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

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**Call to Order:** Presiding Officer, Sid MICHAELS, called the Planning Commission Worksession to order at 6:03 PM.

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

1. Draft 1 Chapter 4.01 Definitions (Proposed)
2. Draft 2 Chapter 4.05 Real Property Acquisition
3. Draft 7 Chapter 4.10 Management of Borough Real Property
4. Draft 7 Chapter 4.15 Disposal of Borough Real Property
5. Draft 2 Chapter 4.20 Financial Provisions For Land Sales and Leases
6. Draft 13 Chapter 4.25 Classification of Borough-owned Land
7. Letter to the Assembly – Title 4 Amendments
8. Draft 1 Chapter 9.21 Zoning Nenana Scenic Corridor (Proposed)
9. Draft 1 Chapter 9.22 Zoning Airport Reserve (Proposed)
10. Draft 1 Chapter 9.30 Zoning Signage Code (Proposed)

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Presiding Officer MICHAELS noted that the March 19, 2013 worksession, public hearing and regular meeting agendas incorrectly listed Chapters 4.01, 9.21, 9.22, and 9.30 as Draft instead of Draft 1.

The commission will have the opportunity to substitute Draft 7 of Chapter 4.10 with changes proposed at the March 5, 2013 worksession thereby creating Draft 8 during the regular meeting.

Draft 1 Chapter 9.21 Zoning Nenana Scenic Corridor has a typographical error in section 9.22.030 Geographic Location line 4 "...running east to ¼ mile west of the Nenana..." should read "...running east to ¼ mile EAST of the Nenana..." The eastern boundary of the corridor would be better defined by section lines. The western boundary is delineated by the National Park boundary/high water mark of the Nenana River.

Draft 1 Chapter 9.22 Zoning Airport Reserve area is clearly defined by the highway to the west, the river to the east and section lines for the north and south boundaries. Height and noise guidelines for development of an airport issued by the Federal Aviation Administration will be used to restrict some development in the area. Steve JONES will get a copy of these guidelines to the clerk and will work with the planner on modifying a couple of maps for the proposed new chapters for the next meeting. There is one piece of borough municipal land entitlement in the area, which will be classified.

1 Draft 1 Chapter 9.30 Zoning Signage Code, like the other two proposed Title 9 chapters, the signage chapter will take a  
2 lot of public input and a lot of time. JONES reported that in putting the draft together he made it as comprehensive as  
3 possible, which leaves a lot of room for the commission to modify it to suit the borough's needs. The idea is that if the  
4 zoning of signage is passed in the relative near future it will impact very few.  
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6 Editing of Draft 7 Chapter 4.15 Disposal of Borough Real Property was begun at the March 5, 2013 worksession. The  
7 commission decided to focus the remainder of the present worksession on continuing the editing process. Discussion  
8 ensued as to what the best method of leasing commercial land would be. At present, code states leases will be based on  
9 the appraised value of the land, but if leasing to a hotel, for example, it might be more lucrative to the borough, if the  
10 lease were based on a percentage of after sales growth. This is standard business practice for leasing land for a hotel.  
11 Section 4.15.010 Policy was modified to emphasize sale of borough land for residential purposes. There was continued  
12 deliberation on word choice particularly in regards to land/real property. The commission progressed thru 4.15.030  
13 Terms of the land sale B.  
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36 **Adjournment:** The Presiding Officer closed the Planning Commission Worksession @ 7:01 PM.  
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43 APPROVED: \_\_\_\_\_

*Mary B. McKinley*  
Deputy Presiding Officer

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47 ATTEST: \_\_\_\_\_

*Janet J. Cooney*  
Deputy Clerk

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50 Date Approved: April 16 2013