

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

**1) Call to Order**

Presiding Officer, Sid MICHAELS, called the planning commission regular meeting to order at 7:38 PM.

**2) Roll Call**

Planning commission members present were Anne CAPISTRANT, Patricia GRIGGS, Mark MENKE, Sid MICHAELS, Julia POTTER, and Rick WEIBEL. Steve JONES notified the clerk that he would be unable to attend the April 17 meeting. Bill MITCHELL was absent.

**3) Public Comments**

There were no public comments.

**4) Approval of Agenda**

Rick WEIBEL MOVED to approve the agenda, Julia POTTER seconded. The VOTE to approve the agenda PASSED unanimously.

**5) Approval of Minutes**

- a) Rick WEIBEL MOVED to approve the minutes from the March 20, 2012 Public Hearing; Patricia GRIGGS seconded. The VOTE to approve the Public Hearing minutes PASSED unanimously.
- b) Patricia GRIGGS MOVED to approve the minutes from the March 20, 2012 Regular Meeting; Rick WEIBEL seconded. The VOTE to approve the Regular Meeting minutes PASSED unanimously.

**6) Correspondence**

There was no correspondence for this meeting.

**7) Plats and Conditional Uses**

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

**8) Reports**

a) Mayor

- A Department of Transportation & Public Facilities letter sent to the mayor regarding the Parks Highway passing lanes, mile 163-305, project was distributed to each commissioner. Significant changes were incorporated into the proposed project as a result of comments generated by the Denali Borough Assembly, planning commission, and the public.
  - There will now be no passing lanes from mile 227 to the bridge near McKinley Village, mile 231.1.
  - The proposed 4 lanes, which were to have funneled into the west end of the Rex Bridge, have been moved back a considerable distance from the bridge.
  - The recommendation that not all areas, where passing lanes were proposed, required passing lanes in both directions was incorporated into the updated project description. There are now single-direction and bi-direction passing areas proposed.
- The mayor is pleased that the department incorporated comments generated by the local community. At present, it appears this project will be split into two phases.
- The draft Request for Proposal (RFP) for the Swan Lake survey instructions was before the commission at the March meeting. There were no comments at that time, but if there are any, they are welcomed. The mayor will be sending the RFP back to the attorney for a final review. The attorney has a few additional items he would like to see included in the RFP. The mayor

1 foresees putting the RFP out the first of May, awarding the job the first of June, having the work  
2 begin by July 1<sup>st</sup>, and having the survey completed by early September. Then the borough can  
3 apply for patent to the land.  
4

5 The borough awaits survey instructions for Panguingue B. The northern region of the  
6 Department of Natural Resources has only one surveyor producing survey instructions for the  
7 entire region.

- 8 • The state's capital budget contains funding for a new four lane Riley Creek Bridge at the entrance  
9 to Denali National Park and Preserve. The plan is to provide an acceleration lane for those  
10 entering the highway, from the park entrance, and heading south; coming from the north there  
11 would be a by-pass lane and a dedicated turning lane into the Park.
- 12 • This year's assembly priority list provided to the state legislature requested funds for developing  
13 a plan for trails. This item was not funded by the legislature.  
14

15 The mayor responded to the following queries:

- 16 • The borough has not received a response, from the Alaska Railroad, regarding the borough's  
17 stated opposition to the proposed use of herbicides in the northern region of the borough.
- 18 • GCI has not contacted the borough nor submitted the survey for the right-of-way granted to  
19 them last year to skirt the gravel pit in order to bury their fiber optics line. They have two years  
20 to accomplish this task.
- 21 • The planning commission's recommended budget went to the assembly unchanged from what  
22 the commission voted on in the February 2012 meeting. The assembly has expressed mixed  
23 sentiments regarding the mayor's proposed budget.
- 24 • The state legislature passed a bill providing certain financial incentives for oil and gas  
25 development; is the Nenana Basin included in the area covered by these incentives? The mayor  
26 was not sure because the bill passed with no defined boundaries outlining the exact areas to be  
27 affected by the bill, but he did not believe it would impact our area. If it does, it would be in the  
28 northern most region of the borough.
- 29 • In the capital budget, the legislature included \$65 million for a bridge across the Nenana River at  
30 10<sup>th</sup> Street in the town of Nenana. At some future time, this development may provide access  
31 into the northern region of the borough on the other side of the river.

32 b) Planner

- 33 • The land office has received about a dozen calls over the last month from folks looking for land,  
34 mostly in the Healy area.  
35

36 **9) Communication and Appearance Requests**

37 There were no communication or appearance requests for this meeting.  
38

39 **10) Unfinished Business**

40 a) Draft 9 Chapter 4.25 Classification of Borough-owned Land

41 Anne CAPISTRANT MOVED to request the clerk put the draft classification chapter into ordinance form;  
42 Patricia GRIGGS seconded. The motion PASSED unanimously.  
43

44 There was discussion as to which of the three classifications the use agriculture would best be suited.  
45 It was originally put under the classification Resource Development and/or Management, but was moved  
46 to the classification Settlement. Resource Development and/or Management is more akin to development  
47 of something that already exists on the land, such as, a forest, as opposed to bringing something onto the  
48 land, such as a crop. The definition of Settlement is all-inclusive and connotes that the land is being  
49 changed. This was the basis for the decision to place grazing (classification Resource Development and/or  
50 Management) and agriculture (classification Settlement) in separate classifications. Agricultural  
51 development would change the land whereas grazing would be recommended on parcels that are  
52 naturally suitable for supporting livestock without doing anything to the land.

1  
2 There was discussion as to whether the proposed uses, institutional and government, under the  
3 Settlement classification, were redundant. Institutional could be covered under commercial or public  
4 facilities under the Settlement classification and government could be covered under public facilities.  
5

6 Julia POTTER MOVED to delete two uses: 10) Government and 11) Institutional listed under the  
7 Settlement and/or Development classification on page 8 of Draft 9. Anne CAPISTRANT seconded. The  
8 VOTE to remove these two uses PASSED unanimously.  
9

10 Julia POTTER MOVED to remove the definition J) Institutional from page 3 of Draft 9; Anne CAPISTRANT  
11 seconded. It was suggested that for planning purposes clarification for a specific recommended use for a  
12 given parcel of land could be delineated in the notes section of a resolution to classify that land. The VOTE  
13 to delete Institutional from the definitions PASSED 5:1, with Patricia GRIGGS voting No.  
14

15 Ms. GRIGGS provided that the reason she voted no on the motion to remove institutional from the  
16 definitions list was because it contains provisions for non-public uses such as clubs, associations,  
17 organizations, etc., whereas the definition for public facilities stipulates use of land by federal, state, or  
18 local government entities only.  
19

20 The definitions, for light and heavy commercial use, lack a reference to the Department of Conservation's  
21 regulation regarding waste water and water usage.  
22

23 During the Worksession, Anne CAPISTRANT volunteered to modify Version 3 of the Draft Resolution  
24 Working Example by breaking it out into multiple resolutions each addressing a unique area, parcel of  
25 land. It was noted that the uses, institutional and government, will need to be deleted from the tables  
26 describing recommended/non-recommended uses. A proposed Version 4 will be reviewed at the next  
27 commission meeting.  
28

29 There being no objection, this item will appear on next month's worksession, public hearing, and regular  
30 meeting agendas.  
31

32 b) Draft 2 Chapter 4.15 Disposal of Borough Real Property

33 Rick WEIBEL MOVED to request the clerk put the draft disposal chapter into ordinance form; Julia POTTER  
34 seconded. The motion PASSED unanimously.  
35

36 There being no objection, this item will appear on next month's worksession, public hearing, and regular  
37 meeting agendas.  
38

39 c) Draft 2 Chapter 4.10 Management of Borough Real Property

40 Anne CAPISTRANT MOVED to request the clerk put the draft disposal chapter into ordinance form; Julia  
41 POTTER seconded. The motion PASSED unanimously.  
42

43 Discussion ensued as to whether or not it was required to classify land prior to the issuance of a special  
44 use permit. At present, the classification chapter (4.25.020) states: "All borough land, except the landfill  
45 and established material sites, is unclassified and must be classified prior to any action being taken that  
46 affects that land." This language has been eliminated from the draft classification chapter (4.25) presently  
47 before the commission. Revised language, now contained in Draft 2 4.10, contains a mechanism for the  
48 public process whereby the administrator will publish notice of the proposed use and the borough land  
49 affected along with a defined two-week public comment period. If the administrator receives a  
50 substantial number of adverse comments, a public hearing on the issue would be held prior to the  
51 issuance of the permit.  
52

1 Classification will occur prior to disposing of or leasing borough land.

2  
3 The commission agreed to never allow the consumer price index (CPI) to lower the cost of a lease to  
4 below a prior year's rate. Julia POTTER MOVED to amend Chapter 4.10 Management of Borough Real  
5 Property in the following ways:

- 6 1. Under 4.10.010 Managing Authority (C), delete the phrase "or decrease" and add a final  
7 sentence to (C) that reads "In no event shall the adjusted annual rent for any year be less than  
8 the annual rent for the previous year," and
- 9 2. In, 4.10.050 Leasing Borough Land (J) Lease Rate delete the words "or decrease" from the  
10 second sentence, and
- 11 3. Have the clerk check to ensure that the words "or decrease" as they relate to the CPI do not  
12 appear elsewhere in the chapter.

13 Rick WEIBEL seconded the motion. The VOTE to amend Chapter 4.10 as enumerated PASSED  
14 unanimously.

15  
16 Julia POTTER MOVED to delete the phrase "or decrease" from the second sentence in 4.10.050 (G)  
17 Current Appraisal; Anne CAPISTRANT seconded. The VOTE to delete the words "or decrease" from (G)  
18 PASSED unanimously.

19  
20 There being no objection, this item will appear on next month's worksession, public hearing, and regular  
21 meeting agendas.

22  
23 d) Draft 2 DBC Chapter 9.10 Subdivisions

24 There being no objection, this item was postponed to the next meeting.

25  
26 e) Discussion of a Regional Airport

27 The mayor stated that there was no news regarding the proposed development of a regional airport. He  
28 reiterated that it would be prudent to propose a couple of alternative sites for location of an airport to the  
29 state. There is \$100,000 in the capitol budget for statewide research on airports. If the governor signs the  
30 budget, the borough could submit a letter of request for a cost basis analysis to determine if this is a viable  
31 project to develop in this area. Interest has been expressed for development of a regional airport in the Denali  
32 Borough by small air carriers, from Fairbanks and Anchorage.

33  
34 There being no objection, this item will appear on next month's agenda.

35  
36 **11) New Business**

37 There was no new business before the commission.

38  
39 **12) Public Comments**

40 **Hannah Ragland of Panguingue Creek Subdivision – Stampede Road**

41  
42 Ms. Ragland stated that she will be submitting comments and questions to the commission. In response to her  
43 query, Ms. Ragland was informed that all public comments addressing commission matters should be  
44 submitted to the clerk, who in turn will distribute the comments to the commissioners. Ms. Ragland thanked  
45 the commission for all their work.

46  
47 **13) Commissioner Comments**

48 Patricia GRIGGS stated that she was happy the commission was making progress on chapter revisions and that  
49 there was public present at the meeting.

1 Julia POTTER stated that this would be her last commission meeting as she is moving to Homer, Alaska. Ms.  
2 POTTER noted that Ms. Molly McKinley, who was present, had enlisted to be a commissioner and that she  
3 would be a great addition.  
4

5 Mark MENKE stated that it will be nice to move past the work the commission is getting ready to wrap up, as  
6 he only recently became a commissioner, and to move on to new issues where he can be more involved.  
7

8 Rick WEIBEL stated that it was nice to be back and to see everyone. He applauded the work the commission  
9 has accomplished during his absence. Mr. WEIBEL expressed appreciation to the clerk for providing audio  
10 recordings of the meetings he missed and the planner for providing the commission with the plat index for  
11 2011. He asked to be brought up to speed on the assembly's identifying a proposed site, northwest corner of  
12 Dry Creek and the Parks Highway, for development of a municipal compound.  
13

14 Mayor Talerico noted the proposed site for development of municipal facilities has not been publicly vetted.  
15 Although a request for funding to the legislature was made, the request was premature due to the lack of  
16 planning commission and public involvement and the absence of patent to the land of the proposed site.  
17

18 Mayor Talerico announced that he would appreciate having two planning commissioners on the panel, which  
19 will review the Request for Proposals and select a surveyor for the Swan Lake parcel. Mark MENKE and Rick  
20 WEIBEL volunteered.  
21

22 Mayor Talerico provided accolades to Julia POTTER for all the work and efforts she has contributed to the  
23 commission. He noted her shoes would be tough to fill and wished her good luck in her pursuits.  
24

25 Mayor Talerico acknowledged Ms. Molly McKinley, who was present, and her willingness to volunteer for the  
26 planning commission.  
27

28 Sid MICHAELS noted that the Division of Community and Regional Affairs training for newly elected officials  
29 was scheduled for Monday, April 23. Mr. MICHAELS informed the commission that he will not be in  
30 attendance at the May meeting and is unsure whether he will be available for the June meeting.  
31  
32

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

34 May 15, 2012 at 6:15 PM in the Tri-Valley Community Center  
35  
36

37 **15) Adjournment**

38 The Presiding Officer adjourned the April 17, 2012 Regular Meeting at 8:48 PM.  
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41  
42 APPROVED:

  
43 Presiding Officer  
44  
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46  
47  
48 ATTEST:

  
49 Deputy Clerk  
50  
51

52 Date Approved: 