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**Minutes of the Worksession
Denali Borough Planning Commission
Tri-Valley Community Center
April 2, 2013**

Call to Order: Presiding Officer, Sid MICHAELS, called the Planning Commission Worksession to order at 5:02 PM.

Roll Call: Planning Commissioners present were Patricia GRIGGS, Steve JONES, Ryan JUSZAK, 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
Version 6 Draft Example Resolution
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)

Draft 7 Chapter 4.15 Disposal of Borough Real Property

The commission picked up editing the draft chapter at 4.15.030 C. and proceeded to work thru to the end. Discussion included the following: selection of word choice, particularly land vs. real property, terms that might need to be defined and included in Chapter 4.01, procedural requirements, implementation, inclusion of covenants and/or deed restrictions on property sales, and cross-referencing with other Title 4 Chapters especially 4.25.

Draft 2 Chapter 4.20 Financial Provisions For Land Sales and Leases

The commission determined that the proposed language changes, from real property to land, in .010 and .020 should be reversed and the term land presently in code should be retained.

Draft 2 Chapter 4.05 Real Property Acquisition

In Section 4.05.030 E there is an asterisk after the term "liability assessment" that is not explained until the end of the section after H. It was proposed that the description of liability assessment should be moved to E with some minor language modifications.

Draft 7 Chapter 4.10 Management of Borough Real Property

Language to add an additional method for leasing borough property will be submitted to the clerk and included in the next e-packet.

Draft 13 Chapter 4.25 Classification of Borough-owned Land

Steve JONES offered that the purpose of rewriting of 4.25 was to create an ordinance that would not be confused with zoning. As the process evolved, the commission realized that Chapter 4.25 was inextricably linked to other chapters in Title 4. Changes made to 4.25 had to be cross-referenced with the others and modifications to them were inevitable. Molly MCKINLEY opined that the procedural information contained in Version 6 Draft Example Resolution should be included in 4.25 as the draft example will not be codified. The example resolution was developed only to illustrate the procedure to the assembly.

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The commission should review the procedural sections in all revised chapters to ensure they do not conflict with one another. A joint worksession with the assembly is still under consideration. The letter that accompanies the moving of the chapters to the assembly could be crucial and should be detailed in the explanation of why the changes are proposed.

Next up on the commission's docket is revising the subdivision ordinance 9.10.

Adjournment: The Presiding Officer closed the Planning Commission Worksession @7:25 PM.

APPROVED: Mary B. McKinley
Deputy Presiding Officer

ATTEST: Joseph L. Cramer
Deputy Clerk

Date Approved: April 16, 2013