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**Minutes of the Worksession**  
**Denali Borough Planning Commission**  
**Tri-Valley Community Center**  
**January 21, 2014**

**Call to Order:** Presiding Officer, Sid MICHAELS, called the Planning Commission Worksession to order at 6:17 PM.

**Roll Call:** Planning Commissioners present were Patricia GRIGGS, Steve JONES, Ryan JUSCZAK, Baxter MERCER, and Sid MICHAELS. Molly MCKINLEY informed the commission at the November 2013 meeting that she would not be in attendance. Mark MENKE was absent.

**1. Draft 16 Chapter 4.25 Classification of Borough-owned Land**

Steve JONES noted that within the borough's guiding documents there are defined planning tasks that overlap as follows:

- The Comprehensive Plan Chapter 3 Goal 3 calls for the commission to create a land-use plan,
- Denali Borough Code (DBC) Chapter 4.10 Section 4.10.020 A. dictates that the administrator shall produce management plans, including specific uses, for each parcel of borough-owned land, and
- DBC Chapter 4.25 Classification, both the existing and proposed versions, essentially equate to production of a land-use plan.

It was proposed, as these items are somewhat redundant, that it be codified that the planning commission will create the land-use plan, which would be sent to the assembly for adoption. This would provide the administrator with a tool to develop the annual and three-year work plans. The proposal would eliminate the Classification Chapter 4.25 in code, amend Chapters 4.10 and 5.30, and codify the commission to create a land-use plan.

Discussion points included the following:

- In Chapter 5.30, the commission is tasked with producing a Comprehensive Plan, which may include a land-use plan. A land-use plan does not pertain to borough-owned land only, but all lands within the borough. Such a plan would be adopted by the assembly. Chapter 9.05 refers to a Comprehensive Land-use plan. Chapter 4.10 Section 4.10.010 identifies the assembly as the managing authority for all borough lands and Section 4.10.020 tasks the administrator with creating management plans, borough-owned land only, which identifies uses for each parcel. Chapter 4.25 Classification provides for a broad-brush planning for borough-owned lands under the prevue of the commission.
- It was suggested that the DBC was not amended correctly to reflect the changes created with the formation of the planning commission.
- The classification process designates a one-word description for a piece of land and that is not enough information; it is meaningless and does not serve any purpose other than being a requirement for something else to happen on borough land as per code.
- The keynote speaker at the Alaska Municipal League – American Planning Association Alaska Chapter suggested that what was required for planning was a land-use plan and zoning; if an entity has these two planning tools, classification is not essential and so why bother? The only reason the Denali Borough classifies land is because it is required to do so under Chapter 4.25.
- Chapter 4.25 Classification can be deleted and under the Comprehensive Plan, a land-use plan created.
- At present there is no mandate to create a land-use plan. It was suggested code be modified to provide that the commission creates the plan.

- At present, it is the role of the administrator to plan for borough-owned land per code. As a result, the planning commission is cut out of the planning process loop.
- Deleting Chapter 4.25 is a better alternative than approving Draft 16 of Chapter 4.25 presently being worked on by the commission.
- The mayor has expressed to the commission that he has concerns with producing the management plans.
- It does not make sense for the Denali Borough to plan for Alaska Railroad, Alaska Railbelt Mental Health, state, or federal lands. Proposed Chapter 9.21 zones state property. Clear Air Force Station is within the Anderson City limits, the city has no control over Air Force plans for or on these lands.
- In Chapter 4.10 the mayor is directed to create management plans, these plans are almost identical to what is proposed in Draft 16 Chapter 4.25, but in draft 16 they are referred to as land-use plans. Land-use plans have been interpreted to mean borough and all other lands thus creating more of an area-wide plan. Can the commission with assembly approval take on the duties of the administrator as defined in Section 4.10.020 Management Plans? The mayor stated that he feels this would be an appropriate step for the borough to take.
- Can a chapter entitled Management Plans for Borough-owned Lands replace the present Chapter 4.25 or does 4.25 get deleted and a new chapter added?

The discussion concluded with Steve JONES volunteering to review the DBC chapters relating to the Comprehensive Plan, land-use plan, management plans, role of the commission, role of the administrator, etc. and to bring before the commission proposed language changes to Chapter 4.10 and other relevant changes that might have to be made to other chapters to make the proposed transition from the administrator to the commission producing the management plans for borough real property.

It was noted that under Chapter 9.05 Comprehensive Land Use Plan needs to be changed to Comprehensive Plan.

**2. Draft 12 Chapter 4.10 Management of Borough Real Property**

Presiding Officer MICHAELS informed the commission that Patricia GRIGGS has been working on Title 4 and the effort to restore the definitions, proposed as a new chapter (4.01), to their original chapters (4.05, 4.10, 4.15, and 4.25) in code.

**3. Draft 3 Chapter 9.21 Zoning Nenana River Scenic Corridor (Proposed)**

Sid MICHAELS submitted a proposed substitute to draft 3 for review by the commission. He proposed to make some basic language fixes and reviewed the process involved in Chapter 9.15 Zoning. The borough and the state are the sole land owners in the proposed corridor. There was some discussion as to whether borough highway frontage property should be included in the scenic corridor. It was deemed appropriate as the assembly can always change the zoning status. It was confirmed that the borough originally selected much of the land within the proposed corridor, but the state denied the request.

Sid MICHAELS volunteered to draft a narrative, explaining why this ordinance is being proposed and what it is attempting to accomplish, which will accompany the ordinance when it is forwarded to the assembly.

**4. Draft 2 Chapter 9.22 Zoning Airport Reserve (Proposed)**

The last sentence in 9.22.050 should read the same as 9.21.050 as follows: "A request for a variance to this zoning shall be made to the Planning Commission. The Planning Commission will hold at least one hearing on this request at a public meeting. The Planning Commission will decide whether to grant this variance based on the findings of fact and public input."

Steve JONES volunteered to produce a narrative for the assembly on this item. At a planning session in Anchorage, planners were encouraged to take action early on for airport development.

1 In regards to Chapter 4.10, Steve JONES suggested that there was a lack of tools for leasing borough land. He cited  
2 the example of Great Northwest establishing a temporary man-camp on borough land last summer with little more  
3 than a small fee for a Temporary Use Permit. There should be other means of allowing entities to use borough  
4 property that would generate reasonable income. Baxter MERCER volunteered to look into this subject.  
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7 **Adjournment:** The Presiding Officer closed the Planning Commission Worksession @ 7:14 PM.  
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31 APPROVED: *Sidney W. Michael*  
32 Sid MICHAELS, Presiding Officer

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34 ATTEST: *Linda P. Paganelli*  
35 Linda PAGANELLI, Deputy Clerk  
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38 Date Approved: 2.18.14  
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