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**Minutes of the Worksession
Denali Borough Planning Commission
Tri-Valley Community Center
June 10, 2014**

Call to Order: Presiding Officer, Sid MICHAELS, called the Planning Commission Worksession to order at 6:20 PM.

Roll Call: Planning Commissioners present were Steve JONES, Molly MCKINLEY, Mark MENKE, Baxter MERCER, Sid MICHAELS, and Kesslyn TENCH. Patricia GRIGGS, who is out of state, and Ryan JUSCZAK, who called in sick, were not present.

Lee LIGHTFOOT arrived at 6:40 PM.

1. Denali Borough Code – Title 4 Real Property – Tabletop Exercise Panguingue B Planning

Steve JONES compiled a draft document on Panguingue B enumerating past public comments (2010 and 2013) on proposed uses of Panguingue B west of the Parks Highway and developments that may impact borough planning: potential gasoline alignments, the presence of an RS2477 trail, the potential influence of the proposed Stampede State Recreation Area and the Panguingue Creek Subdivision (200 lots), the gravel pit at mile 1.7 Stampede Road, and the long term use of some of the area for grazing purposes.

Mr. Jones provided a list of guide-lines for the management of Panguingue B west of the Parks Highway as follows:

1. Maintain the rural residential nature of the area.
2. Maintain existing agricultural uses in the area.
3. Maintain the 1.7 Mile gravel pit on the Stampede Road; not to be excavated below road level.
4. Preserve the riparian areas.
5. Maintain and promote recreational uses and trails.
6. Small compact areas for development of light commercial uses should be set aside.
7. Maintain a quarter mile buffer between agriculture areas and pipeline development.

Two light commercial areas were identified in 2010 (Forsberg); one near the existing gravel pit and the other near the highway.

The borough's leasing policy and fee schedule should be reviewed and updated.

Agricultural and grazing leases would not generate a lot of income for the borough.

The RS2477 trail running through the area has never been adjudicated and thus its exact location has not been determined.

The agriculture area south of the Stampede Road, now under management authority of the borough, was formerly leased by the state to Mr. Wallace. Mr. Wallace is using only a portion of the larger, former lease area. The borough should pursue a lease for the area he is actually using. The western portion of the prior lease area could be maintained for recreational and trail use. There are two long-term existing trails running north-south in the western area.

It was suggested the commission could classify the land area used by Mr. Wallace for grazing as Agriculture and Forestry and the western portion as Amenity Value. Discussion ensued as to whether the borough should classify and create a management plan for land or whether it should just create

1 management plans. The terms being employed to describe recommended uses remain the same
2 whether discussing classification of land or development of a management plan.
3

4 According to code, a management plan shall identify uses suited to a parcel, evaluate the economics
5 of the uses, identify any geophysical hazards, and make recommendations as to the retention,
6 management, development, and sale of the parcel.
7

8 The commission worked with a map of the Panguingue B area west of the highway and discussed
9 various uses that might occur on different sections of the larger parcel.
10

11 Molly MCKINLEY thanked Steve Jones for the synopsis he prepared and expressed delight at the
12 commission making progress on planning for Panguingue B.
13

14 Kesslyn TENCH stated that the worksession was great and progress was made.
15

16 Mark MENKE thanked Steve Jones for getting the ball rolling and stated that he likes worksessions.
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18 Lee LIGHTFOOT stated that he was glad the topic was Healy centric and noted that
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20 **Adjournment:** The Presiding Officer closed the Planning Commission Worksession @ 9.10 PM.
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39 APPROVED: _____
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Sidney W. Michaels
Sid MICHAELS, Presiding Officer

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42 ATTEST: _____
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Linda J. Paganelli
Linda PAGANELLI, Deputy Clerk
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Date Approved: _____
July 15, 2014