



KENAI PENINSULA BOROUGH

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MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

TO: Blaine Gilman, Assembly President
Members of the Kenai Peninsula Borough Assembly

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

FROM: Bruce Wall, Planner *BW*

DATE: July 14, 2016

RE: Ordinance 2016-30, An Ordinance Approving Bing's Landing Single-Family Residential (R-1) Local Option Zoning District and Amending KPB 21.46.040 (Mayor)

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 46 parcels for the formation of an R-1, Single-Family Residential local option zoning district (LOZD), which is three-fourths of the 61 parcels within the proposed district. The petition organizer began collecting signatures two months prior to the enactment of Ordinance 2016-03(Substitute). Rather than change the rules on the petition organizer midway through the process, it was determined that he should be allowed to continue the process under the code in effect when the borough provided him with the petition forms. All other provisions of Ordinance 2016-03(Substitute) will apply. The proposed LOZD 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 lot 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 LOZD. The assembly, in its legislative capacity, may disapprove an LOZD notwithstanding the district's meeting the criteria of this chapter."

On June 27, 2016, the KPB Planning Commission held a public hearing and recommended approval by unanimous consent of the Local Option Zone with the removal of Lots 2, 3, 4, 5, 6, 7, 8, 9 and 10 of the Bing's Landing Archer's Addition

Thank you for your consideration of this ordinance.