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**Minutes of the Worksession**  
**Denali Borough Planning Commission**  
**Tri-Valley Community Center**  
**October 15, 2013**

**Call to Order:** Presiding Officer, Sid MICHAELS, called the Planning Commission Worksession to order at 6:23 PM.

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

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

The chair, Steve JONES, for the committee formed to work on Chapter 4.25 reported that the committee submitted to the commission for review Proposed Amendment 3. The changes include:

- Increasing the number of classifications from 3-4 adding Conservation to the list,
- The Conservation classification embodies what was formerly under Recreation Development and/or Management under Preservation uses,
- Under Conservation, Recreation, and Resource Development there are two uses; under Settlement there are ten uses, and
- The phrase Development and/or Management has been deleted from all classification categories excepting Resource Development.

The template, for identifying recommended primary and secondary uses and non-recommended uses, remains the same. The commission debated whether this method of classifying land is effectual. One view is the broad classification defined by recommended/non-recommended uses is workable and offers managerial flexibility; the other does not agree with classifying land by generating a list of uses in large part because recommended uses for a parcel of land can have uses from all four classifications thus negating the effectiveness of classifying the land.

Discussion ensued with the following questions/statements being made:

If a parcel is classified as settlement, can any of the ten uses listed under settlement occur whether listed or not?

There should be only two classifications: Development and Conservation.

The only way to ensure land is used as the borough desires is to zone it.

Zoning is needed now to protect residential property owners against undesirable development.

The Denali Borough should classify its lands like other municipalities and as the Denali Borough Code outlines rather than as the state does in their area plans.

The state converts recommended primary uses into classifications. Is the borough going to implement this aspect of the state's model?

The proposed chapter does not address the process for how the classifications and/or designated uses can be changed.

Classifying borough lands, via Draft 14, will essentially result in the creation of a land use plan for the borough. The terms "recommended uses" and "non-recommended uses" could generate uncertainty on the part of the public vs. a declarative statement such as the "primary use is."

Deed restrictions and covenants are difficult to enforce and are a form of zoning.

