

Introduced by: Mayor  
Date: 07/05/22  
Hearing: 08/09/22  
Action: Enacted  
Vote: 8 Yes, 1 No, 0 Absent

**KENAI PENINSULA BOROUGH  
ORDINANCE 2022-30**

**AN ORDINANCE APPROVING STEPHENKIE ALASKA SUB BLOCK 8  
RESIDENTIAL WATERFRONT (R-W) LOCAL OPTION ZONING DISTRICT AND  
AMENDING KPB 21.46.110**

- WHEREAS,** an application was submitted to the Kenai Peninsula Borough (Borough) Planning Department signed by the Borough’s Land Management Division of all lots within the proposed local option zoning district (“LOZD”); and
- WHEREAS,** pursuant to KPB 21.44.040(A), a minimum 12 lots are included in the proposed LOZD. and contain at least 30 percent waterfront lots as required in a Residential Waterfront district; and
- WHEREAS,** the Borough currently has management authority over the subject parcel and the fee patent conveyance from the State of Alaska is imminent; and
- WHEREAS,** the Planning Department held a community meeting at the Donald E. Gilman River Center on May 25, 2022, regarding this proposed LOZD as required by KPB 21.44.040(C); and
- WHEREAS,** Goal 2, Focus Area: Land Use, Objective A of the Kenai Peninsula Borough's 2019 Comprehensive Plan is to establish policies which 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 LOZD at its regularly-scheduled meeting of July 18, 2022, and recommended enactment 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 Stephenkie Alaska Sub Block 8 LOZD to be consistent with surrounding land uses and the 2019 Kenai Peninsula Borough Comprehensive Plan.

**SECTION 2.** That KPB 21.46.110 is hereby amended as follows:  
**21.46.110. Residential Waterfront Lot Residential (R-W) Districts.**

A. The following Residential Waterfront (R-W) districts and official maps are hereby adopted:

2. Stephenkie Alaska Sub Block 8 is described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 8, Stephenkie Alaska Subdivision, according to Plat KN 79-83

a. Setbacks for permanent structures shall be 50-feet from the top of the bluff.

b. The local option zoning applies to any further replats within the Stephenkie Alaska Sub Block 8 LOZD.

**SECTION 4.** That Stephenkie Alaska Sub Block 8 LOZD will be recorded in the proper recording district.

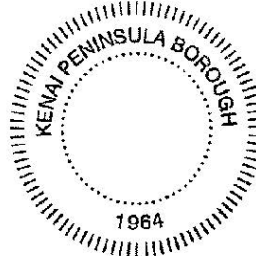
**SECTION 5.** That this ordinance is effective immediately upon enactment.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 9TH DAY OF AUGUST 2022.**

  
Brent Johnson, Assembly President

ATTEST:

  
John Blankenship, MMC, Borough Clerk



Yes: Bjorkman, Chesley, Cox, Derkevorkian, Ecklund, Hibbert, Tupper, Johnson

No: Elam

Absent: None