

# ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

September 29, 2025 at 5:00 PM

Assembly Chambers/Zoom Webinar



<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

## A. CALL TO ORDER

## B. LAND ACKNOWLEDGEMENT

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

**Members Present:** Chair Wade Bryson, Paul Kelly, Ella Adkison, Neil Steininger

**Liaisons Present:** Paulette Schirmer, PRAC liaison; Lacey Derr, Planning Commission liaison; Jim Becker, Docks & Harbors Board liaison

**Liaisons Absent:** none

**Staff Present:** Dan Bleidorn, Lands Manager; John King, Deputy Lands Manager; Roxie Duckworth, Lands and Resources Specialist; Rob Dumouchel, Special Projects Planning Manager

## D. APPROVAL OF AGENDA – approved as presented

## E. APPROVAL OF MINUTES

1. September 8, 2025 Draft LHED Minutes – approved as presented

## F. AGENDA TOPICS

### 1. Title 49 Rewrite, Phase 1 Wave 2: Reasonable Accommodation, Zoning Maps, and Subdivision on Arterials

Mr. Dumouchel discussed this topic. Ms. Adkison asked about reasonable accommodation and was wondering, since this is for an existing property owner, is there a way for someone who is disabled to reach out to CDD to see if there could be a reasonable accommodation for a property before they purchase it or only once they own it? Mr. Dumouchel replied that he would interpret that this could apply in both cases. The more typical case is if it's already there and you don't want to set people up for failure by getting them into situations where they build a non-conforming unit. Some of the instances you're getting into may end up with a variance where there's a fiscal hardship on the property that forces them into that with a new build. It could be used either way, but it's a case-by-case situation for that individual's barrier to housing.

Ms. Adkison asked if we know why the original code was in place, with the 36,000 square feet. Mr. Dumouchel replied that he thinks some of it may have been concerns about access to the roadway, but this was written 40 years ago, when people's idea of personal space was different and driven by that. You'll see this in older codes, way more space and more micromanagement of these situations. As a town grows and develops, these don't make sense anymore, and so that's what we're attempting to address here.

Mr. Kelly asked about zoning maps and how the director can make changes to the digital map to reflect changes in geography, because that seems potentially be a very consequential decision being made, not in a public process. Is there any sort of public process for the director or a notice at least that needs to be sent out from the director such as "I am making this correction because I have noticed this change," or how does that work? Mr. Dumouchel replied that there is not that process in there, and this is intended for relatively minor changes, not for instances such as you moved 2 acres over and you picked up a huge amount of land, that's a very different situation. This is more if you had a little bit of isostatic rebound and got a couple extra feet on the waterfront that's still the same zone as the property that's attached to it. That's more where we're trying to go. If it were a really significant change, you're back to more of a rezone situation or even some other kind of land subdivision-type movement that requires full public process.

Chair Bryson asked what other cities have done to clean up their codes, are you using other models, can you elaborate a bit more Mr. Dumouchel replied that he's been through this before in other communities, he's worked for the City of Eureka in Northern California, they are also about 30,000 people remote for California, four and a half hours to the next biggest city with mountains, trees, and water. They had a similar deal, a 40-year-old code that wasn't fitting very well. A lot of it was looking at it, cleaning it up, making it streamlined and easier to read. Part of what I'm doing in Phase 1.5 is reorganizing the title. Right now there's 17 top-level articles, and then it goes into all these other pieces, I'm trying to bring that down to about 5 or 6 articles, such as general administration, general provisions, zone districts, and uses, make it easier for a person to grab the pages they need and use. The other big piece is finding these barriers that have been put up over time and deciding if we actually care about those. We've got all these rules, which ones we actually care about, which ones we need to protect, and which ones can we let go that are just creating busy work or making it harder for people to get into housing. Trends also change, what the assembly wants, what the public wants, and what the zone allows. If it's not matching, we have to figure out how to get that back in line. Every city's going to be different with political and building norms and culture, what they want and what they allow. The big pieces are streamlining, plain English, and remove barriers to things that you actually want. Phase one was really big on those items, it was about making sure people could build that ADU, or build multifamily, or a small change they could adjust that in an easier process than what we had before.

**No motion for this topic, already moving to the full Assembly.**

**2. Holm Driveway and Utility Easement Application**

Mr. Bleidorn discussed this topic. No additional discussion from the committee members.

**Ms. Adkison moved that the Lands, Housing and Economic Development Committee forward this application for an easement to the full assembly with a motion of support. Motion passed unanimously.**

**3. Sams Request to Purchase City Property**

Mr. Bleidorn discussed this topic. No additional discussion from the committee members.

**Mr. Steininger moved that the Lands, Housing and Economic Development Committee forward this application to the full assembly with a motion of support for working with the original proposer for the negotiated sale of City property. Motion passed unanimously.**

**G. STAFF REPORTS – none**

**H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

- Docks and Harbors Board Update – Mr. Becker provided an update from the last D&H meeting that they are designing a new dock at the current university dock, and it'll come off the stick dock and take a right angle and go down. We are building a new dock where we can take larger vehicles with loads to take care of bigger things that are going to come out of that area. Similar to the one that's in Auke Bay; you can drive down dock. We spend a lot of time discussing the different features, especially since it's going to have a right angle at the top to bring bigger trucks down. The proposed price at this point from the developers is going to be about \$13 million.
- Parks and Recreation Advisory Committee (PRAC) Update – no update
- Planning Commission Update – no update

**I. NEXT MEETING DATE – November 3, 2025**

**J. SUPPLEMENTAL MATERIALS – none**

**K. ADJOURNMENT – 5:25pm**