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

Call to Order: Presiding Officer, Sid MICHAELS, called the Planning Commission Worksession to order at 6:22 PM.

Roll Call: Planning Commissioners present were Patricia GRIGGS, Steve JONES, Ryan JUSCZAK, Molly MCKINLEY, Mark MENKE, Baxter MERCER, Sid MICHAELS, and Kesslyn TENCH.

Mr. Lee LIGHTFOOT arrived at 6:25 PM, at which time he took his Oath of Office as a new commissioner.

1. Denali Borough Code – Title 4 Real Property

The May 6 worksession was cancelled due to lack of a quorum. The commission scheduled another worksession for June 10, 2014 from 6:15 – 9:15 PM. The commission will conduct a table top exercise to attempt to classify and/or create a management plan for the Panguingue B municipal land entitlement (MLE); during this exercise, the commission will have all of Title 4 available for reference purposes.

The clerk requested that commissioners contact the borough office by email or phone no later than noon on Monday, June 9, to report whether they will or will not be able to attend the worksession. The clerk will send out an email reminder to this effect on June 4.

2. Draft 1 Chapter 9.15 Proposed Amendment – Height Restrictions

The commission sent two zoning ordinances to the assembly; one of the ordinances proposes zoning an area within the borough for development of a regional airport. The height restriction ordinance, if enacted, would protect the area surrounding the proposed airport reserve from development not conducive to air traffic. The amendment would also require a special use permit for any building over 35 feet tall or a structure over 100 feet tall erected anywhere in the borough. A borough review of a proposed building project would evaluate public safety and the ability of the local fire departments to fight a structural fire. Where towers are erected would also be better controlled.

The commission is seeking input from local volunteer fire departments on how the proposals contained in the proposed amendment might impact their departments.

A memorandum to the assembly explaining why an amendment to 9.15 is being proposed will be drafted by Steve JONES. Sid MICHAELS agreed to assist in this effort.

The proposed amendment has been put into ordinance form. Sid MICHAELS pointed out that Section 9.15.025 C. 3. reads awkwardly; MICHAELS volunteered to work on polishing up the language.

3. Draft 1 Chapter 9.10 Subdivisions – Proposed Amendment: Public Notice

Via code, plats with easement or right-of-way vacation requests already require the petitioner to provide the borough with the names and addresses of landowners within 500' of the affected area. The code does not stipulate what is to be done with the information once amassed. The proposed amendment would have the land technician notify the above mentioned landowners of the requested vacation and publicly post the proposed action for 21 days, based on 4.10.040 Public Notice. Both notices will include a sketch. A memorandum, explaining the justification for the proposed amendment, to the assembly is also before the commission. The proposed Public Notice

1 amendment may require more than one meeting to accomplish a vacation of an easement or right-of-
2 way.

3
4 Baxter MERCER left the meeting at 6:56 PM.

5
6 As there was additional time left in the worksession, the Presiding Officer asked the commission if it
7 was willing to review correspondences the commission received since the April meeting during the
8 worksession. By unanimous consent, the commission agreed to review the correspondences.

9
10 Arcticgas.gov – AK Lawmakers Approve LNG Project Legislation

11 The borough is presently receiving two sets of land use requests from the two proposed gasline
12 projects, LNG and ASAP under the Alaska Gasline Development Corporation (AGDC). The proposed
13 alignments for the two gas line projects are different. LNG is presently conducting non-invasive
14 surveys of cultural resources, possible access areas, and wetlands. AGDC is conducting environmental
15 surveys, digging boreholes, and requesting access across borough land. The commission discussed the
16 possibility of submitting comments on the LNG line sooner rather than later. When the mayor
17 approved the LNG temporary use permit, he provided them with resolutions passed by the assembly
18 and the commission regarding the borough favoring the Parks Highway route vs. the bypass route,
19 which cuts thru the borough's Montana Creek land selection. The LNG project public relations team is
20 scheduled to be visiting borough communities to provide the public with information.

21
22 LNG Project – Exxon Mobil – Paragon Partners – Temp Use Permit

23 LNG personnel, under permit, are conducting a reconnaissance on borough lands. The Presiding
24 Officer asked the commission if it would like to provide further comments to LNG; if so, written bullet
25 points should be brought to the next meeting.

26
27 AGDC – ASAP- Trench Site – Temp Use Permit

28 This item has already been approved by the mayor; there were no comments from the commission.
29

30 AGDC – ASAP – Complete Borehole Drilling/Collect Geotechnical Data

31 There were no comments on this item.
32

33 DNR – Quality Asphalt Paving – Temporary Use of Water

34 There were no comments on this item.
35

36 DNR – Stampede Trail – Temp Use Land – Film Crew

37 Proposed use dates span from June 1 to August 31; comments are due May 30. There is little time for
38 the Department of Natural Resources to review comments before use is allowed. The permit is for
39 filming off-road vehicles (ORV) along the Stampede Trail and setting up a base camp, very near to
40 residences in the Panguingue Creek Subdivision, for approximately 30 persons. The commission was
41 generally opposed to this use. The 60-day use period would not all be spent on the Stampede Trail as
42 the film crew will be travelling around the state. Some general comments regarding DNR's policy of
43 allowing multiple ORV tour companies out on the trail and the associated degradation of the trails
44 were suggested talking points for a letter.

45
46 NEON – Construction Update

47 There was no discussion on this item.
48

49 DOT – Statewide Long Range Transportation Plan Update

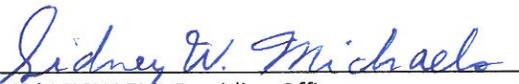
50 Ideas for any improvements along the Parks Highway should be brought to the next meeting in
51 writing.
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ASAP – Environmental Studies Request

The request from ASAP is to gain authorization to access and conduct environmental studies on borough land. This request arrived on May 20.

Adjournment: The Presiding Officer closed the Planning Commission Worksession @ 7:17 PM.

APPROVED: 
Sid MICHAELS, Presiding Officer

ATTEST: 
Linda PAGANELLI, Deputy Clerk

Date Approved: 