

Kenai Peninsula Borough

Planning Department

MEMORANDUM

TO: Peter Ribbens, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Robert Ruffner, Planning Director *RR*
Aaron Hughes, Land Management Officer *AH*

FROM: Ryan Raidmae, Planner *RCR*

DATE: April 24, 2025

RE: Ordinance 2025-08 , Approving Humpy Point (R-1) Local Option Zoning District and Amending KPB 21.46.040 (Mayor)

The Ordinance amends KPB 21.46.040 to approve the formation of the Humpy Point Local Option Zoning District (LOZD), a Single-Family Residential (R-1) district. The Kenai Peninsula Borough (KPB) is the applicant seeking to form the LOZD. The proposed LOZD will encompass Lots 1-13 of Humpy Point Subdivision, which are solely owned by the KPB.

This proposal is consistent with the applicable goals and objectives within the 2019 KPB Comprehensive Plan that encourage: (1) the establishment of policies that better guide land use to minimize land use conflicts; (2) active management of KPB-owned lands to meet goals; and (3) increasing the supply and variety of affordable housing options in the borough, while managing impacts of growth in communities.

The Planning Department sent notice to landowners within 300 feet of the proposed LOZD inviting them to participate at a community meeting that was held at the Betty J. Glick Assembly Chambers on April 21, 2025. A follow-up public hearing notice was sent to those same landowners inviting them to participate in the public hearings regarding the proposed LOZD. To date, no public comments or objections have been received.

Your consideration is appreciated.