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Minutes of the Worksession
Denali Borough Planning Commission
Tri-Valley Community Center
November 11, 2014

Call to Order: The Planning Commission Worksession was called to order at 6:27 PM.

Roll Call: Planning Commissioners present were Patricia GRIGGS, Steve JONES, Mark MENKE, Sid MICHAELS, and Kesslyn TENCH. Lee LIGHTFOOT and Baxter MERCER informed the clerk that they would be unable to attend this meeting.

1. Commission Training – Division of Community and Regional Affairs (DCRA)

The date for the training is set for February 21, 2014 from 9 AM to approximately 4 PM. There will be a snack and a lunch provided. The session will be held upstairs in the community center. If Ms. Diane Sam is going to distribute a training packet, the clerk will assist in the development of the same. The commission discussed whether it would be a good idea to record the session. Ms. Sam is amenable to returning to the borough for additional training sessions if the commission feels it would be helpful. The borough treasurer stated that as the commission had voted to have the training session and as training is a line item in the Land Management Budget, it was not necessary for the commission to separately vote to expend monies for the purpose of training.

Mark MENKE contacted Ms. Mary Montgomery to determine if she, as a major player in managing the university's land program, would be interested in providing some training to the commission. Ms. Montgomery lives and works in Fairbanks, but is in Healy over the weekend. She has a lot of experience with subdivision procedures and planning for select pieces of property. Ms. Montgomery is willing to work with the commission. It was suggested that after the commission wraps up Title 4 it will be moving on to Title 9, which includes subdivisions, and that might be a good time to engage Ms. Montgomery.

2. Comp Plan Review – Chapters 1 thru 6

The commission would like to have a copy of the comp plan in a Word document placed on a CD to better be able to edit and work with proposed changes and updates. When the commission sends the revised document to the assembly for adoption, it should also send an ordinance amending code to stipulate a 5-year review process vs. a 2-year.

The commission discussed the communities and the names of the communities in the Denali Borough in order to determine which should be considered major ones for use in the Comp Plan. It was proposed that the term Greater Healy Area would encompass a number of related communities. A map of the communities and the highway might be considered for inclusion in the plan.

It was noted that at Clear Airport there is a heliport used by the state for fighting forest fires and this facility should be included in the plan.

Sid MICHAELS and Patricia GRIGGS volunteered to work on incorporating some of the proposed changes and providing further suggestions for editing the document. It was proposed that there be a master copy of the Comp Plan with all proposed changes held by the clerk and that any editing that occurs during a meeting be tracked on that master document.

3. DOT – Statewide Long Range Transportation Plan

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- i. Resolution No. PC 14-11 Supporting MP 231 Enhancement Project
Sid MICHAELS produced a Draft 2 of Resolution 14-11, which essentially attempted to break up the WHEREAS clauses into smaller segments. The illustration that Steve JONES and Marsha Lambert produced will be sent to the Department of Transportation and Public Facilities (DOT) with the resolution. The major difference between the DOT plan and the one being submitted by the commission is the positioning of the entrance to the Denali Park Village commercial area, which the commission proposes moving approximately 600' to the south of its present location.

It was suggested that this conceptual plan be sent to three different state entities. Steve JONES volunteered to draft a cover letter based on the outline he produced.

The worksession adjourned before discussion of the following items occurred:

- ii. Resolution No. PC 14-12 Supporting Multi-User Paths Along the George Parks Highway

4. DNR – Public and Charitable Use (Land) – Broad Pass

Adjournment: The worksession adjourned @ 7:16 PM.

APPROVED: *Sidney W. Michaels*
Sid MICHAELS, Presiding Officer

ATTEST: *Gail Pieknik*
Gail PIEKNIK, Borough Clerk

Date Approved: 1/20/2015

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**Minutes of the Public Hearing
Denali Borough Planning Commission
Tri-Valley Community Center
November 11, 2014**

Call to Order: The Planning Commission Public Hearing was called to order at 7:17 PM.

Roll Call: Planning Commissioners present were Patricia GRIGGS, Steve JONES, Mark MENKE, Sid MICHAELS, and Kesslyn TENCH. Lee LIGHTFOOT and Baxter MERCER informed the clerk that they would be unable to attend the Public Hearing.

1. **Comprehensive Plan Review**
There were no public comments on this item.
2. **Resolution No. PC 14-11 Supporting MP 231 Enhancement Project**
There were no public comments on this item.
3. **Resolution No. PC 14-12 Supporting Multi-User Paths Along the George Parks Highway**
There were no public comments on this item.

Adjournment: The Public Hearing was adjourned @ 7:18 PM.

APPROVED: _____

Sidney W. Michaels
Sid MICHAELS, Presiding Officer

ATTEST: _____

Gail Pieknik
Gail PIEKNIK, Borough Clerk

Date Approved: _____

1/20/2015

**Minutes of the Regular Meeting
Denali Borough Planning Commission
Tri-Valley Community Center
November 11, 2014**

1) Call to Order

The presiding-officer called the regular meeting to order at 7:29 PM.

2) Roll Call

Planning commissioners present were Patricia GRIGGS, Steve JONES, Mark MENKE, Sid MICHAELS, and Kesslyn TENCH. Lee LIGHTFOOT and Baxter MERCER informed the office that they would be unable to attend the meeting.

3) Public Comments

There were no public comments.

4) Approval of Agenda

Patricia GRIGGS MOVED to approve the agenda; Kesslyn TENCH seconded. By unanimous consent, the agenda was amended by adding d) under Correspondence:

- ASAP – Winter 2015 Geotechnical Activities.

The VOTE to approve the amended agenda PASSED unanimously.

5) Approval of Minutes

Patricia GRIGGS MOVED to approve the October 21, 2014 Worksession, Public Hearing, and Regular Meeting minutes; Kesslyn TENCH seconded. The VOTE to approve the October minutes PASSED unanimously.

6) Correspondence

- DNR – Proposed Reoffer statewide parcels and proposed mineral order
There was no discussion on this item.
- ASAP – Winter 2014 Material Sources Exploration Plan
Fifty-one potential material sites were identified. There is a site near Anderson and one near Cantwell, but neither is borough-owned. The mayor stated that ASAP was not requesting any additional use permits from the borough and has not appealed material source sites previously denied to them by the borough.
- NEON – Construction Update
There was brief discussion on this item.
- ASAP - Winter 2015 Geotechnical Activities
There was brief discussion on this item including the fact that the link to the information provided by ASAP was not working. The commission determined they had no official comments on this issue at this time.

7) Plats and Conditional Uses

There were no plats or conditional uses before the commission.

8) Reports

a) Mayor

- The commission's agenda is a breath of fresh air; the size and the scope of the packet are very workable. The resolutions before the commission (MP 231 Enhancements Project and borough-wide multi-use trails) are worthwhile and good steps to forwarding the borough's interests.
- The commission's recommendations regarding Ordinance 14-07 (public noticing of a vacation of easements) were passed onto the assembly, which is now working on Version C. The two zoning

ordinances (Nenana River Scenic Corridor and Airport Reserve) forwarded by the commission will be before the assembly for consideration and introduction at their next meeting.

- The Healy Pedestrian and Safety Ad Hoc Committee met on October 29 to compile public comments and review new information provided by the Department of Transportation and Public Facilities (DOT) and borough staff. This information will assist the committee in developing recommendations for pedestrian improvements and safety plans. Their next meeting is November 24.
- Ms. GRIGGS, Mr. MERCER, and Mr. LIGHTFOOT are on the assembly's next agenda for confirmation to continue service on the commission. The two vacant seats resulting from the resignations of JUSZAK and MCKINLEY have been posted, but no applicants have yet come forward. The seat openings are in Districts 3 and 4.
- The borough financial statements reveal that the general fund, which is the main operating fund, had revenues exceeding expenditures. There are also two enterprise funds, land management and land enterprise (solid waste), which were set up to operate from revenues generated by the enterprise. Both these enterprise funds have been supplemented by the general fund especially the landfill. This past year expenses in both these enterprise funds decreased. Revenues from the solid waste program rose 74%, which resulted in an operating loss of \$24,000, which is far less than in prior years. The land revenues went down 16%; the total operating loss was \$129,000. No new land sales are planned in the near future. The goal should be working to turn that around by developing a plan to sell borough-owned land especially borough-owned lots within established subdivisions.

It was noted that leasing land is a good way to produce revenue and many municipalities generate revenue from land via collection of a property tax.

b) Borough Planner

There was no report from the planner.

9) Communication and Appearance Requests

There were no communication or appearance requests.

10) Unfinished Business

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

The borough should switch gears and focus on trying to get something out of the pipeline crossing the Montana Creek area instead of trying to stop it from happening. The revenue the borough might get if the pipeline cross borough land will likely be determined by the committee set up by the governor. Access to the Montana Creek area via any roads or bridges constructed might be a good goal to shoot for. By unanimous consent this item was postponed to the next meeting.

b) Comprehensive Plan Review

During the worksession it was determined that the clerk would produce CDs for the commissioners with a copy of the Comp Plan in Word so as to accommodate editing. Sid MICHAELS will try and put the suggested changes into a draft document for the commission to review well in advance of the January meeting. The commission would appreciate being able to edit the document as a group; the clerk will maintain the updated document. By unanimous consent this item was postponed to the next worksession, public hearing, and regular meeting.

c) DOT – Statewide Long Range Transportation Plan

i. Resolution No. PC 14-11 Supporting MP 231 Enhancement Project

There are two drafts (1 and 2) presently before the commission. Steve JONES MOVED to substitute Draft 2 PC 14-11 for Draft 1; Kesslyn TENCH seconded. The VOTE to substitute PASSED unanimously.

1 Patricia GRIGGS MOVED to amend Draft 2 by correcting two typographical errors, replacing the
2 word "to" with the word "in" in the 7th WHEREAS clause, and deleting the word "that" from the
3 NOW THEREFORE clause; Kesslyn TENCH seconded. The VOTE to amend as stated PASSED
4 unanimously.

5
6 Mark MENKE MOVED to amend Draft 2 by replacing the language in the 4th WHEREAS statement
7 with the following: "while the Department of Transportation & Public Facilities' (DOT&PF)
8 proposed improvements address some crucial safety issues there are several concerns regarding
9 vehicular traffic flow in an already congested area that merit consideration"; Kesslyn TENCH
10 seconded. The VOTE to accept the modified clause PASSED unanimously.

11
12 Mark MENKE MOVED to substitute every reference of McKinley Village to Denali Park Village;
13 Kesslyn TENCH seconded. The VOTE to make these changes PASSED unanimously.

14
15 Steve JONES MOVED to have the 12th WHEREAS clause 4th bullet point read "north and south
16 bound through lanes" instead of "through north and south bound lanes" and change all numbers
17 to bullets and delete all periods from the bullets; seconded by Mark MENKE. The VOTE to
18 incorporate the stated changes PASSED unanimously.

19
20 Steve JONES MOVED to amend the 2nd WHEREAS clause to read: "WHEREAS, the planning
21 commission anticipates that the enhancements will not address all the safety issues encountered
22 in this area by the time it is built in 2018-19"; Kesslyn TENCH seconded. The VOTE to amend the
23 clause as described PASSED unanimously.

24
25 Patricia GRIGGS MOVED to add the word design after alternative in the title to the resolution and
26 to amend the 6th WHEREAS clause to read: "WHEREAS, the Denali Borough Planning Commission
27 has reviewed this project and has a proposed alternative design that it foresees would better
28 accommodate the future expansion in the area"; Mark MENKE seconded. The VOTE to amend
29 the title and the clause as described PASSED unanimously.

30
31 Steve JONES MOVED to approve Resolution No. PC 14-11 as amended; Kesslyn TENCH seconded.
32 The resolution if passed will be sent to Ms. Lauren Little of the Northern Region DOT along with
33 the illustration of the proposed alternative design and the comment sheet. The VOTE to approve
34 the resolution and to send it to DOT PASSED unanimously with GRIGGS, JONES, MENKE,
35 MICHAELS, and TENCH voting in the affirmative.

36
37 Steve JONES requested that the resolution and the illustration be passed onto the assembly for
38 their information.

39
40 ii. **Resolution No. PC 14-12 Supporting Multi-User Paths Along the George Parks Highway**

41 Steve JONES MOVED to approve Resolution No. PC 14-12; Kesslyn TENCH seconded.

42
43 The impetus for the concepts contained in resolution 14-12 came from a discussion the clerk had
44 with the Scenic Byways Coordinator, Marcheta Moulton, of the DOT. The clerk was informed that
45 monies for the Scenic Byways Program dried up under MAP 21. Ms. Moulton stated that she is
46 presently involved with the Bike and Pedestrian Program and the borough would be advised
47 to provide input on its desire to have multi-use trails spanning the length of the borough included
48 in the Statewide Long Range Transportation Plan, which is presently under review.

49
50 The alternate design proposed in Resolution No. PC 14-11 contains 2 miles of bike paths
51 and might be considered to be included in a packet with resolution 14-12 when sent to DOT.
52 There was discussion as to whether resolution 14-12 should be sent as written or if the submission

1 should be delayed until January to provide the commission time to polish the draft resolution to
2 make it more readable.

3
4 Steve JONES withdrew his motion to approve; Kesslyn TENCH withdrew her second.

5
6 By unanimous consent, this item was postponed to the next worksession, public hearing, and
7 regular meeting.

8
9 Steve JONES volunteered to draft a letter from the outline entitled Response to DOT's Long Range
10 Transportation Plan. The final letter, which would explain the present status of the borough's
11 transportation plan, along with resolutions 14-11 and 14-12 and the zoning ordinances passed to
12 the assembly could be compiled into a packet and sent to the point person within the Department
13 of Natural Resources (DNR) for the Yukon-Tanana Area Plan.

14
15 Sid MICHAELS, the clerk, and Patricia GRIGGS agreed to work on the draft letter prior to the
16 January packet being put together.

17
18 By unanimous consent, this item will appear as a sub-item of DOT - Statewide Long Range
19 Transportation Plan under Unfinished Business on the next worksession, public hearing, and
20 regular meeting agendas.

21
22 **d) DNR – Public and Charitable Use (Land) – Broad Pass**

23 Although funding under the Scenic Byways is not available at this time there are other sources of funding that
24 could be pursued. Some time needs to be dedicated to this issue. It would be an asset to the borough to
25 obtain and plan for a piece of land in the southern area of the borough.

26
27 By unanimous consent, this item will appear on the next regular meeting agenda.

28
29 **e) Discussion Speer Easement across Borough Land – Slate Creek Area**

30 The minutes from the October 2014 meeting indicate that the borough attorney does not consider Ms. Speer to
31 be in trespass of borough property at this time. His recommendation is to invite Ms. Speer to appear before the
32 commission to respond to questions and concerns of its members and the administration. If Ms. Speer refuses
33 to appear, she may be in trespass. Mayor Walker stated that no letter has yet been sent to Ms. Speer. The
34 timing of when the letter should be sent was determined to best occur after the first of the year, as the
35 commission most likely won't meet in December and the holidays are a busy season for all. The attorney
36 recommended a 30-day notice be given to Ms. Speer. The notice/letter should come from the staff person
37 assigned to the commission or if not staff, then the administrator, with a cc to the planning commission. If Ms.
38 Speer does attend a meeting, legal issues may arise. It was suggested that the mayor, who has spoken with the
39 attorney, may be the best person to pose questions to Ms. Speer.

40
41 The correspondence from the attorney was in an email, which the commission would like to be able to review.
42 The mayor suggested he could request a more full-blown write-up from the attorney regarding this issue. The
43 intent of the invitation to Ms. Speer is to clarify the easement issue, whether or not there is trespass, and what
44 steps Ms. Speer needs to take to resolve the issue; ultimately this will be a lesson learned for future granting of
45 easements across borough land. The administration will request the final as-built survey for the entire right-of-
46 way. The attorney stated that each affected landowner will need to deal with the "junk" or items left on their
47 property. The main issue is the as-built; Ms. Speer needs to explain why the commission should not revoke the
48 preliminary approval for the easement due to the applicant not complying with the terms and conditions of the
49 resolution.

50
51 The mayor agreed to share the attorney's correspondence via email with the commissioners. It was noted that
52 the correspondence is deemed confidential and should not be forwarded or shared with others.

1 In discussion with the planner, Ms. Speer indicated willingness to come in and talk about the issue and
2 indicated she was working on getting an as-built survey done.

3
4 **f) Commission Training - DCRA**

5 The training with Ms. Diane Sam of DCRA is scheduled for February 21, 2015 from 9 AM to 4 PM. By
6 unanimous consent, this item was postponed to the next regular meeting.

7
8 **11) New Business**

9 There was no new business before the commission.

10
11 **12) Public Comments**

12 Molly McKinley of Panguingue Creek Subdivision

13 Ms. McKinley stated that she would be absent from the borough for a number of months. She appreciates that the
14 commission is paying a lot of attention to the DOT Transportation Plan and park land trails and encouraged
15 continued vigilance on these topics. For those going to conference, have a good time.

16
17 **13) Commissioner Comments**

18 Patricia GRIGGS stated that the commission got quite a bit accomplished tonight and generated good ideas for the next
19 meeting.

20
21 Steve JONES would like to see a discussion of 2015 land sales added to the next agenda. There are borough-owned
22 parcels that could easily be put up for sale. It would be good to add revenue to the Land Management Budget. The
23 mayor and the planner could identify some of those parcels and provide maps so the commission has something to
24 look at. By unanimous consent, this item will appear under NEW BUSINESS on the January 20, 2015 regular meeting
25 agenda.

26
27 Kesslyn TENCH stated that she looked forward to attending the training conference in Anchorage next week.

28
29 Mark MENKE thanked members of the commission for using their time and talents to draft letters, maps and other
30 documents used to support the commission's work. Mr. MENKE also congratulated the mayor on his reelection.

31
32 Mayor Walker stated that it was a great meeting and he is encouraged by the communications with DOT.

33
34 **14) Time and Place of Next Meeting**

35 By unanimous consent, the commission agreed to cancel the December 2014 meeting.

36
37 The next meeting of the commission will be January 20, 2015 @ 6:15 PM in the Tri-Valley Community Center.

38
39 **15) Adjournment**

40 The presiding officer adjourned the November 11, 2014 Regular Meeting at: 9:00 PM.

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42
43 APPROVED: _____

44 Sidney W. Michaels
45 Sid MICHAELS, Presiding Officer

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47
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49 ATTEST: _____

50 Gail Pieknik
Gail PIEKNIK, Borough Clerk

Date Approved: 1/20/2015