

DENALI BOROUGH, ALASKA
Management of Denali Borough Real Property
Annual Work Plan
FY 2021

Title 4 of Denali Borough Code states that the mayor, or designee, shall prepare by March 1st of each year, a work plan for borough real property specifying disposal, sale, leasing and exchange plans for the coming year, and more general intentions for the subsequent five years. Following review by the planning commission, the annual work plan shall be submitted to the assembly. Elements of the work plan shall include:

1. A summary of the previous year’s actions, expenditures and revenues; a general overview of intentions for future real property management actions.
2. A current inventory of the location and status of borough real property.
3. Proposed actions concerning real property for the coming year:
 - a. Priority areas for management plans including real property classification.
 - b. Priority areas for real property disposals, sales, acquisitions, and/or leases.
 - c. Other land management priorities, including issuance and/or renewal of use permits.
4. Anticipated finances of real property activities, including:
 - a. Projections of revenue from sales, leases, permits or fund investments for the coming year.
 - b. Anticipated expenditures including costs for staff, contractors, capital improvements or other activities.
5. Preliminary plans for borough real property for the following five years, including:
 - a. Likely locations of future management plans, disposals, leases, exchanges and larger scale permits or rights of way.
 - b. Planned changes in management activity.

Summary of FY 19 and FY 20 Land Management Enterprise activities

<u>Income</u>	<u>FY19</u>	<u>FY20 (as of February 5, 2020)</u>
Land sales:	no new sales	no new sales
Gravel sales:	\$ 1,965.00	\$ 1,188.00
Land leases:	\$ 24,285.60	\$ 1,700.00
Land sales interest:	\$ 4,361.33	\$ 1,829.93
Land sales received:	\$ 26,777.81	\$ 9,803.96
Application fees:	\$ 275.00	\$ 305.00
Total income:	\$ 57,664.74	\$ 14,826.89

Land sales receivable: \$ 134,475.30

Total operating expenditures for land management activities FY19: \$ 156,572.80

Currently budgeted operating expenditures for land management activities FY20 (as of 2/5/20):
 \$ 111,515.86

Land Management Capital Fund (as of 02/5/20): \$ 437,581.40

The land management capital fund will have disbursements for the community mapping projects.

Projects for the Land Planner for the past year have included:

- Working with the Planning Commission to review the draft management plan for all the borough municipal property which they finished reviewing at their January 2020 meeting and have passed on to the Assembly for review
- Working with the Planning Commission to review code language after review by the attorney to amend the local option zoning section of code and code language to create a conditional use permit system
- Deciding if a street length system or a baseline system would be best for an area wide addressing system for the borough
- Continuing to draft language for the new chapter 9.11 Titled: Road Construction Standards.
- Amended Chapter 9.10 Titled: Subdivision, to include road design standards
- The Assembly adopted at their May 2019 meeting new code, Chapter 9.12, Titled: Street Naming Methods.
- Receive the survey instructions from DNR for the boundary surveys of the parcels we selected in the Otto Lake and Northern Anderson areas and hire the same surveyors completing the community mapping project
- Submitted for survey instructions for the rest of the Panguingue and Healy Municipal Land Entitlement areas.
- We have decided to create a partnership with the State Department of Commerce, Community, and Economic Development Division of Community and Regional Affairs (DCCED-DCRA) to complete a community mapping project within the Denali Borough. This project will provide us with aerial imagery of most of our municipal land entitlements and the most densely populated areas along the George Parks Highway. This project is a 50/50 matching grant with DCCED-DCRA.

At the August 2019 Assembly meeting it was decided to go with the street length addressing system but then at their January 2020 meeting the Assembly reconsidered to go with the baseline addressing system. While drafting code language for the street length system the land planner found this system depended a lot on the land planner position to keep consistency over time and it would require multiple rules to be adopted over time to keep consistency. This system also did not leave room for growth. With the inconsistency and lack of growth ability this would lead to requiring an effort to re-address areas of the borough. Staff had preferred the baseline addressing system because we designed it to allow for growth and for minimum re-addressing efforts needed.

Trena Haugen has been working on drafting a trails plan and updating the comprehensive plan. She has also developed and implemented new online grant forms and is working with Chris Noel, grants administrator, on the FY2021 grant applications and quarterly reimbursement reports. She has applied for the following grants in the past year:

- The Federal Land Access Program (FLAP) Grant and the borough was awarded \$554,553 for the Bison Gulch / Mount Healy trail head parking area. She is currently working with the National Park Service Rivers, Trails, and Conservation Assistance Program (RTCA) group to plan for the Bison Gulch / Mount Healy trail head parking area.
- The Community Transportation Program (CTP) through Alaska Department of Transportation (AK DOT) for multi-use pathways along Healy Spur Road, School Road, and Coal Street.
- The Federal grant from US Department of Transportation called the Build Grant (formally called the TIGER grant) for the Mile 231 Enhancement Project with AK DOT.

The projects for the upcoming year will be to work with the Assembly to adopt the management plans for borough municipal property, to adopt the local option zoning amendment, to adopt the new chapter in code for road construction standards and conditional use permits. Once the management plans are adopted, the borough can start to address issues inherited from the state. These issues include encroachments on borough municipal land, people waiting on leases, and trail/easement conflicts. Also once the management plans are adopted the borough can start planning for future disposal by land sales and leases.

Chris Noel, Connie MacMaster, Sherry Shorey and Marsha Lambert will continue to work on the addressing project for the borough wide addressing system. Chris will continue to work with the Emergency Responders regarding addressing. He is also drafting a cost estimate for the materials and installation of street signs and house number signs.

Administrative Assistant, Sherry Shorey, is helping the Land Planner work through the compiled list of currently platted road names to see how many roads have duplicate names and which suffixes will need to be changed.

Once the Assembly adopts in code an addressing system, the borough will then need to hire a consultant to help create GIS layers that will meet NENA E911 standards. The plan is to assign addresses to residents/businesses, put up street signs and give out house number signs for residents/businesses to put at the entrance to their driveway by the end of the current calendar year and no later than the end of the fiscal year 2021.

Currently the priority areas to work through the management plan are Healy, Otto Lake, Slate Creek, Panguingue, and Quota Subdivision area since there are some active issues and lease requests we inherited from the state when we were conveyed the various municipal land entitlements. The management plan contains all borough municipal property broken down into 24 areas with classifications, and maps to go along with each area. The 24 areas are listed below:

ANDERSON SCHOOL MUNICIPAL LAND	QUOTA SUBDIVISION	TRI-VALLEY SCHOOL
NORTHERN ANDERSON ROAD	REX BRIDGE	OTTO LAKE
CLEAR AIRPORT	EAST	ANTLER CREEK
SWAN LAKE	WEST	MONTANA CREEK
LANDFILL	FERRY	YANERT
KOBE AG. NORTH 40'S	SLATE CREEK	YANERT B
BROWN'S COURT	PANGUINGUE	NENANA RIVER 1
WINDY HILLS	HEALY	NENANA RIVER 2

Priority areas for land sales are in Healy, McKinley Village, and Anderson. Priority areas for leases are in Healy, McKinley Village, Denali Highway, and Anderson. The borough doesn't have land within Cantwell's populated area. Our municipal land is about 16 miles out on the Denali Highway. The property the Cantwell school and the Cantwell Transfer Station is on used to belong to Ahtna but was transferred into a State Municipal Land Trust along with the rest of the lands set aside through the ANCSA 14(c)(3) process for the community of Cantwell.

The Land Management Fund is not anticipating any new revenue sources until the management plans are adopted and we can actively advertise land for sale or lease. The borough has acquired a long term lease issued by the state for lands that were conveyed to the borough. We can anticipate we will continue to receive revenue from application fees for permits, leases, subdivision plats, and from gravel sales. The revenue we received in the past came from two leases, temporary use permits, gravel sales, and property sales within the Panguingue Creek Subdivision.

Anticipated expenditures include staff training at the annual conferences for the Alaska Municipal League (AML), Alaska chapter American Planning Association (AK APA), and Alaska Trails (a non-profit dedicated to enhancing trails in Alaska). For online training we have a 12-month subscription to Lorman Education Services. This subscription helps the rest of the office staff find training that suits their needs as well. The Planning Commissioners will also have the opportunity to attend the annual AK APA conference in February. Other anticipated expenditures for the upcoming year will include recording fees for the plat and quitclaim deed of the land being exchanged with the City of Anderson. With the anticipation that DNR will give us the survey instructions for the parcels we selected in the rest of the Panguingue and Healy MLE areas we will need to hire surveyors to complete the boundary surveys.

The plans for the next 5 years will include submitting for more survey instructions, working on adopting the management plans, rolling out the addressing system, updating the base map, updating the comprehensive plan and completing some of the goals set forth by it. Since Ahtna has completed the ANCSA 14(c)(3) for the community of Cantwell we will continue to work with the community of Cantwell and the State to acquire the land the Cantwell school and the Cantwell transfer station are on. Once management plans are adopted we will have located areas to lease and to sell so that we can do a more in depth planning effort to create more subdivisions, which will provide more revenue for the land management fund.

A current municipal land inventory has been compiled into tables showing the acreage and location based on the municipal entitlement selection names. A vicinity map is also included to help visualize locations within the borough.

Table 1. Location of municipal land the Denali Borough has been patented or deeded.

Patented/Deeded	
Location	Acres
Anderson Road (School)	39.86
Anderson	486.47
Landfill	1773.92
Brown's Court - Windy Hills	1340.82
Quota Subdivision	99.828
Ferry	0.125
Panguingue	1013.25
Otto Lake	281.09
Yanert	176.751
TOTAL	5,212.114

Table 2. Location of municipal land the Denali Borough has been granted management authority.

Management Authority	
Location	Acres
Anderson/Clear Area (Anderson, Anderson Road, Anderson Subdivision, Swan Lake & Landfill)	3877.474
Brown's Court (Windy Hills Subdivision, Liaho Airstrip)	511
Quota Subdivision (Kobe Ag. Area)	370
Rex Bridge	559
West	5760
East	5760
Slate Creek	10448.87
Healy	731
Panguingue	3425
Otto Lake	644
Antler Creek	848
Montana Creek	4482
Yanert & Yanert B	2967.949
Nenana River 1	80
Nenana River 2	4,165

TOTAL 44,629.293

Table 3. Municipal land the Denali Borough has either leased, sold or donated.

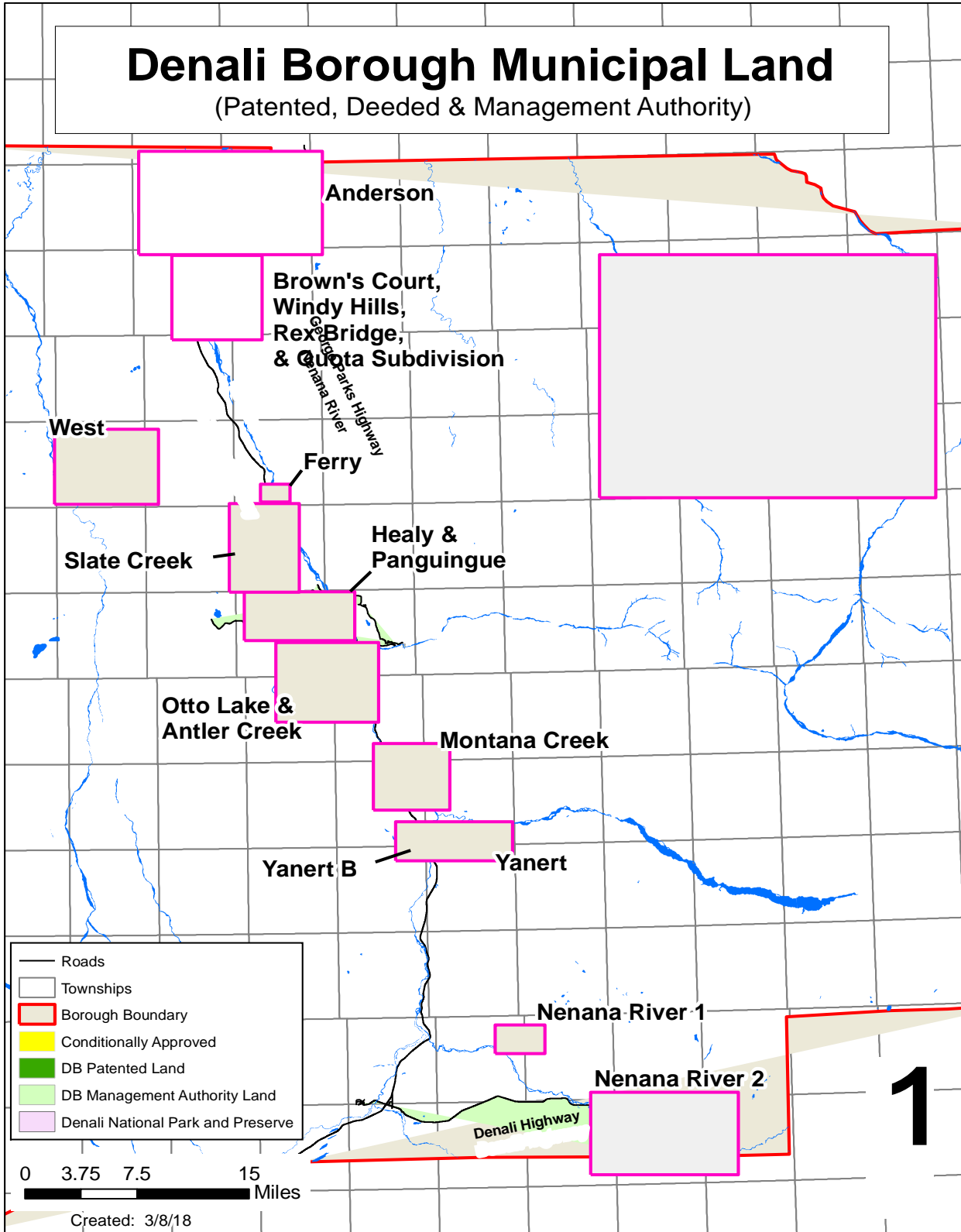
Disposal		
Description	Disposal Type	Acres
Lot 2-A ASLS 82-91	Deeded to McKinley Village Volunteer Fire Department & McKinley Park Community Club	5.08
Panguingue Creek Subdivision Lots	Sold 18 Lots	112.67
Within SE1/4 Section 34, T13S, R7W, F.M.	Leased to Grande Denali Hotel-Private non-exclusive easement	9.08
Tract U2, ASLS 84-25	Leased to GVEA	2.5
Alaska State Land Survey 94-97 located within the NW1/4 of Section 6, T13S, R7W, F. M.	Leased to Denali RV Park & Motel	10

TOTAL 139.33

Table 4. Land the Denali Borough Leases

Description	Acres
The borough leases the property the Otto Lake Lions Club park is on from the Alaska Railroad to sublease to the Healy Valley Lions Club.	13.20

Map 1. Vicinity Map of Denali Borough Municipal land.



NOTE: Conditionally approved land is reserved for when we complete all our boundary surveys to make up any acreage to complete the municipal entitlement land allocated to us.

FY 2021 Annual Work Plan was drafted by the Land Planner, Marsha Lambert.