

**Minutes of the Regular Meeting
Denali Borough Planning Commission
Tri-Valley Community Center
June 17, 2014**

1) Call to Order

The Presiding Officer, Sid MICHAELS, called the planning commission regular meeting to order at 7:36 PM.

2) Roll Call

Planning Commissioners present were Patricia GRIGGS, Steve JONES, Ryan JUSCZAK, Lee LIGHTFOOT, Molly MCKINLEY, Sid MICHAELS, and Kesslyn TENCH. Mark MENKE and Baxter MERCER were absent.

3) Public Comments

There were no public comments.

4) Approval of Agenda

Patricia GRIGGS MOVED to approve the agenda; Kesslyn TENCH seconded. The VOTE to approve the agenda PASSED unanimously.

6) Approval of Minutes

Patricia GRIGGS MOVED to approve the May 20, 2014 Worksession, Public Hearing, and Regular Meeting minutes; Kesslyn TENCH seconded. The VOTE to approve the May 20, 2014 minutes PASSED unanimously.

7) Correspondence

- DNR – MLE Final Finding and Decision Denali Borough Municipal Land Entitlement
The planner confirmed that there were many errors on the maps produced by the Department of Natural Resources (DNR) in the Final Finding. The planner will be corresponding with DNR regarding these errors and request corrected documents.
- DNR – Final Land Use Permit Film Crew – Stampede Trail Not Permitted
- DNR – Complaint Filed by Robert Stiver – Trail Damage/Junk Piles Caused by Shirley Speer
Back in 2009, Ms. Speer received permission from DNR and the Denali Borough to construct a road to her remote parcel. Mr. Stiver waged a complaint with DNR regarding the development. The planner intends on doing a reconnaissance of the road and taking pictures.
- AGDC – Courtesy Notification of Seismic Fault Exploration on Denali Borough Land
AGDC plans to prepare the site for excavation this week; actual excavation will begin next week sometime around the 22nd of the month.

8) Plats and Conditional Uses

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

9) Reports

a) Mayor

- The mayor apologized for missing the June 10 worksession. He attended the Anderson City Council meeting that evening.
- The National Association of Counties (NAoC) Conference in Anchorage was worthwhile. There were lots of good speakers and attendees from throughout the region were diverse.
- The mayor has maintained communication with the Department of Transportation and Public Facilities (DOT) particularly on the topic of safety at the Healy Spur/Ranch Road and Parks Highway intersection. In the interim, the speed limit has been dropped to 35 miles per hour. In the early part of June, DOT conducted some field observations and data collection at the intersection; the mayor

1 suggested they do the same during the month of July. DOT shared their findings with Holland
2 America-Princess. To date, not enough people have submitted applications to create a quorum for
3 the Ad Hoc Committee, which was established to identify some solutions to the issues surrounding
4 the intersection.

- 5 • A Panguingue Creek Subdivision lot was purchased. There are five lots remaining for sale.
- 6 • The borough should review what lands we have that could be made available for sale for residential
7 purposes. There are a number of lots that could be classified in the northern region of the borough.
- 8 • Mr. MICHAELS and MS. GRIGGS joined borough staff, school board members, assembly members,
9 legislative staff, and Senator Click Bishop on the Park Road trip to Kantishna. There were lots of good
10 wildlife sightings. The outreach effort pays off with the west end businesses, who were very gracious
11 hosts. Camp Denali prepared a wonderful lunch.
- 12 • The Final Finding from DNR regarding the MLE was received. The maps are inadequate and should
13 not even be posted to the borough website.
- 14 • The gaslines, being pursued by the state via AGDC and LNG, are both exploring pipe alignments
15 through the borough this summer.

16
17 **b) Borough Planner**

- 18 • Marsha Lambert produced and distributed a map of Panguingue B west of the Parks Highway. The
19 map incorporated ideas generated by the commission during their June 10 Worksession.
- 20 • The commission should review the history of the easement granted to Shirley Speer as another
21 request to cross borough land to access a private parcel will soon be submitted to the land office. The
22 area for the request is in the Slate Creek parcel and the planner expects this issue to appear on the
23 July agenda.

24
25 **10) Communication and Appearance Requests**

26 There were no communication or appearance requests for this meeting.

27
28 **11) Unfinished Business**

29 **a) Discussion of Gas Pipeline Projects(s) within the Denali Borough**

30 There was no further discussion on this item; by unanimous consent it was postponed to the next meeting

31
32 **b) Draft 2 Chapter 4.01 Definitions (Proposed)**

33 Molly MCKINLEY MOVED to substitute Draft 3 for Draft 2 of Chapter 4.01; Lee LIGHTFOOT seconded. The VOTE
34 to substitute PASSED unanimously. By unanimous consent, this item was postponed to the next meeting.

35
36 **c) Draft 3 Chapter 4.05 Real Property Acquisition**

37 There was no discussion on this issue. By unanimous consent, this item was postponed to the next meeting.

38
39 **d) Draft 12 Chapter 4.10 Management of Borough Real Property**

40 There was no discussion on this item. By unanimous consent, this item was postponed to the next meeting.

41
42 **e) Draft 8 Chapter 4.15 Disposal of Borough Real Property**

43 There was no discussion on this issue. By unanimous consent, this item was postponed to the next meeting.

44
45 **f) Draft 17 Chapter 4.25 Real Property Management Plan (Proposed replacement for Chapter 4.25 Classification
46 of Borough-owned Lands.)**

47 There was no discussion on this issue. By unanimous consent, this item was postponed to the next meeting.

48
49 **g) Draft 1 Chapter 9.10 Subdivisions – Proposed Amendment: Public Notice**

50 Molly MCKINLEY MOVED to substitute Draft 2, which modifies 9.10.110 G. from one sentence to four distinct
51 bullets, for Draft 1; Steve JONES seconded. The VOTE to substitute PASSED unanimously.

1 Steve JONES MOVED to send Draft 2 and the accompanying memorandum to the assembly.
2 The mayor was asked if he would be willing to introduce the proposed ordinance to the assembly. The mayor
3 agreed to have his name attached to the ordinance.
4

5 Kesslyn TENCH seconded the motion to send these items onto the assembly. The ROLL CALL VOTE to send the
6 amended Chapter 9.10 and the memorandum to the assembly PASSED unanimously with GRIIGS, JONES,
7 JUSCZAK, LIGHTFOOT, MCKINLEY, MICHAELS, and TENCH voting in the affirmative.
8

9 **h) Proposed Amendment Chapter 9.15 Zoning – Height Restrictions**

10 Sid MICHAELS volunteered to continue working on this item. Steve JONES reported that the proposed Chapters
11 9.21 Airport Reserve and 9.22 Nenana River Scenic Corridor sent to the assembly in February 2014 have yet to
12 make it onto the assembly agenda. The mayor and clerk are waiting for the amendment to Chapter 9.15, as it
13 relates specifically to Chapter 9.21, to move to the assembly before putting the items on the agenda.
14

15 The clerk informed the commission that the borough clerk is apprehensive about adding more zoning
16 ordinances to the code as it is not viewed as the vehicle to carry these types of documents. The commission
17 should consider where these documents belong. It was suggested that they should be compiled in a zoning
18 book, but there are no procedures in code via a zoning ordinance that addresses how that is to be set up.
19

20 By unanimous consent, this item was postponed to the next worksession and regular meeting.
21

22 **i) Comprehensive Plan Review**

23 The mayor suggested that if the commission is contemplating performing an extensive review of the plan,
24 there is potential to bring in outside assistance such as a consultant to aid in the task. The borough has the
25 capability to do that. The commission would have to consider how it might want to employ a consultant.
26

27 Discussion as to how the commission should proceed with the review included the following points:

- 28 • Make some simple, obvious changes now to keep in compliance with code and over the next couple
29 of years take a hard look at the plan and determine what is needed and wanted in the plan going
30 forward.
- 31 • Presently goals are stated, but no implementation mechanisms are enumerated.
- 32 • Make a request to the assembly to extend the review period from two to five years.
- 33 • A consultant is a really good idea as the commission would most likely learn a lot via the process.
- 34 • Whether the commission can handle doing a good job on both the comp plan review with a
35 consultant and produce management plans was questioned.
- 36 • The comp plan could say a lot more; the commission should review the goals and determine whether
37 the borough is even aiming to achieve them.
- 38 • A separate worksession should be dedicated to this very important topic. At a worksession the
39 commission could determine what level of review is appropriate, whether a consultant should be
40 employed, whether the goals are relevant, and whether to include objectives.
- 41 • More time is needed to work on the management plan, but the comp plan should remain on the
42 agenda.
43

44 By unanimous consent, this item was postponed to the next worksession and regular meeting.
45

46 **12) New Business**

47 **a) Draft Resolution PC No. 14-06 – Stampede Trail**

48 The following changes to the resolution were recommended during the worksession:

- 49 • Number the resolution 14-06;
- 50 • In the second WHEREAS statement delete the possessive from Borough and the word local;
- 51 • Type out Yukon Tanana Area Plan instead of using the acronym; and
- 52 • Ensure all punctuation and wordage conforms to the standard resolution template.

1
2 Molly MCKINLEY MOVED to amend the resolution as stated; Patricia GRIGGS seconded. The VOTE to amend
3 the resolution PASSED unanimously.
4

5 Steve JONES MOVED to adopt Resolution No. PC 14-06; Kesslyn TENCH seconded. The ROLL CALL VOTE to
6 adopt the resolution PASSED unanimously with GRIIGS, JONES, JUSCZAK, LIGHTFOOT, MCKINLEY, MICHAELS,
7 and TENCH voting in the affirmative.
8

9 Discussion ensued at to what entities and where the resolution should be sent. The author stated that the
10 intended audience is the DNR personnel who posted the Stampede Trail Film Crew request for comments. The
11 commission agreed to let Molly MCKINLEY determine where the resolution should be sent. The clerk will
12 create a brief cover letter for the resolution and will include all recipients via a cc list.
13

14 **b) DNR – Boulder Creek MLE Selection**

15 The commission is to recommend to DNR which portion of the larger Boulder Creek selection it would prefer
16 to receive. The parcel is approximately 30 miles east of the highway and there are a good number of mines
17 present in the area. The borough will receive approximately 1100 of the 1900 selected acres in the area.
18

19 Molly MCKINLEY MOVED to have the planner select land contiguous with the southernmost section, already
20 owned by the borough, and move north until the approximate 1100 acres have been satisfied; Ryan JUSCZAK
21 seconded. The ROLL CALL VOTE to select the 1100 acres just north of the land already owned by the borough
22 PASSED unanimously with GRIIGS, JONES, JUSCZAK, LIGHTFOOT, MCKINLEY, MICHAELS, and TENCH voting in
23 the affirmative.
24

25 **c) DNR – Public and Charitable Use (Land) – Broad Pass**

26 Discussion points on this item included the following:

- 27 • The borough would have to envision a public use and produce a plan for the land.
- 28 • There may be federal dollars available via the Scenic Byways Program.
- 29 • The site could be used as an interpretive/Welcome to Denali Borough wayside.
- 30 • Think outside the box.
- 31 • There are some lakes and trails in the area; perhaps recreation would be an option.
- 32 • The area being discussed is just north of the Summit Airstrip.
- 33 • Long-term maintenance commitments need to be considered.
- 34 • At present, the borough does not have a parks and recreation department.
35

36 The borough should act on this opportunity soon as personnel at DNR familiar with the borough's history in
37 selecting lands in the Broad Pass area are willing to assist the borough on this issue but are nearing
38 retirement. Movement on this issue will be dependent on an individual or individuals from the commission
39 willing to put some work into developing a plan.
40

41 By unanimous consent, this item was postponed to the next regular meeting.
42

43 **d) DOT – Statewide Long Range Transportation Plan**

44 A draft Road Plan from 2007 was included in the meeting packet. It might be a good place to start as it contains
45 some good ideas that are still relevant today. At this time, the borough does not have road powers. Items the
46 borough might attempt to pursue via the update of the state's long range plan include: wider shoulders,
47 turning lanes, bicycle and pedestrian trails, etc. It was suggested that an inventory of all trails in the borough be
48 identified, named, and placed on a map. The local community could assist in this effort. The state is looking out
49 as far as 2035 in this planning process and will be conducting an open internet forum this autumn.
50

51 By unanimous consent, this item was postponed to the next regular meeting.
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2 **13) Public Comments**

3 There were no public comments.
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5 **14) Commissioner Comments**

6 Molly MCKINLEY will not be available for the July 15 meeting. As the presiding and deputy presiding officers will
7 not be present at the July meeting, a commissioner will need to call the meeting to order, ensure there is a
8 quorum, and then the body will select a commissioner to serve as presiding officer for that meeting only. Ms.
9 MCKINLEY opined that worksession agendas should be limited to two or three items, which could serve to
10 focus the commission's attention and preparedness for the meeting to select items.
11

12 **15) Time and Place of Next Meeting**

13 The next regular meeting of the commission will be July 15, 2014 @ 6:15 PM in the Tri-Valley Community
14 Center.
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16 **16) Adjournment**

17 The Presiding Officer adjourned the June 17, 2014 Regular Meeting at 9:19 PM.
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43 APPROVED: _____

44 *Sidney W. Michaels*
45 Sid MICHAELS, Presiding Officer
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49 ATTEST: _____

50 *Linda Paganeli*
Linda PAGANELLI, Deputy Clerk

Date Approved: _____

July 15, 2014