

TITLE 49 ADVISORY AD HOC COMMITTEE MINUTES

November 13, 2024 at 12:00 PM

Assembly Chambers/Zoom Webinar



<https://juneau.zoom.us/j/84200247973> or 1-253-215-8782 & enter Webinar ID: 842 0024 7973

A. CALL TO ORDER

Chairperson Greg Smith called the meeting to order at 12:03pm.

B. LAND ACKNOWLEDGEMENT – Read by Maggie McMillan

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

Committee Members Present: Greg Smith, Maggie McMillan, Lorraine DeAsis, Corey Baxter, Bill Heumann, Rich Harris, Mandy Cole

Committee Members Absent: None

Staff/Others Present: Rob Dumouchel, Special Project Planning Manager; Kevin Allen, Meeting Clerk

D. APPROVAL OF AGENDA – Approved with no changes or objections

E. APPROVAL OF MINUTES

1. October 28, 2024 Title 49 Advisory Ad Hoc Committee DRAFT Minutes

Minutes approved without objection

F. AGENDA TOPICS

2. Committee Organization – Election of Vice-Chair (postponed from 10/28/2024 meeting so all members could be present)

MOTION by Mr. Heumann to elect Ms. Cole as Vice-Chair. No objections were heard, the motion was approved.

3. Phase 1 wave 1 Title 49 text amendments

i. Discuss proposed amendment concepts

Chair Smith led a discussion that moved through the following topics: accessory dwelling units, caretaker units, determination of use – major versus minor development, use not listed, transition zones, adjustments to approved permits, and rules of construction. An opportunity to make comments and ask questions was given for each topic. The Committee was supportive of the proposals but had concerns with how to best approach the concept of caretaker units and suggested consideration of folding them into accessory dwelling units or allowing a normal apartment as an accessory use in industrial zones. Extended discussion was also had regarding the determination of use proposal which includes the removal of dwelling unit thresholds for major developments in multifamily and commercial/mixed-use zone districts. Some of the

discussion pertained to subdivisions which are not included in the current list of proposed amendments.

- ii. Make a recommendation to the Assembly

MOTION by Ms. Cole to approve the concepts for Mr. Dumouchel to bring the Assembly for consideration as a text amendment. Motion passed without objection.

4. Open discussion on Title 49 rewrite, including process, public engagement, and specific questions with project staff

Committee members had an opportunity to discuss any topic related to Title 49. Chair Smith discussed a desire to give the public opportunities to get involved in the process. It was noted that a new page has been added to the CBJ website where members of the public can submit comments directly to Mr. Dumouchel (<https://juneau.org/manager/t49rewrite>). It was also noted that Committee members can reach out directly to Mr. Dumouchel with questions or suggestions and that he was available for appointments with members at their request.

Chair Smith discussed a desire to keep an open discussion topic on the agenda for future meetings to ensure the Committee can talk broadly about Title 49 as this is a very large topic and projects.

Mr. Harris discussed a prior initiative from a committee of the Chamber of Commerce. He asked why it had not been part of this first wave and if it could be considered in the next. Mr. Harris offered to forward the text of the proposal to Mr. Dumouchel after the meeting.

G. STAFF REPORTS

None.

H. COMMITTEE MEMBER COMMENTS AND QUESTIONS

None.

I. NEXT MEETING DATE

Members will be polled via email for the next meeting date, most likely to occur in January.

J. SUPPLEMENTAL MATERIALS

None

K. ADJOURNMENT

There being no further business to come before the committee, meeting adjourned at 1:29pm