



## KENAI PENINSULA BOROUGH

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MIKE NAVARRE  
BOROUGH MAYOR

### MEMORANDUM

**TO:** Blaine Gilman, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Mike Navarre, Mayor *MN*

**FROM:** Max Best, Planning Director *MB*  
Colette Thompson, Borough Attorney *CT*

**DATE:** September 29, 2016

**SUBJECT:** Amendment to Ordinance 2016-36, Adopting the Most Recent FEMA Flood Insurance Study and Associated Coastal Flood Maps for Seward, Cooper Landing, Ninilchik, Nikiski and Anchor Point dated October 20, 2016; Amending KPB 21.06 to Update and Clarify Language (Mayor)

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The administration requests the term "tax" be deleted from the proposed changes to the definitions of "substantial damage" and "substantial improvement". The "assessed tax value" of a parcel may differ from the "assessed value" due to exemptions, and the intent is to rely on the assessed value. The administration requests the assembly make the following amendments to those definitions shown in **~~bolded-strikeout~~**:

➤ Amend the following definitions in Section 5, KPB 21.06.070 by deleting the word "tax":

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damage condition would equal or exceed 50 percent of the assessed ~~tax~~ [MARKET] value of the structure before damage occurred.

"Substantial improvement" means any remodeling, repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the assessed ~~tax~~ [MARKET] value of the structure before the improvement or repair is started or, if the property has been damaged and is being restored, before the damage occurred. . . .