



Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Kelly Cooper, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Charlie Pierce, Borough Mayor 

FROM: Max J. Best, Planning Director 

DATE: December 19, 2019

RE: 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

The Kenai Peninsula Borough Planning Commission reviewed the subject Ordinance during their regularly scheduled December 16, 2019 meeting.

A motion passed by unanimous consent to recommend approval of the creation of the Single-Family Residential District for Kalifornsky Center Subdivision.

In the Ordinance, please make the following amendment to the second to last WHEREAS statement:

Whereas, the Kalifornsky Advisory Planning Commission reviewed this ordinance at its regularly scheduled meeting of December 2, 2019 and recommended approval; and

In the Ordinance, please make the following amendment to the last WHEREAS statement:

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;

Attached are the unapproved minutes of the subject portion of the meeting.

AGENDA ITEM F. PUBLIC HEARING

5. An application for the formation of a Single-Family Residential (R-1) local option zoning district (LOZD) for the proposed Kalifornsky Center Subdivision in the Kalifornsky area. Legal Description: A portion of the North ½ Northeast ¼, Section 26, Township 5 North, Range 11 West, Seward Meridian. Location: The south end of Ravenwood Street N.

Staff Report given by Bruce Wall

PC MEETING: December 16, 2019

Ordinance 2019-34 would amend KPB 21.46.040 to create the Kalifornsky Center Single-Family Residential (R-1) local option zoning district. This is on a 55-acre parcel owned by the Kenai Peninsula Borough. The Kalifornsky Advisory Planning Commission meet on this on December 2, 2019 and recommended approval. This land was classified last year as residential and the borough is now proposing to sell the land. The plan is to sell it to a developer that would then develop the subdivision with the assurance that it will developed as residential instead of industrial or commercial. Land Management is requesting it be zoned as Single-Family Residential at this time.

In the Ordinance there is a provision that elements some of the application steps. Normally twelve lots are required to create a local option zoning district but because this is intended to be sold as a single parcel to a developer those application requirements do not make sense. This ordinance will remove those requirements for this local option zoning district.

The map on page 98 of the packet shows the outline of the proposed district. It appears to be an odd shape but when reviewing it with the submitted preliminary plat, found on page 99 of the packet, the design makes sense with the proposed street alignments for the property. The 55 acres are part of a larger 240-acre property.

Marcus Mueller is present and representing Kenai Peninsula Borough Land Management and would be available for questions.

END OF STAFF REPORT

Chairman Martin asked if anyone from the public wished to comment on this item. Seeing and hearing no one wishing to comment, Chairman Martin closed public comment and opened discussion among the Commission.

MOTION: Commissioner moved Whitney, seconded by Commissioner Ecklund, to forward the application to the Assembly with the recommendation to approve the creation of the Single-Family Residential District for Kalifornsky Center Subdivision.

MOTION PASSED: Seeing and hearing no discussion or objection, the motion passed by unanimous consent.