

ARTICLE II. COMPREHENSIVE PLAN

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, 2013 Update, including the following additions:
 - (A) Reserved.
 - (B) The City and Borough of Juneau's Historic and Cultural Preservation Plan, dated February 2020;
 - (C) The Long Range Waterfront Plan for the City and Borough of Juneau, dated January 22, 2004, as amended including by Ordinance 2022-12 ;
 - (D) The Last Chance Basin Land Management Plan, dated May 1978, updated November 1994;
 - (E) Watershed Control Program - Salmon Creek Source, dated April 1992;
 - (F) Watershed Control and Wellhead Protection Program - Gold Creek Source, dated November 1994;
 - (G) Chapter 6 and Plate 1 of the West Douglas Conceptual Plan, dated May 1997;
 - (H) Juneau Non-Motorized Transportation Plan, dated November 2009;
 - (I) 2010 Downtown Parking Management Plan;
 - (J) Chapter 5 of the Willoughby District Land Use Plan, dated March 2012;
 - (K) Municipal Drinking Water Supply Plan, dated June 5, 2012;
 - (L) Wireless Telecommunication Master Plan, dated May 2014;
 - (M) Juneau Economic Development Plan, dated January 28, 2015;
 - (N) Auke Bay Area Plan, dated March 16, 2015; and
 - (O) Lemon Creek Area Plan, dated December 18, 2017.
 - (2) *Changes, corrections, and interpretations.* Reserved.
- (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; Serial No. 2004-40, § 2, 10-25-2004; Serial No. 2007-07, § 2, 2-12-2007, eff. 3-15-2007; Serial No. 2008-19, § 2, 6-23-2008; Serial No. 2008-30, § 2, 10-20-2008; Serial No. 2009-15, § 2, 11-2-2009; Serial No. 2010-21, § 3, 7-19-2010; Serial No. 2012-14, § 2, 4-2-2012 ; Serial No. 2013-26(am), § 2, 11-4-2013, eff. 12-5-2013 ; Serial No. 2014-32(e)am, § 5, 9-29-2014, eff. 10-29-2014 ; Serial No. 2015-10, § 2, 2-23-2015, eff. 3-26-2015 ; Serial No. 2015-13 , § 2, 3-16-2015, eff. 4-16-2015; Serial No. 2017-34, § 2, 1-8-2018, eff. 2-8-2018 ; Serial No. 2020-07, § 2, 3-16-2020, eff. 4-16-2020 ; Serial No. 2021-13 , § 2, 9-13-2021, eff. 10-14-2021; Serial No. 2022-12(am) , § 2, 3-14-2022, eff. 4-13-2022)

49.10.170 Duties.

- (a) *Comprehensive plan review.* The commission shall undertake a general review of the comprehensive plan two years after the adoption of the most recent update and shall recommend appropriate amendments to the assembly. Proposed map changes shall be reviewed on a neighborhood or community basis as directed by the planning commission.
- (b) *Review of the capital improvements program.* Upon adequate notice which shall be provided by the director, the commission shall review annually the capital improvements program of the City and Borough and submit its recommendations to the assembly.
- (c) *City and borough land disposals and projects.* The commission shall review and make recommendations to the assembly on land disposals as prescribed by title 53, or capital improvement projects by any City and Borough agency.
- (d) *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.
- (e) *Land use actions and related decisions.*
 - (1) All plats approved by the platting board prior to adoption of Serial No. 87-49 are ratified, notwithstanding the use of the commission seal or resolution.
 - (2) The commission shall hear and decide all major development permit applications, density bonus requests, and appeals of decisions made by the director.
 - (3) Hear and decide variance request other than administrative variances.
 - (4) Rule upon map boundary questions and interpret the text of the title as provided in section 49.20.300.
 - (5) Make similar use determinations as provided in section 49.20.320.

(Serial No. 87-49, § 2, 1987; Serial No. 2013-26(am), § 3, 11-4-2013, eff. 12-5-2013 ; Serial No. 2019-19, § 2, 7-22-2019, eff. 8-22-2019 ; Serial No. 2021-19, § 2, 8-2-2021, eff. 9-1-2021)