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**Minutes of the Public Hearing  
Denali Borough Planning Commission  
Tri-Valley Community Center  
May 21, 2013**

**Call to Order:** Presiding Officer, Sid MICHAELS, called the Planning Commission Public Hearing to order at 7:17 PM.

**Roll Call:** Planning Commission members present were Patricia GRIGGS, Steve JONES, Ryan JUSCAK, Molly MCKINLEY, Mark MENKE, Baxter MERCER, and Sid MICHAELS.

**1. Plat 13-001 Replat Utility Easement Vacation Lot 43, Block 5 Tri-Valley Subdivision (Guhrt)**

Tim Venechuk of Healy Subdivision – Healy, AK

Mr. Venechuk announced that he put the plat together for the Guhrt's and was present to respond to any questions the commission might have regarding the proposed action. The Usibelli Coal Mine and the Alaska Railroad in addition to the two affected utilities, Matanuska Telephone Association and Golden Valley Electric Association (GVEA), have expressed no objection to the replat. Utilities on the property have been in existence for 30 years.

**2. Draft 8 Chapter 4.10 Management of Borough Real Property**

There were no public comments on this item.

**3. Draft 13 Chapter 4.25 Classification of Borough-owned Land**

There were no public comments on this item.

**4. Draft 1 Chapter 9.21 Zoning Nenana Scenic Corridor (Proposed)**

Tim Venechuk of Healy Subdivision – Healy, AK


Mr. Venechuk referenced 9.21.010 Purpose specifically the phrase "to prevent commercial and residential development and other non-compatible uses" of this corridor. Mr. Venechuk stated that the compatible uses for the corridor are utilities citing the development of the railroad in the 1920's, the highway in 1968, and in 1984 the GVEA intertie and concluded that the corridor is a vital link for the borough. He continued that there is a 6 million acre preserve adjacent to the corridor and no additional land needs to be preserved. The corridor is vital to the community and to the borough and to lock it up to stop other development is ludicrous.

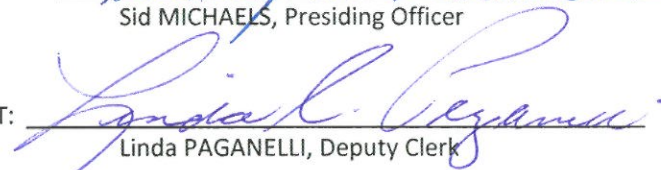
**5. Draft 1 Chapter 9.22 Zoning Airport Reserve (Proposed)**

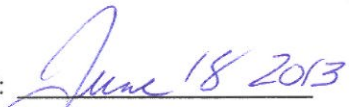
Tim Venechuk of Healy Subdivision – Healy, AK

Mr. Venechuk stated he is all for it (the airport reserve).

**Adjournment:** Presiding Officer closed the Planning Commission Public Hearing @ 7:21 PM.

APPROVED:   
Sid MICHAELS, Presiding Officer

ATTEST:   
Linda PAGANELLI, Deputy Clerk

Date Approved:   
June 18 2013