

Agenda

Planning Commission - Title 49 Committee City and Borough of Juneau

February 18, 2021
Virtual Meeting Only
12:00 PM

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- I. ROLL CALL
- II. APPROVAL OF AGENDA
- III. AGENDA TOPICS
 - A. Parking
- IV. COMMITTEE MEMBER COMMENTS AND QUESTIONS
- V. ADJOURNMENT

ARTICLE II. - PARKING AND LOADING**Commented [JM1]:** Added 49.85 Fees to the end

1 49.40.200 - General applicability.

2 Off-street parking spaces for automobiles shall be provided in accordance with the requirements set
 3 forth in this section at the time any building or structure is erected, enlarged, or expanded or when there
 4 is a change in the principal use thereof.

5 (1) *Enlargement or change in use.* In cases of enlargement of a building or a change in the type or
 6 intensity of use existing on the effective date of the ordinance codified in this chapter, the
 7 number of additional off-street parking spaces required shall be based only on the gross floor
 8 area added or subject to the increase in intensity or change of use except as noted in
 9 subsection 49.40.210(d).

10 (2) *Mixed occupancy.* In the case of two or more uses on the same lot, the total requirement for
 11 off-street parking facilities is the sum of the requirements for the several uses computed
 12 separately.

13 (3) *Uses not specified.* In the case of uses not listed, the requirements for off-street parking are
 14 based on the requirements for the most comparable use specified.

15 (4) *Location.* Off-street parking facilities are located as hereinafter specified; if a distance is
 16 specified, such distance is the walking distance measured from the nearest point of the parking
 17 facility to the nearest point of the building it is required to serve. Off-street parking facilities for:

18 (A) Single-family dwellings and duplexes, must be on the same lot as the building served;

19 (B) Multifamily dwellings, may not be more than 100 feet distant, unless subject to section
 20 49.40.210(d); and

21 (C) Uses other than those specified above, may be not more than 500 feet distant, unless
 22 subject to section 49.40.210(d).

23 (5) *Loading spaces.* Loading spaces are not subject to exceptions listed in this chapter and must
 24 be provided in accordance with subsection 49.40.210(c) of this chapter.

25 (6) *Accessible parking spaces.* Accessible spaces are not subject to exceptions listed in this
 26 chapter and must be provided in accordance with subsection 49.40.210(b).

27 (7) *Off-street parking requirements.* Off-street parking requirements do not apply to lots if they are
 28 accessible only by air or water and are used for single-family and two-family residential and
 29 remote commercial recreational uses. If the director determines that public access by
 30 automobile to the property has become physically available, the owner of the property shall be
 31 given notice and within one year thereof shall provide the required off-street parking.

Commented [JM2]: Moved up from Exceptions (now Reductions and modifications)

32
 33 ~~Joint use.~~

Commented [JM3]: Moved to Line 122

34 (Serial No. 87-49, § 2, 1987; Serial No. 92-11, § 2, 1992; Serial No. 97-49, § 4, 1998)

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36 49.40.210 - Minimum space and dimensional standards for parking and off-street loading.

37 (a) *Table of minimum parking standards.* The minimum number of off-street parking spaces required
 38 shall be as set forth in the following table. The number of spaces shall be calculated to the nearest
 39 whole number:

Use	Spaces Required
Single-family and duplex	2 per each dwelling unit
Multifamily dwellings	Geographic area Juneau or Douglas
	1.0 per one bedroom
	1.5 per two bedrooms
	2.0 per three or four bedrooms
	All other geographic areas
	1.5 per one bedroom
	1.75 per two bedrooms
	2.25 per three or four bedrooms
Rooming houses, boardinghouses, single-room occupancies with shared facilities, bed and breakfasts, halfway houses, and group homes	Geographic area Juneau or Douglas
	1 per 2 bedrooms
	All other geographic areas
	1 per bedroom
Single-room occupancies with private facilities	1 per each single-room occupancy plus 1 additional per each increment of four single-room occupancies with private facilities
Accessory apartments	1
Motels	1 per each unit in the motel
Hotels	1 per each four units

Hospitals and nursing homes	2 per bed or one per 400 square feet of gross floor area
Senior housing	0.6 parking spaces per dwelling unit, plus 1 guest parking space for each 10 units, plus 1 parking space per employee
Assisted living facility	0.4 parking spaces per maximum number of residents
Sobering centers	1 parking space per 6 beds, plus 1 visitor parking space
Theaters	1 for each four seats
Churches, auditoriums, and similar enclosed places of assembly	1 for each four seats in the auditorium
Bowling alleys	3 per alley
Banks and offices	1 per 300 square feet of gross floor area
Medical or dental clinics	1 per 200 square feet of gross floor area
Mortuaries	1 per six seats based on maximum seating capacity in main auditorium
Warehouses, storage, and wholesale businesses	1 per 1,000 square feet of gross floor area
Restaurants and alcoholic beverage dispensaries	1 per 200 square feet of gross floor area
Swimming pools serving general public	1 per four persons based on pool capacity
Retail commercial	1 per 300 square feet of gross floor area
Shopping centers and malls	1 per 300 square feet of gross leasable floor area
Convenience stores	1 per 250 square feet of gross floor areas or as provided at 49.65.540(b)
Pleasure craft moorages	1 per three moorage stalls

Manufacturing uses; research, testing and processing, assembling, all industries	1 per 1,000 square feet gross floor area except that office space shall provide parking as required for offices
Libraries and museums	1 per 600 square feet gross floor area
Schools, elementary	2 per classroom
Middle school or junior high	1.5 per classroom
High school	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom
College, main campus	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
College, satellite facilities	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
Repair/service station	5 spaces per bay. For facilities with two or more bays, up to 60% of the required parking spaces may be in a stacked parking configuration
Post office	1 per 200 square feet gross floor area

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42 (b) Parking space dimensions.

43 (1) Subject to subsections (b)(2) and (3) of this section, each standard parking space shall consist
 44 of a generally rectangular area at least 8½ feet by 17 feet. Lines demarcating parking spaces
 45 may be drawn at any angle to curbs or aisles so long as the parking spaces so created contain
 46 within them the rectangular area required by this section.

47 (2) Spaces parallel to the curb shall be no less than 22 feet by 6½ feet.

48 (3) Accessible parking spaces.

Commented [JM4]: No change proposed

- 49 (A) Except for residential parking lots of fewer than ten spaces, accessible parking spaces
50 shall be required according to the following table:

Total Parking Spaces in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total spaces
1,001 and over	20 plus 1 for each 100 over

- 51
- 52 (B) The accessible space required for parking lots of one to 25 spaces may be met by an
53 alternative off-site accessible space, public or private, if the alternate space is determined
54 by the community development department to be of adequate capacity and proximity.
- 55 (C) Each accessible parking space shall consist of a generally rectangular area at least 13
56 feet by 17 feet, including an access aisle of at least five feet by 17 feet. Two accessible
57 parking spaces may share a common access aisle.
- 58 (D) One in every eight accessible spaces, but not less than one, shall be served by an access
59 aisle with a width of at least eight feet and shall be designated "van-accessible."
- 60 (E) Accessible parking spaces shall be designated as reserved by a sign showing the symbol
61 of accessibility. "Van-accessible" spaces shall have an additional sign designating the
62 space as "van-accessible" mounted below the symbol of accessibility. The signs shall be
63 located so they cannot be obscured by a vehicle parked in the space.
- 64 (F) Access aisles for accessible parking spaces shall be located on the shortest accessible
65 route of travel from parking to an accessible entrance.

(c) *Off-street loading areas.* The provision and maintenance of off-street loading facilities is a continuing obligation and joint responsibility of the owner and occupants. Loading areas shall be as set forth in this subsection.

(1) Each off-street loading space shall be not less than 30 feet by 12 feet, shall have an unobstructed height of 14 feet six inches, and shall be permanently available for loading.

(2) Space requirements shall be as set forth in the following table:

Use	Gross Floor Area in Square Feet	Spaces
Motels and hotels	5,000—29,000	One
	30,000—59,999	Two
	Each additional 30,000	One
Commercial	5,000—24,999	One
	25,000—50,000	Two
	Each additional 30,000	One
Industrial, manufacturing, warehousing, storage, and processing	5,000—24,999	One
	25,000—50,000	Two
	Each additional 30,000	One
Hospitals	5,000—39,999	One
	Each additional 40,000	One
	Other Criteria	
Schools	For every two school buses	One
Homes for the aged, convalescent homes, correctional	More than 25 beds	One

institutions		
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74 (d) *Reductions and modifications.* Developer must submit documentation to demonstrate that all
 75 applicable parking code requirements have been met, in conformance with this chapter. Developer
 76 may apply for multiple reductions and modifications, exclusive of accessible parking spaces and
 77 loading spaces.

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79 ~~(2) Off-street parking requirements.~~

Commented [JM5]: Moved to Line 28

80 (1) *Enlargement or expansion.* No additional parking spaces are required for an enlargement or
 81 expansion if the additional spaces would amount to less than ten percent of the total required
 82 for the whole development and amount to less than three spaces. Phased expansion shall be
 83 regarded as a whole.

84 (2) *Replacement and reconstruction of certain nonconforming structures.* Off-street parking
 85 requirements for the replacement and reconstruction of certain nonconforming structures in
 86 residential districts shall be governed by chapter 49.30.

87 (3) *Joint use.* Joint use of parking facilities may be authorized providing the developer
 88 demonstrates that there is no substantial conflict in the principal operating hours of the
 89 structures and uses involved. The determination of whether these requirements are met, with or
 90 without conditions, deemed necessary for consistency with this title, shall be made by the
 91 director in the case of minor development; the commission in the case of major development;
 92 and the commission if the application relates to a series of applications for minor developments
 93 that, taken together, constitute major development, as determined by the director:

94 (A) Conditions required for joint use. Any structure or use sharing the off-street parking facilities
 95 of another structure or use shall be located within 500 feet of such parking facilities, unless
 96 a lesser radius is identified in this chapter. A developer may apply to provide off-street
 97 parking in an area greater than 500 feet, if approved by the commission. In addition:

98 (i) The developer demonstrates that there is no substantial conflict in the principal operating
 99 hours of the structures or users for which joint use of off-street parking facilities is
 100 proposed; and

101 (ii) The developer shall present to the director a written instrument, executed by the parties
 102 concerned, providing for joint use of off-street parking facilities, and approved as to form by
 103 the City and Borough attorney. Upon approval by the director, such instrument shall be filed
 104 with the department.

105 ~~(4) Fee in lieu of parking spaces.~~

Commented [JM6]: Moved to Line 218

106 (4) *Parking waivers.* The required number of non-accessible parking spaces required by this section
 107 may be reduced if the requirements of this subsection are met. The determination of whether
 108 these requirements are met, with or without conditions, deemed necessary for consistency with
 109 this title, shall be made by the director in the case of minor development; the commission in the
 110 case of major development; and the commission if the application relates to a series of
 111 applications for minor developments that, taken together, constitute major development, as
 112 determined by the director.

113 (A) *Waivers.* Any waiver granted under this subsection shall be in writing and shall include the
 114 following required findings and any conditions, such as public amenities, imposed by the
 115 director or commission that are consistent with the purpose of this title:

(1) The granting of the waiver would result in more benefits than detriments to the neighboring area and community as a whole as identified by the comprehensive plan; and

(2) The waiver will not materially endanger public health, safety, or welfare.

(B) *Relevant information.* The following information may be relevant for the director or commission's review:

(1) Provision for alternative transportation or transit improvements vetted through CBJ Capital Transit;

(2) Traffic mitigation measures supported by industry standards;

(3) Accommodations for emergency services vetted by Capital City Fire and Rescue, and the Juneau Police Department;

(4) Bike and pedestrian amenities; or

(5) Measures to transition from fossil fuels to renewable energy for transportation.

(C) Applications for parking waivers shall be on a form specified by the director and shall be accompanied by a one-time fee. If the application is filed in conjunction with a major development permit, the fee shall be reduced by 20 percent.

(D) The director shall mail notice of any complete parking waiver application to the owners of record of all property located within a 250-foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications shall be made concurrently in accordance with CBJ 49.15.230.

(E) Approved parking waivers may expire upon a change in use.

(5) *Town Center Parking District.* There is an adopted the parking district map dated DATE, as the same may be amended from time to time by the assembly by ordinance. In this parking district:

A. The off-street parking requirements set forth in 49.40.210(a) of this section may be reduced by 60 percent for expansion of an existing building or the construction of a new building.

(6) *Fee in lieu of parking spaces.* In the Town Center parking district, a developer may use fee in lieu of off-street parking spaces in order to meet the minimum parking requirements of this chapter in any combination with other parking provisions pursuant to 49.40.210(d):

A. Off-street parking for new and existing developments, for any use, may met by providing a fee in lieu payment for off-street parking and if the requirements of this section are met.

B. The applicant shall pay a one-time fee to the City and Borough for each off-street parking space required under this section.

C. *Fee in lieu payment due.* Fee in lieu payments are due as follows:

1. In the case of new development, any fee in lieu due must be paid in full prior to the issuance of a temporary certificate of occupancy.

2. In the case of existing developments or changes of use, 45 days after the fee in lieu of construction is granted, a lien shall be placed upon all real property involved and shall be paid in ten equal annual principal payments plus interest.

(i) The lien shall be recorded and shall have the same priority as a City and Borough special assessment lien.

(ii) Except as provided herein, the annual payments shall be paid in the same manner and on the same schedule as provided for special assessments, including penalties and interest on delinquent payments, as provided in CBJ

15.10.220. The annual interest rate on unpaid fees shall be one percent above the Wall Street Journal Prime Rate, or similar published rate, on January 2nd of the calendar year the agreement is entered into, rounded to the nearest full percentage point, as determined by the finance director.

(Serial No. 87-49, § 2, 1987; Serial No. 89-05, § 4, 1989; Serial No. 89-33, § 5, 1989; Serial No. 92-11, §§ 3, 4, 1992; Serial No. 2006-14(b), § 2, 5-15-2006; Serial No. 2006-15, §§ 11, 12, 6-5-2006; Serial No. 2006-33am, § 2, 10-30-2006, eff. 11-20-2006; Serial No. 2007-18, § 2, 4-23-2007; Serial No. 2009-22(b), § 4, 10-12-2009; Serial No. 2010-22, § 5, 7-19-2010; [Serial No. 2016-14, § 2, 5-2-2016, eff. 6-2-2016](#); [Serial No. 2016-46, § 3, 3-6-2017, eff. 4-4-2017](#); [Serial No. 2018-31, § 3, 6-4-2018, eff. 7-5-2018](#); [Serial No. 2019-37, § 6, 3-16-2020, eff. 4-16-2020](#).)

49.40.220 - Parking area and site circulation review procedures.

Commented [JM7]: No proposed changes in this section

(a) *Purpose.* The purpose of these review procedures is to ensure that all proposed parking and related site access areas provide for adequate vehicular and pedestrian access and circulation; that all parking spaces are usable and are safely and conveniently arranged; that sufficient consideration has been given to off-street loading and unloading; that the parking area will be properly drained, lighted and landscaped; and that such areas will not be unsightly.

(b) *Plan submittal.* All development applications shall include plans for parking and loading areas. Major development applications for commercial uses and for residential development of ten units or more must include plans prepared by a professional engineer or architect. These plans may be part of a plan submission prepared in conjunction with the required review of another aspect of the proposed development.

(1) *Contents.* The plans shall contain the following information:

- (A) Parking and loading area plans drawn to scale and adequate to show clearly the circulation pattern and parking area function;
- (B) Existing and proposed parking and loading areas with dimensions, traffic patterns, access aisles, and curb radii;
- (C) Improvements including roads, curbs, bumpers and sidewalks indicated with cross sections, designs, details, and dimensions;
- (D) A parking schedule indicating the number of parking spaces required, the number provided, and how such calculations were determined;
- (E) Topography showing existing and proposed contour intervals; and
- (F) Landscaping, lighting and sign details, if not provided in conjunction with the required review of another aspect of the proposed development.

(2) *Waiver of information.* The department may waive submission of any required exhibits.

(c) *Review procedure.* Plans shall be reviewed and approved according to the procedures of this chapter and chapter 49.15.

(d) *Public improvements required.* As a condition of plan approval, the department may require a bond approved as to form by the city attorney for the purpose of ensuring the installation of on-site public improvements. As a condition of plan approval, the applicant shall be required to pay the pro rata share of the cost of providing reasonable and necessary public improvements located outside the property limits of the development but necessitated by construction or improvements within such development.

(Serial No. 87-49, § 2, 1987)

204 49.40.230 - Parking and circulation standards.

205 (a) *Purpose.* Provisions for pedestrian and vehicular traffic movement within and adjacent to the site
 206 shall address layout of parking areas, off-street loading and unloading needs, and the movement of
 207 people, goods, and vehicles from access roads, within the site, and between buildings and vehicles.
 208 Parking areas shall be attractively landscaped and shall feature safely and conveniently arranged
 209 parking spaces.

210 (b) *Off-street parking and loading areas; design standards.*

211 (1) *Access.* There shall be adequate ingress and egress from all parking spaces. The required
 212 width of access drives for driveways shall be determined as part of plan review depending on
 213 use, topography and similar considerations.

214 (2) *Size of aisles.* The width of all aisles providing direct access to individual parking stalls shall be
 215 in accordance with the following table:

Aisle width	Parking Angle				
	0°	30°	45°	60°	90°
One-way traffic	13	11	13	18	24
Two-way traffic	19	20	21	23	24

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217 (3) *General location.* All parking shall be located in bays generally perpendicular to driveways or
 218 roads.

219 (4) *Location in different zones.* No access drive, driveway or other means of ingress or egress
 220 shall be located in any residential zone if it provides access to uses other than those permitted
 221 in such residential zone.

222 (5) *Sidewalks and curbing.* Sidewalks shall be provided with a minimum width of four feet of
 223 passable area and shall be raised six inches or more above the parking area except when
 224 crossing streets or driveways. Guardrails and wheel stops permanently anchored to the ground
 225 shall be provided in appropriate locations. Parked vehicles shall not overhang or extend over
 226 sidewalk areas, unless an additional sidewalk width of two feet is provided to accommodate
 227 such overhang.

228 (6) *Stacked parking.* Stacked parking spaces may only be counted as required parking spaces for
 229 single-family residences, duplexes, and as otherwise specified for specific uses. In the case of
 230 single-family residences and duplexes with or without accessory uses and child care homes in a
 231 residential district, only a single parking space per dwelling unit may be a stacked parking
 232 space.

233 (7) *Back-out parking.* Parking areas must provide adequate space for turning and maneuvering on-
 234 site to prevent back-out parking onto a right-of-way. If the director or the commission, when the
 235 commission has authority, determines back-out parking would not unreasonably interfere with
 236 the public health and safety of the area and adjacent right-of-way traffic, back-out parking is
 237 allowed in the following circumstance:

238 (A) In the case of single-family dwellings and duplexes with or without accessory uses located
 239 in residential and rural reserve zoning districts;

240 (B) Where the right-of-way is an alley; or

- 241 (C) In the case of a child care home in a residential district.
- 242 (c) *Landscaping and drainage.*
- 243 (1) Parking areas shall be suitably drained and shall be landscaped in accordance with design
- 244 review standards.
- 245 (2) Off-site drainage facilities and structures requiring enlargement, modification, or reconstruction
- 246 in part or in whole as the result of the proposed development shall be subject to off-site
- 247 improvement requirements and standards as established by the city.
- 248 (d) *Lighting.* All parking areas shall be suitably lighted. All lighting fixtures shall be "full cutoff" styles that
- 249 direct light only onto the subject parcel.
- 250 (e) *Markings and access.* Parking stalls, driveways, aisles and emergency access areas and routes
- 251 shall be clearly marked.
- 252 (f) *General circulation and parking design.*
- 253 (1) Parking space allocations shall be oriented to specific buildings. Parking areas shall be linked
- 254 by walkways to the buildings they serve.
- 255 (2) Where pedestrians must cross service roads or access roads to reach parking areas,
- 256 crosswalks shall be clearly designated by pavement markings or signs. Crosswalk surfaces
- 257 shall be raised slightly to designate them to drivers, unless drainage problems would result.

258 (Serial No. 87-49, § 2, 1987; Serial No. 2006-14(b), §§ 3—5, 5-15-2006; [Serial No. 2015-](#)

259 [07\(b\)\(am\), § 6, 2-23-2015, eff. 3-26-2015](#); [Serial No. 2015-32, § 6, 8-10-2015, eff. 9-10-2015](#))

260

261 Chapter 49.85 - **FEES FOR LAND USE ACTIONS**

262 49.85.100 - Generally.

263 If required by the director, there is a \$50.00 preparation fee, and a \$100.00 refundable deposit if the sign

264 is returned within 10 business days following the date of the issuance of the decision. If a sign is not

265 returned on time, or has been damaged, the \$100.00 deposit fee will be forfeited.

266 (1) Minor development.

267 (A) Reserved;

268 (B) Staff review, no charge if a building permit is required;

269 (C) Sign permit, \$50.00 for the first two signs, and \$20.00 for each additional sign.

270 (2) Minor subdivision or consolidation.

271 (A) Subdivision creating additional lots, \$400.00 plus \$25.00 for each resulting lot;

272 (B) Subdivision creating no additional lots, \$110.00 plus \$25.00 for each lot changed.

273 (3) Major development, conditional use permits or modifications, allowable use permits, and wetlands

274 permits. The fees for these land use actions are based on classes of uses, and shall be paid upon

Commented [JM8]: Parking waiver, FIL – Lines 446, 448

Red public notice signs (this is just a cleanup)

275 application for permit issuance or modification as set forth in subsections (3)(A)—(E) of this section. The
276 fee for an extension of a permit shall be \$250.00 for any class of use.

277 There is a \$50.00 preparation fee, and a \$100.00 refundable deposit if the sign is returned by 4:30 P.M.
278 on the Monday following the date of the scheduled public hearing date. If a sign is not returned on time, or
279 has been damaged, the \$100.00 deposit fee will be forfeited.

280 (A) Class I uses, \$350.00. Class I uses are:

281 (i) Mobile homes on single lots;

282 (ii) Agricultural uses of under 50,000 square feet;

283 (iii) Residential structures, four or fewer units;

284 (iv) Transient structures, 12 or fewer rooms for rent;

285 (v) Day care and child care homes;

286 (vi) Accessory or incidental recycling activities under section 49.25.300, category
287 11.120 uses;

288 (B) Class II uses, \$500.00. Class II uses are:

289 (i) Commercial, mixed use or enclosed industrial uses with less than 10,000 square
290 feet of building space and using less than one acre of land;

291 (ii) Agricultural uses of 50,000 or more square feet;

292 (iii) Residential structures, five to ten dwelling units;

293 (iv) Transient structures, 13 to 30 rooms for rent;

294 (v) Day care and child care centers;

295 (vi) Floating residences and floating structures under 2,500 square feet;

296 (vii) Churches, schools, and additions thereto;

297 (C) Class III uses, \$750.00. Class III uses are:

298 (i) Commercial, mixed use or enclosed industrial uses with 10,000 to 20,000 square
299 feet of building space or using one to three acres of land;

300 (ii) Residential structures, 11 to 30 dwelling units;

301 (iii) Transient structures, 31 to 90 rooms for rent;

302 (iv) Floating structures, 2,500 to 10,000 square feet;

303 (D) Class IV uses, \$1,000.00. Class IV uses are:

- 304 (i) Commercial, mixed use or enclosed industrial uses with 20,001 to 40,000 square
305 feet of building space or using more than three but less than six acres of land;
- 306 (ii) Residential structures, 31 to 60 dwelling units;
- 307 (iii) Transient structures, 91 to 180 rooms for rent;
- 308 (iv) Unenclosed industrial uses using less than three acres of land (e.g., batch plants,
309 quarries, sand and gravel operations, junkyards, heliports, and outside storage);
- 310 (v) Floating structures over 10,000 square feet.
- 311 (E) Class V uses, \$1,600.00. Class V uses are:
- 312 (i) Commercial, mixed use or enclosed industrial uses with more than 40,000 square
313 feet of building space or using six or more acres of land;
- 314 (ii) Unenclosed industrial uses using three or more acres of land;
- 315 (iii) Residential structures, over 60 dwelling units;
- 316 (iv) Transient structures, over 180 rooms for rent;
- 317 (v) City and state projects with estimated project cost over \$2,500,000.00.
- 318 (4) Major subdivisions, including mobile home subdivisions.
- 319 (A) Preliminary plat, \$110.00 per lot;
- 320 (B) Final plat, \$70.00 per lot;
- 321 (C) Reserved;
- 322 (D) Plat amendment, \$110.00 plus \$25.00 per lot.
- 323 (5) Street vacation, \$500.00.
- 324 (6) Administration of developer's subdivision improvement guaranty.
- 325 (A) Performance bond, \$50.00;
- 326 (B) Deposit in escrow, \$140.00;
- 327 (C) Deed of trust, reconveyance, agreement or substitution of trust and reconveyance lots,
328 \$140.00 for first lot, plus \$25.00 for each additional lot.
- 329 (7) Access driveways in rights-of-way, \$400.00.
- 330 (8) Special use or area.
- 331 (A) Mining.

- 332 (i) Exploration approval, \$200.00;
- 333 (ii) Small mine permit and amendment, \$1,200.00;
- 334 (iii) Large mine permit and amendment, \$3,600.00, plus any special fee established
- 335 pursuant to section 49.65.130;
- 336 (iv) Technical revision \$500.00;
- 337 (v) Ownership transfer requests \$500.00;
- 338 (vi) Summary approval. The fees for a summary approval action shall be based on the
- 339 classes of uses as established in 49.85.100(3).
- 340 (B) Mobile home parks.
- 341 (i) Preliminary review, \$90.00 per lot or \$250.00, whichever is greater;
- 342 (ii) Final review, \$60.00 per lot or \$250.00, whichever is greater.
- 343 (C) Recreational vehicle parks, conditional use permit, \$400.00.
- 344 (D) Hillside development endorsement. Gross hourly rate for professional review and
- 345 inspection, \$60.00.
- 346 (E) Planned Unit Development (PUD) and Cottage Housing.
- 347 (i) Preliminary plan application approval, \$400.00 plus \$80.00 per residential unit;
- 348 (ii) Final plan approval, \$300.00 plus \$60.00 per residential unit.
- 349 (F) Development in landslide or avalanche hazard area conditional use, \$400.00.
- 350 (G) Alternative residential subdivisions.
- 351 (i) Preliminary plan application review, \$400.00 plus \$80.00 per residential unit;
- 352 (ii) Final plan review, \$300.00 plus \$60.00 per residential unit.
- 353 (9) Zone changes and comprehensive plan amendments, \$600.00.
- 354 (10) Board of adjustment.
- 355 (A) Administrative variance, \$120.00;
- 356 (B) Non-administrative variance, \$400.00;
- 357 (C) Alternative development permit, \$400.00.
- 358 (11) Street name change, \$400.00.

- 359 (12) Preparation of deed restrictions, certificates of common ownership, and similar documents,
360 \$100.00.
- 361 (13) Sidewalk obstruction permit under CBJ 62.10.010: \$100.00.
- 362 (14) Certification of zoning compliance letters, \$150.00.
- 363 (15) Appeal of director's decision, refundable if applicant prevails, \$200.00.
- 364 (16) Fee Not Listed. The processing fee for any development, platting, or other land use action not
365 specifically listed in this section shall be the fee established for the most similar action listed, as
366 determined by the community development director.
- 367 (17) Fee Cancellation. The director may authorize the refunding of a portion of the fee paid for a land
368 use action when the permit application is cancelled before completion of the land use review process.
369 The director may estimate the amount of work not completed and set the amount of the refund at that
370 amount, less ten percent of the fee.
- 371 (18) Wireless communication facility application fees.
- 372 (A) Application fees required by subsection 49.65.940(b): \$350.00.
- 373 (B) Additional fee required for special use permit applications required by subsection
374 49.65.970(b)(1): \$500.00.
- 375 (C) Any actual costs incurred for technical expert review, publication and mailings.
- 376 (19) Marijuana license fee, \$250.00.
- 377 (20) Certification of nonconforming status, \$150.00; fee is waived if applied for in conjunction with a
378 development permit.
- 379 (21) Parking waiver, \$400.00; if the application is filed in conjunction with a major development permit,
380 the fee shall be reduced by 20 percent.
- 381 (22) Fee in lieu, \$10,000.00 per off-street parking space required.
- 382
- 383 (Serial No. 87-49, § 2, 1987; Serial No. 91-02, § 2, 1991; Serial No. 91-42, § 2, 1991; Serial No. 92-42, §
384 4, 1992; Serial No. 94-24, § 2, 1994; Serial No. 95-33, § 10, 1995; Serial No. 95-40, § 5, 1996; Serial No.
385 96-30, § 8, 1996; Serial No. 97-04, § 2, 1997; Serial No. 97-12, § 3, 1997; Serial No. 2000-38, § 2, 10-16-
386 2000; Serial No. 2003-07(am), § 7, 5-12-2003; Serial No. 2010-15(c), § 3, 5-19-2010; Serial No. 2014-
387 32(e)am, § 4, 9-29-2014, eff. 10-29-2014 ; Serial No. 2015-03(c)(am), § 61, 8-31-2015 ; Serial No. 2015-
388 38(b)(am), § 2 5-2-2016, eff. 6-2-2016 ; Serial No. 2017-16, § 3, 6-26-2017, eff. 7-27-2017 ; Serial No.
389 2018-04(b), § 3, 5-14-2018, eff. 6-14-2018 ; Serial No. 2018-41(c), § 4, 12-17-2018, eff. 1-17-2019 ;
390 Serial No. 2019-37, § 8, 3-16-2020, eff. 4-16-2020)
- 391 49.85.110 - Amendment of rates.
- 392 Processing fees are established for each development, platting and other land use action in accordance
393 with the following schedule. The fee schedule will be increased annually by 3%, with a zero year of 2021.

394 The manager may adjust the rates in this chapter from time to time to reflect changes in the cost of
395 providing municipal services generally.

396 (Serial No. 87-49, § 2, 1987)

397 49.85.130 - Payment of fees.

398 No application, petition, request or appeal for which a fee is established under this title shall be complete
399 unless accompanied by the required fee and shall be returned unless accompanied by such fee. All fees
400 shall be nonrefundable except, if the appellant prevails in an appeal to the assembly or if the appeal is
401 withdrawn prior to commencement of the hearing, the appeal fee shall be refunded less \$25.00 and
402 hearing officer expenses incurred to withdrawal.

403 (Serial No. 87-49, § 2, 1987)

404 49.85.140 - Development, work, or use commencing before permit application or issuance.

405 (a) Any development, work, or use for which a permit is required under this title, but for which no permit
406 is applied for and issued prior to the commencement of the development, work, or use requiring the
407 permit, shall be subject to processing fees in an amount double that specified in 49.85.100 for the permit.

408 (b) The director may waive processing fees in excess of those listed in 49.85.100 upon a finding that
409 processing the permit application will not require staff time and/or materials in excess of what would have
410 been required to process the permit application if it had been applied for prior to commencing the
411 development, work, or use.

412 (Serial No. 2009-04, § 2, 6-8-2009)

ARTICLE II. - PARKING AND LOADING

49.40.200 - General applicability.

Off-street parking spaces for automobiles shall be provided in accordance with the requirements set forth in this section at the time any building or structure is erected, enlarged, or expanded or when there is a change in the principal use thereof.

(1) *Enlargement or change in use.* In cases of enlargement of a building or a change in the type or intensity of use existing on the effective date of the ordinance codified in this chapter, the number of additional off-street parking spaces required shall be based only on the gross floor area added or subject to the increase in intensity or change of use except as noted in subsection 49.40.210(d).

(2) *Mixed occupancy.* In the case of two or more uses on the same lot, the total requirement for off-street parking facilities ~~shall be~~ the sum of the requirements for the several uses computed separately.

(3) *Uses not specified.* In the case of uses not listed, the requirements for off-street parking ~~shall be~~ based on the requirements for the most comparable use specified.

(4) *Location.* Off-street parking facilities ~~shall be~~ located as hereinafter specified; if a distance is specified, such distance ~~shall be~~ the walking distance measured from the nearest point of the parking facility to the nearest point of the building it is required to serve. Off-street parking facilities for:

(A) ~~For single-family dwellings and two-family dwellings/plexes, shall must be on the same zoning lot as the building served;~~

(B) ~~For multifamily dwellings, shall may not be more than 100 feet distant, unless subject to section 49.40.210(d); and~~

~~(C) For hospitals and institutions shall be not more than 300 feet distant; and~~

~~(D) For uses other than those specified above, shall may be not more than 500 feet distant, unless subject to section 49.40.210(d).~~

(5) Loading spaces. Loading spaces are not subject to exceptions listed in this chapter and must be provided in accordance with subsection 49.40.210(c) of this chapter.

(6) Accessible parking spaces. Accessible spaces are not subject to exceptions listed in this chapter and must be provided in accordance with subsection 49.40.210(b).

(7) Off-street parking requirements. Off-street parking requirements do not apply to lots if they are accessible only by air or water and are used for single-family and two-family residential and remote commercial recreational uses. If the director determines that public access by automobile to the property has become physically available, the owner of the property shall be given notice and within one year thereof shall provide the required off-street parking.

~~Joint use. The commission may authorize the joint use of parking facilities for the following uses or activities under conditions specified:~~

~~(A) Up to 50 percent of the parking facilities required by this chapter for primarily nocturnal uses including theaters, bowling alleys, bars, restaurants, and related uses may be supplied by other types of buildings or daytime uses such as banks, offices, retail, personal service shops, clothing, food, furniture, manufacturing or wholesale and related uses;~~

~~(B) Up to 50 percent of the parking facilities required by this chapter for primarily daytime uses may be supplied by primarily nighttime uses;~~

Commented [JM1]: Added 49.85 Fees to the end

Let's try to catch any fees, regardless of which chapter, and move them all to Fees since we're opening it up...see below

Commented [AP2]: What do we mean by "zoning lot", it's not in the definitions. Can it just be "lot"?

Commented [JM3R2]: Good catch

Commented [JM4]: This should remain as is; single-family residential is less likely to be close to other uses for joint parking that condos or multi-family may have; and shouldn't be subject to 49.40.210(d)

Commented [JM5]: Recommend striking and having it included in the new C – uses other than those specified

Commented [JM6]: Moved up from Exceptions (now Reductions and modifications)

Commented [JM7]: Moved to Line 122

- (C) — Up to 100 percent of the parking facilities required by this section for a church or for an auditorium incidental to a public or parochial school, may be supplied by the off-street parking facilities provided for primarily diurnal uses;
- (D) — Conditions required for joint use. Any building or use sharing the off-street parking facilities of another building or use shall be located within 500 feet of such parking facilities. In addition:
- (i) — The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or users for which joint use of off-street parking facilities is proposed; and
- (ii) — The applicant shall present to the director a written instrument, executed by the parties concerned, providing for joint use of off-street parking facilities, and approved as to form by the City and Borough attorney. Upon approval by the director, such instrument shall be filed with the department and the building official.
- (6) — *Reconfiguration of parking lots.* In cases of reconfiguration of all or a portion of an existing parking lot, all parking and loading requirements set forth in this chapter are applicable to that portion of the lot which is to be reconfigured. In cases where conformance with these requirements would result in a net loss of the number of parking spaces, the original number and dimensions of the parking spaces may be retained.

(Serial No. 87-49, § 2, 1987; Serial No. 92-11, § 2, 1992; Serial No. 97-49, § 4, 1998)

49.40.210 - Minimum space and dimensional standards for parking and off-street loading.

- (a) *Table of minimum parking standards.* The minimum number of off-street parking spaces required shall be as set forth in the following table. The number of spaces shall be calculated to the nearest whole number:

Use	Spaces Required
Single-family and duplex	2 per each dwelling unit
Multifamily units dwellings	Geographic area Juneau or Douglas
	1.0 per one bedroom
	1.5 per two bedrooms
	2.0 per three or four bedrooms
	All other geographic areas
	1.5 per one bedroom
	1.75 per two bedrooms

	2.25 per three or four bedrooms
Rooming houses, boardinghouses, single-room occupancies with shared facilities, bed and breakfasts, halfway houses, and group homes	Geographic area Juneau or Douglas
	1 per 2 bedrooms
	All other geographic areas
	1 per bedroom
Single-room occupancies with private facilities	1 per each single-room occupancy plus 1 additional per each increment of four single-room occupancies with private facilities
Accessory apartments	1
Motels	1 per each unit in the motel
Hotels	1 per each four units
Hospitals and nursing homes	2 per bed or one per 400 square feet of gross floor area
Senior housing	0.6 parking spaces per dwelling unit, plus 1 guest parking space for each 10 units, plus 1 parking space per employee
Assisted living facility	0.4 parking spaces per maximum number of residents
Sobering centers	1 parking space per 6 beds, plus 1 visitor parking space
Theaters	1 for each four seats
Churches, auditoriums, and similar enclosed places of assembly	1 for each four seats in the auditorium
Bowling alleys	3 per alley

Commented [JM8]: T49 defines churches recommend leaving as is

Banks and offices	1 per 300 square feet of gross floor area
Medical or dental clinics	1 per 200 square feet of gross floor area
Mortuaries	1 per six seats based on maximum seating capacity in main auditorium
Warehouses, storage, and wholesale businesses	1 per 1,000 square feet of gross floor area
Restaurants and alcoholic beverage dispensaries	1 per 200 square feet of gross floor area
Swimming pools serving general public	1 per four persons based on pool capacity
Retail commercial	1 per 300 square feet of gross floor area
Shopping centers and malls	1 per 300 square feet of gross leasable floor area
Convenience stores	1 per 250 square feet of gross floor areas or as provided at 49.65.540(b)
Pleasure craft moorages	1 per three moorage stalls
Manufacturing uses; research, testing and processing, assembling, all industries	1 per 1,000 square feet gross floor area except that office space shall provide parking as required for offices
Libraries and museums	1 per 600 square feet gross floor area
Schools, elementary	2 per classroom
Middle school or junior high	1.5 per classroom
High school	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom
College, main campus	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater

College, satellite facilities	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
Repair/service station	5 spaces per bay. For facilities with two or more bays, up to 60% of the required parking spaces may be in a stacked parking configuration
Post office	1 per 200 square feet gross floor area

- 66
- 67
- 68 (b) *Parking space dimensions.*
- 69 (1) Subject to subsections (b)(2) and (3) of this section, each standard parking space shall consist
- 70 of a generally rectangular area at least 8½ feet by 17 feet. Lines demarcating parking spaces
- 71 may be drawn at any angle to curbs or aisles so long as the parking spaces so created contain
- 72 within them the rectangular area required by this section.
- 73 (2) Spaces parallel to the curb shall be no less than 22 feet by 6½ feet.
- 74 (3) Accessible parking spaces.
- 75 (A) Except for residential parking lots of fewer than ten spaces, accessible parking spaces
- 76 shall be required according to the following table:

Total Parking Spaces in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7

Commented [JM9]: No change proposed

301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total spaces
1,001 and over	20 plus 1 for each 100 over

- 77
- 78 (B) The accessible space required for parking lots of one to 25 spaces may be met by an
79 alternative off-site accessible space, public or private, if the alternate space is determined
80 by the community development department to be of adequate capacity and proximity.
- 81 (C) Each accessible parking space shall consist of a generally rectangular area at least 13
82 feet by 17 feet, including an access aisle of at least five feet by 17 feet. Two accessible
83 parking spaces may share a common access aisle.
- 84 (D) One in every eight accessible spaces, but not less than one, shall be served by an access
85 aisle with a width of at least eight feet and shall be designated "van-accessible."
- 86 (E) Accessible parking spaces shall be designated as reserved by a sign showing the symbol
87 of accessibility. "Van-accessible" spaces shall have an additional sign designating the
88 space as "van-accessible" mounted below the symbol of accessibility. The signs shall be
89 located so they cannot be obscured by a vehicle parked in the space.
- 90 (F) Access aisles for accessible parking spaces shall be located on the shortest accessible
91 route of travel from parking to an accessible entrance.
- 92 (c) *Off-street loading areas.* The provision and maintenance of off-street loading facilities is a continuing
93 obligation and joint responsibility of the owner and occupants. Loading areas shall be as set forth in
94 this subsection.
- 95 (1) Each off-street loading space shall be not less than 30 feet by 12 feet, shall have an
96 unobstructed height of 14 feet six inches, and shall be permanently available for loading.
- 97 _____
- 98 (2) Space requirements shall be as set forth in the following table:

Use	Gross Floor Area in Square Feet	Spaces
Motels and hotels	5,000—29,000	One
	30,000—59,999	Two
	Each additional 30,000	One

Commercial	5,000—24,999	One
	25,000—50,000	Two
	Each additional 30,000	One
Industrial, manufacturing, warehousing, storage, and processing	5,000—24,999	One
	25,000—50,000	Two
	Each additional 30,000	One
Hospitals	5,000—39,999	One
	Each additional 40,000	One
	Other Criteria	
Schools	For every two school buses	One
Homes for the aged, convalescent homes, correctional institutions	More than 25 beds	One

99

- 100 (d) ~~Exceptions~~Reductions and modifications. Developer must submit documentation to demonstrate
- 101 that all applicable parking code requirements have been met, in conformance with this chapter.
- 102 Developer may apply for multiple reductions and modifications, exclusive of accessible parking
- 103 spaces and loading spaces.
- 104 (1) ~~Superimposed parking districts.~~ There is adopted the parking district map dated June 5, 2006,
- 105 as the same may be amended from time to time by the assembly by ordinance. The off-street
- 106 parking and loading requirements set forth in subsections (a) and (c)(2) of this section may be
- 107 reduced by 30 percent in the PD-2 parking district. The requirements shall not apply in the PD-1
- 108 parking district except in the case of the expansion of an existing building or the construction of
- 109 a new building, in which case they may be reduced by 60 percent.
- 110 (2) ~~Off-street parking requirements.~~ Off-street parking requirements do not apply to lots if they are
- 111 accessible only by air or water and are used for single-family and two-family residential and
- 112 remote commercial recreational uses. If the director determines that public access by
- 113 automobile to the property has become physically available, the owner of the property shall be
- 114 given notice and within one year thereof shall provide the required off-street parking.
- 115 (1) *Enlargement or expansion.* No additional parking spaces are required for an enlargement or
- 116 expansion if the additional spaces would amount to less than ten percent of the total required

Commented [JM10]: Check numbering with Law

Commented [JM11]: Moved to Line 28

for the whole development and amount to less than three spaces. Phased expansion shall be regarded as a whole.

- (2) *Replacement and reconstruction of certain nonconforming structures.* Off-street parking requirements for the replacement and reconstruction of certain nonconforming structures in residential districts shall be governed by chapter 49.30.

- (3) *Joint use.* Joint use of parking facilities may be authorized providing the developer demonstrates that there is no substantial conflict in the principal operating hours of the structures and uses involved. ~~The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the director in the case of minor development; the commission in the case of major development; and the commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director.~~

Commented [AP12]: I agree with Irene that this seems unnecessary

Commented [JM13]: Consistent language with parking waivers (see Line 177 – 182)

(A) Conditions required for joint use. Any structure or use sharing the off-street parking facilities of another structure or use shall be located within 500 feet of such parking facilities, unless a lesser radius is identified in this chapter. A developer may apply to provide off-street parking in an area greater than 500 feet, if approved by the commission. In addition:

(i) The developer demonstrates that there is no substantial conflict in the principal operating hours of the structures or users for which joint use of off-street parking facilities is proposed; and

(ii) ~~The developer shall present to the director a written instrument, executed by the parties concerned, providing for joint use of off-street parking facilities, and approved as to form by the City and Borough attorney. Upon approval by the director, such instrument shall be filed with the department.~~

Commented [JM14]: Same as existing language except changing “applicant” to “developer” – developer is the generic term used and defined in T49, and aiming to make the chapters more consistent

- (4) ~~Fee in lieu of parking spaces.~~

(A) ~~There is adopted the Downtown Fee in Lieu of Parking District Map, dated October 30, 2006, as the same may be amended from time to time by the assembly by ordinance.~~

(B) ~~Off-street parking for new and existing developments, for any use, may be waived if the requirements of this section are met. The determination of whether these requirements are met shall be made by the Director if the requested waiver is for five or fewer parking spaces, or by the Commission if the requested waiver is for six or more parking spaces.~~

(C) ~~The property seeking a waiver of the parking requirement must be located within the area shown on the Downtown Fee In Lieu of Parking District Map, and be supported by a finding by the Director or Commission as set forth in CBJ 49.40.210(d)(5)(B), above, that it will not have significant adverse impacts on nearby on-street parking and:~~

(i) ~~Vacant on the effective date of this ordinance;~~

(ii) ~~Occupied by a building built within the 50 years prior to the date of adoption of this ordinance; or~~

(iii) ~~Occupied by a building built more than 50 years prior to the date of adoption of this ordinance, and the Director or Commission, after considering the recommendation of the Historic Resources Advisory Committee, finds that the proposed development does not affect the historical significance, historical attributes, or otherwise compromise the historic integrity of the structure based on the United States Secretary of the Interior’s Standards for Rehabilitation.~~

Commented [JM15]: Moved to Line 218

(D) ~~The applicant shall pay a one-time fee to the City and Borough of \$8,500.00 per parking space waived under this section. For residential uses, this fee shall be reduced by 50 percent to \$4,250.00. This fee shall be adjusted annually by the Finance Department to reflect the changes in the Consumer Price Index for Anchorage as calculated by the State of Alaska, Department of Labor; or the United States Department of Labor, Bureau of Labor Statistics.~~

(E) —Any fee due and not paid within 45 days after the development obtains temporary or permanent occupancy, or, in the case of existing developments, 45 days after the waiver is granted, shall be a lien upon all real property involved and shall be paid in ten equal annual principal payments plus interest. The lien shall be recorded and shall have the same priority as a City and Borough special assessment lien. Except as provided herein, the annual payments shall be paid in the same manner and on the same schedule as provided for special assessments, including penalties and interest on delinquent payments, as provided in CBJ 15.10.220. The annual interest rate on unpaid fees shall be one percent above the Wall Street Journal Prime Rate, or similar published rate, on January 2nd of the calendar year the agreement is entered into, rounded to the nearest full percentage point, as determined by the finance director.

- (4) *Parking waivers.* The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection are met. The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the director in the case of minor development; the commission in the case of major development; and the commission if the application relates to a series of applications for minor developments that, taken together, constitute major development, as determined by the director.

- (A) Waivers. Any waiver granted under this subsection shall be in writing and shall include the following required findings and any conditions, such as public amenities, imposed by the director or commission that are consistent with the purpose of this title:

(1) The granting of the waiver would result in more benefits than detriments to the neighboring area and community as a whole as identified by the comprehensive plan; and

(2) The development is located outside of the PD-1 parking district, PD-2 parking district, and Downtown Fee in Lieu of Parking District Map areas;

(3) Granting the waiver will not result in adverse impacts to property in the neighboring area; and

(2) The waiver will not materially endanger public health, safety, or welfare.

- (B) Relevant information. The following information may be relevant for the director or commission's review:

(1) Provision for alternative transportation or transit improvements vetted through CBJ Capital Transit;

(2) Traffic mitigation measures supported by industry standards;

(3) Accommodations for emergency services vetted by Capital City Fire and Rescue, and the Juneau Police Department;

(4) Bike and pedestrian amenities; or

(5) Measures to transition from fossil fuels to renewable energy for transportation.

- (C) Applications for parking waivers shall be on a form specified by the director and shall be accompanied by a one-time fee of \$400. If the application is filed in conjunction with a major development permit, the fee shall be reduced by 20 percent.

- (D) The director shall mail notice of any complete parking waiver application to the owners of record of all property located within a 250-foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications shall be made concurrently in accordance with CBJ 49.15.230.

- (E) Approved parking waivers shall may expire upon a change in use.

Commented [JM16]: Less subjective than "significant" impacts

Commented [JM17]: Consistent language from 49.30.310(f)

Commented [JM18]: Move fee to 49.85 for consistency, keep all fees in same chapter of T49

(5) Town Center Parking District. There is an adopted the parking district map dated DATE, as the same may be amended from time to time by the assembly by ordinance. In this parking district:

A. The off-street parking requirements set forth in 49.40.210(a) of this section may be reduced by 60 percent for expansion of an existing building or the construction of a new building.

(6) Fee in lieu of parking spaces. In the Town Center parking district, a developer may use fee in lieu of off-street parking spaces in order to meet the minimum parking requirements of this chapter in any combination with other parking provisions pursuant to 49.40.210(d):

A. Off-street parking for new and existing developments, for any use, may met by providing a fee in lieu payment for off-street parking and if the requirements of this section are met.

B. The applicant shall pay a one-time fee to the City and Borough for each off-street parking space required under this section. The total number of parking spaces will be calculated after waivers or exceptions are granted.

C. Fee in lieu payment due. Fee in lieu payments are due as follows:

1. In the case of new development, any fee in lieu due must be paid in full prior to the issuance of a temporary certificate of occupancy.

2. In the case of existing developments or changes of use, 45 days after the fee in lieu of construction is granted, a lien shall be placed upon all real property involved and shall be paid in ten equal annual principal payments plus interest.

(i) The lien shall be recorded and shall have the same priority as a City and Borough special assessment lien.

(ii) Except as provided herein, the annual payments shall be paid in the same manner and on the same schedule as provided for special assessments, including penalties and interest on delinquent payments, as provided in CBJ 15.10.220. The annual interest rate on unpaid fees shall be one percent above the Wall Street Journal Prime Rate, or similar published rate, on January 2nd of the calendar year the agreement is entered into, rounded to the nearest full percentage point, as determined by the finance director.

Commented [JM19]: Should this move up to Reductions and modification opening paragraph?

Commented [JM20]: Add fee to 49.85 – keep all fees in same chapter of T49

Commented [AP21]: I recognize that this language isn't great, but there is nothing in here that tells me that the fee in lieu is applied to the final parking requirement and I think we need to make that obvious.

Commented [JM22R21]: Propose adding this language instead to Line 218 after district:

In the Town Center parking district, a developer may use fee in lieu of off-street parking spaces in order to meet the minimum parking requirements of this chapter in any combination with other parking provisions pursuant to 49.40.210(d):

(Serial No. 87-49, § 2, 1987; Serial No. 89-05, § 4, 1989; Serial No. 89-33, § 5, 1989; Serial No. 92-11, §§ 3, 4, 1992; Serial No. 2006-14(b), § 2, 5-15-2006; Serial No. 2006-15, §§ 11, 12, 6-5-2006; Serial No. 2006-33am, § 2, 10-30-2006, eff. 11-20-2006; Serial No. 2007-18, § 2, 4-23-2007; Serial No. 2009-22(b), § 4, 10-12-2009; Serial No. 2010-22, § 5, 7-19-2010; [Serial No. 2016-14, § 2, 5-2-2016, eff. 6-2-2016](#); [Serial No. 2016-46, § 3, 3-6-2017, eff. 4-4-2017](#); [Serial No. 2018-31, § 3, 6-4-2018, eff. 7-5-2018](#); [Serial No. 2019-37, § 6, 3-16-2020, eff. 4-16-2020](#))

49.40.220 - Parking area and site circulation review procedures.

Commented [JM23]: No proposed changes in this section

(a) *Purpose.* The purpose of these review procedures is to ensure that all proposed parking and related site access areas provide for adequate vehicular and pedestrian access and circulation; that all parking spaces are usable and are safely and conveniently arranged; that sufficient consideration has been given to off-street loading and unloading; that the parking area will be properly drained, lighted and landscaped; and that such areas will not be unsightly.

(b) *Plan submittal.* All development applications shall include plans for parking and loading areas. Major development applications for commercial uses and for residential development of ten units or more must include plans prepared by a professional engineer or architect. These plans may be part of a plan submission prepared in conjunction with the required review of another aspect of the proposed development.

- 258 (1) *Contents.* The plans shall contain the following information:
- 259 (A) Parking and loading area plans drawn to scale and adequate to show clearly the
- 260 circulation pattern and parking area function;
- 261 (B) Existing and proposed parking and loading areas with dimensions, traffic patterns, access
- 262 aisles, and curb radii;
- 263 (C) Improvements including roads, curbs, bumpers and sidewalks indicated with cross
- 264 sections, designs, details, and dimensions;
- 265 (D) A parking schedule indicating the number of parking spaces required, the number
- 266 provided, and how such calculations were determined;
- 267 (E) Topography showing existing and proposed contour intervals; and
- 268 (F) Landscaping, lighting and sign details, if not provided in conjunction with the required
- 269 review of another aspect of the proposed development.
- 270 (2) *Waiver of information.* The department may waive submission of any required exhibits.
- 271 (c) *Review procedure.* Plans shall be reviewed and approved according to the procedures of this
- 272 chapter and chapter 49.15.
- 273 (d) *Public improvements required.* As a condition of plan approval, the department may require a bond
- 274 approved as to form by the city attorney for the purpose of ensuring the installation of on-site public
- 275 improvements. As a condition of plan approval, the applicant shall be required to pay the pro rata
- 276 share of the cost of providing reasonable and necessary public improvements located outside the
- 277 property limits of the development but necessitated by construction or improvements within such
- 278 development.

279 (Serial No. 87-49, § 2, 1987)

280 49.40.230 - Parking and circulation standards.

- 281 (a) *Purpose.* Provisions for pedestrian and vehicular traffic movement within and adjacent to the site
- 282 shall address layout of parking areas, off-street loading and unloading needs, and the movement of
- 283 people, goods, and vehicles from access roads, within the site, and between buildings and vehicles.
- 284 Parking areas shall be attractively landscaped and shall feature safely and conveniently arranged
- 285 parking spaces.
- 286 (b) *Off-street parking and loading areas; design standards.*
- 287 (1) *Access.* There shall be adequate ingress and egress from all parking spaces. The required
- 288 width of access drives for driveways shall be determined as part of plan review depending on
- 289 use, topography and similar considerations.
- 290 (2) *Size of aisles.* The width of all aisles providing direct access to individual parking stalls shall be
- 291 in accordance with the following table:

	Parking Angle				
	0°	30°	45°	60°	90°
Aisle width					
One-way traffic	13	11	13	18	24
Two-way traffic	19	20	21	23	24

292

293 (3) *General location.* All parking shall be located in bays generally perpendicular to driveways or
 294 roads.

295 (4) *Location in different zones.* No access drive, driveway or other means of ingress or egress
 296 shall be located in any residential zone if it provides access to uses other than those permitted
 297 in such residential zone.

298 (5) *Sidewalks and curbing.* Sidewalks shall be provided with a minimum width of four feet of
 299 passable area and shall be raised six inches or more above the parking area except when
 300 crossing streets or driveways. Guardrails and wheel stops permanently anchored to the ground
 301 shall be provided in appropriate locations. Parked vehicles shall not overhang or extend over
 302 sidewalk areas, unless an additional sidewalk width of two feet is provided to accommodate
 303 such overhang.

304 (6) *Stacked parking.* Stacked parking spaces may only be counted as required parking spaces for
 305 single-family residences, duplexes, and as otherwise specified for specific uses. In the case of
 306 single-family residences and duplexes with or without accessory uses and child care homes in a
 307 residential district, only a single parking space per dwelling unit may be a stacked parking
 308 space.

309 (7) *Back-out parking.* Parking areas must provide adequate space for turning and maneuvering on-
 310 site to prevent back-out parking onto a right-of-way. If the director or the commission, when the
 311 commission has authority, determines back-out parking would not unreasonably interfere with
 312 the public health and safety of the area and adjacent right-of-way traffic, back-out parking is
 313 allowed in the following circumstance:

314 (A) In the case of single-family dwellings and duplexes with or without accessory uses located
 315 in residential and rural reserve zoning districts;

316 (B) Where the right-of-way is an alley; or

317 (C) In the case of a child care home in a residential district.

318 (c) *Landscaping and drainage.*

319 (1) Parking areas shall be suitably drained and shall be landscaped in accordance with design
 320 review standards.

321 (2) Off-site drainage facilities and structures requiring enlargement, modification, or reconstruction
 322 in part or in whole as the result of the proposed development shall be subject to off-site
 323 improvement requirements and standards as established by the city.

324 (d) *Lighting.* All parking areas shall be suitably lighted. All lighting fixtures shall be "full cutoff" styles that
 325 direct light only onto the subject parcel.

326 (e) *Markings and access.* Parking stalls, driveways, aisles and emergency access areas and routes
 327 shall be clearly marked.

328 (f) *General circulation and parking design.*

329 (1) Parking space allocations shall be oriented to specific buildings. Parking areas shall be linked
 330 by walkways to the buildings they serve.

331 (2) Where pedestrians must cross service roads or access roads to reach parking areas,
 332 crosswalks shall be clearly designated by pavement markings or signs. Crosswalk surfaces
 333 shall be raised slightly to designate them to drivers, unless drainage problems would result.

334 (Serial No. 87-49, § 2, 1987; Serial No. 2006-14(b), §§ 3—5, 5-15-2006; [Serial No. 2015-](#)
 335 [07\(b\)\(am\), § 6, 2-23-2015, eff. 3-26-2015](#); [Serial No. 2015-32, § 6, 8-10-2015, eff. 9-10-2015](#))

336

337 Chapter 49.85 - **FEES FOR LAND USE ACTIONS**

338 49.85.100 - Generally.

339 Processing fees are established for each development, platting and other land use action in accordance
 340 with the following schedule. The fee schedule will be increased annually by 3%, with a zero year of 2021.

341 If required by the director, there is a \$50.00 preparation fee, and a \$100.00 refundable deposit if the sign
 342 is returned within 10 business days following the date of the issuance of the decision. If a sign is not
 343 returned on time, or has been damaged, the \$100.00 deposit fee will be forfeited.

344 (1) Minor development.

345 (A) Reserved;

346 (B) Staff review, no charge if a building permit is required;

347 (C) **Sign permit**, \$50.00 for the first two signs, and \$20.00 for each additional sign.

348 (2) Minor subdivision or consolidation.

349 (A) Subdivision creating additional lots, \$400.00 plus \$25.00 for each resulting lot;

350 (B) Subdivision creating no additional lots, \$110.00 plus \$25.00 for each lot changed.

351 (3) Major development, conditional use permits or modifications, allowable use permits, and wetlands
 352 permits. The fees for these land use actions are based on classes of uses, and shall be paid upon
 353 application for permit issuance or modification as set forth in subsections (3)(A)—(E) of this section. The
 354 fee for an extension of a permit shall be \$250.00 for any class of use.

355 There is a \$50.00 preparation fee, and a \$100.00 refundable deposit if the sign is returned by 4:30 P.M.
 356 on the Monday following the date of the scheduled public hearing date. If a sign is not returned on time, or
 357 has been damaged, the \$100.00 deposit fee will be forfeited.

358 (A) Class I uses, \$350.00. Class I uses are:

359 (i) Mobile homes on single lots;

360 (ii) Agricultural uses of under 50,000 square feet;

361 (iii) Residential structures, four or fewer units;

362 (iv) Transient structures, 12 or fewer rooms for rent;

363 (v) Day care and child care homes;

364 (vi) Accessory or incidental recycling activities under section 49.25.300, category
 365 11.120 uses;

Commented [JM24]: Parking waiver, FIL – Lines 446, 448

Red public notice signs (this is just a cleanup)

Commented [JM25]: In clean version, moved to Line 391 under 49.85.110 Amendment of rates**Commented [JM26]:** Note: this pertains to business signs, not public notice signs

- 366 (B) Class II uses, \$500.00. Class II uses are:
- 367 (i) Commercial, mixed use or enclosed industrial uses with less than 10,000 square
368 feet of building space and using less than one acre of land;
- 369 (ii) Agricultural uses of 50,000 or more square feet;
- 370 (iii) Residential structures, five to ten dwelling units;
- 371 (iv) Transient structures, 13 to 30 rooms for rent;
- 372 (v) Day care and child care centers;
- 373 (vi) Floating residences and floating structures under 2,500 square feet;
- 374 (vii) Churches, schools, and additions thereto;
- 375 (C) Class III uses, \$750.00. Class III uses are:
- 376 (i) Commercial, mixed use or enclosed industrial uses with 10,000 to 20,000 square
377 feet of building space or using one to three acres of land;
- 378 (ii) Residential structures, 11 to 30 dwelling units;
- 379 (iii) Transient structures, 31 to 90 rooms for rent;
- 380 (iv) Floating structures, 2,500 to 10,000 square feet;
- 381 (D) Class IV uses, \$1,000.00. Class IV uses are:
- 382 (i) Commercial, mixed use or enclosed industrial uses with 20,001 to 40,000 square
383 feet of building space or using more than three but less than six acres of land;
- 384 (ii) Residential structures, 31 to 60 dwelling units;
- 385 (iii) Transient structures, 91 to 180 rooms for rent;
- 386 (iv) Unenclosed industrial uses using less than three acres of land (e.g., batch plants,
387 quarries, sand and gravel operations, junkyards, heliports, and outside storage);
- 388 (v) Floating structures over 10,000 square feet.
- 389 (E) Class V uses, \$1,600.00. Class V uses are:
- 390 (i) Commercial, mixed use or enclosed industrial uses with more than 40,000 square
391 feet of building space or using six or more acres of land;
- 392 (ii) Unenclosed industrial uses using three or more acres of land;
- 393 (iii) Residential structures, over 60 dwelling units;

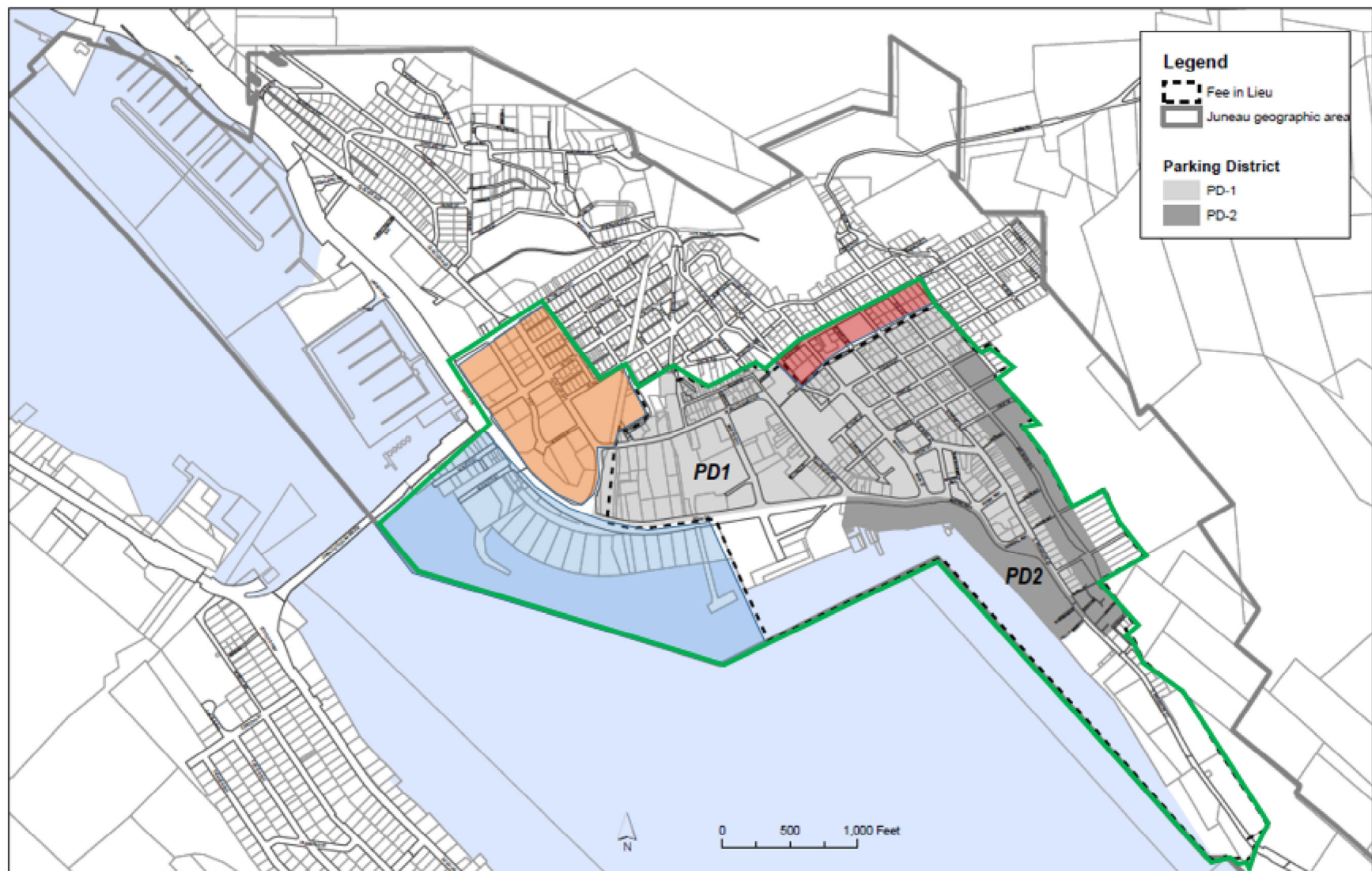
- 394 (iv) Transient structures, over 180 rooms for rent;
- 395 (v) City and state projects with estimated project cost over \$2,500,000.00.
- 396 (4) Major subdivisions, including mobile home subdivisions.
- 397 (A) Preliminary plat, \$110.00 per lot;
- 398 (B) Final plat, \$70.00 per lot;
- 399 (C) Reserved;
- 400 (D) Plat amendment, \$110.00 plus \$25.00 per lot.
- 401 (5) Street vacation, \$500.00.
- 402 (6) Administration of developer's subdivision improvement guaranty.
- 403 (A) Performance bond, \$50.00;
- 404 (B) Deposit in escrow, \$140.00;
- 405 (C) Deed of trust, reconveyance, agreement or substitution of trust and reconveyance lots,
- 406 \$140.00 for first lot, plus \$25.00 for each additional lot.
- 407 (7) Access driveways in rights-of-way, \$400.00.
- 408 (8) Special use or area.
- 409 (A) Mining.
- 410 (i) Exploration approval, \$200.00;
- 411 (ii) Small mine permit and amendment, \$1,200.00;
- 412 (iii) Large mine permit and amendment, \$3,600.00, plus any special fee established
- 413 pursuant to section 49.65.130;
- 414 (iv) Technical revision \$500.00;
- 415 (v) Ownership transfer requests \$500.00;
- 416 (vi) Summary approval. The fees for a summary approval action shall be based on the
- 417 classes of uses as established in 49.85.100(3).
- 418 (B) Mobile home parks.
- 419 (i) Preliminary review, \$90.00 per lot or \$250.00, whichever is greater;
- 420 (ii) Final review, \$60.00 per lot or \$250.00, whichever is greater.

- 421 (C) Recreational vehicle parks, conditional use permit, \$400.00.
- 422 (D) Hillside development endorsement. Gross hourly rate for professional review and
423 inspection, \$60.00.
- 424 (E) Planned Unit Development (PUD) and Cottage Housing.
- 425 (i) Preliminary plan application approval, \$400.00 plus \$80.00 per residential unit;
- 426 (ii) Final plan approval, \$300.00 plus \$60.00 per residential unit.
- 427 (F) Development in landslide or avalanche hazard area conditional use, \$400.00.
- 428 (G) Alternative residential subdivisions.
- 429 (i) Preliminary plan application review, \$400.00 plus \$80.00 per residential unit;
- 430 (ii) Final plan review, \$300.00 plus \$60.00 per residential unit.
- 431 (9) Zone changes and comprehensive plan amendments, \$600.00.
- 432 (10) Board of adjustment.
- 433 (A) Administrative variance, \$120.00;
- 434 (B) Non-administrative variance, \$400.00;
- 435 (C) Alternative development permit, \$400.00.
- 436 (11) Street name change, \$400.00.
- 437 (12) Preparation of deed restrictions, certificates of common ownership, and similar documents,
438 \$100.00.
- 439 (13) Sidewalk obstruction permit under CBJ 62.10.010: \$100.00.
- 440 (14) Certification of zoning compliance letters, \$150.00.
- 441 (15) Appeal of director's decision, refundable if applicant prevails, \$200.00.
- 442 (16) Fee Not Listed. The processing fee for any development, platting, or other land use action not
443 specifically listed in this section shall be the fee established for the most similar action listed, as
444 determined by the community development director.
- 445 (17) Fee Cancellation. The director may authorize the refunding of a portion of the fee paid for a land
446 use action when the permit application is cancelled before completion of the land use review process.
447 The director may estimate the amount of work not completed and set the amount of the refund at that
448 amount, less ten percent of the fee.
- 449 (18) Wireless communication facility application fees.

- 450 (A) Application fees required by subsection 49.65.940(b): \$350.00.
- 451 (B) Additional fee required for special use permit applications required by subsection
452 49.65.970(b)(1): \$500.00.
- 453 (C) Any actual costs incurred for technical expert review, publication and mailings.
- 454 (19) Marijuana license fee, \$250.00.
- 455 (20) Certification of nonconforming status, \$150.00; fee is waived if applied for in conjunction with a
456 development permit.
- 457 (21) Parking waiver, \$400.00; if the application is filed in conjunction with a major development permit,
458 the fee shall be reduced by 20 percent.
- 459 (22) Fee in lieu, \$10,000.00 per off-street parking space required.
- 460
- 461 (Serial No. 87-49, § 2, 1987; Serial No. 91-02, § 2, 1991; Serial No. 91-42, § 2, 1991; Serial No. 92-42, §
462 4, 1992; Serial No. 94-24, § 2, 1994; Serial No. 95-33, § 10, 1995; Serial No. 95-40, § 5, 1996; Serial No.
463 96-30, § 8, 1996; Serial No. 97-04, § 2, 1997; Serial No. 97-12, § 3, 1997; Serial No. 2000-38, § 2, 10-16-
464 2000; Serial No. 2003-07(am), § 7, 5-12-2003; Serial No. 2010-15(c), § 3, 5-19-2010; Serial No. 2014-
465 32(e)am, § 4, 9-29-2014, eff. 10-29-2014 ; Serial No. 2015-03(c)(am), § 61, 8-31-2015 ; Serial No. 2015-
466 38(b)(am), § 2 5-2-2016, eff. 6-2-2016 ; Serial No. 2017-16, § 3, 6-26-2017, eff. 7-27-2017 ; Serial No.
467 2018-04(b), § 3, 5-14-2018, eff. 6-14-2018 ; Serial No. 2018-41(c), § 4, 12-17-2018, eff. 1-17-2019 ;
468 Serial No. 2019-37, § 8, 3-16-2020, eff. 4-16-2020)
- 469 49.85.110 - Amendment of rates.
- 470 The manager may adjust the rates in this chapter from time to time to reflect changes in the cost of
471 providing municipal services generally.
- 472 (Serial No. 87-49, § 2, 1987)
- 473 49.85.130 - Payment of fees.
- 474 No application, petition, request or appeal for which a fee is established under this title shall be complete
475 unless accompanied by the required fee and shall be returned unless accompanied by such fee. All fees
476 shall be nonrefundable except, if the appellant prevails in an appeal to the assembly or if the appeal is
477 withdrawn prior to commencement of the hearing, the appeal fee shall be refunded less \$25.00 and
478 hearing officer expenses incurred to withdrawal.
- 479 (Serial No. 87-49, § 2, 1987)
- 480 49.85.140 - Development, work, or use commencing before permit application or issuance.
- 481 (a) Any development, work, or use for which a permit is required under this title, but for which no permit
482 is applied for and issued prior to the commencement of the development, work, or use requiring the
483 permit, shall be subject to processing fees in an amount double that specified in 49.85.100 for the permit.

484 (b) The director may waive processing fees in excess of those listed in 49.85.100 upon a finding that
485 processing the permit application will not require staff time and/or materials in excess of what would have
486 been required to process the permit application if it had been applied for prior to commencing the
487 development, work, or use.

488 (Serial No. 2009-04, § 2, 6-8-2009)



Irene Gallion

From: Jill Maclean
Sent: Tuesday, February 16, 2021 6:57 AM
To: Irene Gallion
Cc: Nathaniel Dye; Jack Scholz; Alexandra Pierce
Subject: RE: 2/18 Title 49 Meeting Packet & Zoom Information

Good morning – from Nathaniel.

Jack – no need to do anything at this time.

Jill

From: Nathaniel Dye <Nathaniel.Dye@juneau.org>
Sent: Monday, February 15, 2021 4:37 PM
To: Jack Scholz <Jack.Scholz@juneau.org>; Jill Maclean <Jill.Maclean@juneau.org>
Subject: Re: 2/18 Title 49 Meeting Packet & Zoom Information

Red is my comets/edits... hope this helps

Clean copy,

Comment 1:

27 (7) Off-street parking requirements. Off-street parking requirements do not apply to lots if they are
 28 accessible only by air or water ~~and are used for single-family and two-family residential and~~
 29 ~~remote commercial recreational uses~~. If the director determines that public access by
 30 automobile to the property has become physically available, the owner of the property shall be
 31 given notice and within one year thereof shall provide the required off-street parking.

Comment 2:

(can we make d a new 49.40.215 called Reduction) and then move Modifications Lines 75-86 back into 49.40.210...

d) Reductions ~~and~~ modifications. Developer must submit documentation to demonstrate that all
 75 applicable parking code requirements have been met, in conformance with this chapter. Developer
 76 may apply for multiple reductions and modifications, exclusive of accessible parking spaces and
 77 loading spaces.

78

79 (2) Off-street parking requirements.

80 (1) Enlargement or expansion. No additional parking spaces are required for an enlargement or
 81 expansion if the additional spaces would amount to less than ten percent of the total required
 82 for the whole development and amount to less than three spaces. Phased expansion shall be
 83 regarded as a whole.

84 (2) Replacement and reconstruction of certain nonconforming structures. Off-street parking
 85 requirements for the replacement and reconstruction of certain nonconforming structures in
 86 residential districts shall be governed by chapter 49.30.(move)

87 (3) Joint use. Joint use of parking facilities may be authorized providing the developer
 88 demonstrates that there is no substantial conflict in the principal operating hours of the
 89 structures and uses involved. The determination of whether these requirements are met, with or
 90 without conditions, deemed necessary for consistency with this title, shall be made by the
 91 director in the case of minor development; the commission in the case of major development;

92 and the commission if the application relates to a series of applications for minor developments
93 that, taken together, constitute major development, as determined by the director:

Comment 3:

120 (B) Relevant information. ~~Documentation of potential parking load also the~~ following information may be relevant for the director or

121 commission's review:

122 (1) Provision for alternative transportation or transit improvements vetted through CBJ

123 Capital Transit;

124 (2) Traffic mitigation measures supported by industry standards;

125 (3) ~~Accommodations for emergency services vetted by Capital City Fire and Rescue, and
126 the Juneau Police Department;~~

127 (4) Bike and pedestrian amenities;~~or~~

~~128 (5) Measures to transition from fossil fuels to renewable energy for transportation.~~

-

Comment 3:

Lines 138-142 should be moved back into 49.40.210 and should be before reductions as they are applied for and the TCPD reductions is a right and automatic, and the %off is prior to waivers, fee in lieu and joint use.

138 (5) Town Center Parking District. There is an adopted the parking district map dated DATE, as the

139 same may be amended from time to time by the assembly by ordinance. In this parking district:

140 A. The off-street parking requirements set forth in 49.40.210(a) of this section ~~may be~~

141 is reduced by 60 percent for expansion of an existing building or the construction of a new

142 building. (move)

Comment 4:

Move 49.40.210.b and c to 49.40.220 as new 3 and 4 and then renumber the rest of 220. My reasoning is that aisle width and parking space size are more related than the number of spaces. Also, the intent of the 'new 215' is to modify the count of stander parking space for development not ADA or loading. This would also mean changing the heading of 49.40.210 to be 'Minimum parking space standers'

Comment 4:

Fees are important but I do not what to see this derailed due to fees

From: Jack Scholz

Sent: Friday, February 12, 2021 1:02 PM

To: Nathaniel Dye

Subject: RE: 2/18 Title 49 Meeting Packet & Zoom Information

Yup, here you go:

Primary Phone

Home: (907) 957-6750

Alternate Phone

Home: (907) 586-6623

Jack Scholz | Administrative Assistant I

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Main Line: 907.586.0715 | Personal Line: 907.586.0736



Fostering excellence in development for this generation and the next.

From: Nathaniel Dye <Nathaniel.Dye@juneau.org>
Sent: Friday, February 12, 2021 12:56 PM
To: Jack Scholz <Jack.Scholz@juneau.org>
Subject: Re: 2/18 Title 49 Meeting Packet & Zoom Information

Can you send me Mandy's phone number?

Nathaniel Dye

On Feb 12, 2021, at 10:53 AM, Jack Scholz <Jack.Scholz@juneau.org> wrote:

Good morning,

The packet for the February 18, 2021 Title 49 meeting is ready and can be found [HERE](#).

The Zoom information for the meeting is as follows:

When: Feb 18, 2021 12:00 PM Alaska
Topic: Title 49 Committee Meeting

Please click the link below to join the webinar:

<https://juneau.zoom.us/j/96638940429>

Or Telephone:

+1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866

Webinar ID: 966 3894 0429

Please let me know if you have any questions or issues.

Thank you,

Jack Scholz | Administrative Assistant I
[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Main Line: 907.586.0715 | Personal Line: 907.586.0736

<image001.jpg>

Fostering excellence in development for this generation and the next.

PV COMMENTS - 2-15-21

ARTICLE II. - PARKING AND LOADING

Commented [JM1]: Added 49.85 Fees to the end

49.40.200 - General applicability.

Off-street parking spaces for automobiles shall be provided in accordance with the requirements set forth in this section at the time any building or structure is erected, enlarged, or expanded or when there is a change in the principal use thereof.

(1) *Enlargement or change in use.* In cases of enlargement of a building or a change in the type or intensity of use existing on the effective date of the ordinance codified in this chapter, the number of additional off-street parking spaces required shall be based only on the gross floor area added or subject to the increase in intensity or change of use except as noted in subsection 49.40.210(d).

(2) *Mixed occupancy.* In the case of two or more uses on the same lot, the total requirement for off-street parking facilities is the sum of the requirements for the several uses computed separately.

(3) *Uses not specified.* In the case of uses not listed, the requirements for off-street parking are based on the requirements for the most comparable use specified.

(4) *Location.* Off-street parking facilities are located as hereinafter specified; if a distance is specified, such distance is the walking distance measured from the nearest point of the parking facility to the nearest point of the building it is required to serve. Off-street parking facilities for:

(A) Single-family dwellings and duplexes, must be on the same lot as the building served;

(B) Multifamily dwellings, may not be more than 100 feet distant, unless subject to section 49.40.210(d); and

(C) Uses other than those specified above, may be not more than 500 feet distant, unless subject to section 49.40.210(d).

(5) *Loading spaces.* Loading spaces are not subject to exceptions listed in this chapter and must be provided in accordance with subsection 49.40.210(c) of this chapter.

(6) *Accessible parking spaces.* Accessible spaces are not subject to exceptions listed in this chapter and must be provided in accordance with subsection 49.40.210(b).

(7) *Off-street parking requirements.* Off-street parking requirements do not apply to lots if they are accessible only by air or water and are used for single-family and two-family residential, and remote commercial recreational uses. If the director determines that public access by automobile to the property has become physically available, the owner of the property shall be given notice and within one year thereof shall provide the required off-street parking.

(Why? Is this a unique term? "duplex"?)

Commented [JM2]: Moved up from Exceptions (now Reductions and modifications)

~~Joint use~~

Commented [JM3]: Moved to Line 122

(Serial No. 87-49, § 2, 1987; Serial No. 92-11, § 2, 1992; Serial No. 97-49, § 4, 1998)

49.40.210 - Minimum space and dimensional standards for parking and off-street loading.

(a) *Table of minimum parking standards.* The minimum number of off-street parking spaces required shall be as set forth in the following table. The number of spaces shall be calculated to the nearest whole number:

Use	Spaces Required
Single-family and duplex	2 per each dwelling unit
Multifamily dwellings	Geographic area Juneau or Douglas
	1.0 per one bedroom
	1.5 per two bedrooms
	2.0 per three or four bedrooms
	All other geographic areas
	1.5 per one bedroom
	1.75 per two bedrooms
	2.25 per three or four bedrooms
Rooming houses, boardinghouses, single-room occupancies with shared facilities, bed and breakfasts, halfway houses, and group homes	Geographic area Juneau or Douglas
	1 per 2 bedrooms
	All other geographic areas
	1 per bedroom
Single-room occupancies with private facilities	1 per each single-room occupancy plus 1 additional per each increment of four single-room occupancies with private facilities
Accessory apartments	1
Motels	1 per each unit in the motel
Hotels	1 per each four units

Defined as CBT
Source Area 1, 2
Needs map?

150 1764 150
= 8 spaces

Hospitals and nursing homes	2 per bed or one per 400 square feet of gross floor area
Senior housing	0.6 parking spaces per dwelling unit, plus 1 guest parking space for each 10 units, plus 1 parking space per employee
Assisted living facility	0.4 parking spaces per maximum number of residents
Sobering centers	1 parking space per 6 beds, plus 1 visitor parking space <i>(per 6 beds? 12 beds?)</i>
Theaters	1 for each four seats
Churches, auditoriums, and similar enclosed places of assembly	1 for each four seats in the auditorium
Bowling alleys	3 per alley
Banks, <i>and offices, and retail commercial</i>	1 per 300 square feet of gross floor area
Medical or dental clinics	1 per 200 square feet of gross floor area
Mortuaries	1 per six seats based on maximum seating capacity in main auditorium
Warehouses, storage, and wholesale businesses	1 per 1,000 square feet of gross floor area
Restaurants and alcoholic beverage dispensaries	1 per 200 square feet of gross floor area
Swimming pools serving general public	1 per four persons based on pool capacity
Retail commercial	1 per 300 square feet of gross floor area
Shopping centers and malls	1 per 300 square feet of gross leasable floor area
Convenience stores	1 per 250 square feet of gross floor areas or as provided at 49.65.540(b)
Pleasure craft moorages	1 per three moorage stalls
<i>Commercial craft moorage</i>	<i>1 per two moorage stalls</i>

(combine, identical)

(close enough to retail commercial?)

} BY CDS OR HARBOR BOARD?

Manufacturing uses; research, testing and processing, assembling, all industries	1 per 1,000 square feet gross floor area except that office space shall provide parking as required for offices
Libraries and museums	1 per 600 square feet gross floor area
Schools, elementary	2 per classroom
Middle school or junior high	1.5 per classroom <i>(seems undersized)</i>
High school	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom
College, main campus	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
College, satellite facilities	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater
Repair/service station	5 spaces per bay. For facilities with two or more bays, up to 60% of the required parking spaces may be in a stacked parking configuration
Post office	1 per 200 square feet gross floor area

(Neither Kindred Post or main USPS at Federal Bldg. have any. Unfair for new merchant)

(at minimum, modify to 300 per retail commercial.)

40

41

42 (b) Parking space dimensions.

Commented [JM4]: No change proposed

43 (1) Subject to subsections (b)(2) and (3) of this section, each standard parking space shall consist
 44 of a generally rectangular area at least 8½ feet by 17 feet. Lines demarcating parking spaces
 45 may be drawn at any angle to curbs or aisles so long as the parking spaces so created contain
 46 within them the rectangular area required by this section.

47 (2) Spaces parallel to the curb shall be no less than 22 feet by 6½ feet.

48 (c) ~~(2)~~ Accessible parking spaces.

*↑ * (should be separate category -- not under dimensions)*

- 49 (A) Except for residential parking lots of fewer than ten spaces, accessible parking spaces
50 shall be required according to the following table:

Total Parking Spaces in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total spaces
1,001 and over	20 plus 1 for each 100 over

51

- 52 (B) The accessible space required for parking lots of one to 25 spaces may be met by an
53 alternative off-site accessible space, public or private, if the alternate space is determined
54 by the community development department to be of adequate capacity and proximity.
- 55 (C) Each accessible parking space shall consist of a generally rectangular area at least 13
56 feet by 17 feet, including an access aisle of at least five feet by 17 feet. Two accessible
57 parking spaces may share a common access aisle.
- 58 (D) One in every eight accessible spaces, but not less than one, shall be served by an access
59 aisle with a width of at least eight feet and shall be designated "van-accessible."
- 60 (E) Accessible parking spaces shall be designated as reserved by a sign showing the symbol
61 of accessibility. "Van-accessible" spaces shall have an additional sign designating the
62 space as "van-accessible" mounted below the symbol of accessibility. The signs shall be
63 located so they cannot be obscured by a vehicle parked in the space.
- 64 (F) Access aisles for accessible parking spaces shall be located on the shortest accessible
65 route of travel from parking to an accessible entrance.

(equivalent to ADA) allowance

(if Accessible parking shifts to (C))

(2) "Off-street loading area requirements may be met by an off-site loading area, if the alternate space is determined by the Comm. dev. dept to be of adequate capacity and proximity."

66 (d) Off-street loading areas. The provision and maintenance of off-street loading facilities is a continuing
67 obligation and joint responsibility of the owner and occupants. Loading areas shall be as set forth in
68 this subsection.

69 (1) Each off-street loading space shall be not less than 30 feet by 12 feet, shall have an
70 unobstructed height of 14 feet six inches, and shall be permanently available for loading.

71 (2) New facility loading area

72 (3) Space requirements shall be as set forth in the following table:

Use	Gross Floor Area in Square Feet	Spaces
Motels and hotels	5,000—29,000	One
	30,000—59,999	Two
	Each additional 30,000	One
Commercial	5,000—24,999	One
	25,000—50,000	Two
	Each additional 30,000	One
Industrial, manufacturing, warehousing, storage, and processing	5,000—24,999	One
	25,000—50,000	Two
	Each additional 30,000	One
Hospitals	5,000—39,999	One
	Each additional 40,000	One
Other Criteria		
Schools	For every two school buses	One
Homes for the aged, convalescent homes, correctional	More than 25 beds	One

five classrooms (?)

institutions

73

(e)

74 ~~(d)~~ Reductions and modifications. Developer must submit documentation to demonstrate that all
75 applicable parking code requirements have been met, in conformance with this chapter. Developer
76 may apply for multiple reductions and modifications, exclusive of accessible parking spaces and
77 loading spaces.

78

79 (2) ~~Off-street parking requirements.~~

Commented [JM5]: Moved to Line 28

80 (1) ~~Enlargement or expansion.~~ No additional parking spaces are required for an enlargement or
81 ~~expansion~~ if the additional spaces would amount to less than ten percent of the total required
82 for the whole development and amount to less than three spaces. Phased expansion shall be
83 regarded as a whole.

(Expansion = enlargement
in Webster's)

84 (2) Replacement and reconstruction of certain nonconforming structures. Off-street parking
85 requirements for the replacement and reconstruction of certain nonconforming structures in
86 residential districts shall be governed by chapter 49.30.

87 (3) Joint use. Joint use of parking facilities may be authorized providing the developer
88 demonstrates that there is no substantial conflict in the principal operating hours of the
89 structures and uses involved. The determination of whether these requirements are met, with or
90 without conditions, deemed necessary for consistency with this title, shall be made by the
91 director in the case of minor development; the commission in the case of major development;
92 and the commission if the application relates to a series of applications for minor developments
93 that, taken together, constitute major development, as determined by the director:

(close to duplicative of
language following)

94 (A) Conditions required for joint use. Any structure or use sharing the off-street parking facilities
95 of another structure or use shall be located within 500 feet of such parking facilities, unless
96 a lesser radius is identified in this chapter. A developer may apply to provide off-street
97 parking in an area greater than 500 feet if approved by the commission. ~~in addition~~

distant,

98 (2) (i) The developer demonstrates that there is no substantial conflict in the principal operating
99 hours of the structures or users for which joint use of off-street parking facilities is
100 proposed; and

with appropriate analysis or data

101 (3) (ii) The developer shall present to the director a written instrument, executed by the parties
102 concerned, providing for joint use of off-street parking facilities, and approved as to form by
103 the City and Borough attorney. Upon approval by the director, such instrument shall be filed
104 with the department.

105 (4) ~~Fee in lieu of parking spaces.~~

INSERT "TOWN CENTER PARKING DISTRICT"
from line 138

Commented [JM6]: Moved to Line 218

106 (5) ~~(4)~~ Parking waivers. The required number of non-accessible parking spaces required by this section
107 may be reduced if the requirements of this subsection are met. The determination of whether
108 these requirements are met, with or without conditions, deemed necessary for consistency with
109 this title, shall be made by the director in the case of minor development; the commission in the
110 case of major development; and the commission if the application relates to a series of
111 applications for minor developments that, taken together, constitute major development, as
112 determined by the director.

113 (A) Waivers. Any waiver granted under this subsection shall be in writing and shall include the
114 following required findings and any conditions, such as public amenities, imposed by the
115 director or commission that are consistent with the purpose of this title:

(Numbering consistent w/
following page)

(1) "Analysis or data relevant to the intended use and its parking utilization."

(1) The granting of the waiver would result in more benefits than detriments to the neighboring area and community as a whole as identified by the comprehensive plan; and

(2) The waiver will not materially endanger public health, safety, or welfare.

(B) *Relevant information.* The following information may be relevant for the director or commission's review:

(2) (1) Provision for alternative transportation or transit improvements vetted through CBJ Capital Transit;

(3) (2) Traffic mitigation measures supported by industry standards;

(4) (3) Accommodations for emergency services vetted by Capital City Fire and Rescue, and the Juneau Police Department;

(5) (4) Bike and pedestrian amenities; or

(6) (5) Measures to transition from fossil fuels to renewable energy for transportation.

(C) Applications for parking waivers shall be on a form specified by the director and shall be accompanied by a one-time fee. If the application is filed in conjunction with a major development permit, the fee shall be reduced by 20 percent.

(D) The director shall mail notice of any complete parking waiver application to the owners of record of all property located within a 250-foot radius of the site seeking the waiver. If the parking waiver application is filed in conjunction with a major development permit, notice of both applications shall be made concurrently in accordance with CBJ 49.15.230.

(E) Approved parking waivers may expire upon a change in use.

(4) (5) *SHIFT TO LINE 106*

Town Center Parking District. There is an adopted the parking district map dated DATE, as the same may be amended from time to time by the assembly by ordinance. In this parking district:

A. The off-street parking requirements set forth in 49.40.210(a) of this section ~~may~~ be reduced by 60 percent for expansion of an existing building or the construction of a new building.

(6) *Fee in lieu of parking spaces.* In the Town Center parking district, a developer may use fee in lieu of off-street parking spaces in order to meet the minimum parking requirements of this chapter in any combination with other parking provisions pursuant to 49.40.210(a).

A. Off street parking for new and existing developments, for any use, may met by providing a fee in lieu payment for off street parking and if the requirements of this section are met.

A. B. The applicant shall pay a one-time fee to the City and Borough for each off-street parking space required under this section.

B. C. *Fee in lieu payment due.* Fee in lieu payments are due as follows:

1. In the case of new development, any fee in lieu due must be paid in full prior to the issuance of a temporary certificate of occupancy.

2. In the case of ~~existing developments~~ or changes of use, 45 days after the fee in lieu of construction is granted, a lien shall be placed upon all real property involved and shall be paid in ten equal annual principal payments plus interest.

(i) The lien shall be recorded and shall have the same priority as a City and Borough special assessment lien.

(ii) Except as provided herein, the annual payments shall be paid in the same manner and on the same schedule as provided for special assessments, including penalties and interest on delinquent payments, as provided in CBJ

, change in use,

shall

(e).

(redundant)

enlargements

(can the cost just be paid?)

15.10.220. The annual interest rate on unpaid fees shall be one percent above the Wall Street Journal Prime Rate, or similar published rate, on January 2nd of the calendar year the agreement is entered into, rounded to the nearest full percentage point, as determined by the finance director.

(Serial No. 87-49, § 2, 1987; Serial No. 89-05, § 4, 1989; Serial No. 89-33, § 5, 1989; Serial No. 92-11, §§ 3, 4, 1992; Serial No. 2006-14(b), § 2, 5-15-2006; Serial No. 2006-15, §§ 11, 12, 6-5-2006; Serial No. 2006-33am, § 2, 10-30-2006, eff. 11-20-2006; Serial No. 2007-18, § 2, 4-23-2007; Serial No. 2009-22(b), § 4, 10-12-2009; Serial No. 2010-22, § 5, 7-19-2010; [Serial No. 2016-14, § 2, 5-2-2016, eff. 6-2-2016](#); [Serial No. 2016-46, § 3, 3-6-2017, eff. 4-4-2017](#); [Serial No. 2018-31, § 3, 6-4-2018, eff. 7-5-2018](#); [Serial No. 2019-37, § 6, 3-16-2020, eff. 4-16-2020](#))

49.40.220 - Parking area and site circulation review procedures.

Commented [JM7]: No proposed changes in this section

(a) *Purpose.* The purpose of these review procedures is to ensure that all proposed parking and related site access areas provide for adequate vehicular and pedestrian access and circulation; that all parking spaces are usable and are safely and conveniently arranged; that sufficient consideration has been given to off-street loading and unloading; that the parking area will be properly drained, lighted and landscaped; and that such areas will not be unsightly.

(b) *Plan submittal.* All development applications shall include plans for parking and loading areas. Major development applications for commercial uses and for residential development of ten units or more must include plans prepared by a professional engineer or architect. These plans may be part of a plan submission prepared in conjunction with the required review of another aspect of the proposed development.

(1) *Contents.* The plans shall contain the following information:

- (A) Parking and loading area plans drawn to scale and adequate to show clearly the circulation pattern and parking area function;
- (B) Existing and proposed parking and loading areas with dimensions, traffic patterns, access aisles, and curb radii;
- (C) Improvements including roads, curbs, bumpers and sidewalks indicated with cross sections, designs, details, and dimensions;
- (D) A parking schedule indicating the number of parking spaces required, the number provided, and how such calculations were determined;
- (E) Topography showing existing and proposed contour intervals; and
- (F) Landscaping, lighting and sign details, if not provided in conjunction with the required review of another aspect of the proposed development.

(2) *Waiver of information.* The department may waive submission of any required exhibits.

(c) *Review procedure.* Plans shall be reviewed and approved according to the procedures of this chapter and chapter 49.15.

(d) *Public improvements required.* As a condition of plan approval, the department may require a bond approved as to form by the city attorney for the purpose of ensuring the installation of on-site public improvements. As a condition of plan approval, the applicant shall be required to pay the pro rata share of the cost of providing reasonable and necessary public improvements located outside the property limits of the development but necessitated by construction or improvements within such development.

(Serial No. 87-49, § 2, 1987)

204 49.40.230 - Parking and circulation standards.

205 (a) *Purpose.* Provisions for pedestrian and vehicular traffic movement within and adjacent to the site
 206 shall address layout of parking areas, off-street loading and unloading needs, and the movement of
 207 people, goods, and vehicles from access roads, within the site, and between buildings and vehicles.
 208 Parking areas shall be attractively landscaped and shall feature safely and conveniently arranged
 209 parking spaces.

210 (b) *Off-street parking and loading areas; design standards.*

211 (1) *Access.* There shall be adequate ingress and egress from all parking spaces. The required
 212 width of access drives for driveways shall be determined as part of plan review depending on
 213 use, topography and similar considerations.

214 (2) *Size of aisles.* The width of all aisles providing direct access to individual parking stalls shall be
 215 in accordance with the following table.

Aisle width	Parking Angle				
	0°	30°	45°	60°	90°
One-way traffic	13	11	13	18	24
Two-way traffic	19	20	21	23	24

Logical interpolation to other angles is allowed.

(follows current practice, so should be noted).

216

217 (3) *General location.* All parking shall be located in bays generally perpendicular to driveways or
 218 roads.

219 (4) *Location in different zones.* No access drive, driveway or other means of ingress or egress
 220 shall be located in any residential zone if it provides access to uses other than those permitted
 221 in such residential zone.

222 (5) *Sidewalks and curbing.* Sidewalks shall be provided with a minimum width of four feet of
 223 passable area and shall be raised six inches or more above the parking area except when
 224 crossing streets or driveways. Guardrails and wheel stops permanently anchored to the ground
 225 shall be provided in appropriate locations. Parked vehicles shall not overhang or extend over
 226 sidewalk areas, unless an additional sidewalk width of two feet is provided to accommodate
 227 such overhang.

228 (6) *Stacked parking.* Stacked parking spaces may only be counted as required parking spaces for
 229 single-family residences, duplexes, and as otherwise specified for specific uses. In the case of
 230 single-family residences and duplexes with or without accessory uses and child care homes in a
 231 residential district, only a single parking space per dwelling unit may be a stacked parking
 232 space.

233 (7) *Back-out parking.* Parking areas must provide adequate space for turning and maneuvering on-
 234 site to prevent back-out parking onto a right-of-way. If the director or the commission, when the
 235 commission has authority, determines back-out parking would not unreasonably interfere with
 236 the public health and safety of the area and adjacent right-of-way traffic, back-out parking is
 237 allowed in the following circumstance:

238 (A) In the case of single-family dwellings and duplexes with or without accessory uses located
 239 in residential and rural reserve zoning districts;

240 (B) Where the right-of-way is an alley; or

- 241 (C) In the case of a child care home in a residential district.
- 242 (c) *Landscaping and drainage.*
- 243 (1) Parking areas shall be suitably drained and shall be landscaped in accordance with design
- 244 review standards.
- 245 (2) Off-site drainage facilities and structures requiring enlargement, modification, or reconstruction
- 246 in part or in whole as the result of the proposed development shall be subject to off-site
- 247 improvement requirements and standards as established by the city.
- 248 (d) *Lighting.* All parking areas shall be suitably lighted. All lighting fixtures shall be "full cutoff" styles that
- 249 direct light only onto the subject parcel.
- 250 (e) *Markings and access.* Parking stalls, driveways, aisles and emergency access areas and routes
- 251 shall be clearly marked.
- 252 (f) *General circulation and parking design.*
- 253 (1) Parking space allocations shall be oriented to specific buildings. Parking areas shall be linked
- 254 by walkways to the buildings they serve.
- 255 (2) Where pedestrians must cross service roads or access roads to reach parking areas,
- 256 crosswalks shall be clearly designated by pavement markings or signs. Crosswalk surfaces
- 257 shall be raised slightly to designate them to drivers, unless drainage problems would result.

(if we say this, why do we add as condition to every PC case??)

258 (Serial No. 87-49, § 2, 1987; Serial No. 2006-14(b), §§ 3—5, 5-15-2006; [Serial No. 2015-](#)

259 [07\(b\)\(am\), § 6, 2-23-2015, eff. 3-26-2015](#); [Serial No. 2015-32, § 6, 8-10-2015, eff. 9-10-2015](#))

260

261 Chapter 49.85 - FEES FOR LAND USE ACTIONS

262 49.85.100 - Generally.

Commented [JM8]: Parking waiver, FIL – Lines 446, 448
Red public notice signs (this is just a cleanup)

263 If required by the director, there is a \$50.00 preparation fee, and a \$100.00 refundable deposit if the sign

264 is returned within 10 business days following the date of the issuance of the decision. If a sign is not

265 returned on time, or has been damaged, the \$100.00 deposit fee will be forfeited.

266 (1) Minor development.

267 (A) Reserved;

268 (B) Staff review, no charge if a building permit is required;

269 (C) Sign permit, \$50.00 for the first two signs, and \$20.00 for each additional sign.

270 (2) Minor subdivision or consolidation.

271 (A) Subdivision creating additional lots, \$400.00 plus \$25.00 for each resulting lot;

272 (B) Subdivision creating no additional lots, \$110.00 plus \$25.00 for each lot changed.

273 (3) Major development, conditional use permits or modifications, allowable use permits, and wetlands

274 permits. The fees for these land use actions are based on classes of uses, and shall be paid upon

275 application for permit issuance or modification as set forth in subsections (3)(A)—(E) of this section. The
276 fee for an extension of a permit shall be \$250.00 for any class of use.

277 There is a \$50.00 preparation fee, and a \$100.00 refundable deposit if the sign is returned by 4:30 P.M.
278 on the Monday following the date of the scheduled public hearing date. If a sign is not returned on time, or
279 has been damaged, the \$100.00 deposit fee will be forfeited.

280 (A) Class I uses, \$350.00. Class I uses are:

- 281 (i) Mobile homes on single lots;
- 282 (ii) Agricultural uses of under 50,000 square feet;
- 283 (iii) Residential structures, four or fewer units;
- 284 (iv) Transient structures, 12 or fewer rooms for rent;
- 285 (v) Day care and child care homes;
- 286 (vi) Accessory or incidental recycling activities under section 49.25.300, category
287 11.120 uses;

288 (B) Class II uses, \$500.00. Class II uses are:

- 289 (i) Commercial, mixed use or enclosed industrial uses with less than 10,000 square
290 feet of building space and using less than one acre of land;
- 291 (ii) Agricultural uses of 50,000 or more square feet;
- 292 (iii) Residential structures, five to ten dwelling units;
- 293 (iv) Transient structures, 13 to 30 rooms for rent;
- 294 (v) Day care and child care centers;
- 295 (vi) Floating residences and floating structures under 2,500 square feet;
- 296 (vii) Churches, schools, and additions thereto;

297 (C) Class III uses, \$750.00. Class III uses are:

- 298 (i) Commercial, mixed use or enclosed industrial uses with 10,000 to 20,000 square
299 feet of building space or using one to three acres of land;
- 300 (ii) Residential structures, 11 to 30 dwelling units;
- 301 (iii) Transient structures, 31 to 90 rooms for rent;
- 302 (iv) Floating structures, 2,500 to 10,000 square feet;

303 (D) Class IV uses, \$1,000.00. Class IV uses are:

- 304 (i) Commercial, mixed use or enclosed industrial uses with 20,001 to 40,000 square
305 feet of building space or using more than three but less than six acres of land;
- 306 (ii) Residential structures, 31 to 60 dwelling units;
- 307 (iii) Transient structures, 91 to 180 rooms for rent;
- 308 (iv) Unenclosed industrial uses using less than three acres of land (e.g., batch plants,
309 quarries, sand and gravel operations, junkyards, heliports, and outside storage);
- 310 (v) Floating structures over 10,000 square feet.
- 311 (E) Class V uses, \$1,600.00. Class V uses are:
 - 312 (i) Commercial, mixed use or enclosed industrial uses with more than 40,000 square
313 feet of building space or using six or more acres of land;
 - 314 (ii) Unenclosed industrial uses using three or more acres of land;
 - 315 (iii) Residential structures, over 60 dwelling units;
 - 316 (iv) Transient structures, over 180 rooms for rent;
 - 317 (v) City and state projects with estimated project cost over \$2,500,000.00.
- 318 (4) Major subdivisions, including mobile home subdivisions.
 - 319 (A) Preliminary plat, \$110.00 per lot;
 - 320 (B) Final plat, \$70.00 per lot;
 - 321 (C) Reserved;
 - 322 (D) Plat amendment, \$110.00 plus \$25.00 per lot.
- 323 (5) Street vacation, \$500.00.
- 324 (6) Administration of developer's subdivision improvement guaranty.
 - 325 (A) Performance bond, \$50.00;
 - 326 (B) Deposit in escrow, \$140.00;
 - 327 (C) Deed of trust, reconveyance, agreement or substitution of trust and reconveyance lots,
328 \$140.00 for first lot, plus \$25.00 for each additional lot.
- 329 (7) Access driveways in rights-of-way, \$400.00.
- 330 (8) Special use or area.
 - 331 (A) Mining.

- 332 (i) Exploration approval, \$200.00;
- 333 (ii) Small mine permit and amendment, \$1,200.00;
- 334 (iii) Large mine permit and amendment, \$3,600.00, plus any special fee established
- 335 pursuant to section 49.65.130;
- 336 (iv) Technical revision \$500.00;
- 337 (v) Ownership transfer requests \$500.00;
- 338 (vi) Summary approval. The fees for a summary approval action shall be based on the
- 339 classes of uses as established in 49.85.100(3).
- 340 (B) Mobile home parks.
- 341 (i) Preliminary review, \$90.00 per lot or \$250.00, whichever is greater;
- 342 (ii) Final review, \$60.00 per lot or \$250.00, whichever is greater.
- 343 (C) Recreational vehicle parks, conditional use permit, \$400.00.
- 344 (D) Hillside development endorsement. Gross hourly rate for professional review and
- 345 inspection, \$60.00.
- 346 (E) Planned Unit Development (PUD) and Cottage Housing.
- 347 (i) Preliminary plan application approval, \$400.00 plus \$80.00 per residential unit;
- 348 (ii) Final plan approval, \$300.00 plus \$60.00 per residential unit.
- 349 (F) Development in landslide or avalanche hazard area conditional use, \$400.00.
- 350 (G) Alternative residential subdivisions.
- 351 (i) Preliminary plan application review, \$400.00 plus \$80.00 per residential unit;
- 352 (ii) Final plan review, \$300.00 plus \$60.00 per residential unit.
- 353 (9) Zone changes and comprehensive plan amendments, \$600.00.
- 354 (10) Board of adjustment.
- 355 (A) Administrative variance, \$120.00;
- 356 (B) Non-administrative variance, \$400.00;
- 357 (C) Alternative development permit, \$400.00.
- 358 (11) Street name change, \$400.00.

359 (12) Preparation of deed restrictions, certificates of common ownership, and similar documents,
360 \$100.00.

361 (13) Sidewalk obstruction permit under CBJ 62.10.010: \$100.00.

362 (14) Certification of zoning compliance letters, \$150.00.

363 (15) Appeal of director's decision, refundable if applicant prevails, \$200.00.

364 (16) Fee Not Listed. The processing fee for any development, platting, or other land use action not
365 specifically listed in this section shall be the fee established for the most similar action listed, as
366 determined by the community development director.

367 (17) Fee Cancellation. The director may authorize the refunding of a portion of the fee paid for a land
368 use action when the permit application is cancelled before completion of the land use review process.
369 The director may estimate the amount of work not completed and set the amount of the refund at that
370 amount, less ten percent of the fee.

371 (18) Wireless communication facility application fees.

372 (A) Application fees required by subsection 49.65.940(b): \$350.00.

373 (B) Additional fee required for special use permit applications required by subsection
374 49.65.970(b)(1): \$500.00.

375 (C) Any actual costs incurred for technical expert review, publication and mailings.

376 (19) Marijuana license fee, \$250.00.

377 (20) Certification of nonconforming status, \$150.00; fee is waived if applied for in conjunction with a
378 development permit.

379 (21) Parking waiver, \$400.00; if the application is filed in conjunction with a major development permit,
380 the fee shall be reduced by 20 percent.

381 (22) Fee in lieu, \$10,000.00 per off-street parking space required.

382

383 (Serial No. 87-49, § 2, 1987; Serial No. 91-02, § 2, 1991; Serial No. 91-42, § 2, 1991; Serial No. 92-42, §
384 4, 1992; Serial No. 94-24, § 2, 1994; Serial No. 95-33, § 10, 1995; Serial No. 95-40, § 5, 1996; Serial No.
385 96-30, § 8, 1996; Serial No. 97-04, § 2, 1997; Serial No. 97-12, § 3, 1997; Serial No. 2000-38, § 2, 10-16-
386 2000; Serial No. 2003-07(am), § 7, 5-12-2003; Serial No. 2010-15(c), § 3, 5-19-2010; Serial No. 2014-
387 32(e)am, § 4, 9-29-2014, eff. 10-29-2014 ; Serial No. 2015-03(c)(am), § 61, 8-31-2015 ; Serial No. 2015-
388 38(b)(am), § 2 5-2-2016, eff. 6-2-2016 ; Serial No. 2017-16, § 3, 6-26-2017, eff. 7-27-2017 ; Serial No.
389 2018-04(b), § 3, 5-14-2018, eff. 6-14-2018 ; Serial No. 2018-41(c), § 4, 12-17-2018, eff. 1-17-2019 ;
390 Serial No. 2019-37, § 8, 3-16-2020, eff. 4-16-2020)

391 49.85.110 - Amendment of rates.

392 Processing fees are established for each development, platting and other land use action in accordance
393 with the following schedule. The fee schedule will be increased annually by 3%, with a zero year of 2021.

? (DROP, RETAIN)
394, 395 ?

394 The manager may adjust the rates in this chapter from time to time to reflect changes in the cost of
395 providing municipal services generally.

396 (Serial No. 87-49, § 2, 1987)

397 49.85.130 - Payment of fees.

398 No application, petition, request or appeal for which a fee is established under this title shall be complete
399 unless accompanied by the required fee and shall be returned unless accompanied by such fee. All fees
400 shall be nonrefundable except, if the appellant prevails in an appeal to the assembly or if the appeal is
401 withdrawn prior to commencement of the hearing, the appeal fee shall be refunded less \$25.00 and
402 hearing officer expenses incurred to withdrawal.

403 (Serial No. 87-49, § 2, 1987)

404 49.85.140 - Development, work, or use commencing before permit application or issuance.

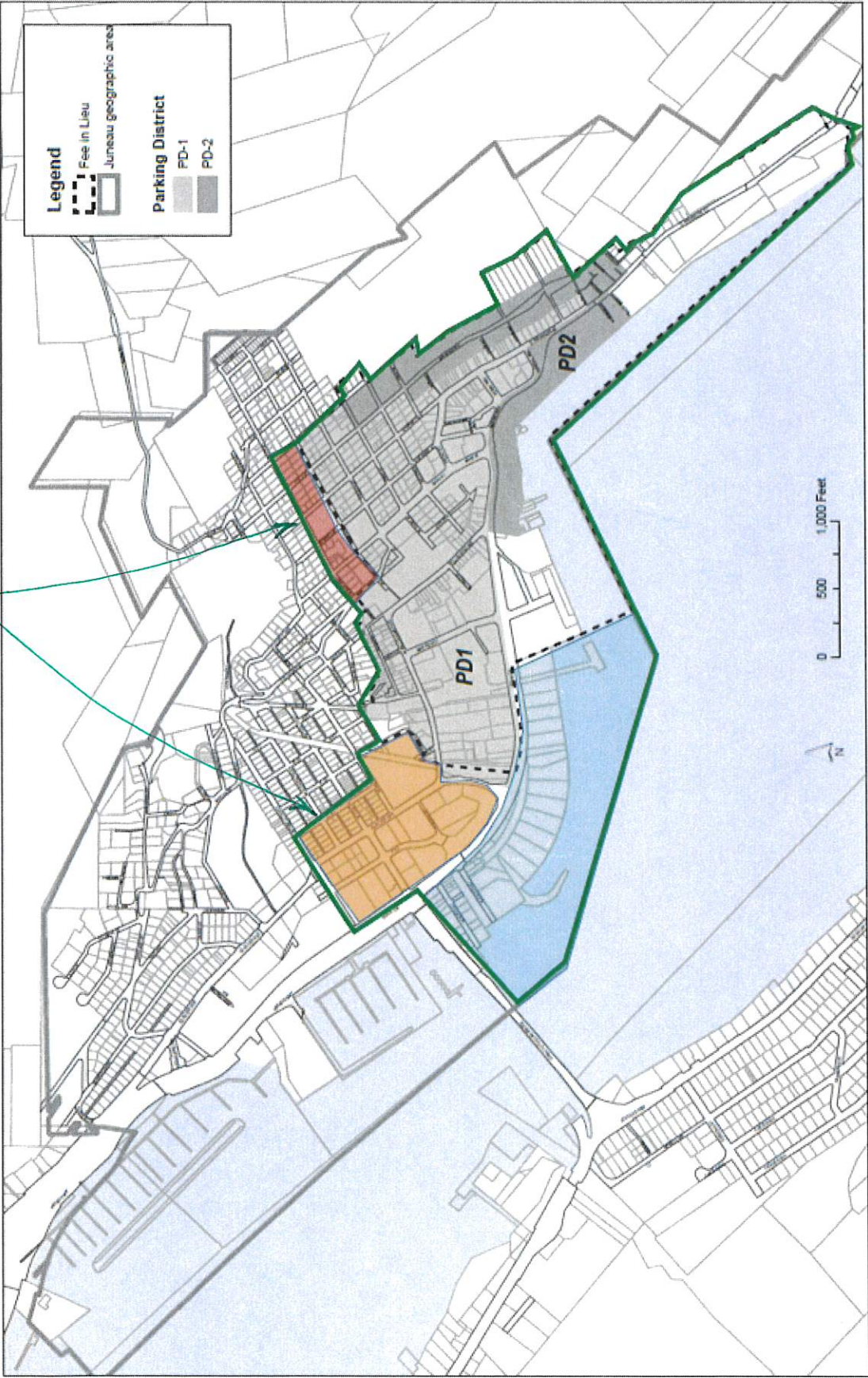
405 (a) Any development, work, or use for which a permit is required under this title, but for which no permit
406 is applied for and issued prior to the commencement of the development, work, or use requiring the
407 permit, shall be subject to processing fees in an amount double that specified in 49.85.100 for the permit.

408 (b) The director may waive processing fees in excess of those listed in 49.85.100 upon a finding that
409 processing the permit application will not require staff time and/or materials in excess of what would have
410 been required to process the permit application if it had been applied for prior to commencing the
411 development, work, or use.

412 (Serial No. 2009-04, § 2, 6-8-2009)

*(this contradicts
complicated lien structure
for fee-in-lieu on
existing properties)*

probably makes sense



Comment Number	Page of Clean Version	Line of Clean Version	Comment	Commenter	Response	Responder
1	1	3	Please delete enlarged or expanded - they are the same.	TA		
6	1	36	It says "Minimum space and dimensional standards...." What we really mean is minimum number of spaces and minimum dimensions. Later on, the way we reference 49.40.210 makes it seem like it is titled minimum number of spaces for off-street parking (see line 140).	TA		
3	1	23, 24	Use consistant naming. 49.40.210 uses : "off-street loading areas" so if talking about the particular space, I think the item and in the text it should be "off-street loading area spaces" in both places	TA		
2	1	23-26	Please switch the items in 5 & 6. That way references to subsection 49.40.210 are sequential	TA		
4	1	25, 26	Use consistant naming. I think the item and in the text it should be "accessible parking spaces" in both places	TA		
50	1	27-31	"Off-street parking requirements do not apply to lots if they are accessible only by air or water and are used for single-family, and two-family residential, and or reomote commercial recreational uses." Why this unique phrasing? Why not "duplex"?	PV		
44	1	28-29	...accessible only by air or water and are used for single-family and two-family residential and remote commercial recreational uses. If the director determines that public access by...	ND		
51	2	Table	Define "Geographic area Juneau or Douglas" as CBJ service area 1,2, needs map?	PV	Map here (On CDD Maps page): https://juneau.org/index.php?gf-download=2019%2F02%2Fgeoareas2012.pdf&form-id=106&field-id=4&hash=6ccc021c9bf1ccdb86b65e9841f4e6371d354df948f4d90b3dd7b0f11fd3c2b9	IMG
7	2	Table - Motels	Do we need "in the motel" in the right column? The others types don't have that qualifier.	TA		
8	3	Table	Why does Senior housing include parkings space need for employees, but Hospitals and nursing homes and Assisted living facility do not?	TA		
52	3	Table	They seem like similar uses. Senoir housing seems to have a more complicated calculation than the others.	PV		
53	3	Table	Sobering centers: One visitor space per...six beds? Twelve beds?	PV		
54	3	Table	Combine "Retail commercial" with "Banks and Offices," standards the same.	PV		
55	3	Table	Convenience stores: Close enough to be added to "Retail Commercial"? (Metric: 250 vs 300 sf)	PV		
58	4	48	Add "Commercial craft moorage: One per two moorage stalls" or other as advised by CDD or Harbor Board	PV		
48	4	42-77	"Accessible parking spaces" should be separate category, not under Dimensions.	ND		
56	4	Table	Make one section of code that combines aisle width, parking space size, and number of spots required.	PV		
57	4	Table	Middle or high school parking requirement (1.5 per classroom) seems undersized.	PV		
5	5	75	Modify to retail commercial standard of 1 per 300 sf: Neither Kindred Post or USPS at Federal Building have any. Unfair for new merchant. With the numbers of the various types of spaces as their own headings, it is odd that the number of accessible spaces is a subpart of the section on parking space dimensions. We should break it out into its own letter (c), and make the demensions (d). Obviously some other clean up with that subitem to make it flow again.	TA		
10	5	52-54	B) - how far away is close enough - does it go back to 49.40.200(4) or 49.40.210(d) or a judgement call? Since it is ADA, it seems it should be no further than .200(4).	TA		
59	6	71	Add provision, "Off street loading area requirements may be met by an off-site loading area if the alternative space is determined by the Community Development Department to be of adequate capacity and proximity." Equivalent to ADA allowance.	PV		
60	6	72	renumber as appropriate, call "New facility loading area"	PV		
11	6	72 Table	Seems like Assisted Living, Senior housing (maybe Sobering Center too) should have loading zone like Hospitals - with bus pick up, ambulance, etc	TA		
61	6	Table	Schools - one for every school bus. Five classrooms?	PV		
12	7	74	delete "all".	TA		
13	7	77	Use consistant naming. "off-street loading area spaces"	TA		
62	7	80	Change "Enlargement or expansion change of use " In Websters, expansion= enlargement.	PV		
16	7	94	Delete "Conditions required for joint use." not needed, what does it add to section?	TA		
64	7	94	After "Conditions required for Joint Use" make the next sentence (1), renumber consecutive as appropriate. (A) Conditions required for joint use (1) Any structure or use....	PV		
66	7	98	The developer demonstrates with appropriate analysis or data that there is no subsantial conflict....	PV		
67	7	105	Insert "Town Center Parking District" from line 138.	PV		
19	7	106	is "non-accessible" needed? I know it reinforces it, but already stated 49.40.200	TA		
68	7	121	Make first subclause, "Analysis or data relevant to the intended use and its parking utilization." See comment 46	PV		
20	7	107-112	I agree this is not needed. Let's take it out of both sections. This sort of language is applicable in lots of places within the code, but not stated.	TA		
45	7	75-86	Create a new section 49.25.15 "Reduction." Keep lines 75-86 under 49.40.210, but move the rest of the verbiage from this section into the new	ND		
14	7	82-83	What do you mean by "phased expansion shall be regarde as a whole"? if (i) & (ii) apply to all - which makes sense, let's reformat whole section. (i) is what is writtten on lines 88 & 89 already. Delete "In addition:"	TA		
18	7	87-104	Close to duplicative of langauge following (in "Parking Waivers")	TA		
63	7	87-89	I agree this is not needed. Let's take it out of both sections. This sort of language is applicable in lots of places within the code, but not stated.	PV		
15	7	89-93	do conditions (i) and (ii) only apply to the application for that last sentence (>500 ft)?	TA		
17	7	94-104		TA		
65	7	96-97	A developer may apply to provide off-street parking in an area greater than 500 feet distant if approved by the commission. In addition	PV		
23	8	136	Delete "may". Either they go away or don't. What is the criteria for may?	TA		
24	8	138	Sentence doesn't sound right. How are other maps called out?	TA		
27	8	140	Delete "of this section"	TA		
28	8	143	include "off-street" on heading	TA		
29	8	143	revise first sentence. "a developer may pay a one-time fee in lieu of providing off-street parking spaces..."	TA		

31	8	146	do we need to include "new and existing developments" and "for any use"? I think we don't if 143 is left generic, it doesn't say we can't...	TA
32	8	150	Delete heading.	TA
71	8	153	2. In the case of existing developments enlargements or changes of use...	PV
Items 3 & 5 seem like we are trading apples for oranges. The hard part with 5, is I have a less than \$200 dollar 120V charger for my leaf. Two of those and a standard exterior duplex recepticle would provide 2 leaf chargers. Is something that simple worth a reduction in parking spaces? I would say no, but it would check off #5. I wouldn't want CDD to get painted into a corner of having to give a waiver.				
21	8	120-128	parking spaces? I would say no, but it would check off #5. I wouldn't want CDD to get painted into a corner of having to give a waiver.	TA
46	8	120-128	Add "Documentaiton of parking load," (make that #1), nuke CCFR accomodations (3) and transition from fossil fuels (5)	ND
22	8	132-135	Why do the notice different than regular notices? Just reference existing section and do same thing. 49.15.230	TA
47	8	138-142	Move TCPD to "by right" section of code	ND
25	8	140-142	Don't need (A). It is just one item, so include it in regular (5) text.	TA
26	8	140-142	the way it is written is says 60% of everything in 49.40.210(a). 210(a) is number of spaces AND dimensions - see comment #6	TA
<i>The off-street parking requirements set forth in 49.40.210(a) of this section may shall be reduced by 60 percent for expansion of an existing building, change in use, or construction of a new building.</i>				
69	8	140-142		PV
70	8	146-147	Delete, redundant.	PV
30	8	146-149	Delete A & B. With revision to first sentence both are included. There are no other "requirements of this section to be met"	TA
72	8	153-160	Cam the fee in lieu cost just be paid, rather than establishing a lein?	PV
I think it is meant to say "off-site" public improvements. Otherwise if it were on-site, wouldn't this be exactly like the paving discussion for ARS?				
33	9	198		TA
Maybe we should move parking space dimension so the 49.40.230. If would fit with the other dimensions provided. Then 49.40.210 could just be the numbers of spaces required.				
34	10	204		TA
35	10	208	Can we delete "attractively landscaped"? It is subjective with no requirement, etc. Eye of the beholder.	TA
Better yet than previous comment: Delete sentence entirely. How do they feature safely and conveniently arranged parking spaces?				
36	10	208-209		TA
<i>"Size of Aisles. The width f all aisles providing direct access to individual parking stalls shall be in accordance with the following table.</i>				
73	10	214-215	Logical interpolation to other angles is allowed. " (Follows current practice, so should be noted).	PV
How does this work with 49.40.210(b)(1) - where is says they can be at "any angle to curbs or aisles"? Are the bays meant to be groups of parking spaces? If so, why would it matter as long as the access road/driveway was generally perpendicular to the roadway?				
37	10	217-218		TA
38	11	242	delete "landscaping and"	TA
39	11	243-244	delete " and shall be landscaped in accordance with design review standards."	TA
74	11	248-249	If code requires full cut off fixtures, why do we add as condition to every PC case??	PV
if memory serves this sounds like the existing process and I realize it would be nice to clean it up at one time, I am not sure it is germaine to the changes we were asked to deal with.				
40	11	263-265		TA
49	11		Fees are important but I don't want to see this derailed due to fees.	ND
if memory serves this sounds like the existing process and I realize it would be nice to clean it up at one time, I am not sure it is germaine to the changes we were asked to deal with.				
41	12	277-279		TA
The fee is per space chosen to not construct, not per space required. The delveloper may or may not FIL whole number of required spaces. Delete added sentence regarding annual rate increases. If the rate increase provision just applies the the revisions in FIL, it would be germaine and could stay. If it applies to all of the land use fees (which is what it appears to do), it is not germaine and needs to be removed. I am not comfortable including a non germaine item such as this. It would be easily glossed over by the reading public who would not be looking for such a provision as the work is about revising parking.				
42	15	381		TA
Drop 392-393, retain 394-395?				
43	15	391-393		TA
75	15	392-394		PV
76	16	398-402	Contradicts complicated lien structure for fee-in-lieu on existing properties.	PV
The number of required ADA spaces is located under the heading "Parking Space Dimensions"... We need to combine all the types of numbers into one section, dimensions into another, reductions(& modifications) into another,				
9	4,5	42-65		TA
77	ALL	ALL	Adjust heirarchy and renumber as appropraite.	PV