Minutes of the Public Hearing
Denali Borough Planning Commission
Tri-Valley Community Center
April 19, 2016

Call to Order

Presiding Officer Kesslyn TENCH called the Public Hearing to order at 7:16 PM.

Roll Call

Planning Commissioners present were Baxter MERCER, Kesslyn TENCH, Anne CAPISTRANT, Steve JONES, Barbara BREASE, and Sid MICHAELS. Absent: Susan BRAUN, Mark MENKE and Lee LIGHTFOOT. Mayor Clay Walker was present.

1. **Denali Borough Code Title 4 Draft Revision**
   Anderson resident George Haskins asked the planning commission to review the "lease" section of Title 4 carefully. The content areas he believes could be improved are; an alternative lease valuation measure other than using the consumer price index for the Anchorage metropolitan area every 5-years, and to provide an option for the borough, upon completion of a lease, to sell any buildings left on leased property to a new leaseholder.

2. **Denali Borough Sign Ordinance**
   No Comment

Adjournment

Presiding Officer Kesslyn TENCH adjourned the Public Hearing at 7:24 PM.

APPROVED: _____

Kesslyn Tench, Presiding Officer

ATTEST: _____

Amber Renshaw, Deputy Clerk

Date Approved: _____

Minutes of the Regular Meeting
Denali Borough Planning Commission
Tri-Valley Community Center
April 19, 2016

Call to Order
Presiding Officer Kesslyn TENCH called the regular meeting to order at 7:33 PM.

Roll Call
Planning commissioners present were: Kesslyn TENCH, Baxter MERCER, Anne CAPISTRANT, Barbara BREASE, Steve JONES, and Sid MICHAELS. Absent: Susan BRAUN, Mark MENKE, and Lee LIGHTFOOT. Mayor Clay Walker was present.

Public Comments
No comments

Approval of Agenda
Sid MICHAELS MOVED to approve the agenda as presented. The motion was seconded. The VOTE by show of hands was unanimous.

Approval of Minutes
Sid MICHAELS MOVED to approve the February 16, 2016 and March 15, 2016 public hearing and regular meeting minutes as presented. The motion was seconded. The VOTE by show of hands was unanimous.

Correspondence
No comments

Plats and Conditional Uses
No comments

Reports
Mayor
Denali Borough Mayor Clay Walker reported on the following items:

- The assembly approved a change concerning part-time employees in the borough personnel policy.
- The State Historical Commission is considering a name change for the McKinley Park census designated place from McKinley Park to Denali Park. The public comment period has passed but numerous comments from our area were submitted.
- The Department of Transportation has just completed the draft design study report for the bridge enhancement project at mile 231 of the George Parks Highway. Included in the report are many of the ideas collected through local meetings and public comments. Steve JONES asked Mayor Walker to suggest to the State Department of

Transportation that they establish a bus/hazardous materials lane at the railroad crossings in the Denali National Park at about mile 236 on the George Parks Highway.

- The Denali Borough 25th anniversary celebration picnic will be held on May 21, 2016 at the Tri-Valley Community Center.
- The borough has changed the email host and addresses for all borough employees, planning commissioners, and assembly members. Email sent to the previous email address will be forwarded to the new email address.
- Mayor Walker recently attended the Alaska Liquefied Natural Gas (LNG) meeting held in Cantwell. Much work is being conducted to be able to run the pipeline through some Denali National Park lands.
- Mayor Walker will be traveling for business and will not be able to attend the May meeting.

Borough Planner

No report

<u>Communication and Appearance Requests</u>

None

<u>Unfinished Business</u>

Denali Borough Sign Ordinance

Anne CAPISTRANT MOVED to postpone Denali Borough Sign Ordinance to the next meeting. The motion was seconded. The VOTE by show of hands was unanimous.

<u>New Business</u>

Denali Borough Code Title 4 Draft Revision

Sid MICHAElS MOVED to amend Title 4 draft revision by the following:

- Change the wording "borough owned" to "borough" throughout the entire Title
- Change the phrase "borough land" to "borough real property" in 4.10.010
- Change any reference to "property" to say "real property"
- Add the words "14-days or less" in 4.10.040 C. to define short term
- In 4.05.005 C. add the word "simple" after the word "fee" to make "fee simple"
- Unify the Title by making all references state the same "Mayor or designee"
- In 4.10.020 change all references to the "Mayor annual work plan" by removing the word "Mayor"
- In 4.10.020 add the date "by March 1st" to clarify when the annual work plan is due
- In 4.10.005 Definitions, remove definition H.
- Change the phrase "borough real property" to "borough land" in DBC Title 4.10.070
- In 4.10.010 D2. add the words "including environmental safeguards" after the words "site specific"
- Remove item E. from 4.10.010
- In 4.10.040 C. change the word "permit" to "license"
- In 4.10.050 B. remove the words "see below"

- In chapter 4.15 add the word “General” to the first Section title; and the word “Specific” to the second Section title.
- In 4.15.100 add the word “land” to the heading “Different methods of *land* disposal”
- Reverse the words to read “Public Auction Outcry” throughout the title
- Check all code references for accuracy
- In 4.15.030 change the word “chapter” to “title”
- Rephrase 4.15.040 A.1. to clarify
- Rephrase 4.15.050 2. second bullet point, to clarify
- In 4.15.050 2. third bullet point, change the words “not extend for more than” to “be up to”
- In 4.15.100 add the word “sale” after the word “lottery” to read “lottery sale”
- In 4.15.090 D. changed the word “addressed” to “assessed”
- In 4.15.160 3. remove the word “requires”
- In 4.16.090 change the words “a lease” to “the borough”
- In 4.25 change the title “classifications categories – overview” by dropping the word “overview” and adding the word “defined”
- Fix all grammatical and typographical errors

The motion was seconded. The VOTE by show of hands was unanimous.

Presiding officer Kesslyn Tench asked the clerk to send out an updated copy of draft Title 4 with the changes voted on in this meeting as soon as possible. Ms. Tench asked individual commissioners to work on specific sections of the draft Title 4 revision and to send the clerk their proposed changes. Those proposed changes will be incorporated into the next draft version of Title 4 to be considered at the next meeting.

Public Comments

Otto Lake area resident Susan Gauvin thanked the planning commission for their work on PC Resolution 16-02. She expressed her disappointment that the assembly will not be taking any action on this resolution at this time. She also expressed her concern about increased traffic in the Otto Lake area because of a new zip-line commercial activity. Ms. Gauvin offered the following suggestions to be considered for DBC Title 4:

- In 4.10.050 C. consider providing only 1-year commercial use permits before providing 5-year commercial use permits to allow time for commercial operators to prove their ability to respect borough property and Code requirements
- In 4.10.050 A. consider adjusting the language requiring commercial operators to restore the land to its original condition. Some areas have already been severely impacted by commercial activity and the land may need to be restored to better condition than it its current condition.
- Consider adding language for the borough to restrict access across borough lands when access conditions deteriorate or become hazardous to the land or to surrounding lands.

Anderson resident George Haskins asked if the borough has the ability to enforce the requirements of the Code.

Otto Lake resident James Gauvin suggested that the planning commission review the Bureau of Land Management Special Recreation Permit application booklet and incorporate some of the language and policies into Title 4.

Commissioner Comments

Sid MICHAELS stated it was good to be back.

Steve JONES offered to draft two new resolutions; one in support of the proposed liquefied natural gas pipeline route through Denali National Park lands, and second, to encourage the State Department of Transportation to establish a bus/hazardous materials lane at the railroad crossing in Denali National Park around mile 236 of the George Parks Highway.

Barbara BREASE expressed her concern about the zip line commercial activity and how that operation will impact our community and the lands surrounding the zip line activity area.

Anne CAPISTRANT thanked those in attendance for their comments and shared that she will not be able to attend the May meeting.

Kesslyn TENCH thanked all of those in attendance for their patience and diligence in working through Title 4 in one meeting.

Time and Place of Next Meeting

May 17, 2016: Work Session at 6:15 PM; Public Hearing at 7:15 PM; Regular Meeting to follow the Public Hearing, at the Tri-Valley Community Center

Adjournment

Presiding Officer Kesslyn TENCH adjourned the meeting at 9:31 PM.

APPROVED: _____

Kesslyn TENCH, Presiding Officer

ATTEST: _____

Amber Renshaw, Deputy Clerk

Date Approved:_____