



Why Was The Title 49 Project Created?

- Title 49 has been identified as a barrier to development and Assembly goals
- Title 49 has aged to the point that a large-scale overhaul/rewrite is a very appropriate action
- The project is too large to be absorbed by existing CDD staff and required a separate team

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Title 49 Project History

- Title 49 Rewrite identified as a project at 2023 Assembly retreat
- Project approved June 2024 in FY25 budget
- Special Project Planning Manager joins CBJ August 2024
- Ad Hoc Title 49 Rewrite Advisory Committee appointed by the Mayor September 2024
- Committee meets for first time October 2024
- Contract Attorney joins team October 2024

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What is Title 49?
Title 49 is the Land Use portion of CBJ's Code of Ordinances
Title 49 covers zoning districts, allowable uses, parking, dimensional standards, subdivisions, permits, and much more
The current iteration of Title 49 was written in 1987 and has been amended many times since

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Title 49 Purpose and Intent (49.05.100)

- Enact the comprehensive plan
- Grow CBJ in a way that is aligned with the values of its residents
- Maximize benefits of growth while minimizing the negative impacts
- Ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities
- Promote public health, safety, and general welfare
- Provide adequate open space for light and air
- Recognize the economic value of land and encourage its proper and beneficial use
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Title 49 Chapters

9.05 Establishment	49.55 Financial Responsibility
9.10 Administration and Compliance	49.60 Bonus Procedures and Policies
9.15 Permits	49.65 Specified Use Provisions
9.20 Appeals, Variances and Interpretations	49.70 Specified Area Provisions
9.25 Zoning Districts	49.75 Rezonings, Special Standards, Regulations and Text Amendments
9.30 Nonconforming Situations	49.80 Definitions
9.35 Public and Private Improvements	49.85 Fees for Land Use Actions
9.40 Parking and Traffic	
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Title 49 Administration – Planning Commission

- Planning Commission has the following duties under 49.10.170:
 Comprehensive plan review
 - Review of the capital improvements program
 - City and borough land disposals and projects
 - Development code amendments The Commission shall make recommendations to the assembly on all proposed amendments to this title, zonings and rezonings, indicating compliance with the provisions of this title and the comprehensive plan
 - Land use actions and related decisions plats, permits, appeals, variances, boundary interpretations, similar use determinations, etc.

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Title 49 Administration - CDD

- CDD Director is authorized to carry out duties set forth in Title 49 (49.10.500)
- The Director may delegate authority to staff to assist in the administration of Title 49

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What is This Committee's Charge?

Phase 1

- Review and recommend sections of Title 49 for removal, improvement, or replacement
- Evaluate and provide feedback on proposed Title 49 text amendment concepts before they are routed to the Assembly

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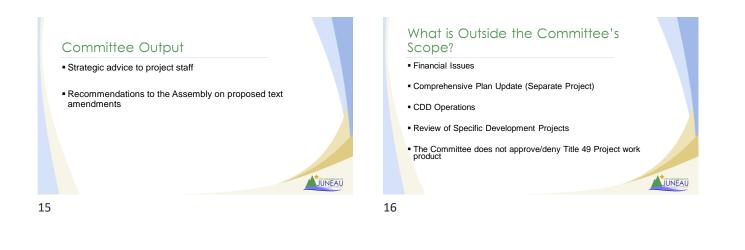
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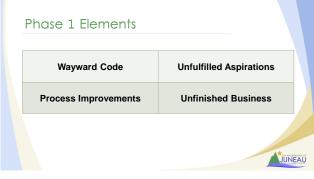
Phase 2

- Advise on public engagement strategies related to zoning and development topics and assist in the interpretation of feedback received
- Review and comment on the concepts, standards, and processes to be retained, modified, or created for the next generation of Title 49
- \bullet Ensure consistency is maintained between the updated Comprehensive Plan and the revised Title 49
- Provide input on the form and structure of the rewritten Title 49

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- Does it streamline a process and/or remove barriers to reasonable development?
- Does it move forward one or more 2024 Assembly Goals?



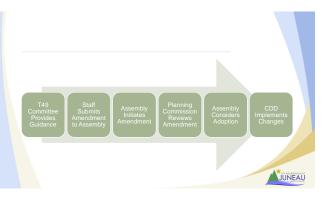




- 2. Economic Development Assure Juneau has a vibrant, diverse local economy
- 3. Sustainable Budget and Organization Assure CBJ is able to deliver services in a cost efficient and effective manner that meets the needs of the community
- 4. Community Wellness and Public Safety Juneau is safe and welcoming for all citizens
- 5. Sustainable Community Juneau will maintain a resilient social, economic, and environmental habitat for existing population and future generations.

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rob.dumouchel@juneau.gov

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