Minutes of the Public Hearing
Denali Borough Planning Commission
Tri-Valley Community Center
March 15, 2016

Call to Order

The Planning Commission Public Hearing was called to order at 7:15 PM.

Roll Call

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

1. **DRAFT PC Resolution 16-04/Amend PC Resolution 09-06**
   There were no public comments.

Adjournment

The Public Hearing was adjourned at 7:20 PM.

APPROVED: _____
Lee Lightfoot, Deputy Presiding Officer

ATTEST: _____
Amber Renshaw, Deputy Clerk

Date Approved: _____

Minutes of the Regular Meeting
Denali Borough Planning Commission
Tri-Valley Community Center
March 15, 2016

Call to Order

Deputy Presiding Officer Lee LIGHTFOOT called the regular meeting to order at 7:21 PM.

Roll Call

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

Public Comments

There were no public comments.

Approval of Agenda

Anne CAPISTRANT MOVED to approve the agenda as presented. The motion was seconded. The VOTE by show of hands was unanimous.

Approval of Minutes

Baxter MERCER MOVED to approve the February 16, 2016 public hearing and regular meeting minutes as presented. The motion was seconded.

Anne CAPISTRANT MOVED to amend the minutes to have the clerk check the meeting tape for accuracy specifically under the Public Hearing and Communications and Appearances in the regular meeting to see if Ms. Spear's comments were interpreted correctly as, "If the borough will help pay for the construction, she will consider the access route open to public use." If the minutes are incorrect, to bring them back to the planning commission for amendment and if the minutes are correct, they stand as approved. The motion was seconded. The VOTE by show of hands was unanimous.

The VOTE to approve the February 16, 2016 minutes by show of hands was unanimous.

Correspondence

There was no correspondence.

Plats and Conditional Uses

A RESOLUTION PC 16-03 PROVIDING PRELIMINARY APPROVAL FOR PLAT 16-02 Replat through vacation of the common lot line between lots 12 & 13 of the Happy Valley Subdivision No. 2. Located within Sections 11 & 14, T17S, R7W, F.M. Alaska

Baxter MERCER MOVED to approve Resolution PC 16-03. The motion was seconded.

Discussion ensued on the fact that both properties were owned by the applicants and they wish to combine the two lots into one.

The VOTE to approve PC Resolution 16-03 by show of hands was unanimous.

Reports

Mayor

Mayor Clay Walker gave a written and verbal report as follows:

- The Mayor attended the Alaska Municipal League Legislative Conference in Juneau on February 15 – 18, 2016. Governor Walker applauded the Denali Borough for resolving to not submit capital requests in this fiscally challenged year.
- Chair Commissioner Hoffbeck informed the Municipal Advisory Gasline Projects (MAG) Board that commercial contract negotiations between project partners lacked sufficient progress for a constitutional amendment to be ready for the November 2016 election (which is required to obligate a binding agreement which would endure over years). The next opportunity for such a vote will be 2018. There is a very real possibility this may slow down for a bit.
- Winterfest was a big hit thanks to Kids in Motion for coordinating the festivities in Healy. The Kids Bake Off was a hit and the Talent Show was great. The mayor was honored to present the 2016 Denali Borough Mayor's Community Service Award to Karl Jewett, who has served Tri-Valley VFD for over thirty years.
- The mayor gave an update on the potential borough building. The building under consideration has more space than the borough needs and would need considerable renovations to transform into a municipal building.
- There will be a work group meeting to discuss the preliminary draft on Denali Borough Code of Ordinances Title 4 on March 24th at 5:00 PM. The mayor will not be able to attend because of conflict with the school board meeting.
- Borough Planner Marsha Lambert attended a public meeting in Cantwell where the selection of ANCSA community land was discussed. The community and Ahtna are working toward an agreement on lands to transfer to a State held Trust. We are pleased that progress continues on this ANCSA provision.
- Please pencil in to your calendars Saturday May 21st from 1-4 p.m. for the borough is planning a celebration of the 25th anniversary. Details and invitations will follow.
- The Denali Borough annual audit was issued by Kohler, Schmitt and Hutchison on February 29th. It is a clean audit
- The borough office received a letter from the State of Alaska. Department of Natural Resources, Alaska Historical Commission, to review a proposal to change the official name McKinley Park to Denali Park for the unincorporated community outside of the Denali National Park. The mayor is contacting constituents that live in the area for comment. The area follows the boundaries of the McKinley Census Designated Place (CDP).

Borough Planner

Marsha Lambert, Denali Borough Planner, informed the commission members that to answer an earlier question on the Alaska Stand Alone Pipeline (ASAP) project maps, a permanent right-of-way (ROW) is defined as an access road along the pipeline route. The temporary ROW is defined as temporary access for the construction of the pipeline.

Communication and Appearance Requests

There were no communications or appearances on the agenda.

Unfinished Business

Draft PC Resolution 16-04/Amend PC Resolution 09-06

Baxter MERCER MOVED to approve Amended PC Resolution 09-06. The motion was seconded.

Discussion ensued on concerns over geological sites in the area. The borough planner explained that these sites are located on state land and therefore the state will be researching the geological sites. There was also discussion on the stability of the hill that the road would be close to. The planner explained that borough staff does not have engineering degrees to study stability of hillsides.

Another issue brought forth was the fact that Resolution 09-06 amended does not explain what happens if the applicant does not follow the instructions of the resolution.

Anne CAPISTRANT MOVED to amend Amended Resolution 09-06 to add between the "Be it Further Resolved," "BE IT FURTHER RESOLVED: that if the final as-built survey is not completed within the time allotted in this resolution, preliminary approval is withdrawn and further use of the easement across Denali Borough property will be deemed a trespass." The motion was seconded. The VOTE by show of hands on the amendment was unanimous.

The VOTE to approve Amended Resolution 09-06 by show of hands was unanimous.

Anne CAPISTRANT MOVED to request the mayor and/or planner to see if the trees that still need to be cut or cleaned up are on borough property and if so, see if the applicant can receive a special or temporary use permit from the borough so that the trees can be cut and used by members of the community or Ms. Speer. The motion was seconded. The VOTE by show of hands was unanimous.

New Business

Proposed Gas Pipeline Route (Maps)

The discussion on the proposed Alaska Stand Alone Pipeline (ASAP) maps included:

- The fact that the maps are now aligned with the Alaska LNG maps.
- The permanent access road #542 located at Karma Ridge and how the people that reside there feel about having an upgraded permanent road.

- The concerns over how the pipeline would be built and safety in the Nenana Canyon area.

Commissioner Barbara Brease left the meeting at 8:50 PM.

Denali Borough Sign Ordinance

Anne CAPISTRANT MOVED to postpone the sign ordinance to the next work session, public hearing and regular meeting. The motion was seconded.

The commissioners discussed the pros and cons of this ordinance understanding that it was written due to concerns about some of the signage that has been appearing recently throughout the borough. It was stated that the State of Alaska does not follow its own statutes on the signs located within the State of Alaska, Department of Transportation, right-of way. This creates a conflict between the businesses that follow the state statutes and those that don't. Would the borough be able to enforce a sign ordinance?

The VOTE by show of hands to postpone to the next work session, public hearing and regular meeting was unanimous.

Public Comments

There were no public comments.

Commissioner Comments

Baxter MERCER discussed the water damage that happened at Tri-Valley School last year suggesting that the sprinkler system be changed to CO2. The mayor explained that the piping has been rerouted away from the computers.

Time and Place of Next Meeting

April 19, 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

Deputy Presiding Officer Lee LIGHTFOOT adjourned the meeting at 9:03 PM.

APPROVED: _____

Lee LIGHTFOOT, Deputy Presiding Officer

ATTEST: _____

Amber Renshaw, Deputy Clerk

Date Approved:_____