

Introduced by:	Mayor
Date:	05/06/25
Hearing:	06/03/25
Action:	
Vote:	

**KENAI PENINSULA BOROUGH  
ORDINANCE 2025-08**

**AN ORDINANCE APPROVING HUMPY POINT (R-1) LOCAL OPTION  
ZONING DISTRICT AND AMENDING KPB 21.46.040**

- WHEREAS,** the Kenai Peninsula Borough (KPB) submitted an application to the 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(A) a minimum of 12 lots are included in the proposed LOZD; and
- WHEREAS,** the KPB is the sole owner of the subject property; and
- WHEREAS,** the Planning Department held a community meeting in the Betty J. Glick Assembly Chambers on April 21, 2025, regarding this proposed LOZD as required by KPB 21.44.040(C); and
- WHEREAS,** Goal 2, Focus Area: Land Use, Objective A of the KPB'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,** Goal 2, Focus Area: Land Use, Objective F of the KPB's 2019 Comprehensive Plan is to actively manage KPB-owned lands to meet short and long-term regional goals; and
- WHEREAS,** Goal 3, Focus Area: Housing Objective A of the KPB's 2019 Comprehensive Plan is to increase the supply and variety of affordable housing options in the borough, while managing impacts of growth in communities; and
- WHEREAS,** the KPB Planning Commission reviewed the proposed LOZD at its regularly scheduled meeting of May 12, 2025 and recommended \_\_\_\_\_;

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

**SECTION 1.** That this is a code ordinance and will be added to KPB Code.

**SECTION 2.** That the Assembly finds the adoption of Humpy Point Local Option Zoning District to be consistent with surrounding land uses and the 2019 Kenai Peninsula Borough Comprehensive Plan.

**SECTION 3.** 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:

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15. Humpy Point is described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, Humpy Point Subdivision, according to Plat KN 2025-5.

- a. Setbacks for permanent structures must be 75 feet from the top of the bluff.
- b. To mitigate erosion, elevated light-penetrating walkways and/or stairs will be the only allowed form of developed access to the beach. Lots will be restricted to pedestrian access only originating from the incorporated lots.
- c. The local option zoning applies to any further replats within the Humpy Point LOZD.

**SECTION 4.** That if any provision of this ordinance or its application is determined to be invalid, the remaining provisions shall continue in full force and effect.

**SECTION 5.** Humpy Point LOZD will be recorded in the proper recording district.

**SECTION 6.** That, upon final conveyance from the State, this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS \* DAY  
OF \* 2025.**

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Peter Ribbens, Assembly President

ATTEST:

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Michele Turner, CMC, Borough Clerk

Yes:

No:

Absent: