

AN ACT

To amend the Koror State Zoning Map for a designated area in Ngerchemai 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. The Seventh Koror State Legislature (the “Legislature”) hereby finds that on June 4, 1998, the Legislature passed K6-88-98, which adopted the “Koror Zoning Law” and “Koror Subdivision Law,” previously codified in 31 Palau National Code (“PNC”) §§ 3001- 3342, 4001– 4306, respectively. 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 zones, listed in 31 PNC § 3003.

The Seventh Koror State Legislature finds that the re-zoning of a certain area in Ngerchemai Hamlet is in the best interest of the people of Koror and of the Republic of Palau. 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.

SECTION 2. AMENDMENT OF KOROR ZONING MAP. The official Koror State Zoning Map, a copy of which is attached hereto as Exhibit “A”, is hereby amended to zone Cadastral Lot Nos. 059 B 05 and 059 B 06, Tochi Daichio Lots 548, 549, 562, and 563, known as Lemel, Itabair, Dekmus or Secheangel in Ngerchemai Hamlet, to “RC”

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(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.

SIXTH KOROR STATE LEGISLATURE

Second Regular Session, July-November, 2004

KSPL No. K7-154-2004

*(Introduced as Bill No. 7-47)*

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: November 18, 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

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

John C. Gibbons  
Governor, Koror State

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APPROVED ON THIS 14<sup>th</sup> DAY OF December, 2004.

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

\* Koror State Zoning Map for Ngerchemai Hamlet is attached to the hard copy of K7-154-04.