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**CITY OF HOMER
HOMER, ALASKA**

City Council

RESOLUTION 13-068(A)

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE LAND ALLOCATION PLAN TO MAKE THE SOUTHWEST TWO-THIRDS PORTION OF LOT 2, TRACT 1-A, FISHING HOLE SUBDIVISION AVAILABLE FOR LEASE, ESTABLISHING THE PARAMETERS FOR SUCH AN OFFERING, AND AUTHORIZING THE CITY MANAGER TO PROCEED WITH A REQUEST FOR PROPOSALS.

WHEREAS, Lot 2, Tract 1-A, Fishing Hole Subdivision is a parcel which is very much in demand by a variety of competing interest groups and current uses include a mix of recreation, dredged material storage, the theatre, camping, and marine industrial activities; and

WHEREAS, The City Council has determined that it will not consider any new leases on this property until a land use plan is approved that considers the overall best interest of the City now and in the future; and

WHEREAS, A conceptual plan was presented to the Council by the Planning Department several months ago and a revised concept plan was presented at a workshop on May 13 which was scheduled to further the discussion of the long term future of the parcel and the on-going planning effort; and

WHEREAS, The revised concept plan included a new Water Trail launch site, relocating the campground office, relocating and building a new picnic shelter, improving the day use areas, extending trails, reconfiguring the campground and making more efficient use of available space, and dividing and separating recreational uses from marine industrial uses; and

WHEREAS, The Council considered Memorandum 13-069 from the City Planner which addressed the new concept plan and the background for planning and Memorandum 13-032 from the City Manager regarding steps the Council needed to take if it wanted to make property available for lease on this parcel; and

WHEREAS; During the discussion regarding Resolutions 13-056(S) and 13-063 at the regular meeting on June 10, the Council reached the conclusion that it might be best to offer the

40 southwest two-thirds of the parcel for lease in order to provide opportunities to all interested
41 parties and get a better indication of what the market demand might be.

42 NOW, THEREFORE, BE IT RESOLVED that Homer City Council hereby amends the
43 Land Allocation Plan to make the southwest two-thirds portion of Lot 2, Tract 1-A, Fishing Hole
44 Subdivision available for lease.

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46 BE IT FURTHER RESOLVED that the parameters and stipulations to be included in the
47 Request for Proposals shall include:

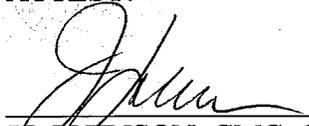
- 48
- 49 • That the proposed use must be consistent with the intent and requirements of the
50 applicable zoning district and the Spit Comprehensive Plan (almost all of the parcel south
51 of the Fishing Hole is zoned Marine Industrial)
 - 52 • That the parcel is being offered to all qualified applicants including qualified non-profit
53 organizations.
 - 54 • That qualified, responsive, and highly scored non-profit organizations will receive a 30%
55 discount on lease rent. If their proposal contains a lease rate that is within 70 percent of
56 competing proposals, they receive a preference.
 - 57 • That applicants may submit a proposal for all (the southwest two-thirds portion) or a
58 portion of the lot.

59
60 BE IT FURTHER RESOLVED that the City Manager is authorized to proceed with
61 issuing the request for proposals.

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63 PASSED AND ADOPTED by the Homer City Council this 24th day of June, 2013.

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65 CITY OF HOMER

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69 MARY E. WYTHE, MAYOR

70
71 ATTEST:
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74 JO JOHNSON, CMC, CITY CLERK

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78 Fiscal information: N/A
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