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**Minutes of the Worksession  
Denali Borough Planning Commission  
Tri-Valley Community Center  
February 18, 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, Ryan JUSCZAK, Molly MCKINLEY, Baxter MERCER, and Sid MICHAELS. Patricia GRIGGS called the office to report she would be unable to attend the meeting due to illness. Mark MENKE was absent.

The Presiding Officer proposed moving the discussion of 9.21 and 9.22 to the top of the agenda. By unanimous consent, the agenda was modified.

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

Patricia GRIGGS reviewed 9.21 for the commission and reported a couple of errors. At the November 2013 meeting, the commission voted to amend the title of 9.21 to read Zoning Nenana River Scenic Corridor thereby deleting the word Canyon. There are two typos under Section 9.21.020 AUTHORITY: the word "for" needs to be inserted after shall provide and the reference to Ord. 98-08 Sec. 3 should be deleted.

It was clarified that there is no private property within the proposed corridor only state and borough lands.

The package to be sent to the assembly regarding this issue will include the proposed ordinance, a letter introducing the proposed ordinance to the assembly, which is before the commission tonight, a map, and a brief memo introducing ordinances 9.21 and 9.22 asking for consideration from the assembly and a request that any questions be directed to the commission clerk.

**2. Draft 3 Chapter 9.22 Zoning Airport Reserve (Proposed)**

A package similar to that being prepared for 9.21 will be created to advance this ordinance to the assembly: the proposed ordinance, a letter introducing the ordinance to the assembly, which is before the commission tonight, a map, and the memo. Section 9.22.020 AUTHORITY needs to be modified in the same way as 9.21 above. The letter indicates that mental health and university properties are within the proposed reserve; there is no evidence of these entities being property owners. The commission will delete mental health and university from the letter at the regular meeting.

The commission discussed modifications to be made to the Proposed Regional Airport/Commercial Industrial Zoning Site map. The map includes private property ownership with names near the proposed reserve. It was determined that the names should be deleted. There was discussion as to whether the height restrictions illustrated on a different map should also be included. The land affected by height restrictions would need to be zoned and that is not part of the proposed ordinance. Noise and height restrictions would be incorporated if the project was to move forward. Height restrictions are under consideration in a proposed amendment to Chapter 9.15. Mileposts are depicted on the map for location reference. There are three red lines depicting the boundary of the reserve; a fourth should be added running along the highway to illustrate the entire reserve.

The mayor has agreed to introduce the ordinances for the planning commission. The next assembly meeting is in Cantwell and the April meeting, where discussion on the ordinances could begin, is in Anderson.

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

2           The Presiding Officer recommended that Title 4 be added to commission agendas. Underneath that broad agenda  
3           item, specific chapters being worked on would be listed. This would allow for flexibility if the commission spoke to  
4           other chapters within the title.  
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6           The Denali Borough Code presently has the commission creating the comprehensive plan (5.30), within the comp  
7           plan the commission is tasked with creating a land use plan for all lands in the borough, and the commission is to  
8           classify borough-owned land (4.25). The mayor is tasked with creating individual management plans for each  
9           borough parcel and an annual plan (4.10). The mayor has indicated that he would be interested in giving the  
10          responsibility of creating the management plans to the commission, which would then drop the classifying of lands.  
11          Neither the management plans nor the classification of land carries any legal weight.  
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13          A management plan could simply state that a parcel be retained for future borough use. The management plans  
14          might be reviewed every two to three years. Individual parcel plans could be reviewed at any time. The commission  
15          could focus on land that may be of interest to the public and/or developers. There was discussion of what terms will  
16          be used to create the management plans with a faction thinking they would be similar to those used to classify  
17          lands while others stated that the narrative will define the use or uses.  
18

19          There were questions as to how the public process and procedure would be defined under the management plan  
20          scenario. In the Proposed Substitute for Draft 16, under 4.25.020 C. the public can nominate a parcel of land for  
21          inclusion in a management plan and under D. there will be one planning commission public hearing closest to the  
22          area nominated and then a management plan could be developed. Under E. of the same section, the commission  
23          will review the administrator's work plan for the affected area and hold a public hearing at a regular meeting.  
24          Concern was voiced that the public needed to be involved in the process. If a member of the public approached an  
25          assemblyperson, what would happen to their nomination? It was assumed the assembly would forward the  
26          nomination to the commission. An opinion was given that the commission would hold public hearings only in Healy.  
27

28          At the end of the management plan process would a borough map illustrating how the different lands are to be  
29          used be possible or would an individual or entity need to read a narrative to gain that information? A vision of the  
30          map is that it would designate parcel numbers and then one would have to read the corresponding management  
31          plan to see the recommended use of that land.  
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33          It was proposed that all Title 4 documents presently before the commission be postponed indefinitely, but be  
34          retained as reference to modify Title 4 chapters as presently written in code. Good changes have been proposed  
35          and the commission would not want to lose the work already accomplished on revising the chapters.  
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37           **4. Draft 12 Chapter 4.10 Management of Borough Real Property**

38           The commission is still attempting to articulate additional means of leasing lands.  
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40           Adjournment: The Presiding Officer closed the Planning Commission Worksession @ 7:15 PM.  
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43           APPROVED: \_\_\_\_\_

44                           *Sidney W. Michaels*  
45                           Sid MICHAELS, Presiding Officer

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47           ATTEST: \_\_\_\_\_

48                           *Linda Paganelli*  
49                           Linda PAGANELLI, Deputy Clerk  
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Date Approved: 3.18.2014