

Introduced by:	Mayor
Date:	12/03/19
Hearing:	01/07/20
Action:	Tabled as Amended
Vote:	9 Yes, 0 No, 0 Absent
Date:	03/17/20
Action:	Removed from the Table
Vote:	9 Yes, 0 No, 0 Absent
Action:	Postponed as Amended to 04/21/20
Vote:	9 Yes, 0 No, 0 Absent
Date:	04/21/20
Action:	Enacted as Amended
Vote:	9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH
ORDINANCE 2019-34**

**AN ORDINANCE AMENDING KPB 21.46.040 TO CREATE THE KALIFORNSKY
CENTER SINGLE FAMILY RESIDENTIAL R-1 LOCAL OPTION ZONING DISTRICT
ON AN APPROXIMATELY 55-ACRE BOROUGH-OWNED PARCEL**

- WHEREAS,** the borough has created several local option zoning districts under KPB 21.44 in conjunction with the platting and sale of subdivision lots; and
- WHEREAS,** the borough encourages the private sector to develop residential subdivisions; and
- WHEREAS,** the borough owns an approximately 55-acre parcel off Kalifornsky Beach Road that is appropriate for single family residential use; and
- WHEREAS,** on April 2, 2019, the assembly approved Resolution 2019-020, which classified this property as residential; and
- WHEREAS,** Goal 2, Focus Area: Land Use, Objective A of the borough's 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 3, Focus Area: Housing, Objective A, Strategy 1 is, in part, to identify Borough lands that are most suitable for residential development; and
- WHEREAS,** the Kalifornsky Advisory Planning Commission reviewed this ordinance at its regularly scheduled meeting of December 2, 2019 and recommended approval; and

WHEREAS, the Kenai Peninsula Borough Planning Commission reviewed this ordinance at its regularly scheduled meeting of December 16, 2019 and recommended approval by unanimous consent; and

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

SECTION 1. That the assembly finds the adoption of the Kalifornsky Center Local Option Zoning District ("LOZD") to be consistent with surrounding land uses and the KPB 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:

...

13. Kalifornsky Center is described as follows:

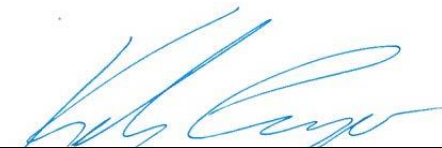
Tract A, Kalifornsky Center Subdivision, according to Plat 2020-18, Kenai Recording District.

a. The local option zoning applies to any further replats within the Kalifornsky Center LOZD.

SECTION 3. The assembly hereby waives the requirements of KPB 21.44.040 through KPB 21.44.060 with regards to establishment of the Kalifornsky Center LOZD.

SECTION 4. That the Kalifornsky Center LOZD shall be recorded in the proper recording district.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 21ST DAY OF APRIL, 2020.

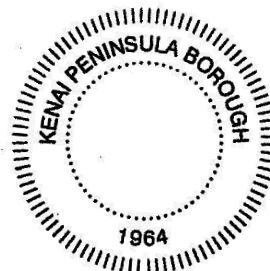


Kelly Cooper, Assembly President

ATTEST:



Johni Blankenship, MMC, Borough Clerk



01/07/20 Vote on motion to Table as Amended:

Yes: Bjorkman, Blakeley, Carpenter, Cox, Dunne, Hibbert, Johnson, Smalley, Cooper

No: None

Absent: None

03/17/20 Vote on motion to remove from the table:

Yes: Bjorkman, Blakeley, Carpenter, Cox, Dunne, Hibbert, Johnson, Smalley, Cooper

No: None

Absent: None

03/17/20 Vote on motion to postpone as amended to April 21, 2020:

Yes: Bjorkman, Blakeley, Carpenter, Cox, Dunne, Hibbert, Johnson, Smalley, Cooper

No: None

Absent: None

04/21/20 Vote on motion to enact as amended:

Yes: Bjorkman, Blakeley, Carpenter, Cox, Dunne, Hibbert, Johnson, Smalley, Cooper

No: None

Absent: None