



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: March 17, 2009

SUBJECT: Ordinance 2009-04 (Substitute) amendments

It has come to my attention that since plat notes cannot be removed from a plat without a public process that it would be best to leave this decision to the discretion of the planning commission. Given the relative permanency of plat notes and potential for changes in development, I believe it would be better to have some discretion in imposing a plat note prohibiting further subdivision. I would appreciate your consideration of the following amendment to Ordinance 2009-04 (Substitute).

➤ Amend Section 2 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. 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 less than 60 feet wide **[SHALL] may** be subject to a plat note **[THAT THE LOT SHALL NOT BE FURTHER SUBDIVIDED] indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography.**