



(907) 586-0757
Jill.Maclean@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

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MEMO

To: Alicia Hughes-Skandijs, Chair and Members of the Lands Housing & Economic Development Committee

From: Jill Maclean, Director, AICP

RE: Ordinance 2023-03 vLHED1 An Ordinance Amending the Private Shared Access Requirements of the Land Use Code, Title 49, Related to Maximizing Residential Density

Purpose

The attached ordinance speaks to requests made by Assembly members post the Assembly retreat held on December 11, 2022. Several adjustments have been proposed to address maximizing density when using Private Shared Access.

The Purpose statement of the ordinance is amended to read:

Shared access serving four or fewer lots without frontage on a right-of-way may be constructed within a private easement consistent with this division. Shared access is intended to provide an alternative access standard for subdivisions in which public streets are not practical and to maximize residential density through infill development. Shared access is not intended to result in a large lot with multiple buildable residential sites. (Underlined is new verbiage)

Several other revisions suggested by assembly members have been incorporated (see attached ordinance). Further recommendations from CDD staff and the Title 49 Subcommittee are not included in this draft, such as increasing the number of lots permissible from four to five or seven, and relaxing the lot size for lots situated along arterials.

Under current code, if a landowner wants to subdivide their property, each resulting lot must meet the D1 standard lot size (36,000 sq. ft.) regardless of the underlying zoning district because it is located on an arterial. Glacier Highway, North Douglas Highway, and Mendenhall Loop Road are examples of arterials. Therefore, in order to subdivide a lot on North Douglas Highway, the proposed lots must be at least 36,000 sq. ft. in size exclusive of the private shared access, regardless of the lot being zoned D5 and having a minimum lot size of 5,000 sq. ft.

Recommendation

Staff recommends that the LHEDC continue to work with CDD to further improve this code section, and recommends that the LHEDC forward Ordinance 2023-03 vLHED1 to the full Assembly for adoption.