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**Minutes of the Regular Meeting  
Denali Borough Planning Commission  
Tri-Valley Community Center  
June 19, 2012**

**1) Call to Order**

Deputy Presiding Officer, Anne CAPISTRANT, called the planning commission regular meeting to order at 7:34 PM.

**2) Roll Call**

Planning commission members present were Anne CAPISTRANT, Patricia GRIGGS, Molly MCKINLEY, Mark MENKE, and Rick WEIBEL. Sid MICHAELS notified the commission that he would not be able to attend the June 19 meeting. Steve JONES and Bill MITCHELL were absent.

**3) Public Comments**

**Hannah Ragland of Panguingue Creek Subdivision**

Ms. Ragland wanted to ensure that the commission was aware of the **Joint Pacific Alaska Range Complex** (J-PARC) military airspace training expansion. The proposed expansion will affect the Denali Highway north and south and Denali National Park and Preserve. The proposal also requests a lowering of the nighttime flight ceiling to 500 feet. There are concerns regarding noise impacts to wildlife and residents. The Denali Borough Assembly passed a resolution last year regarding this issue and intends to resubmit the resolution this year. Comments on the Draft Environmental Impact Statement are due by July 9, 2012.

Ms. Ragland speaking as a board member of the Denali Citizens Council formally invited the planning commission to attend **Stampede Summit 3** on August 11, 2012 at the Tri-Valley Community Center. A draft agenda was distributed to the commission. This is the third summit focusing on the Stampede area; the first was in 2004 and the second in 2005. A panel of representatives from state agencies will discuss wildlife and current land use issues. Friends of Stampede is planning a follow-up, outdoor activity on August 12, 2012.

Ms. Ragland thanked the commission for its work and time.

**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 May 15, 2012 Public Hearing; Patricia GRIGGS seconded. The VOTE to approve the Public Hearing minutes PASSED unanimously.
- b) Rick WEIBEL MOVED to approve the minutes from the May 15, 2012 Regular Meeting; Molly MCKINLEY 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 thanked Rick WEIBEL and Mark MENKE for volunteering to be on the Request for Proposal Review Committee for the Swan Lake boundary survey. The proposals were evaluated

1 and a selection was made. All proposals were well-done and professional. The Denali Borough  
2 Assembly approved the administrator's ability to enter into a contract with the chosen surveyor.  
3 The target date for completion of the project is October 1, 2012.  
4

- 5 • In regards to the Department of Natural Resources (DNR) proposed expansion of the Antler  
6 Creek Gravel Pit, the Mayor is not in favor of the expansion for the following reasons:  
7
  - 8 1. The site is too close to a "floating" portion of the highway that has historically required  
9 tons of gravel and patches to maintain the roadbed. Of major concern to the mayor, is  
10 the proposal to remove material on the down slope side of the soft spot. The proposal is  
11 to expand the gravel pit to five times its present size. This action could do more harm  
12 than good.
  - 13 2. The material from this gravel pit is loaded with schist, clay, and sand and thus is not of  
14 the best quality.
  - 15 3. For the past six or seven years, there has been a problem with Dry Creek flooding on  
16 Ranch and Killian roads. It appears that there is an overabundance of quality material in  
17 the creek. The mayor will recommend to DNR that they allow material from Dry Creek  
18 to be extracted for highway construction, which could serve a dual function as a flood  
19 control project.

20 The mayor reminded the commission that if they provided comment on this issue they would  
21 have standing to appeal the final decision. The planning commission has had past successes  
22 when commenting on land issues.

- 23 • The mayor suggested the planning commission request a joint worksession with the assembly  
24 prior to or when submitting the revisions they will recommend on Title 4.  
25
- 26 • The mayor announced that the borough planner, Drew Simmons, is leaving the borough's  
27 employ. He and his family will be moving back to Colorado. The position has been advertised and  
28 interviews have been conducted.  
29

30 The Mayor provided the following responses to questions that were posed:

- 31 • The cutoff date for commenting on the proposed DNR gravel pit expansion project is June 25.
- 32 • Residents of the Dry Creek area, where flooding occurs, have not contacted the borough nor  
33 have they been contacted regarding the development of a gravel pit on Dry Creek.
- 34 • DNR has a master plan of material sites all up and down the Parks Highway. All gravel pits have  
35 designated boundaries. A new Alaska Division of Lands number will be given to the expanded  
36 gravel pit if it is approved.
- 37 • A map reestablishing the boundaries of the proposed pit may have to come before the Denali  
38 Borough Planning Commission in the form of a plat. The mayor will pose the question to the  
39 borough attorney.  
40

41 b) Borough Planner

- 42 • GCI is responsible for submitting a plat to the Denali Borough Planning Commission. Mr. Turner  
43 stated that GCI is in the process of hiring surveyors and he expected a plat to be turned in by July  
44 and if that comes to pass, it will likely be before the commission at the August meeting.
- 45 • A draft fee schedule has been produced and will be submitted to the mayor.
- 46 • Mr. Simmons noted that he has spoken to many people including business owners and that two  
47 concerns consistently arise during these conversations: the lack of private property to develop  
48 homes and businesses on and amenities that would attract experienced, educated persons and  
49 keep them here.
- 50 • In response to a query from a commissioner, Mr. Simmons reported that nobody within the  
51 borough has been trained on the mapping program.  
52

1           **9) Communication and Appearance Requests**

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

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4           **10) Unfinished Business**

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

6           Deputy Presiding Officer CAPISTRANT stated that at this point there are no changes to be made except for  
7           a review of where to use the terms real property, borough-owned land, and borough land.

8  
9           The clerk requested clarity as to what the commission expects to see in their e-packet for the next  
10           meeting regarding the revisions being proposed in Title 4. Patricia GRIGGS motioned to have the clerk  
11           produce a document for each of the chapters in Title 4 with the terms real property, borough-owned land,  
12           and borough land highlighted and to produce a second document for each of the chapters in Title 4 that  
13           the commission has been working on with the same highlights and the commission’s edits replacing the  
14           language in code now; Chapter 4.25 because it is being replaced in its entirety does not need to be part of  
15           this assignment. Rick WEIBEL seconded. The VOTE to ask the clerk to produce the above outlined  
16           documents PASSED unanimously.

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18           The clerk recommended the commission schedule a worksession to work on these chapters. The clerk  
19           offered that she could possibly have the chapters prepared for a worksession by Thursday, June 28.

20  
21           Molly MCKINLEY motioned to schedule a worksession dedicated to Title 4 on Thursday, July 12, from 7 to  
22           9 PM. Rick WEIBEL seconded. It was suggested that projecting the chapters onto a big screen would be  
23           helpful. The VOTE to schedule the worksession PASSED unanimously.

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25           The Deputy Presiding Officer stated that with no objection this item will appear on next month’s agenda.

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

28           Rick WEIBEL MOVED to postpone Chapter 4.15 to the next meeting; Molly MCKINLEY seconded. The VOTE  
29           to postpone PASSED unanimously.

30  
31           c) Draft 4 Chapter 4.10 Management of Borough Real Property

32           Rick WEIBEL MOVED to postpone Chapter 4.10 to the next meeting; Patricia GRIGGS seconded. The VOTE  
33           to postpone PASSED unanimously.

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35           d) Draft 2 DBC Chapter 9.10 Subdivisions

36           Rick WEIBEL MOVED to postpone Chapter 9.10 to the next meeting; Patricia GRIGGS seconded. The VOTE  
37           to postpone PASSED unanimously.

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39           e) Discussion of a Regional Airport

40           The mayor reported that there was no update on this issue. Mark MENKE MOVED to postpone discussion  
41           of a regional airport to the next meeting; Patricia GRIGGS seconded. The VOTE to postpone PASSED  
42           unanimously.

43  
44           **11) New Business**

45           a) Letter to the Assembly (re: recommended amendments to the code)

46           The Deputy Presiding Officer noted that the letter was a means of explaining to the assembly the proposed  
47           revisions to chapters in Title 4 that the planning commission will be recommending. She asked the  
48           commissioners to review the draft letter and provide comment at the next meeting. Rick WEIBEL MOVED to  
49           postpone the letter to the assembly until the next meeting; Molly MCKINLEY seconded. The VOTE to postpone  
50           this item PASSED unanimously.

1 b) Chapter 5.20 Section 5.20.120 Appeals – Board of Review  
2 The Deputy Presiding Officer suggested that the revision to 5.20, which was prompted by work being done on  
3 Title 4 chapters, be sent to the assembly at the same time as the revisions for Title 4. It was noted that the  
4 proposed revision in 5.20 is cut and dry and basically a housekeeping issue. The clerk stated that there are  
5 members who have not been present to weigh-in on the proposed change and that keeping it on the agenda  
6 for one more meeting would not be a bad idea. Rick WEIBEL MOVED to send proposed revisions of Chapter  
7 5.20 to the assembly; Molly MCKINLEY seconded. The VOTE to send Chapter 5.20 to the assembly PASSED  
8 unanimously.  
9

10 c) Computer Information Technology  
11 The Deputy Presiding Officer stated that this item appears on the agenda due to the fact that most  
12 commissioners cannot send email from their computers. She furthered that the commission would appreciate  
13 having official tech support, either a consultant or somebody, who is trained to manage computers that could  
14 assist the commission in making effective use of their computers.  
15

16 Mayor Talerico stated that he had identified an individual, who is interested in working on the commissions  
17 computers. He noted that logistics would need to be worked out. Patricia GRIGGS said that Terry Asbury may  
18 be interested. The mayor stated that as Mr. Asbury is on the assembly and accepts a stipend he would not be  
19 eligible for any monetary compensation for work on computers just as Bill MITCHELL received no  
20 compensation for the work he performed on commission computers. The individual the mayor has identified  
21 to assist on computer issues works for a local business, with 47 computers, as their internet technician. The  
22 mayor suggested that each commissioner make a list of issues they are having with their computers and  
23 provide it to the computer tech. The mayor will get back to the commission on how use of the technician will  
24 be implemented.  
25

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

28 d) DNR – ADL 419038 and ADL 419270 – Antler Creek – Gravel pit expansion/new master material site/Mile 245  
29 Parks Highway

30 The Deputy Presiding Officer recommended the commission submit comments on this issue to DNR in order to  
31 establish their standing and ability to remain involved in the planning process. The commission identified  
32 three issues to address in their letter: 1) highway stability, 2) view shed including buffers, and 3) vehicle traffic  
33 in an area with no passing lanes or shoulders and which is prone to congestion especially during the tourist  
34 season due to its close proximity to the Nenana River Canyon.  
35

36 At 8:54 PM, the Deputy Presiding Officer called for a 10 minute recess to allow for Molly MCKINLEY and herself  
37 to draft a letter. The planning commission meeting reconvened at 9:20 PM. Commissioners reviewed the  
38 draft letter. Molly MCKINLEY MOVED to send the letter to DNR; Rick WEIBEL seconded. The VOTE to send the  
39 letter to DNR PASSED unanimously.  
40

41 e) 2012 Alaska Planning Conference  
42 The 2012 Alaska Planning Conference is scheduled for November 11-13. This item was placed on the agenda  
43 to determine commissioner interest in attending the conference and to ascertain if there are any budget  
44 constraints limiting the number of commissioners that could attend. Patricia GRIGGS and Rick WEIBEL both  
45 expressed interest in attending. The mayor thought there was enough money budgeted to allow for the entire  
46 commission to attend the conference. The clerk will attempt to find out what the deadline is to sign up for the  
47 conference without paying penalties. The Deputy Presiding Officer stated that without objections this item will  
48 appear on next month's agenda.  
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## 50 **12) Public Comments**

51 There were no public comments.  
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1 **13) Commissioner Comments**

2 Mark Menke thanked Anne Capistrant for fulfilling the role of Presiding Officer the past couple of months. He also  
3 thanked the other commissioners, the mayor, the planner, and the clerk. Mr. Menke stated that Mr. Simmons and  
4 his wife have been assets to the community, they will be missed, and he wished them good luck.  
5

6 Rick WEIBEL echoed Mr. Menke's sentiments regarding the departure of the planner and thanked him for his  
7 participation.  
8

9 Molly MCKINLEY stated that it was great to get the letter to DNR completed.  
10

11 Patricia GRIGGS stated she appreciated Drew Simmons efforts and work in the borough. She stated he did a good  
12 job on the maps and that she enjoyed their time together in Juneau. Ms. Griggs stated that she will be absent from  
13 the August meeting.  
14

15 Anne CAPISTRANT thanked Drew for the hard work he has done for the commission and hopes that his  
16 replacement is as good as he has been. She wished him good luck.  
17

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

19 July 12, 2012 at 7 PM Worksession in the Tri-Valley Community Center

20 July 17, 2012 at 6:15 PM Worksession, Public Hearing, and Regular Meeting in the Tri-Valley Community Center  
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23 **15) Adjournment**

24 The Deputy Presiding Officer adjourned the June 19, 2012 Regular Meeting at 9:33 PM.  
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41 APPROVED:



42 Presiding Officer

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47 ATTEST:



48 Deputy Clerk  
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51 Date Approved:

