

**Minutes of the Worksession  
Denali Borough Planning Commission  
Tri-Valley Community Center  
February 19, 2013**

**Call to Order:** Presiding Officer, Sid MICHAELS, called the Planning Commission Worksession to order at 1:07 PM.

**Roll Call:** Planning Commissioners present were Patricia GRIGGS, Steve JONES, Molly MCKINLEY, Mark MENKE, and Sid MICHAELS.

**1. Draft 1 Chapter 4.01 Definitions (Proposed)**

This chapter will be continuously revised as the commission moves through the process of amending Title 4 and will be the last chapter to be completed.

On page 3 of 4.01, special use definition needs to be reconciled with 4.10.070 and 4.10.070 A.

A determination on whether or not to include a definition of "finding of fact" will be made at a future date.

**2. Draft 1 Chapter 4.05 Real Property Acquisition**

The commission is now working off of two copies of this chapter Draft 1 and Draft 1 EDITS. During the regular meeting, the commission will vote as to whether to substitute Draft 1 EDITS for Draft 1 and rename it Draft 2.

On page 3 of 4, under 4.05.020 Procedural Requirements H. Liability Assessment Stage 1 a last sentence should be added to the paragraph that states, "If anything was found, the liability assessment will proceed to Stage 2."

There was a discussion about whether a check list of items for liability assessment should be developed. The check list could be part of the borough code or part of a land management procedures notebook. The planner was identified as the best resource for producing the check list. MCKINLEY will continue to work on modifying the language under 4.05.020 Procedural Requirements H Stages 1 and 2.

JONES suggested that a separate worksession be scheduled to continue the Title 4 read through.

**3. Draft 6 Chapter 4.10 Management of Borough Real Property**

The commission is now working off of two copies of this chapter. During the regular meeting, the commission will vote as to whether to substitute Draft 6 EDITS for Draft 6 and rename it Draft 7.

The planner distributed a draft fee schedule, which relates to multiple chapters in Title 4. This schedule could be an index in the borough code or part of a land management procedures notebook.

On page 3, 4.10.050 B. should be rewritten to read: The borough may lease borough real property.

**4. Draft 6 Chapter 4.15 Disposal of Borough Real Property**

There exists a discrepancy between 4.15.015 A. and 4.25.030 A., which needs to be reconciled. During the regular meeting, the commission may substitute Draft 6 EDITS for Draft 6 and rename it Draft 7, which would result in the suggested changes made at the October worksession being incorporated.

**5. Draft 1 Chapter 4.20 Financial Provisions For Land Sales and Leases**

During the regular meeting, the commission may incorporate recommended changes to Draft 1, from the October worksession.

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

2           There exists a discrepancy between 4.15.015 A. and 4.25.030 A., which needs to be reconciled.

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4           **7. Version 6 Resolution Working Example (4.25)**

5           There was no discussion on this issue.

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7           **8. Letter to the Assembly – Title 4 Amendments**

8           The commission will likely revise the draft letter to incorporate the reasons why changes to each of the Title 4  
9           chapters are being proposed.

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11           The first sentence of the letter should be modified from "...for your review and approval" to some variation of  
12           "for your review and consideration to adopt."

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14           Revising this letter might require a separate worksession.

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16           With time remaining in the work session, the Presiding Officer reviewed some of the correspondences the commission  
17           had received via email over the past couple of months.

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  - 20           • AHTNA's request that the Denali Borough annex lands from the Matanuska-Susitna Borough.
    - 21           ○ The Denali Borough Assembly postponed a resolution of support for this issue at the last meeting.
    - 22           ○ The assembly voted to have the administration move on this issue.
    - 23           ○ AHTNA has not provided much information to the borough office regarding this effort.
    - 24           ○ The commission will put this item on the March agenda.
    - 25           ○ The land status of the area proposed to be annexed includes National Park, Bureau of Land  
26           Management (Native allotment), State, and private lands.
  - 27           • The Department of Natural Resources provided a comment period on the proposed ecological station to be  
28           erected off the Stampede Road.
    - 29           ○ NEON: National Ecological Observatory Network
    - 30           ○ The NEON group has been very receptive to local concerns and has conducted two rounds of public  
31           comment.
    - 32           ○ Construction will begin this summer.
  - 33           • Alaska Community Transit Program
    - 34           ○ There is a meeting scheduled in Fairbanks, AK on March 6, 2013.
  - 35           • Alaska Mental Health Trust
    - 36           ○ The Health Trust is conducting a competitive mineral lease offering of 37,629 acres of Trust mineral  
37           estate land.
    - 38           ○ The assembly discussed this item at their last meeting.
    - 39           ○ The borough will comment on this issue to gain standing going forward.
    - 40           ○ The comment period deadline for this item will occur prior to the next commission meeting.

41           **Adjournment:** The Presiding Officer closed the Planning Commission Worksession @ 2 PM.

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43           APPROVED: *Sidney W Michael*

44           Presiding Officer

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47           ATTEST: *Paula Cooper*

48           Deputy Clerk

49           Date Approved: *03/19/2013*