



Kenai Peninsula Borough

Planning Department
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MEMORANDUM

To: Gary Knopp, Assembly President
Members of the Kenai Peninsula Borough Assembly

Thru: Mike Navarre, Borough Mayor *MN*

Thru: Max Best, Planning Director *MB*

From: Crista Cady, Planner *CC*

Date: May 24, 2012

Re: ORDINANCE 2012-20 AN ORDINANCE APPROVING WIDGEON WOODS R-1,
SINGLE-RESIDENTIAL LOCAL OPTION ZONING DISTRICT, AND AMENDING KPB
CHAPTER 21.46.030

This ordinance would approve the formation of a Single Family Residential (R-1) Local Option Zoning District (LOZ). The sole landowners of the subject property are the Kenai Peninsula Borough (KPB) and Cook Inlet Region, Inc. (CIRI). The proposed LOZ is currently described as: Widgeon Woods Phase Two Subdivision, located within the SE1/4 of Section 13 T5N, R11W S.M., Kenai Recording District, Kenai Peninsula Borough, Alaska, KPB File No. 2008-254, excluding lot 14 Block 4, and Tract B.

Pursuant to KPB 21.44.010, property owners may petition the assembly for greater restriction on land use that otherwise provided in Title 21 of the KPB Code. Furthermore, the proposed LOZ is consistent with Goal 6.5 of the 2005 KPB Comprehensive Plan which is to maintain the freedom of property owners in rural areas of the borough to make decisions and control use of their private land.

Attached is the LOZ petition form submitted by the KPB and CIRI. Also attached are a map showing the vicinity of the proposed R-1 LOZ district, the plat depicting lots in the LOZ boundary, and a definition of R-1, Single-Family Residential according to KPB code.

On June 11, 2012, the KPB Planning Commission will hold a public hearing and make a recommendation regarding the formation of the R-1 district. That recommendation will be reported to the Assembly.

Thank you for your consideration of this ordinance.