

KENAI PENINSULA BOROUGH

ORDINANCE NO. 80

AN ORDINANCE ENTITLED: AN ORDINANCE ESTABLISHING THE
NIKISKI PLANNING COMMISSION,
DEFINING THE JURISDICTION OF
FIRST CLASS CITIES, AND SUBDI-
VISION RULES AND REGULATIONS

BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA
BOROUGH:

Section 1. That Kenai Peninsula Borough Ordinance
No. 15 be amended as follows:

CHAPTER 10. PLANNING AND ZONING

- (a) The Nikiski Planning Commission is hereby established within the boundaries of the Nikiski Voting Precinct. It shall consist of five members, who are nominated and appointed by the Assembly. A Chairman of the Commission shall be selected annually from and by the appointed members of the Commission. It shall have the same rights and jurisdiction as herein granted to first class cities except that the Planning Director shall receive its plats and that appeal shall be to the Borough Assembly. Provisions of this ordinance, not inconsistent with this amendment, shall be applicable to the Nikiski Planning Commission.
- (g) All plans, plats, or replats of land laid out in lots or plats, and the streets, alleys or other portions of them intended to be dedicated to public or private use within the borough shall be submitted to the Planning Commission having jurisdiction.
 - (1) First class cities, with planning commission created by ordinance, shall have jurisdiction within its corporate limits.
 - (2) Nikiski Planning Commission shall have jurisdiction within its boundaries.
 - (3) Kenai Borough Planning Commission shall have jurisdiction in all areas except:

- (a) The corporate limits of first class cities, having duly constituted planning commissions
- (b) The area of the Nikiski Planning Commission
- (4) Certification of approval of a plat by duly constituted planning commissions in First Class Cities and by the Nikiski Planning Commission shall be construed by the Kenai Borough Planning Commission as prima facia evidence of compliance with this ordinance and rules and regulations issued thereunder.
- (h) The following rules and regulations are adopted for the guidance of the Planning Commission pursuant to Section 40.15.090 of the Alaska Statutes.

Section 2. PLATS

- (1) Every plat, subdivision, or dedication shall show initial point of survey, original or re-established corners, with description of them, and actual traverse showing area of closure and all distances, angles and calculations to determine initial points, corners and distances of the plat.
- (2) Copies of plats are to be submitted in triplicate - one for the city or other planning commission - one copy for the Borough Planning Commission, and one copy for recording by the subdivider.
 - (a) The plat shall show the approval of the Borough Planning Commission and certification that all taxes levied against the property at that date are paid, prior to recording.

Section 3. LOTS.

- (1) Fully developed lots (with public sewer and water system) shall contain 7,200 sq. ft. of useful size depth not more than twice the average width. If lots are proposed for development smaller than 7,200 sq. ft., the permitted structure to be constructed thereon shall not exceed 20% of the area of the lot.
- (2) A unimproved lot (self-contained sewer and water system) shall be sufficiently large to meet State standards for water and sewer. The lot shall be of useful size with depth not to exceed 2.5 times the average width of the lot.

Section 4. STREETS.

- (1) Every street easement shall be at least forty (40) feet wide.
- (2) Where sewer and water are intended to be installed therein, the minimum width of the street easement shall be fifty (50) feet wide.
- (3) Where a turn around is provided at the end of a dead-end street, the diameter of the easement provided shall be a minimum of eighty (80) feet.
- (4) Provision shall be made for streets to tie into property adjoining subdivided property.
- (5) Streets in subdivisions (but not necessarily) should be arranged to slow the traffic flow with turns to prevent substantial visibility as a preventative to injury of children and others playing in the streets.

Section 5. GENERAL

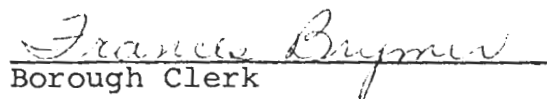
- (1) Good planning and ingenuity are to be encouraged.
- (2) Variances for good and sufficient reasons should be permitted when reasonable.
- (3) It is intended that rules for development of land will encourage development, consistent with the specific provisions of applicable State Statutes.

DEFEATED AT INTRODUCTION BY THE ASSEMBLY OF THE KENAI
PENINSULA BOROUGH THIS 19 DAY OF March, 1968.



Assembly President

ATTEST:



Borough Clerk

