

Agenda

Planning Commission - Title 49 Committee City and Borough of Juneau

June 24, 2021
Virtual Meeting Only
12:00 PM

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- I. ROLL CALL**
- II. APPROVAL OF AGENDA**
- III. AGENDA TOPICS**
 - A. Parking**
 - B. Industrial Office Space**
- IV. COMMITTEE MEMBER COMMENTS AND QUESTIONS**
- V. 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 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Parking

ATTACHMENTS:

Description	Upload Date	Type
▣ Memo Regarding ADA Spaces, Space Tables, & Loading Spaces	6/18/2021	Appeal



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

June 18, 2021

MEMO

From: Irene Gallion, Senior Planner

To: Nathaniel Dye, Chair, Title 49 Committee

Case Number: AME2021 0003: Parking

RE: ADA spaces, space tables, and loading spaces

Council has determined that the way forward on ADA parking is to create a table with separate, autonomous parking standards for the proposed Town Center Parking District (TCPD). This way, TCPD parking is not based on a reduction from the standard.

Attached is a proposed parking space table (Attachment A) for discussion at the next meeting.

Commissioners had avoided modifying the space table to avoid complexity that would cause delay. At this point, if modifications appear appropriate, Commissioners should be ready to make that case at the Title 49 meeting on June 24th. Along those lines, staff has added a few categories that repeatedly come up in project evaluations that may warrant their own standards. One of those is "mobile food vendors," which would require definition. Attached is the State of Alaska definition of mobile food vendors, and some examples from other locations (Attachment B).

Commissioners have differing opinions on reducing loading spaces. A range of options for increasing spaces is attached (Attachment C).

Below is a discussion of how the space tables and loading space tables have been modified.

Space Standards for Parking

Attached is a table reducing parking requirements to 40% (60% reduction).

For standards based on a particular number of features (rooms, beds, etc.) the existing standard is reduced to a percentage of a parking spot. For instance, where one parking space is required per bedroom, in the TCPD 0.4 spaces would be required.

For standards based on square footage, the square footage has been modified to require one parking space. For instance, if the regular standard is one parking space per 200 square feet, in the TCPD that is 0.4 spaces per 200 feet, or 1 per 500 square feet.

Items in red are newly added for Commissioner consideration.

Some comments provided by Commissioners and staff are included.

Loading Zone Reductions

The simplest option is to say, “Developments over XXX square feet must have one off-street loading space.”

Currently, required loading zones are based on square footage.

By increasing square footage ranges, we decrease the number of loading spaces required per square foot.

The table provided increases current square footage requirements by:

- 20 percent
- 30 percent
- 40 percent
- 50 percent

ATTACHMENTS

Attachment A: Proposed Space Table

Attachment B: Mobile Food Vendor

Attachment C: Loading Spaces – square footage ranges

PROPOSED SPACE TABLE

Items in RED added for Commissioner consideration.

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 in All Other Areas	Spaces Required in Geographic Area of Juneau or Douglas	Spaces Required in Parking District
Single-family and duplex	2 per each dwelling unit	2 per each dwelling unit	1 per each dwelling unit
Multifamily units	1.5 per one bedroom	1.0 per one bedroom	0.4 per one bedroom
	1.75 per two bedrooms	1.5 per two bedrooms	0.6 per one bedroom
	2.25 per three or four bedrooms	2.0 per three or four bedrooms	0.8 per three or four bedrooms (more?)
Roominghouses, boardinghouses, single-room occupancies with shared facilities, bed and breakfasts, halfway houses, and group homes	1 per bedroom	1 per 2 bedrooms	0.4 per two bedrooms
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	1 per each single-room occupancy plus 1 additional per each increment of four single-room occupancies with private facilities	0.4 per each single-room occupancy plus 0.4 per each increment of four single-room occupancies with private facilities
Accessory apartments	1	1	0.4 per each unit
Motels	1 per each unit in the motel	1 per each unit in the motel	0.4 per each unit in the motel
Hotels	1 per each four units	1 per each four units	0.4 per each four units
Hospitals and nursing homes	2 per bed OR one per 400 square feet of gross floor area	2 per bed OR one per 400 square feet of gross floor area	0.8 per bed OR one per 1,000 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	0.6 parking spaces per dwelling unit, plus 1 guest parking space for each 10 units, plus 1 parking space per employee	1 per four dwelling units, plus 0.4 guest parking spaces per 10 units, plus 0.4 parking spaces per employee.
Assisted living facility	0.4 parking spaces per maximum number of residents	0.4 parking spaces per maximum number of residents	0.16 parking spaces per maximum number of residents

Commented [LC1]: Rounded to 1 because .8 will always round to one for a single family and a duplex will always require 2.

Commented [LC2]: You had 0 but I changed to .4 because if there are 2 apps on one lot (rare but it can happen) we could get 1 parking spaces for the 2 AAPs.

Commented [LC3]: You had .24 per DU but I changed 1 per 4 because I thought that was easier.

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(Supp. No. 130)

Sobering centers	1 parking space per 6 beds, plus 1 visitor parking space	1 parking space per 6 beds, plus 1 visitor parking space	0.4 parking spaces per six beds, plus 0.4 visitor parking space
Theaters	1 for each four seats	1 for each four seats	0.4 for each seats
Churches, auditoriums, and similar enclosed places of assembly	1 for each four seats in the auditorium	1 for each four seats in the auditorium	0.4 per each seats in the auditorium
Bowling alleys	3 per alley	3 per alley	1.2 per alley
Banks, offices and retail commercial	1 per 300 square feet of gross floor area	1 per 300 square feet of gross floor area	1 per 750 square feet of gross floor area
Medical or dental clinics	1 per 200 square feet of gross floor area	1 per 200 square feet of gross floor area	1 per 500 square feet of gross floor area
Mortuaries	1 per six seats based on maximum seating capacity in main auditorium	1 per six seats based on maximum seating capacity in main auditorium	0.4 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	1 per 1,000 square feet of gross floor area	1 per 2,500 square feet of gross floor area
Restaurants and alcoholic beverage dispensaries	1 per 200 square feet of gross floor area	1 per 200 square feet of gross floor area	1 per 500 square feet of gross floor area
Swimming pools serving general public	1 per four persons based on pool capacity	1 per four persons based on pool capacity	0.4 per four persons based on pool capacity
Retail commercial	1 per 300 square feet of gross floor area	1 per 300 square feet of gross floor area	1 per 750 square feet of gross floor area combined with banks & offices
Shopping centers and malls	1 per 300 square feet of gross leasable floor area	1 per 300 square feet of gross leasable floor area	1 per 750 square feet of gross floor area
Convenience stores	1 per 250 square feet of gross floor areas or as provided at 49.65.540(b)	1 per 250 square feet of gross floor areas or as provided at 49.65.540(b)	1 per 625 square feet of gross floor area or as provided at 49.65.540(b)
Pleasure craft moorages	1 per three moorage stalls	1 per three moorage stalls	0.4 per three moorage stalls
Commercial craft moorage	1 per two moorage stalls	1 per two moorage stalls	0.4 per two 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	1 per 1,000 square feet gross floor area except that office space shall provide parking as required for offices	1 per 2,500 square feet gross floor area except that office space shall provide parking as provided for offices.
Libraries and museums	1 per 600 square feet gross floor area	1 per 600 square feet gross floor area	1 per 1,500 square feet of gross floor area
Schools, elementary	2 per classroom	2 per classroom	0.8 per classroom
Middle school or junior high	1.5 per classroom	1.5 per classroom	0.6 per classroom

Commented [IG4]: PV questions perhaps going up to 12 beds. How many people will be driving at a sobering center?

Commented [IG5]: PV questions if this is close enough to retail commercial to combine. [49.65.540 provides a parking bonus of per 350 SF. Would we want to change that. Note, PD more generous than 540(b) LAW IS REVIEWING FOR POTENTIAL CONFLICT]

Commented [IG6]: E mail to D&H on 6/14/2021

Commented [IG7]: PV is concerned that this is undersized

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(Supp. No. 130)

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	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom	A minimum of 6 spaces per school; where auditorium or general assembly is available, 0.6 per four seats; 0.4 additional spaces 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	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	1 per 1,250 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, 0.4 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	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	1 per 750 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, 0.4 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 non-accessible parking spaces may be in a stacked parking configuration	5 spaces per bay. For facilities with two or more bays, up to 60% of the required non-accessible parking spaces may be in a stacked parking configuration	2 spaces per bay. For facilities with two or more bays, up to 60% of the required non-accessible parking spaces may be in a stacked configuration
Post office	1 per 200 square feet gross floor area	1 per 200 square feet gross floor area	1 per 500 square feet of floor area.
Childcare Home	49.65 Article X, cannot be varied	49.65 Article X, cannot be varied	49.65 Article X, cannot be varied
Childcare Center	49.65 Article X, cannot be varied	49.65 Article X, cannot be varied	49.65 Article X, cannot be varied
Salon and Spas			
Indoor sports facilities, gyms			
Mobile Food Vendors			0
Seasonal open air food service (TPU 8.3)			

Commented [IG8]: PV feels this should be, at a minimum, one per 300, comparable to retail commercial. Neither Kindred Post nor USPS at the Federal Building have any. Unfair to new development.

Commented [IG9]: Just so all the parking stuff is in one spot

Commented [LC10]: Joseph and I would like to see this. We use retail now which seems like too much

Commented [LC11]: We use the churches and general places of assembly which also seems like too much.

Mobile Food Vendor:

From Alaska Division of Environmental Health, Food Safety & Sanitation Program

<https://dec.alaska.gov/eh/fss/food/retail/mobile/>

A mobile unit is defined as a type of food service that is located in a vehicle, trailer, or cart and is capable of moving easily daily. These units, unless they are a pushcart, must be capable of being licensed by the state as a motor vehicle, and can be moved without special conditions (such as a pilot car, flagging, or restricted hours of movement). Mobile units must completely retain their mobility at all times.

There are four types of mobile units. The mobile unit type is based on the menu and equipment provided on the unit.

- **Pushcart*** - This type of unit is a wheeled, nonmotorized, mobile food unit which is manually moveable by one or two persons. A pushcart must contain on or within the cart sufficient food, utensils, paper products, cleaning supplies, potable water supply, and wastewater holding capacity for daily operations.
- **Mobile Unit (not self-contained)*** - This type of unit requires the support of a commissary or warehouse. Menu may be limited.
- **Mobile Unit (self-contained)** - These types of units are constructed with all of the equipment and storage necessary to carry out day to day operations without the support of a commissary or warehouse.
- **Mobile Retail Vendor*** - These units sell packaged retail food items or whole or packaged seafood. The market is operated out of a vehicle or trailer which is registered by the state as a motor vehicle.

*These mobile units are required to have a commissary or warehouse.

Other thoughts:

Exclusive rights on a property?

Alexandria, VA

Food truck. A food truck is a mobile food establishment as defined in section 11-2-4 of this code, but limited to food establishments located in a motor vehicle licensed to operate by a department of motor vehicles.

Food truck vendor. Any person who sells, offers for sale, or serves food from a food truck.

Pushcarts. Any wheeled vehicle or device other than a motor vehicle or trailer that may be moved with or without the assistance of a motor and that does not require registration by the department of motor vehicles, used for the displaying, storing, providing or transporting of Food, articles, or services, offered for sale or served by a vendor. (Ord. No. 4875, 5/17/14, Sec. 1)

St. Petersburg, FL

TYPES OF MOBILE FOOD VENDING UNITS

1. Pushcart: Within the city of St. Petersburg, a pushcart is small in scale, designed for manual operation and restricted to a specific list of items including flowers, plants, fruits, vegetables, beverages, hot dogs and other prepared and prepackaged food including sandwiches, ice cream and snack-type edibles. A pushcart shall not be propelled by an internal combustion engine, electric motor or other similar mechanical device; and when fully loaded with merchandise, shall be movable by a single individual.
2. Mobile Ice Cream Truck: A mobile ice cream truck is a vehicle serving only pre-packaged frozen dairy or frozen water-based food products, soft serve or hand dipped frozen dairy products and pre-packaged beverages. The regulations for mobile ice cream trucks will remain primarily unchanged.
3. Mobile Canteen Truck: A mobile canteen truck is a self-propelled vehicle that typically sells products on private property, to employees of a private client or contracted business. Canteen trucks generally offer a wider selection of food items than pushcarts because the vehicle includes mechanical refrigeration and hot holding equipment. Food sales are conducted from the exterior of the vehicle.
4. Mobile Kitchen, (most commonly referred to as a “food truck”): A mobile kitchen typically operates on private property with service to the general public; however, where local ordinances allow, a mobile food truck may also operate upon and sell products from within, the public rights-of-way. Mobile kitchens generally include a full-service, commercial kitchen accommodating the production of specialized and gourmet cuisine in large quantities. The food is cooked, prepared and then distributed directly from the vehicle through a side-access window. Unlike an ice-cream truck, which is constantly in motion and responds to customers waiting along the side of a public right-of-way, mobile kitchens are typically stationary through the meal period and advertise their daily location using social networking services, such as Facebook and Twitter.

Columbus, OH

- (m) "Food trailer" shall mean any vehicle without motive power that is designed to be drawn by a motor vehicle and is specifically designed or used for food vending operations.
- (n) "Food truck" shall mean a vehicle propelled by an engine which has been specifically designed or used for mobile food vending.
- (o) "Food truck industry" shall mean both food trucks and food trailers.
- (p) "Food vending operation" shall mean a place, location, site, or separate area where food intended to be served in individual portions is prepared or served for a charge or required

donation. As used in this subsection, "served" means a response made to an order for one or more individual portions of food in a form that is edible without washing, cooking, or additional preparation and "prepared" means any action that affects a food other than receiving or maintaining it at the temperature at which it was received.

- (w) "Mobile food vending unit" shall mean a food service operation or retail food establishment that is operated from a food truck, food trailer, pedi-food cart, or pushcart, and that can or does routinely change location. For the purposes of a mobile food vending license," mobile food vending unit "excludes food delivery operations and vending machines, as defined in Ohio Revised Code 3717.01(L).
- (ee) "Pushcart" shall mean a vehicle propelled by human power which has been specifically designed or used for mobile food vending. Vehicles not specifically designed for mobile food vending including, by way of example and not by way of limitation, racks, wheelbarrows, dollies, grocery carts, baby carriages, tables, chairs, benches, cabinets, or other furniture and boxes, buckets, tubs, or other containers or devices which normally rest on the ground whether or not wheels have been attached shall not be licensed as pushcarts.

Denver, CO

Mobile Retail Food Establishment: A retail food establishment that is a wheeled vehicle (such as a mobile truck or mobile trailer) that is readily moveable and designed for the service of food from the *interior of the unit* and that is intended to physically report to and operate from a commissary for servicing, restocking, and maintenance each operating day. Per DFD, food trucks cannot park within 10 feet of another food truck or a structure.

Savanna, GA (draft)

- (b) **"Mobile food service unit"** shall mean a food establishment that reports to and operates from a base of operations and is readily moveable, designed and equipped to serve food and so approved by the Chatham County health department.
- (c) **"Food Truck"** shall mean mobile food establishment as defined in this Code, but limited to food establishments located in a motor vehicle licensed to operate by a department of motor vehicles, and permitted by the City of Savannah.
- (d) **"Push Cart"** shall mean a moveable, wheeled, non-motorized vehicle. Any wheeled vehicle or device other than a motor vehicle that may be moved with or without the assistance of a motor and that does not require registration by the department of motor vehicles, used for the displaying, storing, providing or transporting of food or services.

(e) **“Vending”** shall mean any business enterprise in which merchandise, prepackaged food, services or a combination thereof are rendered for sale to the general public on private property licensed and approved by the City.

# req'd	SF Range		20% INCREASE				30% INCREASE				40% INCREASE				50% INCREASE			
			Actual		Proposed		Actual		Proposed		Actual		Proposed		Actual		Proposed	
			Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
			Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
1	5,000	29,000	6,000	34,800	6,000	35,999	6,500	37,700	6,500	38,999	7,000	40,600	7,000	41,999	7,500	43,500	7,500	44,999
2	30,000	59,999	36,000	71,999	36,000	72,000	39,000	77,999	39,000	78,000	42,000	83,999	42,000	84,000	45,000	89,999	45,000	90,000
1	ea. Addl.	30,000		36,000		36,000		39,000		39,000		42,000		42,000		45,000		45,000
1	5,000	24,999	6,000	29,999	6,000	29,999	6,500	32,499	6,500	32,499	7,000	34,999	7,000	34,999	7,500	37,499	7,500	37,499
2	25,000	59,999	30,000	71,999	30,000	72,000	32,500	77,999	32,500	78,000	35,000	83,999	35,000	84,000	37,500	89,999	37,500	90,000
1	ea. ad.	30,000		36,000		36,000		39,000		39,000		42,000		42,000		45,000		45,000
1	5,000	24,999	6,000	29,999	6,000	29,999	6,500	32,499	6,500	32,499	7,000	34,999	7,000	34,999	7,500	37,499	7,500	37,499
2	25,000	50,000	30,000	60,000	30,000	60,000	32,500	65,000	32,500	65,000	35,000	70,000	35,000	70,000	37,500	75,000	37,500	75,000
1	ea. ad.	30,000		36,000		36,000		39,000		39,000		42,000		42,000		45,000		45,000
1	5,000	39,999	6,000	47,999	6,000	48,000	6,500	51,999	6,500	52,000	7,000	55,999	7,000	56,000	7,500	59,999	7,500	60,000
1	ea. ad.	40,000		48,000		48,000		52,000		52,000		56,000		56,000		60,000		60,000

- 1 Every two school busses
- 1 More than 25 beds

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Industrial Office Space

ATTACHMENTS:

Description	Upload Date	Type
☐ Memo Regarding Industrial Office Space	6/21/2021	Miscellaneous



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

June 18, 2021

MEMO

From: Jill Maclean, AICP, Director *Jill Maclean*
To: Nathaniel Dye, Chair, Title 49 Committee
Case Number: Not yet assigned

RE: Office Space on Industrial Land

The Director is proposing modifications to the Table of Permissible Uses [CBJ 49.25.300] that will improve flexibility for Industrial Land.

Currently, land that is Industrially zoned cannot have office space more than 2,500 square feet unless it has direct frontage onto Glacier Highway, west of Industrial Boulevard: Paragraph 3.400, note S. This is the only application of Note S. By eliminating this note, we allow office space over 2,500 square feet when associated with an Industrial use.

This prohibition has impacted legitimate Industrial uses that have strong office components. For instance, a local engineering firm was interested in building a new office building on Industrial land. This firm does materials testing, which is a legitimate Industrial use. They also provide surveying, construction inspection, and administration. For this firm there are frequent visits from contractors who have large vehicles or are towing items. The proposal for each employee to have their own cubicle and for a common meeting space resulted in office space over 2,500 square feet.