

**Minutes of the Regular Meeting
Denali Borough Planning Commission
Tri-Valley Community Center
May 15, 2012**

1) Call to Order

Deputy Presiding Officer, Anne CAPISTRANT, called the planning commission regular meeting to order at 7:21 PM.

2) Roll Call

Planning commission members present were Anne CAPISTRANT, Patricia GRIGGS, Steve JONES, Molly MCKINLEY, and Rick WEIBEL. Mark MENKE and Sid MICHAELS notified the office that they would be unable to attend the May 15 meeting. Bill MITCHELL was absent.

Deputy Presiding Officer CAPISTRANT welcomed new Planning Commissioner MCKINLEY and thanked her for joining.

3) Public Comments

There were no public comments.

4) Approval of Agenda

Rick WEIBEL MOVED to approve the agenda, Patricia GRIGGS seconded. The VOTE to approve the agenda PASSED unanimously.

5) Approval of Minutes

- a) Patricia GRIGGS MOVED to approve the minutes from the April 17, 2012 Public Hearing; Rick WEIBEL seconded. The VOTE to approve the Public Hearing minutes PASSED unanimously.
- b) Rick WEIBEL MOVED to approve the minutes from the April 17, 2012 Regular Meeting; Patricia GRIGGS 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

- Mayor Talerico was not present but provided the commission with a written report, which was summarized by the Deputy Presiding Officer. The report is attached to these minutes.

Steve JONES commented on a \$65,000 appropriation in the state capital budget for a fire protection well in the Nenana Canyon. The budget awaits the governor's signature. If the appropriation is approved, the commission will likely be involved in selecting a location for the well. JONES, who has experience drilling wells in the canyon, stated there are few options available. He indicated that the best likely location for a well that would provide a sufficient volume of water for fire suppression would be on state owned-land down below the Chalet Resort on the bank of the Nenana River near the laundry and raft facilities. An easement to the wellhead would need to be negotiated.

- Mr. Simmons was not in attendance. The clerk reported that a couple of permits for gravel have been issued for the 1.7 mile pit on Stampede Road.

1
2 **9) Communication and Appearance Requests**

3 There were no communication or appearance requests for this meeting.
4

5 **10) Unfinished Business**

6 a) Draft 10 Chapter 4.25 Classification of Borough-owned Land

7 Molly MCKINLEY MOVED to delete the definitions for Assembly, Borough, and Remote Parcel from
8 4.25.020; Steve JONES seconded. The VOTE to remove these definitions PASSED unanimously.
9

10 Steve JONES MOVED to transfer the definition for "Borough Land" from Chapter 4.25 Section 4.25.020 to
11 Chapter 4.10 Section 4.10.080; Molly MCKINLEY seconded. The VOTE to move the definition PASSED
12 unanimously.
13

14 Steve JONES MOVED to amend the clause inside the parenthesis under the definition of Cultural
15 Resource/Archaeological Sites in 4.25.020 to read as follows: For the preservation of these areas, the
16 information shall be withheld in a separate file for use by the administration and planning commission for
17 planning purposes only. Patricia GRIGGS seconded. The VOTE to amend the clause PASSED unanimously.
18

19 Steve JONES MOVED to add to 4.25.020 a definition for Cultural Resource/Archaeological Sites as follows:
20 Cultural Resource/Archaeological Sites means sites identified by the State of Alaska, federal government,
21 or any other entity. Patricia GRIGGS seconded. The VOTE to include a definition for Cultural
22 Resource/Archaeological Sites PASSED unanimously.
23

24 Steve JONES MOVED to amend 4.25.040 F. to read "The assembly will act as the Board of Review as per
25 Denali Borough Code Chapter 5.20 titled Boards of Review and Adjustment see Section 5.20.120 Appeals -
26 Board of review." Patricia GRIGGS seconded. The VOTE to amend 4.25.040 F. as delineated PASSED
27 unanimously.
28

29 Rick WEIBEL MOVED to change the title of Chapter 4.25 from Classification or Reclassification of Borough-
30 owned Land to Classification or Reclassification of Borough Land and to change any mention of borough-
31 owned land to borough land in the text of the chapter; Steve JONES seconded. The VOTE to amend the
32 title to Chapter 4.25 and to change borough-owned land to borough land in the text of the chapter
33 PASSED unanimously.
34

35 The Deputy Presiding Officer requested that Chapter 5.20 Titled Boards of Review and Adjustment Section
36 5.20.120 Appeals – Board of review be put on the June Agenda under NEW BUSINESS.
37

38 The agenda packet contains two versions of the DRAFT Resolution WORKING EXAMPLE, which will
39 accompany Chapter 4.25, when it is passed onto the assembly. Anne CAPISTRANT worked on the
40 proposed Version 4 in order to make the classification process clearer. CAPISTRANT added township and
41 range information lacking in Version 3, but noted that the information may not be exact. It was suggested
42 that a statement, denoting that the township and range information may not be accurate, be added to
43 the DRAFT Resolution WORKING EXAMPLE and the letter that will accompany the package sent to the
44 assembly.
45

46 Rick WEIBEL MOVED to substitute Version 4 for Version 3; Steve JONES seconded. The VOTE to substitute
47 PASSED unanimously. Steve JONES volunteered to cleanup Version 4 and to submit a proposed Version 5
48 to the clerk for inclusion in the June meeting packet.
49

50 Anne CAPISTRANT volunteered to begin work on drafting the letter to the assembly.
51

1 Deputy Presiding Officer CAPISTRANT stated that with no objection this item will appear on next month's
2 agenda.

3
4 b) Draft 3 Chapter 4.15 Disposal of Borough Real Property

5 Molly MCKINLEY MOVED to amend the title of Chapter 4.15 from Disposal of Borough Real Property to
6 Disposal of Borough-owned Land and to change all references to borough real property and borough land
7 to borough-owned land throughout the text of the chapter. Steve JONES seconded. The VOTE to amend
8 as delineated PASSED unanimously.

9
10 Molly MCKINLEY MOVED to reverse the order of sentences 2 and 3 in Section 4.15.015 C. Patricia GRIGGS
11 seconded. The VOTE to reverse the two sentences PASSED unanimously.

12
13 Deputy Presiding Officer CAPISTRANT stated that with no objection this item will appear on next month's
14 agenda.

15
16 c) Draft 3 Chapter 4.10 Management of Borough Real Property

17 Rick WEIBEL MOVED to amend the title to Chapter 4.10 from Management of Borough Real Property to
18 Management of Borough Land and to change any mention of real property or borough-owned land to
19 borough land throughout the text of the chapter. Steve JONES seconded. The VOTE to amend the title and
20 references in the text PASSED unanimously.

21
22 The clerk will correct the typographical error found in Draft 3 Chapter 4.10 Section 4.10.070 Temporary
23 use of borough land - Special Use Permit B. second sentence to read: A special use permit does not
24 convey an interest in the land and may be for exclusive or non-exclusive use at the discretion of the
25 administrator formerly approved by the commission.

26
27 Deputy Presiding Officer CAPISTRANT stated that with no objection this item will appear on next month's
28 agenda.

29
30 d) Draft 2 DBC Chapter 9.10 Subdivisions

31 Steve JONES noted that he and former commissioner Julia POTTER had worked on a Draft 3 for this ordinance,
32 but that the commission's focus is to finish up the chapters under Title 4 before continuing work on the
33 subdivision ordinance. JONES encouraged the commission to think about what should be included in the
34 rewrite of Chapter 9.10 and to research what has been done in other areas. He mentioned that Washington
35 State has done some creative planning for cluster development. JONES cited the following examples of items
36 to consider: road specification or type of access, setbacks for buildings, height restrictions on buildings, lot size
37 and shape, cluster development with lots less than 40,000 square feet, or condominium-type cluster
38 development.

39
40 Steve JONES MOVED to postpone this item to the next meeting; Rick WEIBEL seconded. The VOTE to postpone
41 was unanimous.

42
43 e) Discussion of a Regional Airport

44 The commission is awaiting information from the State of Alaska regarding this issue and also has identified
45 the desirability of identifying alternate sites for the location of an airport. Because federal monies are
46 available for this type of development, the commission should keep this item on the agenda.

47
48 Steve JONES MOVED to postpone this item to the next meeting; Rick WEIBEL seconded. The VOTE to postpone
49 was unanimous.

1 **11) New Business**

2 a) Resolution of Appreciation Julia Potter

3 Rick WEIBEL MOVED to adopt Resolution 12-01: A RESOLUTION EXTENDING APPRECIATION AND GRATITUDE
4 TO JULIA POTTER FOR THE TIME AND ENERGY SHE DEDICATED TO BEING A MEMBER OF THE DENALI
5 BOROUGH PLANNING COMMISSION; Molly MCKINLEY seconded. The ROLL CALL VOTE to adopt Resolution 12-
6 01 PASSED unanimously with CAPISTRANT, GRIGGS, JONES, MCKINLEY, and WEIBEL voting in the affirmative.
7

8 **12) Public Comments**

9 There were no public comments.
10

11 **13) Commissioner Comments**

12 Patricia GRIGGS said she is glad Molly has joined the commission and that there was audience present. She is
13 happy the commission is moving ahead with their work and that there is an end in sight.
14

15 Rick WEIBEL welcomed Molly.
16

17 Molly MCKINLEY stated she appreciated being here and learning.
18

19 Steve JONES thanked Molly for joining the commission.
20

21 Anne CAPISTRANT welcomed Molly and stated it was a good meeting.
22
23

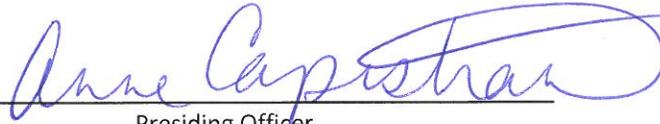
24 **14) Time and Place of Next Meeting**

25 June 19, 2012 at 6:15 PM in the Tri-Valley Community Center
26
27

28 **15) Adjournment**

29 The Deputy Presiding Officer adjourned the May 15, 2012 Regular Meeting at 8:33 PM.
30
31

32 APPROVED:



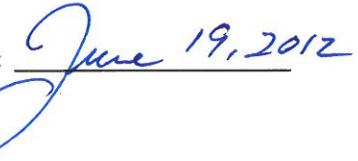
33 Presiding Officer
34
35

36 ATTEST:



37 Deputy Clerk
38
39

40 Date Approved:



Mayor's Report to PC May 14, 2012

The RFP for ADL 415639 (Swan Lakes) is currently being advertised. I would like to have an RFP evaluation meeting in the evening on June 6 or 7, if possible.

The preliminary budget has been presented to the Assembly. There has been a change to the draft Land Management budget lowering land administration from \$150,000 to \$124,000. This was my recommendation after several other line items were increased via assembly action. I believe this is still sufficient for the coming fiscal year and I will monitor it closely and keep you informed as expenditures impact this line item.

Something to keep in mind for the near future. There is a legislative appropriation in the state capital budget, currently waiting for the Governor's signature, designating \$65,000 for a fire protection well in the Nenana Canyon. It is likely that the Planning Commission will be involved selecting (and possibly obtaining) a location for the well.

Two of the Kobe Ag lots have been advertised by DNR/Div. of Ag. Some time ago Dan Proulx made a presentation to the Planning Commission. There was concern expressed on our part involving a lot that isn't being offered right now. One corner of this lot had the road going through it and created a smaller lot with a substantial setback which appeared to limit the acreage to less than half of the actual lot size. DNR has evaluated the PC's concerns and will present a revised plan soon according to Mr. Proulx. He is anxious to get this resolved and make lots available ASAP.

There still doesn't appear to be any movement on adjudicating the Alaska Native Corporation Land Selections. We'll continue to monitor this.

Sorry I can't make your meeting, thanks for your service to the borough, it is appreciated.

D. Talerico