



KENAI PENINSULA BOROUGH

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MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

TO: Dale Bagley, Assembly President
Members of the Kenai Peninsula Borough Assembly

THRU: Mike Navarre, Borough Mayor *MN*
Max Best, Planning Director *MB*

FROM: Bruce Wall, Planner *BW*

DATE: February 12, 2015

RE: Ordinance 2015- 06, An Ordinance Approving Goodrich - Jackson Single-Family Residential (R-1) Local Option Zoning District and Amending KPB 21.46.040

This ordinance would approve the formation of a Single-Family Residential (R-1) Local Option Zoning District (LOZ).

A petition has been submitted by property owners of 19 parcels for the formation of an R-1, Single-Family Residential local option zoning district (LOZ), which is more than three-fourths of the 25 parcels within the proposed district. Pursuant to KPB 21.44.010, property owners may petition the assembly for greater restriction on land use than otherwise provided in Title 21 of the KPB Code. The 2005 KPB Comprehensive Plan found residents supported using the LOZ process as a way of addressing land use conflicts in specific areas. Furthermore, the proposed LOZ is consistent with Goal 6.5 of the 2005 KPB Comprehensive Plan which is to maintain the freedom of property owners in rural areas of the borough to make decisions and control use of their private land.

Attached is the LOZ petition form submitted by the residents. Also attached are maps showing the boundaries of the proposed district, the lots sizes within the proposed district, parcels whose owners have signed the petition, the current land use, and the land ownership.

KPB 21.44.060 states, "The assembly shall approve, disapprove, or modify the proposed local option zoning district. The assembly reserves the right to disapprove a local option zoning district in its legislative capacity notwithstanding the district's meeting the criteria of this chapter."

On February 9, 2015, the KPB Planning Commission held a public hearing and postponed action in order for the impacted property owners to coordinate with each other. Its final recommendation will be reported to the Assembly.

Thank you for your consideration of this ordinance.