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**Minutes of the Public Hearing
Denali Borough Planning Commission
Tri-Valley Community Center
February 18, 2014**

Call to Order: Presiding Officer, Sid MICHAELS, called the Planning Commission Public Hearing to order at 7:15 PM.

Roll Call: Planning Commissioners present were Steve JONES, Ryan JUSCZAK, Molly MCKINLEY, Baxter MERCER, and Sid MICHAELS. Patricia GRIGGS called the office to report she would be unable to attend the meeting due to illness. Mark MENKE was absent.

1. Plat 14-001 Replat a 50' access/utility easement Lot 2-A-N, Lot 2, Lot 1-A, and Lot 1-B in the Freeheel Subdivision (South of Carlo Creek)

Timothy Venechuk, of Healy, Alaska

Mr. Venechuk stated he was present, as the representative of the property owners, to respond to questions. He noted that the private access road was already constructed.

2. Vacating and replatting a property line between lot 1 and 2, subdividing lot 2, and vacating a 25 foot public access easement within Parcel 1, ASLS 87-23 Located within Section 13, T12S, 8W, F.M., Alaska (Parks Highway – Lausen)

Timothy Venechuk, of Healy, Alaska

Mr. Venechuk stated he was present, as the representative of the property owners, to respond to questions. The property is owned by Leroy Lausen and he is leasing it to Princess. The requested changes are to facilitate Princess' development. Buildings have already been moved onto the easement. No one is using the easement.

3. Fiscal Year 2015 Land Management Budget

There was no public comment on this item.

4. Draft 4 Chapter 9.21 Zoning Nenana River Scenic Corridor (Proposed)

Cyrus Cooper, Ranch Road, Healy, Alaska

Mr. Cooper stated he was glad to see that the commission had worked diligently on this topic. He noted that one public meeting would be required to change the zoning of the location. Why is there only one opportunity to weigh in on the issue of changing the zoning? Why is this zoning proposal coming forward now? Are corporate interests driving the effort, is it because we feel compelled to protect the environment in some way, are we afraid of residential encroachments? As the borough starts to zone an area, what is next? Where do we stop? Mr. Cooper stated that he recalls that 90% of the borough residents do not want any zoning at all going back to 2007. If the borough owns a portion of the land in the corridor, does the borough intend to keep it or raise the price and sell it? If we are going to the trouble of zoning the area, why require only one meeting to allow it to be changed? What are we doing to safeguard it?

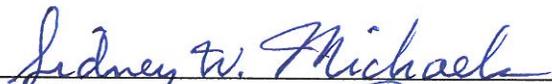
1 **5. Draft 3 Chapter 9.22 Zoning Airport Reserve (Proposed)**

2 Cyrus Cooper, Ranch Road, Healy, Alaska

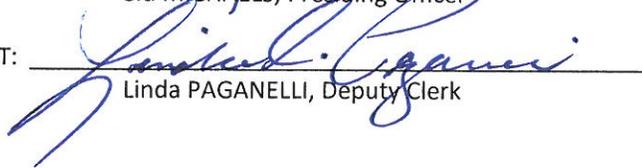
3 The 7000 foot encroachment issue should be added as an overlay to the map. It would be helpful to see the
4 area where restrictions are going to be applied on each end of the runway. There are private property owners
5 that will be impacted. The borough owns land depicted within the zoning area. The borough cannot do
6 anything on mental health land. Does the borough have a letter of understanding with the state that they will
7 abide by the zoning if it is set up? The borough cannot trump the state.
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10 **Adjournment:** The Presiding Officer closed the Planning Commission Public Hearing @ 7:25 PM.
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45 APPROVED: _____


Sid MICHAELS, Presiding Officer

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48 ATTEST: _____


Linda PAGANELLI, Deputy Clerk

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50 Date Approved: 3.18.2014