

AN ACT

To amend the Koror State Zoning Map for agricultural and residential areas in Ngerkebesang to change the Zone from Agricultural Zone to Residential Commercial Zone, for areas to the east of the Palau Pacific Resort, and to the north of Rael Kebesang, and for related purposes.

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

SECTION 1. FINDINGS.

The Eighth Koror State Legislature hereby finds that the Koror State Zoning Map, as described in former 31 PNC 3004, now adopted as law of the State of Koror, is the official map of the boundaries of all land use zones in Koror. The official Zoning Map may be amended by the Legislature, after request by the Koror Planning Commission.

The Koror Planning Commission wrote to the Legislature on June 24, 2008, seeking to amend the Koror Zoning Map for the areas to the east of the Palau Pacific Resort, and to the north of Rael Kebesang, to change the area from Agriculture Zone (“A”) to a Residential Commercial Zone (“RC”), allow for multi-family residential and commercial development in what is now an Agriculture Zone. The potential residential and commercial development is in an area that is designated for residential uses in the Koror Master Plan, and commercial uses should not increase traffic significantly in the area..

SECTION 2. AMENDMENT OF ZONING MAP.

The Koror Zoning Map is hereby amended for the following described parcels of land: All parcels of land beginning with Lot No. 018A21 at the corner of Rael Kebesang, and continuing in a westerly direction west of the road to the Carolines Resort Lot No. 022 A 09, then continuing in a southerly direction to Rael Kebesang, and including the parcels of land to the north of Rael Kebesang back to the starting point at Lot No. 018 A 21, all as shown in the drawing attached hereto and incorporated by this reference. This rezoning does not include the taro patches located in the vicinity of the zone changes as shown on Maps 021 A

00, 0020 A 00, anal 019 A 00, and such excluded areas are shown with diagonal lines on the attached

1 drawing, and remain Agriculture Zone (“A”). The designated parcel of land are hereby
2 rezoned from “A”, Agricultural zone all to “RC” Residential Commercial Zone.

3 **SECTION 3. SEVERABILITY.**

4 The provisions of this Act are severable. If any part or portion of this Act is held to
5 be invalid or unenforceable, then the offending portions may be stricken and the remaining
6 portions shall continue in full force and effect

7 **SECTION 4. EFFECTIVE DATE.**

8 This Act shall become effective upon its becoming law of the State of Koror by
9 operation of the Koror State Constitution.

PASSED ON: August 20, 2008

CERTIFIED BY:

ATTESTED TO BY:

_____/s/
Timothy “Tero” Uehara
Speaker
Eighth Koror State Legislature

_____/s/
Rena Iluches
Clerk
Eighth Koror State Legislature

APPROVED ON THIS 25th DAY OF August, 2008

_____/s/
Yositaka Adachi
Governor
State of Koror

***Attachment: Please note that Koror Planning Commission map labeled as Exhibit D was not scanned.**