

DENALI BOROUGH, ALASKA
Management of Denali Borough Real Property
Annual Work Plan
FY 2023

Title 4 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 21 and FY 22 Land Management Enterprise activities

<u>Income</u>	<u>FY21</u>	<u>FY22 (as of March 24, 2022)</u>
Land sales:	\$10,000.00	\$ 2,300.00
Gravel sales:	\$ 1,281.00	\$ 1,203.00
Land leases:	\$ 4,695.00	\$ 23,464.00*
Land sales interest:	\$ 2,316.00	\$ 1,276.50
Land sales received:	\$ 12,721.69	\$ 7,244.23
Application fees:	<u>\$ 379.00</u>	<u>\$ 135.00</u>
Total income:	\$ 31,393.55	\$ 35,622.73

Land sales receivable: \$18,688.00 \$25,853.16

* (one FY21 lease was billed late so the bill was paid in FY22)

Total operating expenditures for land management activities FY21: \$ 204,363.00
 Currently budgeted operating expenditures for land management activities FY22 (as of 3/24/22):
 \$ 300,750.00
 Land Management Capital Fund (as of 03/24/22): \$ 261,911.05
 The land management capital fund had disbursements for the community mapping project in FY21.

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

- Created maps with known road locations and currently known road names to start the public process of renaming or naming unnamed roads within the borough. The first round of road naming kicked off with a 30-day comment period the month of March 2021 and then public virtual meetings were held April 6th, 7th, and 8th where people could discuss the new street names proposed during the March commenting period and to ask any questions.
- September 27, 28, & 29, 2021- The borough held in-person street naming public meetings in Cantwell, Healy, and at the Landfill for the Anderson/Clear area. These meetings had printed maps for people to view new street name proposals over the summer and to view the changes allowed by the revised code the planning commission and assembly worked on over the summer.
- Worked with the Planning Commission and Assembly to amend Title 9.12 Street Naming Methods which allowed duplicate names within the borough boundary but not within an ambulance coverage area. A new standard was added allowing for the Planning Commission to grant an exception from other standards for spelling and punctuation for historic and traditional names as long as public interest is not harmed.
- Worked with the surveying company GPS, INC to work on the boundary surveys of the parcels we selected in the Otto Lake, Northern Anderson, and Healy/Panguingue areas so we can get the patents for these properties.
- GPS, INC was able to finish the DNR boundary survey process for the Otto Lake parcel and in December they recorded the final plat.
- The Healy and Northern Anderson boundary survey plats are in the preliminary review stage between DNR and GPS.
- Worked with the Alaska Department of Transportation (AK DOT) to grant an easement agreement on 2.084 acres of borough land for the Bison Gulch / Mount Healy parking area and trail head located north of Antler Creek.
- Worked with AK DOT to sell them a 1.13-acre parcel of land adjoining the Parks Highway for the MP 231 Enhancement Project for an accelerator lane on the south side of the bridge.
- Hired Tom Duncan at Duncan GIS to construct an online interactive map for the redistricting committee to work with.
- Worked the planning commission and assembly to add a chapter to code for an encroachment permit process.
- Worked with Denali Properties, LLC to reassign their easement permit to JL Denali Hotels, LLC for the sale of the Grande Denali Lodge.

At the October 20th, 2021 regular planning commission meeting a resolution was passed adopting a list of 105 streets names that were not proposed to change from when they were platted. This list also included street names within the City of Anderson.

At the January 19th, 2022 regular planning commission meeting a resolution was passed adopting a list of 317 streets names that were proposed for change from when they were platted and any unnamed streets needing to be named.

There is a list of 6 street names awaiting DOTs approval and a list of 6 approved names needing to be corrected because the street name was misspelled, the suffix was wrong, or no suffix was accompanying the street names.

Projects for the upcoming year will be:

- To continue to work on the addressing project by adopting the last handful of street names to be put on the official list and correcting the errors.
- Continue to work with the GIS consult Tom Duncan at Duncan GIS to build our addressing GIS database by constructing it in national standards.
- Continue to get ready to open the address request applications once the addressing GIS database is under construction.
- Continue to work with the surveying company GPS, INC to finish up the boundary surveys of the parcels we selected in the Northern Anderson and remainder of Panguingue and Healy areas so we can get the patents for these properties.
- Work with the planning commission to do a more in-depth management plans for some of the areas in the management plan. The Healy, Otto Lake, Slate Creek, Panguingue, and Quota Subdivision areas have some active issues and lease requests we inherited from the state when we were conveyed the various municipal land entitlements and we need to resolve these issues.
- Work with the planning commission to start figuring out where the next subdivision in Healy should go.
- Work with the planning commission to create a new priority boundary survey request list.
- Submit a request to DNR for boundary survey instructions for the Yarnet MLE in the fall of this year or the spring of next year.
- Work on drafting code language for road construction standards.

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 does not 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 are on 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 for the upcoming year. 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 training through ESRI to learn how to maintain the GIS database for the addressing project. 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.

The plans for the next 5 years will include submitting for more survey instructions, working on doing more in-depth planning within our management plans, rolling out the addressing system, updating the base map, updating the comprehensive plan and completing some of the goals set forth within. Since the State and Ahtna have completed the ANCSA 14(c)(3) process for the community of Cantwell we will continue to work with the community of Cantwell and the State to acquire the land occupied by

the Cantwell school and the Cantwell transfer station. The more in-depth planning effort within our management plans will help to located areas to lease and to sell so that we can 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	1,773.92
Brown's Court - Windy Hills	1,340.82
Quota Subdivision	99.828
Ferry	0.125
Panguingue	1,008.26
Otto Lake	281.09
Yanert	175.621
TOTAL	5,207.124

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 19 Lots	117.99
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
PROJECT NAME: PARKS HWY MP 231 ENHANCEMENTS STATE PROJECT#: 2612990000 FEDERAL-AID PROJECT#: 0A44020 PARCEL#: 1	Quit Claim Deed to DOT for MP231 Project	1.13
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

Table 5. Easement Permits Issued

Description	Permit #	Acres
Public Access Easement near MP 252.8 Parks Highway – about 1000 ft long and not to exceed 50 ft wide	CU 09-01	About 1.148
Public Access Easement off ADL 412368 – about 550 ft long and not to exceed 50 ft wide	CU 14-01	About .631
GVEA- 30' Public Utility Easement across Denali Borough Municipal Land Entitlement ADL 415800 (Slate Creek) located in section 34, T11S, R8W, F.M. Alaska to Tract A, ASLS 88-80	EAS 20-01	About 0.578
Public Access Easement near MP 255 Parks Highway – about 1000 ft long and not to exceed 50 ft wide	EAS 20-02	About 1.148
PROJECT NAME: BISON GULCH PARKING AREA AND TRAIL ENHANCEMENT STATE PROJECT#: NFHWY00522 FEDERAL-AID PROJECT#: 0002470 PARCEL#: E-1 Easement Permit to DOT for Bison Gulch/Antler Creek Parking Area and Trail Enhancement	EAS 20-03	2.084
Black Diamond Resort Company – Alternative Loop near Dry Creek	EAS 21-01	About .5

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 2023 Annual Work Plan was drafted by the Land Planner, Marsha Lambert.