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Minutes of the Worksession
Denali Borough Planning Commission
Tri-Valley Community Center
August 19, 2014

Call to Order: The Presiding Officer called the Planning Commission Worksession to order at 6:17 PM.

Roll Call: Planning Commissioners present were Patricia GRIGGS, Steve JONES, Ryan JUSCZAK, Molly MCKINLEY, Mark MENKE, Baxter MERCER, Sid MICHAELS, and Kesslyn TENCH. Lee LIGHTFOOT arrived to the meeting at 7:11 PM.

1. Denali Borough Code – Title 4 Real Property

The Presiding Officer stated that discussion of the draft Management Plan for Panguingue B West could be carried out under this item. There are two working drafts (1 & 2) presently before the commission. Draft 2 includes a provision that there will be no dumping at the mile 1.7 Stampede Material Site and adds definitions. The commission clarified that a draft of the management plan will be presented to the mayor, who requested the table top exercise, for his review and could eventually be brought before the assembly. It was suggested that Draft 2 be substituted for Draft 1 at the regular meeting.

A point of discussion arose as to whether there was training, to better understand the process of creating a management plan, available for commissioners. It was observed that the Comprehensive Plan plays a prominent role in borough-wide planning and might best be tackled first to determine if it is serving the needs of the borough before creating a management plan for a particular parcel of borough-owned land.

Chapter 4.10 Management of Borough Real Property Section 4.10.070 Temporary Use of Borough Land addresses the issuance of Special Use Permits for temporary use of land where Chapter 5.30 Planning Functions Section 5.30.010 Duties and Functions c. 3) addresses requests for Conditional Uses of borough land. Temporary use is defined within the context of Chapter 4.10 and is granted by the administrator. As per code, conditional use requests are put to the commission, but there are no guidelines or definitions included. A conditional use permit is associated with allowing a use that is inconsistent with zoning but that generally accommodates the greater good.

2. Draft 2 Chapter 9.15 Zoning – Proposed Amendment: Height Restrictions

There are three drafts before the commission (Draft 2 and proposed Drafts 3 and 4). Section 9.15.020 Land Zoned Unrestricted was put into code to counter the Local Boundary Commission's observation, during a past annexation-detachment attempt, that the borough had not zoned any land. It was suggested that this section be deleted. An alternative approach would be to replace "all borough land is zoned unrestricted" with "all land in the borough shall be zoned by ordinance." Section 9.15.020 "Land zoned unrestricted" should be renamed "Zoning." As a new annexation-detachment effort between the Denali and Matanuska-Susitna Boroughs is being conducted, it would be wise to amend Section 9.15.020 to reflect a more responsible land management approach.

A typographical error in 9.15.025 C. should be corrected by deleting the word "and." Under D. in the same section, numbers 5) and 6) should be amended by deleting the word Assembly and replacing it with Board of Adjustments as per Chapter 5.20 Boards of Review and Adjustment Section 5.20.110 Appeals – Board of Adjustment.

During the regular meeting the commission plans to substitute Draft 4 for Draft 2 and incorporate the changes discussed resulting in a Draft 5.

