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**Minutes of the Worksession**  
**Denali Borough Planning Commission**  
**Tri-Valley Community Center**  
**June 18, 2013**

**Call to Order:** Presiding Officer, Sid MICHAELS, called the Planning Commission Worksession to order at 6:18 PM.

**Roll Call:** Planning Commissioners present were Patricia GRIGGS, Steve JONES, Ryan JUSCZAK, Molly MCKINLEY, and Sid MICHAELS. Mark MENKE and Baxter MERCER were absent. Mr. MERCER informed the commission at the May meeting that he would not be able to attend the June meetings.

**1. Alaska Gasline Development Corporation Presentation and Update on the Alaska Stand Alone Pipeline**

Leah Levinton, Administrative Assistant, and Beth Welty, Public Relations Specialist, representing the Alaska Gasline Development Corporation (AGDC) arrived at the meeting at 6:20 PM.

Ms. Levinton was present to bring the commission up-to-speed on AGDC's proposed 2013 summer field work affecting Denali Borough lands. In April of this year, AGDC submitted an application requesting access to borough land to drill a single borehole; in May, a revised application was submitted requesting to drill 8 boreholes on borough land; Mayor Walker advised AGDC that Denali Borough maps indicate that a greater number than eight boreholes appeared to be proposed for drilling on borough lands. AGDC stated that their land ownership information is provided by the State of Alaska and might not reflect land that is to be conveyed to the Denali Borough. AGDC distributed a new map dated June 17, 2013 that illustrates an expanded scope of all boreholes from Lynx Creek south to AHTNA's northern property boundary. In reference to this map, AGDC requested to know what boreholes are on borough-owned land.

There are 28 boreholes designated on the proposed bypass alignment for the summer 2013 drilling schedule. Discussion ensued as to which of these are on borough land. The Presiding Officer suggested the borough planner could assist in identifying borough-owned lands. The planner had recently produced a map of borough-owned lands located in the proposed alignment and distributed it during the worksession; AGDC will take a copy of the map back to their project office. The project office will review the map and landownership along the proposed alignment and will submit a third application to reflect the new information.

The borehole process is straight forward. AGDC is contracting Michael Baker and its subcontractors, Denali Drilling and Discovery Drilling, to drill the boreholes. The borehole process entails the following:

- a. Helicopter landing sites are designated on the AGDC map and do not occur at every borehole;
- b. A 50' x 50' clearing will be prepared at each of the helicopter landing sites;
- c. Ten to fifteen foot vegetative swaths will be cleared to access borehole locations;
- d. Boreholes will be 8" in diameter, depth will be variable 25-100';
- e. Boreholes are drilled to check soil substrates and identify potential impediments;
- f. A 2" core sample will be extracted from each borehole to the depth it is drilled;
- g. Each borehole will be completed in a day or less; and
- h. The holes created will be filled.

The following statements, concerns, and questions encompass those that arose during discussion of the proposed gasline:

- a. What is the width, of the pipeline right-of-way, to be requested from the borough if the bypass route is selected?
- b. From MP 544 south, it appears that the pipeline is aligned with the intertie right-of-way; is that true?

- 1 c. In regards to the borough requesting borehole data, Ms. Levinton provided that her understanding is  
2 that until the project gets to open season, data amassed at boreholes is confidential. If the borough  
3 wants the raw data from the borehole logs, it can obtain that by signing a confidentiality agreement  
4 with AGDC. No geotechnical data will be shared; the borough would have to contract with another  
5 entity to have the raw data analyzed. There is a liability to the borough if it takes this information this  
6 early in the process.
- 7 d. What is the status of the alternate, highway utility corridor route? Ms. Levinton stated that AGDC has  
8 most of the permitting from the State of Alaska for 600 miles of Department of Transportation &  
9 Public Facilities (DOT) right-of-way. The commission requested the right-of-way information that  
10 occurs within the Denali Borough.
- 11 e. Are there plans to drill boreholes within the DOT right-of-way along the 7 mile stretch of the George  
12 Parks Highway that runs through DNP&P? Ms. Levinton stated that she would get back to the  
13 commission on this question.
- 14 f. Borough land, referred to as the Montana Creek selection, was chosen because of its perceived value  
15 now and into the future. The bypass route through the Yanert impacts this property whereas the  
16 highway utility corridor route does not; the borough is looking to protect its future by protecting this  
17 property. Ms. Levinton stated that the pipeline engineering team considers all stakeholder concerns  
18 and will evaluate the best route.
- 19 g. How does the proposed pipeline alignment get from Junco Creek thru the canyon (commercial area) to  
20 Lynx Creek as some of this property is private? Ms. Levinton stated that she could not answer the  
21 question but noted that no boreholes are planned along that section of the alignment during the 2013  
22 field work effort. It was commented that this area is very unstable. If more specific information  
23 regarding the proposed route thru the canyon is available, the Presiding Officer requested the  
24 information be sent to the clerk.
- 25 h. The pipeline alignment, which follows the Horse Trail over the ridge out of the canyon, south to Lynx  
26 Creek and on to the Montana Creek area, is the only place to put an easement to access borough-  
27 owned land other than constructing a bridge across the Nenana River. This route also impacts some  
28 private properties. The pipeline will be buried 6 to 8 feet deep except for the northernmost 6 miles. It  
29 is assumed that there will be limitations placed on development of the land, even if the pipeline is  
30 buried. The access issue is one of the biggest conflicts generated by the Bypass Route for the Denali  
31 Borough.
- 32 i. Ms. Levinton was asked for an estimated timeline for the pipeline project; she provided the following:  
33 1. 2013 Aggressive Field Season – Data Collection  
34 2. Late 2014 into 2015 Open Season Scheduled  
35 3. 2016 Project Sanction  
36 4. 2017 Begin Construction (2 seasons)  
37 5. 2019 First Transmission of Gas  
38 6. 2020 Full Transmission of Gas
- 39 j. Ms. Levinton asked if there was more borough land north of Lynx Creek, which might be impacted by  
40 the pipeline. The Antler Creek selection approximately 9-10 miles north was identified.
- 41 k. The Final Environmental Impact Statement contains a lot of information and is available for review.
- 42 l. Where is the base of operation for the helicopters that will be servicing the borehole drilling efforts?  
43 There are some commercial businesses as well as private homes that might be negatively impacted by  
44 this activity. Designated hours of operation could help to mitigate these impacts. Ms. Levinton stated  
45 she would get back to the commission on this question.
- 46 m. The pipeline was originally planned as a 24 inch line, but the plan has been changed to use a 36 inch  
47 pipe. This modification allows for take-offs for communities located along the pipeline corridor.  
48 Currently distribution centers are located in Fairbanks and Anchorage. Communities interested in  
49 receiving gas via the pipeline will need to build a distribution network. Communities that are presently  
50 working to establish a distribution network are Nenana and Minto, but this information will not be

1 fully fleshed out until the Open Season has concluded. (Open Season is when producers and shippers  
2 commit to long term contracts.) A mini Open Season occurred in 2011, when the AGDC learned that  
3 there was more than enough interest to continue the project.

- 4 n. House Bill (HB) 4, passed this legislative session, allows for AGDC to pull away from the Alaska Housing  
5 & Finance Corporation to become a distinct quasi-state corporation. An independent AGDC could  
6 potentially create a commercial arm to assist communities interested in aggregating together to  
7 negotiate better gas prices from shippers and producers.
- 8 o. Is it safe to bury the pipeline 6 to 8 feet beneath the surface in this area with all the major fault lines  
9 present? AGDC engineers have researched these types of issues. The pipeline will be made with a  
10 material and a design that can withstand crushing without rupturing. Ms. Levinton again referenced  
11 the EIS for more detailed information. The EIS and a summary are available on the AGDC website.
- 12 p. What resources are available to the borough to learn how to become engaged in the process of setting  
13 up a consortium of communities/stakeholders for gas purchase? Under HB 4, AGDC will be governed  
14 by a Board of Directors, 7 governor appointees. Once the organizational structure has been  
15 established, the commercial arm would be activated and that would be the entity to assist  
16 communities by teaching them what they need to do to get gas and what jobs might be available for  
17 local people. The timeframe for when the board will be online will be no sooner than August 2013. The  
18 borough administrator could begin the process by querying local stakeholders who might want to  
19 participate.
- 20 q. Mayor Walker stated that the borough supports the highway utility corridor over the bypass route for  
21 the pipeline and requested that AGDC strongly consider the highway corridor for pipeline  
22 development. Ms. Levinton stated that the selection process would be based on the alternative that  
23 produces the least environmental impact, is the most direct, and uses as much federal and state right-  
24 of-way as possible. Access thru the park would require presidential approval. Senator Murkowski has  
25 been working, via legislation, to have the pipeline go thru the highway utility corridor thru DNP&P.

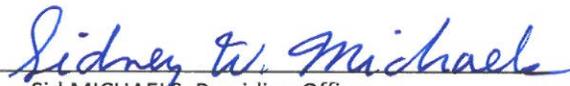
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27 Ms. Levinton stated that the questions and concerns posed by the commission will be brought back to the project  
28 office and answers will be forthcoming. A response from AGDC will be delivered as timely as possible.

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30 As the AGDC discussion and question and answer period was prolonged, the commission did not have time to  
31 discuss the following topics on the worksession agenda.

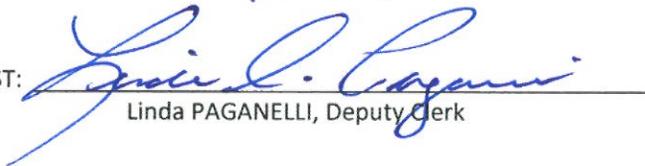
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33 2. Draft 9 Chapter 4.10 Management of Borough Real Property
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35 3. Draft 14 Chapter 4.25 Classification of Borough-owned Land
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37 4. Draft 1 Chapter 9.21 Zoning Nenana Scenic Corridor (Proposed)
- 38  
39 5. Draft 1 Chapter 9.22 Zoning Airport Reserve (Proposed)

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41 **Adjournment:** The Presiding Officer closed the Planning Commission Worksession @ 7:15 PM.

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45 APPROVED:

  
Sid MICHAELS, Presiding Officer

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49 ATTEST:

  
Linda PAGANELLI, Deputy Clerk

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Date Approved:

