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**Minutes of the Worksession**  
**Denali Borough Planning Commission**  
**Tri-Valley Community Center**  
**August 20, 2013**

**Call to Order:** Presiding Officer, Sid MICHAELS, called the Planning Commission Worksession to order at 6:19 PM.

**Roll Call:** Planning Commissioners present were Steve JONES, Ryan JUSCZAK, Molly MCKINLEY, Mark MENKE, Baxter MERCER, and Sid MICHAELS. Patricia GRIGGS, who notified the commission she would be unable to attend, was absent.

**1. Draft 14 Chapter 4.25 Classification of Borough-owned Land**

There are three versions of Chapter 4.25 before the commission: Draft 14 and two proposed amended versions, which are more similar to what is now in Denali Borough Code, put forward by MICHAELS and MCKINLEY. MCKINLEY also shared via the e-packet examples of classification chapters from other Alaska communities. There was discussion on what a list of classifications might include and if applicable definitions should be included in the chapter as opposed to being placed in a broad Title 4 chapter dedicated to definitions only.

There was discussion regarding zoning. It was suggested that the commission could eventually define a procedure for zoning and perhaps zone borough owned-land.

The presiding officer attempted to assess how the commission as a whole wanted to move forward on classification as Draft 14, which follows the state model, and the two proposed amendments, which more closely adhere to present code language, are distinct approaches to classification. The commission did not come to a definitive conclusion; all three versions will be forwarded to next month's meeting.

**2. Draft 10 Chapter 4.10 Management of Borough Real Property**

The newly added language regarding leasing borough land via an After Sales Gross method was discussed. The commission would like to see this method further fleshed out and examples, particularly as this method is used by municipalities, provided. It was stated that this method is used widely in the business world. Steve JONES volunteered to do further research on this issue.

It was suggested that the term "method" be added to the subtitles (1, 2, and 3) of 4.10.050 J. Lease Rate. It was suggested that 4.10.050 K. be modified to change the word disposal to lease in K. and K. 1. and to delete in 1. the phrase "of the interest disposed of."

**3. Draft 1 Chapter 9.21 Zoning Nenana Scenic Corridor (Proposed)**

The planner, Marsha Lambert, did some research on property ownership in the proposed corridor and found that Junco Creek, where it joins the highway, crosses private property. It was suggested that it not be used as the boundary for the corridor as that would entail zoning private property and instead use the section line just north of the creek, which would avoid that private property. The borough has the authority to zone private, state, and borough land. It was proposed that a modified description be written using the section line.

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The worksession concluded prior to the commission being able to address the last item on the worksession agenda.

4. Draft 1 Chapter 9.22 Zoning Airport Reserve (Proposed)

**Adjournment:** The Presiding Officer closed the Planning Commission Worksession @ 7:15 PM.

APPROVED: Molly McKinley  
Molly McKinley, Deputy Presiding Officer

ATTEST: Linda P. Paganelli  
Linda PAGANELLI, Deputy Clerk

Date Approved: 9.17.13