

Introduced by:	Mayor
Date:	11/07/23
Hearing:	12/12/23
Action:	Enacted
Vote:	8 Yes, 0 No, 1 Absent

**KENAI PENINSULA BOROUGH
ORDINANCE 2023-25**

**AN ORDINANCE APPROVING ANCHORS AWEIGH NORTH SUBDIVISION
SINGLE-FAMILY RESIDENTIAL (R-1) LOCAL OPTION ZONING DISTRICT AND
AMENDING KPB 21.46.040**

WHEREAS, an application was submitted to the Kenai Peninsula Borough Planning Department signed by the record owner of six lots within the proposed Local Option Zoning District (“LOZD”); and

WHEREAS, pursuant to KPB 21.44.040, the proposed LOZD meets all formation requirements; and

WHEREAS, the Alaska Department of Natural Resources is the current and sole owner of the subject property; and

WHEREAS, the Planning Department held a community meeting at the Donald E. Gilman River Center on October 18, 2023, regarding this proposed LOZD as required by KPB 21.44.040(C); and

WHEREAS, the Planning Department received one public inquiry regarding the proposed LOZD; and

WHEREAS, Goal 2, Focus Area: Land Use, Objective A of the Kenai Peninsula Borough's 2019 Comprehensive Plan is to establish policies that better guide land use to minimize land use conflicts, maintain property values, protect natural systems and support individual land use freedoms; and

WHEREAS, the Kenai Peninsula Borough Planning Commission reviewed the proposed LOZD at its regularly scheduled meeting of November 13, 2023 and recommended approval by unanimous consent;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the Assembly finds the adoption of Anchors Aweigh North, Local Option Zoning District to be consistent with surrounding land uses and the 2019 Kenai Peninsula Borough Comprehensive Plan.

SECTION 2. That KPB 21.46.040 is hereby amended as follows:

21.46.040. – Single - Family Residential (R-1) Districts.

A. The following Single-Family Residential (R-1) districts and official maps are hereby adopted:

...

14. Anchors Aweigh North is described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and Tracks A, B and C, Anchors Aweigh Subdivision, according to Alaska State Land Survey No. 2023-16, Homer Recording District

a. The local option zoning applies to any further replats within the Anchors Aweigh North LOZD.

SECTION 3. That Anchors Aweigh North Subdivision LOZD will be recorded in the proper recording district.

SECTION 4. That this ordinance shall be effective immediately upon enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 12TH DAY OF DECEMBER, 2023.

Brent Johnson

Brent Johnson, Assembly President

ATTEST:

Michele Turner

Michele Turner, CMC, Borough Clerk



Yes: Cooper, Cox, Ecklund, Hibbert, Ribbens, Tunseth, Tupper, Johnson

No: None

Absent: Elam