



(907) 586-0757
Jill.Maclean@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

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MEMO

To: Mayor Weldon and Assembly Members

From: Jill Maclean, Director, AICP 

RE: Options for Land Use Code Regulatory Changes

Purpose

Two options to update land use regulation in Juneau.

Option 1 – Existing Approach

Process requires:

- Assembly identify a section of code to rewrite
- Staff researches and drafts language
- Title 49 Subcommittee; Public Outreach; Planning Commission; Law; Planning Commission; Assembly; and at any of these stops a small change may require a return visit to the same committee or commission
- Requires multiple, sometimes conflicting adoption processes

Vulnerabilities:

- Competing workload (permits, natural disasters and other urgent work)
- Changing priorities (Assembly driven)
- Length of time can cause stops and starts with new staff, commissioners, assembly.
- Law changes are not always reviewed by Planning Commission
- Attempts to fix a code that does not work for Juneau (intended for flat, urban locations)

Examples of this approach and approximate adoption times include:

- Downtown Juneau Alternative Development Overlay District
- Downtown Parking
- Nonconforming Situation Review

Timeline: Two years per section of code rewritten

Option 2 – Complete Re-Write

Process requires:

- Dedicated CDD and Law staff
- Contractor / consultant
- Process with public engagement (may be combined with Comp Plan process)
- Streamlining review and adoption processes
- 3 to 5 years for entire code rewrite

Vulnerabilities:

- Cost

Advantages:

- Land use regulations
 - Crafted with a Juneau lens
 - Consistent within itself
 - Consistent with Comp Plan visioning; and
 - Consistent with or complimentary to building and fire codes (Title 19)
- Protects against changing priorities

Timeline: 3-5 years for entire code