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**Minutes of the Worksession**  
**Denali Borough Planning Commission**  
**Tri-Valley Community Center**  
**June 17, 2014**

**Call to Order:** Presiding Officer, Sid MICHAELS, called the Planning Commission Worksession to order at 6:21 PM.

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

Kesslyn TENCH arrived at 6:24 PM; Lee LIGHTFOOT arrived at 6:38 PM. Mark MENKE and Baxter MERCER were absent.

**1. Draft Resolution PC No 14-06 – DNR Stampede Trail**

The following changes to the resolution were recommended to be voted on during the regular meeting: the word NOW needs to be added to the THEREFORE BE IT RESOLVED statement, ensure all punctuation conforms to the resolution template, and in the second WHEREAS statement delete the possessive from Borough and the word local. The resolution attempts to highlight that beyond issuing permits the Department of Natural Resources (DNR) has some stewardship responsibilities for the Stampede Trail.

**2. Denali Borough Code – Title 4 Real Property**

The Presiding Officer suggested the commission do a quick review of what was accomplished at the June 10 worksession regarding the development of a management plan for Panguingue B. Steve JONES distributed a Draft Management Plan document with a map produced from discussion at the worksession and information contained in the meeting packet.

Points of discussion regarding the possibility of the commission taking on development of management plans:

- There are quite a number of parcels that require management plans.
- The task of creating all the plans would overwhelm the commission as it meets only once a month.
- If the commission were to take on this duty, it would need assistance possibly via a hired consultant or a new planning department full or part-time employee. Is there money for something like this?

There was debate as to whether parcels, for the purpose of classification or development of management plans, need to be squared-up vs. allowing parcels to be more organic with planning designed around the geography. Prior to any development, guidelines would need to be provided to the surveyor for production of a plat.

In reference to brush piles being amassed on borough land, the borough needs to develop general provisions for allowed uses on borough land. DNR's generally allowed uses would be a good starting point.

The commission modified the scope of developing a management from all of Panguingue B to only the portion of Panguingue B west of the highway. The draft management plan for this area needs to be expanded upon to follow code (4.10) with more details about how identified uses are best suited for a particular land area, influencing economic factors, and whether certain land areas should be retained or sold.

Steve JONES volunteered to continue working on the draft management plan.

1 **Proposed Draft 3 to substitute for Draft 2 Chapter 4.01**

2 In late 2013, the commission requested Patricia GRIGGS prepare draft 3, which was to enumerate how to  
3 move the defined terms back into the appropriate chapters in Title 4. Ms. GRIGGS also added a number of  
4 definitions for proposed terms. The commission has been carrying Draft 3 since the beginning of 2014. The  
5 commission will vote on whether to substitute Draft 3 for Draft 2 during the regular meeting.  
6

7 **3. Draft 2 Chapter 9.15 Proposed Amendment – Height Restrictions**

8 Sid MICHAELS prepared Draft 3 of Chapter 9.15 in an attempt to clarify and polish up some of the  
9 language contained in Draft 2. Section 9.15.020 states that all land in the borough is zoned  
10 unrestricted unless otherwise provided for by ordinance. It further states there are no prohibitions on  
11 land zoned unrestricted except those listed in 9.15.025 Height Restrictions. This language implies that  
12 height restrictions will not apply to any land that is zoned something other than unrestricted. This  
13 ambiguity might be addressed with some language modification that would indicate that all land in  
14 the Denali Borough is subject to height restrictions. If height restrictions are to be applied to all  
15 borough land, then development on that land is restricted. This incongruity needs to be addressed by  
16 the commission and was pointed out by a member of the public a couple meetings back.  
17

18 It was discovered that more than one copy of draft 3 was being referenced. Presiding Officer  
19 MICHAELS will review the documents and bring a new draft 3 to the July meeting. JONES  
20 recommended adding language to define how an appeal process would work.  
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22 **4. Draft 1 Chapter 9.10 Subdivisions – Proposed Amendment: Public Notice**

23 Draft 2 proposes to breakdown the one sentence proposal into four parts.  
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26 The worksession ended prior to the following topics being addressed.  
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28 **5. Comp Plan Review – Chapters 1, 2, and 3**

29 **6. DOT – Statewide Long Range Transportation Plan**  
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34 **Adjournment:** The Presiding Officer closed the Planning Commission Worksession @ 7:15 PM.  
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42 APPROVED: \_\_\_\_\_

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

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46 ATTEST: \_\_\_\_\_

47 *Linda J. Paganello*  
48 Linda PAGANELLI, Deputy Clerk  
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Date Approved: July 15, 2014