lot lines of 9 and 10, 11 and 12. The easement request along the common lot lines of 5, 6 and 13 is unnecessary because

that leads to a downhill slope and at the bottom of the slope there is already utility access from the Parks Highway to those parcels.

BE IT FURTHER RESOLVED, the applicant shall submit to Denali Borough Planning Office the final plat within two (2) years of the Planning Commission’s preliminary approval for final approval.

PASSED and APPROVED by the Denali borough Planning Commission this 17th day of April, 2024.

Chris Noel, Denali Borough Mayor

ATTEST:

Amber Renshaw, Borough Clerk

VOTE:

FAILED