



TITLE 49 COMMITTEE

PLANNING COMMISSION, CITY AND BOROUGH OF JUNEAU

FEBRUARY 12, 2016 MEETING, 11:30 AM – 12:30 PM

COMMUNITY DEVELOPMENT DEPARTMENT (CDD) CONFERENCE ROOM

DRAFT MEETING MINUTES

Committee Members Present:

Michael LeVine (Acting Chair), Bill Peters, Nathaniel Dye

Committee Members Absent:

Paul Voelkers

Staff Present:

Jill Maclean, Senior Planner, Community Development Department (CDD)

Laura Boyce, Senior Planner, Community Development Department (CDD)

Public:

Sean Boily, NorthWind Architects

Susan Douglas, SSSI

Evelyn Rousso, NorthWind Architects

Emily Breidenbach, GMD Development

Approval of Minutes

- No minutes were approved.

Reading of Agenda

- The agenda was a single item regarding case AME2015 0016 text amendment to Title 49 regarding parking requirements for senior housing facilities and assisted living facilities.

Agenda Topic – AME2015 0016 Text Amendment

- Jill Maclean, Senior Planner, Community Development Department, presented an over-view of the proposed amendments to Title 49. Ms. Maclean stated that in an effort to update Title 49 in regards specifically to parking requirements, staff reviewed the Table of Minimum Parking Standards (TMP) and the Table of Permissible Uses (TPU), identifying several items in need of updating or revising. These items pertain to classifications that have been removed from the TPU as they are no longer utilized, yet remain in the TMP; or classifications that represent a new use in the TPU, but which are missing from the TMP.
- Ms. Maclean stated that the proposed revision is to address the need for senior housing and assisted living facility parking requirements. Staff noted that while “assisted living facility” was added to the TPU and Definitions, parking requirements were overlooked. Additionally, staff noted that “senior housing” is not defined, and although it falls under multi-family housing, its parking requirements differ from other multi-family uses, i.e. age-restricted units typically have a lower number of residents in a single unit and therefore less drivers/vehicles per unit.
- Based on research which may be found in the staff report, Ms. Maclean stated that staff proposes the following revisions:
 1. Deleting “nursing, convalescent home” from the TMP, as it no longer exists as a use in the TPU;
 2. Adding “senior housing” as a term in the Definitions section as, “Dwelling units specifically designed for occupancy by persons of fifty-five (55) years of age or older”.
 3. Adding “senior housing” to the TMP;

- Parking requirement is recommended as 0.6 space per dwelling unit, plus 1 guest parking for each 10 units, plus 1 space per employee.
- 4. Adding “assisted living facility” to the TMP, defined in CBJ 49.80.120 as “a facility providing housing and institutional care for people unable to live independently or without assistance. Assisted living includes facilities that provide nursing care services. Assisted living use that occurs within a single family dwelling is regulated as a single family dwelling use”;
 - Parking requirement is recommended as 0.4 per resident (accommodate visitor and employee parking).
- Commissioner Peters noted that under recommendation #1, the word “nursing” should be deleted as it is remaining in the TPU and TMP.
- Mr. Boily stated that he would prefer the assisted living parking requirement be based upon square footage rather than by residents or beds. The Committee discussed this item, and determined that the parking requirement for assisted living facilities should be 0.4 spaces per maximum number of residents.
- The Committee took up each recommendation separately and made the following recommendations:
 1. Delete “convalescent home” from the TMP, as it no longer exists as a use in the TPU;
 2. Add “senior housing” as a term in the Definitions section as, “Dwelling units specifically designed for occupancy by persons of fifty-five (55) years of age or older”.
 3. Add “senior housing” to the TMP;
 - Parking requirement is recommended at 0.6 parking spaces per dwelling unit, plus 1 guest parking space for each 10 units, plus 1 parking space per employee.
 4. Add “assisted living facility” to the TMP, defined in CBJ 49.80.120 as “a facility providing housing and institutional care for people unable to live independently or without assistance. Assisted living includes facilities that provide nursing care services. Assisted living use that occurs within a single family dwelling is regulated as a single family dwelling use”;
 - Parking requirement is recommended at 0.4 parking spaces per maximum number residents.

Meeting adjourned at 12:30 PM