

Presented by: The Manager  
Introduced: 04/24/2017  
Drafted by: A. G. Mead

## ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-09(b)

### **An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of a Portion of USS 1568 TR B, Locally Known as Honsinger Pond, from Rural Reserve to Industrial.**

WHEREAS, the CBJ Comprehensive Plan supports the need for more industrial land; and

WHEREAS, the CBJ Comprehensive Plan specifically states that former gravel extraction areas, including the subject property, are expected to be available for development; and

WHEREAS, the Comprehensive Plan identifies the subject property proposed for rezoning as Resource Development (RD); and

WHEREAS, the Resource Development definition states that as resources are identified or extracted from these lands, they should be re-designated and re-zoned appropriately; and

WHEREAS, the Comprehensive Plan states that the Industrial zoning district is most compatible with properties adjacent to the Juneau International Airport; and

WHEREAS, the contemplated rezone substantially conforms to the maps of the Comprehensive Plan.

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 a portion of USS 1568 TR B, locally known as Honsinger Pond, from Rural Reserve to Industrial.

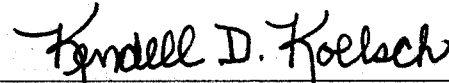
The described rezone is shown on the attached Exhibit "A", which illustrates the area of the proposed zone change and contains a legal description of the property to be rezoned.

**Section 3. Condition.** The zone change is subject to the following condition: Prior to a zone change from Rural Reserve to Industrial, the property owner shall obtain and develop legal

access to the subject parcel from Maplesden Way or an alternate access approved by the CBJ Community Development Department Director, in conformance with CBJ Code 49.15.424.

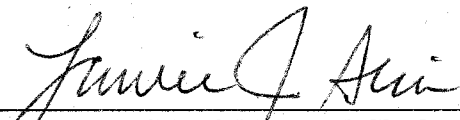
**Section 4. Effective Date.** This ordinance shall be effective 30 days after its adoption.

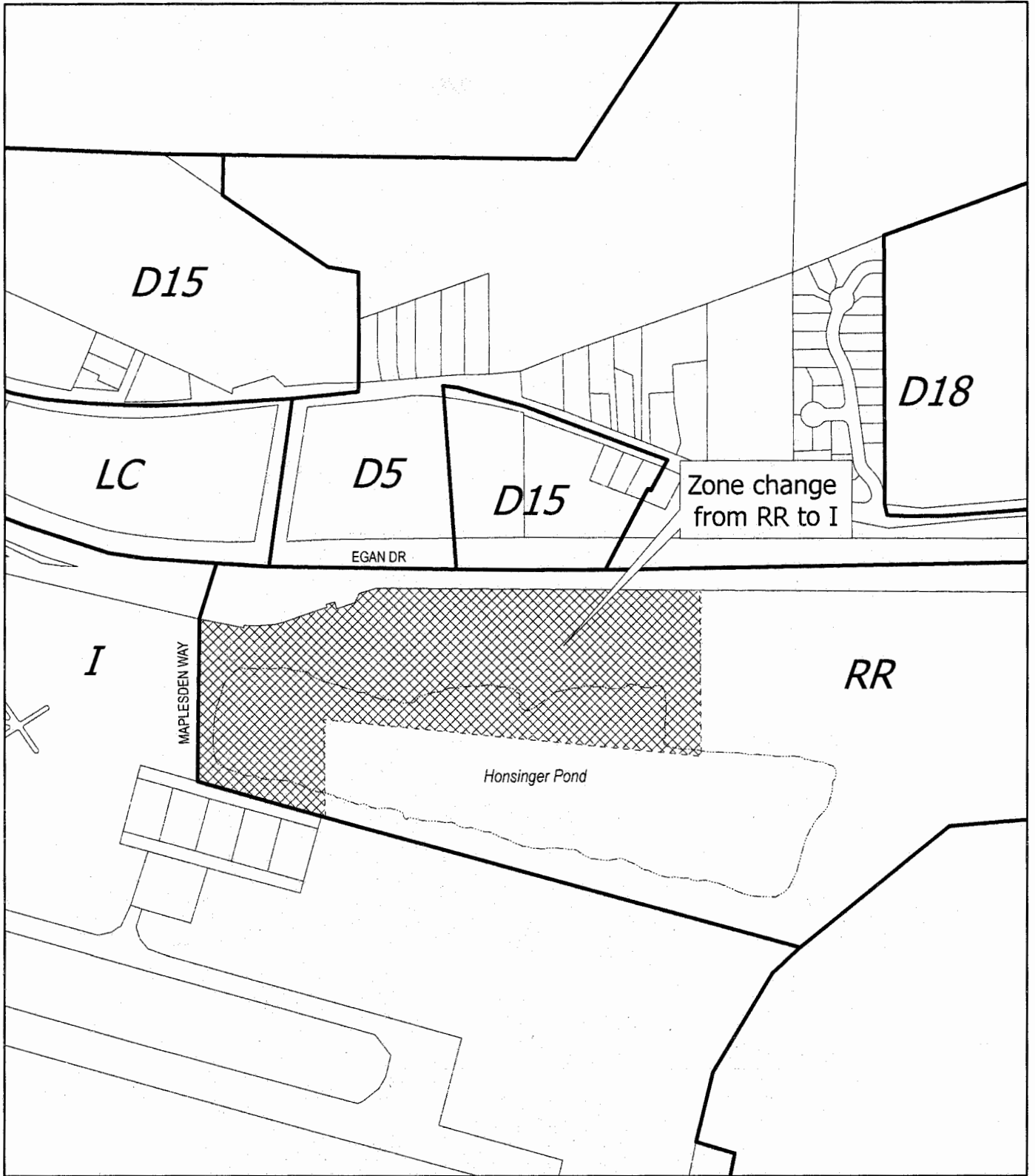
Adopted this 15<sup>th</sup> day of May, 2017.



Kendell D. Koelsch, Mayor

Attest:

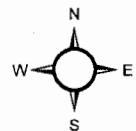
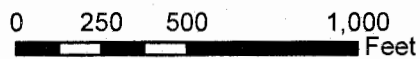
  
Laurie J. Sica, Municipal Clerk



**EXHIBIT A**

**Ord. No. 2017-09(b)**

Zone change for portion of  
USS 1568 TR B from RR to I



## LEGAL DESCRIPTION

FOR

### A Portion of Tract B, USS 1568 within Section 32, Township 40 South, Range 66 East, Copper River Meridian, Juneau, Alaska

A legal description of a portion of land described as Tract B, USS 1568, lying within the South half of Section 32, Township 40 South, Range 66 East, Copper River Meridian, within the Juneau Recording District, First Judicial District, Juneau, Alaska, more particularly described as:

**Commencing** at the Northeast corner of Tract B, USS 1568, shown as C76 on the record plat 85-83-BS, JRD, on the Right-of-Way of Egan Drive ; thence a bearing of  $S00^{\circ}01'26''E$ , a distance of 909.55 feet; thence a bearing of  $S83^{\circ}42'44''W$ , a distance of 514.59 feet; thence a bearing of  $S48^{\circ}09'14''W$ , a distance of 712.80 feet; thence a bearing of  $N75^{\circ}09'26''W$ , a distance of 1,937.79 feet to the **Point of Beginning**; thence a bearing of  $N75^{\circ}09'26''W$ , a distance of 499.66 feet to a point on the easterly Right-of Way of Maplesden Way; thence along the easterly Right-of-Way of Maplesden Way, a bearing of  $N00^{\circ}01'27''W$ , a distance of 644.08 feet; thence along the southerly Right-of-Way of Yandunkin and Egan Drive, a bearing of  $S78^{\circ}34'16''E$ , a distance of 114.72 feet; thence a bearing of  $S11^{\circ}21'12''W$ , a distance of 20.00 feet; thence along a non-tangent curve to the left having a Delta angle of  $29^{\circ}19'24''$ , a radius of 142.00 feet, a length of 72.67 feet, and a chord bearing of  $N86^{\circ}41'40''E$ , a distance of 71.88 feet; thence along a non-tangent curve to the left having a Delta angle of  $23^{\circ}54'13''$ , a radius of 548.35 feet, a length of 228.77 feet, and a chord bearing of  $N82^{\circ}18'27''E$ , a distance of 227.12 feet; thence a bearing of  $N19^{\circ}41'36''W$ , a distance of 10.00 feet; thence a bearing of  $N70^{\circ}21'15''E$ , a distance of 121.89 feet; thence a bearing of  $N19^{\circ}38'39''W$ , a distance of 10.00 feet; thence a bearing of  $N70^{\circ}21'15''E$ , a distance of 36.00 feet; thence a bearing of  $S19^{\circ}39'15''E$ , a distance of 30.01 feet; thence a bearing of  $N70^{\circ}24'09''E$ , a distance of 74.64 feet; thence a bearing of  $N26^{\circ}26'59''E$ , a distance of 42.11 feet; thence along a non-tangent curve to the right having a Delta angle of  $5^{\circ}00'22''$ , a radius of 1011.74 feet, a length of 88.40 feet, and a chord bearing of  $N75^{\circ}13'47''E$ , a distance of 88.37 feet; thence a bearing of  $N88^{\circ}53'11''E$ , a distance of 1,178.56 feet; thence a bearing of South, a distance of 651.51 feet; thence a bearing of  $N85^{\circ}00'37''W$ , a distance of 1,432.42 feet; thence a bearing of South, a distance of 389.19 feet to the **Point of Beginning**.

Containing 1,141,552.97 Square Feet, more or less, or 26.21 Acres, more or less.

