



Clay Walker, Mayor

DENALI BOROUGH

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Website: www.denaliborough.org

OFFICE USE
Fees Paid:
<input type="checkbox"/> Application
DATE: _____
CK# _____
VI MC AX DI
Date Form was Received: _____

LAND USE NOMINATION FORM

(Permit must be accompanied with the non-refundable application fee set by the fee schedule)

Use this form to nominate land owned by the Denali Borough to be sold, leased, or exchanged at fair market value **OR** if you would like the borough to consider changing the land use classification of a parcel within a management plan.

Nominator Contact Information:

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Best Contact Method: _____

Property Location / Legal Description: (Fill out all known information)

Subdivision: _____ Lot: _____ Block: _____ Tract: _____

Alaska State Land Survey (ASLS) # _____ U.S. Survey (USS)# _____

Plat # _____

Highway/Road _____ Mile Post _____

Township: _____ Range: _____ Section(s): _____

¼ section: _____ Meridian: _____

Latitude/Longitude (optional) : _____

Geographic Location (nearest community, river, creek or drainage, trail, mountain, etc...): _____

Please attach any maps or drawings to help us better understand parcel location and/or desired land use intentions.

Nomination Type:

- Sale Lease Exchange Management Plan Classification Change
 Other: _____

Proposed Land Use (Classification Categories per DBC 4.10.015):

- Residential Commercial Public Facilities
 Amenity Value Light Industrial Material Site
 Agriculture and Forestry Heavy Industrial Recreation
 Multiple Use (list potential uses): _____

Desired Parcel Size: _____

Proposed Access: _____

Desired Design Standards: _____

Does this parcel have a management plan? Yes No **If yes, what is it currently classified?**

Is there any current activity on the nominated parcel? Yes No **If yes, what is the activity?**

Are there any improvements? Yes No **If yes, who owns the improvement or constructed them?**

If nominating for exchange, list other owner and property location.

NOTICE TO NOMINATOR:

Land Management has determined the above requested information is the minimum necessary in order to process a nomination for the classification or use of borough land. Should all or part of this requested information not be provided then Land Management may be unable to consider the nomination. This nomination will help assist the borough in their planning efforts to better understand the desires of the general public.

The filing of this nomination form vests the nominator with **NO** right or priority in the lands nominated. Filing a nomination serves the purpose of notifying the borough that an individual is interested in the land being used for a specific purpose or to be offered in one of the borough land sale programs in the future. It is not a claim, it does not imply that the nominator has any right to use or occupy the land nominated, nor does it in anyway obligate the borough to sell or dispose of the land. Nominations to change the classification of a parcel within a management plan will go through a public process which includes Planning Commission consideration and recommendation to the Assembly for approval.

Nominations that are selected for inclusion in borough land sale programs will be posted on the Denali Borough website. Those that were not accepted may have been inappropriate for land sale or may be considered in future years.

I understand submission of this nomination form in no way assures the property being nominated will be included in any future sale. Due to the public process staff will not be able to provide any assurances regarding the timing or the outcome of this nomination.

Nominator's Signature

Date

DENALI BOROUGH CODE

4.01.090 Procedures for nominations, review and approvals.

- A. The public may nominate real property for sale, lease or exchange, as outlined below:
1. Nominations from the public shall be submitted to the mayor or designee on a land nomination form provided by the borough and may require a processing fee according to the Denali Borough fee schedule.
- B. Once properties are nominated for sale, lease or exchange, the process below shall be followed.
1. The mayor or designee shall compile the information below for each specific recommended sale, lease or exchange action:
 - a. Conformity with management plan;
 - b. Initial best interest finding;
 - c. Intended offering type;
 - d. Specifics of proposed transaction – e.g., intended use, general number and size of lots, access, design standards; and
 - e. For leases, objectives for operations plan.
 2. The mayor or designee shall issue public notice of the proposed action as specified in DBC [4.01.030](#). A public meeting shall be held at a location proximate to the proposed action.
 3. The mayor or designee shall present a finding of facts and a recommendation to the planning commission for review. The planning commission shall review these findings and take public testimony at a public hearing as part of a regularly scheduled meeting. The planning commission shall present a recommendation to the assembly for consideration.
 4. The assembly, by ordinance, shall approve any specific sale, lease or exchange, providing sufficient direction to allow the mayor or designee to move forward with specific actions.
 5. The mayor or designee shall carry out the sale, lease or exchange process as authorized by the assembly. Final terms and conveyance of agreements or contracts are governed by this title. [Ord. 16-12 § 2.]

4.01.100 Appraisal and fair market value.

- A. Parcels to be sold, leased or exchanged must have a current appraisal of fair market value performed by an Alaska State certified appraiser.
- B. The borough may provide for less than fair market land sales or leases in two circumstances:
1. To established nonprofit corporations and organizations when doing so would provide a public benefit and be in the best interest of the borough. The assembly may authorize the mayor or designee to sell or lease land for less than fair market value if the ordinance authorizing the action contains:
 - a. A finding that the sale for less than fair market value is in the best interest of the borough;
 - b. A statement of the facts on which the finding is based; and
 - c. The period of time during which the offer may be accepted.
 2. The borough may lease (but not sell) borough land at less than fair market value where, pursuant to the lease operating plan, a commercial or industrial facility or use will be established or maintained on the leased land, but only if the assembly first finds:
 - a. That without the rent reduction, development of the use or facility will not be financially feasible and will not be located or maintained within the borough.
 - b. The operation will confer a net economic benefit to the borough or to the citizens of the borough.
 3. The below fair market lease rate shall not extend for more than 10 years. A lease entered into pursuant to this subsection may be renewed only for a fair market rental value.
 4. A lease providing for below a fair market value shall provide for an immediate rent adjustment to fair market value if the specified use or facility is not established within a time specified in the lease and if the specified use or facility is not continuously maintained except for such periods as are set forth in the lease.
 5. The borough may dispose of land determined to be unusable or inaccessible to an adjacent land owner through a direct disposal as described in DBC [4.16.120](#). [Ord. 16-12 § 2.]