

**Minutes of the Regular Meeting  
Denali Borough Planning Commission  
Tri-Valley Community Center  
March 18, 2014**

**1) Call to Order**

The Presiding Officer, Sid MICHAELS, called the planning commission regular meeting to order at 7:47 PM.

**2) Roll Call**

Planning Commissioners present were Patricia GRIGGS, Steve JONES, Molly MCKINLEY, Baxter MERCER, and Sid MICHAELS. Ryan JUSZAK called the office to report he would be unable to attend the meeting. Mark MENKE was absent.

**3) Public Comments**

There were no public comments.

**4) Approval of Agenda**

Baxter MERCER MOVED to approve the agenda; Patricia GRIGGS seconded. The VOTE to approve the agenda PASSED unanimously.

**6) Approval of Minutes**

Molly MCKINLEY MOVED to approve the February 18, 2014 Worksession, Public Hearing, and Regular Meeting minutes; Baxter MERCER seconded. The VOTE to approve the February 18, 2014 minutes PASSED unanimously.

**7) Correspondence**

- a) AKRR – Northern Extension Update Tri-Borough Meeting
- b) AGDC – ASAP Project Overview 11-2013

AGDC – Request for Access Across Borough Land (Received by the borough 3-10-14)

It was noted that a second correspondence was received from AGDC regarding a borehole monitoring project in the northern region of the borough. The mayor approved the request and provided a Temporary Use Permit for access in one area for a period of one year. A fee of \$50.00 was collected.

- c) NEON Construction Update and a DOT notice of a staging area for this project on the Stampede Rd
- d) DOT – Riley Creek Bridge Final Design Study Report

The bridge will be three lanes wide to accommodate a turning lane and the shoulders will be eight feet wide instead of four. A portion of the eight feet could be designated as a bike/walking trail. The commission could make comment promoting the pedestrian use of the shoulder at the next meeting.

It was proposed that the railroad and highway right-of-ways be switched in the area south of the entrance to Denali National Park. The steep grade going south might be a hindrance to the railroad. This and other associated ideas have and continue to be discussed.

- e) DNR Municipal Land Entitlement Preliminary Decision (Received by the borough 3-10-14)

During the break, Steve JONES and Molly MCKINLEY drafted a resolution, based on the discussion during the worksession, in response to the Preliminary Decision.

Molly MCKINLEY and Steve JONES produced a draft resolution highlighting points of concern regarding the Preliminary Decision during the break. The commission reviewed and made some changes to the draft.

Steve JONES MOVED to approve PC 14-04 as corrected; Molly MCKINLEY seconded. The ROLL CALL VOTE was unanimous with GRIGGS, JONES, MCKINLEY, MERCER, and MICHAELS voting in the affirmative.

- 1 f) DNR – Alaska Travel Adventures Permit Renewal Stampede Road  
2 The trail is getting very rough passed 8-Mile Lake. The state permits a number of companies to use this  
3 area for commercial tours. The company in question uses Jeeps and appears to follow the rules of the  
4 road, keeps a tidy day-use area, and is polite to other users. Other users, 4-wheelers and Argos, are going  
5 off trail thus expanding use into areas not formerly used by motorized recreationists. At any time during  
6 the year, if the commission learns of further degradation of the area, comments can be submitted to DNR.  
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## 8) Plats and Conditional Uses

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

Mr. Venechuk, representative of the property owners, was present to respond to questions.

The commission has been reviewing PC 14-02; a proposed revised resolution was distributed to the commission at this meeting. The proposed changes include the following:

- In the first WHEREAS clause, delete "proposed easement sketch."

By unanimous consent, the commission agreed to this change.

- In the NOWTHEREFORE BE IT RESOLVED clause, add points 2-4 as follows:
  2. Show the notes from the previous plat on the re-plat as requested by GVEA
  3. Allow GVEA to review the final plat before it is approved as requested by GVEA
  4. Provide a list of property owners within 500 feet beyond petition area

By unanimous consent, the commission agreed to all the proposed changes.

Although it does not relate to the approval of Plat 14-001, it was recommended that it was in the best interest of the owners of the Freeheel SD lots to get a private easement from the owner of Lot 2A. At present, the landowners are accessing their property via a utility easement.

Steve JONES MOVED to approve Resolution No. PC 14-02; Patricia GRIGGS seconded. The ROLL CALL VOTE to approve the resolution PASSED unanimously with GRIGGS, JONES, MCKINLEY, MERCER, and MICHAELS voting in the affirmative.

Mr. Venechuk thanked the commission; the commission expressed appreciation for the submission of the list of property owners. Ms. Coykendall, a property owner, thanked the commission.

## 9) Reports

### a) Mayor

- The mayor thanked the commission for their work and applauded the commission's ability to get a resolution written and passed during a meeting.
- The Denali Borough Financial Disclosure Statements are due April 15.
- The Alaska Municipal League Legislative meeting in Juneau went well. It was learned that the Stampede State Recreation Area is a non-mover in the present legislature. Energy was the big topic.
- The mayor thanked Molly MCKINLEY for attending the successful Tri-Borough Meeting, which occurred over Winterfest weekend. The state's gasoline coordinator and the Alaska Railroad gave presentations.
- The mayor thanked Molly MCKINLEY and Baxter MERCER for attending United States Senator Lisa Murkowski's presentation on Monday, March 17.
- The mayor thanked Steve JONES for attending and presenting information on the Preliminary Decision to the assembly in Cantwell on March 12.

The mayor was asked about the status of the proposed chapters to Title 9 sent to the assembly last month. The budget is a top priority so the chapters are on hold.

1           **b) Borough Planner**

2           DNR put out a special edition for lands available for sale.

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4           The Presiding Officer thanked Marsha for the work she did on creating and distributing borough maps to the  
5           commission.

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7           **10) Communication and Appearance Requests**

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

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10           **11) Unfinished Business**

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12           **a) Discussion Alaska Gas-line Development Corp (AGDC) Pipeline Project within the Denali Borough**

13           The commission again expressed displeasure of the proposed gas pipeline going thru the Montana Creek area  
14           and expressed the sentiment that the borough should work to prevent this from happening. A zoning  
15           ordinance is about the only option and it may or may not be effective.

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17           The mayor provided an update on SB 138 the large diameter pipeline for gas export also under the purview of  
18           the AGDC. Some municipal leaders have expressed concerns with payment in lieu of taxes (PILT) rather than a  
19           property tax structure. The mayor testified during a Senate Finance Committee hearing. The Denali Borough,  
20           which does not have property taxes, expressed comfort with PILT payments and desire for the borough to be  
21           involved in future discussions.

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23           **b) Draft 2 Chapter 4.01 Definitions (Proposed)**

24           There was no discussion on this item. The commission is considering a separate worksession to work on all of  
25           Title 4 Chapters. By unanimous consent, this item was postponed to the next meeting.

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27           **c) Draft 3 Chapter 4.05 Real Property Acquisition**

28           There was no discussion on this issue. By unanimous consent, this item was postponed to the next meeting.

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30           **d) Draft 12 Chapter 4.10 Management of Borough Real Property**

31           There was no discussion on this item. By unanimous consent, this item was postponed to the next meeting.

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33           **e) Draft 8 Chapter 4.15 Disposal of Borough Real Property**

34           There was no discussion on this issue. By unanimous consent, this item was postponed to the next meeting.

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36           **f) Draft 17 Chapter 4.25 Real Property Management Plan (Proposed replacement for Chapter 4.25 Classification  
37           of Borough-owned Lands.)**

38           By unanimous consent, this item was postponed to the next meeting.

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40           **Draft Resolution Working Example Version 6**

41           There was no discussion on this item. The Draft Resolution was postponed indefinitely by unanimous consent

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43           **g) Proposed Amendment Chapter 9.15 Zoning – Height Restrictions**

44           The proposals in this amendment would best be reviewed by the assembly at the same time they are  
45           considering Proposed Chapter 9.22 Zoning Airport Reserve District. The 9.15 amendment would help ensure  
46           development of buildings or towers do not violate height restrictions on structures near airports. A letter of  
47           explanation to accompany the proposed amendment will be drafted by Steve JONES for review at the next  
48           commission meeting. It was suggested that commissioners attempt to obtain feedback from the borough's fire  
49           and EMS departments to ascertain how this proposal might impact them.

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51           By unanimous consent, this item was postponed to the next worksession and regular meeting.

1 **12) New Business**

2 There was no new business before the commission.

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4 **13) Public Comments**

5 There were no public comments.

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7 **14) Commissioner Comments**

8 Patricia GRIGGS stated that it was a good meeting and she was glad to have public present.

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10 Steve JONES noted that Mr. Lightfoot of Cantwell was present and encouraged him to put an application in for the  
11 empty commissioner seat in that district. Mr. Lightfoot said he had failed to complete the paperwork but  
12 appreciated the invitation to serve.

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14 Mr. Mercer appreciated that three new assembly members were present at the meeting.

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16 Ms. McKinley noted that a constituent mentioned that it would be a shame if all the commission's work were to go  
17 away, if the commission tabled proposed changes to chapters in Title 4. There is an Open House at  
18 Princess's Homestead this coming Saturday.

19  
20 Sid MICHAELS said it was a good meeting.

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22 Marsha Lambert, planner, notified the commission that the Alaska LNG project had contacted the office regarding  
23 permitting a pipeline in the Denali Borough.

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25 **15) Time and Place of Next Meeting**

26 The next meeting of the commission will be April 15, 2014 @ 6:15 PM in the Tri-Valley Community Center.

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28 **16) Adjournment**

29 The Presiding Officer adjourned the March 18, 2014 Regular Meeting at 9:08 PM.  
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44 APPROVED: *Sidney W. Michaels*  
45 Sid MICHAELS, Presiding Officer

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47 ATTEST: *Linda L. Paganelli*  
48 Linda PAGANELLI, Deputy Clerk  
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Date Approved: 4.15.14