


# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

**DATE:** September 5, 2013  
**TO:** Planning Commission  
**FROM:** Eric Feldt, Planner   
Community Development Department  
**FILE NO.:** AME2013 0013  
**PROPOSAL:** Rezone Lots 1-3 from D-5 to D-18 at 7 Mile Glacier Hwy.

Applicants: Charles Ramage and Phao Nguyen  
Property Owners: Krieger Revocable Trust and Phao Nguyen  
Property Addresses: Lots 1 - 2: Vacant; Lot 3: 7170 Glacier Highway  
Legal Descriptions: Lots 1 - 3 Seven Mile  
Parcel Code No's.: 5-B14-0-100-003-2; 5-B14-0-100-003-3; and 5-B14-0-100-003-4  
Site Size: Total = .73 acres (Lot 1 = .24 ac; Lot 2 = .25 ac; Lot 3 = .24 ac)  
Zoning: D-5  
Utilities: City Water & Sewer  
Access: Glacier Highway  
Existing Land Use: Lots 1-2: Vacant; Lot 3: Duplex  
Surrounding Land Use:  
North – D-18; Vacant Private Land; Glacier Hwy  
South – D-5; Egan Drive  
East – D-18; CBJ Public Works Facility, Glacier Hwy  
West – D-5; Single-Family Dwelling; Glacier Hwy

**VICINITY MAP**



SEVEN MILE SUBDIVISION  
VICINITY

0 100 200 400 Feet



Attachment	A	Proposal # 1
Attachment	B	Project Letter
Attachment	C	Proposal # 2
Attachment	D	2006 Subdivision Plat

## **PROPOSAL**

The applicant, Charles Ramage, representing the owner of Lots 1 & 2, seeks to up-zone two small parcels located along Glacier Highway near the City's Public Works Facility from D-5 to D-18 for future common-wall homes. See Attachment A. The applicant's project letter is provided under Attachment C.

After the submittal of the rezone request, CDD staff asked the owner of Lot 3 (Phao Nguyen) if he was interested in joining the applicant's request for rezone to avoid isolating his D-5 lot by the surrounding D-18 lots. Mr. Nguyen wanted his property included in the rezone. He does not have any future development plans for his property beyond the existing duplex. Therefore, an alternative to the applicant's proposal involves Lots 1-3. Attachment B shows the second proposal.

Currently, each lot can have a duplex, a single family home with an apartment, or be subdivided in to a Bungalow lot. The rezone will allow each lot to have up to four housing units.

## **BACKGROUND**

Lots 1 - 3 were platted in 2006 and are nearly similar in size and shape. This plat is provided in Attachment C. A total of four parcels were created in the subdivision (Lots 1-4) with Lot 4 being the largest and wraps around the back of Lots 1-3. Only Lot 3 has been developed, which is the existing duplex (Figure 1). According to City records, there have not been any recent development plans for the remaining lots.

As indicated earlier, Lots 1-3 are zoned D-5. Lot 4 was rezoned from D-5 to D-18 in 2009. This rezone request was initially for Light Commercial but the Planning Commission found that a new commercial district in this area was not consistent with the CBJ Comprehensive Plan and found D-18 to be better suited for the neighborhood. The parcel to the west contains a single-family house and is zoned D-5. This house is shown in Figure 1. Heading east is the new CBJ Public Works Facility, which is zoned Light Commercial. Heading south of Lots 1-3 is Glacier Highway and Egan Drive. The Sunny Point residential neighborhood lies further west and is zoned D-5.

Beyond the immediate neighborhood but within walking and bicycling distances along Glacier Highway is the Fred Meyer grocery store, Juneau Christian Center, Gastineau Humane Society, and Title Insurance Agency; heading south is the Wal Mart grocery store and Dzantik'i Heeni

Middle School. There are several Capital City Transit bus stops to the north and south along Glacier Highway. There are also foot trails at Sunny Point that can be reached from the neighborhood.

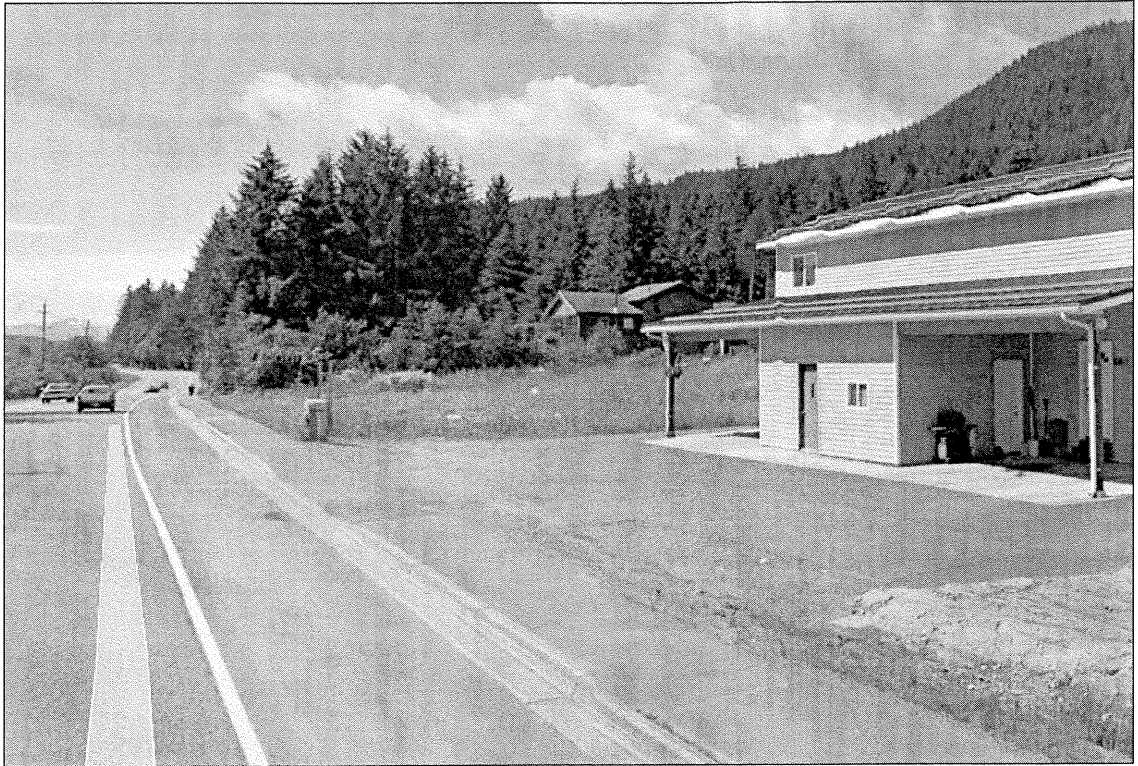


Figure 1. Picture looking north along Glacier Highway. The duplex on right in foreground and the vacant land to the left are the three properties involved in the rezone proposal. House in background is not part of the rezone request. Picture provided by Google Earth.

#### **COMPLIANCE WITH CBJ LAND USE CODE, TITLE 49**

The intent of the Land Use Code 49.05.100 is shown below.

- (1) To achieve the goals and objectives, and implement the policies, of the Juneau comprehensive plan, and coastal management program;
- (2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;
- (3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts;

- (4) To ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;
- (5) To provide adequate open space for light and air; and
- (6) To recognize the economic value of land and encourage its proper and beneficial use.

Ensuring consistency with the Comprehensive Plan and coastal management programs is discussed later in this memorandum. The rezone will allow for more housing in the borough in a time of a severe housing shortage and lack of affordable housing options. The available City utilities, nearby shopping centers, school, and pedestrian and bicycle amenities will accommodate increased housing densities. Public health, safety and adequacy of open space will be assured through Land Use and Building Code standards during future development proposals.

Table 1 shows general different land uses allowed in the D-5 and D-18 zoning districts. Many of these uses require Planning Commission approval, which may have conditions to ensure neighborhood compatibility.

**Table 1**

<b><u>D-5 District</u></b>	<b><u>D-18 District</u></b>
- 5 homes per acre	- 18 homes per acre
- 2 homes per lot	- # of homes - based on density/ lot size
- Single/ Two-family home	- Apt./ Condo Complexes
- Animal Services	- Light Manufacturing
- Animal Rehabilitation	- Halfway Homes
- Farm Animal Stabling	- Indoor Recreational Facilities
- Funeral Home	- Small Restaurants

Staff notes that this is not a complete list.

The Land Use Code establishes rezoning procedures and restrictions under Chapter 49.75, as follows:

**49.75.110 Initiation.**

**A rezoning may be initiated by the director, the commission, or the assembly at any time during the year. A developer or property owner may initiate a request for rezoning in January or July only. Adequate public notice shall be provided by the director to inform the public that a rezoning has been initiated.**

The applicant filed the rezone application on July 29, 2013. The director mailed public notice to adjacent property owners on August 28, 2013. Therefore, this criteria is met.

**49.75.120 Restrictions on rezonings.**

**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.**

Although all three parcels involved in the rezone are less than two acres in combined size, all are contiguous to a D-18 district. Furthermore, the rezone request, if approved, will expand an existing zone. Though the applicant indicates a conceptual development idea of future common-wall housing, no formal application has been submitted. Therefore, no project is involved with this rezone proposal. Conformance with the land use maps of the 2008 Comprehensive Plan is discussed later in this memorandum.

**49.75.130 Procedure.**

**A rezoning shall follow the procedure for a major development permit except for the following:**

- (1) The commission decision for approval shall constitute only a recommendation to the assembly.**
- (2) As soon as possible after the commission's recommendation, the assembly shall provide public notice and hold a public hearing on the proposed rezoning. A rezoning shall be adopted by ordinance, and any conditions thereon shall be contained in the ordinance. Upon adoption of any such ordinance, the director shall cause the official zoning map to be changed in accordance therewith.**
- (3) The commission decision for denial shall constitute a final agency decision on the matter which will not be presented to the Assembly unless it is appealed to the Assembly in accordance with CBJ 49.20.120**

Staff's recommendation on the rezone request is provided under Recommendation.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The 2008 City & Borough of Juneau Comprehensive Plan land use designation of Lots 1-3 is Medium Density Residential. This designation is defined below.

**Medium Density Residential (MDR).** 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

The proposal will increase the density from 5 to 18 dwelling units per acre. The development potential for each of the three lots will double from 2 (duplex) to 4 dwelling units. This increase in density is consistent with the MDR density range. There are no commercial projects proposed with this rezone request.

The Comprehensive Plan states that the CBJ is suffering from a housing crisis. The proposal will double the number of allowed housing units, as well as allow different types of housing: apartments and condominiums, instead of only single- and two-family homes. If approved, additional housing can be built to meet current needs.

The following policies of the Comprehensive Plan are germane to the proposal:

**POLICY 3.1. IT IS THE POLICY OF THE CBJ TO BALANCE AVAILABILITY OF SUFFICIENT LAND WITHIN THE DESIGNATED URBAN SERVICE AREA BOUNDARY THAT IS SUITABLY LOCATED AND PROVIDED WITH THE APPROPRIATE PUBLIC SERVICES AND FACILITIES TO MEET THE COMMUNITY'S FUTURE GROWTH NEEDS AND THE PROTECTION OF NATURAL RESOURCES, FISH AND WILDLIFE HABITAT AND SCENIC CORRIDORS.**

**POLICY 4.8. IT IS THE POLICY OF THE CBJ TO BALANCE THE PROTECTION AND PRESERVATION OF THE CHARACTER AND QUALITY OF LIFE OF EXISTING NEIGHBORHOODS WITHIN THE URBAN SERVICE AREA WHILE PROVIDING OPPORTUNITIES FOR A MIXTURE OF NEW HOUSING TYPES.**

**POLICY 10.1 IT IS THE POLICY OF THE CBJ TO FACILITATE AVAILABILITY OF SUFFICIENT LAND WITH ADEQUATE PUBLIC FACILITIES AND SERVICES FOR A RANGE OF HOUSING TYPES AND DENSITIES TO ENABLE THE PUBLIC AND PRIVATE SECTORS TO PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FOR ALL CBJ RESIDENTS.**

**POLICY 10.3 IT IS THE POLICY OF THE CBJ TO FACILITATE RESIDENTIAL DEVELOPMENTS OF VARIOUS TYPES AND DENSITIES THAT ARE APPROPRIATELY LOCATED IN RELATION TO SITE CONDITIONS, SURROUNDING LAND USES, AND CAPACITY OF PUBLIC FACILITIES AND TRANSPORTATION SYSTEMS.**



All the parcels are located in the Urban Service Area Boundary of the 2008 Comprehensive Plan. On page 14, the Plan states *The CBJ seeks to guide development patterns in order to assure the following results: ...Compact development within the urban service area (in-fill development) to make the most efficient use of vacant land that is already provided with water, sewer, roads, and other utilities and community services, particularly transit, schools and shopping.* Increasing the zoning district to D-18 will enable more housing in an area that has CBJ utilities, public transit, sidewalks, nearby shopping opportunities, and a public school. Therefore, up-zoning the subject parcels is consistent with the policies of the 2008 Comprehensive Plan.

#### Traffic

Traffic usage along Glacier Highway will be affected by the increase of housing units. Since Glacier Highway is maintained by the State, CDD staff solicited comments from the Alaska Department of Transportation Public Facilities (DOT & PF) for comments on the project. They indicated that only one shared driveway would be allowed for future development for Lots 1 & 2. This will reduce the number of driveway curb cuts and lessen stopping times. As stated earlier, Lots 1 and 2 are vacant and Lot 3 contains a duplex with one, shared driveway. Therefore, only one, shared driveway would be permitted for Lots 1 & 2 by DOT & PF. The applicant is aware of and does not seem to oppose the shared driveway restriction.

#### Public Comment

CDD staff solicited comments from the owner west of Lot 1 (7210 Glacier Highway) due to their close proximity to the proposed rezone. This owner is against the rezone because they oppose high density housing in a single-family residential neighborhood. They stated that this stretch of Glacier Highway has been a nice low-dense residential neighborhood, and that the D-5 district provides a good buffer to the commercial activities and the mobile home park to the east. Further, this owner feels that if these lots were up-zoned, a lower district (i.e., D-10) would be preferred over D-18. This owner opposed the rezone of Lot 4 in 2009.

#### HABITAT

There are no sensitive environmental habitats regulated by the Land Use Code affected by the rezone request.

#### FINDINGS

As stated earlier, the proposal will allow up to four dwelling units on Lots 1 & 2 and may impact the residence at 7210 Glacier Highway; this owner is against the rezone because it will allow high density housing in a low dense residential neighborhood. Having a buffer between the single family home and future high-density housing or commercial uses may be needed.

Since no project has been submitted with this rezone application, it may be difficult to recommend an effective mitigating measure at that time. Installing a fence or preserving a vegetated buffer along Lot 1 could minimize future impacts when a development plan is filed in the future. But without a building layout or parking plan, it is still difficult to recommend a one-



size fits all mitigating measure. Nevertheless, noise levels and headlight glare will increase with the increase in housing and could affect the adjacent resident. To minimize these impacts, staff recommends the installation of a six-foot tall, sight-obscuring fence along the western and northern lot lines of Lot 1 as a condition of the rezone approval. Staff recommends the fence be installed during the construction of the first dwelling unit on Lot 1. Staff notes that within 20 feet of the Glacier Highway road shoulder, this fence can only be up to four feet tall. Further, the fence would need to allow surface drainage through at the northwestern corner. The recommendation of the fence will allow the rezone request to be more consistent with the third intent of the Land Use Code: *To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts.*

The applicant is aware of the conditions, but disagrees that the fence along the back lot line is needed and believes it adds a large cost to the development of Lot 1. Having the fence along the back lot line will minimize glare from cars maneuvering through the site. In lieu of a fence along the back lot line, the condition will also state that buildings on Lot 1 be placed along the rear yard setback line and form a wall in order to minimize glare. This will create a buffer toward the existing single-family residence.

Staff notes that there is a 15-foot drainage easement running north-south along the western property line of Lot 1 that provides a buffer between the lots greater than standard yard setbacks because buildings cannot be constructed within easements. However, there is no assurance that vegetation will remain in place to create a buffer with future maintenance of drainage paths.

With the condition of a fence/ building wall and shared driveway, the rezone and development of Lots 1-3 from D-5 to D-18 will lessen impacts to existing homes in the neighborhood.

#### Zone Change Options and Alternatives

There are several options and alternatives in the requested zone change. This memorandum discusses rezoning Lots 1-3 from D-5 to D-18. Below is an explanation of the main proposal and alternatives:

- 1) Recommend approval of rezoning Lots 1-3 from D-5 to D-18. In addition to 1) above, this creates a grouping of D-18 lots that would result in fewer impacts compared to the first proposal.
- 2) Recommend approval of a lower density district: D-10 or D-15. This would create a transitioning of densities from D-18 to single-family. However, the impacts of developing Lots 1-3 are mainly directed southward towards Glacier Highway and Egan Drive. Therefore, the transition would not be very advantageous. Further, Lots 1-3 would be affected by the D-18 development intensity of Lot 4. Since the combined lot size of Lots 1-3 is less than two acres in size, any district besides D-5 or D-18 would constitute spot zoning which is not allowed.
- 3) Recommend against the rezone to preserve a lower density and intensity of development similar to adjacent lots to the west. This would not help provide future housing choices or

lower costs of housing for the future. With staff's recommended conditions, the increased housing density will minimize impacts to adjacent owners.

The second proposal is more consistent with the Land Use Code and 2008 Comprehensive Plan than the first proposal. Option three does not serve an effective purpose and may constitute spot zoning. The fourth option does not provide the additional housing the community needs in an area that has existing City services and can accommodate increased housing density.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt the Director's analysis, and findings and recommend that the Assembly approve the rezoning of Lots 1-3 from D-5 to D-18 with the following conditions:

- 1) Lots 1 & 2 shall share one driveway off of Glacier Highway, as required by the DOT/ PF.
- 2) Prior to issuing a Certificate of Occupancy for the first dwelling unit on Lot 1, a six-foot tall, sight-obscuring wood fence shall be installed along the western and northern property lines. In lieu of a fence along the back lot line, the developer may locate future buildings along the rear yard setback line and form a wall. Along the western lot line, the fence shall be up to four feet tall within 20 feet of the Glacier Highway shoulder to preserve vehicular line-of-sight.

# ZONE CHANGE APPLICATION

Project Number	Project Name (15 characters)	Case Number AME 20130013	Date Received 7/29/13
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## LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED:

Seven mile lot 1a2

## IS THIS AN EXPANSION OF AN EXISTING ZONE?

☒ Yes ☐ No

Total Land Area of Proposed Change 21,000<sup>sq</sup> ft acres

Comp Plan Designation MDR

Current Zone(s) D5

Comp Plan Map G

New Zone Requested D18

## TYPE OF ZONE CHANGE REQUESTED:

☒ Regular

☐ Transition

## HAS THIS OR A SIMILAR ZONE CHANGE BEEN REQUESTED IN THE PREVIOUS 12 MONTHS?

☐ Yes

☒ No

## UTILITIES AVAILABLE:

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

## PURPOSE OF THE REQUESTED ZONE CHANGE:

see Attached

## IS THERE A PROPOSED USE OF THE LAND?

☒ Yes ☐ No

## PROPOSED BUFFERS TO ADJACENT ZONES?

☐ Yes ☒ No

## DESCRIBE (INCLUDING TYPE AND DENSITY OF PROPOSED DEVELOPMENT):

## DESCRIBE ANY POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE:

### STREETS:

NONE

### WATER:

NONE

### SEWER:

NONE

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

## ZONE CHANGE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>600<sup>00</sup></u>	<u>1684</u>	<u>0684026</u>	<u>7/29/13</u>
Admin. of Guarantee	\$ _____	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Pub. Not. Sign Fee	\$ <u>50<sup>00</sup></u>	<u>3100</u>	<u>CDD4106</u>	<u>8/5/13</u>
Pub. Not. Sign Deposit	\$ <u>100<sup>00</sup></u>	<u>3100</u>	<u>CDD4106</u>	<u>8/5/13</u>
Total Fee	\$ <u>750<sup>00</sup></u>	_____	_____	_____

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM**

# DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 7/29/13
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description		
	<b>PROPERTY LOCATION</b>		
	Street Address	City/Zip	
	7170 Glacier Hwy	JUNEAU 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)		
	SEVEN MILE LOT 1 & 2		
	Assessor's Parcel Number(s)		
	SB 1401000033 & SB 1401000034		
<b>LANDOWNER/ LESSEE</b>			
Property Owner's Name	Contact Person:	Work Phone:	
KREIBER REVOCABLE TRUST			
Mailing Address	Home Phone:	Fax Number:	
36813 S. WIND CRIST DR	321-3234		
E-mail Address	Other Contact Phone Number(s):		
KKD@GCL.NET	520-825-7912		
<b>LANDOWNER/ LESSEE CONSENT</b> ****Required for Planning Permits, not needed on Building/ Engineering Permits****			
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application			
X	Kenneth J. Kreigs	July 23 2013	
	Landowner/Lessee Signature	Date	
X	Dorothy E. Kreigs	July 23 2013	
	Landowner/Lessee Signature	Date	
NOTICE The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
<b>APPLICANT</b> If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name	Contact Person:	Work Phone:	
CHARLES RAMAGE			
Mailing Address	Home Phone:	Fax Number:	
9232 LONG RUN DR, JUNEAU AK	720-2867	789-4794	
E-mail Address	Other Contact Phone Number(s):		
ramage@alaska.net	723-8301		
X	Applicant's Signature	Date of Application	

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE			
	Permit Type	***SIGN	Date Received	Application Number(s)
	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application	BML	7/29/13	AME 20130013
	Other (Describe)			
	***Public Notice Sign Form filled out and in the file.			
	Comments:			Permit Intake Initials
			BML	

# DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

Project Number	<b>CITY and BOROUGH of JUNEAU</b>	Date Received:
Project Name (City Staff to assign name)		

**RECEIVED**

AUG 12 2013

PERMIT CENTER

Project Description																	
<b>PROPERTY LOCATION</b>																	
Street Address <b>7180 GLACIER HWY</b>		City / Zip <b>Juneau 99801</b>															
Subdivision (if known)	Survey (if known)	Block / Tract (if known)	Lot (if known)														
Assessor's Parcel Number (if known)																	
<b>LANDOWNER/LESSEE</b>																	
Property Owner's Name <b>PHAO NGUYEN / Rosie Thinh Nguyen</b>		Contact Person <b>PHAO</b>															
Mailing Address <b>8513 Rainbow Row, Juneau AK 99801</b>		Work Phone No. <b>206.465.8770</b>															
Home Phone No.		FAX No.															
<b>LANDOWNER/LESSEE CONSENT</b> (Required for Planning permits not needed on Building/Engineer permits)		<b>INITIAL ALL THAT MAY APPLY</b>															
<p>I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p> <p><b>X</b> <u>[Signature]</u> <b>8/6/13</b> Landowner/Lessee Signature Date</p> <p><b>X</b> <u>[Signature]</u> <b>8/6/13</b> Landowner/Lessee Signature Date</p> <p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property and may do so during the weekend before the scheduled public hearing date.</p>		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>APPLICATION TYPE</th> <th>OWNER'S INITIALS</th> </tr> <tr> <td>ALLOWABLE USE</td> <td> </td> </tr> <tr> <td>CONDITIONAL USE</td> <td> </td> </tr> <tr> <td>VARIANCE</td> <td> </td> </tr> <tr> <td>DESIGN REVIEW</td> <td> </td> </tr> <tr> <td>SUBDIVISION</td> <td> </td> </tr> <tr> <td>OTHER:</td> <td> </td> </tr> </table>		APPLICATION TYPE	OWNER'S INITIALS	ALLOWABLE USE		CONDITIONAL USE		VARIANCE		DESIGN REVIEW		SUBDIVISION		OTHER:	
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Applicant's Name <b>SAME</b>		Contact Person <b>PHAO</b>															
Mailing Address		Work Phone No.															
Home Phone No.		FAX No.															
<b>X</b> <u>[Signature]</u> Applicant's Signature		<b>X</b> <b>8/6/2013</b> Date of Application															

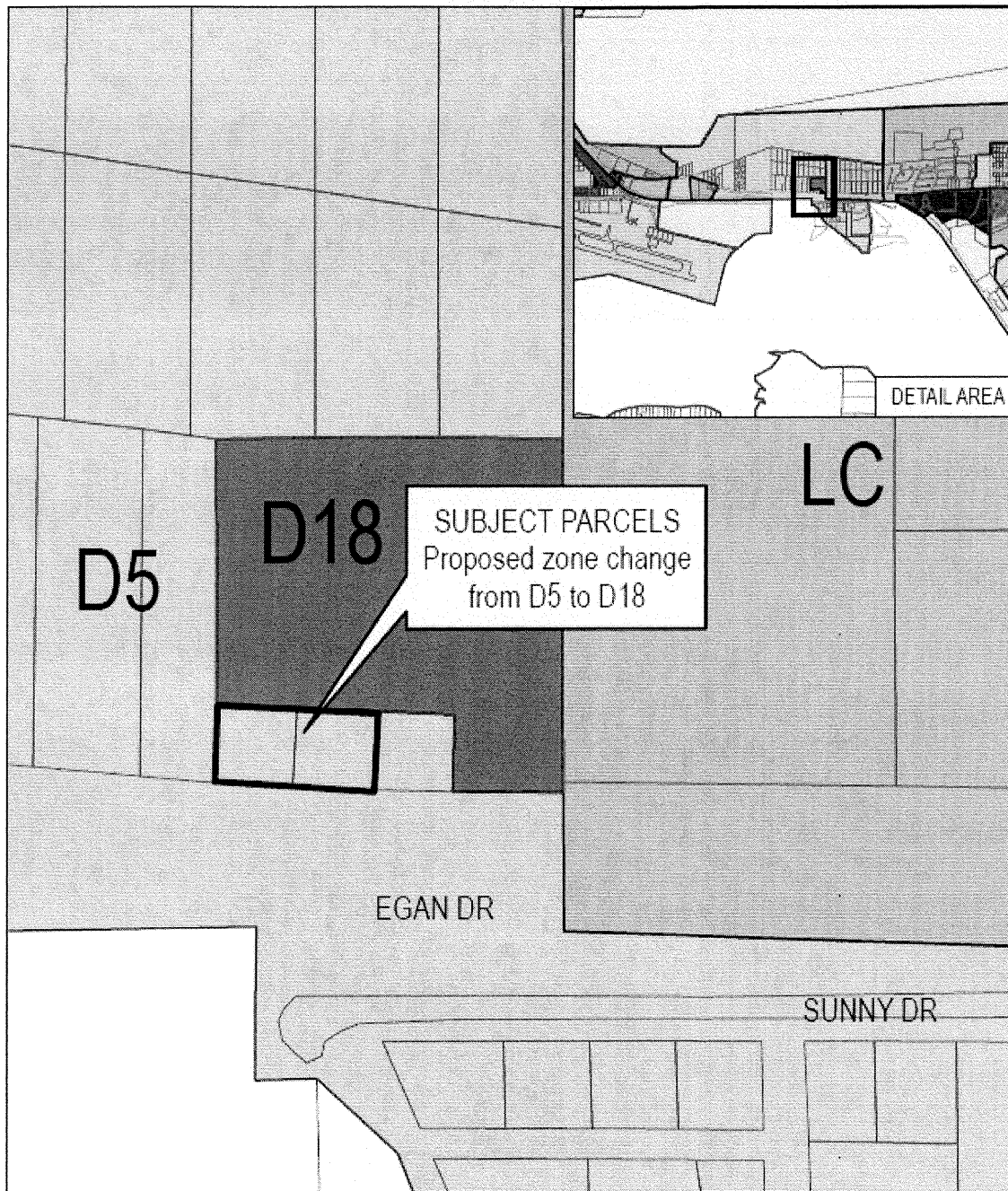
(OFFICE USE ONLY BELOW THIS LINE)

<b>STAFF APPROVALS</b>	C K	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
		ALLOWABLE USE APPROVAL					WATER PERMIT		
		CONDITIONAL USE APPROVAL					SEWER PERMIT		
		VARIANCE					GRADING PERMIT		
		DESIGN REVIEW APPROVAL	MINOR MAJOR				DRIVEWAY PERMIT		
		SUBDIVISION	MINOR MAJOR PUD				RIGHT-OF-WAY PERMIT		
		STREET VACATION					PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
		SIGN APPROVAL	LOCATED IN HISTORIC DISTRICT? <input type="checkbox"/> YES <input type="checkbox"/> NO				OTHER - (Describe)		
		BUILDING PERMIT					Permit Intake Initials		
		Zone	Total Lot Area	Required Setbacks Front _____ Back _____ Side _____ Other _____					
COMMENTS:									

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

# PROPOSAL # 1

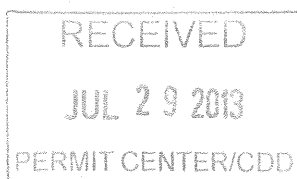
(Lots 1 & 2 )



SEVEN MILE SUBDIVISION  
VICINITY

0 100 200 400 Feet





**RE/MAX** of Juneau  
Jordan Creek Center  
8800 Glacier Hwy., Suite 219  
Juneau, AK 99801  
Office: (907) 789-4794 / Fax: (907) 789-1619  
Toll Free: (888) 777-6543  
Each Office Independently Owned and Operated

To: City and Borough of Juneau

Date: 7/29/2013

From: Chuck Ramage, Realtor, RE/MAX of Juneau

Subject: <sup>Rezone</sup> ~~variance~~ for lots 1 & 2, Seven Mile Glacier Highway, to change zoning from D-5 to D-18.

Owners are requesting a change in <sup>zoning</sup> ~~variance~~ from D-5 to D-18 so they can build two attached homes (townhomes) on each lot. Each lot is over 10,500 sq feet with 100 feet of road frontage. Seller would like to be able to divide each lot in half so each side is 5,250 sq feet and 50 feet of road frontage to build four said townhomes.

The above would have been legal on D-5 prior to 1996, but the city changed the law then to require attached homes to have 7,000 sq feet (instead of 5,000 sq ft) and 60 feet of road frontage for each side (instead of 50 ft), or 14,000 sq ft and 120 feet of road frontage per lot.

Few D-5 lots in Juneau even have 120 feet of road frontage? Further, contractors will not build townhomes on D-5 lots when the requirements for a townhome are essentially the same as for a single family home as they can make much more profit building single family homes which would cost about \$50,000 more for the same sized house.

Under D-18, the owner would be allowed to divide said lots as mentioned above. The adjacent four acres is zoned D-18.

Presently a person could build a duplex on said lots as that only requires 10,500 sq ft and 70 feet of road frontage (which each lot has). This is strange as two attached homes are the same as a duplex, and are needed for the middle class more than duplexes, yet are not allowed.

So, ironically, the type of housing Juneau needs most, affordable middle income housing, is not even allowed, effectively, to be built?

Presently, housing for the middle class is the most pressing matter in Juneau. If this zoning change is allowed the owner can build four attached homes around 1500 sq feet 3 bedroom and two bath and garage and sell them for about \$270,000 to \$300,000.

P. 1



This is exactly what most middle income people can afford and it would only require 3.5 to 5% down payment, with monthly payments of about \$1,500 to \$1,800. This is exactly what Juneau needs more of.

A duplex would cost \$500,000 (each) with about 20/25% down and a person could rent the other side for over \$2,200 to \$2500 a month.

Juneau really needs to go back to allowing townhomes to be built in D-5 zoning with 5,000 sq ft and 50 ft of road frontage. This change, IMO, would be the most productive change the city could make right now to address Juneau's housing crises by increasing high quality affordable housing for Juneau's middle income folks; and if this change were made you would immediately see a big uptick in building for the middle class.

This would also allow the myriad small investors and contractors to help Juneau meet its acute housing crises.

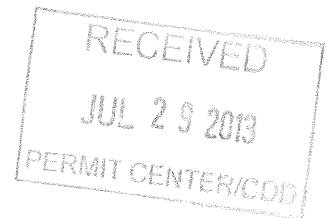
For now though, if the city will allow us the D-18 designation (which the lots should already be zoned, IMO) my client can get started building said homes.

Sincerely,



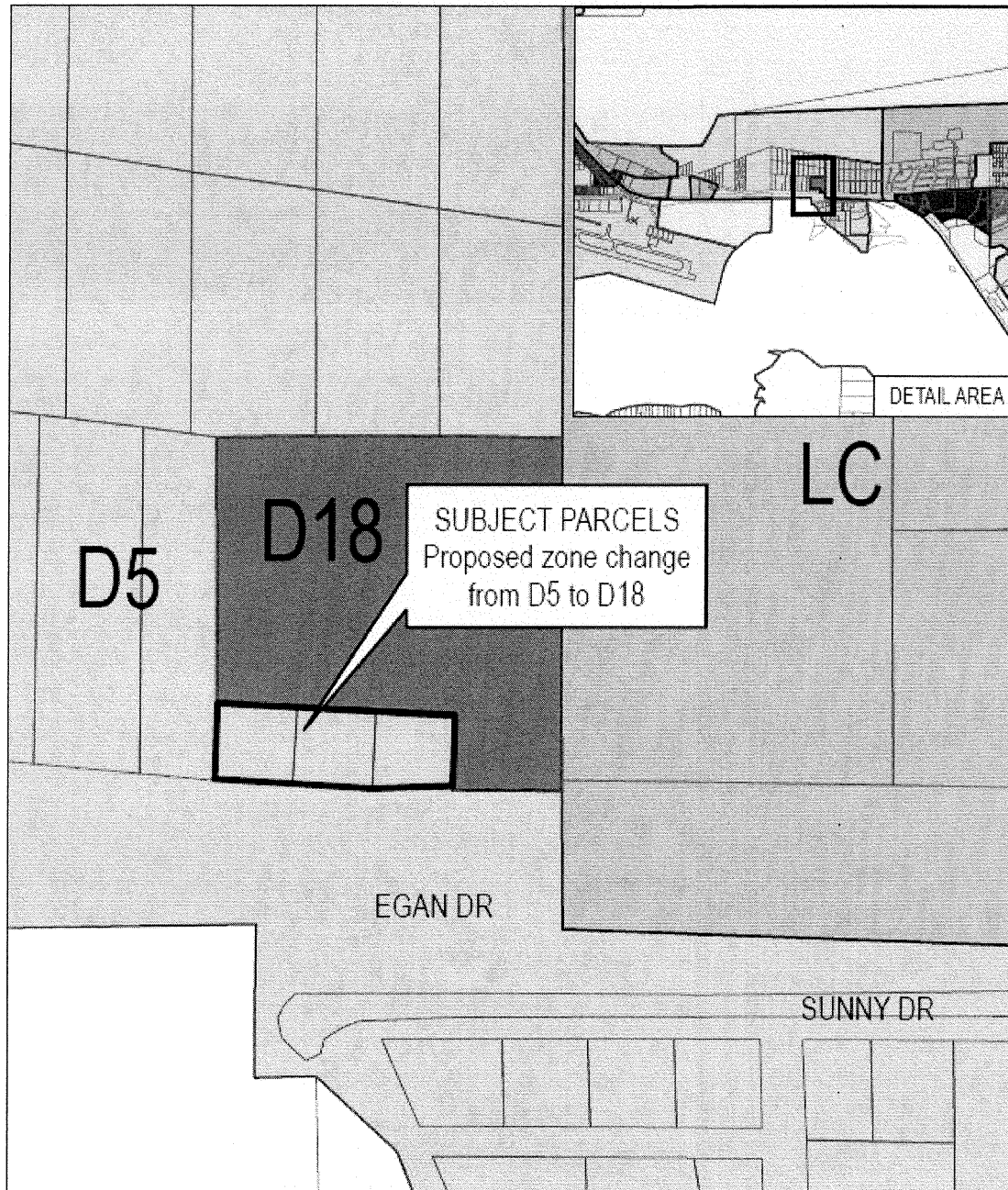
Chuck Ramage

Realtor, RE/MAX of Juneau



# PROPOSAL # 2

(Lots 1 – 3)



SEVEN MILE SUBDIVISION  
VICINITY

0 100 200 400 Feet



