

SIXTH KOROR STATE LEGISLATURE

Second Regular Session, July, 2002

KSPL NO. K7-147-2004
(Introduced as Bill No. 7-15)

AN ACT

To amend the Koror State Zoning Map for a designated area in Ngermid 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 Legislature further finds that certain area in Ngermid Hamlet should be re-zoned to coincide with a proposed land use inconsistent with the present zone of the area. The Seventh Koror State Legislature finds that the re-zoning of this area 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 Lot 008 B 43, Tochi Daichio No. 201-A, 202 and 204 known as Skibang and Parcel No. 012 B 10 ; Toichi Daichio No. 198-Part, land known as Blibuil 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.

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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
7th Koror State Legislature

_____/s/_____
Charlyne Uong, Clerk
7th 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 07 DAY OF September, 2004.

_____/s/_____
Ibedul Y. M. Gibbons
House of Traditional Leaders

* Koror State Zoning Map for Ngemid Hamlet is attached to the hard copy of KSPL K7-147-04.