

# Kenai Peninsula Borough Planning Department

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## MEMORANDUM

**TO:** Brent Johnson, Assembly President  
Kenai Peninsula Borough Assembly Members

**THRU:** Charlie Pierce, Mayor CP  
Robert Ruffner, Planning Director MMR  
Samantha Lopez, Planning & River Center Manager SL

**FROM:** Ryan Raidmae, Planner RR

**DATE:** June 23, 2022

**RE:** Ordinance 2022-30, Approving Stephenie Alaska Sub Block 8 Residential Waterfront (R-W) Local Option Zoning District and Amending KPB 21.46.110 (Mayor)

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This ordinance approves the formation of a Residential Waterfront (R-W) Local Option Zoning District (LOZD) and, if approved, amend KPB 21.46.110 to include the Stephenie Alaska Sub Block 8 LOZD.

An application was submitted to the Kenai Peninsula Borough Planning Department signed by the Kenai Peninsula Borough (Borough). The Borough currently has management authority over the subject parcels and the fee patent conveyance from the State of Alaska is imminent. If patent is not received prior to public hearing on the ordinance, then a request will be made to postpone public hearing until patent is received from the State of Alaska. The proposed LOZD contains the necessary 12-lot minimum according to KPB 21.44.040. At least 30 percent of those are waterfront lots as required in an R-W district.

On May 25, 2022, the planning department held a neighborhood meeting at the Donald E. Gilman River Center.

This proposal is consistent with the 2019 Kenai Peninsula Borough Comprehensive Plan which states, "Establish policies that better guide land use to minimize land use conflicts, maintain property values, protect natural systems and support individual land use freedoms".

KPB 21.44.060(A) states, "The assembly shall approve, disapprove, or modify the proposed LOZD. The assembly, in its legislative capacity, may disapprove an LOZD notwithstanding the district's meeting the criteria of this chapter."

Your consideration of the ordinance is appreciated.