

1 **Minutes of the Public Hearing**
2 **Denali Borough Planning Commission**
3 **Tri-Valley Community Center**
4 **April 19, 2016**
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8 **Call to Order**

9 Presiding Officer Kesslyn TENCH called the Public Hearing to order at 7:16 PM.
10

11 **Roll Call**

12 Planning Commissioners present were Baxter MERCER, Kesslyn TENCH, Anne CAPISTRANT, Steve
13 JONES, Barbara BREASE, and Sid MICHAELS. Absent: Susan BRAUN, Mark MENKE and Lee
14 LIGHTFOOT. Mayor Clay Walker was present.
15

16 **1. Denali Borough Code Title 4 Draft Revision**

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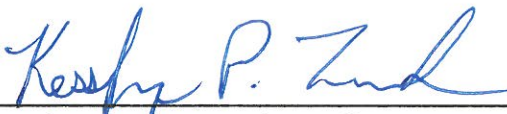
23 **2. Denali Borough Sign Ordinance**

24 No Comment
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26 **Adjournment**

27 Presiding Officer Kesslyn TENCH adjourned the Public Hearing at 7:24 PM.
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31 APPROVED: _____



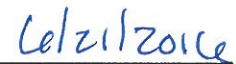
Kesslyn Tench, Presiding Officer

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37 ATTEST: _____



Amber Renshaw, Deputy Clerk

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41 Date Approved: _____



1 **Minutes of the Regular Meeting**
2 **Denali Borough Planning Commission**
3 **Tri-Valley Community Center**
4 **April 19, 2016**

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6 **Call to Order**

7 Presiding Officer Kesslyn TENCH called the regular meeting to order at 7:33 PM.
8

9 **Roll Call**

10 Planning commissioners present were: Kesslyn TENCH, Baxter MERCER, Anne CAPISTRANT,
11 Barbara BREASE, Steve JONES, and Sid MICHAELS. Absent: Susan BRAUN, Mark MENKE, and Lee
12 LIGHTFOOT. Mayor Clay Walker was present.
13

14 **Public Comments**

15 No comments
16

17 **Approval of Agenda**

18 Sid MICHAELS MOVED to approve the agenda as presented. The motion was seconded. The VOTE
19 by show of hands was unanimous.
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21 **Approval of Minutes**

22 Sid MICHAELS MOVED to approve the February 16, 2016 and March 15, 2016 public hearing and
23 regular meeting minutes as presented. The motion was seconded. The VOTE by show of hands
24 was unanimous.
25

26 **Correspondence**

27 No comments
28

29 **Plats and Conditional Uses**

30 No comments
31

32 **Reports**

33 **Mayor**

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

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

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

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

13 14 **Borough Planner**

15 No report

16 17 **Communication and Appearance Requests**

18 None

19 20 **Unfinished Business**

21 **Denali Borough Sign Ordinance**

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

24 25 **New Business**

26 **Denali Borough Code Title 4 Draft Revision**

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

- 28 • Change the wording “borough owned” to “borough” throughout the entire Title
- 29 • Change the phrase “borough land” to “borough real property” in 4.10.010
- 30 • Change any reference to “property” to say “real property”
- 31 • Add the words “14-days or less” in 4.01.040 D. to define short term
- 32 • In 4.05.005 C. add the word “simple” after the word “fee” to make “fee simple”
- 33 • Unify the Title by making all references state the same “Mayor or designee”
- 34 • In 4.10.020 change all references to the “Mayor annual work plan” by removing the
35 word “Mayor”
- 36 • In 4.10.020 add the date “by March 1st” to clarify when the annual work plan is due
- 37 • In 4.10.005 Definitions, remove definition H.
- 38 • Change the phrase “borough real property” to “borough land” in DBC Title 4.10.070
- 39 • In 4.10.010 D2. add the words “including environmental safeguards” after the words
40 “site specific”
- 41 • Remove item E. from 4.10.010
- 42 • In 4.10.040 C. change the word “permit” to “license”
- 43 • In 4.10.050 B. remove the words “see below”

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

18
19 The motion was seconded. The VOTE by show of hands was unanimous.

20
21 Presiding officer Kesslyn Tench asked the clerk to send out an updated copy of draft Title 4
22 with the changes voted on in this meeting as soon as possible. Ms. Tench asked individual
23 commissioners to work on specific sections of the draft Title 4 revision and to send the clerk
24 their proposed changes. Those proposed changes will be incorporated into the next draft
25 version of Title 4 to be considered at the next meeting.

26 27 **Public Comments**

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

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

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

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

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10 **Commissioner Comments**

11 Sid MICHAELS stated it was good to be back.

12
13 Steve JONES offered to draft two new resolutions; one in support of the proposed liquefied
14 natural gas pipeline route through Denali National Park lands, and second, to encourage the
15 State Department of Transportation to establish a bus/hazardous materials lane at the railroad
16 crossing in Denali National Park around mile 236 of the George Parks Highway.

17
18 Barbara BREASE expressed her concern about the zip line commercial activity and how that
19 operation will impact our community and the lands surrounding the zip line activity area.

20
21 Anne CAPISTRANT thanked those in attendance for their comments and shared that she will
22 not be able to attend the May meeting.

23
24 Kesslyn TENCH thanked all of those in attendance for their patience and diligence in working
25 through Title 4 in one meeting.

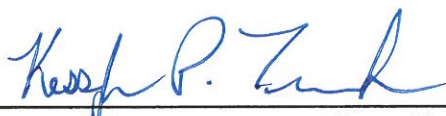
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27 **Time and Place of Next Meeting**

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

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31 **Adjournment**

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

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36 APPROVED: _____



Kesslyn TENCH, Presiding Officer

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41 ATTEST: _____



Amber Renshaw, Deputy Clerk

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Date Approved: 4/21/2016