

AN ACT

To amend the Koror State Zoning Map for a designated area in Madalaii Hamlet, and for related purposes.

THE PEOPLE OF KOROR REPRESENTED IN THE LEGISLATURE OF THE STATE OF KOROR DO ENACT AS FOLLOWS:

SECTION 1. AUTHORITY; FINDINGS. Under Republic of Palau Public Law No. 3-5, the Legislature's adoption of the Koror Zoning Law and Koror Subdivision Law had the effect of repealing the provisions of 31 PNC §3001-3342 and 4001-4306. Although the Legislature adopted the Koror Zoning Law and Koror Subdivision Law through the enactment of K6-88-98, the State of Koror continues to utilize the PNC codification until the State of Koror fully codifies its own laws.

The Legislature further finds that occasional revisions must be made to the Koror Zoning Law. The purpose of these modifications is to maximize the use of property, when such revisions do not have a materially adverse affect on the occupants of the applicable Zone. The Seventh Koror State Legislature further finds the current zoning map is inconsistent with actual land use and land use plans of Koror State and the re-zoning of this area on the main road in Medalaii Hamlet will allow greater potential for commercial development in a lawful and well planned manner. The Seventh Koror State Legislature further finds that the re-zoning of this area is in the best interest of the people of Koror and of the Republic of Palau.

SECTION 2. AMENDMENT OF KOROR ZONING MAP. The official Koror Zoning Map, a copy of which is attached hereto as Exhibit "A," is hereby amended to re-zone the orange highlighted area from its current zoning status as "R-1" (Single Family Residential Zone) to "RC" (Residential Commercial Zone). The Koror Planning Commission shall, pursuant to existing law, settle or determine any zoning boundary issues relating to the re-

zoned area.

SEVENTH KOROR STATE LEGISLATURE

Sixth Regular Session, July - 2004

NO. K7-150-2004 KSP/L  
(Introduced as

Bill No. 7-39)

SECTION 3. SEVERABILITY. In the event that a court of competent jurisdiction determines that any part or portion of this law is invalid, then the offending portion or portions may be stricken, and the remaining portions shall continue in full force and effect.

SECTION 4. EFFECTIVE DATE. This Act shall become effective upon its becoming law by operation of the Koror State Constitution.

PASSED: August 10, 2004

CERTIFIED BY:

ATTESTED TO BY:

\_\_\_\_\_/s/\_\_\_\_\_  
Yositaka Adachi, Speaker  
7<sup>th</sup> Koror State Legislature

\_\_\_\_\_/s/\_\_\_\_\_  
Charlyne Uong, Clerk  
7<sup>th</sup> Koror State Legislature

\* \* \* \* \*

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

John C. Gibbons  
Governor, Koror State

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APPROVED ON THIS 07 DAY OF September, 2004.

\_\_\_\_\_/s/\_\_\_\_\_  
Ibedul Y. M. Gibbons  
House of Traditional Leaders

\* Koror State Zoning Map for Madalaii Hamlet is attached to the hard copy of K7-150-04.