

# **Additional Materials**

## **Regular Planning Commission Meeting**

Assembly Chambers

6:00pm

Meeting Date: February 25, 2025

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**1. AME2025 0001:**

- a. Public comment: Michelle Hale 2/21/25

February 21, 2025

Dear Planning Commission:

I appreciate the proposed ADU changes and encourage you to forward these on to the Assembly. As a duplex owner in an area zoned D5, I have long been barred from adding an ADU to my lot. This ordinance frees me up to add not one but two. This should help considerably with our long-standing housing problem in Juneau.

I encourage you also to recommend adding the Alternative Development Overlay District (ADOD) condition for 3-foot setbacks, at least on side and back yards, to the ordinance. There are many houses built years ago, when everyone thought we would never run out of land, where the houses are right in the middle of their lots.

My lot is a good example. If the ADU is a cottage or small house, adhering to the setbacks will result in the ADU being crowded up next to the house with extra unused land on the edges of the property.

We are located at 4431 Taku Blvd. If you look at the Parcel Viewer in my neighborhood, you see this same problem with setbacks, with houses in the middle of lots in many of my neighbor's yards.

This could be attempted on a trial basis; for example, allowing the 3' setback ADOD to expire when the new Comprehensive Plan revision is complete. Through that revision, the question of setbacks could be more comprehensively addressed.

Again, I encourage you to forward these changes on to the Assembly. They are one of many tools that Juneau can use to encourage more housing now, while at the same time streamlining of other existing processes continues.

Thank you,

Michelle Hale