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**Minutes of the Public Hearing
Denali Borough Planning Commission
Tri-Valley Community Center
April 17, 2012**

Call to Order: Presiding Officer, Sid MICHAELS, called the Planning Commission Public Hearing to order at 7:15 PM.

Commissioners: Planning Commission members present were Anne CAPISTRANT, Patricia GRIGGS, Sid MICHAELS, Mark MENKE, Julia POTTER, and Rick WEIBEL. Steve JONES and Bill MITCHELL were absent.

**1. Draft 2 Chapter 4.10 Management of Borough Real Property
Hannah Ragland of Panguingue Creek Subdivision – Stampede Road**

Ms. Ragland stated she appreciated the commission going back to evening meetings because it enabled her to attend.

Ms. Ragland noted, in present code language, temporary use only allows for nonexclusive use. She questioned the inclusion of language in the draft that would allow for exclusive temporary use of borough-owned land and when exclusive use might be appropriate. The newly proposed language allows for the discretion of the administrator to determine whether a use would be exclusive or nonexclusive, with no specifications delineating under what circumstances exclusive use would be allowed.

Mayor Talerico responded that the administrator would review requests for exclusive use on a case-by-case basis. The mayor provided that the borough has been approached, by monitors of the Eva Creek wind project, with a request to place sensitive instrumentation, which is quite costly, on borough land and suggested that this might be a situation where exclusive use would be appropriate. A tiered fee schedule would provide that a temporary use permit for exclusive use would be more expensive than a nonexclusive temporary use permit.

Ms. Ragland noted that the addition of exclusive use was a major change and thanked the commission for the clarification.

2. Draft 2 Chapter 4.15 Disposal of Borough Real Property

There was no public comment on this item.

**3. Draft 9 Chapter 4.25 Classification of Borough-owned Land
Hannah Ragland of Panguingue Creek Subdivision – Stampede Road**

Ms. Ragland thanked the commission for all their work, on the land classification chapter of the code, over the last year. She noted that 2 years ago this issue came to the forefront due to the attempt to classify the gravel pit located on the Stampede Road at mile 1.7. Ms Ragland stated that she has solicited public involvement on this issue through a group she is associated with, Friends of Stampede. She will submit additional comments and questions to the commission on this chapter in the near future.

Ms. Ragland made the following observations on draft 9 of Chapter 4.25:

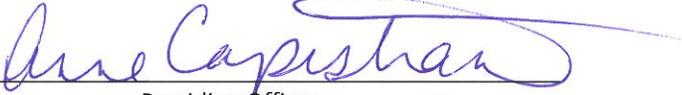
- Agriculture and grazing might be better suited under the classification Resource Development and/or Management as they both use the resource soil.

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- None of the sub-surface classifications [*sic* uses] appear in the draft working resolution and thus there is a lack of clarity as to how these uses would be applied.
- Conservation is listed as a sub-surface use; should it be a surface use? How would this use be applied in a resolution?
- The draft working resolution is a good means of illustrating how the chapter would be applied in managing land, but the number of parcels addressed is disconcerting. In order to provide better clarity for the public, when actual classification is to occur, one parcel of land should be examined at a time and each parcel should have its own resolution.

Ms. Ragland again thanked the commission for all of the progress they have made on revising this chapter.

Adjournment: The Presiding Officer closed the Planning Commission Public Hearing @ 7:25 PM.

APPROVED: 
Presiding Officer

ATTEST: 
Deputy Clerk

Date Approved: 