



TITLE 49 ADVISORY AD HOC COMMITTEE MINUTES

September 24, 2025 at 12:00 PM

Zoom Webinar Only

<https://juneau.zoom.us/j/86964237460> or call 1-253-215-8782 Webinar ID 869 6423 7460

A. CALL TO ORDER

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

B. LAND ACKNOWLEDGEMENT – Read by Greg Smith

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

Committee Members Absent: Mandy Cole

Staff/Others Present: Erik Pedersen, Planning Commissioner (Mr. Pedersen represented the Planning Commission in Place of Ms. Cole who is unavailable until December); Rob Dumouchel, Special Project Planning Manager; Breckan Hendricks, Municipal Clerk

D. APPROVAL OF AGENDA – Approved

E. APPROVAL OF MINUTES

1. February 13, 2025 Title 49 Advisory Ad Hoc Committee DRAFT Minutes

Minutes approved without objection

F. AGENDA TOPICS

1. Title 49 Rewrite Status Update – Phase 1 ordinances and Phase 1.5 technical rewrite organization update.

Mr. Dumouchel provided a presentation that started with a refresher regarding the Title 49 Rewrite Project and Phase 1 Wave 1 activities. He then discussed Phase 1 Wave 2 which was introduced by the Assembly as Ordinance 2025-40 and covers reasonable accommodation, zoning maps, subdivisions on arterials, and general housekeeping items. He also discussed an upcoming ordinance to remove Chapter 49.65 Article XI – Marijuana Establishments and make related edits to Title 1 – General Provisions and Title 20 – Business Regulations. Mr. Dumouchel then shifted into an overview of Phase 1.5 and the plans for reorganization of Title 49 from a title with 17 top-level chapters, to 5 or 6 top-level articles. Additionally, the reorganization envisions moving subdivisions, platting, and utilities and improvements (currently chapter 49.35) into a separate title. Mr. Dumouchel concluded with a brief overview of topics he'd like to discuss with the Committee at future meetings to include development incentive programs, dimensional standards, the table of permissible uses, and Chapter 49.35 – Public and Private Improvements.

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Chair Smith asked about public process beyond the Planning Commission and the Assembly. Mr. Dumouchel discussed the need to do targeted outreach on specialty portions of Title 49 and that he's looking forward to working with the new CBJ Communications Division to do that work.

Chair Smith asked how the Committee will engage with the Phase 1.5 rewrite as portions of the new code are drafted. Mr. Dumouchel explained that once a drafted portion of Title 49 is completed by the contract attorney, he will review and work through revisions with her and then filter it through the Committee for feedback to drive further revision work. Phase 1.5 won't go to the Assembly in pieces like Phase 1 projects, instead it will go together as one full package because they are so interconnected.

Mr. Heumann asked about the timeframe and when the process would be complete. Mr. Dumouchel indicated that the target for a full draft of the Phase 1.5 rewrite to be completed in early 2026 and ready for the political process of review and approval. Phase 2, Comprehensive Plan alignment, would be dependent on the completion of the Comprehensive Plan. Mr. Heumann had further questions about the separation between the Comprehensive Plan and Title 49. Mr. Dumouchel highlighted that the Comprehensive Plan sets policy and Title 49 implements. There are many changes to Title 49 that can be made with the current policy guidance, however, changes to things like the locations of zone districts or the creation of new zone districts would need to wait for the Comprehensive Plan to set the policy direction. Mr. Heumann asked if we can make changes before the Comprehensive Plan is adopted based on progress made by that team. Mr. Dumouchel indicated that we could begin to build code elements to implement changes likely to be created by the Comprehensive Plan, but whether the Title 49 amendments could be adopted before the Comprehensive Plan are an Assembly decision.

2. Phase 1 Wave 2 – Ordinance 2025-40 – seeking discussion by the Committee to see if they would like to submit comments to the Assembly before their 15DEC25 meeting.

A) Ordinance 2025-40 An Ordinance Amending Title 49 Land Use Code Relating to Reasonable Accommodation, Zoning Maps, Subdivisions on Arterials, And Remove References to Committees and Programs No Longer in Existence.

Discussion was pushed to a future meeting.

3. Sign Code discussion – staff seeking opinions and concerns regarding sign code, signs in Juneau, and prospective stakeholders for future signage-related outreach.

Mr. Dumouchel gave a brief overview of the complexity of sign code and shared a list of questions for discussion. He indicated that reform of the sign code would likely be part of Phase 1.5 as it is not Comprehensive Plan dependent. The Committee asked clarifying questions regarding what a sign is for this discussion. Mr. Heumann indicated that he believes there aren't many challenges related to signs in Juneau right now outside of some issues in downtown, including recent issues with signs on sidewalks blocking pedestrian movement. The Committee discussed potential stakeholders and brainstormed sign businesses that would have an interest in any changes to Juneau's sign code. Chair Smith encouraged the Committee to reach out to Mr. Dumouchel if they

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had thoughts on sign code after the meeting.

G. STAFF REPORTS

1. Title 49 webform comments

Chair Smith pointed out the new format for web comments in the packet.

H. COMMITTEE MEMBER COMMENTS AND QUESTIONS

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

I. NEXT MEETING DATE - TO BE DETERMINED

Chair Smith indicated that the next meeting would be sometime after October 21st, probably the last week of October, and that the date would be coordinated via email.

J. SUPPLEMENTAL MATERIALS

K. ADJOURNMENT

There being no further business to come before the committee meeting adjourned at 1:00pm.