



1 inch = 250 feet

CITY OF HOMER  
HOMER, ALASKA

City Clerk

RESOLUTION 06-74

1 A RESOLUTION OF THE HOMER CITY COUNCIL  
2 CLARIFYING THE INTENT OF RESOLUTION 05-93,  
3 AUTHORIZING HOMER ACCELERATED WATER AND SEWER  
4 PROGRAM DEFERRED WATER AND/OR SEWER  
5 ASSESSMENTS FOR LOTS THAT WERE SPLIT AS A RESULT  
6 OF THE CONSTRUCTION OF KACHEMAK DRIVE.  
7

8 WHEREAS, Resolution 05-93 was submitted by Councilmember Novak in response to  
9 concerns of the property owners as to double assessments, so to speak, with regard to the split lots  
10 on Kachemak Drive; and  
11

12 WHEREAS, The real estate community, title companies and buyers and sellers have had  
13 numerous concerns with regard to the intent of Resolution 05-93; and  
14

15 WHEREAS, It is in the best interest of the City, property owners and the assessment district  
16 to clarify the intent of Resolution 05-93 and to better spell out that intent.  
17

18 NOW, THEREFORE, BE IT RESOLVED NOW, THEREFORE, BE IT RESOLVED, that  
19 the Homer City Council hereby clarifies the intent of Resolution 05-93, authorizing Homer  
20 Accelerated Water and Sewer Program deferred water and or sewer assessments for lots that were  
21 split as a result of the construction of Kachemak Drive, as follows:  
22

23 1. Parcels being considered are the following:  
24

25 Government Lot 2, South Portion KPB Parcel No. 179-360-0500 Phase I (In error in  
26 Resolution 05-93 this was listed as KPB Parcel No. 179-360-0200)

27 Government Lot 15, West of Kachemak Drive KPB Parcel No. 179-080-1300 Phase II

28 Government Lot 16, West of Kachemak Drive KPB Parcel No. 179-080-1900 Phase II

29 Government Lot 17, West of Kachemak Drive KPB Parcel No. 179-080-2100 Phase II

30 Government Lot 26, West of Kachemak Drive KPB Parcel No. 179-080-2700 Phase II

31 Government Lot 32, West of Kachemak Drive KPB Parcel No. 179-080-3900 Phase II

32 Government Lot 38, West of Kachemak Drive KPB Parcel No. 179-100-0400 Phase II  
33

34 2. The deferred assessments for these six parcels is to alleviate undo financial hardship to the  
35 property owners of the split lots with regard to water and sewer assessments, since these originally  
36 were considered, legally, one parcel; and  
37

38 3. Should construction take place on any of these parcels, that includes or requires water  
39 and/or sewer connection then the payment of the deferred assessment would be required; and  
40

41 4. Should any one of these, above listed, parcels be sold separate from its associated parcel,  
42 making the above listed portion of that parcel a separate parcel in entirety; then the payment of the  
43 deferred assessment would be required (See number 5.); and

48 4. continued: Associated parcels are as listed below.  
49

- 50 Government Lot 2, North of Kachemak Drive, 179-360-2400 Phase I
- 51 Government Lot 15, East of Kachemak Drive KPB Parcel No. 179-080-1400 Phase II
- 52 Government Lot 16, East of Kachemak Drive KPB Parcel No. 179-080-2000 Phase II
- 53 Government Lot 17, East of Kachemak Drive KPB Parcel No. 179-080-2200 Phase II
- 54 Government Lot 26, East of Kachemak Drive KPB Parcel No. 179-080-2800 Phase II
- 55 Government Lot 32, East of Kachemak Drive KPB Parcel No. 179-080-4000 Phase II
- 56 Government Lot 38, East of Kachemak Drive KPB Parcel No. 179-100-0500 Phase II
- 57

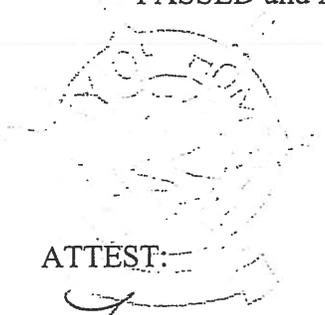
58 5. If the property owner sells the entire split lot (both sides of Kachemak Drive) then the  
59 deferred assessment status would pass on to the new owner with all the stipulations of this  
60 Resolution; and  
61

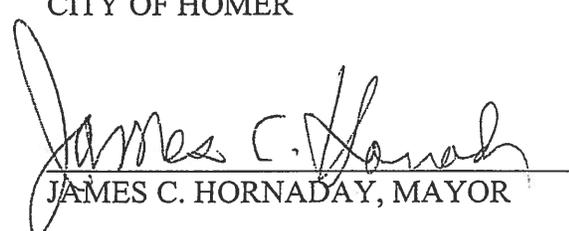
62 BE IT FURTHER RESOLVED, that the attached document regarding these deferred  
63 assessments shall be recorded in the Homer Recording District; and  
64

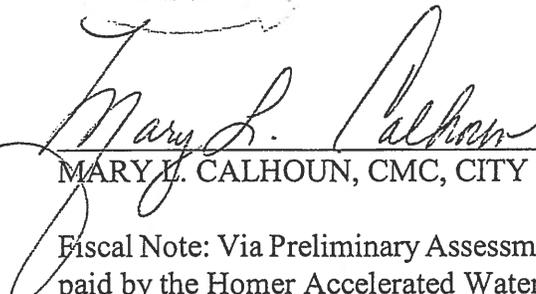
65 BE IT FURTHER RESOLVED, that these deferments shall be reflected in the Preliminary  
66 and Final Assessment Rolls.  
67

68 PASSED and ADOPTED by the Homer City Council on this 26th day of June, 2006.  
69

70 CITY OF HOMER

71  
72  
73  
74  
75 ATTEST: 

76  
77  
78  
79   
80 JAMES C. HORNADAY, MAYOR

81   
82 MARY L. CALHOUN, CMC, CITY CLERK

83 Fiscal Note: Via Preliminary Assessment Roll: 1 parcel at 31,019.22, 6 parcels at \$28,586.80. To be  
84 paid by the Homer Accelerated Water and Sewer Program.

**CITY OF HOMER  
HOMER, ALASKA**

Van Dyke

**RESOLUTION 15-063**

A RESOLUTION OF THE HOMER CITY COUNCIL AUTHORIZING DEFERRED ASSESSMENTS TO THE HOMER NATURAL GAS DISTRIBUTION SPECIAL ASSESSMENT DISTRICT FOR LOTS THAT WERE SPLIT AS A RESULT OF THE CONSTRUCTION OF KACHEMAK DRIVE.

WHEREAS, In 2013 the Homer City Council initiated a City-wide Homer Natural Gas Distribution Special Assessment District ("District") to bring natural gas to City of Homer parcels; and

WHEREAS, Resolution 15-017 confirmed the assessment roll for the District; and

WHEREAS, The final assessment roll for the District included parcels on Kachemak Drive that were divided into two lots as a result of the construction of Kachemak Drive yet were originally considered one parcel; and

WHEREAS, Resolution 06-74 defers Kachemak Drive Homer Accelerated Water and Sewer Program assessments for these lots.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby authorizes deferred assessments for lots that were split as a result of the construction on Kachemak Drive as follows:

1. Parcels being considered are the following:

Government Lot 2, North of Kachemak Drive KPB Parcel No. 17936024  
Government Lot 15, West of Kachemak Drive KPB Parcel No. 17908013  
Government Lot 17, West of Kachemak Drive KPB Parcel No. 17908021  
Government Lot 26, West of Kachemak Drive KPB Parcel No. 17908027

2. The deferred assessments for these four parcels is to alleviate undo financial hardship to the property owners of the split lots with regard to natural gas assessments, since these originally were considered, legally, one parcel; and
3. Should construction take place on any of these parcels, then the payment of deferred assessment would be required; and

