

FREQUENTLY ASKED QUESTIONS

PEDERSON HILL SUBDIVISION LAND SALE



The Pederson Hill Subdivision is a new housing development in the Mendenhall Valley, located off Glacier Highway across from Sherwood Lane. Accessible by Karl Reishus Boulevard, lots come equipped with electric, cable, telephone, and municipal water and sewer services. Seventeen lots are for sale: six by fixed price lottery on December 10, five individual lots by sealed competitive bid and a block of six lots by sealed competitive bid due December 17. This is Phase 1A of development.

WHEN DO WE PAY?

Payment is due at closing, which is scheduled to take place within 30 days after the lottery or bid opening. If you elect to use CBJ financing, 10% of the total purchase price will be due at closing.

HOW WILL THE FIXED PRICE LOTTERY WORK?

Each registration form must be accompanied by a non-refundable \$15 fee. Lottery participants must be present on December 10 to win. All participants' names will be put into a pool and winners will be selected at random. The first winner will be allowed to select a lot. A second party will be drawn and they will select a lot. This process will continue until all the lots have been chosen or there are no remaining participants. All winners will be required to purchase their lot at the published appraised price within 30 days. City financing will be available. Only one lot per person will be allowed. Married couples may participate as individuals. See the sales brochure for more detailed information.

CAN I BUILD A GARAGE?

Yes. All lots have curb cuts for a driveway and are large enough to accommodate a garage.

HOW WILL THE SEALED COMPETITIVE BID PROCESS WORK?

The Sealed Competitive Bid sale will take place on December 17, one week after the Fixed Price Lottery. Individuals and businesses may submit a bid on as many parcels as they are interested in. Lottery winners may also participate in the Sealed Competitive Bid sale. Each bid must be accompanied by a \$500 earnest money check. Lots will be awarded to the highest bidder. There is no limit on the number of lots an individual can purchase through the Sealed Competitive Bid process. Earnest money will be returned to unsuccessful bidders. City financing will be available. All winners will be required to purchase their lot at the published appraised price within 30 days. See the sales brochure for more detailed information.

WHEN WILL FUTURE PHASES OF THE SUBDIVISION BE BUILT?

Development of Phases 1B and 1C will be dictated by demand for single-family residential lots. If demand remains strong, construction will likely begin within 1 to 3 years.

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WILL A US ARMY CORPS OF ENGINEERS WETLANDS FILL PERMIT BE NEEDED PRIOR TO BUILDING ON THESE LOTS?

No. A wetland fill permit was obtained prior to building the subdivision. No further wetland permits are needed.

WHAT ARE THE ZONING CONSTRUCTION SETBACKS?

20' Front / 13' Street Side / 3' Side / 35' Maximum Building Height. For site specific information, contact Community Development Dept. at (907) 586-0715.

HOW BIG OF A HOUSE CAN I BUILD?

It depends on the lot size but even the smallest lot in this phase can support a single-family house. Using zoning restrictions as a guide, the smallest lot could have a ground floor with 2,300 square feet. If it were a three story building, it could be over 6,000 square feet.

WHAT IS THE SMALLEST HOUSE I CAN BUILD?

Minimum house size is limited by the CBJ Building Code. Under current code, the smallest single-family dwelling would be about 200 square feet. Check with the CBJ Building Division to review code provisions concerning small house construction (907) 586-0715.

CAN I BUILD AN ACCESSORY APARTMENT?

Yes. All lots within the subdivision are large enough to accommodate an Accessory Apartment. There are several specific regulations concerning the maximum apartment size allowed, but in most circumstances a 600 square foot apartment would be permitted.

ARE DUPLEXES ALLOWED?

No. Duplexes are not allowed in the D-10 SF zoning district.

ARE COMMON WALL HOUSES ALLOWED?

Yes, common wall houses, also known as zero lot line house, are allowed.

ARE MOBILE HOMES PERMITTED?

No. All buildings in this subdivision must meet CBJ Building Code. Most RVs, mobile homes and manufactured homes do not meet CBJ Building Code. Some manufactured homes can be built to comply with CBJ Building Code. This requires careful coordination with the manufacturer and the CBJ Building Official to be certain that the unit will comply. For more information, contact the Building Official at (907) 586-0767.

ARE THERE ANY SPECIAL COVENANTS FOR THIS SUBDIVISION?

No. There are no special restrictions in this subdivision beyond what is required by zoning.

ARE THE LOTS READY TO BUILD ON?

Mostly. All utilities have been stubbed to the lot line. These include city water & sewer, electricity, cable and telephone. Lots have been roughly graded; additional grading will be required for landscaping and building site development. Builders will have to evaluate each site individually to determine what additional preparation will be required for foundation construction.

WHAT SCHOOL DISTRICTS IS THE PEDERSON HILL NEIGHBORHOOD IN?

Riverbend Elementary, Dzantik'i Heeni Middle School, Thunder Mountain High School primarily (Students may enroll in any Juneau School District high school.)

The Pederson Hill neighborhood is connected by the Cheex Equestrian Trail to the Kaxdigoowu Héen Dei (Brotherhood Bridge Trail). This trail accesses the Dimond Park complex via a pedestrian bridge so Pederson Hill is a 15-20 minute walk to Riverbend Elementary, Thunder Mountain High School, Mendenhall Valley Public Library, Dimond Park Aquatic Center, the Field House and ball fields.

FOR MORE INFORMATION, CONTACT LANDS & RESOURCES AT (907) 586-5252 OR LANDS_OFFICE@JUNEAU.ORG.