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**Minutes of the Regular Meeting
Denali Borough Planning Commission
Tri-Valley Community Center
May 20, 2014**

1) Call to Order

The Presiding Officer, Sid MICHAELS, called the planning commission regular meeting to order at 7:48 PM.

2) Roll Call

Planning Commissioners present were Patricia GRIGGS, Steve JONES, Ryan JUSCZAK, Lee LIGHTFOOT, Molly MCKINLEY, Mark MENKE, Sid MICHAELS, and Kesslyn TENCH. Baxter MERCER was absent.

3) Public Comments

Hannah Ragland of Panguingue Creek Subdivision

- The Alaska Stand Alone Gas Project (ASAP) and Liquid Natural Gasline (LNG) projects are happening simultaneously with no coordination between the two. This is a waste of state resources and will cause double the impacts on the land. The borough should take this into consideration when approving permits. Hopefully, there is better coordination in the future.
- The QAP request for a temporary water use permit includes Panguingue Creek, where Great Northwest is already extracting large quantities of water. The planning commission expressed concern last year when it was only Great Northwest taking water.
- Regarding the request by a film crew for temporary use of a base camp to be setup near residences in the Panguingue Creek Subdivision and use of the Stampede Trail to film off-road vehicles, Ms. Ragland is pleased the commission will be providing comment.
- The long-term stated desire of residents to have developed trails and the mayor's proposed ad hoc committee to address pedestrian safety are perfectly timed to coincide with and provide comment on the Statewide Long Range Transportation Plan Update.
- It is disheartening to learn that the commission is considering trashing all the work that has been done over the last four years on the classification chapter. Ms. Ragland does not agree with the notion of discarding the work and proposed that classification and management plans could be compared to the planning of a house whereby classification would identify how each room in the house would be used and the management plans would identify what is necessary to prepare that room for that use. Classification and management plans could be done simultaneously.
- Ms. Ragland supports the commission holding a worksession to address classification and management plans. She strongly supports classifying the land first and then creating the management plan. She would appreciate receiving notice if the meeting is cancelled. She suggested she could call the office to ascertain whether a meeting was still scheduled to occur.
- The mayor might consider hiring a professional planner to work on management plans. The commissioners are volunteers and do not have the necessary time to create a management plan for each parcel of borough-owned land. If the commission does take on this duty, it should consider using other bodies and other resources otherwise we are looking at this project taking a very long time.
- Classification needs to happen soon because the borough has already approved use of unclassified borough land (e.g. Kobe communication site) and pressure will only increase to allow more uses on more land that is not classified. Wrap up the classification chapter, as soon as possible, so that we can move on to actually classifying land.
- The gravel pit was not unsuccessful due to a lack of a management plan, but rather it was unsuccessful because not enough classification categories were offered in the chapter. More classification categories could be added overtime.
- Ms. Ragland stated that she appreciated all the commission has done and thanked the commission for all they do.

1 **4) Approval of Agenda**

2 Patricia GRIGGS MOVED to approve the agenda; Molly MCKINLEY seconded. The VOTE to approve the agenda
3 PASSED unanimously.
4

5 **6) Approval of Minutes**

6 Patricia GRIGGS MOVED to approve the April 15, 2014 Worksession, Public Hearing, and Regular Meeting minutes;
7 Ryan JUSCZAK seconded. The VOTE to approve the April 15, 2014 minutes PASSED unanimously.
8

9 **7) Correspondence**

10 The following correspondences were discussed during the worksession.

- 11 a) Arcticgas.gov – AK Lawmakers Approve LNG Project Legislation
- 12 b) LGN Project – Exxon Mobil – Paragon Partners – Temp Use Permit
- 13 c) AGDC – ASAP – Trench Site – Temp Use Permit
- 14 d) AGDC – ASAP – Complete Borehole Drilling/Collect Geotechnical Data
- 15 e) DNR – Quality Asphalt Paving – Temp Use of Water
- 16 f) DNR – Stampede Trail – Temp Use Land – Film Crew
- 17 g) NEON – Construction Update
- 18 h) DOT – Statewide Long Range Transportation Plan Update

19
20 The commission chose to further discuss item 7 (f) the request to DNR to provide temporary use of the Stampede
21 Trail for filming off-road vehicle use. The commission took a break at 8 PM to finish drafting a comment letter.
22 The commission reconvened at 8:09 PM. A draft letter to the Department of Natural Resources (DNR) was
23 distributed to the commission.
24

25 Ryan JUSCZAK MOVED to approve to send the draft letter; Molly MCKINLEY seconded. It was suggested that a
26 sentence be added identifying that erosion along the trail already exceeds that allowable; this is a talking point
27 that could be added to a future letter. The VOTE to approve sending the draft letter to DNR PASSED unanimously.
28

29 **8) Plats and Conditional Uses**

30 There were no plats or conditional use issues before the commission.
31

32 **9) Reports**

33 a) **Mayor**

34 The mayor was not in attendance, but provided the commission with written comments summarized below:

- 35 • The mayor is attending the NACO Western Interstate Region Conference in Anchorage.
- 36 • At their May meeting, the assembly confirmed Kesslyn Tench and Lee Lightfoot as commissioners.
- 37 • The assembly passed the FY'15 budget and a resolution establishing the Healy Pedestrian and
38 Transportation Safety Ad Hoc Committee. Commissioners or others with interest in this topic should
39 fill out and return an application.
- 40 • On May 1, there was a teleconference with DNR regarding the amended Municipal Land Entitlement
41 Preliminary Decision. The selection process cannot be reopened. DNR encouraged the borough to
42 provide input on which portion of the Boulder Creek selection it prefers to receive. The Boulder Creek
43 selection appears to have access off the Rex Trail. A right-of-way connecting Stampede Road
44 subdivisions with Slate Creek development is a possibility. No land in the Broad Pass area is
45 conveyable however the state owns a portion of land that may be conveyed via the Public and
46 Charitable Use statute. If the borough is interested in gaining a piece of this land via this program, it
47 should move on it soon while folks familiar with the borough's history regarding this land selection
48 are in actionable positions with DNR.
- 49 • Marsha Lambert has been working with AGDC and LNG on their applications for temporary use of
50 borough land. Three permits have recently been approved.
- 51 • The Department of Transportation (DOT) intends on having a 30-day online open house regarding the
52 Statewide Long Range Transportation Plan later this summer.

1
2 By unanimous consent, the Statewide Long Range Transportation Plan will appear on the June 17 worksession
3 and regular meeting agendas.
4

5 **b) Borough Planner**

- 6 • At the assembly meeting, DOT provided handouts with phone numbers to call if there are issues with
7 highway construction; the aknavigator.org website will provide current updates on the construction.
- 8 • The Army Corps of Engineers is accepting comments regarding proposed changes to placer mining
9 regulations.
- 10 • LNG folks did not provide a lot of information at the assembly but are planning outreach efforts to
11 borough communities.
- 12 • The new state brochure with land offerings has been published.
13

14 **10) Communication and Appearance Requests**

15 There were no communication or appearance requests for this meeting.
16

17 **11) Unfinished Business**

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

19 There was no further discussion on this item; by unanimous consent it was postponed to the next meeting.
20

21 **b) DNR – Municipal Land Entitlement Preliminary Decision Discussion**

22 The borough should pursue charitable land from the state in the Broad Pass area. The borough will need to
23 choose 1100 of the 1920 acres selected in the Boulder Creek area. By unanimous consent, these two items will
24 be added to next month's agenda under New Business.
25

26 **c) Draft 2 Chapter 4.01 Definitions (Proposed)**

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

29 **d) Draft 3 Chapter 4.05 Real Property Acquisition**

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

32 **e) Draft 12 Chapter 4.10 Management of Borough Real Property**

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

35 **f) Draft 8 Chapter 4.15 Disposal of Borough Real Property**

36 There was no discussion on this issue. By unanimous consent, this item was postponed to the next meeting.
37

38 **g) Draft 17 Chapter 4.25 Real Property Management Plan (Proposed replacement for Chapter 4.25 Classification
39 of Borough-owned Lands.)**

40 There was no discussion on this issue. By unanimous consent, this item was postponed to the next meeting.
41

42 **h) Proposed Amendment Chapter 9.15 Zoning – Height Restrictions**

43 Molly MCKINLEY MOVED to substitute Draft 2Chapter 9.15 for the Draft Proposed Amendment; Patricia
44 GRIGGS seconded. The VOTE to substitute was unanimous. Draft 2 is the same language in ordinance form.
45

46
47 Height restrictions above those noted in the proposed chapter would need a building permit. The State Fire
48 Marshall controls all commercial buildings in the state.
49

50 Ryan JUSCZAK left the meeting at 8:31 PM.
51

52 By unanimous consent, this item was postponed to the next regular meeting.
53

1 **12) New Business**

2 a) **Draft 1 Chapter 9.10 Subdivisions – Proposed Amendment: Public Notice**

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

4
5 b) **Comprehensive Plan Review (Amended thru 11/2011)**

6 As per Denali Borough Code, the Comprehensive Plan must be reviewed by the Planning Commission at least
7 once every two years. The last review was in 2011. A proposal was made to request the assembly to amend the
8 timeline for review to once every five years.

9
10 By unanimous consent, the Comprehensive Plan chapters 1, 2, and 3 was postponed to the next worksession
11 and regular meeting.

12
13 **13) Public Comments**

14 There were no public comments.

15
16 **14) Commissioner Comments**

17 Kesslyn TENCH stated she was happy to be here and would do her best to learn the issues facing the commission.

18
19 Molly MCKINLEY thanked Kesslyn TENCH and Lee LIGHTFOOT for volunteering on the commission and stated it was
20 nice to see Mark MENKE present. It is awesome to have a full commission. It is important to keep the big picture in
21 mind when proposing to add layers (height restrictions) to the planning process and during the review of the
22 Comprehensive Plan.

23
24 Mark MENKE thanked Kesslyn and Lee for volunteering and thanked the six commissioners for tolerance for his
25 absence and stated he was glad to be back.

26
27 Lee LIGHTFOOT thanked the commission for having him and stated he would try to get some information to the
28 commission regarding a DNR trail in Cantwell.

29
30 Patricia GRIGGS is glad to have a full commission and that Mark MENKE has returned.

31
32 The clerk stated that as the commission was reviewing the Comp Plan that the stated goals should be reviewed
33 and measurable objectives added.

34
35 Sid MICHAELS stated it is nice to have a full commission. Mr. MICHAELS will not be present for the July meeting.
36 The Denali Park trip is scheduled for June 8; if the new members are interested they should contact the office as
37 soon as possible.

38
39 **15) Time and Place of Next Meeting**

40 The next proposed meeting of the commission is a worksession on June 10 from 6:15 PM to 9:30 PM. Molly
41 MCKINLEY MOVED to post this meeting; Kesslyn TENCH seconded. The VOTE to schedule the meeting PASSED
42 unanimously. The meeting will be posted as Title 4 – Table Top Exercise Panguingue B.

43
44 The next regular meeting of the commission will be June 17, 2014 @ 6:15 PM in the Tri-Valley Community
45 Center.

46
47 **16) Adjournment**

48 The Presiding Officer adjourned the May 20, 2014 Regular Meeting at 8:46 PM.

49
50 APPROVED: *Sidney W. Michaels*
51 Sid MICHAELS, Presiding Officer

52
53 ATTEST: *Linda Paganelli*
54 Linda PAGANELLI, Deputy Clerk

Date Approved: *June 17, 2014*