



TITLE 49 ADVISORY AD HOC COMMITTEE MINUTES

January 7, 2026 at 12:00 PM

Assembly Chambers/Zoom Webinar

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

A. CALL TO ORDER

Chairperson Greg Smith called the meeting to order at 12:06pm

B. LAND ACKNOWLEDGEMENT – Read by Erik Pedersen

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, Lorraine DeAsis, Corey Baxter, Bill Heumann, Rich Harris

Committee Members Absent: Maggie McMillan, Mandy Cole

Staff/Others Present: Erik Pedersen, Planning Commissioner (Mr. Pedersen is representing the Planning Commission in place of Ms. Cole while she is unavailable); Rob Dumouchel, Special Projects Planning Manager; Breckan Hendricks, Municipal Clerk; Minta Montalbo, Senior Planner

D. APPROVAL OF AGENDA - Approved

E. APPROVAL OF MINUTES

1. October 28, 2025 Title 49 Ad Hoc Committee Meeting Minutes – Draft

Minutes approved without objection

F. AGENDA TOPICS

1. Comprehensive Plan Update

Senior Planner Minta Montalbo, the project manager for the Comprehensive Plan Update provided a presentation to the Committee regarding the project and its progress to date. Presentation was followed by questions from the Committee. Mr. Heumann asked questions related to the schedule for the Comprehensive Plan and Ms. Montalbo noted that the project is roughly a month behind schedule due to the addition of extra Juneau Futures public engagement workshops. Plan development is expected to be complete in approximately a year and a half, but the amount of time required for the political process to approve and adopt the plan is unknown. Ms. Montalbo stressed that the project was making great efforts to engage the full community and vet the content as well as possible with the public before bringing it to the Planning Commission and the Assembly. Chair Smith noted that he is the Assembly's Planning Commission liaison and will be working to keep the Assembly up to date and aware of all the public engagement that is occurring for this project. Mr. Heumann asked further questions about the interface between the Comprehensive Plan and the Title 49 rewrite. Mr. Dumouchel discussed the expected extent of Phase 1.5 of the project (technical rewrite) and then the Comprehensive Plan alignment that will occur in Phase 2.

2. Title 49 Rewrite Status Update

Mr. Dumouchel provided a brief update on the progress of the Title 49 rewrite based on the PowerPoint provided within the meeting packet

3. Discussion – Tools for Flexibility – staff seeking opinions regarding variances, bonus provisions, etc.

Mr. Dumouchel provided a presentation on existing and proposed flexibility provisions within Title 49 which included variances, administrative adjustments, reasonable accommodation, and a zoning incentive program. Mr. Dumouchel requested feedback from the Committee on proposals for the creation of an administrative adjustment mechanism and a zoning incentive program to replace the existing bonus provisions. Mr. Pedersen indicated strong support for the administrative adjustment concept, likes that it's a simple mechanism that is easy to understand and implement. He thought the zoning incentive program could be quite useful but is concerned about it being complicated to use if we don't keep it simple. Mr. Heumann commented that developers will automatically ask for adjustments if available. He had comments regarding the percentages applied and whether each category should have the same as the impact is not equal between all standards, particularly height. He echoed Mr. Pedersen's concern about incentive programs being too complicated for developers to pursue and the need to keep them simple. Mr. Dumouchel indicated that his aim is to make the program as easy to understand and use as possible. Mr. Smith asked about how to deal with projects that are significantly different from the zoning code after Mr. Dumouchel discussed a tool found in some codes that create a special consideration overlay with Assembly approval of project. Mr. Heumann suggested a creative idea where the administrative adjustment percentages could scale based on how many standards are impacted.

G. STAFF REPORTS

None

H. COMMITTEE MEMBER COMMENTS AND QUESTIONS

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

No discussion from the Committee

I. NEXT MEETING DATE - TBD

J. SUPPLEMENTAL MATERIALS

None

K. ADJOURNMENT

There being no further business to come before the committee meeting adjourned at 1:03pm