

**Topic:** Comprehensive Planning  
**Resource Type:** Planning Documents & Policy Statements  
**State:** Alaska  
**Jurisdiction Type:** Municipal  
**Municipality:** City of Juneau  
**Year** (*adopted, written, etc.*): 1995  
**Community Type – applicable to:** Urban; Suburban  
**Title:** Conservation and Development:  
Comprehensive Plan Region 10 Alaska  
**Document Last Updated in Database:** February 24, 2016

### ***Abstract***

The Juneau Comprehensive Plan sets out both sustainable growth visions and natural resource goals for the borough. Adopted in 1995, the plan states policy goals and options for implementing these goals. With respect to development, the plan calls for compact urban areas to minimize environmental impacts and protect natural resources. The natural resources chapter highlights Juneau’s unique natural setting and the importance of regulating habitat and resource protection at the local level. It calls for the protection of wetlands and streams, wildlife habitat, stellar sea lion habitat, eagle habitat, and for bear management. While the plan does not require implementation of these recommendations, it sets a clear environmental vision for the city.

### ***Resource***

**Conservation and Development: Comprehensive Plan Region 10 Alaska  
Juneau, Alaska**  
**[49.05.200](#) Comprehensive plan.**

(a) The City and Borough comprehensive plan is designed to lessen congestion in the streets; secure safety from fire, panic and other dangers; promote health and the general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; and facilitate adequate and cost-effective provision for transportation, water, sewerage, schools, parks and other public requirements.

(b) The comprehensive plan adopted by the assembly by ordinance contains the policies that guide and direct public and private land use activities in the City and Borough. The implementation of such policies includes the adoption of ordinances in this title. Where there is a conflict between the comprehensive plan and any ordinance adopted under or pursuant to this title, such ordinance shall take precedence over the comprehensive plan.

(1) Plan adopted. There is adopted as the comprehensive plan of the City and Borough of Juneau, that publication titled "The Comprehensive Plan of the City and Borough of Juneau, Alaska, 1995 Update," updated November 1996, including the following additions:

(A) The Juneau Coastal Management Plan, dated 1986, as amended through December 1990;

(B) The Downtown Historic District Development Plan, dated December 1981; provided that the proposed district boundaries shall be those established by the assembly under a separate ordinance;

(C) The Downtown Waterfront Study, dated 1984;

(D) The Last Chance Basin Land Management Plan, dated May 1978, updated November 1994;

(E) Watershed Control Program - Salmon Creek Source, dated April 1992; and

(F) Watershed Control and Wellhead Protection Program - Gold Creek Source, dated November 1994.

(2) Changes, corrections, and interpretations. There is adopted for purposes of changing, correcting, or interpreting The Comprehensive Plan of the City and Borough of Juneau, Alaska, 1995 Update, the following items:

(A) That map entitled "Vicinity Map, Mixed Use Area" dated March 13, 1997, which shall, for the purpose of changing the comprehensive plan, replace Map 6A originally adopted as part of The Comprehensive Plan of the City and Borough of Juneau, Alaska, 1995 Update.

(B) Paragraph 7 of Page 137 of The Comprehensive Plan of the City and Borough of Juneau, Alaska, 1995 Update, entitled "Mixed Use (Including High Density Residential)," is amended to read: Land in the downtown and other areas intended for a mixture of retail, office, general commercial, and high density residential uses at a density of 60 residential units per acre downtown, and a density of 40 units per acre elsewhere. In the MU-1 area, building height limit shall be 45 feet, and the front yard setback shall be five feet generally but ten feet for that portion of a front yard located within 15 feet of a street intersection. These uses could be combined within a single building.

(C) Section 3.1, providing for implementation actions, is amended by the addition of new subsections 3.1.9 through 3.1.16; Map 9B relating to the North Douglas Urban Service Boundary is amended and

extended to include Bonnie Brae Subdivision and intervening properties; a summary of stormwater management is included in the "Water Quality" section of Chapter 3, and a new section 3.3.9 providing implementation actions for a stormwater management program, all as set forth in Exhibit A to the ordinance codified at this section.

(c) No rights created. The goals and policies set forth in the comprehensive plan are aspirational in nature, and are not intended to commit the City and Borough to a particular action, schedule, or methodology. Neither the comprehensive plan nor the technical appendix adopted under this section nor the amendment of either creates any right in any person to a zone change nor to any permit or other authority to make a particular use of land; neither do they constitute a regulation of land nor a reservation or dedication of privately owned land for public purpose.

(Serial No. 87-49, § 2, 1987; Serial No. 88-53, § 2, 1988; Serial No. 92-37, § 2, 1992; Serial No. 94-44, § 2, 1994; Serial No. 95-37am, § 2, 1996; Serial No. 97-13, § 2, 1997; Serial No. 2003-06, § 2, 2-10-2003)