



## **KENAI PENINSULA BOROUGH**

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**DAVE CAREY**  
**BOROUGH MAYOR**

### **MEMORANDUM**

**TO:** Milli Martin, Assembly President  
Members, Kenai Peninsula Borough Assembly

**FROM:** Milli Martin, Assembly President

**DATE:** February 5, 2009

**SUBJECT:** Ordinance 2009-04 amendments

In reviewing plats to which this ordinance would be applicable, staff discovered the ordinance may increase the number of exception requests. Therefore, staff has requested the following amendments to accomplish the same goal of eliminating the access portions of flag lots being inadequate to accommodate further subdivision and traffic. The following amendments are requested:

- Add a new Section 1 as follows:

**SECTION 1.** That KPB 20.08/063 is hereby enacted to read as follows:

“Flag lot” means a lot with two discernible portions, one a building site portion not fronting on or abutting a street and the second portion abutting on the street and providing private access to the building site portion.

- Renumber original Section 1 to Section 2 and amend as follows:

**SECTION 2.** That KPB 20.20.180 is hereby amended as follows:

**20.20.180. Lots—Dimensions.**

A. The size and shape of lots shall be such as to provide usable sites appropriate for the locality in which the subdivision is located and in conformance with the requirements of any zoning ordinance effective for the area in which the proposed subdivision is located. Lots shall not be less than 60 feet wide on the building setback line. ~~Any lot that is capable of further subdivision shall also not~~

~~be less than 60 feet wide from the point where the lot abuts the dedicated street to the building setback line.~~ The minimum depth shall be no less than 100 feet, and the depth shall be no greater than 3 times the width.

B. The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion that is less than 60 feet wide shall be subject to a plat note that the lot shall not be further subdivided.

- Renumber original Sections 2 and 3 to Section 3 and 4.