



(907) 586-0715
 CDD_Admin@juneau.gov
 www.juneau.org/community-development
 155 Heritage Way • Juneau, AK 99801

DATE: October 9, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: Irene Gallion, Senior Planner *Irene Gallion*
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a rezone of 2.3 acres at the end of Davis Avenue from D10 to D15.

STAFF RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation of APPROVAL to the Assembly.

KEY CONSIDERATIONS FOR REVIEW:

- If rezoned, an additional 11 units could be constructed on the lot. A conditional use permit would be required.
- The Alaska Department of Corrections is concerned about increasing density. Detailed mitigation could be considered under the conditional use permit process.

INFORMATION	
Property Owner	William Heumann
Applicant	Chilkat Vistas LLC
Property Address	1925 Davis Ave
Legal Description	MENDOTA PARK PARCEL 1B
Parcel Number	5B1201070043
Zoning	D10
Land Use Designation	Medium Density Residential
Lot Size	2.2885 acres, 99,685 square feet
Water/Sewer	CBJ / CBJ
Access	Davis Avenue
Existing Land Use	Residential
Associated Applications	None

ALTERNATIVE ACTIONS:

1. **Amend:** recommend an amended rezone boundary; recommend an alternative zoning district; or recommend conditions.
2. **Deny:** recommend denial of the requested rezone. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is required for this rezone.

STANDARD OF REVIEW:

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.75.120
 - CBJ 49.10.170(d)
 - CBJ 49.80

The Commission shall hear and decide the case per CBJ 49.75.120 - Restrictions on rezoning. *Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.*

SITE FEATURES AND ZONING



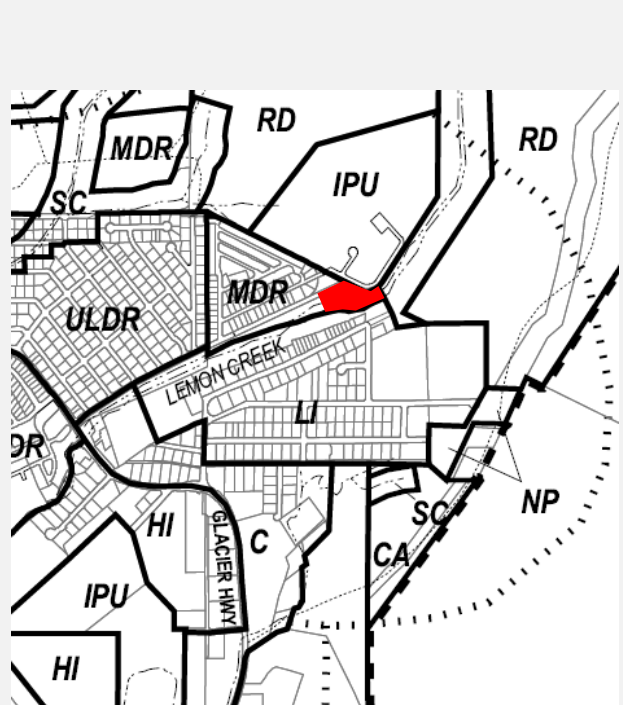
SURROUNDING ZONING AND LAND USES	
North (D5/D15)	Institutional/Residential
South (I)	Light Commercial
East (I)	Industrial
West (D10)	Residential

SITE FEATURES	
Anadromous	Lemon Creek
Flood Zone	AE 35.1 feet
Hazard	No
Hillside	No
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	None

CURRENT ZONING MAP



LAND USE DESIGNATION MAP



BACKGROUND INFORMATION

Project Description – The Applicant requests a rezone from D10 to D15 (**Attachment A**). The proposed rezone is for 1925 Davis Avenue, to the east of Riveredge Park Condominiums. Currently 23 apartment units are constructed on the property. The rezone would allow 11 more units.

A proposed ordinance is attached (**Attachment B**).

The property currently has a conditional use permit for 23 units (USE2013 0005). If additional units are added, a new or updated conditional use permit will be required.

Background – The permitting documents associated with this project can be found at the “Short Term Projects” web site: <https://juneau.org/community-development/short-term-projects>

1925 Davis and the Riveredge Park Condominiums used to be on one lot (red line in image below).



In 2003, the lot was approved for transitional zoning to D15. “Transitional” means the rezone could happen once certain improvements were made. In this case, the improvements included pedestrian accommodation construction along Davis Avenue, and a traffic study that showed the Davis Avenue/Glacier Highway intersection would operate effectively after full-build out.

The Developer was unable to meet requirements for the Davis Avenue/Glacier Highway intersection performance. In 2005, the Developer revised the rezone request from D15 to D10. Less density means less traffic, and reduces impacts on the intersection. The Planning Commission approved the revision, requiring a pedestrian easement along Lemon Creek, and \$25,000 to be applied to neighborhood park construction.

In 2005, the developer got a conditional use permit to develop a driveway in the unused portion of the Davis Avenue right-of-way. The conditional use permit recognized the driveway would be used for up to 50 units.

Development of 21 Riveredge Park Condominiums began in 2005.

In 2013 the lot was subdivided, creating Lot 1A (Riveredge Park Condominiums), and Lot 1B (1925 Davis Avenue). A variance was required to subdivide a lot on a right-of-way that was not publicly maintained.

The Commission also approved 23 apartments on the newly created Lot 1B (1925 Davis Avenue).

1925 Davis Avenue currently has two multi-family structures, with a total of 23 units.

Permit and Parcel History - The below table summarizes relevant history for the lot and proposed development.

Item	Summary
MAP2003 0002	Approval for transitional zoning to D15.
MAP2005 0003	Approval for zoning to D10.
USE2005 0017	Permission to develop a driveway in the unused portion of Davis Avenue right-of-way.
VAR2012 0031	Variance to subdivide a lot without access to an improved right-of-way (not allowed under current code).
Plat 2013-8	Subdivision into Lot 1A and Lot 1B. The plat includes access and utility easements.
USE2013 0015	Approval of 23 apartments on Lot 1B (1925 Davis Avenue).

Zoning History – The below table summarizes zoning history for the lot.

Year	Zoning	Summary
1969	RML	Low Density Multi-family residential district. This district provides areas for the development of low density multi-family housing. It is designed to be located adjacent to single-family areas and will often be used as a buffer to provide for an orderly transition of development adjoining high density multi-family, commercial or industrial districts or along major streets where such areas, because of traffic, noise, or other characteristics, may not be conducive to the development of desirable single-family environments.
1987	RR(T)D10	The RR, rural reserve zoning district, is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth. In addition, recreation cabins, lodges and small seasonal recreational facilities may be allowed. With construction of utilities, the lot could transition to D10. The D-10 and D-15, residential districts, are intended to accommodate primarily multi-family residential development at ten and 15 units per acre respectively. These are relatively low-density multi-family districts.
2003	D15	See above.
2005	D10	See above.

ZONING ANALYSIS

The 2013 Comprehensive Plan has mapped this lot Medium Density Residential, urban residential lands for multi-family dwelling units at densities ranging from 5 to 20 units per acre. Commercial development of a scale consistent with a residential neighborhood is allowed [Table of Permissible Uses, CBJ 49.25.300].

Zoning Districts Defined – The intent for D10 and D15 zoning are combined in CBJ 49.25.210(e).

Current Zoning – D10	Proposed Zoning – D15
The D-10 and D-15, residential districts, are intended to accommodate primarily multi-family residential development at ten and 15 units per acre respectively. These are relatively low-density multi-family districts.	The D-10 and D-15, residential districts, are intended to accommodate primarily multi-family residential development at ten and 15 units per acre respectively. These are relatively low-density multi-family districts.

CBJ 49.25.300 Table of Permissible Uses Comparison – The existing use on this lot is multi-family residential. The use is allowed in D10 and D15.

Differences between D10 and D15 are summarized below.

- Blank – not allowed
- 1 – allowed
- 3 – conditional use permit required

		Use Description	D-10	D-15
4	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS ^G			
4.05	Light manufacturing		3	
6	RECREATION, AMUSEMENT, ENTERTAINMENT			
6.1	Indoor activity conducted entirely within building or substantial structure			
	6.13	Theaters seating for 200 or fewer		3
7	INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES			
7.15	Health care clinics, other medical treatment facilities providing out-patient care			3
14	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING			
14.25	Personal use agriculture			
	14.253	Hens, 6 maximum	1	3
20	CEMETERY, CREMATORIUM, MORTUARY			
20.3	Funeral home		3	

Note G states that all uses subject to additional performance standards, chapter 49.65, article VIII.

Manufacturing, light, means the processing and/or fabrication of materials or products where no process involved will produce noise, vibration, air pollution, fire hazard or noxious emission that will disturb or endanger neighboring properties [CBJ 49.80].

CBJ 49.25.400 Dimensional Standards –

Standard		Current Zoning (D10)	Proposed Zoning (D15)
Lot	Size, square feet	6,000	5,000
	Width	50	50
Setbacks	Front	20	20
	Rear	20	15
	Side	5	5
	Side	5	5
	Street Side	13	13
Lot Coverage		50%	50%
Height	Permissible	35	35
	Accessory	25	25

A 50-foot no development setback from Lemon Creek is required [CBJ 49.70.330(a)].

Foundation Setback Verification forms signed by CBJ inspectors document setback compliance for both structures. No as-built is provided for the project.

Each structure is approximately 33 feet deep by 129 feet long, for total lot coverage of 8,514 square feet, or nine percent.

The roof ridge is 27 feet high.

CBJ 49.25.500 Density –

	Current Zoning D10 (10 units/acre)	Proposed Zoning D15 (15 units/acre)	Existing
Maximum Number of Dwelling Units	23	34	23

Potential for Subdivision – Under current code, the lot is not subdividable. CBJ 49.35.250 (a) requires that subdivided lots directly access a publicly-accepted right-of-way. CBJ 49.35 cannot be varied [CBJ 49.20.200]. Code has changed since the variance for access was approved in 2012.

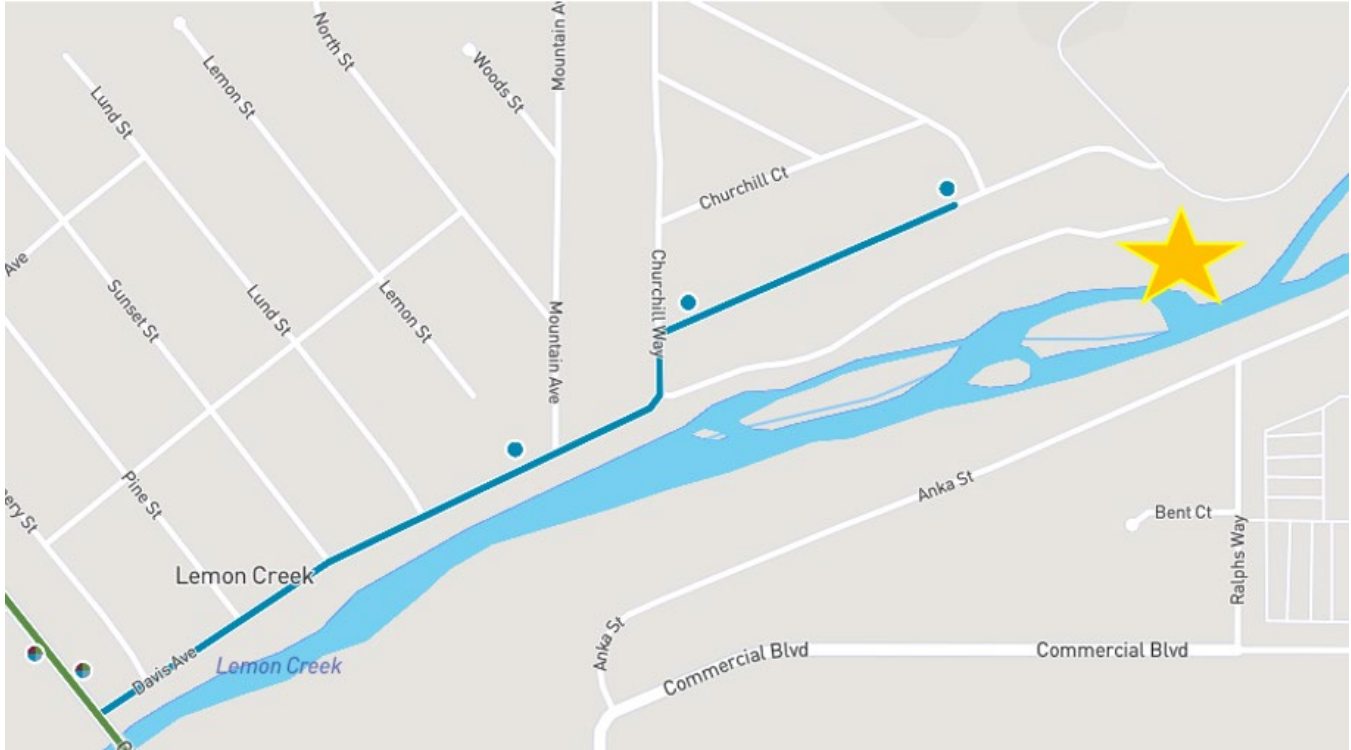
TRAFFIC AND TRANSPORTATION

Access	Roadway Classification	Current Level of Service
Davis Avenue	Local	
Old Glacier Highway	Collector	

The intersection of Davis Avenue and Old Glacier Highway was signalized in 2022.

Non-motorized transportation – Davis Avenue has sidewalks on the northwest side, and a trail on the southeast side.

Proximity to Public Transportation – Nearby bus stops have one morning departure into town, and two afternoon arrivals.



COMMUNITY SERVICES

The table below summarizes community services that may be affected by the proposed rezone.

Service	Summary
Water/Sewer	Water/sewer in the Davis Avenue right-of-way is considered a “private system” where the utilities cross the lot line.
Fire Service	Not impacted.
Schools	Not impacted.
Recreation	The trail along Davis Avenue continues onto the rezone property.

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

The table below summarizes conservation, historic, and archeological resources which may be affected by the proposed rezone.

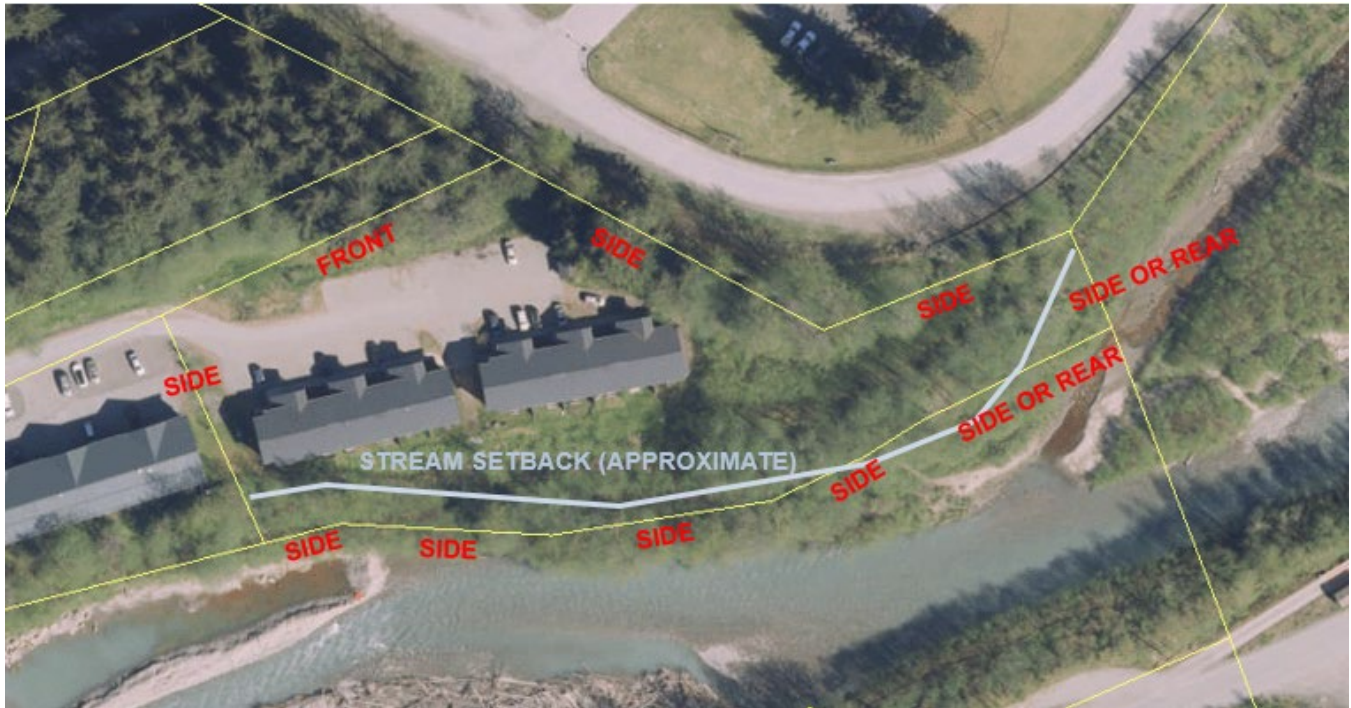
Resource	Summary
Conservation	None.
Wetlands	Protected (50’ anadromous setback).
Anadromous	Protected (50’ anadromous setback).
Historic	None known.
Archeological	None known.

Lot 1B south lot line is mapped with a one percent annual chance of inundation flooding (AE) by the Federal Emergency Management Agency.



Lemon Creek is listed in the Alaska Department of Environmental Conservation Impaired Water Bodies (AK_R_1030106_017_001) for sedimentation, siltation, and turbidity. The 2007 Lemon Creek Watershed Recovery and Management Plan suggests assessing and improving stormwater and runoff water quality (Objective 1.4) by working with landowners, improving riparian buffers, and maintaining habitat.

Lemon Creek is an anadromous water body with a 50-foot development setback. Staff will delineate the setback when development is proposed. The image below estimates the 50-foot setback based on GIS imagery available, to show where the anadromous setback would be controlling for development.



CONFORMITY WITH ADOPTED PLANS

2013 COMPREHENSIVE PLAN VISION: *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

2013 COMPREHENSIVE PLAN - The proposed amendment conforms to the 2013 Comprehensive Plan.			
Chapter	Page No.	Item	Summary
7	84	Table 7.1	Lemon Creek is a 2011 impaired water body due to turbidity, sediment, and habitat modification from debris.
	96	Gravel Resources	Lemon Creek is a source of gravel. Note that SECON has annual permitted gravel extraction from the creek adjacent to this development.
8	118	Implementing Actions	Improve nonmotorized transportation facilities to address high average annual daily traffic and industrial traffic. ADOT&PF completed an improvement project along Glacier Highway in 2022, with sidewalks on both sides and refuge islands in the middle. Davis Avenue has curb and sidewalk on one side, and a multi-use trail on the other.
11	182	Subarea 5	3. Restrict residential development that would be impacted by gravel extraction uses.
			11. The Commission considers if the development will impact volume, velocity, cleanliness, and overall water quality of Lemon Creek.

2018 Lemon Creek Area Plan - The proposed amendment complies with the 2018 Lemon Creek Area Plan			
Chapter	Page No.	Item	Summary
5/6	47	Goal 3 Action	Advocate for intersection improvements at Davis Avenue and Glacier Highway (complete in 2022).
			Advocate for pedestrian access across Lemon Creek between industrial area and Davis Avenue.
			New trail on both sides of Davis Avenue, from the top to the wetlands (completed north of Glacier Highway, along Davis Avenue).

2016 HOUSING ACTION PLAN - The proposed amendment complies with the 2016 Housing Action Plan			
Chapter	Page No.	Item	Summary
	23		Higher density in Lemon Creek could help address housing.
	47		Consider upzoning.
	2		Streamline permitting to encourage density.

AGENCY REVIEW

CDD conducted an agency review comment period between August 12, 2024 and September 23, 2024. Agency review comments can be found in **Attachment C**.

Agency	Summary
Alaska Department of Transportation and Public Facilities	No comment.
Alaska Department of Corrections	Security concerns about development proximity to security perimeter. Mitigation requested, but challenges to preferred mitigation are noted.

Alaska Department of Corrections concerns may impact proposed development and would be considered under a subsequent Conditional Use Permit.

PUBLIC COMMENTS

CDD conducted a public comment period between August 19, 2024, and October 20, 2024.

An informational meeting was held via ZOOM on September 12, 2024 (**Attachment D**). One member of the public attended, and no questions were asked. Meeting materials and a recording of the meeting can be found at the Short Term Planning web site: <https://juneau.org/community-development/short-term-projects>

Public notice was mailed to property owners within 500 feet of the proposed rezone (**Attachment E**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment F**). Public comments submitted at time of writing this staff report can be found in **Attachment G**.

Name	Summary
Sue Trivette	Informational, caution about shared infrastructure.
Kathy Ensor	Strongly opposed due to disagreements about shared infrastructure.

ZONE CHANGE OPTIONS AND ALTERNATIVES

As stated in CBJ 49.75.130(a), the Commission may recommend approval, approval with modifications or denial of a rezone request. The Commission may recommend approval to the Assembly for different zoning districts than requested by the applicant or recommended by staff. Additionally, the Commission can recommend modifications to the boundaries of the area to be rezoned. This means that if the Commission wishes to do so, the zoning district boundary line may be moved from its current location, if it conforms with the Comprehensive Plan and Title 49 – Land Use Code. Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

FINDINGS

In accordance with CBJ 49.75 the Director makes the following findings on the proposed rezone:

1. *Was the rezone application filed timely in accordance with CBJ 49.75.110?*

Analysis: No additional analysis required.

Finding: Yes. The rezone application was filed in July of 2024.

2. *Was adequate public notice provided in accordance with CBJ 49.75.110?*

Analysis: CDD staff held a public meeting on September 12, 2024; mailed written notice to property owners within 500 feet of the proposed rezone for the public meeting and the Commission hearing; and a public notice sign was posted on-site two weeks prior to the Commission hearing.

Finding: Yes. Adequate public notice was provided in accordance with CBJ 49.75.110.

3. *Is this request for an area covering more than two acres or an expansion of an existing zoning district as required by CBJ 49.75.120?*

Analysis: The rezone request is for 2.2885 acres.

Finding: Yes. The proposed rezone meets the minimum area.

4. *Has a similar request been made within the previous 12 months, contrary to CBJ 49.75.120?*

Analysis: No additional analysis required.

Finding: No. A similar rezone request has not been filed within the previous 12 months.

5. *Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with the land use maps of the comprehensive plan and policies of the comprehensive plan, in accordance with CBJ 49.75.120?*

Analysis: No additional analysis required.

Finding: Yes. The proposed rezone conforms with the land use maps and policies of the 2013 Comprehensive Plan, the 2018 Lemon Creek Area Plan, and the 2016 Housing Plan.

6. *Is the proposed zoning district and the uses allowed therein conforming with Title 49 – Land Use Code, in accordance with CBJ 49.75.120?*

Analysis: No further analysis needed.

Finding: Yes. The proposed rezone conforms with Title 49 – Land Use Code.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone of 2.3 acres at the end of Davis Avenue from D10 to D15.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet.
Attachment B	Proposed ordinance.
Attachment C	Agency Review Comments.
Attachment D	Informational meeting items.
Attachment E	Abutters information.
Attachment F	Public Notice sign posted.
Attachment G	Public comments.



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 1925 DAVIS AVE		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Mendota Park Parcel 1 B		
	Parcel Number(s) SB1201070043		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner	William Heumann	Contact Person William Heumann
	Mailing Address	6000 Thane RD	Phone Number(s) (907) 723-4540
	E-mail Address	chickatvistas@gmail	
	LANDOWNER/ LESSEE CONSENT		
	Required for Planning Permits, not needed on Building/ Engineering Permits.		
	Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.		
	I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:		
	A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.		
	William Heumann Landowner/Lessee (Printed Name)		Landowner Title (e.g.: Landowner, Lessee)
X	 Landowner/Lessee (Signature)	7/30/24 Date	
	_____ Landowner/Lessee (Printed Name)	_____ Title (e.g.: Landowner, Lessee)	
X	_____ Landowner/Lessee (Signature)	_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.			
APPLICANT			
Applicant (Printed Name)		If same as LANDOWNER, write "SAME" Contact Person	
Mailing Address	SAME	Phone Number(s)	
E-mail Address			
X	_____ Applicant's Signature	_____ Date of Application	

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

Intake Initials 7/31

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number AME24-003	Date Received 7/31/24
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ZONE CHANGE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY Rezone D10 to D15 to allow additional units

IS THIS AN EXPANSION OF AN EXISTING ZONE? Yes No

Total Land Area of Proposed Change 2.3 acres Comprehensive Plan Land Use Designation MDR

Current Zone(s) D10 Comprehensive Plan Map Letter H

New Zone Requested D15

TYPE OF ZONE CHANGE REQUESTED Regular Transition

Has this or a similar zone change been requested in the previous 12 months? Yes Case # _____ No

UTILITIES AVAILABLE WATER: Public On Site SEWER: Public On Site

ALL REQUIRED MATERIALS ATTACHED

Complete application

Pre-Application Conference notes

Narrative including:

- Purpose of the requested zone change
- Any potential impacts to public infrastructure (streets, water, & sewer)
- How the requested zone change comply with the maps and policies of the Comprehensive Plan

Site Plan and/or map of proposed zone change (details on reverse side)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ZONE CHANGE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>600</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ <u>100</u>			
Pub. Not. Sign Fee	\$ <u>50</u>			
Pub. Not. Sign Deposit	\$ _____			
Total Fee	\$ <u>750</u>			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
<u>AME24-003</u>	<u>7/31/24</u>

Pre-Application Conference Final Report

1. Zone Change: \$600.00
 2. Public Notice Sign: \$150, with \$100 refundable if the sign is brought back by Monday following the Planning Commission meeting.
-

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov
OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: www.juneau.org/community-development

Attachments:

49.70 Article IV – if in a flood zone



JUNEAU HOUSING PROGRAMS

Juneau Affordable Housing Fund (JAHF)

up to \$50,000 per unit

The Juneau Affordable Housing Fund was created to promote the creation of affordable housing in the Capital City. This program runs annually in the Fall.

To review the requirements and guidelines and to learn more about the next funding competition round, please visit:

juneau.org/community-development/grants-juneau-affordable-housing-fund

Mobile Home Down Payment Assistance (MHDPA)

up to \$10,000

CBJ has partnered with True North Federal Credit Union (TNFCU) to create a program that will provide low interest loans to qualified residents for up to 50% of the down payment. Residents must be able to match the other 50%. Loans will be available at 1% interest. The borrower will have up to five (5) years to pay back the loan.

juneau.org/community-development/grants-mobile-home-down-payment-assistance

Accessory Dwelling Unit Grant program (ADUG)

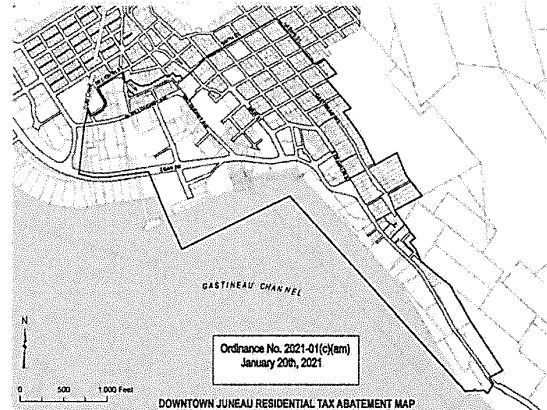
Amount to be determined; program pending approval

The Accessory Apartment Grant Program is a one time grant to homeowners creating an eligible accessory apartment. The resulting unit cannot be used as a short-term rental for three years.

<https://juneau.org/community-development/grants-aappg>

Tax Abatement Programs

- **Downtown Tax Abatement:** Provides 12-year tax abatement for projects that develop four or more new residential units in the mapped area.



- **Senior Assisted Living Tax Abatement:** Provides 12-year tax abatement for projects that provide at least 15 new residential units of assisted living for senior citizens in the urban service area.
- **Subdivision Property Tax Abatement:** 5-year tax abatement program for improvements related to subdivision of one lot into three or more lots.
- **High Density Tax Abatement:** 12-year tax abatement for projects that develop at least four new residential units within the Urban Service Area.

For more information on CBJ tax abatement program eligibility criteria and to apply, please visit:

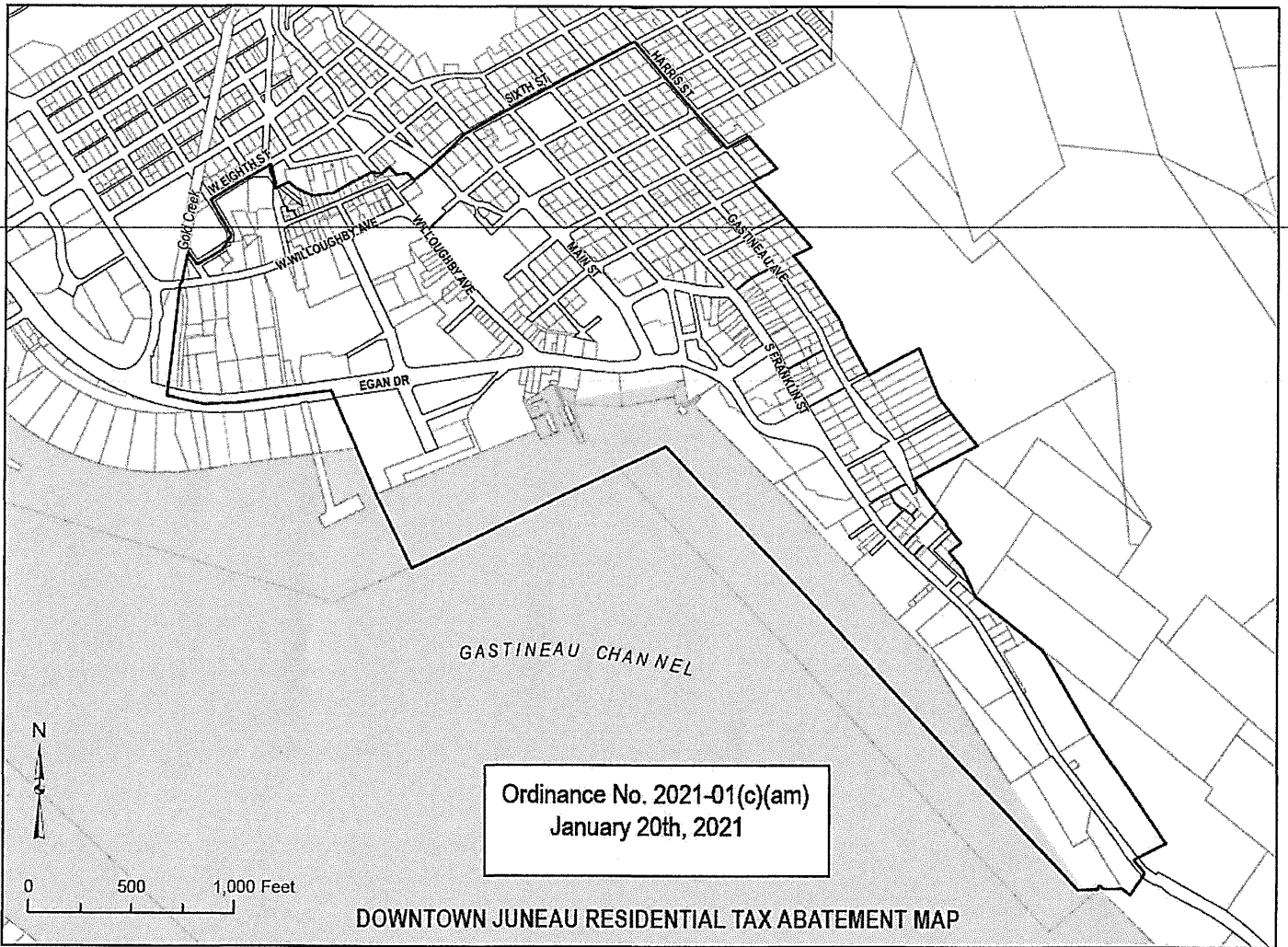
juneau.org/community-development/grants-cbj-tax-abatement-programs

For more information on CBJ Housing programs, please contact:

Joseph Meyers, Housing & Land Use Specialist at:

joseph.meyers@juneau.gov

(907) 586-0752 x4200



1925 Davis Avenue Rezone Narrative

7-29-2024

The Purpose of this rezone is to allow for the construction of additional residential units on a parcel that is currently at maximum density but has lots of space left for additional units. This parcel, along with a neighboring parcel developed in the same era, is spot-zoned D-10, sandwiched between D-15 and industrial. As we all know, Juneau has a crisis-level housing shortage and this parcel has existing, underutilized, infrastructure that could be used to address the crisis. Impacts to the existing infrastructure would include slightly more use of the existing water, sewer and street system. A traffic light was recently added at the nearest intersection with Glacier Highway which alleviates that issue.

The requested zone change complies with the comprehensive plan as the current map allows for up to 20 units/acre and we are only requesting 15. As mentioned above, multiple studies of Juneau's housing issues have all pointed to maximizing infill development and upzoning wherever possible in order to make full use of the existing infrastructure.

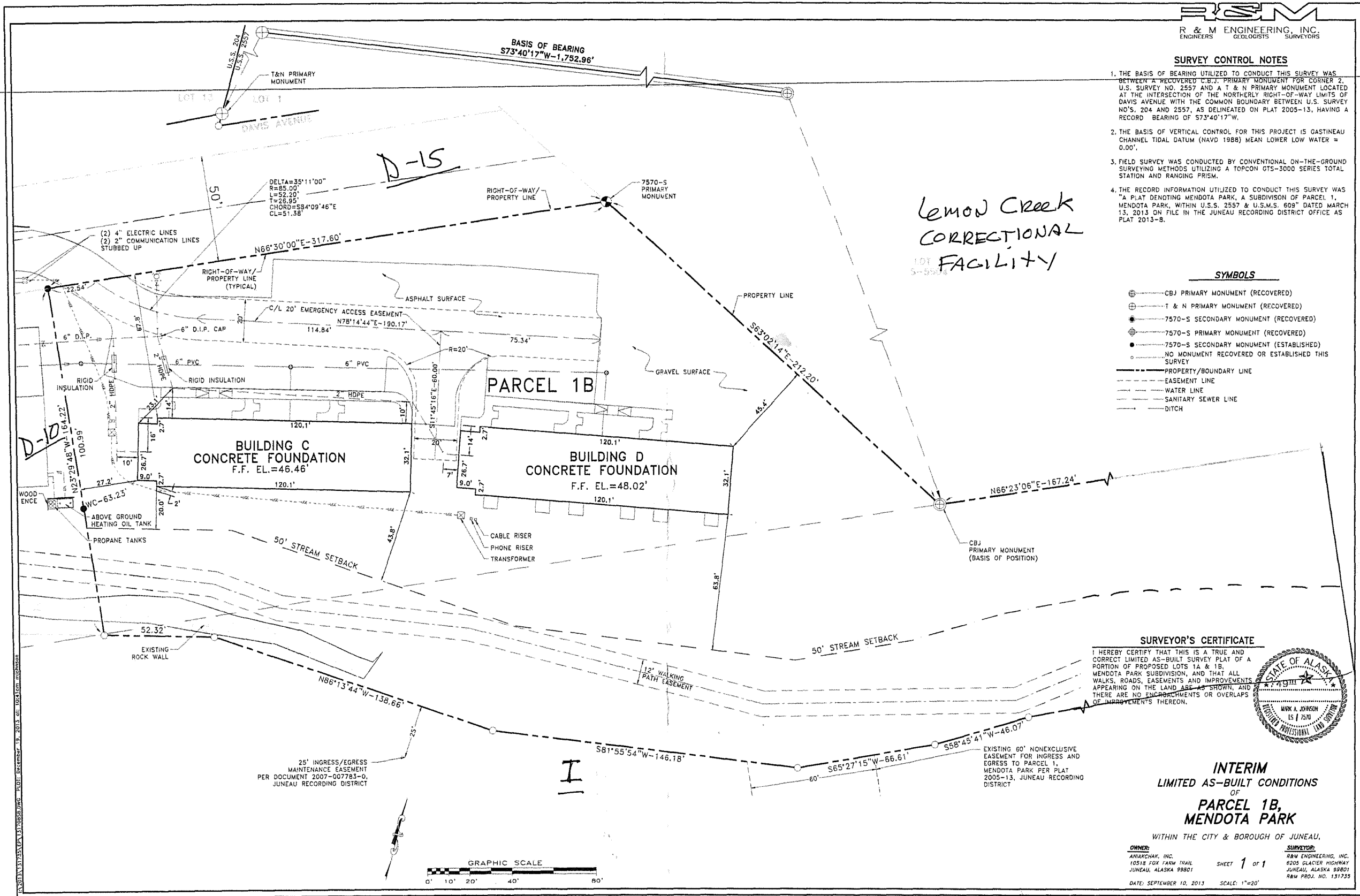
SURVEY CONTROL NOTES

1. THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS BETWEEN A RECOVERED C.B.J. PRIMARY MONUMENT FOR CORNER 2, U.S. SURVEY NO. 2557 AND A T & N PRIMARY MONUMENT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMITS OF DAVIS AVENUE WITH THE COMMON BOUNDARY BETWEEN U.S. SURVEY NO'S. 204 AND 2557, AS DELINEATED ON PLAT 2005-13, HAVING A RECORD BEARING OF S73°40'17"W.
2. THE BASIS OF VERTICAL CONTROL FOR THIS PROJECT IS GASTINEAU CHANNEL TIDAL DATUM (NAVD 1988) MEAN LOWER LOW WATER = 0.00'.
3. FIELD SURVEY WAS CONDUCTED BY CONVENTIONAL ON-THE-GROUND SURVEYING METHODS UTILIZING A TOPCON GTS-3000 SERIES TOTAL STATION AND RANGING PRISM.
4. THE RECORD INFORMATION UTILIZED TO CONDUCT THIS SURVEY WAS "A PLAT DENOTING MENDOTA PARK, A SUBDIVISION OF PARCEL 1, MENDOTA PARK, WITHIN U.S.S. 2557 & U.S.M.S. 609" DATED MARCH 13, 2013 ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE AS PLAT 2013-8.

SYMBOLS

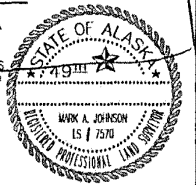
- ⊕ CBJ PRIMARY MONUMENT (RECOVERED)
- ⊕ T & N PRIMARY MONUMENT (RECOVERED)
- 7570-S SECONDARY MONUMENT (RECOVERED)
- ⊕ 7570-S PRIMARY MONUMENT (RECOVERED)
- 7570-S SECONDARY MONUMENT (ESTABLISHED)
- NO MONUMENT RECOVERED OR ESTABLISHED THIS SURVEY
- - - PROPERTY/BOUNDARY LINE
- - - EASEMENT LINE
- - - WATER LINE
- - - SANITARY SEWER LINE
- - - DITCH

*Lemon Creek
CORRECTIONAL
FACILITY*



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT LIMITED AS-BUILT SURVEY PLAT OF A PORTION OF PROPOSED LOTS 1A & 1B, MENDOTA PARK SUBDIVISION, AND THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS APPEARING ON THE LAND ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS THEREON.



**INTERIM
LIMITED AS-BUILT CONDITIONS
OF
PARCEL 1B,
MENDOTA PARK**

WITHIN THE CITY & BOROUGH OF JUNEAU,

OWNER:
ANAKCHAK, INC.
10518 FOX FARM TRAIL
JUNEAU, ALASKA 99801

SURVEYOR:
R&M ENGINEERING, INC.
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
R&M PROJ. NO. 131722

DATE: SEPTEMBER 10, 2013 SCALE: 1"=20'



(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

Case name **Davis ReZone**

Case Number: PAC2023 0035

Applicant: Chilkat Vistas LLC, William Heumann

Property Owner: William Heumann

Property Address: 1925 Davis Ave

Parcel Code Number: 5B1201070043

Site Size: 99,685 sq ft. Or 2.2885 acres

Zoning: D10

Existing Land Use: 23 Apartment Units

Conference Date: 16 August 2023

Report Issued: 23 August 2023

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
William Heumann, Mike Heumann, and Cassandra Suryan	Applicant	chilkatvistas@gmail.com
Irene Gallion	Planning	irene.gallion@juneau.gov
Forrest Courtney	Planning	forrest.courtney@juneau.gov
David Sevdv	Permitting	David.sevdv@juneau.gov

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Applicant requested the definition of development: CBJ 49.80.120

Development means any of the following:

- (1) Construction, reconstruction or enlargement of a structure involving more than 120 square feet;
- (2) A subdivision;
- (3) Conduct of a home occupation;
- (4) Change in use of a lot, including any structure thereon;
- (5) Installation or emplacement of a mobile or modular home;
- (6) Removal of substantial vegetative cover;
- (7) Excavation, dredge or fill activity;
- (8) Installation of a sign;
- (9) For the purposes of chapter 49.65, article I, the work performed in relation to a deposit, subsequent to exploration but prior to extraction of commercial quantities of a mineral commodity, aimed at, but not limited to, preparing the site for mining, defining an ore deposit, conducting pilot plant operations, and construction of roads or ancillary facilities;
- (10) Any site work in preparation or anticipation of the above;
- (11) For the purposes of chapter 49.70, article IV, flood hazard areas, means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Structure means anything which is constructed or erected and located on or under the ground, or attached to something fixed to the ground, including the following:

- (1) A building, regardless of size, purpose, or permanence;
- (2) A tower, sign, antenna, pole or similar structure;
- (3) A basement, foundation, or mobile home pad;
- (4) A fence;
- (5) A sign;
- (6) A street, road, sidewalk, driveway, parking area, or storage area.

Applicant said their intention was to construct affordable units for Juneau's workforce. Applicant discussed applying for the Juneau Affordable Housing Fund. Applicant's narrative for this project should include how this project and JAHF funds will meet requirements for rent or sale prices meet workforce level income. Some tax and loan programs are run through different departments, see attached information sheet for details.

Project Overview

The applicant is requesting the rezoning of Mendota Park Parcel 1B (1925 Davis Ave) from D10 to D15. There are presently 23 apartment units on site. The intention of the rezone is to accommodate additional apartment construction. With D15 zoning, up to 11 units could be added to the property.



History

In 2005 Parcel 1 of Mendota Park was rezoned to D10, Multi-Family Residential. Rezone required dedication of easements for pedestrian walkways, parks, playgrounds, storm-water drainage facilities, and fire apparatus access.

Mendota Park Parcel 1 was subdivided into 1A and 1B in 2013. 23 apartments were constructed.

Documents

USE2003-00048: Construction of a driveway in the undeveloped section of Davis Avenue.

USE2005-00017: Extending the length of the driveway in the undeveloped section of Davis Avenue.

SMN2013 0003: Subdivision of Parcel 1 into 1A and 1B.

USE2013-0015: 23-unit apartment complex.

REZONE PROCESS

- Apply for the rezone in January or July [CBJ 49.75.110].
- Work with Community Development on organizing a public meeting. Community Development would present on the regulatory details, and Chilkat Vistas would be able to present based on the vision for the area. Note that CBJ is unable to participate in the meeting until an application has been received.
- Modify the proposal as warranted by public comments.

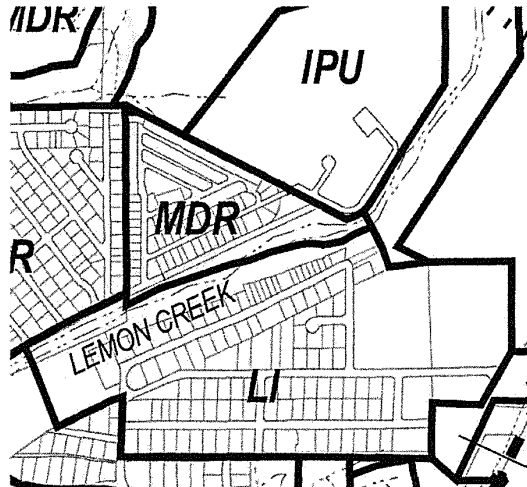
- Present the proposal to the Planning Commission. They will forward to the Assembly, and:
 - Recommend approval, OR
 - Recommend approval with conditions, OR
 - Recommend denial, OR
 - If they need more information, they will “continue.”
- The Assembly will most likely consider the rezone:
 - At a subcommittee, probably Lands, Housing and Economic Development.
 - At a Committee of the Whole (work group), then
 - At a regular Assembly Meeting, where the rezone will be voted on.

Planning Division

1. Zoning –

Parcel 1B is presently zoned D10, intended to accommodate multifamily residential development [CBJ 49.25.210(e)].

Map H of the CBJ Comprehensive Plan (2013) shows lot is planned for Medium Density Residential.



The Comprehensive Plan defines Medium Density Residential:

These lands are characterized by urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre. Any commercial development should be of a scale consistent with a residential neighborhood, as regulated in the Table of Permissible Uses (CBJ 49.25.300).

The adjacent lot to the West is zoned D10 and the lot to the Northwest across Davis Avenue is zoned D15.

2. Table of Permissible Uses –

1.300 Multi-family dwellings: A major development requires a Conditional Use Permit (CUP). Additional units would require update of an existing CUP. A pre-application conference specific to that development would be required [CBJ 49.25.300].

3. Setbacks – CBJ 49.25.400

Feature	D10	D15
Front Setback	20'	20'
Side Yard Setback	5'	5'

Rear Yard Setback	20'	15'
Street Side Setback	13'	13'

4. **Height – CBJ 49.25.400**

Feature	D10	D15
Permissible	35'	35'
Accessory	25'	25'

5. **Access –**

The property is accessed via Davis Avenue through the Riveredge Condominium driveway (recorded document 2013-001962-0).

6. **Parking & Circulation–**

Parking is not directly related to rezoning.

Multifamily units require 1 space per one-bedroom unit, 1.5 spaces per two-bedroom unit, and 2 spaces per three or more bedroom units [CBJ 49.40.210(a)].

7. **Lot Coverage – CBJ 49.25.400**

Feature	D10	D15
Permissible	50%	50%
Conditional	50%	50%

8. **Vegetative Coverage –**

30% vegetation coverage is required for both D10 and D15 zoned lots [CBJ 49.50.300].

9. **Lighting –**

Not applicable to this application. Lighting is reviewed during the building permit process. Lighting should be downward cast and not on neighboring lots.

10. **Noise –**

The noise difference between D10 and D15 is not expected to be substantial.

11. **Flood –**

The south lot line appears to be in an AE floodway. Any development in this area would have to comply with CBJ floodway standards. Please contact this office if you are going to be developing anything in this area.



12. Hazard/Mass Wasting/Avalanche/Hillside Endorsement –

The property is not in a mapped hazard area.

13. Wetlands –

A wetlands fill may require a United States Army Corps of Engineers permit, you can contact them at 907-753-2689 for additional information.

14. Habitat – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling.

Lemon creek is an anadromous waterbody. No disturbance is allowed within 25ft and no development within 50ft of the waterbody [CBJ 49.70.310].

15. Plat Restrictions – Plat 2013-8

1. Stormwater runoff drainage as presently exists may not be modified without CBJ engineering approval.
2. Water and sewer disposals systems are private utilities and are managed by the existing maintenance and hold harmless agreement.
3. Lot 1B is responsible for the extension of private water and sewer lines as needed.
4. Special regulations may apply to the lot as parts of the subdivision may be located in a special flood hazard area according to community panel #020009885B.

16. Traffic A Traffic Impact Analysis is not required [CBJ 49.40.300].

If zoning is changed, up to 11 units could be added to the property. Per unit Average Annual Daily Traffic (AADT) is 6.65 (Institute of Traffic Engineers' Trip Generation Manual, 9th Edition, Volume 2, page 333). If the maximum allowed units were built it would provide an additional AADT of 73.15. Considering the existing 23 units, AADT would go as high as 226.

17. Nonconforming situations – Not applicable.

Building Division

- 18. Building –
 - 19. Outstanding Permits – None
-

General Engineering/Public Works

- 20. Engineering –
- 21. Drainage –
- 22. Utilities – (water, power, sewer, etc.)

Fire Marshal

- 23. Fire Items/Access –

Other Applicable Agency Review

- 24. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...
- 25.

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

- 1. Development Permit Application
- 2. Zone Change Application
- 3. (Add notes as necessary)

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

- 1. A copy of this pre-application conference report.
- 2. (Add any necessary supporting documents required in the application forms OR that may be useful supporting information)

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

- 1. (Add any items required with the forms that are not applicable to the Conditional Use application)
- 2.

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

Presented by:
Introduced:
Drafted by: CDD Gallion

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-XX DRAFT

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Mendota Park Parcel 1B; Located on Davis Avenue.

WHEREAS, the area of the proposed rezone to D15, located on Davis Avenue, is currently zoned as D10; and

WHEREAS, the CBJ Comprehensive Plan maps this area for Medium Density Residential; and

WHEREAS, the proposed rezone conforms to the Medium Density Residential; and

WHEREAS, in 2005 the lot was downzoned from D15 to D10 due to concerns about the performance of the Davis Avenue intersection with Glacier Highway; and

WHEREAS, a 2022 project by the Alaska Department of Transportation and Public Facilities installed a light at the intersection; and

WHEREAS, housing is the Assembly's top priority;

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of Mendota Park Lot 1B; located on Davis Avenue, from D10, to D15.

The described rezone is shown on the attached Exhibit "A" illustrating the area of the proposed zone change.

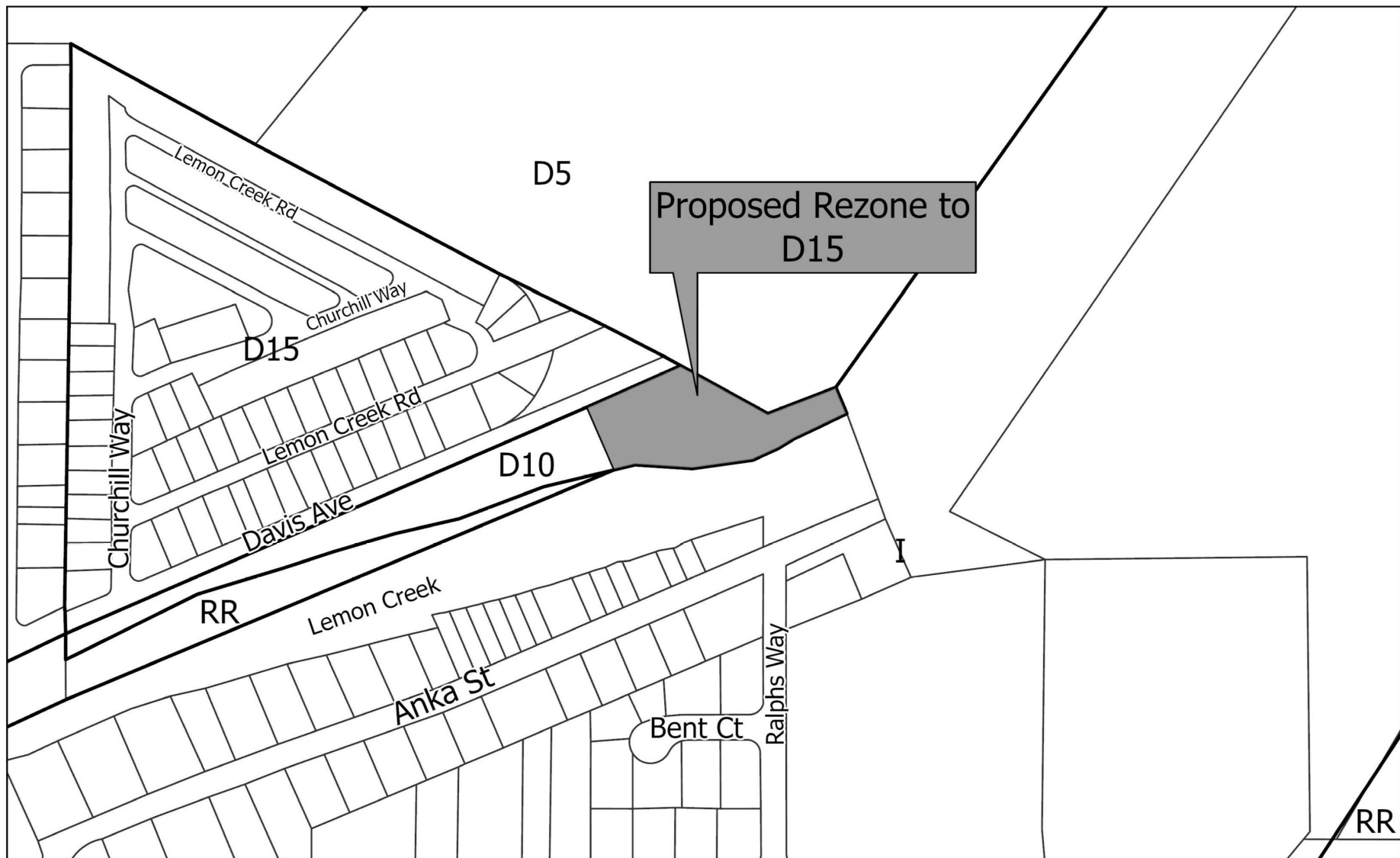
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

Beth McEwen, Municipal Clerk



**Zone changes to Mendota Park
Parcel 1B from D10 to D15**



CDD Case: AME 2024 0003





(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: DOT&PF
STAFF PERSON/TITLE: Arthur Drown, Right of Way Property Management
DATE: 09/10/2024
APPLICANT: William Heuman
TYPE OF APPLICATION: Rezone
PROJECT DESCRIPTION:

Applicant requests a rezone of 2.3 acres at the end of Davis Avenue from D10 to D15.

LEGAL DESCRIPTION:

PARCEL NUMBER(S): 5B1201070043
PHYSICAL ADDRESS: 1925 Davis Avenue

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

AGENCY COMMENTS (CONTINUED):



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Alaska Department of Corrections

STAFF PERSON/TITLE: Daryl Webster, Superintendent

DATE: 9/5/2024

APPLICANT: William Heuman

TYPE OF APPLICATION: Rezone

PROJECT DESCRIPTION:

Applicant requests a rezone of 2.3 acres at the end of Davis Avenue from D10 to D15.

LEGAL DESCRIPTION:

PARCEL NUMBER(S): 5B1201070043

PHYSICAL ADDRESS: 1925 Davis Avenue

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

While DOC supports, in principle, additional housing in communities like Juneau, rezoning in the vicinity of Lemon Creek Correctional Center raises significant security concerns, due to the potential for increased traffic and additional residential housing in very close proximity to the institution's security perimeter and inmate housing units. Should rezoning lead to additional housing in the area adjacent to the security perimeter, significant structural mitigation would be required to reduce the risk of residents being in the line of fire from the institution's security tower and to prevent the introduction of contraband into the institution.

At a minimum, an approximate 15 foot berm or wall, similar in appearance to a noise-cancelling highway wall, would need to be erected between the institution and new development, as a protective barrier. This barrier, spanning the length of any new development, would be difficult to erect on the Institutional side of the property line without impinging on the institution's perimeter service road. It would be a challenge to erect the necessary barrier on the private property side of the property line, due to the steep topography, which declines at a sharp angle to the Lemon Creek riverbed.

We urge due consideration of these concerns, as the present re-zoning application is considered.

Full size slides can be found at the Short Term Planning web site: <https://juneau.org/community-development/short-term-projects>

Thank you for being here!
The meeting will start at 6:00 pm

Proposed rezone:
1925 Davis Avenue
Chilkat Vistas

Submit comments to:
Irene Gallion, Senior Planner, CBJ
Irene.Gallion@Juneau.gov
(907) 586-0753, x4130

1

2

AME2024-0003

Rezoning of 1925 Davis Avenue
From D10 to D15
APPLICANT: Chilkat Vistas

START RECORDING

2

What will happen today

- Presentation from CBJ
 - What is being requested and why
 - Regulatory details
 - What the process is
- Applicant shares information
- Open to your questions.

AME24-03

3

What is a "rezoning"?

AME24-03

4

Why rezone?

D10: 23 units
D15: 32 units

Rezoning cannot be conditioned except for public health and safety (sewer, water).

AME24-03

5

Comp Plan guides

MEDIUM DENSITY RESIDENTIAL

- Urban residential lands
- Multi-family
- Density of 5-20 units per acre
- Commercial development must be consistent with residential

AME24-03

6

2018 Lemon Creek Area Plan

- Intersection improvements at Davis Avenue and Glacier Highway (complete in 2022).
- Advocate for pedestrian access across Lemon Creek between industrial area and Davis Avenue.
- New trail on both sides of Davis Avenue, from the top to the wetlands (completed north of Glacier Highway, along Davis Avenue).

AME24-03

7

Table of Permissible Uses

Use Description		D-10	D-15
1 RESIDENTIAL			
1.1	Single-family dwellings		
1.11	Single-family detached, one dwelling per lot	1	1
1.12	Single-family detached, two dwellings per lot		
1.13	Single-family detached, accessory apartment ¹	1, 3	1, 3
1.14	Single-family detached, two dwellings per lot, accessory apartments ¹		
1.2	Duplex	1	1
1.3	Multi-family dwellings	1, 3	1, 3
1.5	Child and Day care homes		
1.51	Child, 12 or fewer children under the age of 12	1	1
1.52	Reserved		
1.53	Adult, 12 or fewer people, 12 years and older	1	1
1.54	Reserved		
1.55	Child care residence, 6 to 9 children under 18 years of age	3	3
Residences	Commercial Structure	Commercial Land	Major Development
>8	5,000 sf	10,000 sf	

AME24-03

8

To find the details...

AME24-03

9

To find the details...

AME24-03

10

Similarities between D10 and D15

AME24-03

11

D10 & D15: Requires Conditional Use Permit

AME24-03

12

13

Not allowed

AME24-03

13

Differences between D10 and D15

USE	Current D10	Proposed D15
Light manufacturing	No	CUP
Theatres under 200 seats	No	CUP
Out-patient clinics	No	CUP
Hens, 6 maximum	Yes	CUP
Funeral Home	Yes	No

14

AME24-03

14

Dimensional Standards

	Current Actual	Current D10	Proposed D15
Minimum lot size, square feet	99,685	6,000	5,000
Minimum lot width, linear feet	1,630	50	50
Maximum lot coverage	9%	50%	50%
Maximum height, permissible	27'	35'	35'
Maximum height, accessory	--	25'	25'
Minimum front yard setback	Met	20'	20'
Minimum rear yard setback	Met	20*	15**
Minimum side yard setback	Met	5'	5'
Minimum street side setback	Met	13'	13'

Lemon Creek: 50' no development, 25' no disturb.

15

AME24-03

15

Dimensional Standards

16

AME24-03

16

Process

- Neighborhood informational meeting
- Staff analysis and report
- Report posted week of October 14, 2024
- Planning Commission Hearing: October 22, 2024. Recommendation to:
 - Approve
 - Approve with conditions
 - Deny
 - Continue
- Schedule with the Assembly (no post cards)

17

AME24-03

17

Thank you!

- Michael Heumann, Chilkat Vistas

18

AME24-03

18

19

To comment:

<https://juneau.org/community-development/short-term-projects>

Planning Commission Hearing
Hearing before the Planning Commission on October 22, 2024.

The staff report is anticipated to be posted the week of October 14, 2024, and can be found [here](#).

Comments received by September 23, 2024, will be included in a staff analysis and forwarded to the Commission.

Comments received between September 24, 2024, and October 17, 2024 at noon will be forwarded to the Commission.

LAST DAY FOR WRITTEN COMMENT: Thursday, October 17, 2024 at NOON
Note that Friday, October 18th, is the Alaska Day holiday.

Please send comments to:
PC_comments@juneau.gov
kera.guttor@juneau.gov


(907) 586-0753 x4130

AME24-03 

19

20

Comment summary so far...

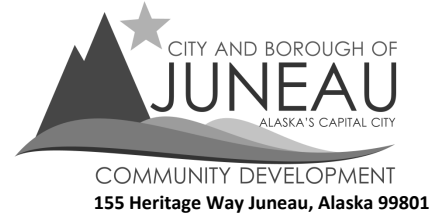
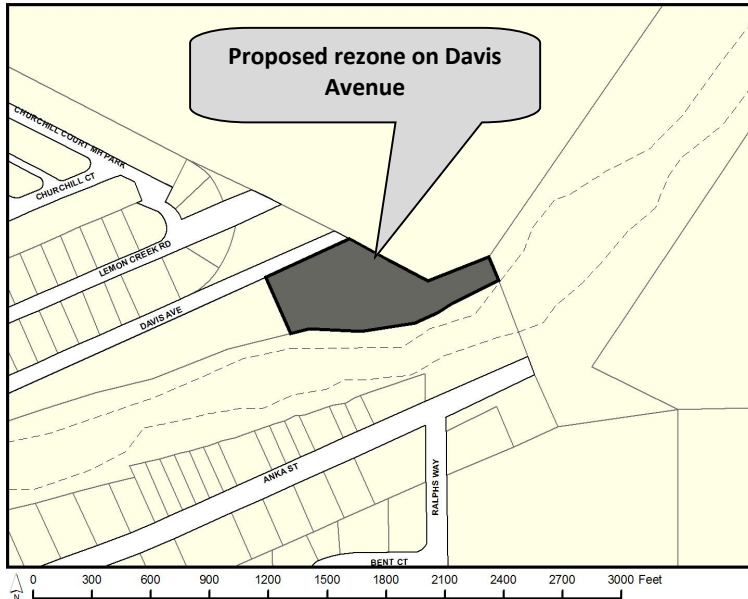
AME24-03 

20

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

Rezone application has been submitted for consideration and public hearing by the Planning Commission to **rezone 2.3 acres** at the end of **Davis Avenue** from **D10 to D15**.

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **October 14, 2024** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through Sept. 23

Comments received during this period will be sent to the Planner, **Irene Gallion**, to be included as an attachment in the staff report.

Sept. 24— noon, Oct. 17

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 6:00 pm, Oct. 22 2024

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/87288626638> and use the Webinar ID: 872 8862 6638 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.

October 23

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4130

Email: pc_comments@juneau.gov or irene.gallion@juneau.gov

Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: AME2024 0003

Parcel No.: 5B1201070043

CBJ Parcel Viewer: <http://epv.juneau.org>

Irene Gallion

From: Chilkat Vistas <chilkatvistas@gmail.com>
Sent: Monday, October 7, 2024 4:50 PM
To: Irene Gallion
Subject: Re: I saw you picked up the sign

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS



Attachment F - Public Notice sign posted.

Irene Gallion

From: Sue Trivette <susietriv@gmail.com>
Sent: Monday, September 9, 2024 9:04 AM
To: Irene Gallion
Subject: Re: Case No: AME20240003, Parcel No: 5B1201070043

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Ms Gallion--

I got a chance to read the detailed rezoning application; thanks for being patient with me in finding it!

Since, as you say, this is just preliminary to doing any development of the property, I think I'll just attend Thursday's Zoom meeting as a listener, with no participation planned. Even though I gave you some background info on what transpired during & after the development of the 1925 Davis Ave apartments, that's been several years ago & I don't want to just rely on my memory of what happened. At that time, I was the secretary on our Board of Directors & had available all our board minutes as well as annual meetings. I've since resigned that job & given my paper copies of these records onto the property manager. I also had file copies in my computer I could access as a backup, but unfortunately, I have a new computer. So, I'm not sure without searching if those files got transferred over.

If this application does get approved, I can then take the time to search for the files, or ask our property manager to help out.

Thanks again for your help,

Have a great day!

Sue

On Wed, Sep 4, 2024 at 3:08 PM Irene Gallion <Irene.Gallion@juneau.org> wrote:

Hi Sue, glad to see you are back at the computer!

You are looking for the link circled in the image below. Keep in mind this application is just for the ability to expand, not for the expansion itself. If this rezone is approved, the applicant will need to apply for a building permit and have his plans reviewed.

I will not be in the office on Thursday, but am in on Friday. Do you want to make some time for a chat, or are you still working through the materials? I have a meeting from 10-11 but would otherwise be available.

Thanks!



Application: AME2024 0003

History:

The proposed rezone is for 1925 Davis Avenue, to the east of Riveredge Park Condominiums.

In 2003, 1925 Davis and the Riveredge Park Condominiums were on one lot. The lot was approved for transitional zoning to D15. "Transitional" means that certain improvements were made. In this case, the improvements included pedestrian accommodation construction along Davis Avenue, a study that showed the Davis Avenue/Glacier Highway intersection would operate effectively after full-build out.

From: Sue Trivette <susietriv@gmail.com>
Sent: Wednesday, September 4, 2024 2:53 PM
To: Irene Gallion <Irene.Gallion@juneau.org>
Subject: Re: Case No: AME20240003, Parcel No: 5B1201070043

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Ms Gallion--

I don't know if you've tried to follow thru the steps you outlined on your website. I followed your directions and carefully clicked where you indicated; there's nothing new under the project image since 2013 when William Newmann was applying for building of the "new" apartments at 1925 Davis which were subsequently built. I see no evidence of more recent applications regarding this case number.

Did I miss something?

Thanks, Sue

PS: hope you're doing better; my typing is rough, but my hand is healing well.

On Tue, Aug 27, 2024 at 9:14 AM Irene Gallion <Irene.Gallion@juneau.org> wrote:

Likewise to you. Get well soon!

IMG

From: Sue Trivette <susietriv@gmail.com>
Sent: Tuesday, August 27, 2024 9:13 AM
To: Irene Gallion <Irene.Gallion@juneau.org>
Subject: Re: Case No: AME20240003, Parcel No: 5B1201070043

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Thanks for the info, Ms Gallion. I'm about to report to Bartlett Hospital for trigger finger release surgery, so I'll most likely be away from my computer for a little while. I'll be sure to check the website out in a few days.

I hope you feel better soon,

Thanks, Sue

On Tue, Aug 27, 2024 at 8:40 AM Irene Gallion <Irene.Gallion@juneau.org> wrote:

Hi Sue,

You can find the information we have available at this web site: <https://juneau.org/community-development/short-term-projects>

Right now, AME2024 0003 is the third plus-sign down. Click the plus sign to expand. The application packet is under the project image.

When thinking about addressing the Commission, consider:

- Are you opposed to the project based on its merits?
- Are there conditions you'd like to see imposed on the expansion?

Even if opposing the project, you might want to consider conditions that could mitigate impacts. Access is certainly something the Commission will be concerned with.

Take a look at that, and then let's chat. I'm out of the office today, but am hopeful about being in tomorrow (I'm a little under the weather at the moment).

Thank you,

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4th Floor Marine View Building

Office: 907.586.0753 x4130



Fostering excellence in development for this generation and the next.

From: Sue Trivette <susietriv@gmail.com>
Sent: Monday, August 26, 2024 10:32 AM
To: Irene Gallion <irene.gallion@juneau.org>
Subject: Case No: AME20240003, Parcel No: 5B1201070043

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello Mx. Gallion--

I've lived at 1901 Davis Ave (the Riveredge Condo complex), since 2012. I've tried for more than 30 minutes searching in the CBJ website for more details on this proposed development. I definitely plan to participate in the zoom meeting scheduled for 9/12/24. So I can better prepare for this meeting, would it be possible to view some details about what is planned & who the developer is? I was on the Board of Directors during the time the adjacent apartments were being planned & constructed. To say the communication & cooperation between our complex/property management & the developer was

anything but contentious would be misleading. There is more than 1 example but the most egregious was the verbal promise from the developer that as soon as he got the apartments electricity hooked up, he would certainly establish a separate account with A E L & P, only "borrowing" our utilities for a short period of time. It took nearly taking this person to court to get this to happen. I'm not sure we ever got the many months refund of the time he used our electricity beyond his having his own power. If there's any way to view any details about this development, I would greatly appreciate being apprised of the website/source of getting this information. And I won't even go into the disintegration of the shared pavement from the construction vehicles which were not addressed.

Thanks for your time & consideration on this matter.

Sue Trivette

1901 Davis Ave #B9

Irene Gallion

From: Kathy Petraborg Ensor <sitkakat@gmail.com>
Sent: Sunday, September 22, 2024 1:34 PM
To: PC_Comments; Irene Gallion
Subject: Case No: AME2024 0003

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello,

As a homeowner in the Riveredge Condos, I am writing to express my strong opposition to the proposal that has been put forward to rezone and add additional apartment units at the end of Davis Avenue.

The installation of a traffic signal on Glacier and Davis Avenues has been suggested as addressing the traffic issue, but the private road leading to the units has been overlooked. This road is very narrow and heavily impacted by traffic to the apartments. There is a caved-in section at the top of the road and numerous large potholes along this road, which pose a significant risk to our vehicles. It is unjust that the maintenance of this road is funded by our Riveredge Condo HOA dues while the owner, Bill Heuman, has failed to fulfill his commitment to assist with road maintenance.

These issues will only worsen if the proposed additional apartments are added. Perhaps we could consider installing a toll gate for payment at the top of the road for the right to drive on this road to ensure we have funds for maintenance.

Thank you for your consideration of this matter.

Sincerely,

Kathy Ensor
Riveredge Condo's B-8