

AN ACT

To amend the Koror State Zoning Map for shoreline areas in Medalaii Hamlet to the west of H. Wilson Road (the road to M Dock), and for related purposes.

THE PEOPLE OF THE STATE 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 an area situated to the west of the road to M Dock in Medalaii (H. Wilson Road), to allow for multifamily residential and commercial development in what is now a Single-Family Residential Zone (“RI”) and Conservation Zone (“CD”). The potential residential and commercial development is in a fairly isolated, low density area that is designated for commercial uses in the Koror Master Plan.

SECTION 2. AMENDMENT OF KOROR ZONING MAP

The Koror Zoning Map is hereby amended for the following described parcels of land: Beginning at the Corner of H. Wilson Road where the Fujiwara Building is located, including Lot No. 41567, and all lots and allowed “fill” areas to the south of the tertiary road running in a westerly direction to the end of the “Ikeya Lot”, all as shown on the drawing attached hereto and incorporated by this reference. These parcels of land are hereby rezoned from “R-1”, Single Family Residential Zone, and from “CD”, Conservation Zone, all to “RC” Residential Commercial Zone.

SECTION 3. SEVERABILITY.

The provisions of this Act are severable. If any part or portion of this Act is held to be

1 invalid or unenforceable, then the offending portions may be stricken and the remaining

