Yanert Community Plan

DRAFT Issues and Goals Report:: APRIL, 2006

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Report Preparation

This report was prepared through the effort of the Yanert Community and volunteer members of the Yanert Community Planning Team. The following individuals attended Planning Team meetings and/or contributed information for this document:

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Cover photo of Carlo Mountain, courtesy of Bob Butterfield. Photo of Nenana Canyon construction courtesy of Agnew::Beck Consulting. All other photos appear courtesy of Yanert area residents.

Yanert Community Plan Workshop

DRAFT PLAN REVIEW AND COMMENT

Who Should Participate? Community members, landowners, business owners – anyone with an interest in the future of the Yanert area.

Questions?
Contact Susan Nancarrow, sflodin@clackamas.edu or David Tomeo, paddlers@mtaonline.net or
Chris Beck
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We want to hear what you think!

If you can not attend the meeting, please call, fax or email your thoughts.

Friday, April 28th at 7:00 PM
Saturday, April 29th at 9:00 AM
McKinley Park Community Center & Fire Hall
MCKINLEY PARK

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Introduction

"*This community is 'becoming' – changing from a group of isolated homesteads to people that are seeing the benefits of thinking about their future together.*"
Quote from Feb 06 Community Workshop

The Purpose of this Report

This report summarizes initial conclusions about the Yanert Community's planning issues and goals. These can be considered by the community should they decide to take the next planning steps in creating a comprehensive community plan. This report also offers background information about the comprehensive plan process, the people and organizations involved in it, and the Yanert Community itself.

Raising walls for a new home – a community effort

Why Plan

The Yanert area is the southern gateway to Denali National Park and is a part of the Denali Borough, formed in 1990. Its approximate boundaries are those of the East Central Voting District, excluding the residential area within Denali National Park. *(More community discussion is needed to determine the most appropriate, specific community plan boundary.)*

Residents of the Yanert area recognize they have a unique opportunity to plan for their future. Limited planning has happened in the past, and there is now a chance to create a timely and representative plan. In other, more established communities, planning is firmly established and locals have little chance to start with a fresh vision of what they want for their home. Planning will give Yanert residents greater control over what their community can become.

Large numbers of tourists visit Denali National Park each summer. Park visitation offers economic opportunities to residents throughout the summer season. During the winter, residents enjoy a quiet existence in a beautiful and peaceful setting, free from the rush of tourist traffic. As visitation to the park has increased, so has supporting development in the form of hotels, shops, restaurants and other services. This development is concentrated around the park entrance, but is expanding. Recognizing the pressure of such development – both the opportunities and challenges – has led to increased interest in planning for local residents.

The Impetus for this Planning Effort

In the fall of 2005, a small group of property owners presented a petition application to the Borough asking for additional land use regulation in the area between mile markers 226 and 231 along the highway. The Borough acknowledged that their mechanism for instituting any land use planning needed to be revised and therefore the group withdrew their petition

effort. This small group of residents then took the initiative to draft a survey and gathered contact information for as many community members as possible. The intent of the survey was to compile what residents and landowners valued about the area, and to gather opinions about hypothetical aspects of land use planning and zoning. The group sent out approximately 135 surveys and 112 completed surveys were returned. The results of this survey are included as **Appendix A** to this document, and demonstrate that residents have a strong interest in guiding various types of activities within the boundaries of the Yanert community.

Inspired by the impressive response to the survey, the group of property owners working on the planning effort grew and a community meeting was planned in order to present the results of the survey and to discuss possible planning efforts. It was also at this time that the group decided to accept an offer of financial assistance from the Denali Citizens Council to hire the professional planning firm, Agnew::Beck Consulting, to provide advice, guidance, and to help facilitate a large community meeting. (See Phase 1 of the Planning Process described below.)

Previous Planning Efforts

As a relatively new entity, the Denali Borough is just beginning to engage in broad planning for the future development of the Borough. In 2005, Borough residents engaged in a day and a half of meetings held in Healy, out of which the *Denali Summit 2005: Envisioning the Future of the Denali Borough Communities* report was created. This document described residents' goals pertaining to leadership, citizen participation, positive inter-group relations, vibrant arts, cultural heritage and recreation, and other aspects of healthy, productive communities.

Other plans in the area include a 1981 State DNR management plan for the Parks Highway road corridor (corridor planning was revisited in 2002), a 1979 Community Land Use Plan for the area written by local residents and the 1991 Tanana Basin Area Plan for State Lands. In addition, Ahtna, Inc. has a plan for their corporate lands.

The Planning Process

The Yanert Community *Draft Issues and Goals Report* has been created over a 4-month period. Preparation and initial discussions began in January of 2006. Phase 1 of the effort included a public community workshop on February 12, 2006, attended by a broad spectrum of Yanert residents including landowners, business owners, residents, and borough representatives.

In this 4 hour workshop, participants were asked to consider three broad questions:

- What do you value most about this place and what makes it unique?
- How has it changed over time?
- What are our common goals for this community/land?

Also at this community workshop a Planning Team of volunteers was formed to gather background information about the area and to draft language for the *Draft Issues & Goals Report*.

Answers to the three questions from the workshop (above) were compiled and are included as **Appendix B** to this draft, and also are the foundation for the information presented in

this initial draft report. The report has been reviewed and refined by the Planning Team at three meetings. It is now being sent back to the community for review, including the workshop scheduled for April 28-29, 2006. Suggestions about additions and corrections to the draft will be taken and made. The *Issues and Goals Report* will help the community to develop a final community land use plan, if this is the agreed upon next step.

The purpose of these community workshops has been to help this community define a broad vision and outline primary goals for the community's future. This process assures that goals are generated from the community and agreed on by the community.

Because the public workshop is the main opportunity for public comment on the goals outlined in this report, it is important that there is broad participation and representation from all members of the community. Public involvement is vital to the overall success of this report. The more ideas and opinions voiced, the more likely this document will meet the needs of the Yanert community.

Who is Involved?

A number of parties are involved in creating a document such as an *Issues and Goals* report. First and foremost are community members, who drive the entire process at the community workshops. Also, the community members that have volunteered for the Yanert Planning Team or assisted with this document include:

Susanna Flodin, Jenna Hamm, Dulce Havill, Steve Jones, Eric Nancarrow, Mary Pearson, Alan Seegert, Brenda Rebne, David Tomeo, Bill Ward, Bill Rodwell, Jodi Hodgeboom, Willie Karidis, Jerri Roberts, Martin Weiner, Fritz Wittwer, Ezekiel Baye, Kathryn Martin, Ron Dane, Arnell, Calvin Carlson, Jane Bryant, Tammany Straughn, Cathy Leiser, Paul Anderson, Nancy Bale, Sharlene Berg, Brenda Bussard, Gordon Carlson, Sarah Marshall, Ellen Farbo, Kris Fister

The Denali Borough is also involved in this process by encouraging its communities to undertake grassroots planning and has set up a framework in which communities can generate plans that are ultimately adopted by the Borough. Once adopted, a document such as a comprehensive plan becomes the official planning document for the community. When necessary, it can be amended or updated through the same process by which it was created. The primary group guiding the creation of planning documents in this project is the Planning Team.

The consultants from Agnew::Beck provide expertise in the fields of planning and community organizing and help the community develop a plan that meets local needs, and meshes with local values. Though Agnew::Beck offers assistance throughout the project, it is the community that sets the objectives and guides the outcomes.

Schedule and Products

The schedule for this project is complete through Phase 1 (defined below). A possible Phase 2 would come into play, should Yanert decide to create and implement a comprehensive community plan.

Phase I

- Community Workshop 2/12/06
- Planning Team formed at 2/12/06 meeting
- With the assistance of Agnew::Beck, the Planning Team was tasked with summarizing results of the workshop into a *DRAFT Issues and Goals Report*. Planning Team meetings were held February 22nd, March 13th, and 29th. This *draft* report includes issues, opportunities, and challenges identified by the community and shared goals in the following categories:
    - Land Use
    - Public Services and Facilities
    - Transportation
    - Economy
    - Governance and Leadership
- Community Workshop April 28-29, 2006 – community will gather to review draft report and give additional input / feedback
- The Planning Team will finalize the *Issues and Goals Report* with feedback from the April 28th-29th Workshop.
- *Issues and Goals Report* final draft will be shared with the community online for a period of review.
- The Planning Team presented the final draft report to the Denali Borough for adoption.

Possible Phase II

- Interested Community members form a 'Plan Implementation Team' to work with the Borough on specific aspects of community planning.
- Explore specific aspects of the *Report* for implementation with the community through public meetings, hearings, and/or surveys (one example could be – to identify future public facility sites within Borough lands, another would be to work with the borough on scoping access routes to MLE lands and State lands to the East).
- Work with the Borough Planning Commission to adopt aspects of the Issues and Goals Report into the Borough-wide Comprehensive Plan.
- Draft and adopt a community comprehensive plan that becomes part of the Denali Borough's Comprehensive Plan.

Chapter 2 - Background Information
Physical Characteristics of the Area, and Notes from Residents on "What Makes the Yanert Area a Special Place?"

Sunshine on Cleft

Introduction

This chapter provides an overview of the physical characteristics of the Yanert area – its size, geology, wildlife, climate, etc. The chapter that follows summarizes the area's history, population and economy, and trends in growth.

Community Area

The Yanert Community area lies just south of the primary entrance to Denali National Park. The area is located within the Denali Borough, formed in 1990. Its approximate extent is the boundary of the East Central Voting District, excluding the residential area within Denali National Park (approximately mile posts 218 to 231 of the George Parks Highway).

The Yanert Community area is roughly 75 square miles in size or approximately 48,000 acres. See the Draft Planning Area map, **Appendix C**. (*PENDING - more discussion is needed regarding the appropriate community plan boundary.*)

The Yanert Community area's population is approximately 142 people.

Land Ownership and Development Pattern

This section reviews land ownership in the area, and describes the general amount and location of lands in the different categories listed below. This section also includes an update on the selection and conveyance process, and the boundaries of the National Park and any other specially designated areas.

- State land
- Borough land
- Private land
  - Native Corporation
  - Other private land

See Land Ownership map, **Appendix D** (PENDING).

Land use in the Yanert area can be described in the following ways:

- The area has, thus far, limited development – most land in area is natural, undeveloped
- The primary developed use in the area is residential. This includes mostly modest homes and cabins. There are approximately 102 residential dwellings in the community.

- Development in the Yanert area is concentrated along the Parks Highway on parcels between McKinley Village and Carlo Creek, plus two larger subdivisions.
- Commercial development is limited – McKinley Village and Carlo Creek are the area's major commercial development nodes, including lodging, restaurants and associated facilities. A handful of other small-scale commercial uses are located along the highway between the Village and Carlo Creek.
- A number of local residential uses include various forms of home-based businesses.

Business Use of the Area

Most of the business activity in the Yanert community occurs on the Parks Highway and is concentrated in the vicinity of Carlo Creek and at Mile 231 near the Nenana River bridge. Exceptions to these two areas are an airstrip and air service, a dog kennel tour operation, a restaurant and cabin accommodations. Within the residential areas there are some home-based businesses. Also in the community are three gravel pits. With the exception of the one restaurant at mile 229, all of the businesses are closed during the winter months.

Business Facts

Within the Yanert community there are 8 businesses offering lodging or camping services, there are 5 eating establishments, one flight-seeing service and one non-profit education center. There are a number of home-businesses that offer services such as: rafting, building contracting, arts & crafts, technology consulting, photography, writing, and dog kennel tours.

Significant Features

The following section provides a general description of the significant physical features of the Yanert area.

Geology, Soils and Natural Features

The oldest rocks in the Yanert area are basalts and marine sediments that formed as a portion of an island arc similar to the present day Aleutian Island chain. Formed in an ocean some 200 million years ago near the ancient North American continent, these rocks adhered to the continent about 100 million years ago and are known to geologists as the McKinley Terrane. Tectonic forces added more terranes to complete the geologic jigsaw puzzle of southern Alaska. McKinley Terrane rocks are found in the Slime Creek area and the upper headwaters of Carlo Creek.

Around 100 million years ago, tectonic pressure from the Pacific Plate continued to fold and buckle the rocks and began an uplift of the Alaska Range. A trough was formed on the north side of the range where eroded materials from this uplift began to accumulate. These sediments, collectively called the Lower Cantwell Formation, are sandstones, conglomerates, shales and some coal. The Cantwell rocks have preserved many 50 to 80 million year-old plant fossils and trace fossils (imprints or trails) of fauna, including the dinosaur footprint found in the park in the summer of 2005. The Nenana River cuts through these rocks in the vicinity of Carlo and Slime Creeks and has maintained its course through the mountains during this period of uplift and deposition.

Molten rock (magma) worked its way toward the surface about 50 to 70 million years ago, causing volcanic activity. Surface eruptions occurred near Denali, forming the basalts, andesites, rhyolites, and pyroclastic rocks that comprise the Upper Cantwell Formation. Mt. Fellows is a good example of those volcanic rocks, as is a portion of Karma Ridge, where dark volcanic rock (diabase) caps the sediments of the Cantwell Formation. Some of that magma did not reach the surface but cooled and crystallized beneath, to become lobes of granite, such as Pyramid Mountain, and Denali itself. Tectonic pressure and mountain uplift was renewed about 5-6 million years ago, resulting in an ever-higher Alaska Range. Subsequent erosion and deposition created large-scale alluvial fans, known as the Nenana Gravel Formation. That period of uplift continues to this day.

Approximately five to seven, large-scale glacial advances and retreats occurred in the Alaska Range during the last 2 million years and have sculpted and layered the bedrock with sediments. At their maximum extent, glaciers covered the entire range with only the very tallest peaks sticking out. A lobe from the present-day Yanert Glacier coalesced with ice flowing through the Nenana Canyon to flow out into the Healy area and beyond. Glaciers in the Riley Creek area deposited a large terminal moraine near the park train depot about 9,000 years ago. For a short period of probably a few hundred years, its melt waters fed a lake 11 miles long in the Nenana Canyon just downstream. As ice receded up the Nenana River, its melt waters were damned up near the McKinley Village area, creating 13-mile long Carlo Lake. Stranded blocks of ice formed kettle ponds such as Deneki Lakes. Extensive glaciation in the area has left significant landforms and gravel deposits that shape the landscape we see today.

Vegetation

Vegetation in the Yanert Valley is a sub-arctic, forest-tundra ecosystem containing three major vegetation types: spruce forest, spruce-shrub woodland and dwarf shrub tundra. Forests and woodlands of white spruce, not generally of commercially harvestable size, are found on drier knolls and slopes. Black spruce are common in low-lying areas such as wetlands, and north-facing slopes. Aspen and birch occur on drier slopes and knolls, and are often associated with areas that burned in the area's most recent wildfire in the mid-1920s.

Open spruce woodlands, as well as tundra plant communities, are dominated by shrubs. The tallest shrubs such as alder and willow are found in wetlands, swales, and draws, and often form a transitional vegetation zone at treeline. Some of the area's harvestable berries such as red and black currants and the occasional patch of wild raspberries are found in this zone. Dwarf birch, a ubiquitous tundra shrub, spans vegetation types from woodland to alpine tundra. Many additional harvestable berries such as blueberry, lingonberry, crowberry, and cloudberry occupy moist, low shrub tundra habitats dominated by dwarf birch.

Some of the most colorful flowering plants are found above treeline, which occurs around 2600ft elevation. Alpine meadows and fellfields support plants in a variety of plant families such as the grasses and sedges, heathers, primroses, campanulas, anemones, vetches, orchids, cress, roses, composites, pinks, buckwheats, saxifrages, poppies, and purslanes, among many others.

Wildlife

Mammals

Large mammals are common in the area and generally found throughout a variety of habitats. Caribou, brown bear, black bear, red fox, and gray wolf roam throughout. Moose are typically found in forested lowlands and wetlands as are forest-dwelling mammals such as red squirrel, snowshoe hare, shrews, lemmings and voles and their predators- lynx, short-tailed and least weasels, and pine marten. Other fur-bearers, such as river otter and mink, beaver and muskrat typically occupy forested and open lowlands, river corridors, and wetlands. Unless making seasonal migrations, Dall sheep are found uniquely in mountains and alpine uplands. Wolverines and some of their prey species, marmots, arctic ground squirrel, and collared pika, are also typically found in alpine areas.

Dall sheep – found in Yanert's mountainous areas

Birds

Approximately 106 bird species are year-round residents or summer migrants that breed in and around Denali National Park. The hardy, twenty-two or so year-round residents can include black-capped and boreal chickadees, common and hoary redpolls, pine grosbeaks, white-winged crossbills, ruffed and spruce grouse, all three species of ptarmigan (willow, rock, and white-tailed), common raven, gray jay, black-billed magpie, gyrfalcon, four species of owls and three species of woodpeckers. Migratory species that begin to arrive in mid-April, nest and rear young, and are gone by late September include a variety of warblers, sparrows, finches, swallows, thrushes, gulls and terns, shorebirds, geese and ducks, and raptors.

One species nationally recognized as a Species of Concern that could occur in the Yanert area is the Olive-sided Flycatcher. This bird nests in open, coniferous forests with bog ponds and marshy streams, and in white spruce woodlands or black spruce forests (NPS 2005). The State of Alaska maintains a list of "Species of Special Concern." Species on this list that are known to occur within the Yanert area include Peregrine Falcon, Olive-sided Flycatcher, Gray-cheeked Thrush, and Blackpoll Warbler.

Climate

The sub-arctic, continental climate of the Yanert area is characterized by brief, cool summers and long, cold winters. Because of the area's approximately 2000-ft elevation, breezy or windy conditions are frequent and weather in general is changeable due to the dynamic topography of the surrounding mountains.

Climate records have been kept at Denali National Park headquarters since the late 1920s. Records of the past 30 years have revealed the following statistics: The overall average annual temperature is 27°F, climbing to an average of 56°F in July and falling to an average low of 2°F in January. Average precipitation is 15 inches, and the majority falls as rain between June and September. Total snowfall typically adds up to 81 inches, while average depth of the snowpack is only 9 inches. Temperature records from Denali and other

stations in Interior Alaska indicate that there has been a warming trend during the past 50 years. Average annual temperatures in Fairbanks increased 3.8 °F between 1949 and 2004.

Nenana River, Other Waterways and Hydrology

The Nenana River is the dominant body of water running through the Yanert area and forms the community's western boundary. The geology of the area has been sculpted by the silt-laden Nenana and its tributaries. The Nenana is approximately 150 miles long and issues from the Nenana Glacier in the southern Alaska Range. In the south-eastern part of the community area, several glacial and clear-water streams flow into the Nenana. The largest are Slime Creek and Carlo Creek. Glacially-fed Revine Creek flows along the area's northern boundary, into the Yanert Fork River. The Yanert Fork is the largest tributary of the Nenana River, originating from the Yanert Glacier at the base of Mt Deborah, approximately 30 miles to the east of the management area. There are several small kettle lakes within the community but none are of any significant depth or use for recreation.

Water Wells

Not many wells have been drilled in the Yanert area. Because of the complexities of the Alaska Range stratigraphy and the deep glacial outwash, groundwater has not been found at consistent depths. However, some conclusions can be made about the aquifers in the area from the wells that have been drilled in the area (~30). These are listed below:

- There is an aquifer under the core highway area 200' to 300' deep. Water quality and volume vary dramatically.
- The diabase intrusion east of the highway at the north end of the community has some fissures producing some water but it is hit and miss. Water in this area, if present, tends to be better quality than on the flat area below, but volume also tends to be low.
- Except for the diabase intrusion, the aquifer seems to be in stream bed gravel deposits.
- Carlo Creek and the McKinley Village area which are close to rivers and streams have shallow wells (40'-50') with higher volumes of water.
- There do not appear to be any arsenic or phosphates in the ground water, but some problems with suspended solids do exist.
- There are dry wells throughout the area, so water is not a 100% sure thing.

Of the approximately 30 water wells in the area, depths range from 40 feet to 450 feet. At least 3 drill holes have turned up dry and several others experience hard water or other soluble minerals and containments. There are two known 'communal' water sources where many residents collect drinking water. One source is the McKinley Park Community Center that has maintained an open spigot for non-commercial use and maintains its upkeep through volunteer workers and the community club funds; the other source is a natural artesian spring that flow from a hillside within the DOT right-of-way on the Parks Highway in the Carlo Creek area.

Transportation and Access to the Community

Note: the roads portion of this section includes several gaps to be filled; the trail section is preliminary and needs more detail.

Roads

The road between the Denali Park entrance and the community of Cantwell was completed in 1952. In 1960 the Denali Highway, between Cantwell and Paxson, connected Denali Park and this Yanert area with the Alaska Road system. In 1972 the George Parks Highway was completed, creating a direct route from Anchorage to Fairbanks through the Denali Park area.

In 1973 the present day bridge over the Nenana River was completed and the Parks Highway was relocated westward to its present location. A one mile portion of the abandoned highway is used as the access point into the areas largest residential subdivision and to the Community Center and Fire Hall. The State of Alaska still maintains grading and snow clearing on this small portion of the old highway. Another portion of the Parks Highway (miles 224.5 to 226) was relocated to the east and remains an abandoned stretch of road bed.

In 19--, Blueberry road was built on a ___ easement by Steve Jones and provides access to ___.

In 1985, the state of Alaska offered a lottery for parcels in the McKinley View subdivision and in the following year the property owners pooled the funds for building the approximately 1 mile access road into the subdivision. This subdivision access is called the Yanert Road and heads east from the old Parks Highway right across from the Community Center.

The second access road, Toklat Drive into the McKinley View Subdivision, was built by _____ in ____, providing access to the residential lots to the west of the old highway, but east of the present highway.

Within the community, two sites are used for communication equipment. The Alaska Railroad maintains equipment on the top of Karma ridge and accesses the site via the Yanert Road. The ____ maintains telecommunication equipment on the top of a hill below Karma Ridge and accesses the site via a private road from the George Parks Highway at mile 229.6 that crosses the middle of the McKinley airstrip.

In 1998 the Denali Homestead subdivision was platted creating several short residential roads branching from Hickory road off the George Parks Highway at mile 229.5.

At present, there are 64 access points (drives) off of the Parks Highway between Mile 219 and 230.6. There are four highway pull-offs along this same stretch of road.

Airstrip

There is one private airstrip within the community area, built in 1961 at approximately mile 229 of the George Parks Highway. This airstrip is used for a commercial flightseeing business. In addition, a few local residents use the strip who have made arrangements with the land owner.

Trails & Access

Trails in the Mckinley Village/Yanert area are used as a means of transportation and recreation. Transportation usage includes travel to and from work and other every day travel for people who choose not to drive an automobile or travel the roadways. Most common recreation usage includes walking, biking, skiing, dog mushing, dog walking, snow machine and all-terrain-vehicle travel.

Many trails were developed in the 1950's and 60's, but at present many of the trail access points originate and/or cross private Ahtna corporate land. When ANCSA land was selected in the mid 1980's only one of these trails and access points, the 'Horse Trail', was designated a 17b public easement by the Bureau of Land Management. Several existing trails in the Mckinley Village/Yanert community that see multiple user groups are not established public trail easements or rights of way. These unestablished trails enable travel throughout the community. Unestablished trails provide North and South travel, relatively parallel to the Parks Highway. These trails also enable travel from the parks highway east.

On both established and unestablished trails there has been no formal action to secure trail use conflicts, safety issues, visitor use, issues of trespass, and disruption of privacy.

What Makes the Yanert Community Area Unique?

The following section is drawn from comments offered by Yanert residents. It is expected that this section will be expanded as the planning process continues. Additions to this section could include more language and/or photos of the people who live here, the places and sights that are special to them, challenges unique to Yanert community area, etc.

Carlo Bowl

Why do we chose to live where we do, and what is it about a place that makes us want to live there? While responses might vary, answers to these questions typically fall into three general categories -- the physical place in which we live, the community that we chose to live in, and the economic opportunities that allow us to live where we do. At a community workshop in February 2006, the residents of the Yanert Community offered answers to the question of what makes their community unique. The answers they offered, summarized below, paint a picture of a place that is indeed special, and is unlike many places in the United States today.

The Place

- Wilderness experience itself
  - Great beauty, scenic
  - Wildlife
  - Solitude
  - No litter
  - Quiet and dark
- Subsistence
- Recreation opportunities
  - Running dogs
  - Hiking, backpacking, climbing
  - Skiing
  - Easy access to wild land recreation with very little trail traffic
- Scenic highway, very close to Denali National Park
- Negative: getting harder to access backcountry due to private property restrictions

The Community

- Good place to raise children, feeling that they are safe here
- Feeling that the people who chose to live here are good people, hard working and also know how to relax
- Comfortable separation between neighbors
- Neighbors come together to help neighbors when they are in need

- Human footprint is still light, but have enough of a population to have a sense of community
- Affordable housing, compared with other areas in the lower 48 (such as Jackson)
- Newer amenities such as electricity make rural living easier but also attract new population

Economic Opportunity

- Seasonal work opportunity is strong here; gives residents the chance to work hard for part of the year and live a more relaxed, slower paced existence in the winter months
- Many businesses in the area are locally owned and operated
- Opportunity for local businesses to provide an alternative quality experience away from the Nenana Canyon
- Park Service, DOT/PF, schools, coal mine major employers

CHAPTER 3 – Population and Economy
History, Current Conditions & Trends, Notes from Residents on "How is the Yanert Area Changing?"

Introduction

This chapter provides an overview of existing socio-economic conditions in the area and trends in these conditions. Included is information on history, population and the local economy.

McKinley Village – aspects of the natural and built environment

History[1]

Native peoples have lived in the Yanert and Denali Borough areas since prehistoric times. The Nenana River corridor was used as a transportation and trade route through the Alaska Range to reach hunting and fishing grounds. Many prehistoric sites have been found along the Nenana River and throughout the Borough. The Carlo Creek archaeological site (49-HEA-031) is located within the Yanert area and is an early Holocene site. It was discovered in 1975 while geologists investigated the new road cuts of the Parks Highway. This site was shown to have evidence of butchering caribou, sheep and ground squirrels. Tools and percussion flakes were also recovered. It was dated at 6,500 to 7,500 years old.

The more recent recorded history of the Yanert area follows the purchase of Alaska from Russia in 1867 when the United States government began exploration of Alaska's interior. The name "Yanert" is derived from Sergeant William Yanert of the Sixth U.S. Calvary. Sergeant Yanert is credited with locating a route from Cook Inlet to the upper Yukon gold fields.

In 1917, Mt. McKinley National Park was established and construction of the Park road began 5 years later in 1922. In July of 1923, the formal dedication of the Park took place. Just one year later, the Alaska railroad was completed, with the final spike being driven by President Warren G. Harding.

The 1950's brought a number of developments that impacted the Yanert area and the Denali Borough as a whole. Transportation improvements such as the completion of the Denali Highway segment from McKinley Park to Cantwell were completed in 1952. In 1957, the entire Denali Highway was completed, linking the Richardson Highway with Mt. McKinley National Park. Finally, Alaska gained statehood in 1959.

[1] Primary sources for this section include: Denali Borough Comprehensive Land Use Plan, July 1995; and Yanert-McKinley Village-Carlo Area Timeline

The first permanent settlement in the area was at _____, by _____, in ____. Throughout the 1960s and 1970s, residential development grew in the Yanert area, the main attractions being the National Park, rural, self-sufficient living, and secure road access between Anchorage and Fairbanks. Small businesses, mostly seasonal accommodations and restaurants, were also established during this period.

Other developments significant to the Yanert area include the signing of the Alaska Native Claims Settlement Act (ANSCA) in 1971 that allowed for the assignment of 44 million acres of state land to Alaska Natives. The major landowner in the Yanert area, Ahtna Corporation finalized their land selections in the area in 19__, and hold title to ___ acres between Slime Creek and McKinley Village.

The completion of the Parks Highway in 1972 was another significant development that enabled easier, quicker access between the park and Fairbanks and Anchorage. In1980, President Jimmy Carter signed the Alaska National Interest Lands Conservation Act (ANILCA) which included the expansion of Denali National Park to a total of 6,000,000 acres. In 1985, McKinley Village, which lies at the northern edge of the Yanert Community area, was founded as a state land sale subdivision.

See **Appendix E** for full Yanert-McKinley Village-Carlo Area Timeline

Planning History

The Yanert community has primarily been a residential area with two nodes of concentrated commercial development, McKinley Village/Nenana River Bridge and Carlo Creek.

In 1979 a Community Land Use Plan for the area was written by local residents. In this plan, specific recommendations were laid out for community development. The community was divided into ten tracts and each given a proposed designation such as; residential/recreation, public use/wildlife habitat, & commercial/mixed with residential. Recommendations on highway buffers, airstrip buffers and commercial develop were made.

At the time, there was no local government, thus the plan was submitted to the State of Alaska. 73 of 79 local residents signed the petition for this plan. There is little record of the plan being adopted by the state but the state subdivision closely followed the recommendations of the plan. A copy of this 1979 Community plan is available at the DCC office and the Denali Borough Office.

In 1981, the Department of Natural Resources completed a report titled, 'Scenic Resources Along the Parks Highway –Inventory and Management Recommendations". In this document, the authors provide excellent data on viewshed using a 'visual absorption capability' rating. In their recommendations they map out areas within the Yanert community with 'moderate to low' visual absorption capabilities and make recommendations for concentrating commercial development in areas with 'high visual absorption', e.g. areas with denser forest. The report also recommends that all commercial development retain a minimum of 25% of the natural landcover immediately adjacent to the highway.

In 1985 the Alaska Department of Natural Resources completed the first draft of the Tanana Area Basin Plan (TBAP). The plan was later updated in 1991. The Yanert community falls completely within subregion 4 of the plan. The TBAP presented area wide land management policies. The categories used in the classifying of the lands include; agriculture & grazing, fish & wildlife habitat, materials, remote cabins, recreation & tourism, settlement, transportation, etc. Most of the area within the Yanert community was classified by DNR as wildlife habitat, public recreation and settlement. Maps and the full document can be found at: http://www.dnr.state.ak.us/mlw/planning/areaplans/tanana/index.cfm

The Denali Borough government has done very little in the way of land use planning during its 16 years of existence. In 1995 the Borough adopted the it's first Comprehensive Land Use Plan and this plan was later revised in 1997. In 1996 an ordinance was passed zoning the entire borough as 'unrestricted'. At a later date, the land around the Borough landfill was zoned 'industrial'. Also in 1996 an ordinance was passed establishing a process for subdivision planning.

In 1996 the residents of the McKinley View subdivision developed a subarea land use plan that later was adopted into law by the Denali Borough. This plan acknowledged the residents desire to retain the rural residential character of the area and created limits on commercial development and the number of domiciles per lot. In 2002 several amendments were made to the McKinley Village subdivision Subarea Land Use Plan.

In 1998, the Denali Homestead subdivision was developed by Jeff King & Donna Gates. The lots were sold with subdivision covenants that protect the residential character of the area.

Existing Conditions and Growth Trends[2]

Population:

- Total in the Borough: 1,893
- In the McKinley Village/Yanert area – 142

Borough-wide demographic characteristics:

- Ethnicity - white: 85.7%, mixed:5.2%, African-American: 1.4%, Native American/Alaska Native: 4.8%, other: 3%
- Median age – 38 years (older than state average)
- Gender – 42% women, 58% men
- School enrollment – 2005: 280
- Households – 785 total households; 31% have children under age 18; 48% married couples living together
- Income – 2002 per capita $40,019; 2002 median $53,654; 5.7% of families are below poverty level; overall, incomes are higher than elsewhere in Alaska

Tourism and Economic Growth

[2] Data presented here are based on the 2000 U.S. Census (and derived from the *Denali Summit-2005* document)

The Yanert area is directly impacted by its close proximity to the Denali National Park. Large numbers of visitors passing through the area to Denali potentially draw on services provided by Yanert residents – offering economic opportunities for part of the year and challenging locals to think of creative offerings for a short-term, guaranteed market. Locals are also challenged to protect their area as a resource that will continue to draw visitors.

Approximately 350,000-400,000 people visit Denali National Park each year[3]. Park visitors range from mountain climbers, to independent travelers, to travelers who are visiting Alaska in groups as part of the land portion of a cruise ship tour. The majority of visitors are older travelers. Visitors arriving via recreational vehicles tend to be retirees.

Visitor travel to Alaska has increased steadily since the early 1990s and has been driven, in part, by the strong development of Alaska as a premier cruise ship destination. Based on Park Service visitation estimates, as shown below, the Denali area has experienced limited growth since 1996. Exceptions were a spike in growth in 1999, and again in 2004, when there was a significant surge in Alaska visitation, reflecting peoples' increased propensity to travel influenced by both an improving U.S. economy and reduced fear of terrorists' threats to domestic travelers. In Denali, visitor numbers in 2004 also surpassed the reported visitation peak of 1999. The tables demonstrate changes in visitation over time.[4]

Total Visitation, Denali National Park: 1996-2004

Denali National Park Bus Ridership and Estimated Visitor Numbers, 1996-2004									
	1996	1997	1998	1999	2000	2001	2002	2003	2004
VTS-Shuttle Bus	90,641	95,733	99,337	100,227	93,734	87,532	83,922	80,192	90,160
Kantishna Bus	9,636	10,176	12,015	10,221	10,019	8,931	9,553	10,342	12,994
Total "Independent" Bus Passengers	*100,277*	105,909	111,352	110,448	103,753	96,463	93,475	90,534	103,154
Tundra Wildlife Tour	106,476	97,383	106,860	108,302	93,724	118,077	92,963	97,218	112,135
Natural History Tour	59,873	70,858	74,664	85,735	89,880	59,861	75,247	67,987	72,149
Total "Tour" Bus Passengers	*166,349*	168,241	181,524	194,037	183,604	177,938	168,210	165,205	184,284
Total Bus Passengers	266,626	274,150	292,876	304,485	287,357	274,401	261,685	255,739	287,438
Total Visitation	341,385	354,278	372,519	386,867	363,983	360,191	353,560	360,189	404,234
Source: Denali National Park and Preserve, Visitation Statistics, 2004.									

While total visitation has not changed dramatically, the make up of these visitors has changed. Overall, the percentage of independent travelers has dropped significantly, while there has been a significant, commensurate increase in package travelers.

[3] Insert reference: Denali Visitation and Forecast document
[4] Insert reference: Denali Visitation and Forecast document

Visitor Facilities[5]

The most significant driver of the Yanert economy is tourism – providing a broad range of services to the people that visit Denali National Park each season (approximately May through September). Though people from outside the area hold 82% of local summer jobs (40% from outside Alaska, 42% from outside the Borough), opportunities derived from tourism are great and are expanding. Food service, education, entertainment and recreation, shopping and lodging are among the existing opportunities and can be developed into the future.

Visitors to Denali most often stay in the Parks Highway corridor but lodging opportunities stretch along the highway:

- 60% of accommodations in Denali Borough are located within the corridor from Nenana Canyon area
- 9% of Borough accommodations are located in McKinley Village, six miles south of the Park entrance
- 21% are located in Healy, approximately 11 miles north of the Park entrance. Healy has a number of bed and breakfast accommodations plus small hotels and campgrounds for tents and recreational vehicles (RV)
- Carlo Creek, approximately 14 miles south of the Park entrance, has four properties that contain approximately 9% of the Borough's guest accommodations.
- There are three lodging businesses and one educational campus at mile post 230. Cabin rental accommodations are available at mile post 229.
- CIRI Native Corporation is exploring the feasibility of a new lodge at mile 230 near the community center. At one time there was exploration done for a lodge on the west side of the highway at mile post 230 as a joint venture between CIRI/Ahtna.

The table below provides details on the number of guest rooms available in the Denali area as of 2004.

2004 Denali Borough Accommodation Totals

	Room	Cabin	RV	Bunks	Totals
Healy	429	36	173	0	638
McKinley Village	69	66	134	0	269
Cantwell	32	7	76	8	123
Anderson	12	0	48	0	60
Canyon	1,342	101	156	0	1,599
Kantishna/Pk Campgrounds	17	50	205	0	272
Carlo Creek	11	54	24	0	89
Remote Locations	0	32	0	0	32
TOTAL	**1,912**	**346**	**816**	**8**	**3,082**
Units are the number of rooms, cabins, RV, or bunk spaces available.					
Source: Denali Borough mayor's office; National Park Service, Denali National Park.					

[5] Insert Reference: Denali Visitation report

There are approximately 1,100 additional rooms known to be in the planning stage for construction in the next five years for the Denali National Park area — an over 50% increase in what is currently available. The conversion of employee housing to guest rooms in the Nenana corridor could easily increase this number to 1, 500 additional guest rooms, or an almost 80% room increase. Close to half the guest rooms in the Healy area have been or will be converted to employee housing to make more room for guests in the Nenana Canyon.

A significant portion of these new rooms will be needed to support the trend in longer stays by cruise land tour guests. It is estimated that over 60% of cruise land guests will spend two or more nights in the Denali area, which means that the major hotels in the Canyon would have to increase the number of rooms by a similar percentage to accommodate longer stays for the same number of guests. Though it has been shown that visitation to the area has remained relatively flat (with spikes in visitation in 1999 and 2004) the trend towards extended stays increases the need for services in the area (and increases economic opportunities).

New Construction – Nenana Canyon

In addition to creating a demand for lodging, tourism growth, expands demands for entertainment, recreation, craft and other sales and food service. Though many visitor services and facilities are owned and operated by large tour companies such as Princess Cruises, continued growth creates potential for new employment opportunities as well as opportunities for locally-owned businesses. Examples of recently established, local businesses in the Yanert area include: retail, restaurant (*add specifics*).

Support for tourists arriving out-of-season could additionally be provided by smaller businesses (such as bed and breakfasts) that cost less to operate in the off-season and offer season-specific activities such as skiing, snowshoeing and other winter activities.

Insert information on Borough bed tax
Insert other employment trends for Yanert area

Summary of Factors Affecting Growth

A range of factors, summarized below, suggest that the Yanert area is likely to continue to grow and change.

Tourism Growth

Growth in the Yanert area is impacted by the continued interest of visitors to the Denali National Park and Preserve. Established tour operators, such as cruise ship companies, continue to bring large numbers of tourists into the area. Increased marketing to the individual or independent traveler, supported by offerings that are attractive to this group could additionally enhance visitation. It is likely that tourism will continue to be a significant economic source on which present and future residents will rely. As mentioned above, after a period of stability, tourism growth increased in 2004, and appears to have also grown again in 2005. A total of 350 new hotel rooms have been built over the winter of 2005/2006 and are scheduled to be online this summer, most in Nenana Canyon and McKinley Village.

Change in Workplace Limitations

Continued technological improvements, such as improved internet access, could provide a reliable source of income for individuals interested in living in a remote area, without the need to travel to an urban area for employment. In the last 15 years, many of the fastest growing areas in the United States have been outlying communities with high quality of life and good access to recreational amenities. Improvements in connectivity due to technological advancements have made such settlement patterns possible.

Connectivity/Improving Access

Improvements to the Parks Highway have increased connectivity between the Yanert Community area and Alaska's two largest urban centers – Fairbanks and Anchorage. Such improvements increase residents' ease of life, making travel for supplies and services much easier and somewhat lessening the challenge of living in an isolated place. As population pressures around Alaska increase in traditionally rural areas such as the Mat-Su valley, it is likely that those who are looking for a more "rural" way of life will be interested in the Yanert area. This could include year round residents and also seasonal homebuyers, interested in experiencing the more mild summer season in a rural location. Second homeowners could also include entrepreneurs who are interested in offering new services and opportunities to visitors to the area. As population increases, there is also the potential for an increase in public services of many different types – from health services to entertainment-related services. Such changes could attract and increase the influx of new residents into the area.

Changes in Supply of Private Land

Currently private land is limited in the Yanert area. However changes in land ownership patterns, primarily Borough land selections, could lead to a greater supply of private land to support residential growth.

How has the Yanert Area Changed?

The following section is drawn from comments offered by Yanert residents. It is expected that this section will be expanded as the planning process continues, including adding more comments and/or photos.

Population, Character of Residential Life

- Resident population used to be more self-reliant (they needed to be because there were less amenities to support their lifestyle)
- People now moving into the area who expect more amenities, imagine that support will be provided for them
- More guests coming into the area yearly
- Changing character of tourism – overall visits to Denali Park roughly flat over the last 10 years, but percentage of package visitors has grown dramatically
- More employees coming into the area to support increased tourist visitation
- Employees coming into the area from the outside can sometimes have negative impact; do not have respect for the community, neighborhood they affect (not caring for property they use; not understanding boundaries of residential areas/private property)
- Guests are staying in area for longer periods of time – used to stay for only one night, now many stay for two and this could expand to three.
- Longer stays means more hotels, perhaps more impacts, but it is better for these visitors to spend more time in this area
- More land owners, residents are staying in the area throughout the winter season
- Increased population can give greater community resources, greater connectivity

Services and Facilities, Amenities

- New services - electricity
- New businesses - restaurants, shopping, small businesses
- Improved road access – makes it easier for residents to travel out of community for supplies and services but also makes it easier for people to travel into community
- Recent addition of many new Nenana Canyon hotels; several new developments being proposed including projects by CIRI, and perhaps by Ahtna Inc.
- Denali/Nenana Canyon is evolving from a pass through portal for overnight stays focused on a quick park tour, to a destination for multi-day stays, with a growing array of local entertainments
- New tourism opportunities – there are more ways of recreating being offered:
    - Helicopter
    - Rafting
    - Horseback riding
    - Jet boat tours
    - Dog kennel tours
- Changes in tourism create new tourism pressures, e.g., recent request for permits for heli-hiking on glaciers
- With increased population there is the need for more amenities and planning for safety reasons:

- Roads in some subdivisions provide inadequate access for fire/emergency service
- Emergency services equipment that is available might not be sufficient to serve certain facilities
    - No ladder fire truck to serve new two story hotels

Land and the Experience of It

- Land is seeing much more traffic than ever before – impacts are more visible
- New tourist amenities/services impact experience of place with additional noise and light pollution: helicopters, planes, hotels/lights
- Private property blocks traditional access into backcountry areas
- Growing problems with trespass on Native Corporation land. Locals aren't main problem, more a problem with people from outside the community
- Season is only 5 months long, so the land gets a break for the remaining 7 months

CHAPTER 4 - Goals and Strategies
Policies to Guide Growth and Maintain Community Character

The following information is intended to provide a framework for the policy chapter of the Yanert Community Comprehensive Plan. It includes goals and broad strategies to reach these goals. The goals all come from the community workshop and the community survey. The strategies to reach the goals are a combination of recommendations from the community, and approaches used in other communities. An example in this latter category is the suggestion for a 100' development setback from water bodies. This initial set of polices includes a wide range of topics, some of which may not be appropriate for the Yanert area. The purpose of this draft is to start a discussion leading to agreement on these topics. Once that step is complete the community can discuss the most appropriate, specific means to carry out these goals (advisory development standards, zoning, use of infrastructure to encourage different land use patterns, etc.).

Overall Vision

Fun on Fourth of July

"We value the great neighbors, trails system, and the respect shown to one another. We would like to see this area continue the way it has (a neighborhood of homes and small business owners). We're working on purchasing a piece of property. My wife and I really enjoy living here. We would like to see the community continue as a family community of good neighbors and small business owners. It would be awesome if the balance between being able to make a living and having a great place to live can be maintained."
(*from the Yanert survey*)

This plan is based on an understanding that growth in the area is inevitable, but that growth needs to be guided to benefit the community, and to maintain what is most valued in the community. The community values the freedoms the area has offered in the past, but recognizes that "no place stays special by accident."

The quote above from the community survey gives a good indication of the hopes people have for the area. This quote captures the challenges and opportunities facing the community, in particular the fact that while people treasure their continued access to the natural world, the Denali region is the focus of large scale tourism, and more and more people want to find ways to live, and to make a living, in the Yanert area.

Chapter 2 gives a detailed description of the characteristics of the Yanert area; below is a summary of the six key values that most define and need to be maintained as the area grows. Included are quotes from the community workshop and community survey:

- Proximity to wilderness - "access to Alaska out the backdoor"
- Scenic landscape – natural beauty, great views, attractive road corridor

- Recreation – "Easy access to outdoor activities without trespassing. We mush, ski, hike, four-wheel, berry pick" "Denali National Park is our backyard."
- Sense of community - "people help one another, look out for one another; everybody, not just friends" "my house burned down, and without asking for help, by next morning a dozen people were there helping to start rebuilding"
- Seasonality of use – "ability to catch breath during winter"
- Self Sufficiency – "maintain the Alaska experience, don't close off ways to make a living" "avoid excessive rules and regulations"

There are five 'Goals and Strategies' sections described below are; 1)Land Use, 2)Public Services & Facilities, 3) Transportation & Trails, 4) Economic Development, 5) Governance- Leadership. As mentioned above, in writing each of these sections we used a combination of recommendations from the Yanert community, and approaches used by other communities. The goals and strategies are drafts and need your input to make them adequate and fair.

LAND USE GOALS AND STRATEGIES

"We treasure access to trails, peaceful surroundings, low density, community interdependency, minimum effect by residences." (one of dozens of similar statements in the community survey**)**

"I value the freedom to do whatever business we want with little restriction."

Pyramid Peak

1. Maintain the overall predominance of the natural setting, the quality of views, and the integrity of natural systems that form the foundation of quality of life for residents and attractions for visitors.

    - Retain development setbacks (*100'?*) from waterbodies and key watershed areas in order help protect visual quality, preserve water quality, and provide corridors for wildlife movement, (map)

(*Note: the Tanana Basin Area Plan identifies the need for buffers in plan on Nenana & Montana Creek, not quantified*)

- Confirm importance of existing lot size standards for wells and septic systems; consider adding more specific standards, including minimum square footage of well drained soils, distances separating wells and septic tanks. *(Note: The Borough reviews and approves subdivision plats, and sets 40,000 SF as the minimum lot size for residential parcels)*
- Identify and limit impacts of development on sensitive, valuable wildlife habitat (map) and subsistence areas, for example, to protect movement corridors, salt licks and riparian areas.
- Concentrate commercial development (see goal 2)
- Provide for high quality residential neighborhoods (see goal 3)
- Maintain natural buffers along highway corridors (see goal 4)
- Guide character of commercial development (see goal 5)
- Practice good site development practices (see goal 6)

2. Provide for high quality residential neighborhoods; maintain the small scale, safe, friendly character and sense of privacy of existing residential areas
    - Limit use of residential areas (map) to residential uses, or specific residential-compatible uses, such as public recreation and small-scaled, home-based

business; in general do not allow commercial uses in or immediately adjacent to residential areas

- Encourage subdivisions to retain open space and trails, which adds value to the property, protects natural systems, and increases residential quality of life. One way to do this is through a cluster or open space subdivision process.
- Provide for limited areas that are appropriate for higher density residential development; focusing on areas where such development doesn't degrade the character of residential neighborhoods. One option is in the vicinity of the future town center.
- Allow for small-scale, home-based business
- Establish basic 'neighborly' rules regarding character of residential use (*review existing CCR's at Denali Homestead*)
    - Establish minimum side, front and back setbacks *(note: need to be somewhat flexible about setbacks on existing homes, due to variances in lot sizes, utility easements.)*
    - Limit height of residential uses to not more than 3 stories (no hook and ladder fire truck, so height restriction is reasonable)
    - Consider limiting density for residential development on a case by case basis
    - See also standards for all development, goal 6
    - Others?

3. Maintain the character of the Parks Highway corridor
    - Retain a natural buffer along the highway, of sufficient depth to maintain a predominately natural character of the highway *Note: the "buffer" that currently separates road side uses from the Parks Highway is nearly all in the DOT/PF right of way. Therefore, if the community is to keep this buffer in the future, a policy is needed to retain vegetation on private property adjoining the highway or advise DOT not to expand into this area.*
    - Limit number of driveways – encourage use of roads that branch of the highway and/or shared driveways, rather than having each property have a separate access
    - Limit commercial signage – *see strategy under goal 6*

4. Concentrate commercial development
   The impact of commercial development varies with the specific type and scale of use. In general the community encourages home-based, low-impact commercial activities, but wants to guide the location and character of larger scale commercial activities, including tourism related commercial, other types of commercial, and industrial uses. This and the following goal address these issues.
    - Encourage commercial development to locate in several concentrated areas vs. extending along the length of the Parks Highway (map)
    - Encourage eventual creation of a Yanert/McKinley Park town center to be a concentrated, pedestrian oriented, mixed use area with commercial and public services, serving residents and visitors (location). Focus future public facilities, such as post office or school, in the planned town center area. The town center

may not be developed for a decade or longer, in the near term land should be identified for this eventual use.
- Direct larger scale commercial development to more appropriate areas outside the community and to communities that may be seeking this type of development, e.g., Healy, Cantwell
- Limit larger, new commercial development outside of primary commercial nodes

5. Manage the impacts and character of new commercial development
    - Establish rules for minimum setbacks (side, front, back)
    - Limit height
    - Set standards regarding building massing, appearance – design buildings to complement natural setting
    - Set rules identifying areas where commercial use is generally not appropriate, in light of impact on critical habitat, watershed, recreation areas, views, established residential areas
    - Distinguish different types, scales of commercial
    - Set standards for traffic, how traffic impacts safety, and adjacent neighborhoods
    - See also standards for all development, goal 6
    - Others?

Detail for discussion: If the CIRI hotel is developed, it has been suggested that the old Parks Highway route (east of and parallel to the Parks Highway) could become a designated foot trail with landscape improvements and vehicle traffic be limited to the current McKinley Village subdivision access road off the George Parks Highway. The full community and in particular the Fire Department should be consulted on any discussion of this subject.

6. Development Standards for all Uses
    - Grading – Encourage retention of natural contours.
    - Natural Vegetation/Site Disturbance – Maximize retention of existing vegetation; discourage grading and removal of vegetation over the entire parcel prior to selling or developing land
    - Drainage– Development should not create drainage or icing problems on adjoining lots. Development should not increase summer runoff or winter ice on adjoining roads or properties.
    - Water Quality & Erosion - Use drainage swales, holding basins and similar best management practices to ensure runoff from developed areas does not degrade quality of water in adjoining streams and lakes.
    - Natural Hazards – Avoid development in hazard areas, including floodplains, avalanche areas and steep slopes.
    - Protection of Water Quality – Minimize impacts of development on water quality, for example, minimize removal of natural vegetation along the majority of the edge of lakes, streams or wetlands
    - Noise - Limit maximum noise levels as discernable on adjoining properties.
    - Commercial Use of Roads – Limit regular commercial use of residential roads by trucks, buses, and heavy equipment.

- Lighting – Lighting should be shielded so light is directed down and away from the sky, to protect views of the night sky and aurora borealis, and to avoid shining directly onto neighboring properties.
- Signage – set standards for size, materials, illumination

7. Guide decisions regarding use of Borough land, future borough land selections
    - Land for public facilities (see service and facilities chapter)
    - Need for more private land?

8. Work with the State of Alaska to encourage land use policy that benefits the Yanert community

9. Guide recreation use to reduce trespass
    - Direct recreational activities to avoid conflicts with and trespass on private land, in particular with large landowners such as Ahtna, Inc.
    - See further discussion under trails in Transportation section regarding others trail issues, trespass, motorized use, etc.

PUBLIC SERVICES AND FACILITIES GOALS AND STRATEGIES

"I live here to get away from modern conveniences and distractions. I don't want to see people or machines - just mountains and trees."

McKinley Park Community Center & Fire Hall

1. Overview of Service and Facility Needs
    - In general, services in fairly good shape; the community does not have many pressing needs for public services and facilities, and generally has a tradition of self reliance
    - Potential for gas line coming through Parks Highway corridor

2. Priority needs
    - Set aside public land for future public needs, e.g. a future school, library
    - Improve access to water (options: public spigot, private enterprise?)
    - Develop policies to reduce risks of fire, and increase ability to reach and fight fires (building standards, road widths, house numbering)

The Public Facility Matrix below inventories the status of public services and facilities for the Yanert community.

Public Facilities Matrix

Service	***Provider***	***Current Facilities***	***Issues/Notes/Needs***
Fire	McKinley Park Volunteer Dept.- supported by volunteers and funded by the the Borough and donations from individuals and businesses	Fire station at community center	Current Fire hall, fire equipment is outdated. Fire rating is limited due to inadequacies of existing infastructure; there is a need to upgrade; possible need for a full time paid staff person
EMS	Cantwell and Healy provide EMS service. No local funds to support this service are provided, other than donations to these other communities	None	With continuing growth in summer activity and human presence there will likely be a need for local EMS service.
Police	State Troopers no local police	None	Improvements not a strong near term need
Post Office	Private contract provider postal office at the National Park entrance area	at the National Park	Not a strong near term need; uncertainty about future of contract Post Office service. If the current site is closed, would be important to find a site closer than Healy or Cantwell

Education	Schools are in Healy (Tri-Valley K-12) and Cantwell (K-12), home-school is a borough supported option	None in the community	Should set aside land for possibility future school site
Power	Golden Valley Electric Some people generate power on their own sites		Longer term – encourage undergrounding of power
Water/Sewer	Well at community center; Natural spring at mile 224 (partially in DOT/PF ROW)		Most people on individual well & septic systems; one sewage pump service in Borough (based in Healy) Community center well capacity may be reached with current infrastructure. May be a private sector opportunity for water delivery
Senior Center	None		
Community Center/ Youth Center	Yes	McKinley Park Community Center	Need for maintenance of existing community center. Building reaching a critical point. Will need major renovations in 10 years or less.
Solid Waste	Private service, doesn't reach most outlying areas; Borough operated transfer station by Cantwell, land fill near Anderson Some people use burn barrels, state has guidelines that people should follow		Most people take their own trash out of the region. There is need for education about wildlife-safe trash disposal. No recycling facilities locally – local opportunity (maybe an option to partner with hotels)
Telephone	MTA land lines, (recently upgraded to include DSL service); cell phone coverage on full Yanert area, most of Parks Hwy Corridor		OK as is
Snow Removal	Snow removal – Parks Hwy, and community center frontage is done by DOT/PF, there are several local private contractors available, the upper McKinley View subdivision has a loose agreement with one resident for snow removal		OK as is

Skiing on the Nenana River

TRANSPORTATION - TRAILS

"Trails are precious to residents"

"I want to live in a quiet, residential neighborhood. I value the peacefulness and the ability to walk down the road with little vehicle traffic."

1. Improve the safety of the Parks Highway as it passes through the Yanert/McKinley Park area; for those passing through and for residents and visitors
    - Set speed limits in appropriate areas - e.g. from Deneki Lakes to Park boundary
    - Widen the road to establish turning lanes at regularly used destinations (current need at McKinley Village east and west; may be a future need at Mi 230 subdivision, and Carlo Creek in future)

2. Reserve routes for key roads providing access to areas off the Parks Highway
    - Reserve a practical road route providing access to existing and future Borough land selections
    - Identify other future routes that are likely to be needed over the next 10-50 years, and reserve routes now.

    Process: The Borough will need to work closely with affected community members to identify possible routes.

3. Identify, reserve and, as appropriate, improve a community-wide trail system on public lands, so residents and visitors will continue to have enjoyable, legal, easy access to diverse backcountry locations, and the chance to enjoy a wide range of trail-based activities. Trails are important for both recreation and transportation purposes.
    - Identify and reserve public access to public lands
    - Identify traditional trails that cross <u>public</u> land – work with public land owners to survey and reserve trail rights of way. Where possible and sensible, construct trails as part of development of future collector roads.
    - Work with private land owners to develop goals and policies that prevent trespassing and explore possible avenues for use of trails on private land, such as a permit system.
    - Explore the possibilities of a multi-use trail parallel to the Parks Highway, initially from the McKinley Park Community Center to McKinley Village, ultimately from Cantwell to Healy
    - Delay developing roadside pullouts and publicizing public trail locations until necessary facilities are available (e.g. trash cans, trailheads, signage), as well as necessary management.

4. Promote local education so trail use is safe, enjoyable and does not create adverse impacts on the environment or quality of life.

- Work with public landowners to direct users to appropriate trails, trails heads.
- Work with Ahtna, Inc. to help publicize the permit program they use to allow public use of Ahtna lands.

5. Work with commercial air operators to minimize impacts of use on quality of life, wildlife, and the character of recreation areas. Work to avoid problem where people move into area next to traditional air strips and then complain about traditional use.

6. Others?
    - Road maintenance (currently all maintenance is either by State on Parks Highway, or by individuals on private land)
    - Park entry access – shuttle? Encourage park and business owners
    - Strategies to reduce traffic on residential roads (limit densities to reduce volume of traffic, build a good system of collector roads to keep through traffic out of residential neighborhoods)
    - Address issues of dust from buses on gravel roads (Note, "Borough has means to address")

ECONOMIC DEVELOPMENT

1. Support expanded opportunities for jobs for residents, for kids of residents. Emphasize businesses that fit with community values, for example:
    - Cottage based, home based
    - Education based
    - Jobs that pay a living wage; plumbers, mechanics
2. Encourage eco tourism; and active/learning-based tourism that offers a deeper experience for visitors
    - Encourage locally owned small tourism businesses, e.g., B&B's, which provide an alternative for independent travelers
    - Potential for additional development of private campgrounds, other visitor facilities.

3. Encourage private business development to provide services to residents year round - water wagon, plumbers, mechanics, development of support sector.

GOVERNANCE, LEADERSHIP

Not discussed at the workshop. Survey includes several responses that mention benefits of regular community meetings. Several ideas for future consideration:

- Provide more opportunities for coordination among all community interests
- Growing demands on volunteer resources
- Role of Borough
- Capacity of local community/borough to implement land use policy
- Funding for community facilities, services, e.g. roadside multi-use trail

Appendix A
Yanert Community Survey Results

The following responses were gathered by the Yanert Community Survey:

"What qualities do you value most about your neighborhood and this general area? What do you think is the best way to preserve these qualities?"

…Domination of the natural world, hand-in-hand with little or no impact from the real world. Best way to preserve it is easy: Keep it the way it is now.

…Prevent Commercial Development. Prevent Glitter Gulch from spreading north and south.

…The fact that [it] is a residential neighborhood. The best way to preserve it is to impose zoning and limit road access to only this existing subdivision.

…Easy access to outdoor activities without trespassing. Multiple use areas as well as designated areas/trails. Access to the outdoors that are Alaska. We mush, ski, hike, four-wheel, berry pick, and enjoy the national park for what it is.

…We also enjoy the wide collection of people in the Denali area. As compared with other rural areas of Alaska there are more educated, dedicated people looking to advance their lives. In general they want that Alaskan experience and [to] find a living.

…Growth and business has to be allowed in the area, but it all should be set within a vision allowing us to not only keep the lifestyle that exists but allows the community to grow and be solvent economically. At some point in time, as the community grows, there will have to be zoning and zoning laws, limited local government; police, fire, medical, and administrative services, as well as the businesses and taxes that support that growth and services. It is good to set a vision now.

…Quiet, rural, edge-of-wilderness feel, minimal traffic. Some sort of zoning will be needed. More freedom could be allowed for properties along the highway than in off-the-road residential areas. Many activities I approved above would not be appropriate for Karma Ridge.

…Good neighbors. Wilderness access.

…Access to trails, peaceful surroundings, low density, community interdependency, minimum effect by residences. It is important maintain public access to trails and maintain necessary mechanisms to preserve the valuable clean air and water resources of the area. [The] importance of regular community meetings.

…Quiet. No commercial development at all.

…Peace and quiet with minimal amount of traffic (foot or vehicle).

…No more commercial development, limit the number of dwellings per acreage. ZONING!! I think it is time that we look at developing our area into a recognizable community or 2nd class city.

…Residential character, lack of hustle and bustle, quiet, limited traffic, rural character. Ability to ski or snowmachine directly from my house without crossing heavily travelled road. Best way to preserve these qualities is through zoning with good enforcement.

…I value the rural, residential qualities of this area. I also value the remote and undeveloped character of this approach to one of our countries greatest national parks. I think that the best way to preserve these values is through zoning that will maintain this rural and remote feel. I also value small, locally-owned businesses that provide quality service and an authentic local flavor. To preserve these qualities I see local control of the development plan being crucial, and I think that incentives for locally-owned businesses and smart development should be examined.

…Wildlife and natural environment. Any development should fit into the environment and minimize the impact on community members. Good people who have chosen this place as their home. Freedom from excessive regulation!

…People and wilderness character of land. Appreciate the opportunity to live in the area and share it with visitors. Support tourism balanced with planned community/borough growth.

…The great neighbors, trails system, and the respect shown to one another. We would like to see this area continue the way it has (a neighborhood of homes and small business owners). Working on purchasing the property, my wife and I really enjoy living here. We would like to see the community continue as a family community of good neighbors and small business owners. It would be awesome if the balance between being able to make a living and having a great place to live can be maintained.

…Community, good place for families. Quiet. Potential to live rural Alaskan lifestyle.
I went through the list of acceptable businesses and couldn't bring myself to allow even one! However, I do not object to Land and Laura's restaurant, even though it is two doors down from me. So, I suppose I would be okay with commercial development if it were [done] according to stringent regulation that resulted in little noise coming from the business. It would also have to have significant visibility buffers and limits on signage. Again, I think the restaurant is acceptable, but there is an additional consideration: How much is too much? If Land and Laura's is okay, that doesn't mean 5 of those would still be a good thing. That for me is the biggest challenge here: how do you decide when enough is enough and it's time to change the zoning? In the end, I had to vote against pretty much all commercial development...but I could live with some. I say err on the side of caution.

…The rural residential ambience, the absence of light pollution on long winter nights, the feeling of safety and security that comes from it being place where neighbors know each other (and from absence of commercial development). The best way to preserve these qualities is to get a majority of the residents to buy into a protective, long term plan, much like we did in Village View with our sub-area land use plan.

…Solitude. Not having to lock doors. Low light pollution. Low air pollution. Low noise pollution.

…Quiet. Environment. Close-knit community. Trail access.

…Low density of humans, little traffic, beauty, quiet. Limit numbers of people and machines.

…Quiet. Privacy.

…What I value most is the quiet, remote, residential, non-commercial, and aesthetic qualities about my neighborhood and general vicinity. Granted, in summer airplane over-flights and increased traffic from nearby businesses do alter the quality somewhat, but the tranquility of winter does compensate for this. Large hotels or massive development in my immediate vicinity would require me to

consider relocating to a different area of Alaska. I do recognize that development is inevitable, therefore I have tried to be realistic with my assessments below.

…I value the views, the quiet, the access to trails and the wooded area. I think the best way to preserve this is to limit development to small endeavors.

…Scenic location, away from park entrance.

…Quiet, close to semi-wilderness. Do not allow rampant commercial or industrial development. Trails are available (at least so far). Area [is] not crowded. Zone mostly residential and prevent sub-dividing to single, city-type lots.

…I value quiet, friendly neighbors, and the small community atmosphere. To preserve this area, keep hotels and employee housing out, and any large commercial development.

…I value the fact that it is not developed as the north side is. I want zoning, regulation on visible advertising. I value the appearance and the lack of tacky commercialism. However, if things go awry, and the neighborhood becomes commercialized beyond what I can tolerate, I do not want restrictions on to whom I can sell.

…Sense of Community, neighborhood and overall focus on nature.

…Quiet, safe, friendly, community feel, beautiful, peaceful, minimal pollution. All of these qualities are conducive to a residential neighborhood. To preserve these, I'd like to see Village View (and the parcels adjacent to Village View) remain residential.

…Quiet, congeniality of neighbors, access to dog/ski trails, lack of traffic, "dog-friendly." I think small, home-based businesses should be allowed (cottage industries, computer-based, small B and B) but no large scale development- basically, anything that generates noise, traffic, or pollution.

…Good neighbors, proximity to walking trails, views, proximity to work.

…Peace, Quiet, and no motor homes or wild parties.

…The fact that there are few residents. I live here to get away from modern conveniences and distractions. I don't want to see people or machines- just mountains and trees.

…Rural/residential, low key, low volume people and traffic, generally know neighbors, area residential. Our road is sub-standarad and now appropriate for volumes of traffic, especially folks not familiar with the road. Our sub-area land use plan aims to limit home based businesses that generate traffic.

…Rural, secluded setting with lots of privacy, beautiful surroundings, the ability to ski/hike right from the front door, having an opportunity to make our living off our property and share this with visitors, being far away from a city but to have a road system close by for access, to have good neighbors, gateway to Denali National Park. Leave alone as much as possible, but if zoning is needed to keep away large-scale commercial or industrial development then it's worth trying.

…Rural

…A. Rural lifestyle, access to wilderness recreation. …B. Zoning.

…Natural quiet, space between neighbors, no crime, mutual respect of neighbors, community attitudes, help each other. Allow only small-scale development of cottage or commercial activity.

…The quiet in the winter, the trails, opportunities for outdoor rec., the people. Zoning and/or ordinance best way to preserve qualities.

…Quiet, undeveloped, low population density, low traffic, proximity to wilderness.

…Beauty of Alaska Range, close to wildlife, no light pollution, quietness, quality of neighbors.

…Peace and quiet, scenery. The less that changes the better.

…Quiet, unimpeded and natural viewshed in spite of being in such close proximity to Parks Hwy. No large scale development. (The airstrip is okay- it "fits.") Excellent like-minded neighbors/community, darkness, no major commercial development. (Keep it concentrated, aka Glitter Gulch, McK. Village/Griz. Bear, perhaps Carlo Creek to a lesser degree. Direct any expansion north to Healy.)

…A. Beauty, quiet, small community, safe, good trail access. B. Most likely through this type of process where locals direct the growth and plan for the future.

…This area is exceptional for its extremely well educated local population who values the beauty and open space which provides for a high quality of live out their back door. This is not only recreational but also with their neighbors in the community. The fact that we place so much of ourselves into this area is our strength for preserving it. We are passionate and smart enough to research and participate in crafting the vision of the future. In primarily residential areas, large scale development should not be allowed.

…Peacefulness. Ability to walk down the road with little vehicle traffic. Zoning is the best way to preserve these qualities.

…The quiet, undisturbed. Privacy.

…I like the fact that all the neighbors know one another; it's quiet. Safe and a welcoming area to reside in. Bringing in large-scale business brings more people more problems and an end to the small, quiet neighborhood.

…Open space, privacy, quiet, access to trails for hiking, skiing, biking and dog sledding, tracks of contiguous land – uncluttered view. Zoning and covenants and Homeowners association.

…I value the beauty and peacefulness of the area. I value the fact that I can trust my neighbors. I value living in an area with neighbors who are conscious of each other and the earth. The community feel here is outstanding. To preserve these qualities we must all ask ourselves why we are here.

…I cannot think of anyone that lives in this area that does not earn a living directly or indirectly from the tourist industry. I highly value the separation we have currently with residential neighborhoods and the seasonal tourist areas (ie the canyon area, the village hotel area). To maintain this separation we could institute controlled growth and zoning.

…I feel safe in my neighborhood, it's a small-scale, friendly place. Not too crowded, Nice places to walk. There are no large businesses or corporations close by.

…A small, self-sufficient community close to both DNPP and other less-regulated outdoor venues. The natural characteristics (i.e. population density, seasonality, weather) of the area tend to self-sort and limit both the people and the activities suitable for this area.

…Walking access to rural trails. Make the trails public. Rural- low population? Safe? Friendly Neighbors.

…I love the residential quality of my neighborhood and larger community. I like that I know most of the people I encounter when out for a walk and that I can leave my front door unlocked and the keys in my vehicles. I also value the low traffic volume of my neighborhood, and that it is generally safe for me to cross-country ski or walk my dogs off-lead directly from my front door. To preserve these qualities, I support comprehensive, enforceable zoning as soon as possible.

…Planning and zoning appear to be the only way to stop mass development.

…I don't want to see large-scale industry come into my local area- it is already overdone in the glitter gulch area. Home businesses need to be allowed to attract some business investment. If we restrict the land too much- no businesses will want to move in and we the land will be bought out by wealthy visitors for second homes etc- land prices are already rising so that it is difficult to buy a nice home and find work locally to support it. Looking for a balance. It will naturally occur but by proper planning we can help steer the possible impacts and design.

…Visual aesthetic. Lower building density. Residential core purpose/feel.

…Question 1--- privacy, security, living in a residential area that does not detract from the wild/natural surroundings. Question 2--- planning ahead and setting desired future conditions.

…I feel that the best way to preserve the qualities valued by the people who have chosen to live here, is to zone for existing uses, as was done in the village view land use plan. I would accept some business. I feel the best way to assure that they are acceptable, is to require businesses to apply for variances, so that they can be decided on a case by case basis, with input from the community. What I personally value is having a purely residential area, a refuge from the explosion of commercial exploitation of the park and its environs. I feel it is important to maintain separate residential and business districts, because of the fundamental incompatibility of interests between the two.

…Values: quiet, residential, wilderness character, proximity to trails, wildlife. Keep the area primarily residential with isolated areas of development on a scale that is sensitive to the surrounding area.

…Community feel with residential neighbors- long term residents who both live, work on the premise. Low density. To preserve these qualities: Limits on type of growth possible. Clear guidelines for development.

…Residential quality. Generally low volume traffic in subdivision. Good land use zoning that is adhered to. I am in favor of limited commercial use in the area and what it takes to keep it that way. However, if commercial development can't be controlled, I do not wish to tie my hands should adjacent development make my property commercially highly desirable.

…Rural residential character and adjacent undeveloped areas. Preservation of wildlife habitat and environment.

…The proximity to wildlands. Preserve through planning and zoning. People can choose to live in an endless number of more developed areas, but few places remain where the ecosystem remains intact.

…Rural character, free and easy access to trails/land, neighbors that respect each other's privacy, quiet and home/landscape aesthetics. Private dwellings/residences here, and only zoning provides us with a way to direct the nature and scale of development.

…Natural beauty, undisturbed scenic views, proximity to wildlife, access for residents to non-motorized wilderness recreation, safety for family and pets, quiet. I particularly value that our property feels private and this is preserved through larger lot sizes for residences and the lack of commercial and industrial development nearby.

…Peace and Quiet. Not a lot of vehicle traffic. No large-scale development.

…I want to live in a quiet, residential neighborhood. Peacefulness. Ability to walk down the road with little vehicle traffic. Zoning is the best way to preserve these qualities.

…I like the fact that all the neighbors know one another, it's quiet, safe and a welcoming area to reside in. Bringing in large-scale business brings more people, more problems, and an end to the small, quiet neighborhood.

…I value the fact that there is not much traffic and no sound, air, or light pollution. It goes without saying that the scenery and people are great too. Also low density of homes. Zoning is probably the best way to preserve these qualities.

…It's peaceful, quiet and safe. / Strict Zoning is the best way.

…We like living in a rural area. Ability to use trails in our area. Zoning.

…Low housing density – A bit of a factor of private land availability, but maybe a limit on dwellings per acre? Minimum lot size? Quiet, buffer zones, privacy comes naturally if there aren't a lot of homes packed into a small area.

…The quiet in the winter, the trails and opportunities for outdoor recreation. The people. Zoning and/or ordinance best way to preserve qualities.

…I enjoy privacy, having dogs, and the quietness of the neighborhood. The best way to preserve these things is limiting development of the land.

…NO TAXES! Beauty of scenery without cement buildings. Trails not littered with trash!

…I think this area has always had potential for Light Commercial/Residential use- I bought this property in 1986, 20 years ago for that reason. I have always had plans for some light commercial use in the future.

…Qualities: Quiet, family oriented, "neighborhoodly," friendly. Way to preserve: PLAN for the future.

…I value the McKinley Village community and would like to see it maintain its unique characteristics.

…Safety – Quiet – Family oriented – Community oriented- Keeping large scale business with many employees from developing here. We see the experience of the canyon. Businesses with corporate headquarters in Anchorage or out of state do not contribute to the community in a healthy way.

…I appreciate the quiet, lack of traffic, and privacy. I think it's important to keep plenty of space and trees between homes- don't subdivide until all of the homes are squished together.

…I value the peace and quiet, the thoughtful neighbors and being able to access trails from my front door.

…Freedom to do whatever business we want with little restriction. People come to Alaska to see something different from the rest of the lower 48.We do, however, feel that large franchises don't reflect the unique character of the area. Some franchises are fine. For instance, we would not object to something like a Hot Licks. It is Alaska owned and small.

"Please use this area to make any additional comments regarding land use and planning. Please list anything that was not covered in this survey that is important to you. Also tell us if you would like to work on the zoning document."

…I am connected to the wilderness and enjoy the company of like people. Growth and wilderness do not generally go together. This is a problem. I feel connected to the wilderness that surrounds this area. I rely on it for my piece of mind and recreation. My connection is shared by others- more every year. As we accumulate, services are needed to accommodate us, and the wilderness is pushed away. Unable to have the area to myself, the best that I can hope for is to have a well thought out development area that will grow as the population grows. This will help to keep the driving down to a minimum for basic needs. The question is: where to allow the development of services to be built. I support business development in the area, preferably along the highway corridor, to the degree that the population growth of the area requires.

…Thank you for putting together the survey. It is good to start [at] a baseline as to peoples' needs and dreams for the Denali area. It is also hard to build a comprehensive survey- this one is a bit awkward and may not get the results you wish.

…I do not want the survey to be used to stop any growth in the area. Many times people who move into an area like Denali want to let themselves in, but after they are established keep out the rest of the Vandals and Visigoths.

…Twenty years from now, the value of the McKinley Village area will be much greater for every single landowner if commercial development is not allowed. Individually, some folks will miss out on the opportunity to cash out for big buck to commercial developers, but collectively the place will be far more valuable to everyone as a residential area that provides an escape from the rampant commercial development that will permeate all the surrounding areas.

…I believe that as a community and a borough we must take local control as soon as possible, and if not soon, then at the very least devise a way to put a moratorium on all business development in the area. Without a land use plan or the possibility of halting reckless development, the Denali Borough government is failing in its legal duty to provide

for its citizens. Back in 1997, the residents of this area responded to a borough-wide survey, 85% in favor of land use planning for our community. Here it is 2006 and we still have no plan. If this isn't a failure of duty, I don't know what is. In regards to Ahtna (and proponents of large commercial development), I would be willing to compromise and allow a number of mega-developments to be built, but I would ask for two simple compromises from the developers, 1) substantial buffers from the highway and 2) to concentrate their development to 1 or 2 areas (as in an area with several hotels and several restaurants and retail shops that are all in one concentrated and planned parcel, similar to a New Hampshire-style ski resort, like Waterville Valley. This would be attractive and allow people to walk between businesses.)

… It was hard to answer a lot of the questions, as areas [that] are currently developed are not distinguished from residential areas. Development zones are good to concentrate the impact on the area but development of rentals/other businesses is a worthy venture because lots of folks are looking for places to live and [for] basic services. We would be happy to review and contribute to a zoning document.

… As far as signs, lighting is okay ONLY during business hours.

… Please note that I changed the choice to make it more restrictive in numerous cases (as in sign size). I tried to BOLD font the ones I changed to make it more obvious in your tallies. The ones I didn't respond to, you can assume I'm for more restrictive versions. I support the current restrictions in the Village View Land Sub-area Use Plan, and would not want to see any loosening of those provisions in my immediate neighborhood. I don't think the choices in the survey are restrictive enough (though of course I understand that for the larger-area zoning we will have to go for something much looser than Village View now has).

…I favor restricting the general area as much as possible to residential-only, with minimal home-business activity. By minimal, I mean activities that would even exclude B&Bs. The subdivision on the west side of [the] Parks Hwy in the mile 229 area should be treated separately. It should not be lumped together with the east side of the highway primarily because, until this year, it has been the only area to remain free of commercial activity; 229 Parks is the first, and hopefully last, inroad. Most of the lots in this subdivision include covenants against commercial activity - unfortunately the 229 Parks lot is an exception. I acquired the central nine acres of the subdivision 25 years ago (at considerable, prolonged financial hardship) with the expectation that the covenants on the other lots would prevent nearby commercial activity. I still view those covenants as binding, including to exclude any B&Bs. Thus, I would want zoning to be at least as restrictive for this subdivision as is stipulated in the existing covenants.

… As mentioned above, what appeals to me about my immediate area is the quiet, residential and remote nature of the community. Extensive development will ultimately destroy the appealing nature of the region. However, I recognize that development is inevitable as more and more people move to this area. I support zoning if used correctly in order to maintain some aesthetic qualities. Given a choice, I personally support no development over pro-development, but I am open to possibilities and visions of other residents. The possibility of massive hotel development will destroy the qualities that I love

about the Denali region, but this appears to be the writing on the wall regardless of a zoning document. I live in a residential area, therefore I have indicated negative responses in most categories adjacent to my property. Other areas in the area may be more suitable for various businesses, therefore I have indicated limited development in my area.

…I reserve my comments on size of dog-lots. Grandfather existing? Ban them? Limit them? I have mixed feelings on this since I used to be guilty. Do new residences in a neighborhood with an existing large dog-yard, overrule that musher's right to keep his yard? Do motels/hotels preclude dog-lots?

…If zoning or restrictions or covenants are instituted it would be important to grandfather in existing uses, but limit growth if they do not meet new zoning/regs. I would like to see a zoning plan [that] segregated uses. I would like to see a "limited commercial or developed area" and then keep the residential area separate. I do not want to see it totally spread over the entire area, every homeowner doing whatever is possible.

… I seem to remember that a lot of this was covered in the original land use process. In addition to these items, a few more to be addressed: noise issue enforcement, building footprint, abandoned vehicles, land clearing limits. Lots more. Need time to think about it...thanks for putting all this together.

…Low Housing Density- A bit of a factor of private land availability, but maybe a limit on dwellings per acre? Minimum lot size? Quiet, buffer zones, privacy comes naturally if there aren't a lot of homes packed into a small area.

…Thanks to those who put this survey together.

…I do want any restrictions on my property at all. Quality of life is a very different concept for every individual and it will change over time. When folks get ready to retire they want to be able to sell their assets without restrictions. They deserve the best retirement they can get for themselves. This survey is biased with the type of questions that are being asked, obviously trying to solicit a certain response.

…Question 1: "Other": We live in a subdivision with CC&Rs, this is an effective means of allowing internal control of one's environment, with the costs and benefits included in the valuation. Zoning imposes costs and benefits, but externalizes both, forcing both costs and benefits to be borne (not necessarily in a direct proportion to the individual values). Because of the CC&Rs which we chose to "sign on" to (and thus bear the cost of), many questions in this survey are not directly applicable to us and all answers about uses "on our" or "immediately adjacent" to our property must be read with this in mind.

…As I stated initially, our property is covered by CC&Rs. As such, I expressly recognized certain burdens on the property that affect its value (both positively and negatively) and assumed the costs of enforcement in common with the immediate neighbors who also are covered. Zoning, on the other hand, can affect the value of property already owned without the owner's consent and can impose costs (i.e. planning, monitoring, enforcement) on properties which may not receive any immediate benefit. Subsequent buyers, of course, take property subject to the zoning and the purchase price will assume the benefits/burdens.

Zoning, at some level as to existing owners, can actually operate as a "taking" of property subject to either a declaration of inapplicability or compensation. Zoning also potentially imposes costs on the Borough for planning, monitoring, and enforcement and could well lead to an assessment of either special (i.e. within a limited area) or general taxation for the costs. Without the capacity for such activities, zoning is somewhat futile or ineffective against well financed, well presented piece-meal exception requests. All that said, and given the total lack of current zoning as to land largely already in private hands, it appears that the most relevant questions are those which relate to the conditions under which the various "uses" could be conducted, i.e. not whether "employee housing"(a premium use, thus value, of land near DNPP) would be permitted, but at what density, with what setbacks, etc. A good example that could benefit the community if done appropriately is a year round gas/repair station of appropriate scale (which would avoid driving to Cantwell or Healy for fuel and Fairbanks for repairs, etc). In the same way, gravel hauled from a local pit is much cheaper than gravel hauled from a distance. It's all a matter of scale and conditions. It is my feeling that if zoning is undertaken, it should focus on identifying the appropriate conditions under which recognized current and foreseeably future uses should take place; this means the discussion should center on "how", not "if". Without near complete agreement as to acceptable zoning among existing landowners, reasonable conditions would be more enforceable (both legally and financially) and would encourage private protection of the necessary "values" (both esthetic and financial) by landowners/buyers through self-sorting CC&Rs sending rational economic signals.

…We are in favor of zoning, but don't have any specific concerns at this time.

…Playground, School, Gas Station, Retirement Home. It is easy to state what you personal preferences are but hard to put restrict[ions] on other property owners. There should be some grandfathering for property owners who want the ability to develop later when they move or retire. It is also hard to say how our opinions might change as we get older and circumstances change.

…We must develop and implement comprehensive zoning ordinances. I'm in favor of the following: strengthen and keep the provisions of the existing Sub-area Land Use Plan for my neighborhood; include in the plan all pre-existing lots and all roads of the subdivision. Allow businesses currently operating (prior to 2006) to continue with a variance of any zoning developed, but do not permit un-zoned activities in further development. Have the DOT designate the Old Parks Hwy as a low-volume, rural road (Average fewer that 400 trips/day). Insist that current businesses accessible via the Parks Hwy work with DOT to improve safety with reduced speeds, no passing zones and turn lanes. In immediate need of safety improvements: Crabbie's Crossing, 229 Mile and Carlo Creek. Allow greater flexibility for development in lots with direct access from the highway. However, insist that highway access to these businesses is safe. Institute a permit process in the Borough to ensure compliance with zoning ordinances; all development should bear in mind the size and capacity of local protection, fire and EMS services.

…Generally speaking, more freedom could be allowed for properties along the highway than in off-the-road residential areas.

…It will be interesting to see if areas will be identified for limited commercial development. I would imagine that most folks wouldn't mind controlled development as long as it wasn't close to a residence, which doesn't leave much opportunity. It seems that we already have 3 development nodes-- at Carlo Creek, McKinley Village/Grizzly Bear, and, in a much smaller scale, along the airstrip. If there was to be a town center, and the airstrip land was available, that would, in my mind, be ideal-- if an off-highway main street was created allowing for residences and businesses to coexist in a slowed down fusion. (Just a thought.)

…I think this area has always had potential for Light Commercial/Residential use. I bought this property in 1986, 20 years ago for that reason. I have always had plans for some light commercial use in the future. Thanks for putting this together. At this time I will not be able to help with the zoning document. Please keep me informed of any meetings, public or just work sessions that might happen in the future.

… Given existing resource limitations such as water availability and sewer etc., large-scale commercial development is not appropriate and could impact vital resource[s] for residential [areas]. Seasonality of the residential/commercial areas wasn't mentioned and its effect on the year round residential areas is great. There was no mention of the effect of flightseeing, etc. Are there options to relocate the airstrip to a more appropriate location?

… I truly hope we can maintain a rural feel to our community. I hope we can identify important wildlife habitat and corridors and protect them. I avidly opposed any industrial development, including large-scale hotels, flight seeing operations and businesses, which create a lot of noise and refuse. I would love to see our area zoned residential. Thank you for your efforts.

… Businesses that need additional space for parking, need to plan for that space – not in [sight] of the road.

… It is challenging to plan for the future of this community given a great desire to maintain the existing quality of lifestyle balanced with the undeniable necessity to make a living. I am an avid supporter of small sustainable business. I also believe strongly that it is more important than ever to state that the residents of an area should control the direction of development. If we don't control the land use and planning on a local neighborhood / community level, large corporations/large landowners will be more that happy to set the agenda based on short-term maximum profit criteria.

…1. Let's keep park visitor services focused around the gulch. Services for residents, I think, should be allowed along the highway. 2. Zoning that preserves local qualities of life such as privacy, quiet, local trails etc should be paramount. 3. Jeff Shelton's snow machine should be limited to 15 MPH and 45 db.

…I think that dealing with Ahtna and the Borough government on the issue of zoning will be the biggest obstacles to progress. I advocate for a professionally mediated process through which all the stakeholders can be and feel included in coming up with a common vision for the area and some specific prescriptions for types of land use and regulation in defined areas.

…Thanks for putting this together.

…A community based "town center" a good idea.

…Need to balance what can serve community year-round, i.e. small business versus what is only here in the summer.

…Wow. Where to start? This survey is a difficult one because the general category of "elsewhere in the Area" is an easy place to lump all services that don't "belong" on or adjacent to one's own property. My answers are probably much like many others. Strict restrictions near my home; much more flexibility "elsewhere in the area"! I know this survey is meant to get a broad idea about peoples thoughts, however, everyone's idea about the definitions of terms such as "woodworking shop" can vary greatly. I look forward to the next steps when terms are defined and the area proposed for zoning gets a closer look as to what kinds of activities are appropriate for certain areas…i.e. define/definitions for 'elsewhere in area".

…Regarding building height limits, a measure of feet from grade is more definite then the number of stories. Local covenants of no greater that 30 feet from grade seems appropriate for preserving view shed. While Village View has its Sub-Area Land Use Plan and Denali Homestead Subdivision has it's protective covenants, I see the value of this process in directing what the highway corridor will look like in twenty years. Which is very important in keeping this both a place we are proud to call home and a place, which will meet visitors expectations of beauty and wildness. Achieving this will take work, coordination and communication and yes, I am willing to do what I can to assist this effort.

…I don't mind there being some commercial development in the area- just "not in my backyard" Of course, moving the development somewhere else in the area puts it in someone else's backyard, and they may not want that anymore than I do. I think that the quiet, residential character of the neighborhood is important. Small, home-based businesses that don't generate a lot of noise or traffic or light – basically businesses that don't change the nature of the neighborhood – would be acceptable. If larger businesses are going to come into the area, or if there is going to be and increase in the number of businesses, I think it's important to keep them concentrated in one area – an area that is already developed for commercial use and that is away from residential areas. I would definitely be in favor of zoning as a way to protect the quality of my neighborhood, prevent unwanted development, and ensure planned, thoughtful development.

…This area is primarily residential or businesses that cater to visitors. Oil and gas exploration/extraction, gravel mining and processing does not fit in. All dogs, regardless of number, should be kept under restraint.

…Address light pollution (want none). May want guidelines as to how lights are placed (so not placed upward in sky, etc).

…We would like to make a point by listing some activities that would not be acceptable to us on and around our property; strip mall, fireworks stand, another air strip or helicopter landing path, shooting range, any kind of race track.

…It's important to note that use can be better delineated when there is division of areas into residential / commercial. In my mind this has become predominately a residential area over the last 10 years. That said, we are to the point with local density that we can maintain some service infrastructure if its done well (like 229 Parks). These become benefits to the community and a source of local income and enjoyment. It's important for folks to be able to make a living here, so multi-use will be and important part of this process. The challenge is to not be overtaken by commercial / corporate sprawl, which does little more in my mind, than take away from the McKinley Village area. The locals need to control the carrying capacity of this area – if that means selective zoning that we'll have to do it in order to keep this place from excessive build-out. Every day we don't act we are losing our opportunity to do this.

…I feel that I do not have enough information at this time to make a final decision on what if any zoning I would like on my property and the other properties in my area. I am not convinced that Ahtna (west of me) will be subject to zoning. I value the McKinley Village Community and would like to see it maintain its unique characteristics. But, have purchased this property knowing it had commercial value being located on the Parks Hwy. I have concerns with this particular area being restricted since it is surrounded by commercial businesses and it would be a logical spot for major commercial businesses. We have plans to develop our property commercially. I understand why some people would like to see their areas zoned residential, but because of where we live I would like to maintain full commercial rights on our property.

…I do not feel that I have enough information at this time to make a final decision on what, if any zoning I would like to see on my property and other property in my area. Ahtna has property across the highway, to the west of me, and I am not convinced that this land will be subject to zoning. Denali Air is adjacent to my property on the east. I understand the airstrip is currently for sale, and could end up with more commercial development there. Denali Raft and their employee housing is just 1/8 of a mile north, and there is a Restaurant with a bar just ¼ of a mile south of me. I value the McKinley Village community and would like to see it's unique characteristics maintained, however I bought my property knowing that it had commercial value being located along the Parks Highway, and I have concerns that zoning could place too many restrictions on people like myself, who have not yet had the opportunity to establish their businesses, in planning for their financial futures. My property and my home are the largest investments I have, so I am concerned about how my property may be zoned, with the potential for major development so near my home. I understand why some people would like to see their areas zoned as residential, however I would like to maintain full commercial rights in the area that I am located, along the Parks Highway.

…I would like to retain the small scale and cottage sized business character of the community so that it can retain a rural feeling, a bedroom community with several small scale services should they be economic to build and operate – a Mom and POP, owner operated service sector vs. large chain or off location ownership. Generally lot sizes are pretty small, mostly 5 acres or less so as the adjacent lots become developed even for residential things are going to be pretty compact, close together, so a great deal of sharing, being good neighbors, respecting quiet or other adverse changes to the character of the community will be necessary in order to keep peace and harmony. This will be especially

important when some kind of business is operated or based within residential areas. A broad based community zoning/land use committee will be needed to assist with decisions as various land uses are proposed BEFORE investments are made. Building started and completed or too many land transactions are made based upon land use plans that would be counter to the majority of the community ideas on what is appropriate.

…Minimum size of lot – 1 acre Comprehensive land plan- - needs to be room for everything and insure that people live in uncluttered, aesthetically pleasing community, but with planned area for commercial businesses. Quality of life is lacking because we don't have the basic amenities - we need to provide for, and encourage development of basic community services and support businesses. Setbacks from Hwy are important in maintaining the scenic corridor.

…There are already covenants in the Denali Homestead Subdivision that cover some of these questions. However, noise from adjacent businesses (Denali Air, Denali Cabins) already affect the quality of life in our subdivision, mainly during the summer. I would hate to see any more development than already exists in our little area…However, I realize folks need to make a living. That's why I am in favor of "Cottage industry" – arts and crafts, etc. Basically, I'd hate to have to worry about traffic in our subdivision, as a lot of us run dogs down those roads.

…I think it is important to allow business to grow as the Park area grows. We will have in the next few years, an additional 1000 hotel rooms. It is important to our residents to find an area that is acceptable to the majority that would allow visitor based services to be developed by entrepreneurs. Visitors will need more things to do in the future. We must allow this growth somewhere to keep our place a destination where visitors want to come and return to and to keep people living in the area able to make a living, At present, I sympathize with people attempting to preserve their neighborhoods. We also should be looking to how development should be conducted.

		MP231-228	Village View	Denali Homestead	MP228-226	Carlo Creek	All Areas Combined	NOT MP 231-228	NOT Village View	NOT Denali Homestead	NOT MP 228-226	NOT Carlo Creek	NOT My Area Combined
	I want to be able to sell my land to a developer/for the highest price.	24%	7%	20%	11%	100%	18%						
	I want to be able to build a large hotel or have large scale commercial or industrial activity on my land.	8%	0%	0%	0%	100%	6%						
	I want to allow small scale home-based business in my neighborhood.	88%	84%	85%	100%	100%	88%						
	I want to allow small scale commercial development in my neighborhood.	48%	16%	35%	53%	100%	37%						
	I want to allow large scale commercial or industrial development in my neighborhood.	0%	0%	0%	0%	40%	2%						
	other: "No Restrictions"	4%	0%	0%	0%	0%	1%						
	RESPONSE QTY	25	43	20	19	5	112						
A- Industrial (This encompasses a wide variety of activities; for simplicity just a few are indicated here.)													
1) Industrial	No Industrial	91%	100%	88%	100%	40%	93%	52%	86%	42%	82%	40%	68%
(This includes Oil & Gas, Gravel Mining & Processing, Large Scale Manufacturing)	Unlimited	5%	0%	0%	0%	0%	1%	10%	0%	5%	0%	0%	3%
	Limited Operations	5%	0%	13%	0%	60%	6%	38%	14%	53%	18%	60%	29%
	No Exploration or Extraction	9%	29%	0%	0%	60%	16%	0%	30%	0%	6%	100%	15%
	RESPONSE QTY	22	38	16	17	5	98	21	37	19	17	5	99
B- Agriculture & Livestock (for commercial purposes)													
1) Agriculture & Livestock	No Agriculture or Livestock	50%	73%	50%	59%	0%	58%	27%	60%	18%	47%	0%	41%
	Unlimited	17%	0%	0%	0%	80%	8%	14%	0%	0%	0%	100%	7%
	Limited Operations	33%	27%	50%	41%	20%	34%	59%	40%	82%	53%	0%	52%
	RESPONSE QTY	24	41	16	17	5	103	22	40	17	17	4	100
C- Commercial Activities (not home-based)													
1) Lodging	No Lodging	48%	76%	61%	59%	0%	61%	22%	41%	26%	24%	0%	30%
a) Lodging Size (Number of Beds)	Unlimited	12%	0%	0%	0%	50%	5%	17%	0%	11%	0%	100%	9%
	Less than 100 beds	0%	5%	0%	0%	50%	4%	17%	18%	11%	6%	0%	14%
	Less than 50 beds	16%	2%	0%	0%	0%	5%	13%	18%	26%	12%	0%	17%
	Less than 25 beds	24%	17%	39%	41%	0%	25%	30%	23%	26%	59%	0%	31%
	RESPONSE QTY	25	42	18	17	4	106	23	39	19	17	3	101
2) Restaurants	No Restaurants	41%	71%	83%	53%	0%	60%	10%	18%	11%	0%	0%	11%
a) Restaurant Size	Unlimited	9%	0%	0%	0%	60%	6%	29%	3%	11%	12%	50%	13%
	Less than 100 seats	18%	2%	0%	12%	40%	9%	43%	23%	32%	35%	50%	32%
	Less than 50 seats	32%	27%	17%	35%	0%	26%	19%	58%	47%	53%	0%	45%
	RESPONSE QTY	22	41	18	17	5	103	21	40	19	17	4	101

		MP231-228	Village View	Denali Homestead	MP228-226	Carlo Creek	All Areas Combined	NOT MP 231-228	NOT Village View	NOT Denali Homestead	NOT MP 228-226	NOT Carlo Creek	NOT My Area Combined
3) Retail Sales	No Retail Sales	67%	79%	89%	76%	0%	74%	43%	25%	25%	41%	0%	31%
a) Store Size	Unlimited	4%	0%	0%	0%	20%	2%	0%	0%	10%	0%	0%	2%
	Less than 10,000 sq. feet	0%	2%	0%	0%	40%	3%	17%	3%	0%	0%	50%	7%
	Less than 5,000 sq. feet	8%	2%	0%	12%	40%	6%	4%	10%	20%	24%	50%	14%
	Less than 2000 sq. feet	13%	7%	11%	6%	0%	8%	26%	33%	30%	24%	0%	28%
	Less than 1000 sq. feet	8%	9%	0%	6%	0%	6%	9%	30%	15%	12%	0%	18%
	RESPONSE QTY	24	43	19	17	5	108	23	40	20	17	4	104
4) Liquor Sales: Bars & Off-Sales	allowed	13%	9%	0%	18%	60%	12%	45%	58%	78%	59%	50%	58%
	Not allowed	88%	91%	100%	82%	40%	88%	55%	43%	22%	41%	50%	42%
	RESPONSE QTY	24	43	17	17	5	106	22	40	18	17	4	101
5) Refuse or Recycling Businesses	allowed	32%	13%	6%	35%	60%	22%	71%	65%	74%	69%	50%	68%
	Not allowed	68%	88%	94%	65%	40%	78%	29%	35%	26%	31%	50%	32%
	RESPONSE QTY	22	40	17	17	5	101	21	40	19	16	4	100
6) ATV/Snowmachine Rentals/Tour	allowed	13%	10%	0%	6%	60%	11%	27%	15%	32%	12%	50%	22%
	Not allowed	88%	90%	100%	94%	40%	89%	73%	85%	68%	88%	50%	78%
	RESPONSE QTY	24	42	16	17	5	104	22	39	19	17	4	101
7) Auto Repair Shop	allowed	38%	18%	6%	47%	60%	27%	73%	73%	89%	76%	50%	75%
	Not allowed	63%	83%	94%	53%	40%	73%	27%	28%	11%	24%	50%	25%
	RESPONSE QTY	24	40	16	17	5	102	22	40	19	17	4	102
8) Retail or Wholesale Fuel Sales	Unlimited	4%	0%	0%	6%	20%	3%	9%	3%	11%	6%	0%	6%
	Some limits	17%	10%	0%	12%	40%	12%	68%	50%	68%	29%	50%	54%
	Not allowed	79%	90%	100%	82%	40%	85%	23%	47%	21%	65%	50%	40%
	RESPONSE QTY	24	41	16	17	5	103	22	38	19	17	4	100
9) Issues Common with most Commercial Business													
a) Signage (Size)	No limits	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Less than 64 sq ft	24%	3%	0%	0%	50%	8%	22%	11%	16%	0%	50%	14%
	Less than 32 sq ft	76%	97%	100%	100%	50%	92%	78%	89%	84%	100%	50%	86%
	RESPONSE QTY	17	35	16	17	4	89	18	36	19	17	4	94
b) Sign lighting	Lighting allowed	0%	7%	0%	0%	60%	6%	5%	8%	0%	0%	50%	6%
	Minimal lighting	73%	24%	31%	47%	40%	41%	73%	70%	74%	71%	50%	71%
	No lighting	27%	68%	69%	53%	0%	53%	23%	23%	26%	29%	0%	24%
	RESPONSE QTY	22	41	16	17	5	101	22	40	19	17	4	102

		MP231-228	Village View	Denali Homestead	MP228-226	Carlo Creek	All Areas Combined	NOT MP 231-228	NOT Village View	NOT Denali Homestead	NOT MP 228-226	NOT Carlo Creek	NOT My Area Combined
c) Visibility Buffers	No buffer needed	0%	0%	13%	0%	60%	5%	0%	0%	0%	0%	40%	2%
	Some buffer (landscaping or fencing)	50%	35%	13%	18%	0%	30%	41%	42%	53%	29%	20%	40%
	Substantial buffer	41%	46%	50%	53%	40%	46%	50%	53%	24%	53%	40%	46%
	No structure visible from the road	9%	19%	25%	29%	0%	19%	9%	6%	24%	18%	0%	11%
	RESPONSE QTY	22	37	16	17	5	97	22	36	17	17	5	97
d) Franchise Businesses	Allow Franchise businesses	8%	2%	0%	0%	0%	3%	26%	8%	20%	0%	0%	12%
(chains)	No Franchise businesses	92%	98%	100%	100%	100%	97%	74%	93%	80%	100%	100%	88%
	RESPONSE QTY	24	41	16	16	4	101	19	40	15	16	2	92
e) Employee Housing	Unlimited	5%	0%	0%	0%	60%	4%	0%	3%	0%	0%	50%	3%
	Limited	57%	16%	31%	41%	40%	33%	68%	63%	65%	78%	50%	67%
	Not allowed	38%	84%	69%	59%	0%	68%	32%	34%	35%	22%	0%	30%
	RESPONSE QTY	21	38	16	17	5	97	19	38	17	18	4	96
D- Residential Character													
1) Residential													
a) Residence size	Unlimited size (stories)	33%	10%	0%	12%	100%	19%	32%	8%	0%	12%	100%	16%
	Less than 3 stories	67%	90%	100%	88%	0%	81%	68%	92%	100%	88%	0%	84%
	RESPONSE QTY	24	39	16	17	5	101	22	36	19	17	4	98
b) Dwellings per Acre	Unlimited	0%	5%	0%	6%	60%	6%	5%	9%	0%	6%	50%	7%
	2 single family dwellings per acre	43%	23%	13%	35%	0%	26%	43%	31%	26%	35%	0%	32%
	1 single family dwelling per acre	57%	73%	88%	59%	40%	68%	52%	60%	74%	59%	50%	60%
	RESPONSE QTY	21	40	16	17	5	99	21	35	19	17	4	96
c) Dogs per Acre	Unlimited	0%	15%	0%	29%	80%	16%	22%	23%	0%	29%	100%	24%
	12 dog per acre (24 maximum per lot)	24%	6%	0%	6%	20%	10%	44%	30%	25%	18%	0%	28%
	8 dogs per acre (16 maximum per lot)	29%	30%	29%	29%	0%	28%	17%	23%	44%	29%	0%	26%
	4 dogs per acre (8 maximum per lot)	48%	48%	71%	35%	0%	47%	17%	23%	31%	24%	0%	22%
	RESPONSE QTY	21	33	14	17	5	90	18	30	16	17	4	85
2) Home-Businesses	No Home-businesses	0%	3%	6%	11%	0%	4%	0%	3%	0%	12%	0%	3%
	Limited- Resident owners	38%	74%	81%	63%	0%	61%	27%	60%	72%	53%	0%	51%
	Unlimited Home Businesses	63%	23%	13%	26%	100%	35%	73%	37%	28%	35%	100%	46%
	RESPONSE QTY	24	35	16	19	5	99	22	35	18	17	4	96

		MP231-228	Village View	Denali Homestead	MP228-226	Carlo Creek	All Areas Combined	NOT MP 231-228	NOT Village View	NOT Denali Homestead	NOT MP 228-226	NOT Carlo Creek	NOT My Area Combined
a) Home-Business Activities													
	Woodworking Shop	96%	79%	85%	89%	100%	87%	88%	79%	95%	89%	80%	86%
	B&B	96%	70%	65%	89%	100%	79%	88%	79%	75%	89%	80%	82%
	Crafts/Art production	96%	81%	85%	84%	100%	87%	84%	79%	95%	84%	80%	84%
	Massage Therapy	80%	72%	80%	89%	100%	79%	80%	76%	95%	84%	80%	82%
	Healthcare	76%	49%	60%	79%	100%	64%	80%	71%	85%	84%	80%	78%
	Pre-school/Daycare	72%	47%	70%	74%	100%	63%	72%	71%	85%	89%	80%	77%
	Specialty retail sales	52%	26%	15%	47%	100%	37%	56%	52%	80%	63%	80%	61%
	Firewood/Lumber	40%	37%	35%	47%	100%	42%	56%	50%	70%	68%	80%	59%
	Building Trades	56%	40%	35%	42%	100%	46%	68%	48%	75%	58%	80%	60%
	Excavation equipment at home-site	36%	28%	25%	26%	100%	32%	52%	40%	75%	47%	80%	52%
	Commercial Horse/Dog Operations	20%	12%	15%	11%	100%	18%	52%	26%	75%	42%	80%	46%
	Auto repair	44%	9%	50%	47%	100%	35%	68%	48%	90%	74%	80%	66%
	Recycling/Salvage Yard	16%	2%	5%	16%	60%	11%	48%	21%	50%	21%	40%	33%
	Auto re-sales	8%	0%	0%	0%	60%	4%	20%	2%	20%	11%	40%	13%
	Commercial Greenhouse	68%	40%	75%	53%	80%	56%	72%	79%	95%	63%	80%	77%
	RESPONSE QTY	25	43	20	19	5	112	25	42	20	19	5	111

Appendix B
February 12, 2006 Meeting Notes

MEMO

TO Yanert community planning workshop attendees; community members

FROM Agnew::Beck Consulting

DATE 02/28/06

SUBJECT Workshop Notes

The following notes were taken during the Sunday, February 12, 2006 Community Workshop held for the Yanert Community planning effort. The meeting was held at the McKinley Village Community Center. The meeting began at 1:00 PM and lasted until approximately 4:00 PM. Notes supplied here are based on notes taken by two community members, and Agnew::Beck Consulting.

Two appendices attached to this memo provide a list of workshop participants, and the workshop agenda (*these need to be added*).

The following notes were generated during the workshop:

Topics Discussed During the Workshop:

1.Yanert Community Vision
What do you most value about the Yanert area? (people, places, services…)

2. How has the area changed?
- What changes are expected near & longer term?
- What is driving change?

3. What do you want for the future? Categories for consideration:
- Land use, Environment, Recreation
- Community Services & facilities
- Transportation
- Economic Development
- Leadership Communication

1. What do we like? What do we value about our place?

- Easy to ski, run dogs, etc. from front door
- Good place to raise a family, children; people take care of each other, inter-relationships
- Trail access – trails aren't busy, few others out there
- People here are adaptable and hardworking; relax during downtime
- We don't have highly restrictive planning & zoning
- No litter
- I can afford to live here- flexible lifestyle and high quality of life are compatible

- Value living next to a National Park
- Can walk outdoor and be with nature; silence, opportunities for exploration.
- Beautiful scenic stretch of highway we still have and live in
- Silence & darkness
- Trail-less wilderness is in our back/front yards
- Community: people matter, everyone helps each other wherever there is a need
- Example: King house fire – the next morning many people without being called responded to help rebuild.
- I can ask and receive things I need even from people I don't know well.
- People will help you no matter what. People might have very different views, but pull together when there's a need
- Quiet
- People value children – kids are safe here. Very different from what exists in Anchorage, in the lower Mat Valley
- I can run a seasonal business here and support my family
- Most businesses here are locally run and operated
- Even though we have few institutions we are becoming a real community
- People who come in summer now stay due to increased comforts (electricity).
- Services/employees presently contained in smaller area.
- Privacy- not on top of neighbors. Comfortable separation.
- Tourism is seasonal – down time in community to catch your breath.
- Community becoming on as look at future together.
- Maybe we should be careful about letting the world know just how nice it is up here

2. How have we changed? How will the Future Differ from the Past?

Community Character

- Needed to be self reliant before, more services available now. Many now feel they don't need to do as many things on their own - people want more.
- Access easier - don't need to stock up on groceries for full winter
- Things are easier: power – heat – access – climate
- Have quick access to town. Parks highway connects us to Fairbanks and Anchorage
- More people buying property – property values going up.
- General sense of an acceleration of growth and change

Tourism

- Total numbers of park visitors was flat over past several years; but package tourism growing, independent travel is declining.
- Cruise ship related changes – development related to land packages: increased length of stay, lots more auxiliary tourism activities – not dependent on park road travel – now exist and affect our natural environment
- Increased stays provide better experience for park visitors. Before it was too short.
- Visitors seeking additional activities (other than trip into Park). Increase in other services such as helicopter tours, etc.
- Helicopter trips were proposed and refused by our community... we may have to shape ourselves more in this regard
- Changes in nature of tourism drives the type/quality of accommodations and activities – visitors will now spend two nights, means a need for more capacity
- Package tourism growth means that even an independent traveler business can expand

- Need to get better record of information on numbers of summer visitors, staff, others (change over time)

Services
- Landfill – water – waste management infrastructure driven by tourism needs. Summer tourism-related demands much greater than what is required by year-round locals
- Great demands for services on small community. Borough has to absorb this – Increase pressure to do so.
- Increased recycling taking place
- Tourism has meant we have more nice places to eat.

Seasonality
- More people here in winter – Park doing impact studies.
- Potential for visitor season to expand into winter.
- No major year round tourism business is here yet

Coordination
- Partnering between community & local (outside) tourism businesses has not been smooth so far.

3. What do we want for the future? What are the important issues, what should be the goals for our community?

Land Use
- Lets not make it like the place we left to get away from: not too much traffic, building regulations, codes
- No bill boards (signage)
- Maintain sense of privacy, separation from the traffic in highly touristed areas – maintain quality of the residential neighborhoods, maintain privacy
- Concentrated development – commercial and residential – maybe one node, maybe several, but not development along the whole length of the highway
- Two types of businesses – tourist and non tourist – everything in glitter gulch is tourist related – draw a line between businesses that are tourist related and those that are not – by allowing them or not allowing them
- Business along highway have established voluntary set back from highway, implement some sort of required set back
- Light pollution, noise pollution – keep it quiet, keep it dark, maintain visual quality, protect view shed, good environmental quality
- Potential of limiting air traffic
- Ahtna owns lots of land in this area, as population increases, community needs to recognize Ahtna's claim to land
- Finding common ground between landowners is hugely important
- Ahtna's place in community is important, need to have Ahtna involved in planning process
- There are existing rules – what are they and are they being enforced? Need to use such to set context for planning.
- Looking at potential municipal land entitlement lands – community could grow into these land areas. If these lands were suddenly in the borough's hands, might need some sort of enforcement to guide use of these areas.

Community Services- Facilities

- Local school in future? At present Healy and Cantwell provide school service. Don't anticipate need for a school in the near term
- Set aside municipal lands for time when school, library, post office may be needed, perhaps also cemetery, parks (although "we've got a great big park next door")
- Fire service is volunteer – one truck available
- Community water spigot? Discussion of establishing community water service, water truck
- Water- explore options: private delivery business might be best, other option is an improved community well
- Need improved lettering/numbering system so that EMS services can find place when resident in need
- Regulations of fuels and fire causing hazards - public safety standards should be included in land use policy. This is a clear example of how use of private land in one place affects many other property owners
- Solid waste collection management

Transportation

General

- Potential for gas line coming through Parks Highway corridor
- Reduce 65 MPH limit on Parks Highway from Deneki Lakes to Park boundary
- Plan roads to meet standards – wide enough for fire response
- Turning lanes needed to handle traffic flow off highway to heavily used areas.

Trails & Recreation Access

- Value local trails and access to them. This system is precious to residents
- Sidewalks- pedestrian safety and community health well-being
- Work on continued relationships to allow use of traditional trails on private land
- Ahtna has system that allows people to purchase permit for recreational use of their lands. Problems with trespass on Ahtna land are mostly tied to people from outside the region.
- Borough should consider recreational trails on its land too, for residents and visitors, including municipal entitlement lands
- Bike trail from McK Community Center to McK Village
- Bike Trail from Community Center to McKinley Village
- Bike Trail from Cantwell to Healy
- Explore uses for state land by Grizzly Bear

Economic Development

- Support for economic development, for tourism related to types of growth. Some types are disruptive, others fit well
- Categories of tourism to pursue:
- Encourage eco tourism - learning rather than consumptive uses; interpretative type tourism could offer a deeper experience for visitors
- Other types of business to encourage:
  - Home based
  - High wage
  - Develop jobs to keep grown families in our community

  - Living wage jobs; plumbers, mechanics
- Link businesses to our local values & culture
- Encourage private business development to provide services to residents year round - water wagon, plumbers, mechanics, development of support sector?
- Maybe we don't need to be self contained – we have other places nearby where we can meet our daily needs. Not all services/facilities need to be in community, as can be accessed elsewhere.
- Locally owned small businesses especially B&B's are a great alternative for independent travelers who want to avoid Glitter Gulch.
- Potential for additional development of private campgrounds, other visitor facilities.

Next Steps

The steps below were discussed and generally agreed to by meeting participants.

- Form Yanert Planning Team
- Collect background info
- Summarize workshop results
- Hold planning team meeting(s)
- Circulate draft "issues & goals" paper
- Hold second workshop:
  - Confirm goals
  - Begin to flesh out strategies to reach goals
  - Focus on land use

"Free Parking"

The following comments were collected on the "Free Parking" poster during the workshop. Comments were written on post-it notes and fastened to the poster.

- Encourage partnership between Borough and Ahtna and NPS re: trails, bike paths, fire protection.
- Legal status of local trails?
- Scheduled upgrade of highway between Cantwell and Healy?
- Need to discuss leadership and communication.
- Standards for road width – subdivision standards – a need.
- Ahtna lands managed by the native village of Cantwell, they're private, already have a name.
- What are the state/DOT rules already in place? e.g. about signage, R.O.W.?
- How will we manage the Nenana River corridor?
- Conversation about limitations on air traffic (need to have).
- How will we get access to the upper Yanert?

Appendix C
Draft Planning Area Map

To be inserted

Appendix D
Draft Land Ownership Map

To be inserted

Yanert/McKinley Village/Carlo Area Timeline

DRAFT- 4-16-06, Still needs proofing and more information

Prior to Western Contact -Area utilized by Athabaskan residents (Upper Ahtna)
-their ancestors (Carlo Creek Archeological Site)
-possibly southern boundary for Tanana Athabaskans.

1902 -A.H. Brooks travels up Yanert River, names Revine Creek for his cook, George Revine.
1903 -Gold discovered on Valdez Creek, Nenana River (formerly Cantwell River) is one travel route to district
1905 -Kantishna Gold Rush
1917 -Mt. McKinley National Park is established
1922 -Mt. McKinley National Park road is begun
1922 -Riley Creek Trestle completed and first tourists visit Mt. McKinley N.P.
1923 -AK Railroad is completed with RR bridge at Nenana
1938 -McKinley National Park road is completed
1939 -McKinley Park Hotel opened for business
1947 -Survey work begins on Denali Hwy (Paxson to McKinley Park)
1952 -Denali Highway segment from McKinley Park to Cantwell Completed
1952 -Log Piling Bridge built over the Nenana River (at present day Denali River Cabins)
1952 -Nancarrow's land is staked
19.. -Nancarrow sawmill built in the Deneki Lakes area
1952 -Log Piling Bridge washes out with the breakup
1952 -Steel Bailey Bridge installed in same location
1955 -Steel Bailey Bridge replaced
1957 -Denali Highway completed linking Richardson Highway with Mt. McKinley N.P.
1958 -Gary Crabb stakes a Homesite and Trade & Manufacturing Site where his lodge is built.
1959 - Alaska attains statehood.
1960 -Crabbs Corner lodging opens, two trailers (later to be moved to Kantishna)
1960 -Carlo Creek homesites staked (Stoepler & Pollack)
…. -Carlo Creek homesite used for a liquor store business (current Friedman site)
1959 -Present Denali Private Airstrip land staked by George Lingo as a T&M site
1959 -Lingo filed on 5 acres near Crabb's crossing and opens a 'hamburger stand'.
1961 -Road contractor Peter Kiewitt builds the landing field.
1960 -One acre lots surveyed for residential use along airstrip, from Lingo T&M site.
19 -Land filed as a T&M site by Jack Reisland, now Denali Grizzly Bear.
19 -Land filed as a T&M site by Richard Mueller. (westside of hwy)
19 -Homesite filed on the westside of the hwy (Charlie Travers, Chalon Harris, Ray Wiebe)
1962 -Stoepler's stake west side of road as a T&M business site (Carlo Creek Lodge)
1966 -'Revine Creek Trail' scouted and built by Dennis & Sandy Kogl
1966 -Kogl Revine Creek Cabin built.
1968 -Chalon Harris purchases the airstrip

1971 -ANCSA signed
1972 – Parks Highway Completed
1980 -ANILCA is passed
19.. - Phone service is made available to residents and businesses in the area
1984 -GVEA Inter-tie completed through the area
1985? -Ahtna Corporation takes ownership of locally selected federal lands
1985? -The BLM establishes one easement (mi 228) through Ahnta land to state land beyond
19 -Present day Parks Highway Bridge at Mi. 230.5 completed
19.. -GVEA makes electricity available to residents and businesses in the area
1985 -McKinley View subdivision –state lottery sale
1986 -Yanert Road built into the McKinley View Subdivision
19.. -Toklat Road built into McKinley View Subdivision
1996 -McKinley Village Subarea Land Use Plan is approved by the Borough
1998 -Lingo Nicklie Native allotment is sold to Jeff King and later developed as the Denali Homestead subdivision.
1990 -Denali Borough is formed
2001 -(McKinley) Denali National Park Hotel is closed
2001 - High speed internet (DSL) is made available to residents & businesses in the area
2005 -Denali Borough selects its Municipal Land Entitlements in the Yanert valley
2005 -CIRI Corporation purchases Crabb's Homesite with the intent of building a lodge.

To do:
-Check spelling of Stoepler name.
--Call R.D. Rosso and get the date he purchased the Denali Private Airstrip and began operations out of there.
--Contact Willi Karidis regarding the land arrangements Denali Foundation location.

Sources:
-Denali Borough Comprehensive Plan
-Bill Nancarrow, Jane Bryant, Sandy Kogl,
-All road dates & info are from Frank Norris' Administrative History, Chapter 6, not yet published.)