

# CHAPTER 18

## IMPLEMENTATION AND ADMINISTRATION

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The policies in this *Comprehensive Plan* concern the natural and human factors that will influence Juneau’s growth. They reflect the expressed desire of the residents to build upon the best characteristics of their community and mitigate problems that may arise from uncontrolled development. This *Plan* and its components are adopted by the Assembly as official and binding policy for actions taken by any CBJ Department, Commission or Board. The key to assuring successful use of the *Plan* in day-to-day civic affairs is making sure the *Plan* is available and accessible to those who need to be aware of the policies it contains. Administratively, this is one of the duties of the Community Development Department, which needs to consult the *Plan* on a regular basis when it carries out its other duties and in the course of working with other CBJ departments and deliberative bodies.

Proper implementation and administration of the *Plan* depends on a number of other activities as well, not the least of which is to be aware of where the *Plan* is inadequate to address an issue or where the *Plan* has unintended consequences. In these cases, the CBJ must consider amending the *Plan* in the face of new information or unexpected or changed circumstances. For both assuring that actions are consistent with the *Plan*, and for assuring the *Plan* is responsive to public needs and changing conditions, the CBJ must:

- Monitor changes in land use, social, economic and environmental conditions and periodically review and update the *Plan* to reflect these factors;
- Maintain and use procedures to amend the *Plan* to address needs of individual property owners;
- Provide for ongoing resident involvement in the land use decision making process; and
- Coordinate municipal activities with state and federal agencies with regard to decisions of mutual concern.

### **The Comprehensive Plan as a Guiding Planning Document**

The *Comprehensive Plan* provides a rational and consistent policy basis for guiding all future CBJ government growth and development decisions. This requires that each land use decision, from the most minor variance to the development of a New Growth Area, be evaluated for its compliance with the policies, guidelines, standards and criteria established in the *Plan*. To ensure this, procedures must be followed to require that routine consultation of the *Plan* is an integral part of the land use decision making process.

The *Plan* contains 123 Policies, each of which may have an associated “Standard Operating Procedure,” “Development Guideline,” and/or “Implementing Action,” which are directives for how to carry out the policy. As a preliminary matter, the reviewer must determine which Policies are relevant to the subject at hand. Of course, the writers of the *Plan* cannot envision every sort of proposal that might one day be conceived and analyzed against the Policies. In that vein, such analyses are not conducted on an absolute basis. That is, failure of a proposal to conform to one particular Policy in the *Plan* does not automatically mean that it is inappropriate if conformance is shown with other policies of the *Plan*. Thus, the analysis is one of balancing the many relevant policies and looking holistically at the particular situation, site and its environs.

**POLICY 18.1. TO ESTABLISH THIS COMPREHENSIVE PLAN AS THE PRIMARY POLICY DOCUMENT WITH WHICH TO GUIDE RESOURCE CONSERVATION AND FUTURE GROWTH AND DEVELOPMENT AND TO MANAGE THE PHYSICAL ENVIRONMENT.**

**Standard Operating Procedure**

18.1 - SOP1 Evaluate all ordinances, plans, capital improvements and public programs to ensure their consistency with the *Comprehensive Plan*. For specific land use or permit applications, require the applicant, whether a public agency or private property owner, to demonstrate compliance to each applicable policy or provide evidence why an exception to a policy is warranted. Incorporate statements regarding compliance/non-compliance with Policies into findings of fact that provide the legal basis for determining approval or disapproval of a development application.

**Implementing Actions**

18.1 - IA1 Base Community Development Department annual budgets on *Plan* implementation needs and priorities, including the development of GIS-based planning tools; assess staff capacity to prepare *Plan* implementing actions on a timely basis.

18.1 - IA2 Revise, as necessary, zoning, subdivision and other land development ordinances to ensure consistency with the *Plan's* provisions. Amend the Land Use Code Maps (zoning designation maps), considering them to be the official application of the *Comprehensive Plan* Maps, to ensure that the zoning designations of specific sites within the CBJ are consistent with the Land Use Map designations of this *Plan*.

18.1 - IA3 Support residents' advisory committees to advise the Planning Commission and CBJ Assembly in related planning matters.

**Amendment and Updating**

A comprehensive plan is an effective policy instrument only if it is periodically updated to reflect current conditions and needs. The general policy below, which calls for review of the *Plan* roughly every other budget cycle, or two years after the completion of the last update, will provide the community with opportunities to make important mid-course corrections that respond to identified deficiencies and problems and/or accommodate changing social, economic, and environmental conditions. It is important to highlight the distinction between the Planning Commission's "review" of the *Plan*, their entertaining a specific "amendment" to the *Plan*, and "updating" the *Plan*. At the direction of the Assembly, their own discretion, or at the suggestion of CBJ staff or members of the public, the Planning Commission may seek to review and give consideration to an amendment to a land use map designation, or may seek to review a particular Policy, Standard Operating Procedure or Development Guideline for currency, or the Commission may seek to delete or add an Implementing Action to a Policy section. This type of review or amendment should be simply a matter of arranging for one or more public sessions of discussion and examination of the particular specific review or amendment to the *Plan*. The conclusion of a review session might be that the *Plan* is holding up well and does not need any change. If an amendment is deemed warranted by the Commission, they would recommend such to the CBJ Assembly for their consideration for adoption.

An update is considered to involve a wholesale review of all preamble text, Policies, Standard Operating Procedures, Development Guidelines, Implementing Actions and Land Use Map Designations, such as occurred in the 2008 and 2013 updates.

**POLICY 18.2. FOR THE PLANNING COMMISSION TO INITIATE A GENERAL REVIEW OF THE COMPREHENSIVE PLAN TWO YEARS AFTER THE ADOPTION OF THE LAST UPDATE, AND TO MAKE RECOMMENDATIONS TO THE ASSEMBLY TO AMEND IT AS NECESSARY TO REFLECT CHANGING CONDITIONS AND NEEDS AND TO CONSIDER AND ENACT AMENDMENTS TO THE PLAN AND LAND USE MAPS, INCLUDING AMENDMENTS TO THE URBAN SERVICE AREA BOUNDARY, AT ANY TIME THE PLANNING COMMISSION AND ASSEMBLY DETERMINE THAT AMENDMENTS ARE NEEDED.**

**Implementing Actions**

- 18.2 - IA1 Develop procedures to monitor changing conditions and update the CBJ land database as necessary. This may require establishing a data collection system.
- 18.2 - IA2 Prepare a biennial report that:
  - A. Indicates public and private development activity in the past period;
  - B. Identifies problems and deficiencies in implementing the *Plan*; and
  - C. Describes environmental, economic, social, demographic and other conditions that may necessitate changes and/or amendments to the *Plan*.
- 18.2 - IA3 Identify all general and site-specific changes, issues and concerns that should be addressed in the biennial review process, after soliciting comments from public officials, state and federal agencies, property owners, neighborhood and business organizations, and other special interest groups.
- 18.2 - IA4 Establish procedures governing the *Comprehensive Plan* review process including roles and responsibilities of staff and public officials, nature and extent of resident involvement, and public notice and hearing requirements.
- 18.2 - IA5 Adopt procedures for considering amendments to the *Plan* initiated by property owners or residents between major updates, providing that one or more of the following factors can be demonstrated that:
  - A. The original decision was in error because important information available at the time was not adequately considered;
  - B. Changing conditions and/or new information renders the original decision inappropriate; and/or
  - C. The proposed change is consistent with other applicable policies of the *Comprehensive Plan*, other CBJ adopted Plans, and any specific subarea plans that apply to the site/area.

**POLICY 18.3. FOR THE PLANNING COMMISSION TO UNDERTAKE A FULL UPDATE OF THE COMPREHENSIVE PLAN AT LEAST ONCE EVERY TEN YEARS AND TO MAKE RECOMMENDATION TO THE ASSEMBLY TO AMEND IT AS NECESSARY.**

**Implementing Action**

- 18.3 - IA1 When the Planning Commission finds, during its general review of the *Comprehensive Plan*, that the *Plan* warrants a major update, initiate a major update to the *Plan*.

## **Resident Involvement**

Efforts to involve residents in the formulation and periodic updating of this *Plan* ensure that a wide range of community attitudes and interests are reflected in the final product. The process also helps develop an understanding of and support for land use planning. The CBJ government should continue to provide residents with a timely and efficient means of receiving information about local land use proposals and participating in a decision making process in a manner appropriate to the level, type and importance of the activity or decision.

### **POLICY 18.4. TO MAINTAIN AN ONGOING RESIDENT INVOLVEMENT PROGRAM IN RELATION TO LAND USE PLANNING.**

#### **Standard Operating Procedures**

- 18.4 - SOP1 Encourage media coverage of land use activities; provide ample public notification of public meetings and hearings, allowing residents adequate time to respond to new proposals.
- 18.4 - SOP2 Encourage and facilitate the formation of CBJ-sanctioned neighborhood organizations in areas that lack such representation in order to advise the CBJ government of neighborhood and community-wide opinions in land use matters.
- A. Establish procedures for neighborhood organizations including recognition provisions, meeting and notification requirements, and other factors;
  - B. Notify neighborhood organizations of proposed land use actions that affect them directly;
  - C. Submit texts of proposed ordinances and plans to affected neighborhood associations and allow for timely review and comment;
  - D. Provide timely technical assistance to neighborhood associations, including analysis of land use issues, and other appropriate activities; and
  - E. Include representatives of neighborhood organizations in the review of capital improvement programs and CBJ budgeting processes.
- 18.4 - SOP3 Sponsor public outreach meetings, workshops, resident advisory committees, and/or resident task forces to advise the CBJ government on major issues of community-wide concern such as solid waste disposal, New Growth Area development and downtown Juneau planning.
- 18.4 - SOP4 Support alternative methods for increasing public participation in the CBJ government's decision-making and planning process.

## **Intergovernmental Coordination**

There is a continuing need for coordination between the CBJ government and state and federal agencies, as the latter governments control nearly 80 percent of the land area in the borough and have major responsibilities for managing/developing coastal and other natural resources. This *Plan* is an effective guide for future growth and development in the borough only with the cooperation of these entities.

### **POLICY 18.5. TO FACILITATE INTER-GOVERNMENTAL COORDINATION SO THAT DECISIONS AFFECTING LOCAL PLANNING AND DEVELOPMENT ARE RENDERED IN AN EFFICIENT AND CONSISTENT MANNER.**

#### **Standard Operating Procedure**

- 18.5 - SOP1 Notify appropriate state and federal agencies of local actions that affect matters within their jurisdiction.

## **Implementing Actions**

- 18.5 - IA1 Establish and maintain intergovernmental agreements with those state and federal agencies that have local management/development responsibilities: Alaska Departments of Transportation and Public Facilities (ADOT&PF), Fish and Game (ADF&G), Natural Resources (DNR), and Environmental Conservation (DEC); the U.S. Forest Service, Bureau of Land Management, Army Corps of Engineers, Coast Guard, and others. Utilize agreements to ensure that these agencies undertake local programs that are consistent with the *Comprehensive Plan* and Coastal Management Program and that the CBJ government is informed of activities in a timely manner.
- 18.5 - IA2 Assign appropriate CBJ personnel as liaisons with these agencies.

### **The CIP Planning Function**

A recurring need in any municipality is planning for the execution of capital improvement projects. The work includes gathering the needs and expectations of operating departments into a unified document that sets priorities and is adopted by the Assembly at the same time as the annual operating budget. In the CBJ's case, the primary document is the Six-Year *Capital Improvement Program* (CIP), which is republished every year with a new year added at the "outer end" and the past year dropped off. The CIP contains a basic project list, organized by department, which shows each project that has been identified by the operating agency, a scope and estimated cost. Other sections of CIP re-list the projects by type and priority. A given project may change over the years as it advances from low priority status to higher status. This is because increasingly more planning and design consideration is given to a project which the sponsoring department has kept on the list year after year until it is finally carried out.

**POLICY 18.6. TO DEVELOP A SIX-YEAR CAPITAL IMPROVEMENT PROGRAM TO IMPLEMENT THE COMPREHENSIVE PLAN BY COORDINATING URBAN SERVICES, LAND USE DECISIONS, AND FINANCIAL RESOURCES AND TO PROVIDE ADEQUATE FUNDING FOR CAPITAL IMPROVEMENTS TO ENSURE THE POLICIES, STANDARD OPERATING PROCEDURES, DEVELOPMENT GUIDELINES, IMPLEMENTING ACTIONS AND SUBAREA GUIDELINES OF THE COMPREHENSIVE PLAN ARE IMPLEMENTED.**

### **Standard Operating Procedures**

- 18.6 - SOP1 Prepare an annual Six-Year *Capital Improvement Program* (CIP). Request that CBJ departments, the public, and policy bodies nominate potential capital improvement projects from a variety of sources including the *Comprehensive Plan* and suggestions of resident and special interest groups, CBJ officials, advisory commissions, and others.
- 18.6 - SOP2 CDD staff will analyze each CIP project list for conformity with the *Comprehensive Plan*.
- 18.6 - SOP3 The CIP sponsoring department should prepare and make public related subsidiary CIP studies, reports and documents.
- 18.6 - SOP4 Maintain active involvement with other governmental sponsors of capital improvements and public works in general to assure that the efforts of those sponsors are compatible with local needs, conditions, and the policies of the *Comprehensive Plan*.



## **APPENDIX A: GLOSSARY OF TERMS USED IN THE PLAN**

**ACCESS:** A way or means of approach to provide physical entrance to a property.

**AFFORDABLE HOUSING:** Dwelling units of all types that are affordable to residents whose income is below the median household income level established annually for the CBJ region by the U.S. Department of Housing and Urban Development (HUD) per household size. The generally accepted governmental standard for determining whether a person or household can afford housing is whether they are spending no more than 30 percent of their gross monthly income on housing costs, including essential utilities such as water, sanitary sewer service, garbage and home heating.

**AFFORDABLE HOUSING OVERLAY DISTRICT (AHOD):** A land use zoning district which would be placed on a specific property as a zoning map amendment and which would supersede the development standards, guidelines and requirements of the underlying zoning district designation for that property. Such overlay district designations are used to encourage and facilitate the development of affordable housing on select commercial, multifamily residential, mixed use and/or public properties which meet the criteria established by the overlay district. The goals and tools described in this Plan for the AHOD may be accomplished through application of bonus procedures and design or amenity requirements adopted for areas shown on the Bonus-Eligible Area Overlay District Map.

**AGRICULTURE:** For the purposes of a land use category within the CBJ and pursuant to this Plan, agriculture includes the breeding, raising, pasturing, grazing of livestock for the production of food and fiber; the breeding and raising of bees, fish, poultry, and other fowl; and the planting, raising, harvesting and producing of agricultural, aquacultural, horticultural, and forestry crops.

**SMALL-SCALE AGRICULTURE** is conducted on individual parcels of property, or combinations of parcels when area residents work the site, where the parcels are of a similar size to those in the surrounding neighborhood.

**MEDIUM-SCALE AGRICULTURE** is a commercial operation serving the community at large.

**LARGE-SCALE AGRICULTURE** is a commercial operation exporting products to areas outside the CBJ.

**AMENITIES:** A feature that increases attractiveness or value. Assets and resources of a particular development, neighborhood or community which make the locale a desirable place in which to live, work, shop and/or visit and includes such features as convenient location and proximity to employment, transit and services or parks; near and/or distant views of water bodies, mountains and forested areas; natural areas and active play areas; protection from severe winds and weather; light, air and privacy from neighbors; quiet ambient noise levels, and the like.

**ANADROMOUS FISH:** A fish or fish species that spends portions of its life cycle in both fresh and salt waters, entering fresh water from the sea to spawn.

**ANADROMOUS FISH STREAM, RIVER, OR LAKE:** A body of fresh water supporting one or more portions of an anadromous fish's life-cycle.

**AQUACULTURE:** The raising and harvesting of aquatic organisms for human use, including shellfish, mollusks, crustaceans, seaweed, kelp, algae, fish, and other aquatic life.

**ATV COURSE:** An open air area that legally allows off-road-vehicles, all-terrain-vehicles and/or snowmobiles in a contained arena or track and as a series of trails.

**AVOIDED COST:** A term used in the electrical generation industry to refer to the lowest cost of electric energy that the utility might avoid by purchasing electric energy from another source.

**BASIC SECTOR INDUSTRY:** A basic sector industry is one that brings in revenue from outside the community.

**BELOW-MARKET-RATE (BMR) HOUSING:** Housing that has a legal restriction for a specific period of time to be sold or rented at a price that is below the prevailing rate for equivalent housing units within the community. For example, dwelling units which are deemed as "affordable" by an inclusionary affordable housing requirement as a condition of a rezoning approval.

**BEST MANAGEMENT PRACTICES (BMPs):** Officially established (by the regulating agency or relevant industry standards) operating procedures and management practices of a business or other entity that reduce adverse impacts to the environment and environs.

**BUFFER ZONE:** A land area, typically a strip of land, identified in the zoning ordinance, a subdivision plat or a development plan, which protects one type of land use or density or intensity of use from another, potentially incompatible land use. The buffer land area provides a separation of the adjacent uses for visual screening, noise abatement, or light, air and privacy purposes.

**BUILDABLE SITE:** In Chapter 4 of this Plan, “buildable sites” are pieces of land one-quarter acre or more in size located within the Urban Service Area that are vacant or have an improvement, such as a structure, that is valued at less than \$50,000 by the CBJ Assessor and upon which large portions of the land do not contain slopes greater than 18 percent or class A or B wetlands. Buildable sites considered in Chapter 4 are located near municipal water and sewer service, roads, utilities and other public services.

**BUNGALOW HOUSE:** A small single-family detached house as defined by Title 49, the Land Use Code.

**CAPITAL IMPROVEMENT:** Any public acquisition of real property, major construction, renovation or rehabilitation of a structure, or purchase of expensive equipment with a lifetime of more than one year.

**CAPITAL IMPROVEMENT PROGRAM (CIP):** Proposed timetable or schedule of all future capital improvements to be carried out during a specific period; each item is listed in order of priority, accompanied by a cost estimate and anticipated financing. The CIP is reviewed annually for conformance with this *Comprehensive Plan*.

**CAPITOL COMPLEX:** An area in downtown Juneau which could contain legislative hearing rooms, offices, meeting rooms, pedestrian-friendly circulation systems, parking, transit services, seasonal and short-term accommodations, food and beverage services, cultural and entertainment activities, and other facilities which support the legislative activities of the state capital in Juneau. This area is shown on the land use maps for Subarea 6, particularly Map M, and is centered on Telephone Hill, the proposed site of a new State Capitol building.

**CARRYING CAPACITY:** The number of individuals who can be supported without degrading the natural, cultural and social environment; that is, without reducing the ability of the environment to sustain the desired quality of life over the long term. A neighborhood’s carrying capacity is measured by a number of elements including water, sanitary sewer service, stormwater conveyance systems, road and intersection capacity, school enrollment capacity, police, fire and emergency medical service capacity, and the like.

**CENSUS:** The official decennial (every ten years) inventory of population, housing units and household characteristics conducted by the United States Department of Commerce.

**CENTRAL BUSINESS DISTRICT (CBD):** That area bounded by 4th Street, Franklin Street, Main Street and the downtown Library.

**CERTIFICATED ELECTRICAL UTILITY PROVIDER:** An electrical utility operating under a Certificate of Public Convenience and Necessity (CPCN) issued by the Regulatory Commission of Alaska (RCA).

**COMMERCIAL USE:** Economic activity, including retail sales, personal and business services, and private and public offices.

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG):** The federal CDBG program provides annual grants on a formula basis to local governments and states. In Alaska, the CDBG program is administered by the Department of Commerce, Community, and Economic Development’s Division of Community and Regional Affairs. Grants are made to local governments and area awarded based on criteria such as project readiness, adherence to state funding priorities, and community need.

**COMPACT DEVELOPMENT:** A strategy to encourage the most efficient use of existing municipal water, sewer, roads and other public services such as police, fire and emergency medical care, as well as to make the most efficient use of private utilities and services such as power, communication systems and garbage collection. Compact development encourages higher density development as in-fill development on parcels within a designated Urban Service Area. See also IN-FILL DEVELOPMENT

**COMPREHENSIVE PLAN:** A document containing a set of public policy actions regarding how the land, air and water resources of an area will be developed or conserved. It incorporates the plans and programs of various governmental units into a single document to be used as the basis for ongoing decisions and actions by these governmental agencies.

**CONDOMINIUM:** A form of residential or non-residential ownership of real property. In legal terms it is a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan. The area within the boundaries may be filled with air, earth, or water, or any combination, and need not be physically attached to any land except by easements for access and, if necessary, support.

**CONSERVE:** To manage and utilize resources in a manner which avoids waste or destruction now and in the future.

**COTTAGE HOUSING:** A type of development of small, single-family homes surrounding common open space/natural areas, as defined by the Title 49 Land Use Code of the CBJ.

**CULTURAL CAMPUS:** An area of downtown Juneau, near the Capitol Complex, that provides a cluster of arts, crafts and performance venues, cultural and entertainment venues, arts-related workshops, studios, galleries, retail outlets, and culinary arts-related food and beverage services, along with artist housing. Typically, this would be characterized as an Arts District and would feature performances and arts attractive to local, regional and international students and residents. There would be a central or nearby parking facility that is shared with daytime users, such as the State Office Building parking garage and available for arts patrons in the evenings and week-ends. A performing arts building would be a central feature of the cultural campus whose performance spaces could also be used as meeting venues by state legislators as part of the Capitol Complex and by the Convention and Visitors Bureau for special events.

**CUMULATIVE EFFECTS:** Effects on the environment that result from separate, individual actions that, collectively, become significant over time and with increasing individual contribution. For example, several small parcels are developed and the vehicular traffic from each would not contribute to a reduction in the service level of a particular road or intersection but, taken together, the traffic would cause congestion of the roadway(s) or intersection(s) that serves those developments.

**DAM INUNDATION AREA:** An area of potential flooding from dam rupture in the event of a failure of the dam.

**DECIBEL (dBa, dBA, dBc and/or dBC):** A unit used to express the relative intensity of sound as it is heard by the human ear. dBA is the "A-weighted" scale for measuring sound in decibels that weights or reduces the effects of low and high frequencies in order to simulate human hearing. dBC is the "C-weighted" scale, and is used more typically to measure the sounds typically associated with the "bass" line of music. Each increase of 10 dBA or dBC intensifies the noise tenfold and doubles the perceived loudness. dBa and dBA are equivalent to each other, as are dBc and dBC.

**DENSITY (Residential):** The number of housing units allowed per unit of land, such as one dwelling per acre or twenty units per acre. Gross density refers to all the land area under consideration; net density is the area remaining after elimination of land for streets, parks and other public or non-residential uses.

**DEVELOP:** To bring about growth or availability; construct or alter a structure; make a physical change in the use or appearance of land.

**DEVELOPMENT:** A project or effort that results in the alteration of land, water or other natural resource, including, but not limited to the following: Placement or construction of any solid material or structure on land or water; construction of roadways and other infrastructure; discharge or disposal of dredged material or any other waste materials on land or water; grading, dredging or mining activities; subdivision or change in the density or intensity of use of specific land(s); construction on or change in the intensity of use of water; construction, reconstruction, demolition, or alteration to the size of any structure, public or private; removal or harvesting of vegetation for other than household, family, or clan subsistence use, excluding routine repair and maintenance activities.

**DEVELOPMENT RIGHTS:** The right to develop land by a landowner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained specific rights to develop the land. Such rights are usually expressed in terms of density, building height, lot coverage and access to a public road. In legal terms, land is seen as encompassing these "bundle" of rights which can be separated and sold individually or as a whole, such as air-rights, mineral rights, development rights, etc.

**EASEMENT:** Right given by the owner of land to another party for a specific limited use; commonly used for utility easements either above or below ground, or access for pedestrian or automobile traffic. A conservation easement would, typically, limit the development of the land and would protect and conserve the natural resources on the land in perpetuity while allowing the owner to retain the opportunity to hunt, fish, or travel on the land and, perhaps, retain water rights for personal consumption. A scenic easement would limit development of land for which such development would obstruct a public vista or landscaping.

**ESTUARY:** The lower course of a river, stream or creek where tidal influence is noticeable. The mixing zone of fresh and salt waters near the mouth of a water body. A body of water semi-enclosed by land and connected with the open ocean within which salt water usually is diluted by fresh water derived from the land. An estuary includes: (a) estuarine water; (b) tidelands; (c) tidal marshes; and (d) submerged lands.

**FILL:** Placement of sand, sediment, or other material to raise the elevation of land.

**FIREWISE:** A fire prevention education program, sponsored by a consortium of government fire protection organizations, to aide the general public and, particularly, property owners in fire prevention design and operating procedures for structures and landscapes [see [www.firewise.org](http://www.firewise.org)].

**FLOOD INSURANCE RATE MAP (FIRM):** For each community, the official map on which the Federal Emergency Management Agency (FEMA) has delineated areas of special flood hazard and the risk premium zones that are applicable to those zones.

**FISHERIES:** Harvest of populations or stocks of particular fish species.

**FIXED-GUIDEWAY:** Any transit service that uses exclusive or controlled rights-of-way or rails, entirely or in part. The term includes heavy rail, commuter rail, light rail, monorail, trolleybus, aerial tramway, inclined plane, cable car, automated guideway transit, ferryboats, that portion of motor bus service operated on exclusive or controlled rights-of-way, and high-occupancy-vehicle (HOV) lanes.

**FLOAT HOME:** A vessel that may be capable of movement or that is permanently moored, and which is designed to be used primarily as a residence.

**FLOOR TO AREA RATIO (FAR):** The ratio of a building's total floor area to the land (site) area. Typically used in land use regulations to set maximum and/or minimum building mass and scale.

**GIS OR GEOGRAPHIC INFORMATION SYSTEM:** A system of computer hardware, software and procedures designed to support the capture, management, manipulation, analysis, modeling, and display of spatially-related data for planning and resource management purposes. Geographic Information System (GIS) is a digital mapping system linked with various databases of geographic information such as roads, parcels, trails, streams, terrain, watercourses and the like. The data can be called upon to show each geographical feature or can call upon multiple layers of data to show numerous geographical features. Aerial photos, parcel lines, road systems, trails, topographic contours can be viewed.

**HIGH OCCUPANCY VEHICLE:** The term high-occupancy vehicle (HOV) can describe any motor vehicle that has two or more persons although, typically, it refers to a carpool, van, or bus.

**HISTORICAL RESOURCES:** Areas, sites, buildings, structures, and artifacts that have a relationship to events or conditions of the past.

**HOMELESS:** Persons and families who lack a fixed, regular, safe and sanitary night-time residence or shelter. The homeless include: Persons or families staying in temporary or emergency shelters; those who are accommodated with friends or other persons with the understanding that shelter is being provided as a last resort; and/or persons who are living outdoors.

**HOUSE BOAT:** A vessel capable of movement under its own power that is designed primarily to be used as a residence.

**HOUSEHOLD:** Households are comprised as one or more persons living within a dwelling unit or equivalent. A householder can be a single-person living with one or more un-related persons within a single dwelling unit.

**HOUSEHOLD INCOME:** Household income is the combined gross income reported to the U.S. Internal Revenue Service (IRS) by all members of the household, over the age of 18, within a 12 month period.

**HOUSING ELEMENT:** A chapter of this Comprehensive Plan which meets HUD standards for identifying community-wide housing need, the condition of the community's housing stock, any impediments to satisfying the housing needs of all sectors of the community. It includes goals, policies and implementation programs for the preservation, improvement and development of housing.

**HOUSING TRUST:** A legal mechanism to facilitate the development or rehabilitation of affordable housing. Typically, the trust holds the land on which the affordable housing lies such that the housing costs exclude the price of the land.

**HOUSING TRUST FUND:** Distinct funds established by government entities that dedicate sources of revenue to support affordable housing, usually created by legislation or ordinance.

**HUD:** The United States Department of Housing and Urban Development, the federal agency which sets forth policies for housing and community development; administers federal grants and tax credits; and sets minimum safety standards for manufactured homes and other federally-funded housing developments.

**HYDROLOGIC:** Relating to the occurrence and properties of water. Hydrologic hazards include flooding, which is associated with the rise of water, as well as with its movement.

**IMPAIRED WATER BODY:** An impaired water body is a creek, stream, river or lake that has a level of pollution that impairs the health and well-being of animal and plant aquatic life within the water body and along its banks (riparian habitat), as determined by the Alaska Department of Environmental Conservation (DEC). As described in the Water Quality section of Chapter 7 of this *Plan*, pollution could be soil sediment, hydrocarbons, fecal bacteria, heavy metals and debris.

**INDEPENDENT ENERGY PRODUCER:** Any company, agency, or individual which generates electrical energy by any means, but that is not a Certificated Electrical Utility Provider.

**INDICATOR:** Indicators provide relevant, easy to understand, and reliable information based on accessible data that reflect the status of larger systems. An indicator is a measurement that reflects the causal relationship between two or more elements of a holistic system, where changes in one element affects the status of another.

**INDICATOR SPECIES:** An indicator species is a species whose presence, absence, or relative well-being in a given environment is indicative of the health of its ecosystem as a whole.

**INDUSTRIAL USE:** The manufacture, fabrication, processing, or reduction of any article, substance, or commodity or any other treatment thereof in such a manner as to change the form, character or appearance thereof. In addition, trucking facilities, warehousing, storage facilities, businesses serving primarily industry, and similar enterprises.

**IN-FILL DEVELOPMENT:** Development on a vacant parcel or substantially underdeveloped property located within an existing neighborhood, typically near public transit, within the Urban Service Area.

**INFRASTRUCTURE:** Facilities and services needed to sustain urban development, including but not limited to water, sewer, and storm drainage systems, streets, communications, utilities, fire stations, parks, and schools.

**INTENSITY:** In planning, the degree to which land is used; usually refers to levels of concentration or activities of use. A low intensity use is a very discrete activity in which very little traffic is generated or very few or low-scale structures are built. A high-intensity use is one in which high volumes of traffic, noise, congestion, 24-hour activity and/or tall structures are present.

**INTERTIDAL:** Between the levels of mean lower low tide (MLLT) and mean higher high tide (MHHT). Lands located in such an area are referred to as tidelands.

**INVASIVE SPECIES:** A species that is non-native to the local ecosystem, and whose introduction causes or is likely to cause economic or environmental harm or harm to human health.

**LAND TRUST:** See Housing Trust

**LAND USE CODE:** Title 49 of the CBJ Municipal Code which regulates the use of land within the CBJ.

**LAND USE CONTROLS:** The use of a community's police powers to guide land use and development, usually manifested in zoning, subdivision regulations and official land use maps.

**LEED (LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN):** A system developed by the United States Green Building Council that defines standards for what constitutes a “green” or environmentally preferable structure. The certification system is designed for rating new and renovated commercial, institutional and residential buildings and evaluates the entire building over the building’s life cycle. LEED certificates are awarded at various levels (certified, silver, gold and platinum) according to a scoring system.

**LEVEL OF SERVICE (LOS):** Levels of service is a qualitative measure by which transportation planners describe the efficiency of a traffic stream and the way in which such conditions are perceived by persons traveling the traffic stream. Level of Service (LOS) measurements describe conditions such as speed, travel time, freedom to maneuver, traffic interruptions, traveler comfort and convenience and safety. The LOS system uses the letters A through F to characterize the level of congestion of a feature, with A being the best or least congested and F being the worst or most congested condition.

**LIFE CYCLE COSTS:** The total cost of creation, delivery, and ownership of an asset over the life of the asset.

**LIGHT RAIL TRANSIT:** Trolley buses or trains that typically operate in mixed traffic and in non-exclusive, at-grade rights-of-way. Vehicles are self-propelled by electricity or other power and usually operate in one or two-car trains. See also **FIXED-GUIDEWAY**

**LIVABLE WAGE:** This refers to a salary or wage for a resident which would enable the employee to pay for rent on a dwelling unit which is sized to adequately accommodate his or her self and dependent household members while paying no more than thirty percent (30%) of his or her gross monthly income for rent and essential utilities such as water, sanitary sewer, garbage disposal and home heating.

**LIVABILITY:** A standard which describes how people respond to the built, social and natural environments in which they live, shop and work and includes human perceptions of how well the structures, roads, vegetation, pedestrian circulation systems, and the like within that environment provide safety, light, air and privacy, open space/natural areas, convenience, affordability and a general sense of well-being.

**LIVE-A-BOARD:** A vessel capable of movement that serves as a residence, although it was not designed primarily for residential use.

**MANUFACTURED HOME:** A dwelling unit constructed entirely in a factory (off the site of its occupancy) and constructed on a chassis to facilitate its movement to a permanent or temporary site and designed to meet HUD safety standards.

**MASS AND SCALE OF DEVELOPMENT:** The bulk of a building or group of buildings, defined by the building height, façade length, and depth. Mass and scale are typically measured by Floor to Area Ratio (FAR).

**MEAN HIGH WATER MARK:** A tidal datum used in referring to tidelands or the tidally affected portion of the stream that is equal to the average of all high tides over a 19-year Metonic cycle, as established by the National Ocean Service of the National Oceanic and Atmospheric Administration.

**MEAN LOWER LOW WATER (MLLW):** A tidal datum used in referring to tidelands or the tidally affected portion of the stream, that is equal to the average of the lower of the two low tides of each day over a 19-year Metonic cycle, as established by the National Ocean Service of the National Oceanic and Atmospheric Administration.

**MEDIAN HOUSEHOLD INCOME:** The sum of money income received in the previous calendar year by all household members 15 years old and over, including household members not related to the householder, people living alone, and others in nonfamily households. Median income is the mid-point income in an ordered distribution of all household income levels.

**MITIGATION MEASURE:** An action or series of actions designed to avoid, reduce, or compensate for the adverse impact or effect of a development on the site or surrounding environs or neighborhood.

**MIXED USE DEVELOPMENT:** A mixed use development is one that provides space for two or more land use activities, typically for residential and non-residential uses. Typically a mixed use development will have vertical mixing of the uses with ground floor retail space, a second or more floors of office space and housing above. A horizontal mixed use development could have multiple structures with each structure devoted to a particular land use, such as a church with a school or day care center.

**MOBILE HOME:** A dwelling unit manufactured off-site before 1976 and constructed on a chassis to facilitate its movement to its permanent site, but not designed and built to HUD safety standards or the specifications of the Uniform Building Code for conventional structures. Typically, mobile homes have aluminum electrical wiring rather than copper electrical wiring; do not have fire-proof insulation around the furnace and water heater; do not have double exits; and do not have windows large enough to escape through in the bedrooms in the event of a fire. The term mobile home does not include a manufactured home, modular or panelized home, “kit” home or Recreational Vehicle-type trailers.

**MODULAR HOMES:** Modular homes, panelized homes or kit homes are homes in which sections of the dwelling are manufactured off-site and are packaged and delivered to a home site and assembled at the site. Some modular homes are fully assembled in a factory and are simply installed on-site; they differentiate from manufactured homes in that they are not built on chassis.

**MODE SPLIT:** The percentage share of total trips for each mode or method of transportation, such as drive along, carpool, public transit, bicycle or walk to reach a destination. An “18 percent transit share” means that transit is used for 18 out of 100 trips from home to work.

**MULTI-MODAL TRANSPORTATION SYSTEM:** Multi-modal means more than one means of travel or transport. For example, a multi-modal transportation system might have sidewalks and trails for pedestrians, bicycle paths separated from vehicle traffic, public transportation facilities such as buses, carpool vehicles and high-occupancy-vehicle lanes for carpool travel and parking, and parking facilities for all motorized and non-motorized vehicles, as well as marine and air components.

**NATURAL AREAS:** Land areas that have not been disturbed by alteration of the terrain or vegetation and not developed with structures or roads, other than those needed to maintain the lands or for non-motorized trails.

**NEW GROWTH AREA:** Sites in rural and remote areas quite distant from the Urban Service Area and potentially suitable for urban/suburban development as a self-contained community. New Growth Areas shall be developed according to a master plan or master development plan recommended by the Planning Commission and adopted by the CBJ Assembly. These remote communities are characterized by compact development of urban densities and a full complement of services and facilities, including water and sewer, recreational, educational and neighborhood commercial services provided therein. Non-residential primary uses such as dock and port facilities or resource-related industrial development, e.g. a lumber mill or fish processing plant, may also be appropriate.

**NOISE:** A sound that is perceived by the human ear and is deemed by the receptor as undesirable because it interferes with speech, hearing or sleep, or that is intense enough to damage hearing, or is of a duration or frequency that is annoying. See also DECIBEL

**NON-PROFIT HOUSING DEVELOPMENT CORPORATION:** A tax-exempt corporation formed for the purpose of building housing, typically, for low- and moderate-income households. The corporation builds the units and would operate and maintain rental units and would sell ownership units to qualifying low- or moderate-income households.

**OHV COURSE:** See ATV Course

**ORDINARY HIGH WATER (OHW):**

(1) in the non-tidal portion of a river, lake or stream; the portion of the bed(s) and banks up to which the presence and action of the non-tidal water is so common and usual, and so long continued in all ordinary years, as to leave a natural line or “mark” impressed on the bank or shore and indicated by erosion, shelving, changes in soil characteristics, destruction of terrestrial vegetation, or other distinctive physical characteristics;

(2) in a braided river, lake or stream; the area delimited by the natural line or “mark,” as defined in part 1 above, impressed on the bank or shore of the outside margin of the most distant channels; or

(3) In a tidally influenced portion of a river, lake or stream, setbacks shall be taken from mean high water elevation or from the ordinary high water mark, whichever offers greater protection to the water body.

**OVERCROWDING:** A condition relation to the number of residents in a dwelling, defined by HUD, and measured by researchers in a variety of ways.

**OVERLAY DISTRICT:** Zoning requirements imposed in addition to or in place of those of the underlying zoning district’s

development standards and procedures.

**PEAK HOUR/PEAK PERIOD:** When referring to vehicle travel, the daily period during which traffic volume is highest on a roadway, usually in the morning and evening commute periods.

**PERFORMANCE STANDARD:** Minimum requirement or maximum allowable limit on the effects or characteristics of a use, based on how the project is to be designed and/or operated.

**PLANNED UNIT DEVELOPMENT (PUD):** A form of housing development usually characterized by a unified site design and approval. A PUD may include clustered buildings, common natural and/or yard areas, increased density development, and a combination of building types and land uses. Planned unit development facilitates overall project planning and allows for the calculation of density for the entire development rather than on a lot-by-lot basis required under conventional land use regulations.

**PLANNING AREA:** In the context of this *Comprehensive Plan*, the air, land, and water resources within the CBJ. A Neighborhood Plan or Subarea Plan Study Area is of a smaller discrete planning area.

**PLANNING PROCESS:** Procedure related to land use by which a community sets goals, collects information, reviews alternatives, and approves a strategy, plan and implementation process to achieve those goals.

**PREFABRICATED OR PANELIZED HOME:** Factory-manufactured dwelling unit constructed to HUD safety standards and uniform building code specifications which is transported to a site and assembled on a permanent foundation. These do not include mobile homes, which are pre-1976 manufactured homes which do not meet HUD safety standards.

**PUBLIC FACILITIES AND SERVICES:** Projects, activities and facilities which a governmental jurisdiction determines to be necessary for the public health, safety and welfare, including but is not limited to water, sewage treatment and storm drainage systems; solid waste disposal; schools, libraries, and recreational facilities; police and fire protection; transit service; and medical and social services.

**PUBLIC TRANSIT:** Public transit refers to a public transit authority, or a non-profit organization that may contract with a public entity to provide transportation services to the public. In the CBJ, Capital Transit is the public transit provider and operates fixed route bus service. Care-A-Van provides the ADA-required complimentary public transport for qualifying mobility-impaired persons.

**RECREATION FACILITIES, PUBLIC:** Land in public ownership or subject to publicly-held easements or dedications which are permanently retained and managed for active recreation purposes such as playgrounds and playfields, marine vessel launch facilities, swimming pools, ice rinks, shooting ranges, and the like.

**REMOTE AREAS:** Lands located outside the Urban Service Area boundary and distant from a public road. Remote areas may be used for subsistence hunting and harvesting and for homestead homes or cabins but, generally, contain natural resources in need of protection from development.

**RENEWABLE ENERGY:** Energy generated from naturally renewable sources such as the sun, wind, water and the earth's heat.

**RESIDENTIAL LAND:** Zoned for dwelling units of all structural and ownership types, including single-family detached homes with or without accessory apartments, structures with attached dwelling units such as duplexes or apartments or condominiums, housing with shared kitchens such as the co-housing type or the Single Room Occupancy (SRO) type, manufactured home parks, float homes, and the like.

**RIGHT-OF-WAY (ROW):** A strip of land occupied or intended to be occupied by public utilities and/or transportation facilities, such as roadways, bicycle lanes, sidewalks, pathways, railways and utility lines.

**RIPARIAN HABITAT:** The ecosystem(s) near or situated on the bank of a river, stream, creek or other body of water. A riparian zone is the interface between land and a flowing surface water body. Plants along the water body margins are called riparian vegetation and these areas provide food and shelter for many aquatic animals, and their predators.

**RURAL AREAS:** Land located outside the Urban Service Area boundary accessible by a public road and which contain natural resources in need of protection from development, or areas unsuitable or not needed for urban development. In the CBJ, the *Comprehensive Plan* provides that urban services are not to be planned or extended to these areas.

**RURAL DEVELOPMENT:** Natural resource management and conservation activities and extremely low density residential uses, such as homestead cabins served by water wells and septic sanitary sewer systems and characterized by few public facilities and services and limited police, fire protection and emergency medical services.

**SCALE AND MASSING:** See MASS AND SCALE OF DEVELOPMENT

**SCENIC CORRIDOR/VIEWSHED:** Areas of land and/or waters within the CBJ from which views of off-site locations and features are offered and where these off-site features are deemed by the general public as an important or spectacular view which provide a sense of identity for the viewer.

**SENSITIVE AREA:** Areas with significant natural resource value, natural hazards, and/or scenic views that are designated for special management.

**SENSITIVE HABITATS:** Land or water area where sustaining the natural resource characteristics is important or essential to the production and maintenance of flora or fauna.

**SENSITIVE RECEPTOR:** A person or group of persons who are highly susceptible to the adverse effects of a negative effect of development, such air pollution, including noise.

**SEPTIC SYSTEM:** An on-site sanitary sewage disposal system consisting of a septic tank and a soil infiltration leach field or other approved disposal facility.

**SHORELINE:** Boundary between a body of water and the land, measured on tidal waters at mean higher high water and on non-tidal waterways at the ordinary high water mark. It includes intertidal areas and adjacent uplands.

**SINGLE OCCUPANCY VEHICLE:** A single occupancy vehicle (SOV) is a car, truck or similar motor vehicle that is occupied by one person, typically a commuter traveling to and from work.

**SINGLE ROOM OCCUPANCY (SRO) DWELLING UNIT:** A small dwelling unit of less than 400 net square feet which may or may not share a bathroom or kitchen with one or more adjoining similar unit(s), also referred to as a Compact Living Unit.

**SNOWMOBILE COURSE:** See ATV Course

**SPECIAL NEEDS POPULATION:** With respect to the provision of social services or affordable housing, Special Needs Populations include persons who are physically, mentally, and/or developmentally disabled; victims of domestic violence; homeless persons or those at-risk of becoming homeless, including youth; the elderly; single-parent households; chronic substance abusers; individuals exiting from institutional settings; chronically ill persons; persons disabled by HIV/AIDS or mental illness; and displaced teenaged parents (or expectant teenage parents), among others.

**SPRAWL:** Low-density, land-consumptive, auto-oriented development typically located on the outer fringes of the city or town center, such as the suburbs and more rural neighborhoods. This type of development requires costly extensions of roads, water, sewer, utilities and other infrastructure as well as the extension of community services such as garbage collection, police, fire suppression, emergency medical services and school and public transport services.

**STREAM CORRIDOR:** On CBJ-owned and other publicly-owned lands, and except on heavily modified streams, a baseline 200-foot-wide corridor on either side of an anadromous fish stream in which development is carefully controlled or, if necessary, prohibited to protect valuable habitat, scenic and/or recreational values.

**SUBDIVISION:** The act of legally dividing land into two or more lots.

**SUBDIVISION REGULATION:** Local ordinance which regulates the splitting of land into multiple lots, including requirements for streets, utilities, site design, and procedures for dedicating land for open space/natural areas or for public purposes and prescribing procedures for review.

**SUBTIDAL:** Below the level of mean lower low tide (MLLT).

**SUBURBAN DEVELOPMENT:** Residential, commercial, industrial, recreational and public uses which require a full complement of public utilities, infrastructure, services and facilities and for which the carrying capacity of those public utilities and services is adequate to serve the new development. See also SPRAWL

Tidal Marsh: Wetlands from lower high water (LHW) inland to the line of non-aquatic vegetation.

TIDELAND: Generally un-vegetated areas which are alternately exposed and covered by the falling and rising of the tide.

TITLE 49: See Land Use Code

Transit-Oriented Corridor (TOC): A land use or zoning overlay designation which allows a mixed, predominantly residential, development located within a five to ten-minute walking distance of public transit service. Typically, residential densities are high, neighborhood-serving commercial uses are provided at ground floor level of the development, and a parking requirement is greatly reduced or waived. Building heights on upland areas along bus routes may be taller to accommodate higher residential densities and affordable housing.

Transit-Oriented Development (TOD): Mixed use (including residential) development located within a five to ten-minute walking distance of public transit service. Typically, residential densities are high, neighborhood-serving commercial uses are provided at ground floor level of the development, and a parking requirement is greatly reduced or waived. Dwelling units are, typically, small and are suitable for single adults or couples, rather than families, due to the lack of active recreational space within the development. Transit-Oriented Development is also described by a set of design parameters in Chapter 3 of this *Plan*. Within the area designated on the Bonus-Eligible Area Overlay District Map, the design guidelines for TOD may be adopted as requirements for earning development or regulatory bonuses in the Land Use Code.

TRANSPORTATION CORRIDOR: Land used for transportation systems, classified as

ARTERIAL: Street intended to carry large volume of traffic at steady speeds with minimum interruptions to traffic flow. Private driveways should not access arterial roadways.

COLLECTOR: Street which forms the boundary of a major block of land and is intended primarily for inter-neighborhood traffic; can function as a feeder road to commercial areas or for shared access between subdivisions. Private driveways should not access arterial roadways.

LOCAL: Neighborhood-scale streets designed to provide vehicular access (driveways) to abutting properties.

PUBLIC/MASS TRANSIT: Land used for public common carrier passenger transportation service that is available to any person who pays a prescribed fare and which operates on established schedules along designated routes with specific stops (bus, light rail, rapid transit).

TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM: A program to reduce the demand on the road system by reducing the number of vehicles using the roadways and by increasing the number of persons per vehicle trip. The TDM reduces the number of persons who drive alone during the commute period and increases the number in carpools, vanpools, buses, walking and biking. A TDM program can include flexible work hours for staggered peak travel times, discounted bus fares during commute to work trips or within specific travel zones (say, from the Mendenhall Valley to downtown Juneau and back), increased parking rates for day-long parking in downtown, preferential parking for High Occupancy Vehicles (carpools, vanpools) and bicycles, along with parking restrictions for commuters in nearby residential neighborhoods.

UNIVERSAL DESIGN: Universal design consists of design and operating principles for buildings and spaces that meet the needs of all people, young and old, able and disabled by creating comfortable surroundings that suit a lifetime of changing needs for the occupants. Universal design features are generally standard building products or features that have been installed differently, selected carefully, or modified to allow ease of use by a larger population including children, elders, and people with disabilities. Some examples of universal building design include eliminating steps at building entrances, designing wider doorways and hallways, using lever or loop-type handle designs for doors and drawers that require no gripping or twisting to operate, placing light switches lower and electrical receptacles higher than usual above the floor.

URBAN DEVELOPMENT: Residential, commercial, industrial, recreational and public uses which require a full complement of public utilities, infrastructure, services and facilities and for which the carrying capacity of those public utilities and services is adequate to serve the new development.

URBAN SERVICE AREA OR URBAN SERVICE AREA BOUNDARY (USAB): In the CBJ, an area within the municipality that represents a legal, orderly expansion of urban development patterns where municipal services, particularly water and sewer service, is provided. Lands located within the CBJ Urban Service Area boundary designated on the Land Use Maps

of the *Comprehensive Plan* are deemed suitable for urban and suburban-scale development, for which municipal and private utilities, roads, water systems, sewer systems, schools, police, fire, emergency medical care and other similar services are provided or are to be provided in the near future.

URBAN SPRAWL: See SPRAWL

VACANCY RATE: The percentage of housing units that are vacant at a given time.

VIEWSHED: See Scenic Corridor/Viewshed

VISITABILITY: See Universal Design

WATER-DEPENDENT USE: Use or activity which can be carried out only on, in or adjacent to water areas because the use requires access to the body of water. For example, a commercial fisheries ice plant, a barge landing for a drayage company, and eco-tourism marine tour vessels would require waterfront commercial or industrial lands. However, a bait shop, marine repair service or seafood processing may not require location along the waterfront. With the exception of houseboats, live-aboards, and float homes, residential uses do not require location along the waterfront and are, therefore, not deemed a water-dependent use.

WATER-RELATED USE: A use or activity which is not directly dependent upon access to a water body but which provides goods or services that are directly associated with water-dependence and which, if not located adjacent to water, would result in a public loss of quality in the goods or services offered. Such uses or activities could include kayak rental agencies, bait shops, marine equipment retail shops and other marine suppliers.

WATERSHED: The total area above a given point on a watercourse that contributes water to the flow of the particular watercourse; the entire region drains to that particular watercourse. It is also a land area that delineates the area which contributes to the drainage system of a particular water body, from its beginning or "headwaters" to its end or "mouth" or its juncture with another water body.

WETLANDS: Land areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions (also known as fresh and salt water marshes or estuaries).

ZONING: Regulation of the use of land and the improvements on it for the protection of the public health, welfare and safety and which implement the land use policies and maps of this *Comprehensive Plan*. Zoning regulations establish standards for development and create different zoning districts or classification of land. In the CBJ, zoning regulations are adopted within Title 49, the Land Use Code.

ZONING MAPS: Zoning Maps are the official maps of the CBJ that identify the specific zoning districts located in the CBJ, and are adopted within Title 49, the Land Use Code.



**APPENDIX B:  
CREEKS, RIVERS & LAKES WITH ANADROMOUS FISHERY RESOURCES IN THE CBJ**

<b>Stream or Lake Name</b>	<b>Approximate Location</b>	<b>ADF&amp;G Catalog Number</b>
Unnamed Creek	Herbert River Trib.	110-50-10070-2004-3002-4017
Unnamed Creek	Herbert River Trib.	110-50-10070-2004-3002-4017-5004
Unnamed Creek	Herbert River Trib.	110-50-10070-2004-3002-4017-5008
Unnamed Creek	Herbert River Trib.	110-50-10070-2004-3002-4017-5008-6011
Unnamed Creek	Herbert River Trib.	110-50-10070-2004-3002-4021
Unnamed Creek	Herbert River Trib.	110-50-10070-2004-3002-4021-5004
Mendenhall Lake	Upper Mendenhall Valley	111-10500-0020
Unnamed Creek	Tracy Arm	111-21-10040
Prospect Creek	Port Snettisham	111-22-10100
Taku Lake Creek	Taku Harbor	111-31-10050
Taku Lake	Unnamed Creek Trib.	111-31-10050-0010
Carlson Creek	Taku Inlet	111-32-10130
Taku River	Taku Inlet	111-32-10320
Unnamed Creek	Taku River Trib.	111-32-10320-2004
Unnamed Creek	Twin Glacier Lake	111-32-10320-2010-0010-2006
Sockeye Creek	Taku River Trib.	111-32-10320-2013
Unnamed Creek	Sockeye Creek Trib.	111-32-10320-2013-3004
Johnson Creek	Taku River Trib.	111-32-10320-2016
Unnamed Creek	Johnson Creek Trib.	111-32-10320-2016-3005
Twin Glacier Creek	Taku River Trib.	111-32-10320-2019
Twin Glacier Lake	Unnamed Creek	111-32-10320-2019-0010
Unnamed Creek	Taku River Trib.	111-32-10320-2019-3006
Moose Creek .	Taku River Trib	111-32-10320-2021
Unnamed Creek	Moose Creek Trib.	111-32-10320-2021-3008
Unnamed Creek	Moose Creek Trib.	111-32-10320-2021-3008-4004
Unnamed Creek	Moose Creek Trib.	111-32-10320-2021-3012
Yehring Creek	Taku River Trib.	111-32-10320-2024
Unnamed Creek	Taku River Trib.	111-32-10320-2024-3004
Wright River	Taku River Trib.	111-32-10320-2032
Fish Creek	Taku River Trib.	111-32-10320-2052
Davidson Creek	Taku Inlet	111-32-10780
Unnamed Creek	Davidson Creek	111-32-10780-2010
Turner Creek	Taku Inlet	111-32-10800
Unnamed Creek	Slocum Inlet	111-32-10990
Unnamed Creek	Unnamed Creek Trib.	111-32-10990-2005
Unnamed Creek	Taku River	111-33-10080
Prospect Creek	Taku River	111-33-10100
Speel River	Tracy Arm	111-33-10300
Unnamed Creek	Speel River Trib.	111-33-10300-0010
Unnamed Creek	Speel River Trib.	111-33-10300-2014
Unnamed Creek	Port Snettisham	111-34-10200
Unnamed Creek	Port Snettisham	111-34-10220
Unnamed Creek	Port Snettisham	111-34-10240

<b>Stream or Lake Name</b>	<b>Approximate Location</b>	<b>ADF&amp;G Catalog Number</b>
Unnamed Creek	Port Snettisham	111-34-10280
Whiting River	Port Snettisham	111-35-10050
Unnamed Creek	Whiting River	111-35-10050-2032
Unnamed Lake	Whiting River	111-35-10050-2032-0010
Unnamed Creek	Port Snettisham	111-35-10050-2035
Crescent Lake	Whiting River	111-35-10050-2035-0010
Unnamed Lake	Crescent Lake	111-35-10050-2035-0020
Unnamed Creek	Whiting River Trib.	111-35-10050-2035-3007
Unnamed Creek	Whiting River Trib.	111-35-10050-2035-3013
Unnamed Creek (West Creek)	Gastineau Channel, NE	111-40-10050
Unnamed Creek (West Creek)	Gastineau Channel, NE	111-40-10060
Switzer Creek	Gastineau Channel, NE	111-40-10070
Unnamed Creek	Switzer Creek Trib.	111-40-10070-2001
Unnamed Creek	Switzer Creek Trib.	111-40-10070-2003
Unnamed Creek	Switzer Creek Trib.	111-40-10070-2006
Unnamed Creek	Switzer Creek Trib.	111-40-10070-2013
Lemon Creek	Gastineau Channel, NE	111-40-10100
Unnamed Creek	Lemon Creek Trib.	111-40-10100-2029
Vanderbilt Creek	Gastineau Channel, NE	111-40-10125
Salmon Creek	Gastineau Channel, NE	111-40-10150
Gold Creek	Gastineau Channel, East	111-40-10200
Sheep Creek	Gastineau Channel, East	111-40-10280
Middle Creek	Douglas Island, West	111-40-10600
Unnamed Creek	Douglas Island, West	111-40-10690
Hilda Creek	Douglas Island, West	111-40-10700
Bullion Creek	Douglas Island, West	111-40-10850
Ready Bullion Creek	Douglas Island, West	111-40-10860
Lawson Creek	Douglas Island, East	111-40-10890
Kowee Creek	Douglas Island, East	111-40-10900
Grant Creek	Douglas Island, East	111-40-10910
Eagle Creek	Douglas Island, East	111-40-10920
Falls Creek	Douglas Island, East	111-40-10940
Neilson Creek	Douglas Island, NE	111-40-10960
Hendrickson Creek	Douglas Island, NE	111-40-10980
Eagle River	Lynn Canal	111-50-10070
Herbert River	Lynn Canal	111-50-10070-2004
Unnamed Lake	Herbert River	111-50-10070-2004-0010
Unnamed Creek	Amalga Harbor	111-50-10070-2004-3002
Unnamed Creek	Herbert River Trib.	111-50-10070-2004-3002-4007
Unnamed Creek	Herbert River Trib.	111-50-10070-2004-3002-4007-5004
Unnamed Creek	Herbert River Trib.	111-50-10070-2004-3002-4007-5010
Unnamed Creek	Herbert River Trib.	111-50-10070-2004-3002-4007-5010-6003
Unnamed Creek	Herbert River Trib.	111-50-10070-2004-3002-4007-5010-6009
Unnamed Creek	Herbert River Trib.	111-50-10070-2004-3002-4007-5010-6009-7003

<b>Stream or Lake Name</b>	<b>Approximate Location</b>	<b>ADF&amp;G Catalog Number</b>
Windfall Creek	Herbert River Trib.	111-50-10070-2004-3006
Windfall Lake	Windfall Creek	111-50-10070-2004-3006-0010
Windfall Creek	Herbert River Trib.	111-50-10070-2004-3006-4003
Unnamed Creek	Herbert River Trib.	111-50-10070-2004-3006-4006
Boulder Creek	Eagle River Trib.	111-50-10070-2009
Unnamed Trib.	Eagle River Trib.	111-50-10070-2012
Unnamed Creek	Eagle River Trib.	111-50-10070-2018
Peterson Creek	Amalga Harbor	111-50-10100
Unnamed Creek	Salt Chuck Trib.	111-50-10110
Shrine Creek	Near Shrine Island	111-50-10140
North Tee	North Tee Harbor	111-50-10200
Lena Creek	Lena Beach	111-50-10300
Unnamed Creek	Lena Beach Rec. Area	111-50-10310
Auke Nu Creek	Auke Bay	111-50-10350
Waydelich Creek	Auke Bay	111-50-10370
Bay Creek	Auke Bay, Inner	111-50-10390
Auke Creek	Auke Bay, Inner	111-50-10420
Auke Lake	Auke Bay Vicinity	111-50-10420-0010
Unnamed Creeks	Auke Lake	111-50-10420-2002
Unnamed Creeks	Auke Lake	111-50-10420-2006
Lake II Creek	Auke Lake	111-50-10420-2008
Lake Creek	Auke Lake	111-50-10420-2010
Unnamed Creek	Auke Lake	111-50-10420-2013
Unnamed Creek	Auke Lake	111-50-10420-2013-3003
Unnamed Creek	Auke Lake	111-50-10420-2015
Unnamed Creek (Pederson Hill/ Casa del Sol Creek)	Mendenhall Peninsula	111-50-10490-2013
Unnamed Creek (Pederson Hill/ Casa del Sol Creek)	Mendenhall Peninsula	111-50-10490-2020
Unnamed Creek	Mendenhall Peninsula	111-50-10490-2020-3005
Mendenhall River	North Gastineau Channel	111-50-10500
Nugget Creek	Mendenhall Lake	111-50-10500-0020-2010
Duck Creek	Lower Mendenhall Valley	111-50-10500-2002
Unnamed Creek	Duck Creek Trib.	111-50-10500-2002-3014
Unnamed Creek	Duck Creek Trib.	111-50-10500-2002-3030
Montana Creek	Mendenhall River, North	111-50-10500-2003
Unnamed Creek	Montana Creek Trib.	111-50-10500-2003-3014
Unnamed Creek	Montana Creek Trib.	111-50-10500-2003-3018
Unnamed Creek	Montana Creek Trib.	111-50-10500-2003-3024
Stream or Lake Name	<u>Approximate Location</u>	<u>ADF&amp;G Catalog Number</u>
Unnamed Creek	Montana Creek Trib.	111-50-10500-2003-3042
Unnamed Creek	Montana Creek Trib.	111-50-10500-2003-3054
McGinnis Creek	Montana Creek	111-50-10500-2003-3060
Unnamed Creek	Montana Creek	111-50-10500-2003-3060-4011

<b>Stream or Lake Name</b>	<b>Approximate Location</b>	<b>ADF&amp;G Catalog Number</b>
Dredge Lake Creek	Upper Mendenhall Valley	111-50-10500-2004
Unnamed Creek	Dredge Lake Area	111-50-10500-2004
Unnamed Creek	Dredge Lake Area	111-50-10500-2004-3011
Unnamed Creek	Dredge Lake Area	111-50-10500-2004-3011-4003
Unnamed Creek	Dredge Lake Area	111-50-10500-2004-3011-4003-5002
Unnamed Creek	Dredge Lake Area	111-50-10500-2004-3011-4007
Unnamed Creek	Dredge Lake Area	111-50-10500-2004-3011-4013
Unnamed Creek	Dredge Lake Area	111-50-10500-2004-3020
Steep Creek	Mendenhall Lake	111-50-10500-2006
Unnamed Creek	Lynn Canal	111-50-10600
Jordan Creek	Lower Mendenhall Valley	111-50-10620
Johnson Creek	Douglas Island, NE	111-50-10660
Nine-mile Creek	Douglas Island, North	111-50-10670
Fish Creek	Douglas Island, North	111-50-10690
Peterson Creek (Outer Point Creek)	Douglas Island, NW	111-50-10750
Unnamed Creek	Douglas Island, NW	111-50-10750-2027
Unnamed Creek	Peterson Creek Trib.	111-50-10750-2033
Unnamed Creek	Peterson Creek Trib.	111-50-10750-2035
Unnamed Creek	Peterson Creek Trib.	111-50-10750-2039
Unnamed Creek	Peterson Creek Trib.	111-50-10750-2042
Limestone Creek	Limestone Inlet	111-90-10050
Unnamed Creek	Limestone Inlet Creek Trib.	111-90-10050-2005
Bridget Cove Trib.	Bridget Cove	115-10-10230
Bessie Creek	Lynn Canal	115-10-10250
Johnson Creek	Berners Bay	115-20-10070
Berners River	Berners Bay	115-20-10100
Unnamed Creek	Berner's River Trib.	115-20-10100-2006
Unnamed Creek	Berner's River Trib.	115-20-10100-2006-0010
Unnamed Creek	Berner's River Trib.	115-20-10100-2009
Unnamed Creek	Berner's River Trib.	115-20-10100-2015
Lace River	Berners Bay	115-20-10200
Unnamed Creek	Lace River Trib.	115-20-10200-2016
Antler River	Berners Bay	115-20-10300
Gilkey River	Antler River Trib.	115-20-10300-2004
Sawmill Creek	Berners Bay, East	115-20-10520
Unnamed Creek	Echo Cove	115-20-10590
Cowee Creek	Echo Cove, West	115-20-10620
Davies Creek	Cowee Creek Trib.	115-20-10620-2003
Cowee Creek, S. Fork	Cowee Creek Trib.	115-20-10620-2006
Unnamed Creek	Lynn Canal, North	115-31-10300
Sherman Creek	Lynn Canal, North	115-31-10330
Sweeny Creek	Lynn Canal, North	115-31-10350

**APPENDIX C:  
ACRONYMS AND ABBREVIATIONS USED IN THE PLAN**

<b>Acronym or Abbreviation</b>	<b>Full name</b>
ADA	Americans with Disabilities Act federal law
AEL&P	Alaska Electric Light and Power Company
ADF&G	Alaska Department of Fish and Game
AHFC	Alaska Housing Finance Corporation
AMI	Area Median Income
ANCSA	Alaska Native Claims Settlement Act
ATV	All Terrain Vehicle
AWARE	Aiding Women in Abuse and Rape Emergencies (a local shelter and advocacy group)
AWTP	The adopted CBJ Area Wide Transportation Plan
BE	Bonus Eligible area land use overlay designation
BMPs	Best Management Practices
BMX	A type of off-road bicycle
BRT	Bus Rapid Transit system
C	Commercial land use map designation
CA	Conservation Area land use map designation
CBD	Central Business District
CBJ	City & Borough of Juneau: Depending on context of use, this may mean the CBJ government or the CBJ as the geographic area subject to this <i>Plan</i>
CCF/R	Capital City Fire/Rescue (Fire Department)
CDBG	Community Development Block Grant
CDD	The CBJ Community Development Department
CIP	The CBJ Capital Improvement Program
CMT	Crisis Management Team in CCF/R
Corps	United States Army Corps of Engineers
DEC	The Alaska Department of Environmental Conservation
DG	Comp Plan Policy Development Guideline
ADOT&PF	Alaska Department of Transportation and Public Facilities
EMT or EMTs	Emergency Medical Technicians
EPA	The United States Environmental Protection Agency
FAA	The United States Federal Aviation Administration
FAR	Floor to Area Ratio; or,  Federal Aviation Regulations (depending on context)
FEMA	The United States Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GIS	Geographic Information System of mapping community resources
GPS	Global Positioning System
HA	Hazard Area land use map designation
LI	Light Industrial land use map designation
HDR	High Density Residential land use map designation
HI	Heavy Industrial land use map designation

HOV	High Occupancy Vehicle
HRAC	The CBJ Historic Resources Advisory Committee
HUD	The United States Department of Housing and Urban Development
IA	Comp Plan Policy Implementing Action
IPU	Institutional Public Use land use map designation
JWMP	Juneau Wetlands Management Plan
JEDC	Juneau Economic Development Council
JPD	Juneau Police Department
JNU	Juneau International Airport
LCBLMP	Last Chance Basin Land Management Plan
LEED	Leadership in Energy and Environmental Design standards
LI	Light Industrial land use map designation
LID	Local Improvement District
LOS	Level of Service
LRWP	The CBJ adopted <i>Long Range Waterfront Plan</i>
MAP-21	Moving Ahead for Progress in the 21 <sup>st</sup> Century; a piece of federal transportation legislation that replaced SAFETEA-LU in 2012
MC	Marine Commercial land use map designation
MDR	Medium Density Residential land use map designation
MDR/SF	Medium Density Residential/Single Family land use map designation
MLLT	Mean Lower Low Tide level
MMU	Marine Mixed Use land use map designation
NOAA	National Oceanic & Atmospheric Administration
NP	Natural Area Park land use map designation
OHV	Off-Highway Vehicle
OHWM	Ordinary High Water Mark of water bodies
P&RD	The CBJ Parks and Recreation Department
PUD	Planned Unit Development
RAC	Residential Units per Acre/number of dwelling units allowed per increment of land as a density descriptor
RD	Resource Development land use map designation
RDR	Rural Dispersed Residential land use map designation
REC	Recreation Resource land use map designation
RLDR	Rural Low Density Residential land use map designation
RNP	Required Navigational Performance for the airport
RS	Recreational Service Park land use map designation
SAFETEA-LU	Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (a piece of federal transportation legislation, replaced with MAP-21 in 2012)
SC	Stream Protection Corridor land use map designation
SCV	Scenic Corridor/Viewshed land use map designation
SOP	Comp Plan Policy Standard Operating Procedure
SOV	Single-Occupancy Vehicle
SRO	Single Room Occupancy type of residential unit or development
STIP	Alaska State Transportation Improvement Program
TMDL	Total Maximum Daily Load of pollutants in a water body

TOC	Transit Oriented Corridor
TOD	Transit Oriented Development
TSA	Transportation Security Administration
TTC	Traditional Town Center land use map designation
UA	University of Alaska; in this <i>Plan</i> , UA refers to UAF and UAS, which have facilities in Juneau, not UAA, which has no facilities in Juneau
UAF	University of Alaska Fairbanks
UAS	University of Alaska Southeast
ULDR	Urban Low Density Residential land use map designation
USAB	Urban Service Area boundary
WCF	Wireless Communications Facility
WCI	Waterfront Commercial/Industrial land use map designation
WRB	The CBJ Wetlands Review Board
WS	Watershed land use map designation



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