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Minutes of the Worksession
Denali Borough Planning Commission
Tri-Valley Community Center
September 17, 2013

Call to Order: Deputy Presiding Officer, Molly MCKINLEY, called the Planning Commission Worksession to order at 6:47 PM.

Note: The Call to Order for the September Worksession was delayed in order to allow two commissioners, who were on their way to the meeting, to arrive.

Roll Call: Planning Commissioners present were Patricia GRIGGS, Steve JONES, Ryan JUSZAK, Molly MCKINLEY, and Baxter MERCER. Sid MICHAELS notified the commission at the August meeting he would not be in attendance; Mark MENKE was absent.

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

The commission is working with three versions of Chapter 4.25: Draft 14, Proposed Amendment 1, and Proposed Amendment 2. The proposed amendments are more similar than Draft 14 to what is presently in code.

At the July meeting, the commission concluded that Draft 14, which designates three broad classification categories, had lost specificity.

It was suggested that a way to remedy the loss of specificity and alleviate confusion might be to add definitions for the three classification categories and to keep the definitions within Chapter 4.25, instead of placing them in Proposed Chapter 1 Definitions. There was discussion on how technical the definitions need to be, i.e. should a commercial classification be based on water useage. Steve JONES, the primary author of Draft 14, stated that he was not satisfied with the three broad classifications, as defined, but the proposed amendments use language that is too close to zoning terminology. It was stated that a lack of specificity allows for a broader classification, which may permit many uses, vs. micro-classifying a large area with multiple classifications. Another suggestion was to have two classification categories: development and conservation/preservation with numerous sub-categories or uses identified under each category.

There are two camps of thought on the commission:

- a) Compile a short list (2-3) of broad classification categories and identify what recommended primary and secondary uses would be allowed during the classification process, or
- b) Identify a list of commonly used land classification categories with uses based on how the classifications are defined.

The crux of the issue and a way forward on this chapter is for the commission to 1) determine how many classification categories it wishes to designate, 2) depending on how many categories are designated, delineate primary and secondary uses allowed under the classification categories, and 3) formulate good definitions that reflect the commission's intent for use of the land.

There is a concerted effort and oft repeated concern among some commissioners that the commission needs to avoid any semblance that it is zoning borough land vs. classifying borough land.

The Deputy Presiding Officer suggested a committee of the commission get together to work on Chapter 4.25 on October 1, 2013. This idea will be discussed further during the Regular Meeting.

1 The worksession concluded prior to the commission addressing the following items on the worksession agenda:
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- 3 **2. Draft 11 Chapter 4.10 Management of Borough Real Property**
- 4 **3. Draft 2 Chapter 9.21 Zoning Nenana Scenic Corridor (Proposed)**
- 5 **4. Draft 1 Chapter 9.22 Zoning Airport Reserve (Proposed)**
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9 **Adjournment:** The Deputy Presiding Officer closed the Planning Commission Worksession @ 7:15 PM.
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37 APPROVED: *Sidney W. Michaels*
38 Sid MICHAELS, Presiding Officer

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40 ATTEST: *Linda P. Paganelli*
41 Linda PAGANELLI, Deputy Clerk

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44 Date Approved: 10-15-13
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