

Presented by: The Manager  
Presented: 12/12/2022  
Drafted by: R. Palmer III

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

**Serial No. 2022-62**

**An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of 10.97 acres of the Pederson Hill Property Located near Karl Reishus Boulevard and Hamilton Street, from D-10SF to D-10.**

WHEREAS, the 10.97 acre area of the proposed rezone to D-10 is currently zoned as D-10SF; and

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

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

WHEREAS, the proposed rezone has been determined compatible with nearby D-10 lots.

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 the following property:

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2 Beginning at the northwest corner of Lot 10, Pederson Hill II Phase 1A, thence N 09° 24'  
3 45" 150 feet to an unmonumented point within Lot 2A, Pederson Hill II Phase 1A, thence  
4 N 65° 00' 00" W approximately 1074 feet to an unmonumented point on the west boundary  
5 of Lot 2A, Pederson Hill II Phase 1A, thence S 13° 01' 40" W approximately 313 feet to the  
6 northwest corner of Lot 7, U.S.S. 3260, thence along the southwest boundary of Lot 2A,  
7 Pederson Hill II Phase 1A, S 50° 45' 25" E 872.94 feet to the north west corner of Lot 9,  
8 Pederson Hill II Phase 1A, thence N 87° 03' 35" E 425.62 feet to the southwest corner of  
9 Lot 8, Pederson Hill II Phase 1A, thence N 09° 24' 45" W 245.40 feet to the point of  
10 beginning.

11 all located near Karl Reishus Boulevard and Hamilton Street, Juneau, Alaska, and depicted in  
12 Exhibit A, from D-10SF to D-10.

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14  
15 **Section 3. Effective Date.** This ordinance shall be effective 30 days after its adoption.

16 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

17 \_\_\_\_\_  
18 Beth A. Weldon, Mayor

19 Attest:

20 \_\_\_\_\_  
21 Elizabeth J. McEwen, Municipal Clerk  
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23  
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