

Introduced by: Mayor  
Date: 11/12/24  
Hearing: 01/07/25  
Action:  
Vote:

**KENAI PENINSULA BOROUGH  
ORDINANCE 2024-33**

**AN ORDINANCE AMENDING KPB 21.46.070 TO CREATE THE KENAI WELLNESS  
ESTATES ADDITION LOCAL OPTION ZONING DISTRICT MIXED-USE DISTRICT  
(C-3) AND GRANTING AN EXCEPTION TO THE MINIMUM TWELVE-LOT  
REQUIREMENT IN KPB 21.44.040(A)**

- WHEREAS,** on July 24, 2024, the Applicant submitted an application to rezone three parcels within the existing Diamond Willow-Fairfield Single-Family Residential (R-1) LOZD to create a new Mixed-Use (C-3) LOZD; and
- WHEREAS,** the Applicant also requests an exception to the minimum twelve-lot requirement in KPB 21.44.040(A); and
- WHEREAS,** on August 14, 2024, the Planning Department held a community meeting regarding the LOZD application at the Donald E. Gilman River Center; and
- WHEREAS,** on September 23, 2024, a petition supporting the proposed Mixed-Use (C-3) LOZD was submitted to the Planning Department with signatures of at least 60 percent of the owners of parcels within the existing Diamond Willow-Fairfield Single-Family Residential (R-1) 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 Mixed-Use (C-3) LOZD at its regularly scheduled meeting of October 28, 2024 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 the Kenai Wellness Estates Addition Mixed-Use (C-3) LOZD to be consistent with surrounding land uses and the 2019 Kenai Peninsula Borough Comprehensive Plan.

**SECTION 2.** That KPB 21.46.070 is hereby amended as follows:

**21.46.070. Mixed Use (C-3) Districts.**

A. The following Mixed Use (C-3) districts and official maps are hereby adopted:

1. Diamond Willow – Kenai Wellness Estates Addition, described as Kenai Wellness Estates Addition Lots A3, A4, and A5, according to Plat 2023-079, Kenai Recording District.

a. The local option zone applies to any further replats of Diamond Willow – Kenai Wellness Estates Addition Subdivision.

**SECTION 3.** That the Assembly grants an exception to the minimum twelve-lot requirement in KPB 21.44.040(A).

**SECTION 4.** That Diamond Willow – Kenai Wellness Estates Addition LOZD will be recorded in the Kenai Recording District.

**SECTION 5.** That this ordinance shall take effect immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY OF \* 2024.**

\_\_\_\_\_  
Peter Ribbens, Assembly President

ATTEST:

\_\_\_\_\_  
Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent: