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**Minutes of the Public Hearing  
Denali Borough Planning Commission  
Tri-Valley Community Center  
July 15, 2014**

**Call to Order:** The Planning Commission Public Hearing was called to order at 7:13 PM.

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

Baxter MERCER nominated Lee LIGHTFOOT to act as Presiding Officer; Patricia GRIGGS seconded. There were no other nominations. Lee LIGHTFOOT was unanimously approved to act as temporary Presiding Officer.

**1. Draft 2 Chapter 9.15 Zoning – Proposed Amendment: Height Restrictions**

Barbara Brease of Healy, Alaska

Ms. Brease expressed concern that this proposal might be a precursor to defining flight paths into and out of the proposed regional airport, which would impact cabins/homes to the west and south. It would be prudent to look at the big picture and understand where the flights would be directed.

**2. Request for Public Right-of-Way Easement across Denali Borough Land ADL 415800 Sections 27 & 28, T11S, R8W, F.M. Slate Creek Area near Healy, AK**

Aaron Antis (landowner requesting the access easement across borough land)

Mr. Antis stated that his original proposed access via an already constructed route with a short easement across borough land to his property was not operable. Since being out in the field, he has determined that the constructed route is too steep and is not negotiable by an automobile. Mr. Antis discussed an alternate access route with Ms. Lambert, who produced a second illustration depicting a revised easement. Mr. Antis stated he would use geo-cloth over the tundra to minimize impacts. It was noted that the new plan would considerably lengthen the requested easement.

**3. Draft 1 – Management Plan Panguingue B west of Parks Highway**

Hannah Ragland of the Panguingue Creek Subdivision

Ms. Ragland stated that moving forward on this topic is not appropriate until the code is finalized. The public cannot provide meaningful feedback without knowing the parameters under which the plan is being created. She encouraged the commission to complete their work on Chapter 4, which should include definitions for all land uses.

Ms. Ragland noted that she is taking an on-line course in planning and her final project will focus on how municipalities in Alaska plan. She will have a power-point program illustrating what she has learned and offered to share her findings with the commission.

Coke Wallace of the Panguingue Creek Subdivision

Mr. Wallace stated that there is not a lot of private land available in Alaska and he would like to see the commission expedite the process of making borough-owned land available for public purchase. Land offered by the State of Alaska is often in boggy areas and not good for residential development.

Mr. Wallace stated that he has discussed with the Land Planner and the Mayor the fact that some people are not happy with the gate he installed on the road he built to access the borough land he is permitted to use,

1 which is located south of the Stampede Road. He said that he had the blessing of the prior administration to  
2 install the gate. The purpose of the gate is for liability purposes to protect the "dummies" from the horses not  
3 the horses from the "dummies."  
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5 Susan Braun of Panguingue Creek Subdivision

6 Ms. Braun stated that she agrees with Ms. Ragland that there is a need for land uses to be defined in code prior  
7 to initiating the process of land planning. Panguingue B is a great buffer for the Panguingue Creek Subdivision  
8 and it would be a shame to have it all chopped up as it presently serves as recreational land for landowners.  
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10 **4. Comprehensive Plan Review**

11 There were no public comments on this topic.  
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13 Patricia GRIGGS MOVED to close the public hearing; Baxter MERCER seconded. The VOTE to adjourn was unanimous.  
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15 Adjournment: The Acting-Presiding Officer closed the Planning Commission Public Hearing @ 7:34 PM.  
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44 APPROVED: Sidney W. Michaels  
45 Sid MICHAELS, Presiding Officer

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47 ATTEST: Linda J. Paganelli  
48 Linda PAGANELLI, Deputy Clerk  
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Date Approved: August 19, 2014