



TITLE 49 ADVISORY AD HOC COMMITTEE AGENDA

January 7, 2026 at 12:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86964237460> or 1-253-215-8782 Webinar ID: 869 6423 7460

A. CALL TO ORDER

- B. LAND ACKNOWLEDGEMENT** We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. **October 28, 2025 Title 49 Ad Hoc Committee Meeting Minutes - Draft**

F. AGENDA TOPICS

1. **Comprehensive Plan Update**
2. **Title 49 Rewrite Status Update**
3. **Discussion – Tools for Flexibility – staff seeking opinions regarding variances, bonus provisions, etc.**

G. STAFF REPORTS

H. COMMITTEE MEMBER COMMENTS AND QUESTIONS

1. **Open discussion on Title 49 rewrite, including process, public engagement, and specific questions with project staff**

I. NEXT MEETING DATE - TBD

J. SUPPLEMENTAL MATERIALS

K. ADJOURNMENT

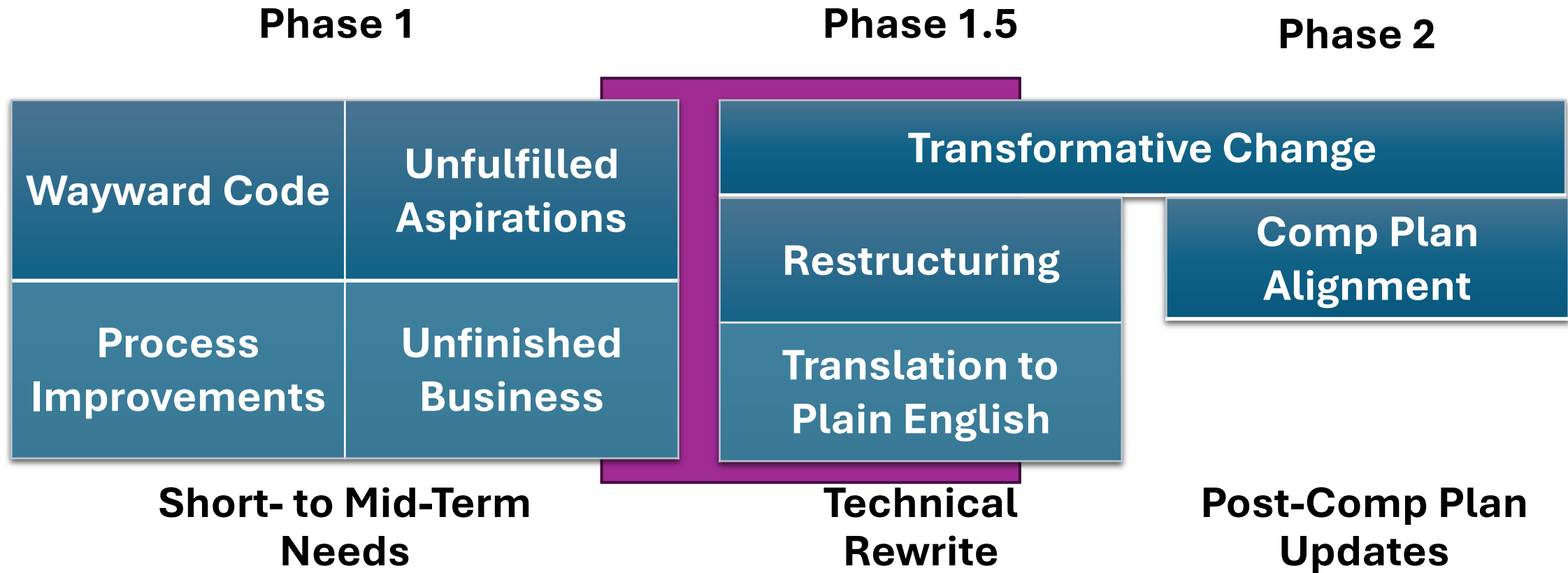
ADA accommodations available upon request: Please contact the Clerk's Office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's Office telephone number is (907) 586-5278, e-mail: city.clerk@juneau.gov.

T49 Update

7JAN26

Title 49 Rewrite Advisory Committee Meeting

CBJ Zoning Project Phases



Phase 1 Amendments

Use Not Listed

Transition Zones

Adjustments to
Approved
Permits

Rules of
Construction

Accessory
Dwelling Units

Caretaker Units

Major v. Minor
Developments

Reasonable
Accommodation

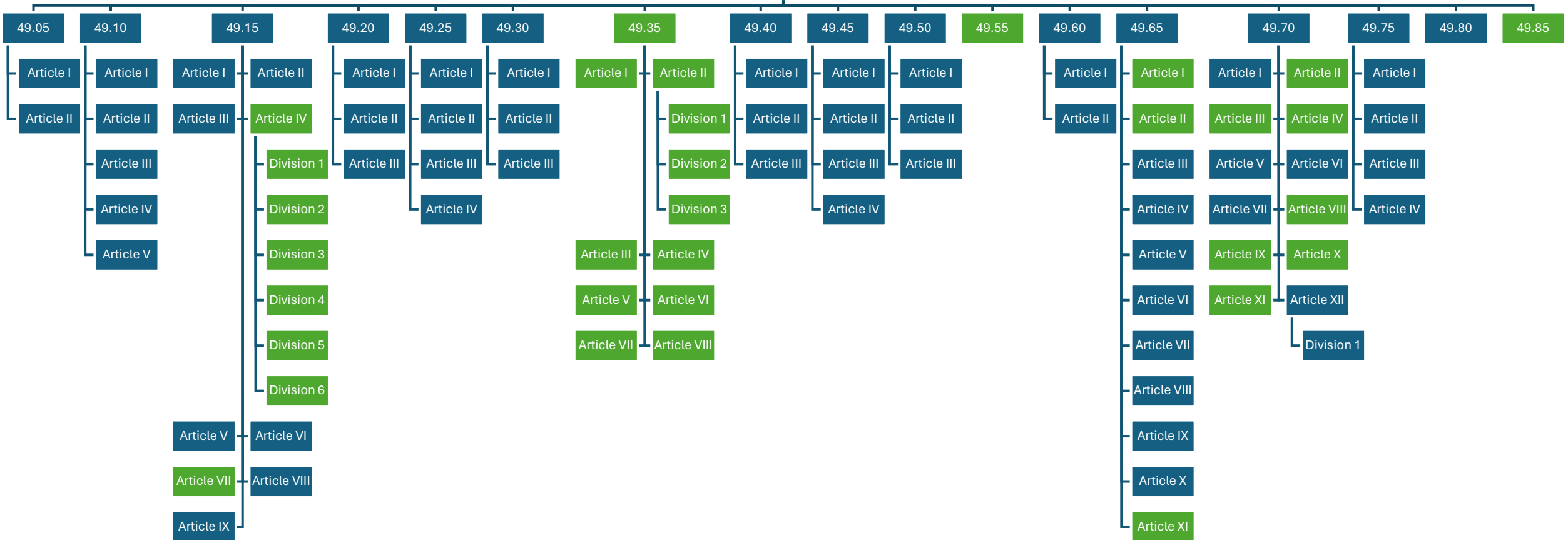
Zoning Map

Subdivisions on
Arterials

Marijuana
(under legal
review)

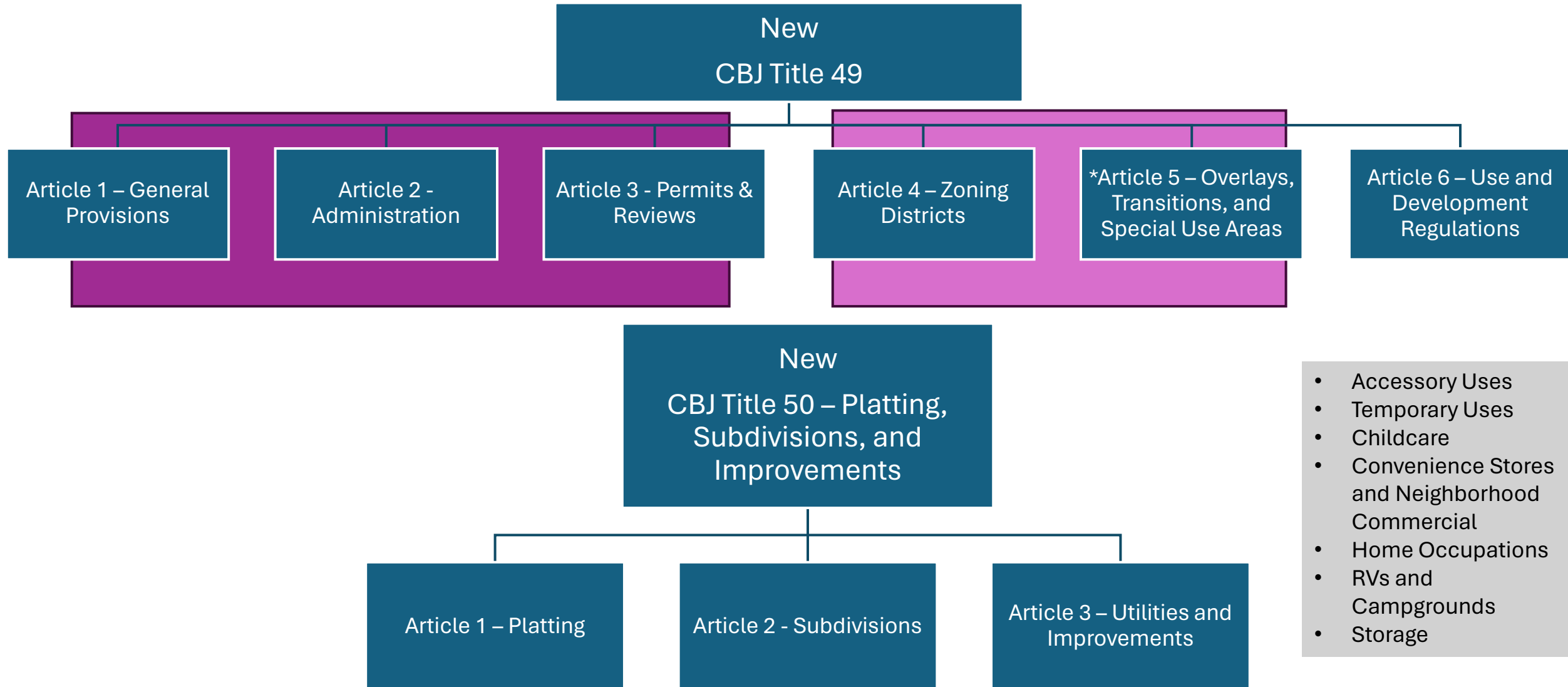
Current Title 49 Organization

CBJ Title 49



Relocate or Delete

Proposed T49 Organizational Design



T49 Flexibility Provisions

7JAN26

Title 49 Rewrite Advisory Committee Meeting

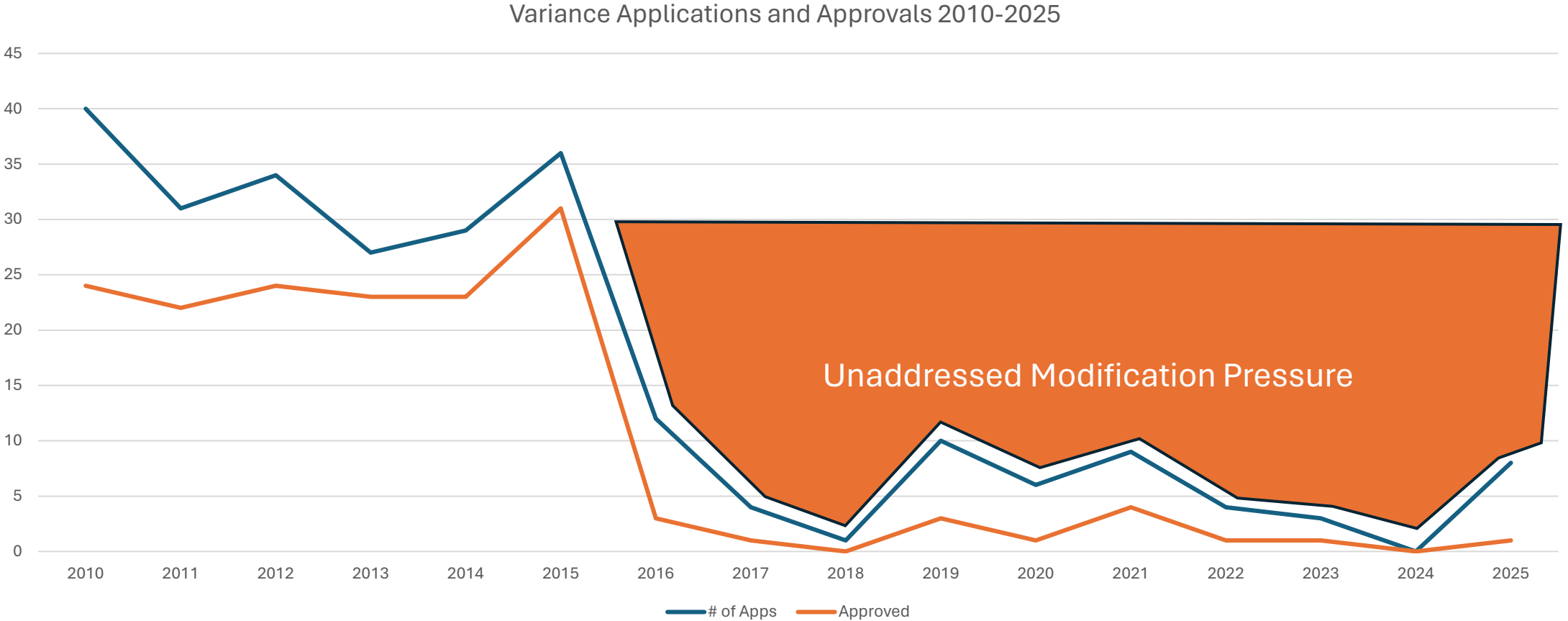
Why Discuss Flexibility Provisions?

- I've received many comments and requests for increased flexibility within T49 from staff, developers, and elected officials
- Variances aren't always the right tool for the job, we can create other mechanisms in code to achieve reasonable flexibility

Variance – Chapter 49.20, Art. II

- Variances were applied broadly for many years
- Code was updated in 2018 to reign in their use
 - “Regular” variance
 - Administrative variance (formerly de minimis variance)
- Current exclusions
 - Use of land or structures
 - Housing density
 - Lot area
 - Requirements in 49.35 – Public and Private Improvements
 - Requirements in 49.65 – Specified Use Provisions

Annual Variance Flow



Flexibility Tools

- Administrative Adjustment – proposed addition to code
- Reasonable Accommodation – added to T49 in DEC25 (49.15.170)
- Variance – exists in code (49.20.200 et seq.)
- Zoning Incentive Program – proposed addition to code to replace existing bonus provisions
- Planned Unit Development, Alternative Residential Subdivision, etc. – exists in code (49.15.600 et seq.; 49.15.900 et seq.)

Administrative Adjustment Concept

- Would allow the Director to approve up to 2 small deviations from development standards if the project meets basic criteria
- Proposed level of adjustment
 - 10% for residential districts
 - 15% for all other districts

	Valdez, AK	Puyallup, WA	Eureka, CA
Lot Area	Up to 20%	Up to 20%	Up to 10%
Setbacks	Up to 20%	Up to 20%	Up to 10%
Height	Up to 20%	Up to 20%	Up to 10%

Admin Adjustment Example – 10% in D3

	Current Standard	Max. Adjusted Standard
Standard Minimum Lot Size	12,000 square feet	10,800 square feet
Standard Minimum Lot Width	100 feet	90 feet
Maximum Lot Coverage	35%	38.5%
Maximum Height	35 feet	38.5 feet
Minimum Front Yard	25 feet	22.5 feet
Minimum Street Side Yard	17 feet	15.3 feet
Minimum Rear Yard	25 feet	22.5 feet
Minimum Side Yard	10 feet	9 feet
Minimum Vegetative Cover	20%	18%

Bonus Procedures & Policies – Chapter 49.60

- Not popular with developers
- Only applies to major developments
- Density bonuses are capped at the lessor of a 50% increase over the current density standard, the density of the next higher zone category, or the minimum lot size for on-site water and sewer
- Height bonus only available in MU2 – 45-foot maximum

Current Bonus Triggers

Bonus Topic Area	Bonus Point Granting Actions
Sensitive Areas	Protecting sensitive land areas beyond code requirements Providing public access through sensitive land areas Deeding sensitive land areas to CBJ
Nonvehicular Transportation	Providing pedestrian paths, sidewalks, bike paths, or other pedestrian improvements beyond code requirements
Alternative Transportation	Providing buss pull-outs and shelters
Traffic Mitigation	Providing traffic mitigation measures on public roads
Public Services and Facilities	Making improvements that reduce the risk of injury or property damage by fire, or improvements that increase the effectiveness of firefighting measures at the development Connecting a public sewer system/public water system/storm water system more than 500 feet away from the property line at the developer's expense
Electrical Power	Implementing measures that minimize the consumption of energy and/or reduce peak energy demand
Project Design	Preserving scenic vistas viewable from public places Providing storefront awnings, marquees, and canopies over public ways
Vegetative Cover	Maintaining more than the minimum required percentage of vegetative cover

Zoning Incentive Program Concept

- Would replace 49.60 – Bonus Procedures and Policies
- This would allow developers to provide amenities that further select Assembly and/or Comprehensive Plan goals in order to gain access to more desirable development standards
- Proposed ZIP Approval Levels
 - Approval for one deviation at the Director level
 - Approval for two deviations at the Planning Commission level

ZIP Questions

- What amenities are worth incentivizing?
- What concessions are worth offering?
 - i.e., height, density, setbacks, etc.

PUD, ARS, etc.

- Planned Unit Developments, Alternative Residential Subdivisions, etc. also provide a lot of flexibility, but are a topic that I'd like to discuss at a later date