

**DENALI BOROUGH PLANNING COMMISSION
DENALI BOROUGH, ALASKA
RESOLUTION PC 24-04**

**A RESOLUTION STATING THE INTENDED PROCESS FOR THE
DENALI BOROUGH PLANNING COMMISSION TO PROVIDE A
RECOMMENDATION FOR A FINAL DESIGN PLAN FOR A
RESIDENTIAL SUBDIVISION(S) ON DENALI BOROUGH LAND**

WHEREAS, when the Denali Borough was established in 1990, the State of Alaska provided the opportunity for the entitlement of lands through the Municipal Land Entitlement process; and

WHEREAS, after a selection and approval process between the Denali Borough and the State of Alaska, the Borough has received approximately 47,000 acres of land to be used to support locally important land use needs; and

WHEREAS, the Denali Borough Land Management Plan has classified a number of areas of Denali Borough land for “Residential” purpose including the Yanet Parcel (McKinley Village area) and the Panguingue Parcel which includes the east side of the George Parks Highway (Lignite) and the west side of the George Parks Highway (Stampede); and

WHEREAS, the Denali Borough Land Use and Economic Development Plan identified a goal “to encourage more housing opportunities” by providing the option of the “sale of borough land” and/or providing the “option for well-designed higher density housing”; and

WHEREAS, the Denali Borough conducted a public survey in the winter of 2022 to collect public feedback on dwelling type, location preference, and lot size residents prioritize in our community. These factors were integrated into the process of considering locations, feasibility, and potential designs for a residential subdivision on borough lands; and

WHEREAS, the Denali Borough Planning Commission selected the Panguingue Lignite, Panguingue Stampede and Yanert locations to undertake a conceptual design process, which includes lot size variations, road miles and alignment, trails, greenspace, and a list of requirements that could be considered for land use protections; and

WHEREAS, the Denali Borough Planning Commission will solicit public feedback on all the conceptual designs to help guide and direct decisions in the development of these locations for a residential subdivision; and

WHEREAS, the Denali Borough Planning Commission has identified the following planning and design process for the development of a residential subdivision on Denali Borough land as follows:

1. **CLASSIFY:** Classify land for residential purpose through the Municipal Land Management Plan.
2. **CONCEPTUAL DESIGN AND REVIEW:** Develop and review a subdivision conceptual design(s) and solicit public feedback on the design(s).
3. **FINAL PLAN AND DRAFT PLAT:** Develop the final design and plot plan by incorporating information from a land suitability evaluation, and create the Draft (Preliminary) Plat to include the survey of lots, roads, easements and setbacks.
4. **DRAFT PLAT REVIEW:** Review the draft (preliminary) plat including public notice, public outreach and review of the public feedback.
5. **FINAL PLAT:** Review and approve the final design and final plat.
6. **CONSTRUCTION AND APPRAISAL:** Construction of the subdivision according to the final plan and appraisal of fair market value for land sale.
7. **SALE:** Authorize the method of disposal via. Ordinance to include the codes, covenants, restrictions, conditions and management framework for the subdivision.

THEREFORE BE IT RESOLVED that the Denali Borough Planning Commission provides notice to the Denali Borough Assembly of the intent to proceed with subdivision planning in the Panguingue Lignite, Panguingue Stampede and Yanert locations and will provide a recommendation for final design and draft plat development in priority order upon completion of the conceptual design process for all three locations.

PASSED AND APPROVED by the Denali Borough Planning Commission this 20th day of March, 2024.



CHRIS NOEL, DENALI BOROUGH MAYOR

ATTEST:



AMBER RENSHAW, BOROUGH CLERK

VOTE: JONES OPPOSED

