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

1) Call to Order

Presiding Officer, Sid MICHAELS, called the planning commission regular meeting to order at 7:32 PM.

2) Roll Call

Planning commission members present were Patricia GRIGGS, Steve JONES, Molly MCKINLEY, Sid MICHAELS, and Rick WEIBEL. Anne CAPISTRANT notified the commission and Mark MENKE notified the office that they would be unable to attend the July 17 meeting. Bill MITCHELL was absent. Mayor Talerico will attempt to reach Mr. MITCHELL to ensure that everything is okay.

3) Public Comments

John Miner of Healy, AK

- Mr. Miner reiterated a point he made during the Public Hearing urging the planning commission to process the ordinances reflecting proposed changes to Title 4 to the assembly expeditiously.
- Mr. Miner stated that he wanted to nominate the Montana Creek disposal area for classification. He opined that there would be significant public interest in this area.
- Mr. Miner urged the commissioners to attend the upcoming Alaska Planning Association's training session scheduled for November 2012.

4) Approval of Agenda

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

5) Approval of Minutes

- a) Rick WEIBEL MOVED to approve the minutes from the June 19, 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 June 19, 2012 Regular Meeting; Rick WEIBEL seconded. The VOTE to approve the Regular Meeting minutes PASSED unanimously.

6) Correspondence

Memorandum from the Borough Clerk on Chapter 5.20

The Denali Borough Clerk provided the commission with a memorandum and supporting documents concerning the commission's proposed amendment of 5.20.120 Appeals – Board of Review. The commission's proposal was to include the Denali Borough Planning Commission in this section. Via the memorandum, the clerk explained that appeals, of commission decisions, were already covered under 5.25.170 Appeal of Commission Decisions. Additionally, the borough clerk pointed out that under 5.20.005 Definitions the Board of Adjustment was established for appeals of planning commission decisions whereas the Board of Review was established for appeals of administrative decisions. After reviewing and discussing the information provided by the borough clerk, the commission agreed that appeals of commission decisions were adequately addressed in the Denali Borough Code and that the proposed change to 5.20.120 was unwarranted.

Presiding Officer Sid MICHAELS declared that the commission had voted to send this item onto the assembly and thus it is in their purview and the commission can take no action on it. Mr. MICHAELS suggested that the mayor as an ex officio member of the assembly can speak to this issue when it appears on the assembly's agenda. The assembly could postpone it indefinitely, introduce and vote it up or down, or vote to send it back

1 to the commission for further consideration. The borough clerk is encouraged to provide the assembly with
2 the same information packet the commission received on this issue.
3

4 **7) Plats and Conditional Uses**

5 There were no plats or conditional use issues before the commission.
6

7 **8) Reports**

8 a) Mayor

- 9 • Design Alaska was awarded the contract to conduct the boundary survey for the Swan Lake
10 parcel. It is anticipated that the survey will be completed by October 1, 2012.
- 11 • The borough, which requested survey instructions for Panguingue B in May of 2010, has not
12 received the instructions. The mayor was advised that they should arrive at the land office before
13 the end of the year. Survey cost proposals will always include mobilization costs for employee(s)
14 and gear. The commission could begin to deliberate the next parcel to be surveyed in light of the
15 prolonged wait for survey instructions from the state.
- 16 • The mayor submitted comments to the Department of the Natural Resources (DNR) on the
17 proposed expansion of the Antler Creek gravel pit. Included in his comments was the suggestion
18 to use gravel from Dry Creek for the planned road projects.
- 19 • The mayor emailed the State of Alaska Department of Transportation – Division of Statewide
20 Aviation to learn what its reaction was to the commission’s proposed location of a regional
21 airport in the Denali Borough. To date, the borough has not received any communication from
22 the division.
- 23 • Marsha Lambert, the new planner, was introduced. She has a GIS certificate.
24

25 The mayor provided the following responses to questions posed:

- 26 • The Denali Park Road trip to Kantishna is scheduled for August 18. The last day to RSVP is July 31.
27 The Assistant Superintendent, Elwood Lynn, will accompany the group. Kris Fister, National Park
28 Service Public Affairs Officer, was also invited by the mayor.
- 29 • DNR has approved the Alaska Railroad’s request to spray an herbicide along the tracks in the
30 Denali Borough. The mayor expects to receive a hard copy notice from DNR regarding this issue.
- 31 • A contractor for the Eva Creek wind project is producing 350 yards of concrete per day. Materials
32 for the project are still being delivered. The mayor and the two presiding officers, Sid MICHAELS
33 and Robert Kohlsdorf, as well as the Chief of the Tri-Valley Volunteer Fire Department and the
34 EMS Director will be provided a tour of the construction site. Tri-Valley Fire Department has
35 moved public safety equipment, fire truck and ambulance, to the east side of the Nenana River.
36 The east side of the river, with the expansion of the state maintained road, has changed the
37 entire nature of the area probably forever and may lead the state to develop land further east.
38 The Denali Borough is not liable for any accidents or problems that may occur on the site. The
39 Mine Safety and Health Administration is responsible for inspection of and safety on the site.
40

41 b) Borough Planner

- 42 • Presiding Officer Sid MICHAELS welcomed the new planner.
- 43 • The GCI plat has not arrived. GCI did recently contact the former planner. The commission
44 requested contact with GCI to assure that GCI is on track to submit the plat in a timely manner.
45

46 **9) Communication and Appearance Requests**

47 There were no communication or appearance requests for this meeting.
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1 **10) Unfinished Business**

2 a) Draft 11 Chapter 4.25 Classification of Borough-owned Land

3 The Presiding Officer recommended that the proposed changes discussed during tonight's worksession be
4 incorporated into Draft 11 and submitted for inclusion in the August e-packet as proposed Draft 12. Molly
5 MCKINLEY volunteered to produce the proposed Draft 12 and a definitions list for Title 4.
6

7 The clerk advised that the Denali Borough Clerk be consulted as to whether a proposed chapter
8 containing only definitions was appropriate as this would be an anomaly to the present formatting of the
9 code.
10

11 Molly MCKINLEY MOVED to postpone Draft 11 Chapter 4.25 until the next worksession, public hearing,
12 regular meeting; Rick WEIBEL seconded. The vote to postpone Draft 11 was unanimous.
13

14 i. Draft Resolution Working Example Version 4

15 Steve JONES modified portions of the document; the clerk will incorporate his changes into a
16 typed document and have the proposed Version 5 ready for the next meeting.
17

18 Patricia GRIGGS MOVED to postpone this item to the next meeting; Rick WEIBEL seconded. The
19 VOTE to postpone PASSED unanimously.
20

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

22 Patricia GRIGGS volunteered to incorporate changes to Draft 4 Chapter 4.15 discussed during the
23 worksession and to have a proposed Draft 5 ready to be included in the August e-packet.
24

25 Patricia GRIGGS MOVED to postpone Chapter 4.15 to the next worksession, public hearing, regular
26 meeting; Molly MCKINLEY seconded. The VOTE to postpone PASSED unanimously.
27

28 c) Draft 4 Chapter 4.10 Management of Borough Real Property

29 Patricia GRIGGS volunteered to incorporate changes to Draft 4 Chapter 4.10 discussed during the
30 worksession and to have a proposed Draft 5 ready to be included in the August e-packet.
31

32 Molly MCKINLEY MOVED to postpone Chapter 4.10 to the next worksession, public hearing, regular
33 meeting; Rick WEIBEL seconded. The VOTE to postpone PASSED unanimously.
34

35 d) Letter to the Assembly (re: recommended amendments to the code)

36 Anne CAPISTRANT produced the rough draft. The commission has determined that the letter requires
37 modification. All commissioners should review the letter and bring recommendations or ideas to the next
38 meeting or forward them to the office.
39

40 Patricia GRIGGS MOVED to postpone this item to the next meeting; Molly MCKINLEY seconded. The VOTE
41 to postpone PASSED unanimously.
42

43 e) Draft 2 DBC Chapter 9.10 Subdivisions

44 Steve JONES MOVED to postpone Chapter 9.10 to the next regular meeting; Rick WEIBEL seconded. The
45 VOTE to postpone PASSED unanimously.
46

47 f) Discussion of a Regional Airport

48 Steve JONES stated that he would like to discuss this item as it relates to the Yukon Tanana Area Plan
49 listed under New Business. Steve JONES MOVED to postpone this item to the next regular meeting; Rick
50 WEIBEL seconded. The VOTE to postpone PASSED unanimously.
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2 g) Computer Information Technology

3 Mayor Talerico reported that at the July 12 worksession a technician worked on commission laptops and it
4 appears that he fixed the emailing issue. Steve JONES dropped his computer off to be worked on. The mayor
5 stated that if the commission encounters difficulties with their computers they should drop them off or write
6 up the problem and we will ask the tech to look into it.
7

8 h) 2012 Alaska Planning Association Conference

9 The Alaska Planning Association (APA) Conference is held in conjunction with the Alaska Municipal League
10 (AML) Conference. These events will be held November 11-15, 2012. Presiding Officer Sid MICHAELS stated
11 that any commissioner who wants to should be able to attend the conference.
12

13 The following commissioners expressed interest in attending the following events:

14 Steve JONES	Advanced Planning (APA Conference depending on sessions offered.)
15 Patricia GRIGGS	Advanced Planning, APA and AML Conferences
16 Rick WEIBEL	Advanced Planning, APA Conference
17 Molly MCKINLEY	All sessions

18

19 Molly MCKINLEY noted that there may be an issue in her attending the conferences because the redistricting
20 plan approved by the voters last November would mean that her term may be up shortly before or soon after
21 the conferences. The new district, which will have one seat, presently has two representatives on the
22 commission. According to Denali Borough Code, the commission districts and number of representatives must
23 match those of the assembly. Discussion ensued as to when a commissioner's term ends.
24

25 **11) New Business**

26 a) Draft Yukon Tanana Area Plan Discussion

27 A copy of the plan placed on a CD was distributed to all commissioners with their e-packets. Steve JONES
28 reviewed the following parts of the plan: introduction, the proposed regional airport/industrial site, and the
29 Stampede recreational area. These two land areas are presently classified as habitat and recreation. The
30 commission should encourage DNR to have them classified as public facility lands, which would serve the best
31 interests of the borough and the state. Recommendations need to be submitted to DNR by the end of August.
32 The borough should also push to have a seat on the panel of agencies that negotiate the eventual outcome of
33 the final plan. The administration, assembly, and commission should all comment on the draft plan. The mayor
34 will request that the assembly place this item on their next agenda. Steve JONES volunteered to put together a
35 draft document for submission to DNR to be reviewed by the commission at their next meeting. This item will
36 appear on the August agenda.
37

38 **12) Public Comments**

39 There were no public comments.
40

41 **13) Commissioner Comments**

42 Steve JONES apologized for missing the July meeting.
43

44 Molly MCKINLEY welcomed Marsha.
45

46 Rick WEIBEL said it was nice to have Marsha here and John Miner.
47

48 Patricia GRIGGS stated she was glad to see John Miner and Marsha. She suggested that the commission place
49 Chapters 4.01 and 4.05 on next month's agenda. After discussion, Presiding Officer Sid MICHAELS stated that Title
50 4 Additional Proposals will appear on the next meeting's worksession agenda and under New Business on the
51 regular meeting agenda.
52

1 Sid MICHAELS stated he is attempting to catch up on commission business after missing the last two meetings. In
2 reference to Mr. Miner's comments during the public hearing and public comment during the regular meeting, Mr.
3 MICHAELS stated that there is a classification ordinance in place and the borough is able to sell land; thus, these
4 activities are not hampered by the fact that the newly proposed classification ordinance is not complete. He had a
5 great vacation too.
6

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

8 August 21, 2012 at 6:15 PM Worksession, Public Hearing, and Regular Meeting in the Tri-Valley Community Center
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11 **15) Adjournment**

12 The Presiding Officer adjourned the June 19, 2012 Regular Meeting at 9:08 PM.
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40 APPROVED:

Sidney W. Michaels
41 Presiding Officer
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46 ATTEST:

Spencer L. Casamici
47 Deputy Clerk
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49

50 Date Approved: *September 18, 2012*