

Kenai Peninsula Borough Planning Department

MEMORANDUM

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

THRU: Peter A. Micciche, Borough Mayor *PM*
Robert Ruffner, Planning Director *RR*
Samantha Lopez, River Center Manager *SL*

FROM: Ryan Raidmae, Planner *RR*

DATE: October 26, 2023

RE: Ordinance 2023-25, Approving Anchors Aweigh North Subdivision Single-Family Residential (R-1) Local Option Zoning District and Amending KPB 21.46.040 (Mayor)

The Alaska Department of Natural Resources submitted an application requesting the formation of a Single-Family Residential (R-1) Local Option Zoning District (LOZD) of the Anchors Aweigh North Subdivision in Happy Valley. The proposed LOZD includes 15 lots and 2 tracts, encompasses 39.4 acres, and is adjacent to the west side of the Sterling Highway.

The property within the proposed LOZD was approved by the Borough Planning Commission on August 14, 2023 as part of the ASLS No. 2023-16 Anchors Aweigh North Subdivision. The final plat has been submitted for staff review, but has not yet been finalized. The Planning Department's intent is to finalize and record the subdivision plat and LOZD concurrently.

Public notice was sent to property owners within a 300-foot radius of the proposed LOZD informing them of a scheduled community meeting to be held on October 18, 2023 at the Donald E. Gilman River Center. While there were no attendees at the meeting, the Planning Department received one inquiry regarding the proposed LOZD. The proposed LOZD appears to meet the formation requirements of KPB 21.44.040, and 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."

Per KPB 21.44.060(A), the Assembly must approve, disapprove, or modify the proposed LOZD. If adopted, this Ordinance will approve the formation of the R-1 LOZD and amend KPB 21.46.040 to include the Anchors Aweigh North Subdivision LOZD.

Your consideration is appreciated.