

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51

**Minutes of the Regular Meeting  
Denali Borough Planning Commission  
Tri-Valley Community Center  
January 17, 2012**

**1) Call to Order**

Presiding Officer, Sid MICHAELS, called the planning commission regular meeting to order at 2:15 PM.

**2) Roll Call**

Planning commission members present were Anne CAPISTRANT, Patricia GRIGGS, Steve JONES, Mark MENKE, Sid MICHAELS, Bill MITCHELL, and Julia POTTER. Rick WEIBEL notified the commission that he would be unable to attend the January meeting.

**3) Election of Officers**

Bill MITCHELL nominated Sid MICHAELS for Presiding Officer; Anne CAPISTRANT seconded. There were no other nominations. Since there were no objections, Sid MICHAELS was elected Presiding Officer by unanimous consent.

Julia POTTER nominated Anne CAPISTRANT for Deputy Presiding Officer; Steve JONES seconded. There were no other nominations. Since there were no objections, Anne CAPISTRANT was elected Deputy Presiding Officer by unanimous consent.

**4) Public Comments**

There were no public comments.

**5) Approval of Agenda**

Julia POTTER MOVED to approve the agenda, Bill MITCHELL seconded.

Julia POTTER requested the agenda be amended to add under New Business 12. d) Alaska Department of Environmental Conservation request from the Alaska Railroad for an herbicide permit. There were no objections; by unanimous consent the item was added to the agenda.

Presiding Officer MICHAELS noted that there was a typographical error, two number elevens, on the agenda.

The VOTE to approve the amended agenda PASSED unanimously.

**6) Approval of Minutes**

- a) Julia POTTER MOVED to approve the minutes from the November 15, 2011 Public Hearing; Anne CAPISTRANT seconded. The VOTE to approve the Public Hearing minutes PASSED unanimously.
- b) Julia POTTER MOVED to approve the minutes from the November 15, 2011 Regular Meeting; Patricia GRIGGS seconded.

Presiding Officer MICHAELS requested that Page 3 of the minutes under Unfinished Business b) Draft 5 Chapter 4.25 Classification of Borough-owned Land be amended to add the phrase "as Draft 6" to the end of the last sentence. The amended sentence would read, "This item will appear on the next meeting's agenda as Draft 6." Patricia GRIGGS moved to amend the minutes; Anne CAPISTRANT seconded. The VOTE to amend the minutes PASSED unanimously.

The VOTE to approve the amended Regular Meeting minutes PASSED unanimously.

1       **7) Correspondence**

2               There was no correspondence for this meeting.

3  
4       **8) Plats and Conditional Uses**

5               There were no plats or conditional use issues before the commission.

6  
7       **9) Reports**

8           a) Mayor

- 9           • Mayor Talerico thanked the clerk for her research on the Alaska Municipal Land Management Handbook and for making arrangements to have hard copies for the commission and the office delivered to the borough free of charge. The publication will be a valuable resource for the borough going forward.
- 10  
11  
12  
13  
14          • The Department of Natural Resources (DNR) has two permits posted for public comment that affect the Denali Borough.
- 15  
16  
17          1. Land Use Permit/Staging area for the Rex Trail was posted to the web on January 10, 2012. Cannon Resources LLC applied for a land use permit for a temporary winter staging area for the purpose of transferring fuel and heavy equipment down the Rex Trail to their mining operation on Gold King Creek. The staging area will be located near the intersection of the South Wind Subdivision access road and the Rex trail and will be active only during the winter months, February, March, and early April before breakup. Public comments on this issue are due by January 27, 2012.

18  
19  
20  
21  
22  
23  
24  
25               Mayor Talerico noted he has repeatedly communicated with DNR that a two week comment period is inadequate. The borough has requested direct mail/email notification of issues affecting the Denali Borough and has offered to post these notices locally for DNR. The mayor will reaffirm the offer to post and the request for direct notice and longer comment periods with the Commissioner of DNR while in Juneau.

- 26  
27  
28  
29  
30  
31          2. Proposed Jumbo Dome Mine is a new coal mining project proposed by Usibelli Coal Mine, Inc. The project is a surface coal mining proposal for a sub-bituminous coal resource located in the Healy Coal Field Alaska.

- 32  
33  
34  
35          • The mayor responded to questions on the following issues:
- 36  
37          1. At the January 11, 2012 Borough Assembly Meeting, the assembly amended their Capital Budget Request to add \$600,000 for planning and design of a municipal building, which would accommodate the Denali Borough and the Denali Borough School District. A tentative location, on municipal land north of Dry Creek on the west side of the highway atop the natural bench, was discussed. The mayor will encourage the assembly to involve the planning commission in the site selection process. It was noted that the Dry Creek Archeological Site is located in the same vicinity and could offer an opportunity for development of an interpretive site/program, which might entice the legislature. There is also potential to develop a trail system out to the proposed Stampede State Recreation Area. It was opined that a fair amount of land, surrounding a municipal building, should be set aside for future development, such as a community college.
- 38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48          2. The assembly passed another resolution in support of the bill to establish the Stampede State Recreation Area. If the bill fails this year, it would need to be reintroduced as this is the second half of the state legislative session.
- 49  
50  
51

- 1 3. The Comprehensive Plan revisions submitted to the assembly by the commission were  
2 postponed by the assembly to the next meeting. The mayor senses that the revisions will be  
3 passed at the next meeting.  
4  
5 4. The new borough redistricting plan passed by the voters in November will be enacted during the  
6 next election in November 2012. The North District Seat G shifted to the new fifth district,  
7 Panguingue Creek-Ferry.  
8  
9 5. The paperwork for the GCI request for a utility easement has not been received to date. GCI has  
10 two years from the date of approval to have the easement platted and recorded. Work on the  
11 ground is complete.  
12

13 b) Planner

- 14 • A company from southeast, Alaska Canopy Adventures, has expressed interest in developing a zip  
15 line, a cable ride, probably in the Nenana Canyon area. There are many unknowns at this time but the  
16 staging area may be on municipal land. If the zip line is pursued, there will be a public comment  
17 period.
- 18 • The State of Alaska notified the borough that they intend to clean-up the old landfill site (ADL 414908  
19 referred to as the Trespass area) located in the Brown's Court area. Due to potential liabilities  
20 associated with the unregulated landfill, the borough relinquished its request for this section of the  
21 larger conveyed parcel (ADL 415797). The old landfill, once known as Moran's Dump, has a footprint  
22 of approximately 8-9 acres with half on state land and the other half on private land. The state  
23 queried whether the borough would be interested in reselecting this parcel if the site was  
24 satisfactorily cleaned up. The commission requested a map of the area the state is intending to clean  
25 up. The planner recommended the commission put this item on next month's agenda in order to  
26 provide the state with an official response.  
27

28 **9) Communication and Appearance Requests**

29 There were no communication or appearance requests for this meeting.  
30

31 **10) Unfinished Business**

32 a) Draft 6 DBC Chapter 4.25 Classification of Borough-owned Land

33 During the worksession, the commission discussed convening a worksession to further their efforts on this  
34 issue on February 7, 2012 at 1 PM in Tri-Valley Community Center. Julia POTTER MOVED to have a  
35 worksession dedicated to Chapter 4.25; Patricia GRIGGS seconded. The VOTE to hold a worksession  
36 PASSED unanimously.  
37

38 Any commissioner, who has input on this chapter, should submit it in writing to the Deputy Clerk, who will  
39 ensure all commissioners receive it prior to February 7.  
40

41 Julia POTTER MOVED to postpone Draft 6 Chapter 4.25 to the next meeting; Bill MITCHELL seconded. The  
42 VOTE to postpone was unanimous.  
43

44 b) Draft 2 DBC Chapter 9.10 Subdivisions

45 Julia POTTER MOVED to postpone Draft 2 Chapter 9.10 to the next meeting; Bill MITCHELL seconded. The  
46 VOTE to postpone Draft 2 Chapter 9.10 to the next meeting PASSED unanimously.  
47

48 c) Discussion of a Regional Airport

49 Mayor Talerico has discussed development of a regional airport with the state legislators representing the  
50 Denali Borough. It is hoped these legislators will assist in pursuing this development with the relevant state  
51 agencies. In discussions with the Department of Transportation and Public Facilities Commissioner, formerly  
52

1 the Deputy Commissioner of Aviation, he commented that the state is unable to keep up with highway  
2 expansion to meet the visitation needs of the Denali area. This situation creates transportation issues up and  
3 down the highway and a regional airport may help to relieve some of the stress on the infrastructure. It was  
4 recommended that the new Deputy Commissioner of Aviation, who worked in the northern region for many  
5 years, also be contacted.

6  
7 Julia POTTER MOVED to postpone this item to the next meeting; Bill MITCHELL seconded. The VOTE to  
8 postpone was unanimous.

9  
10 d) Discussion DBC Chapter 4.15 Disposal of Borough Real Property

11 Sid MICHAELS volunteered to put together a draft document illustrating changes that have been discussed by  
12 the commission for Chapter 4.15.

13  
14 Patricia GRIGGS MOVED to postpone this item to the next meeting; Julia POTTER seconded. The VOTE to  
15 postpone was unanimous.

16  
17 **11) New Business**

18 a) FY 2013 Budget

19 The Mayor will provide additional figures for stipends, salaries, benefits, etc., in his proposed commission  
20 budget for the next meeting.

21  
22 Steve JONES MOVED to increase the Land Administration budget line item to \$150,000 from \$130,000; Julia  
23 POTTER seconded. The VOTE to increase the Land Administration line item PASSED unanimously.

24  
25 Julia POTTER MOVED to increase the Contingency budget line item to \$10,000 from \$7,500; Bill MITCHELL  
26 seconded. The VOTE to increase the Contingency line item PASSED unanimously.

27  
28 Julia POTTER MOVED to postpone this item to the next Public Hearing and Regular Meeting; Bill MITCHELL  
29 seconded. The VOTE to postpone this item PASSED unanimously.

30  
31 b) Discussion of land classification of LAS 20704, T12S R8W F.M. West portion of SE ¼ of Sec. 2. (Baxter Mercer)

32 The commission and the administration are aware the assembly has requested LAS 20704 be classified and  
33 they are working towards that end. Prior to receiving the request from the assembly, the commission began  
34 efforts to modify the land classification chapter (4.25). The commission hopes to pass its proposed revisions  
35 for the land classification chapter to the assembly within the next few months. The commission would prefer  
36 to classify LAS 20704 using the revised classification chapter. Sometime this spring or early summer, the  
37 Mayor will officially nominate, in writing, LAS 20704 for land classification to the commission and will start the  
38 process by holding an administrative hearing in the affected area. Timing will depend on when the commission  
39 submits their proposed chapter changes to the assembly and how quickly they in turn act on the commission's  
40 recommendations.

41  
42 A one-year permit has been prepared for Mr. Mercer, but no paperwork has yet been signed. He will have the  
43 opportunity to renew the permit for an additional year. This allows some time for the commission and the  
44 assembly to complete work on the land classification chapter.

45  
46 Julia POTTER MOVED to postpone this item to the next meeting; Patricia GRIGGS seconded. The VOTE to  
47 postpone this item to the next meeting PASSED unanimously.

48  
49 c) Discussion of DBC Chapter 4.10 Section .050 Leasing Borough Land

50 Mr. Simmons recommended that the leasing language in the code be expanded to include short and long term  
51 leases as well as agriculture leases. During the worksession, an alternate approach was suggested whereby a  
52 revised permitting process such as one granting a five year permit requiring review by the commission and

1 approval by the assembly could address some of the issues with 4.10.050. This would be seen as an interim fix  
2 that could be advanced via an ordinance. The planner maintained that more lease options should be made  
3 available. Much of the language submitted by Mr. Simmons regarding leases could be incorporated into an  
4 expanded permitting process. This issue is tied to the Mercer permit and should remain on the commission's  
5 agenda.  
6

7 Julia POTTER MOVED to postpone this item to the next meeting; Patricia GRIGGS seconded. The VOTE to  
8 postpone was unanimous.  
9

10 Bill MITCHELL left the meeting at 3:20 PM to attend to a work related issue.  
11

12 d) Alaska Railroad request for permit to spray herbicides from the Alaska Department of Environmental  
13 Conservation (ADEC)

14 The last time the railroad requested to spray herbicides in the Denali Borough there were quite a few  
15 comments voicing opposition. The present railroad request is to use the herbicide along a 16 foot wide area  
16 along the railroad tracks from Clear Air Force Station north through the City of Anderson and on to Fairbanks.  
17 There is little to no vegetation along the section of track proposed for spraying in the Denali Borough. The  
18 Planning Commission should know if the City of Anderson is supportive of or in opposition to this action.  
19 Mayor Talerico has requested that ADEC schedule a public hearing in the City of Anderson.  
20

21 **12) Public Comments**

22 There were no public comments.  
23

24 **13) Commissioner Comments**

25 Julia POTTER said it was nice to see everybody and hoped everyone had a nice holiday. She welcomed the new  
26 member, Mark Menke. She looks forward to the worksession.  
27

28 Mark MENKE stated that he looks forward to learning how the Planning Commission works and everything  
29 involved and hopes to find a way to contribute. He noted that he was sorry to be missing the next meeting.  
30

31 Patricia GRIGGS said she is glad to see Mark on the commission.  
32

33 Sid MICHAELS mentioned expansion of the Healy area will be to the north and thinks the proposed location of  
34 a municipal building is good. He emphasized a municipal building should have plenty of land around it for  
35 development of other structures such as a museum, library, etc.  
36

37 **14) Time and Place of Next Meeting**

38 February 21, 2012 at 1 PM in the Tri-Valley Community Center  
39

40 **15) Adjournment**

41 The Presiding Officer adjourned the January 17, 2012, Regular Meeting at 3:33 P.M.  
42

43  
44 APPROVED:

Sidney W. Michaels  
45 Presiding Officer  
46

47  
48 ATTEST:

Lyndee L. Ryan  
49 Deputy Clerk  
50

51 Date Approved: February 21, 2012  
52