

**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. AGENDA APPROVAL**
- 3. PUBLIC COMMENT UPON MATTERS ALREADY ON THE AGENDA** *(The Public may comment on any item on the agenda with the exception of items shown under Public Hearings. The standard time limit is 3 minutes.)*
- 4. VISITORS**
- 5. RECONSIDERATION**
- 6. ADOPTION OF CONSENT AGENDA** *(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of Commissioner.)*
 - A. Meeting Minutes from the January 28, 2016 Regular Meeting **Page 3**
- 7. REPORTS**
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 1. Ordinance 16-04(A)(S) **Page 11**
 2. Ordinance 16-06 **Page 25**
 3. Ordinance 16-04 (A)(S-2) **Page 29**
 - B. Kenai Peninsula Borough (KPB) Marijuana Task Force Report - **Page 43**
 1. Meeting Minutes for January 20, 2016
 2. Recommendation to the KPB Assembly **Page 51**
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Re: Comprehensive Plan Update
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
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 - B. Cannabis Businesses on the Spit **Page 65**
- 10. NEW BUSINESS**
 - A. Land Allocation Plan **Page 67**
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 - B. 2016 Commission Attendance at Council Meetings **Page 210**
 - C. State of Alaska Application Timelines, Handler Permit Timelines and Consumption Endorsement Regulation Timelines **Page 211**
- 11. COMMENTS OF THE AUDIENCE**
- 12. COMMENTS OF THE STAFF**
- 13. COMMENTS OF THE CHAIR**
- 14. COMMENTS OF THE COMMISSION**
- 15. ADJOURNMENT THE NEXT REGULAR MEETING IS THURSDAY, MARCH 24, 2016 at 5:30pm in the COWLES COUNCIL CHAMBERS located at City Hall 491 E. Pioneer Avenue, Homer Alaska**

Session 16-01, a Regular Meeting of the Cannabis Advisory Commission was called to order by Acting Chair Catriona Reynolds at 5:35 p.m. on January 28, 2016 in the Cowles Council Chambers located at City Hall 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS HARRIS, STEAD, SARNO, REYNOLDS, ROBL, CARROLL AND LEWIS

ABSENT: COMMISSIONERS YOUNG AND JONES (UNEXCUSED)

STAFF: CITY PLANNER ABBODD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF AGENDA

Acting Chair Reynolds called for a motion to approve the agenda.

LEWIS/ROBL - MOVED TO APPROVE THE AGENDA.

Commissioner Lewis advised the commission that he needed to depart at 6:50 tonight.

The agenda was approved as presented by Consensus of the Commission.

PUBLIC COMMENT

The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing. (3 minute time limit).

Wes Schact, Fritz Creek, commented on the proposed zoning noting the areas where it is allowed some areas within are swamp and will require permits from the Corps of Engineers; he noted that they are a federal organization and may be hesitant on approving such a permit. He also commented that putting in water and sewer in a swamp area is going to be really pricey too. He advocated for better areas in East End, Diamond Ridge and on the Spit.

Brian Walker, resident out east Fritz Creek area, commented on the proposed zoning limitations, advocated for allowing limited grows in the proposed yellow (rural residential) areas. He advocated that persons be allowed to grow like others. He highlighted the beneficial aspects of cannabis seed as a food alternative. Mr. Walker also supported having clubs and the use of cannabinoids for the human mind and body. He provided some aspects of the benefits of cannabinoids to the body.

VISITORS

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Commissioner.)

A. Meeting Minutes for the December 17, 2015 Regular Meeting

Acting Chair Reynolds requested a motion to approve the Consent Agenda.

STEAD/LEWIS - MOVED TO ADOPT THE CONSENT AGENDA.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

REPORTS

A. Report to the Commission - City Planner Abboud

City Planner Abboud provided information on the presentation of the Ordinance to Council on Monday and there were some changes to the maps that were included in the packet. He noted the updated map displayed on the wall behind him. He noted that Marine Commercial has been excluded at this point. Ordinance 16-04 has been amended by Council.

City Planner Abboud provided the following updates on the actions in other communities:

- Seward is considering regulations have not taken any steps at this time.
- The Kenai Borough is considering regulations for the non-incorporated areas of the borough. They are considering licenses from the Borough and maintaining buffers, local option districts.
- Wasilla moved to ban.
- Bethel has a 6 month moratorium.

City Planner Abboud will provide information on the number of lots in the rural residential district that 20,000 sf or more. He provided clarification for Commissioner Sarno on allowing canna -businesses on the Spit will not be allowed with the changes made by Council. Commissioner Sarno requested on what basis that Council made these changes with the Salty Dawg and other similar businesses currently on the Spit. City Planner Abboud stated she would have to ask the Council members who voted in favor of that restriction.

Commissioners Lewis and Reynolds provided the reasons that the Spit was removed:

- it is family orientated activities
- that the land owner was the City and the city would be leasing the land to people who wanted to establish a marijuana business on the Spit
- issue of concern coming up against the requirements of the Cole Memorandum
- providing tourists with marijuana who arrive on the cruise ships and might try to take it back with them.

Commissioner Lewis reported that the City Manager was going to check with similar cities that have cruise ship visits and how they are dealing with the possible issues. He also noted that they should take moment and consider that if they let this go and come back to it after everyone has a chance to see that there is not the troubles that were expected and changes can be made.

Commissioner Harris asked if there was a way to see the number of cannabis friendly hostels, B & B, or lodging type businesses that were in the Rural Residential district. City Planner Abboud stated that he could not provide that type of information since he did not have that type of database. He added that as far as he knows being cannabis friendly is not against the law. If you are not selling the product, growing the product or testing the product then he is not aware of any laws that would not allow it.

City Planner Abboud offered in response to the restriction on the spit was that testimony by the public pointed out that there are several recreation areas and parks on the spit and they requested buffers from cannabis.

Commissioner Harris requested the information because it was pointed out that having businesses in the rural residential areas would increase the traffic. She opined that it would not increase the traffic any more than a lodging facility that currently exists in the district.

Commissioner Lewis asked if alcohol is banned in the city parks. Commissioner Robl responded that alcohol is not banned in city parks.

City Planner Abboud added in regards to buffers and the parks depending on how the park is classified and if you ban it then want to bring it back you will have to determine what you want to buffer from such as a lot or activity.

Commissioner Carroll clarified that the map was for the ordinance was going to be presented on February 8th for public hearing, then continued that the Council was concerned with regard to the Cole Memorandum and pointed out that a city in Washington State that owns the dispensary and grow

operation outright so she does not know if that would represent a direct conflict with the Cole Memorandum.

B. Kenai Peninsula Borough Cannabis Task Force Report - Minutes from the December 10, 2015 Meeting

Commissioner Sarno noted that the Task Force was very gracious in allowing additional time for comments of the public.

PUBLIC HEARINGS

PENDING BUSINESS

A. Memorandum from City Planner Abboud dated January 20, 2016 Re: CAC 16-01 Update

1. Zoning Map - Commercial Cultivation
2. Zoning Map - Retail & Manufacturing
3. Ordinance 16-04, Amending Homer City Code 21.18; 21.24; 21.26; 21.27; 21.28; 21.40 To Identify the Zoning Districts Permitting Marijuana Facilities and Adopting Chapter 21.62 Entitled Marijuana Cultivation, Manufacturing, Testing and Retail Facilities.
4. Memorandum 16-016 to Mayor and Council Re: Results of Ballot Measure 2 to Legalize Recreational Marijuana for City of Homer Voters
5. Memorandum 16-017 to Mayor and Council Re: Draft Ordinance Proposing to Zone Marijuana related Activities within the City of Homer

Acting Chair Reynolds introduced the item into the record. She commented that she believed they just went over most of this and asked if there were any additional comments or items to address. City Planner Abboud did not have anything further to add.

Commissioner Harris inquired if they were allowed to make any motions. Commissioner Lewis responded they were not making motions at this time.

Deputy City Clerk Krause conferred with the City Clerk following the meeting and confirmed that once an Ordinance/Recommendation has been presented to Council there are no further recommendations to be made by the Commission. Any advocating for the Commission's recommendations must be made during the Council meetings at the appropriate times in response to concern expressed from some commissioners.

B. Allowing Marijuana Social Clubs in Homer (This item was postponed at the last meeting)

Acting Chair Reynolds read the title into the record and opened discussion.

Commissioner Harris commented that they should be careful since a person was allowed to carry up to one ounce and that they may be infringing on a person's rights so that they should leave the clubs alone.

City Planner Abboud offered that in his opinion social clubs are similar to fraternal organizations and will be classified as such if they collect dues, have meetings, etc. There are some things going on, some legal actions and some considerations for these activities may be the buffers. He also stated that there is no clarity within the law and hopefully will have something sorted out soon. He referred to the laydown materials that regulations will be coming regarding cannabis "bars" and he commented that this is an evolving issue. He believes that they will try to make this available as soon as possible. As of now there are no provisions in law for cannabis bars or clubs.

Commissioner Sarno referenced page 47 in the packet a statement that allowing social clubs by the state is questionable and that the city should wait. Her question is what are they waiting for?

City Planner Abboud responded that the city attorney is being very conservative to allow the legislature the time to make the law regarding this aspect of the industry. As far as he is concerned you can do anything along the lines of a fraternal organization following all the buffer zones, etc.

Commissioner Sarno then responded that social clubs are in the gray area and questioned the city's position on the issue.

Commissioner Lewis felt that the City will not address social clubs at this time as he does not want to see the city involved in any additional court cases. If someone wants to set up a social clubs meeting all the requirements of social clubs as a social until it is deemed illegal. If this issue went to City Council he believes the issue would be voted down.

Commissioner Robl offered that he has had conversations with Cynthia Franklin with the Alaska Alcohol and Marijuana Control Office (AAMCO) and one of the enforcement officers on Social Clubs and they responded in the same vein as Commissioner Lewis just spoke. He knew there was a club in Homer, Anchorage and Fairbanks. The AAMCO and local authorities are not going to take any action against social clubs at this time until a court action or legislative action causes otherwise.

Commissioner Harris questioned that the commission was to take action since they were the ones to do the licensing. Commissioner Lewis responded that the commission would not be issuing any licenses it is strictly the state. Applicants can start applying February 24, 2016. They have to have the local zoning because on the application you need to specifically state where you will have the business, who will be working in the business, what that business will be, etc.

Commissioner Reynolds felt proud of Homer as they are actually one of the few cities that are being brave and having this business. Her intention is to honor the resident's wishes and to also protect the city. They want to meet the state's regulations but not impose anything more stringent than those.

Commissioner Sarno offered that over the next few months as things progress they should review traffic from the spit. That they have two seasons here.

Commissioner Lewis called Point of Order noting that it has nothing to do with Social Clubs and she could request it to be an item on the next agenda or during her comments at the end.

NEW BUSINESS

A. Welcome New Commissioner!

Acting Chair Reynolds welcomed Commissioner Carroll and invited her to speak a few words.

Commissioner Carroll thanked the commission and agreed with Commissioner Reynolds that Homer is one of the few places where people will be submitting applications in the next three weeks and it may not be perfect but she would like to commend the commission for what they are trying to do. The city is making an effort which is more than what most communities are doing around Alaska.

B. Next Meeting Deliverables, Agenda Items

Commissioner Robl requested to have a discussion on revenue generating options.

Commissioner Sarno would like to open discussion regarding cannabis businesses on the Spit. She commented on the prohibition of the industry on the spit.

Commissioner Lewis offered that the commission could present as an amendment but with how the initial vote with Council as a 4-2 he does not believe it will go anywhere. But however in a year it may be much different since this year would wouldn't have product available since they would not have any legal product.

Commissioner Reynolds offered that they will be having two public hearings on the ordinance at the next Council meetings before the next commission meeting but that may be resolved to that extent.

Commissioner Harris inquired if they can make any changes to the map or ordinance. Commissioner Lewis responded that they can try to bring forward amendments to the ordinance at the next Council meeting, he intends to bring an amendment forward on limited grow in Rural Residential but there is no guarantee it will pass. He went on to explain that the time advocate for the different changes is during the public hearing portion of the council meetings. He noted that if testifying they should be precise and to the point during your testimony also.

A brief discussion by Commissioner Lewis and City Planner Abboud regarding previous discussion on different taxes and that the city would have to take over the collection of said taxes if the Borough did

not get involved and that they were going to take a wait and see approach before doing anything. They did have a resolution passed by Council regarding the city's portion of those taxes. He noted that they could hash out any additional excise taxes that they may have. The borough has not indicated what they intend to add in taxes and he was hesitant to add any additional taxes on top of what the Borough may intend to charge. Commissioner Robl stated that he recalled reading that but he remembers reading different fees and the like the cities in Colorado charge.

Commissioner Lewis responded that he did not feel that it was going to be that great an income generator, he commented on that each one of those towns collect their own taxes and Homer doesn't because we do not want to collect those fees ourselves. You can only smoke so much and buy so much product.

Commissioner Harris advocated that it would be beneficial to have that discussion so that in the future if they decide to add an excise tax or fee the local industry will not be taken by surprise.

INFORMATIONAL MATERIALS

- A. 2016 Meeting Schedule and Packet Processing Deadlines
- B. 2016 Commission Attendance at Council Meetings

Acting Chair Reynolds reviewed the attendance at Council meetings and stated after no volunteers forthcoming they can address this at the February meeting.

Commissioner Carroll stated that she will not be in attendance at the February meeting.

Commissioner Sarno asked for guidance from the commission to report to Council at the February meeting. Commissioner Lewis provided examples of what the Commission has been addressing at the meeting with the exception of social clubs. He advised not bringing items before Council that the Commission as agreed on or submitted a recommendation.

- C. Resolution 15-105, 2016 Regular Meeting Schedule of Advisory Bodies
- D. Memorandum from the CAC re: Approving the 2016 Regular Meeting Schedule
- E. Final Proposed Marijuana Regulations dated 12/01/15

Commissioner Harris requested clarification on the difference of social clubs and having a business in your home. City Planner Abboud responded zoning, permits, and licensing.

COMMENTS OF THE AUDIENCE

Members of the audience may address the Commission on any subject. (3 minute time limit)

Wes Schact, spoke about the release of cannabis from being a schedule 1 drug they really are not going to get anywhere state and federally. They need to group together nationally to get it removed and until that is done they will be struggling.

COMMENTS OF STAFF

There were no comments from staff

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMISSION

Commissioner Robl had no comments.

Commissioner Harris thanked Commissioner Reynolds for the other day.

Commissioner Lewis stated they have a start, things will be going slow because there is a lot of opposition and until they show that it is a viable industry, bring in revenue, no different than any other small business in town, minds will not change. He doubts that the Chamber will be asking them to join but in the next year they could see change or the Legislature totally wipe this out too.

Commissioner Reynolds thanked everyone who has volunteered to stand up and represent their community. She appreciated their patience as this was the first meeting she has run and while it may look easy when other people do it and even with a short agenda, it's hard to keep track. She is glad that she has had the opportunity to be on the commission, to be able to participate in the process from the start. In Council, you are a generalist and you count on the Commissions looking at the details so it has offered a different perspective.

Commissioner Sarno thanked the commissioners for putting the time in on this, she believed that the ordinance that City Council is looking at was not fully discussed by this commission and she feels completely blindsided by the outcome on the Spit and would hope that in the future this commission gets to fully review an issue or ordinance before it goes to Council.

Commissioner Stead had no comments.

Commissioner Carroll thanked everyone for the work that they have done it is a pleasure to be on this commission and agrees with Commissioner Sarno even though it is her first meeting with the commission she is curious to see the level of involvement that the commission has with things like zoning before it is presented to Council versus coming now and handling that through public testimony. She will try to bring up her learning curve quickly, she noted that it has been a while since she has been involved on a board and will get her formal legs under her as quick as possible.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 6:28 p.m. The next regular meeting is scheduled for THURSDAY, FEBRUARY 25, 2016 at 5:30 p.m. in the City Hall Cowles Council Chambers located at 491 E Pioneer Avenue, Homer, Alaska.

Renee Krause, CMC, Deputy City Clerk

Approved: _____



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Staff Report CAC 16-02

TO: Cannabis Advisory Commission
FROM: Rick Abboud, City Planner
DATE: February 25, 2016
SUBJECT: Update

City Council

Right now everything about the regulation of commercial cannabis seems to be up in the air. Assuming that the dust will settle after the next City Council meeting on February 22nd, I will give an oral report on its status.

In the meantime, reconsideration was provided by a Councilmember regarding the substitute Ordinance 16-04(A)(S) allowing for limited cultivation in the rural residential district. This means the council will vote to open the motion again, if they do, they can then propose to modify the motion. But all this will be moot if they vote in favor of the Ordinance 16-06 for prohibition of commercial activities, which will be presented first.

If the subject stays alive through all this, the Mayor has thrown in another proposal Ordinance 16-04(A)(S-2). This would be to replace the first substitute ordinance with a second substitute that adds, *"to be effective only upon certification of a majority vote rejecting the proposition to prohibit marijuana establishments in the city at the regular election held in the city on October 4, 2016."*

There you have it; prohibition, limited cultivation in or out of rural residential, and holding it over until approved in an election October 4th, the last two not being mutually exclusive. More to come.

Question to the Board

I received a few inquiries about the impact of a ban on a 10 mile radius outside of Homer. Basically, state regulations state that if a local government chooses to ban commercial marijuana activities then commercial marijuana operations in the unincorporated areas for 10 miles surrounding must cease. I inquired to Cynthia Franklin and she received an opinion from the Department of Law that this would not be the case in the area around Homer if such a ban should be enacted.

CITY OF HOMER
HOMER, ALASKA

Lewis

ORDINANCE 16-04(A)(S)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING **HOMER CITY CODE 21.12, RURAL RESIDENTIAL;** HOMER CITY CODE 21.18, CENTRAL BUSINESS DISTRICT; HOMER CITY CODE 21.24, GENERAL COMMERCIAL 1; HOMER CITY CODE 21.26, GENERAL COMMERCIAL 2; HOMER CITY CODE 21.27, EAST END MIXED USE; HOMER CITY CODE 21.40 TO IDENTIFY THE ZONING DISTRICTS PERMITTING MARIJUANA FACILITIES AND ADOPTING CHAPTER 21.62 ENTITLED "MARIJUANA FACILITIES" REGARDING GENERAL LAND USE REQUIREMENTS FOR MARIJUANA CULTIVATION, MANUFACTURING, TESTING, AND RETAIL FACILITIES.

WHEREAS, It is in the City's best interest to draft comprehensive regulations regarding the use of property within the City to cultivate, manufacturer marijuana or to operate a retail store selling marijuana; and

WHEREAS, The City is dedicated to drafting regulations that prevent the distribution of marijuana to minors; prevents revenue from the sale of marijuana from going to criminal enterprises, gangs, and cartels; prevents the diversion of marijuana from states where it is legal under state law in some form to other states; prevents state-authorized marijuana activity from being used as a cover or pretext for the trafficking of other illegal drugs or other illegal activity; prevents violence and the use of firearms in the cultivation and distribution of marijuana; prevents drugged driving and the exacerbation of other adverse public health consequences associated with marijuana use; prevents the growing of marijuana on public lands and the attendant public safety and environmental dangers posed by marijuana production on public land; and prevents marijuana possession or use on federal property.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code Chapter 21.12 is amended as follows

Section 21.12.020 Permitted uses and structures.

The following uses are permitted outright in the Rural Residential District:

a. Single-family dwelling;

b. Duplex dwelling;

[Bold and underlined added. Deleted language stricken through.]

c. Multiple-family dwelling, only if the structure conforms to HCC 21.14.040(a)(2);

d. Public parks and playgrounds;

e. Rooming house, bed and breakfast and hostel;

f. Home occupations, provided they conform to the requirements of HCC 21.51.010;

g. Agricultural activities, including general farming, truck farming, livestock farming, nurseries, and greenhouses; provided, that:

1. Other than normal household pets, no poultry or livestock may be housed and no fenced runs may be located within 100 feet of any residence other than the dwelling on the same lot;

2. No retail or wholesale business sales office is maintained on the premises;

h. Private stables;

i. Private floatplane tie-down as an accessory use incidental to residential use;

j. Storage of personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to residential use;

k. As an accessory use incidental to residential use, the private outdoor storage of noncommercial equipment, including noncommercial trucks, boats, and not more than one recreational vehicle in a safe and orderly manner and separated by at least five feet from any property line, provided no stored equipment, boat or vehicle exceeds 36 feet in length;

l. Other customary accessory uses incidental to any of the permitted uses listed in the RR district; provided, that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building;

m. Temporary (seasonal) roadside stands for the sale of produce grown on the premises;

[Bold and underlined added. Deleted language stricken through.]

- n. Mobile homes, subject to the requirements of HCC 21.54.100;
- o. Day care homes; provided, however, that outdoor play areas must be fenced;
- p. Recreational vehicles, subject to the requirements of HCC 21.54.320;
- q. Open space, but not including outdoor recreational facilities described in HCC 21.12.030;
- r. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts;
- s. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot serviced by City water and sewer services in compliance with HCC Title 14;
- t. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot that is over one acre and not serviced by City water and sewer services
- u. Limited marijuana cultivation facility as defined in state law subject to the following provisions:**
- 1. The facility shall only be located on lots greater than 20,000 square feet.**
 - 2. The facility shall comply with HCC 21.59, Off-site Impacts.**
 - 3. The facility shall be setback 50 feet from the lot line.**

Section 2. Homer City Code Chapter 21.18 is amended as follows:

Section 21.18.020 Permitted uses and structures.

The following uses are permitted outright in the Central Business District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

- a. Retail business where the principal activity is the sale of merchandise and incidental services in an enclosed building;
- b. Personal service establishments;
- c. Professional offices and general business offices;
- d. Restaurants, clubs and drinking establishments that provide food or drink for consumption on the premises;

[Bold and underlined added. Deleted language stricken through.]

- e. Parking lots and parking garages, in accordance with Chapter 21.55 HCC;
- f. Hotels and motels;
- g. Mortuaries;
- h. Single-family, duplex, and multiple-family dwellings, including townhouses, but not including mobile homes;
- i. Floatplane tie-up facilities and air charter services;
- j. Parks;
- k. Retail and wholesale sales of building supplies and materials, only if such use, including storage of materials, is wholly contained within one or more enclosed buildings;
- l. Customary accessory uses to any of the permitted uses listed in the CBD district; provided, that a separate permit shall not be issued for the construction of any detached accessory building prior to that of the main building;
- m. Mobile homes, provided they conform to the requirements set forth in HCC 21.54.100;
- n. Home occupations, provided they conform to the requirements of HCC 21.51.010;
- o. Ministorage;
- p. Apartment units located in buildings primarily devoted to business or commercial uses;
- q. Religious, cultural, and fraternal assembly;
- r. Entertainment establishments;
- s. Public, private and commercial schools;
- t. Museums and libraries;
- u. Studios;
- v. Plumbing, heating and appliance service shops, only if such use, including the storage of materials, is wholly within an enclosed building;
- w. Publishing, printing and bookbinding;
- x. Recreational vehicle parks only if located south of the Sterling Highway (Homer Bypass) from Lake Street west to the

[Bold and underlined added. Deleted language stricken through.]

boundary of the Central Business District abutting Webber Subdivision, and from Heath Street to the west side of Lakeside Village Subdivision, provided they shall conform to the standards in HCC 21.54.200 and following sections;

y. Taxi operation limited to a dispatch office and fleet parking of no more than five vehicles; maintenance of taxis must be conducted within an enclosed structure, and requires prior approval by the City Planner of a site, access and parking plan;

z. Mobile food services;

aa. Itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district;

bb. Day care homes and facilities; provided, however, that outdoor play areas must be fenced;

cc. Rooming house, bed and breakfast and hostel;

dd. Auto repair and auto and trailer sales or rental areas, but only on Main Street from Pioneer Avenue to the Sterling Highway, excluding lots with frontage on Pioneer Avenue or the Sterling Highway, subject to the following additional requirements: Vehicles awaiting repair or service, inoperable vehicles, vehicles for parts, and vehicles awaiting customer pickup shall be parked indoors or inside a fenced enclosure so as to be concealed from view, on all sides. The fence shall be a minimum height of eight feet and constructed to prohibit visibility of anything inside of the enclosure. The portion of any vehicle exceeding eight feet in height may be visible outside of the fence. Vehicle parts (usable or unusable), vehicle service supplies, and any other debris created in the repair or servicing of vehicles shall also be stored indoors or inside the fenced enclosure out of view of the public;

ee. Farmers' market;

ff. Dormitory;

gg. Financial institutions;

hh. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts;

[Bold and underlined added. Deleted language stricken through.]

193 ii. One detached dwelling unit, excluding mobile homes, as
194 an accessory building to a principal single-family dwelling on a lot.

195 **jj. Marijuana cultivation facilities, manufacturing facilities, retail**
196 **facilities, and testing facilities as defined by state law.**

197
198 Section 3. Homer City Code Chapter 21.24 is amended as follows:

199 Section 21.24.020 Permitted uses and structures.

200 The following uses are permitted outright in the General Commercial 1
201 District, except when such use requires a conditional use permit by reason of
202 size, traffic volumes, or other reasons set forth in this chapter.

203 a. Air charter operations and floatplane tie-up facilities;

204 b. General business offices and professional offices;

205 c. Dwelling units located in buildings primarily devoted to
206 business uses;

207 d. Auto repair;

208 e. Auto and trailer sales or rental areas;

209 f. Auto fueling stations and drive-in car washes;

210 g. Building supply and equipment sales and rentals;

211 h. Restaurants, including drive-in restaurants, clubs and drinking
212 establishments;

213 i. Garden supplies and greenhouses;

214 j. Heavy equipment and truck sales, rentals, service and repair;

215 k. Hotels and motels;

216 l. Lumberyards;

217 m. Boat and marine equipment sales, rentals, service and repair;

218 n. Mortuaries;

219 o. Open air businesses;

220 p. Parking lots and parking garages, in accordance with
221 Chapter 21.55 HCC;

222 q. Manufacturing of electronic equipment, electrical devices, pottery,
223 ceramics, musical instruments, toys, novelties, small molded products
224 and furniture;

225 r. Publishing, printing and bookbinding;

[Bold and underlined added. Deleted language stricken through.]

- s. Recreation vehicle sales, rental, service and repair;
- t. Retail businesses;
- u. Trade, skilled or industrial schools;
- v. Wholesale businesses, including storage and distribution services incidental to the products to be sold;
- w. Welding and mechanical repair;
- x. Parks and open space;
- y. Appliance sales and service;
- z. Warehousing, commercial storage and mini-storage;
- aa. Banks, savings and loans, credit unions and other financial institutions;
- bb. Customary accessory uses to any of the permitted uses listed in the GC1 district; provided, that no separate permit shall be issued for the construction of any type of accessory building prior to that of the main building;
- cc. Dry cleaning, laundry, and self-service laundries;
- dd. Taxi operation;
- ee. Mobile food services;
- ff. Itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district;
- gg. Recreational vehicle parks, provided they shall conform to the standards in Article II of Chapter 21.54 HCC;
- hh. Day care homes; provided, that a conditional use permit was obtained for the dwelling, if required by HCC 21.24.030; all outdoor play areas must be fenced;
- ii. Rooming house and bed and breakfast;
- jj. Dormitory;
- kk. As an accessory use, one small wind energy system per lot.

ll. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by state law.

Section 4. Homer City Code Chapter 21.26 is amended as follows:

Section 21.26.020 Permitted uses and structures.

[Bold and underlined added. Deleted language stricken through.]

The following uses are permitted outright in the General Commercial 2 District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

- a. Production, processing, assembly and packaging of fish, shellfish and seafood products;
- b. Construction, assembly and storage of boats and boat equipment;
- c. Manufacture and assembly of pottery and ceramics, musical instruments, toys, novelties, small molded products, electronic instruments and equipment and electrical devices;
- d. Research and development laboratories;
- e. Trade, skills or industrial schools;
- f. Publishing, printing and bookbinding facilities;
- g. Auto, trailer, truck, recreational vehicle and heavy equipment sales, rentals, service and repair, excluding storage of vehicles or equipment that is inoperable or in need of repair;
- h. Storage and distribution services and facilities, including truck terminals, warehouses and storage buildings and yards, contractors' establishments, lumberyards and sales, or similar uses;
- i. Airports and air charter operations;
- j. Underground bulk petroleum storage;
- k. Cold storage facilities;
- l. Parking lots and parking garages, in accordance with Chapter 21.55 HCC;
- m. Mobile commercial structures;
- n. Accessory uses to the uses permitted in the GC2 district that are clearly subordinate to the main use of the lot or building, such as wharves, docks, restaurant or cafeteria facilities for employees; or caretaker or dormitory residence if situated on a portion of the principal lot; provided, that separate permits shall not be issued for the construction of any type of accessory building prior to that of the main building;
- o. Taxi operation;
- p. Mobile food services;

Added language. Deleted language stricken through.]

- q. Itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district;
 - r. Recreational vehicle parks, provided they shall conform to the standards in Chapter 21.54 HCC;
 - s. Hotels and motels;
 - t. Dormitory;
 - u. As an accessory use, one small wind energy system per lot;
 - v. Open air business.
- w. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by state law.**

Section 5. Homer City Code Chapter 21.27 is amended to read as follows:

Section 21.27.020 Permitted uses and structures.

The following uses are permitted outright in the East End Mixed Use District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

- a. Auto, trailer, truck, recreational vehicle and heavy equipment sales, rentals, service and repair;
- b. Drive-in car washes;
- c. Building supply and equipment sales and rentals;
- d. Garden supplies and greenhouses;
- e. Boat and marine equipment sales, rentals, manufacturing, storage yard, service and repair;
- f. Welding and mechanical repair;
- g. Restaurants, including drive-in restaurants, clubs and drinking establishments;
- h. Religious, cultural, and fraternal assembly;
- i. Studios;
- j. Personal services;
- k. Agricultural activities, including general farming, truck farming, nurseries, tree farms and greenhouses;
- l. Private stables;
- m. Storage of heavy equipment, vehicles or boats;
- n. Plumbing, heating and appliance service shops;
- o. Home occupations on a lot whose principal permitted use is residential, provided they conform to the requirements of HCC 21.51.010;
- p. Mortuaries and crematoriums;

[Bold and underlined added. Deleted language stricken through.]

- q. Open air businesses;
- r. Parking lots and parking garages, in accordance with Chapter 21.55 HCC;
- s. Manufacturing, fabrication and assembly;
- t. Retail businesses;
- u. Trade, skilled or industrial schools;
- v. Wholesale businesses, including storage and distribution services incidental to the products to be sold;
- w. Parks and open space;
- x. Warehousing, commercial storage and mini-storage;
- y. Recreational vehicles, subject to the standards in HCC 21.54.320(a), (b) and (c);
- z. Dry cleaning, laundry, and self-service laundries;
- aa. Mobile food services;
- bb. As an accessory use, one small wind energy system per lot;
- cc. Production, processing, assembly and packaging of fish, shellfish and seafood products;
- dd. Research and development laboratories;
- ee. Storage and distribution services and facilities, including truck terminals, warehouses and storage buildings and yards, contractors' establishments, lumberyards and sales, or similar uses;
- ff. Cold storage facilities;
- gg. Mobile commercial structures;
- hh. Single-family and duplex dwellings, only as an accessory use incidental to a permitted principal use; provided, that no permit shall be issued for the construction of an accessory dwelling prior to the establishment of the principal use;
- ii. The repair, replacement, reconstruction or expansion of a single-family or duplex dwelling, including a mobile home, that existed lawfully before its inclusion in the GC1, GC2 or EEMU zoning districts, notwithstanding any provision of Chapter 21.61 HCC to the contrary; provided, that a mobile home may not be used to replace or expand such a dwelling;
- jj. Customary accessory uses to any of the uses permitted in the EEMU district that are clearly subordinate to the main use of the lot or building, including without limitation wharves, docks, storage facilities, restaurant or cafeteria facilities for employees; or caretaker or employee dormitory residence if situated on a portion of the same lot as the principal use; provided, that no permit shall be issued for the construction of any type of accessory building prior to the establishment of the principal use;
- kk. Taxi operation;
- ll. Itinerant merchants, provided all activities shall be limited to uses

[Bold and underlined added. Deleted language stricken through.]

permitted outright under this zoning district;
mm. More than one building containing a permitted principal use on a lot;
nn. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use to a residential use in a manner consistent with the requirements of all other provisions of the Homer City Code and as long as such animals are pets of the residents of the dwelling and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property.

oo. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by state law.

Section 6. Chapter 21.62 is hereby enacted as follows:

Chapter 21.62

Marijuana Cultivation, Manufacturing, Retail, and Testing Facilities

Sections:

21.62.010 Scope.

21.62.020 Intent

21.62.030 Definitions

21.62.040 Pre-application conference.

21.62.050 Costs

21.62.060 Safety and Security Plan

21.62.070 Buffers.

21.62.080 General restrictions on all marijuana facilities.

21.62.010 Scope

a. This chapter applies to the operation of all marijuana cultivation, manufacturing, retail , and testing facilities within the city boundaries.

b. This chapter in no way protects marijuana facilities from enforcement of federal law nor is it intended to sanction conduct or operations prohibited by law. All persons engaged in the marijuana industry within the city operate at their own risk and have no legal recourse against the City in the event that city laws are preempted, negated or otherwise found unenforceable based upon federal law prohibiting the sale, distribution, consumption or possession of marijuana.

21.62.020 Intent

a. This chapter is intended to impose regulations that prevent:

[Bold and underlined added. Deleted language stricken through.]

1. The distribution of marijuana to minors;
2. Revenue from the sale of marijuana from going to criminal enterprises, gangs, and cartels;
3. The diversion of marijuana from states where it is legal under state law in some form to other states where it is unlawful;
4. State-authorized marijuana activity from being used as a cover or pretext for the trafficking of other illegal drugs or other illegal activity;
5. Violence and the use of firearms in the cultivation and distribution of marijuana;
6. Drugged driving and the exacerbation of other adverse public health consequences associated with marijuana use;
7. The growing of marijuana on public lands and the attendant public safety and environmental dangers posed by marijuana production on public land; and
8. Marijuana possession or use on federal property.

21.62.030 Definitions [reserved]

21.62.040 Pre-application Conference.

21.57.050 Costs.

The cost of all permits, studies and investigation required under this chapter shall be borne by the applicant.

When Title 21 requires a conditional use permit for a marijuana facility, the applicant must meet with the City Planner to discuss the conditional use permit process and any issues that may affect the proposed conditional use. This meeting is to provide for an exchange of general and preliminary information only and no statement made in such meeting by either the applicant or the City Planner shall be regarded as binding or authoritative for the purposes of this title.

21.62.060 Safety and Security Plan

A conditional use permit for a marijuana facility required by this title shall include an analysis of the ways in which the intent and purpose of this chapter have been met and the safety concerns identified in Sections 21.62.010 and 21.62.020 will be addressed.

[Bold and underlined added. Deleted language stricken through.]

21.62.070 Buffers

- a) **The Commission may require buffers, including berms, fences, trees, and shrubs, to minimize impacts to adjacent property. A landscaped buffer or combination of landscaping and berms of no less than ten feet in width will be required where the property with a marijuana facility adjoins districts in which marijuana facilities are prohibited or permitted only as a conditional use.**
- b) **The following buffer zones shall be applied to all marijuana facilities in all districts:**
- | | |
|------------------------------------|-------------------------|
| 1. <u>Schools</u> | <u>1000 feet</u> |
| 2. <u>Churches</u> | <u>500 feet</u> |
| 3. <u>Jail</u> | <u>500 feet</u> |
| 4. <u>Youth/rec. center</u> | <u>500 feet</u> |
| 5. <u>Library</u> | <u>200 feet</u> |
- c) **Marijuana facilities abutting the Jack Gist Municipal Park, Karen Hornaday Municipal Park, Bayview Municipal Park, or Ben Walters Municipal Park must have 1000 feet or more buffers measured from the boundary of the park.**
- d) **For purposes of this section, “schools” mean property primarily used as a private or public elementary or secondary education facility or property primarily used as a post-secondary education facility, including but not limited to private, faith-based, and public colleges and universities.**

21.62.80 General restrictions applied to all marijuana facilities.

- a) **All marijuana facilities in all districts shall comply with Section 21.59.030 of this title.**
- b) **An application for a conditional use permit under this chapter shall not be approved if the location of the facility violates the regulatory intent in Section 21.62.020.**

Section 7. This ordinance shall take effect upon its adoption by the Homer City Council.

Section 8. This ordinance is of a permanent and general character and shall be included in the City code.

[Bold and underlined added. Deleted language stricken through.]

504 ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this ____ day of
505 _____ 2016.

506
507 CITY OF HOMER
508

509
510 _____
511 MARY E. WYTHE, MAYOR

512 ATTEST:

513
514
515 _____
516 JO JOHNSON, MMC, CITY CLERK
517

518 AYES:

519 NOES:

520 ABSTAIN:

521 ABSENT:

522
523
524
525 First Reading:

526 Public Reading:

527 Second Reading:

528 Effective Date:

529
530
531
532 Reviewed and approved as to form:

533
534 _____
535 Mary K. Koester, City Manager

536 _____
537 Thomas F. Klinkner, City Attorney

538 Date: _____

539 Date: _____

**CITY OF HOMER
HOMER, ALASKA**

Smith/Van Dyke

ORDINANCE 16-06

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
ENACTING HOMER CITY CODE CHAPTER 6.18, MARIJUANA
ESTABLISHMENTS, PROHIBITING THE OPERATION OF
MARIJUANA CULTIVATION FACILITIES, MARIJUANA PRODUCT
MANUFACTURING FACILITIES, MARIJUANA TESTING FACILITIES,
AND RETAIL MARIJUANA STORES IN THE CITY.

WHEREAS, Under Ballot Measure 2 the voters supported each community's right to
choose whether to permit marijuana-related establishments; and

WHEREAS, A community's choice not to permit marijuana establishments will not
impact an individual's ability to cultivate marijuana for personal use in the individual's home;
and

WHEREAS, No economic or social data has been provided to show that marijuana
establishments will benefit a community the size of Homer.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code Chapter 6.18, Marijuana Establishments, is enacted to
read as follows:

**Chapter 6.18
MARIJUANA ESTABLISHMENTS**

Sections:

6.18.010 Definitions.

6.18.020 Interpretation.

6.18.030 Marijuana establishments prohibited.

6.18.010 Definitions.

In this chapter:

"marijuana" means all parts of the plant of the genus cannabis whether growing or
not, the seeds thereof, the resin extracted from any part of the plant, and every compound,
manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or its resin,
including marijuana concentrate; "marijuana" does not include fiber produced from the
stalks, oil, or cake made from the seeds of the plant, sterilized seed of the plant which is

marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.

"marijuana products" means concentrated marijuana products and marijuana products that are comprised of marijuana and other ingredients and are intended for use or consumption, such as, but not limited to, edible products, ointments, and tinctures.

"marijuana testing facility" means an entity registered to analyze and certify the safety and potency of marijuana.

"retail marijuana store" means an entity registered to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities, and to sell marijuana and marijuana products to consumers.

6.18.020 Interpretation.

All terms used in this chapter that are defined in AS 17.38 or the regulations promulgated thereunder shall be interpreted in accordance with such definitions.

6.18.030 Marijuana establishments prohibited.

The operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, and retail marijuana stores in the city is prohibited.

Section 2. This Ordinance is of a permanent and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this ____ day of _____ 2016.

CITY OF HOMER

MARY E. WYTHER, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

AYES:

NOES:

ABSTAIN:

ABSENT:

84 First Reading:
85 Public Reading:
86 Second Reading:
87 Effective Date:
88
89
90 Reviewed and approved as to form:
91
92
93 _____
94 Mary K. Koester, City Manager
95
96 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

CITY OF HOMER
HOMER, ALASKA

Lewis

ORDINANCE 16-04(A)(S-2)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING **HOMER CITY CODE 21.12, RURAL RESIDENTIAL;**
HOMER CITY CODE 21.18, CENTRAL BUSINESS DISTRICT; HOMER
CITY CODE 21.24, GENERAL COMMERCIAL 1; HOMER CITY CODE
21.26, GENERAL COMMERCIAL 2; HOMER CITY CODE 21.27, EAST
END MIXED USE; HOMER CITY CODE 21.40 TO IDENTIFY THE
ZONING DISTRICTS PERMITTING MARIJUANA FACILITIES AND
ADOPTING CHAPTER 21.62 ENTITLED "MARIJUANA FACILITIES"
REGARDING GENERAL LAND USE REQUIREMENTS FOR
MARIJUANA CULTIVATION, MANUFACTURING, TESTING, AND
RETAIL FACILITIES **TO BE EFFECTIVE ONLY UPON**
CERTIFICATION OF A MAJORITY VOTE REJECTING THE
PROPOSITION TO PROHIBIT MARIJUANA ESTABLISHMENTS
IN THE CITY AT THE GENERAL ELECTION TO BE HELD IN THE
CITY ON OCTOBER 4, 2016.

WHEREAS, It is in the City's best interest to draft comprehensive regulations regarding
the use of property within the City to cultivate, manufacturer marijuana or to operate a retail
store selling marijuana; and

WHEREAS, The City is dedicated to drafting regulations that prevent the distribution of
marijuana to minors; prevents revenue from the sale of marijuana from going to criminal
enterprises, gangs, and cartels; prevents the diversion of marijuana from states where it is
legal under state law in some form to other states; prevents state-authorized marijuana
activity from being used as a cover or pretext for the trafficking of other illegal drugs or other
illegal activity; prevents violence and the use of firearms in the cultivation and distribution of
marijuana; prevents drugged driving and the exacerbation of other adverse public health
consequences associated with marijuana use; prevents the growing of marijuana on public
lands and the attendant public safety and environmental dangers posed by marijuana
production on public land; and prevents marijuana possession or use on federal property.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code Chapter 21.12 is amended as follows

Section 21.12.020 Permitted uses and structures.

The following uses are permitted outright in the Rural Residential District:

[Bold and underlined added.] Deleted language stricken through.]

- a. Single-family dwelling;
- b. Duplex dwelling;
- c. Multiple-family dwelling, only if the structure conforms to HCC 21.14.040(a)(2);
- d. Public parks and playgrounds;
- e. Rooming house, bed and breakfast and hostel;
- f. Home occupations, provided they conform to the requirements of HCC 21.51.010;
- g. Agricultural activities, including general farming, truck farming, livestock farming, nurseries, and greenhouses; provided, that:
 - 1. Other than normal household pets, no poultry or livestock may be housed and no fenced runs may be located within 100 feet of any residence other than the dwelling on the same lot;
 - 2. No retail or wholesale business sales office is maintained on the premises;
- h. Private stables;
- i. Private floatplane tie-down as an accessory use incidental to residential use;
- j. Storage of personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to residential use;
- k. As an accessory use incidental to residential use, the private outdoor storage of noncommercial equipment, including noncommercial trucks, boats, and not more than one recreational vehicle in a safe and orderly manner and separated by at least five feet from any property line, provided no stored equipment, boat or vehicle exceeds 36 feet in length;
- l. Other customary accessory uses incidental to any of the permitted uses listed in the RR district; provided, that no separate permit shall be

[Bold and underlined added. Deleted language stricken through.]

issued for the construction of any detached accessory building prior to that of the main building;

m. Temporary (seasonal) roadside stands for the sale of produce grown on the premises;

n. Mobile homes, subject to the requirements of HCC 21.54.100;

o. Day care homes; provided, however, that outdoor play areas must be fenced;

p. Recreational vehicles, subject to the requirements of HCC 21.54.320;

q. Open space, but not including outdoor recreational facilities described in HCC 21.12.030;

r. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts;

s. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot serviced by City water and sewer services in compliance with HCC Title 14;

t. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot that is over one acre and not serviced by City water and sewer services

u. Limited marijuana cultivation facility as defined in state law subject to the following provisions:

1. The facility shall only be located on lots greater than 20,000 square feet.

2. The facility shall comply with HCC 21.59, Off-site Impacts.

3. The facility shall be setback 50 feet from the lot line.

Section 2. Homer City Code Chapter 21.18 is amended as follows:

Section 21.18.020 Permitted uses and structures.

The following uses are permitted outright in the Central Business District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

a. Retail business where the principal activity is the sale of merchandise and incidental services in an enclosed building;

b. Personal service establishments;

[Bold and underlined added. Deleted language stricken through.]

- 128 c. Professional offices and general business offices;
- 129 d. Restaurants, clubs and drinking establishments that provide food or
- 130 drink for consumption on the premises;
- 131 e. Parking lots and parking garages, in accordance with
- 132 Chapter 21.55 HCC;
- 133 f. Hotels and motels;
- 134 g. Mortuaries;
- 135 h. Single-family, duplex, and multiple-family dwellings,
- 136 including townhouses, but not including mobile homes;
- 137 i. Floatplane tie-up facilities and air charter services;
- 138 j. Parks;
- 139 k. Retail and wholesale sales of building supplies and materials, only if
- 140 such use, including storage of materials, is wholly contained within one
- 141 or more enclosed buildings;
- 142 l. Customary accessory uses to any of the permitted uses listed in the
- 143 CBD district; provided, that a separate permit shall not be issued for the
- 144 construction of any detached accessory building prior to that of
- 145 the main building;
- 146 m. Mobile homes, provided they conform to the requirements set forth
- 147 in HCC 21.54.100;
- 148 n. Home occupations, provided they conform to the requirements of
- 149 HCC 21.51.010;
- 150 o. Ministorage;
- 151 p. Apartment units located in buildings primarily devoted to business or
- 152 commercial uses;
- 153 q. Religious, cultural, and fraternal assembly;
- 154 r. Entertainment establishments;
- 155 s. Public, private and commercial schools;
- 156 t. Museums and libraries;
- 157 u. Studios;
- 158 v. Plumbing, heating and appliance service shops, only if such use,
- 159 including the storage of materials, is wholly within an
- 160 enclosed building;

[Bold and underlined added. Deleted language stricken through.]

- w. Publishing, printing and bookbinding;
- x. Recreational vehicle parks only if located south of the Sterling Highway (Homer Bypass) from Lake Street west to the boundary of the Central Business District abutting Webber Subdivision, and from Heath Street to the west side of Lakeside Village Subdivision, provided they shall conform to the standards in HCC 21.54.200 and following sections;
- y. Taxi operation limited to a dispatch office and fleet parking of no more than five vehicles; maintenance of taxis must be conducted within an enclosed structure, and requires prior approval by the City Planner of a site, access and parking plan;
- z. Mobile food services;
- aa. Itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district;
- bb. Day care homes and facilities; provided, however, that outdoor play areas must be fenced;
- cc. Rooming house, bed and breakfast and hostel;
- dd. Auto repair and auto and trailer sales or rental areas, but only on Main Street from Pioneer Avenue to the Sterling Highway, excluding lots with frontage on Pioneer Avenue or the Sterling Highway, subject to the following additional requirements: Vehicles awaiting repair or service, inoperable vehicles, vehicles for parts, and vehicles awaiting customer pickup shall be parked indoors or inside a fenced enclosure so as to be concealed from view, on all sides. The fence shall be a minimum height of eight feet and constructed to prohibit visibility of anything inside of the enclosure. The portion of any vehicle exceeding eight feet in height may be visible outside of the fence. Vehicle parts (usable or unusable), vehicle service supplies, and any other debris created in the repair or servicing of vehicles shall also be stored indoors or inside the fenced enclosure out of view of the public;
- ee. Farmers' market;
- ff. Dormitory;

[Bold and underlined added. Deleted language stricken through.]

- 194 gg. Financial institutions;
- 195 hh. As an accessory use, one small wind energy system per lot having a
- 196 rated capacity not exceeding 10 kilowatts;
- 197 ii. One detached dwelling unit, excluding mobile homes, as
- 198 an accessory building to a principal single-family dwelling on a lot.
- 199 **jj. Marijuana cultivation facilities, manufacturing facilities, retail**
- 200 **facilities, and testing facilities as defined by state law.**
- 201

202 Section 3. Homer City Code Chapter 21.24 is amended as follows:

203

204 Section 21.24.020 Permitted uses and structures.

205 The following uses are permitted outright in the General Commercial 1

206 District, except when such use requires a conditional use permit by reason of

size, traffic volumes, or other reasons set forth in this chapter.

- 207 a. Air charter operations and floatplane tie-up facilities;
- 208 b. General business offices and professional offices;
- 209 c. Dwelling units located in buildings primarily devoted to
- 210 business uses;
- 211 d. Auto repair;
- 212 e. Auto and trailer sales or rental areas;
- 213 f. Auto fueling stations and drive-in car washes;
- 214 g. Building supply and equipment sales and rentals;
- 215 h. Restaurants, including drive-in restaurants, clubs and drinking
- 216 establishments;
- 217 i. Garden supplies and greenhouses;
- 218 j. Heavy equipment and truck sales, rentals, service and repair;
- 219 k. Hotels and motels;
- 220 l. Lumberyards;
- 221 m. Boat and marine equipment sales, rentals, service and repair;
- 222 n. Mortuaries;
- 223 o. Open air businesses;
- 224 p. Parking lots and parking garages, in accordance with
- 225 Chapter 21.55 HCC;

[Bold and underlined added. Deleted language stricken through.]

- 226 q. Manufacturing of electronic equipment, electrical devices, pottery,
227 ceramics, musical instruments, toys, novelties, small molded products
228 and furniture;
229 r. Publishing, printing and bookbinding;
230 s. Recreation vehicle sales, rental, service and repair;
231 t. Retail businesses;
232 u. Trade, skilled or industrial schools;
233 v. Wholesale businesses, including storage and distribution services
234 incidental to the products to be sold;
235 w. Welding and mechanical repair;
236 x. Parks and open space;
237 y. Appliance sales and service;
238 z. Warehousing, commercial storage and mini-storage;
239 aa. Banks, savings and loans, credit unions and other financial
240 institutions;
241 bb. Customary accessory uses to any of the permitted uses listed in the
242 GC1 district; provided, that no separate permit shall be issued for the
243 construction of any type of accessory building prior to that of the main
244 building;
245 cc. Dry cleaning, laundry, and self-service laundries;
246 dd. Taxi operation;
247 ee. Mobile food services;
248 ff. Itinerant merchants, provided all activities shall be limited
249 to uses permitted outright under this zoning district;
250 gg. Recreational vehicle parks, provided they shall conform to the
251 standards in Article II of Chapter 21.54 HCC;
252 hh. Day care homes; provided, that a conditional use permit was
253 obtained for the dwelling, if required by HCC 21.24.030; all outdoor play
254 areas must be fenced;
255 ii. Rooming house and bed and breakfast;
256 jj. Dormitory;
257 kk. As an accessory use, one small wind energy system per lot.

[Bold and underlined added. Deleted language stricken through.]

II. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by state law.

Section 4. Homer City Code Chapter 21.26 is amended as follows:

Section 21.26.020 Permitted uses and structures.

The following uses are permitted outright in the General Commercial 2 District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

- a. Production, processing, assembly and packaging of fish, shellfish and seafood products;
- b. Construction, assembly and storage of boats and boat equipment;
- c. Manufacture and assembly of pottery and ceramics, musical instruments, toys, novelties, small molded products, electronic instruments and equipment and electrical devices;
- d. Research and development laboratories;
- e. Trade, skills or industrial schools;
- f. Publishing, printing and bookbinding facilities;
- g. Auto, trailer, truck, recreational vehicle and heavy equipment sales, rentals, service and repair, excluding storage of vehicles or equipment that is inoperable or in need of repair;
- h. Storage and distribution services and facilities, including truck terminals, warehouses and storage buildings and yards, contractors' establishments, lumberyards and sales, or similar uses;
- i. Airports and air charter operations;
- j. Underground bulk petroleum storage;
- k. Cold storage facilities;
- l. Parking lots and parking garages, in accordance with Chapter 21.55 HCC;
- m. Mobile commercial structures;
- n. Accessory uses to the uses permitted in the GC2 district that are clearly subordinate to the main use of the lot or building, such as wharves, docks, restaurant or cafeteria facilities for employees; or caretaker or dormitory residence if situated on a portion of the principal lot; provided, that separate permits shall not be issued for the

[Bold and underlined added. Deleted language stricken through.]

construction of any type of accessory building prior to that of the main building;
o. Taxi operation;
p. Mobile food services;
q. Itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district;
r. Recreational vehicle parks, provided they shall conform to the standards in Chapter 21.54 HCC;
s. Hotels and motels;
t. Dormitory;
u. As an accessory use, one small wind energy system per lot;
v. Open air business.

w. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by state law.

Section 5. Homer City Code Chapter 21.27 is amended to read as follows:

Section 21.27.020 Permitted uses and structures.

The following uses are permitted outright in the East End Mixed Use District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

- a. Auto, trailer, truck, recreational vehicle and heavy equipment sales, rentals, service and repair;
- b. Drive-in car washes;
- c. Building supply and equipment sales and rentals;
- d. Garden supplies and greenhouses;
- e. Boat and marine equipment sales, rentals, manufacturing, storage yard, service and repair;
- f. Welding and mechanical repair;
- g. Restaurants, including drive-in restaurants, clubs and drinking establishments;
- h. Religious, cultural, and fraternal assembly;
- i. Studios;
- j. Personal services;
- k. Agricultural activities, including general farming, truck farming, nurseries, tree farms and greenhouses;
- l. Private stables;
- m. Storage of heavy equipment, vehicles or boats;

[Bold and underlined added.] Deleted language stricken through.

n. Plumbing, heating and appliance service shops;
o. Home occupations on a lot whose principal permitted use is residential, provided they conform to the requirements of HCC 21.51.010;
p. Mortuaries and crematoriums;
q. Open air businesses;
r. Parking lots and parking garages, in accordance with Chapter 21.55 HCC;
s. Manufacturing, fabrication and assembly;
t. Retail businesses;
u. Trade, skilled or industrial schools;
v. Wholesale businesses, including storage and distribution services incidental to the products to be sold;
w. Parks and open space;
x. Warehousing, commercial storage and mini-storage;
y. Recreational vehicles, subject to the standards in HCC 21.54.320(a), (b) and (c);
z. Dry cleaning, laundry, and self-service laundries;
aa. Mobile food services;
bb. As an accessory use, one small wind energy system per lot;
cc. Production, processing, assembly and packaging of fish, shellfish and seafood products;
dd. Research and development laboratories;
ee. Storage and distribution services and facilities, including truck terminals, warehouses and storage buildings and yards, contractors' establishments, lumberyards and sales, or similar uses;
ff. Cold storage facilities;
gg. Mobile commercial structures;
hh. Single-family and duplex dwellings, only as an accessory use incidental to a permitted principal use; provided, that no permit shall be issued for the construction of an accessory dwelling prior to the establishment of the principal use;
ii. The repair, replacement, reconstruction or expansion of a single-family or duplex dwelling, including a mobile home, that existed lawfully before its inclusion in the GC1, GC2 or EEMU zoning districts, notwithstanding any provision of Chapter 21.61 HCC to the contrary; provided, that a mobile home may not be used to replace or expand such a dwelling;
jj. Customary accessory uses to any of the uses permitted in the EEMU district that are clearly subordinate to the main use of the lot or building, including without limitation wharves, docks, storage facilities, restaurant or cafeteria facilities for employees; or caretaker or employee dormitory residence if situated on a portion of the same lot

[Bold and underlined added. Deleted language stricken through.]

as the principal use; provided, that no permit shall be issued for the construction of any type of accessory building prior to the establishment of the principal use;

kk. Taxi operation;

ll. Itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district;

mm. More than one building containing a permitted principal use on a lot;

nn. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use to a residential use in a manner consistent with the requirements of all other provisions of the Homer City Code and as long as such animals are pets of the residents of the dwelling and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property.

oo. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by state law.

Section 6. Chapter 21.62 is hereby enacted as follows:

Chapter 21.62

Marijuana Cultivation, Manufacturing, Retail, and Testing Facilities

Sections:

21.62.010 Scope.

21.62.020 Intent

21.62.030 Definitions

21.62.040 Pre-application conference.

21.62.050 Costs

21.62.060 Safety and Security Plan

21.62.070 Buffers.

21.62.080 General restrictions on all marijuana facilities.

21.62.010 Scope

a. This chapter applies to the operation of all marijuana cultivation, manufacturing, retail, and testing facilities within the city boundaries.

b. This chapter in no way protects marijuana facilities from enforcement of federal law nor is it intended to sanction conduct or operations prohibited by law. All persons engaged in the marijuana industry within the city operate at their own risk and have no legal recourse against the City in the event that city laws are preempted, negated or otherwise found unenforceable based upon

[Bold and underlined added. Deleted language stricken through.]

federal law prohibiting the sale, distribution, consumption or possession of marijuana.

21.62.020 Intent

a. This chapter is intended to impose regulations that prevent:

- 1. The distribution of marijuana to minors;**
- 2. Revenue from the sale of marijuana from going to criminal enterprises, gangs, and cartels;**
- 3. The diversion of marijuana from states where it is legal under state law in some form to other states where it is unlawful;**
- 4. State-authorized marijuana activity from being used as a cover or pretext for the trafficking of other illegal drugs or other illegal activity;**
- 5. Violence and the use of firearms in the cultivation and distribution of marijuana;**
- 6. Drugged driving and the exacerbation of other adverse public health consequences associated with marijuana use;**
- 7. The growing of marijuana on public lands and the attendant public safety and environmental dangers posed by marijuana production on public land; and**
- 8. Marijuana possession or use on federal property.**

21.62.030 Definitions [reserved]

21.62.040 Pre-application Conference.

21.57.050 Costs.

The cost of all permits, studies and investigation required under this chapter shall be borne by the applicant.

When Title 21 requires a conditional use permit for a marijuana facility, the applicant must meet with the City Planner to discuss the conditional use permit process and any issues that may affect the proposed conditional use. This meeting is to provide for an exchange of general and preliminary information only and no statement made in such meeting by either the applicant or the City Planner shall be regarded as binding or authoritative for the purposes of this title.

21.62.060 Safety and Security Plan

A conditional use permit for a marijuana facility required by this title shall
[Bold and underlined added. Deleted language stricken through.]

include an analysis of the ways in which the intent and purpose of this chapter have been met and the safety concerns identified in Sections 21.62.010 and 21.62.020 will be addressed.

21.62.070 Buffers

a) **The Commission may require buffers, including berms, fences, trees, and shrubs, to minimize impacts to adjacent property. A landscaped buffer or combination of landscaping and berms of no less than ten feet in width will be required where the property with a marijuana facility adjoins districts in which marijuana facilities are prohibited or permitted only as a conditional use.**

b) **The following buffer zones shall be applied to all marijuana facilities in all districts:**

1. <u>Schools</u>	<u>1000 feet</u>
2. <u>Churches</u>	<u>500 feet</u>
3. <u>Jail</u>	<u>500 feet</u>
4. <u>Youth/rec. center</u>	<u>500 feet</u>
5. <u>Library</u>	<u>200 feet</u>

c) **Marijuana facilities abutting the Jack Gist Municipal Park, Karen Hornaday Municipal Park, Bayview Municipal Park, or Ben Walters Municipal Park must have 1000 feet or more buffers measured from the boundary of the park.**

d) **For purposes of this section, “schools” mean property primarily used as a private or public elementary or secondary education facility or property primarily used as a post-secondary education facility, including but not limited to private, faith-based, and public colleges and universities.**

21.62.80 General restrictions applied to all marijuana facilities.

a) **All marijuana facilities in all districts shall comply with Section 21.59.030 of this title.**

b) **An application for a conditional use permit under this chapter shall not be approved if the location of the facility violates the regulatory intent in Section 21.62.020.**

Section 7. This ordinance shall take effect upon certification of a majority vote rejecting the proposition to prohibit marijuana establishments in the City at the regular

[Bold and underlined added. Deleted language stricken through.]

election to be held in the City on October 4, 2016.

Section 8. This ordinance is of a permanent and general character and shall be included in the City code.

ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this _____ day of _____ 2016.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

AYES:

NOES:

ABSTAIN:

ABSENT:

First Reading:

Public Reading:

Second Reading:

Effective Date:

Reviewed and approved as to form:

Mary K. Koester, City Manager

Thomas F. Klinkner, City Attorney

Date: _____

Date: _____

Kenai Peninsula Borough

Marijuana Task Force

Meeting Minutes

January 20, 2016

6:00 p.m.

George A. Navarre Borough Administration Building

Assembly Chambers

Committee Members: Chair Leif Abel; Vice Chair Paul Ostrander, Chief of Staff; Blaine Gilman, Assembly District 2; Ron Long; Soldotna Police Chief Peter Mlynarik; Dave Nunley; Dollynda Phelps, Wayne Ogle, Assembly District 3; Marc Theiler

Staff Support: Holly Montague, Deputy Borough Attorney, Bruce Wall, Planner and Johni Blankenship, Borough Clerk

CALL TO ORDER

The meeting was called to order by Chair Abel at 6:00 p.m.

ROLL CALL

The following members were present:

Chair Abel

Vice Chair Ostrander

Blaine Gilman

Ron Long

Chief Peter Mlynarik

Dave Nunley

Wayne Ogle

Dollynda Phelps

Marc Theiler

Also in attendance were:

Johni Blankenship, Borough Clerk

Michele Turner, Deputy Borough Clerk

Holly Montague, Deputy Attorney

Bruce Wall, Planner

APPROVAL OF AGENDA

MOTION:

Phelps moved to approve the agenda.

SECOND:

Gilman.

The motion to approve the agenda passed unanimously.

APPROVAL OF MINUTES

January 7, 2016 Marijuana Task Force Meeting

MOTION: Phelps moved to approve the January 7, 2016 Marijuana Task Force meeting minutes.

SECOND: Long.

The motion to approve the minutes passed unanimously.

PUBLIC COMMENT *(3 minutes per speaker; 60 minute aggregate)*

Chair Abel called for public comment.

Patricia Patterson, Kenai stated her concerns regarding covenants being included in Mr. Long's proposal.

Casey Huff, Soldotna stated establishing a marijuana business should be regulated the same as alcohol.

Mike Harris, Sterling stated his concerns regarding the task force adding more rules to the state and federal regulations.

Mike Nato, Kasilof asked the task force keep the regulations light and stated his concerns regarding the task forces' proposed recommendations.

Tom Anderson, Soldotna addressed the task force regarding the definition of a lab director in the state regulations and cautioned not to over regulate as it may hurt the people instead of helping the people.

Dustin VanZant, Sterling thanked the task force for all their hard work and stated we need the tax revenues from this industry.

There being no one else who wished to speak, the public comment period was closed.

NEW BUSINESS

Marijuana Task Force Recommendation to Kenai Peninsula Borough Assembly Regarding Permit Requirements and Standards for Marijuana Establishments (Long Substitute)

MOTION: Long moved to approve the Marijuana Task Force Recommendations to the Kenai Peninsula Borough Assembly regarding permit requirement and standards for Marijuana Establishments (Long Substitute).

SECOND: Ogle.

MOTION: Long moved to amend the recommendations by adding a new seventh whereas to read, "KPB 21.04.010 designates all areas in the Borough but outside the city limits as the Rural District,

and that land use in the rural district shall be unrestricted except as otherwise provided in that title; and"

SECOND:

Phelps.

The motion to amend passed unanimously.

MOTION:

Long moved to amend the recommendations to the assembly by amending Section 3, 21.XX.020. – Application Procedure A.2 to read, "Identification of all [RESTRICTIVE COVENANTS] local option zoning districts [AND] or any encumbrances (including, but not limited to easements) affecting the parcel;"

SECOND:

Gilman.

The motion to amend passed unanimously.

MOTION:

Long moved to amend the recommendations to the assembly by amending Section 3 21.XX.020 A.5 to read, "Proof that the applicant has submitted a License application to the State of Alaska for the corresponding type of marijuana establishment. Copies of materials submitted with the application to the State, where they address items 1 through 4 above, may be used to satisfy the requirements of this section;"

SECOND:

Mlynarik.

The motion to amend passed unanimously.

MOTION:

Phelps moved to amend the recommendations to the assembly by amending Section 3, 21.XX.010 and adding Paragraph B. to read, "The Kenai Peninsula Borough shall approve or deny a marijuana permit application no later than sixty (60) days from receipt of notification from the Marijuana Control Board Director that the applicant has submitted a complete application to the state."

SECOND:

Nunley.

The motion to amend passed unanimously.

MOTION:

Phelps moved to amend the recommendations to the assembly by amending Section 3, 21.XX.040 A.1.a to read, "emit a marijuana odor

that is detectable by the public from outside the establishment;"

SECOND:

Long.

The motion to amend passed unanimously.

MOTION:

Phelps moved to amend Section 3 of the recommendations to the assembly by deleting 21.XX.040 A.1.[B. BE LOCATED WHERE THE ESTABLISHMENT WOULD CONCLUSIVELY, IN THE WRITTEN OPINION OF THE ASSESSOR, NEGATIVELY IMPACT THE VALUE OF ADJACENT PROPERTIES;]

SECOND:

Long.

The motion to amend passed unanimously.

MOTION:

Ostrander moved to amend Section 3 of the recommendations to the assembly by deleting 21.XX.040 A.1.[A. EMIT A MARIJUANA ODOR THAT IS DETECTABLE BY THE PUBLIC FROM OUTSIDE THE ESTABLISHMENT;]

SECOND:

Long.

The motion to amend passed unanimously.

MOTION:

Ostrander moved to amend the recommendations to the assembly by amending Section 3, 21.XX.040 A.3 to read. "Hours. Licensed marijuana establishments shall not conduct any business on, or allow any consumer to access, the retail marijuana store's licensed premises, between the hours of 2:00 a.m. and 8:00 a.m. each day."

SECOND:

Long.

SECONDARY MOTION:

Gilman moved to amend the amendment to read, "Hours. [LICENSED] retail marijuana stores [ESTABLISHMENTS] shall not conduct any business on, or allow any consumer to access, the retail marijuana store's licensed premises, between the hours of 2:00 a.m. and 8:00 a.m. each day."

SECOND:

Ogle.

The secondary motion to amend passed unanimously.

VOTE ON MAIN MOTION TO AMEND AS AMENDED:

Yes:

Abel, Gilman, Mlynarik, Ogle, Phelps, Long,
Ostrander

No:

Nunley, Theiler

Absent:

None

MAIN MOTION TO AMEND AS AMENDED PASSED:

7 Yes, 2 No, 0 Absent

Chair Abel passed the gavel to Vice Chair Ostrander.

MOTION:

Abel moved to amend the recommendations to the assembly by amending Section 3, 21.XX.040 A.1.a to read, "be located within one thousand (1,000) feet of any school[, RECREATIONAL OR YOUTH CENTER LICENSED OR AUTHORIZED BY THE STATE OR LOCAL GOVERNMENT, A BUILDING WHERE RELIGIOUS CEREMONIES ARE REGULARLY HELD OR CORRECTIONAL FACILITY]. The distance specified in this subsection must be measured by the shortest pedestrian route from the public entrance of the building in which the licensed premises would be located to the main public entrance of the school."

SECOND:

Ogle.

SECONDARY MOTION:

Phelps moved to amend the amendment to read, "be located within one thousand (1,000) feet of any school. The distance specified in this subsection must be measured by the shortest pedestrian route from the public entrance of the building in which the licensed premises would be located to the [MAIN PUBLIC ENTRANCE] to the outer parcel boundaries of the school."

SECOND:

Theiler.

The secondary motion to amend the amendment passed unanimously.

VOTE ON MAIN MOTION TO AMEND AS AMENDED:

Yes:

Gilman, Mlynarik, Ogle, Long, Ostrander

No:

Abel, Nunley, Phelps, Theiler

Absent:

None

MAIN MOTION TO AMEND AS AMENDED PASSED:

5 Yes, 4 No, 0 Absent

MOTION:

Abel moved to amend the recommendations to the assembly by adding a paragraph in Section 3, 21.XX.040 A.1. to read, "b. be located within five hundred (500) feet of a recreation or youth center, a building in which religious services are regularly constructed, or a correctional facility. The distance specified in this subsection must

be measured by the shortest pedestrian route from the public entrance of the building in which the licensed premises would be located to the outer boundaries of the recreation or youth center, or the main public entrance of the building in which religious services are regularly conducted, or the correctional facility."

SECOND:

Phelps.

VOTE ON MOTION TO AMEND:

Yes:

Abel, Gilman, Mlynarik, Ogle, Phelps, Long, Ostrander

No:

Nunley, Theiler

Absent:

None

MOTION TO AMEND PASSED:

7 Yes, 2 No, 0 Absent

Vice Chair Ostrander returned the gavel to Chair Abel.

MOTION:

Gilman moved to amend the recommendations to the assembly by amending Section 1 and adding an additional definition to read, "Recreation or Youth Center" means a building, structure, athletic playing field, or playground (A) run or created by a local government or the state to provide athletic, recreational, or leisure activities for minors; or (B) operated by a public or private organization licensed to provide shelter, training, or guidance for persons under 21 years of age,'

SECOND:

Long.

The motion to amend passed unanimously.

VOTE ON MOTION TO APPROVE THE
RECOMMENDATIONS TO THE ASSEMBLY AS AMENDED:

Yes:

Abel, Gilman, Mlynarik, Ogle, Phelps, Long, Ostrander

No:

Nunley, Theiler

Absent:

None

MOTION TO APPROVE THE RECOMMENDATIONS
TO THE ASSEMBLY AS AMENDED PASSED:

9 Yes, 0 No, 0 Absent

MOTION:

Gilman moved that the task force forward a recommendation to the Assembly as follows, "The Marijuana Task Force supports the concept of regulating the Marijuana industry within the Local Option Zoning regulations."

SECOND:

Ostrander.

[Clerk's Note: After much discussion the MTF members agreed that a statement should be forwarded to the Assembly indicating the following: "The Marijuana Task Force feels that an important component of a comprehensive approach to the local regulation of marijuana should include a mechanism whereby residents have the ability to limit marijuana establishments in their neighborhoods. The current Local Option Zoning ordinance being considered by the assembly provides this mechanism."]

The motion passed unanimously.

OLD BUSINESS – None.

OTHER

The task force members discussed giving a report to the Assembly and requested Chair Abel to give a quarterly/final report to the Assembly at his earliest convenience. They encouraged him to relay the fact that all of the components that had been recommended worked collectively for the borough, the public and the cannabis industry advocates. Mr. Long specifically requested that Mr. Abel impress upon the Assembly that the task force was sensitive to the timing and had worked diligently and timely, especially in consideration of the time parameters which had been dictated by the State MCB board.

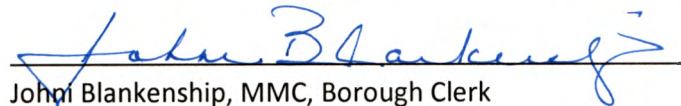
ANNOUNCE NEXT MEETING DATE AND TIME

[Clerk's Note: The task force did not schedule another meeting, but reserved the right to call another meeting through the chair.]

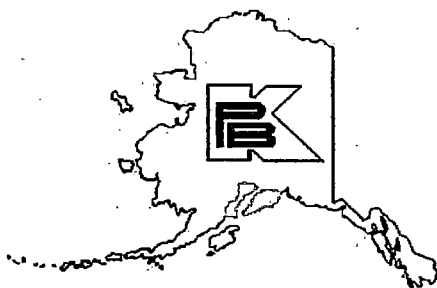
ADJOURNMENT

The meeting was adjourned at 9:46 p.m. with no objections.

I certify the above represents accurate minutes of the Marijuana Task Force of January 20, 2016.


John Blankenship, MMC, Borough Clerk





KENAI PENINSULA BOROUGH

144 North Binkley Street • Soldotna, Alaska 99669-7520

Toll-free within the Borough: 1-800-478-4441

PHONE: (907) 262-4441 • **FAX:** (907) 262-1892

MIKE NAVARRE
BOROUGH MAYOR

TO: KPB Assembly Member

THRU: Mayor Mike Navarre

FROM: Marijuana Task Force Chair, Leif Abel *R.O. in L.A.*
Marijuana Task Force Members

DATE: February 2, 2016

RE: Quarterly report for the period of August 18, 2015 through January 20, 2016

I would like to thank Mayor Navarre and the esteemed members of the Kenai Peninsula Borough Assembly for allowing me to present our recommendations tonight.

Introduction:

Created by the Assembly and Mayor through Resolution 2015-013 the Marijuana Task Force (Task Force or MTF) was formed on March 17, 2015.

Appointed by the Mayor, the Task Force is comprised of the following individuals: Vice Chair Paul Ostrander, Blaine Gilman, Ron Long, Chief Peter Mlynarik, Dave Nunley, Dollynda Phelps, Wayne Ogle, Marc Theiler and myself as Chair.

We have been graced with the assistance of the following staff: Borough Clerk Johni Blankenship, Deputy Borough Attorney Holly Montague, and Borough Planner Bruce Wall.

Task Force Directive:

The Task Force was directed to submit quarterly reports to the administration and assembly which include:

- (A) a summary of legislative and administrative actions taken by the State of Alaska and other municipalities of the State;
- (B) how the borough should comment to the State of Alaska regarding the implementation of Alaska Statute Chapter 17.38;
- (C) how the borough should implement AS Chapter 17.38 at the local level; and
- (D) recommendations on taking any actions similar to those taken by other municipalities.

The Task Force was also given the option of providing informal updates between quarterly reports in response to assembly or administration requests, or as deemed appropriate by the Task Force.

Implementation Plan:

The Marijuana Task Force has developed a comprehensive plan for the implementation of a safe and regulated cannabis industry on the Kenai Peninsula, within the borough. The plan was built after considering countless hours of research by members and staff and significant input from the public. It is a compilation of ideas from Task Force members that is representative of our diverse population. The plan is not whole without three elements. In the unanimous opinion of the Task Force the following elements are needed to create a working system that provides an opportunity for public input during the permitting process while adequately protecting business owners:

- **Permitting Requirements** – These are included in a proposed amendment to KPB chapter 21 and require that an application be submitted to the Planning Department for any marijuana establishment that has applied for a license from the State of Alaska. The full recommendation is attached for your reference.
- **Designation of the Planning Commission as the local regulatory authority** – AS 17.38.210, Marijuana Establishment Regulations, provides that a local government may designate a local regulatory authority responsible for processing applications submitted to operate marijuana establishments within the boundaries of the local government. The Marijuana Task Force feels that the Planning Commission is the most appropriate body for this role. They will allow public testimony, and assure that the application meets all borough permitting requirements and that the applicant is compliant with borough tax ordinances and regulations.
- **Local Option Zoning** - The Marijuana Task Force feels that an important component of a comprehensive approach to the local regulation of marijuana should include a mechanism whereby residents have the ability to limit marijuana establishments in their neighborhoods. The current Local Option Zoning ordinance being considered by the assembly provides this mechanism and is supported by the Task Force.

Additional Task Force Recommendations

1. At our meeting of August 17, 2015, The Task force passed a motion recommending that the Assembly, at this time, not prohibit Marijuana Cultivation, Marijuana Manufacturing, Marijuana Testing, or Marijuana Retail Facilities as outlined in Proposition 2.
2. At our meeting of September 29, 2015, The Task Force passed a motion recommending that the Assembly, through the enactment of an ordinance, prohibit the processing of hash oil using a flammable extraction method in non-licensed facilities within the borough.

Where we are now:

The state will start accepting license applications on February 24th and likely issue the first licenses to marijuana establishments in late May of 2016.

At this time the MTF has not scheduled a further meeting. If concerns or conditions arise that require consideration Chair Abel will call a meeting. Any Task Force member may contact the Chair and ask that this be done. We continue to ask for public input regarding marijuana in the borough from all stakeholders. We will also continue to educate ourselves and monitor the progress of local implementation of Ballot Measure Two.

**MARIJUANA TASK FORCE RECOMMENDATION
TO KENAI PENINSULA BOROUGH ASSEMBLY REGARDING
PERMIT REQUIREMENTS AND STANDARDS FOR MARIJUANA ESTABLISHMENTS**

- WHEREAS,** during the November 4, 2014 general election, Alaska voters approved initiative Ballot Measure 2, an Act to Tax and Regulate the Production, Sale and Use of Marijuana, which provided for the State development of regulations and requirements for commercial marijuana establishments, and legalized possession and personal use of marijuana by persons 21 years of age or older; and
- WHEREAS,** Ballot Measure 2 allows municipalities in the State, including the Borough, to prohibit and/or implement regulations governing the number, time, place and manner of marijuana cultivation facilities, marijuana testing facilities, marijuana product manufacturing facilities, and retail marijuana stores (marijuana establishments); and
- WHEREAS,** KPB Resolution 2015-013, adopted March 17, 2015, established the Marijuana Task Force for the purpose of researching, advising, and making recommendations to the Borough Assembly; and
- WHEREAS,** the KPB Marijuana Task Force received a memorandum dated July 28, 2015, from Kenai Peninsula Borough Mayor Mike Navarre instructing the Task Force to primarily focus on potential Borough regulation of the marijuana industry, if any; and
- WHEREAS,** the United States Department of Justice has issued guidance (the "Cole" memoranda dated February 14, 2014, and August 29, 2013) describing marijuana-related federal enforcement priorities, including "Preventing the distribution of marijuana to minors" and "Preventing drugged driving and the exacerbation of other adverse public health consequences associated with marijuana use;" and
- WHEREAS,** the Marijuana Task Force, finds that the goal of protecting the public health, safety, and welfare is furthered by preventing the distribution of marijuana to minors and preventing drugged driving and the exacerbation of other adverse public health consequences associated with marijuana use; and
- WHEREAS,** KPB 21.04.010 designates all areas in the Borough but outside the city limits as the Rural District, and that Land use in the rural district shall be unrestricted except as otherwise provided in that title; and
- WHEREAS,** KPB 21.25.020 indicates it is the purpose of KPB 21.25 to require advance public notice, to provide an opportunity for public comment, and impose minimum standards for certain land uses which may be potentially damaging to the public health, safety and welfare, in a manner that recognizes private property rights; and
- WHEREAS,** pursuant to the KPB 2.56.006, the document entitled "2005 Kenai Peninsula Borough Comprehensive Plan" has been adopted as the Borough's comprehensive plan; and

WHEREAS, the 2005 Kenai Peninsula Borough Comprehensive Plan identified (Goal 6.6) the goal to reduce conflicts arising from incompatible land uses outside of incorporated cities;

NOW, THEREFORE, the Kenai Peninsula Borough Marijuana Task Force (MTF) recommends the Kenai Peninsula Borough Assembly enact an ordinance amending KPB Title 21 to include Permit Requirements and Standards for Marijuana Establishments. The MTF recommends the ordinance contain following:

SECTION 1. Additional Definitions to be added to: KPB 21.25.030. - Definitions.

"Marijuana" has the meaning given in Alaska Statute 17.38.900.

"Marijuana cultivation facility" means an entity registered to cultivate, prepare, and package marijuana and to sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

"Marijuana establishment" means a marijuana cultivation facility, a marijuana testing facility, a marijuana product manufacturing facility, or a retail marijuana store as defined in AS 17.38.

"Marijuana product manufacturing facility" means an entity registered to purchase marijuana; manufacture, prepare, and package marijuana products; and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.

"Marijuana products" means concentrated marijuana products and marijuana products that are comprised of marijuana and other ingredients and are intended for use or consumption, such as, but not limited to, edible products, ointments, and tinctures.

"Marijuana testing facility" means an entity registered to analyze and certify the safety and potency of marijuana.

"Retail marijuana store" means an entity registered to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities, and to sell marijuana and marijuana products to consumers.

"Recreation or Youth Center" means a building, structure, athletic playing field, or playground

(A) Run or created by a local government or the state to provide athletic, recreational, or leisure activities for minors; or

(B) Operated by a public or private organization licensed to provide shelter, training, or guidance for persons under 21 years of age.

SECTION 2. Amendment of KPB 21.25.040(A) – Permit required for commencement of certain land uses.

A. It shall be unlawful for any person to use land, or to assist another to use land, within the rural district of the Kenai Peninsula Borough for the following uses without first obtaining a permit from the Kenai Peninsula Borough in accordance with the terms of this ordinance:

1. correctional community residential center (CCRC) pursuant to KPB 21.27;
2. commercial sand, gravel or material site pursuant to KPB 21.26;
3. concentrated animal feeding operation (CAFO); and
4. marijuana establishment pursuant to KPB 21.XX.

SECTION 3. Adoption of new chapter 21.XX – Marijuana Establishment Permits and Standards.

21.XX.010. – Marijuana establishments requiring a permit.

- A. A permit, issued by the Planning Director, is required for all marijuana establishments. A permit is valid for a period of five years or until the permittee's marijuana establishment is no longer licensed by the State, whichever occurs first. The provisions of KPB Chapter 21.25 are applicable to marijuana establishments, and the provisions of KPB 21.25 and 21.XX are read in harmony. If there is a conflict between the provisions of KPB 21.25 and 21.XX, the provisions of KPB 21.XX are controlling.
- B. The Kenai Peninsula Borough shall approve or deny a marijuana permit application no later than 60 days from receipt of notification from the Marijuana Control Board director that the applicant has submitted an application to the state.

21.XX.020. – Application procedure.

- A. In order to obtain a permit, an applicant shall first complete and submit to the borough planning department an application, along with the fee listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees. The application shall include the following items:
1. Legal description of the parcel and KPB tax parcel ID number;
 2. Identification of all local option zoning districts or any encumbrances (including, but not limited to easements) affecting the parcel;
 3. Site plan of sufficient detail for the Planning Department to determine existing and proposed structures, building entrances, proposed security fencing, if any, and points of ingress and egress for traffic to the parcel;
 4. The type of marijuana establishment for which the permit is sought;
 5. Proof that the applicant has submitted a License application to the State of Alaska for the corresponding type of marijuana establishment. Copies of materials submitted with

the application to the State, where they address items 1 through 4 above, may be used to satisfy the requirements of this section;

6. An area map drawn to scale indicating any of the land uses or structures listed at 3 AAC. 306.010 or KPB 21.XX.040(A)(1)(a) on other properties within a one thousand (1000) foot proximity of the parcel upon which the applicant is seeking a permit; and

7. Any volunteered permit conditions the applicant proposes. Failure to include a volunteered permit condition in the application does not preclude the applicant from proposing or agreeing to additional permit conditions at a later time.

21.XX.030. – Standards for marijuana establishments.

- A. These regulations are in addition to State regulations and requirements, and are intended to protect against damage to adjacent properties, offsite odors, noise and visual impacts, road damage, and criminal activity. Only the conditions set forth in KPB 21.XX.040 may be imposed to meet these standards.

21.XX.040. - Permit conditions.

- A. The following mandatory conditions apply to permits issued for marijuana establishments:

1. Marijuana establishments shall not:

- a. be located within one thousand (1000) feet of any school. The distance specified in this subsection must be measured by the shortest pedestrian route from the public entrance of the building in which the licensed premises would be located to the outer parcel boundaries of the school.
- b. be located within 500 feet of a recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility. The distance specified in this subsection must be measured by the shortest pedestrian route from the public entrance of the building in which the licensed premises would be located to the outer boundaries of the recreation or youth center, or the main public entrance of the building in which religious services are regularly conducted, or the correctional facility.

2. Marijuana establishments shall:

- a. be located where there is sufficient ingress and egress for traffic to the parcel; and

3. Hours. Retail Marijuana stores shall not conduct any business on, or allow any consumer to access, the retail marijuana store's licensed premises, between the hours of 2:00 a.m. and 8:00 a.m. each day.

- B. Other permits. Permittee is responsible for complying with all federal, state and local laws applicable to marijuana. By issuing a permit, the Borough is not authorizing the violation of local, state, or federal law.
- C. Volunteered permit conditions. Additional conditions may be included in the permit upon agreement of the permittee and approval of the Planning Director. Such conditions must be

consistent with the objectives set forth in KPB 21.XX.030(A).The Planning Director's approval of such conditions shall be contingent upon a written conclusion, based on stated findings of fact, that the conditions will be in the best interest of the borough. Volunteered permit conditions apply to the subject parcel and operation, regardless of a change in ownership. A change in volunteered permit conditions may be proposed at permit renewal or amendment.

21.XX.050. - Permit extension and revocation.

- A. Permittees must submit a request in writing for permit extension every five years after the permit is issued. Requests for permit extension must be made at least 30 days prior to permit expiration.
- B. A permit extension certificate may be granted by the planning director after 5 years where no modification to operations or conditions are proposed.
- C. A permit extension may be denied if: (1) the permittee is otherwise in noncompliance with the original permit conditions; or (2) the permittee has had a permit violation in the last two years and has not fulfilled compliance requests.
- D. A modification application shall be treated as a new application.
- E. There shall be no fee for permit extensions approved by the planning director. The fee for a permit modification processed under KPB 21.XX.060(D) will be the same as an original permit application in the amount listed in the most current Kenai Peninsula Borough Schedule of Rates, Charges and Fees.
- F. Failure to submit a request for extension will result in the expiration of the permit. The borough may issue a permit termination document upon expiration. Once a permit has expired, a new permit application approval process is required in order to operate the marijuana establishment.
- G. Permits may be revoked pursuant to KPB 21.50, Violations and Enforcement.

21.XX.060. – Permit modifications.

If a permittee revises or intends to revise operations (at a time other than permit extension) so that they are no longer consistent with the original application, a permit modification is required. The planning director shall determine whether the revision to operations requires a modification. Permit modification shall be processed in the same manner as original permits.

21.XX.070. - Violations.

- A. Violations of this chapter shall be governed by KPB 21.50.

21.XX.080. – Appeals.

- A. Appeals of the Planning Director's decisions and findings in regard to this title are subject to appeal to the Planning Commission, as described at KPB 21.20.030 and 21.20.060. The

Commission's decision may be further appealed to the Board of Adjustment as described at
KPB 21.20.200-360.



KENAI PENINSULA BOROUGH

144 North Binkley Street • Soldotna, Alaska 99669-7520

Toll-free within the Borough: 1-800-478-4441

PHONE: (907) 262-4441 • **FAX:** (907) 262-1892

www.borough.kenai.ak.us

MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

TO: KPB Assembly Members

THRU: Mayor Mike Navarre

FROM: Marijuana Task Force Chair, Leif Abel *P.O. for L.A.*
Marijuana Task Force Members

DATE: February 2, 2016

RE: Recommendation regarding Ordinance 2016-03

At its January 20, 2016 meeting, the Marijuana Task Force discussed the above reference ordinance and unanimously agreed to the following statement:

"The Marijuana Task Force feels that an important component of a comprehensive approach to the local regulation of marijuana should include a mechanism whereby residents have the ability to limit marijuana establishments in their neighborhoods. The current Local Option Zoning ordinance being considered by the assembly provides this mechanism."



City of Homer

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Memorandum

TO: Homer Advisory Commissions and Library Advisory Board
THROUGH: Rick Abboud, AICP, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: January 13, 2016
SUBJECT: 2016 Comprehensive Plan Update

Starting soon, the Planning Department will be working on updating the City's Comprehensive Plan. The last major update of the Homer Comprehensive Plan was adopted in 2010. Most of the work was done between fall 2006 and spring 2008, right about the peak of the local and national economy prior to the recession. Much of the plan infers that there are unlimited financial and personnel resources within the City and the community to expand services and regulation. This is clearly not the financial reality of the City and community today, or in the next 5-10 years. A new tax base could evolve and change the fiscal environment, but in the meantime, our Comprehensive Plan should be realistic and help guide us on what is most important and how to make the most of what we have.

Between adoption and 2015, many of the goals and implementation items have been addressed. It is time to update the plan to reflect the work that has been accomplished, add new work items, possibly prioritize items within the plan, and change the character of the plan to reflect the City's fiscal reality.

This work will begin in January 2016, with City Planner Rick Abboud communicating with department heads about their respective chapters of the plan. Next, the Commissions will review their portion of the plan, with the department head comments (Draft 1). Planning staff will likely make some formatting changes in the document in this timeframe. Having worked with this plan for a number of years, there are some changes that can be made to make it user friendly, such as the implementation tables. After the Commissions have reviewed the first draft, a second draft with Commission recommendations will be released and public meetings will be held. Changes to the draft will be made based on public comment, and a public hearing draft will be presented to the Commissions. Eventually the Planning Commission will hold a hearing, passing the document to the City Council, and then the Kenai Peninsula Borough for final adoption.

A project timeline is presented on the next page. Timing may change depending on workload and project progress.)

2016							2017						
	Jan	Feb	Mar	Apr	May	Jun	Jul- Aug	Sept- Nov	Dec	Jan- Feb	Mar	Apr- May	June- ?
Department Comments	X												
Draft 1		X	X										
Initial Commission Review			X	X	X								
Draft 2						X	X						
Public Meetings								X					
Public Hearing Draft									X				
Commission Review									X	X			
Advisory Planning Commission Hearing											X		
City Council												X	
KPB review (3-4 months)													X



City of Homer

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MEMORANDUM

TO: CANNABIS ADVISORY COMMISSION
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK
DATE: FEBRUARY 17, 2016
SUBJECT: GENERATING REVENUE THROUGH CANNABIS

Commissioner Robl requested this item to be on the agenda for discussion. The commission held brief discussions at the October 22, 2015, November 30, 2015 and December 17, 2015 regular meetings. Following is the excerpts from those minutes:

OCTOBER 22, 2015

NEW BUSINESS

A. Memorandum from Deputy City Clerk Krause Re: Taxation

1. Sales Taxes, Excise Taxes - State of Colorado (General Information)
2. Sales Taxes and Excise Taxes - State of Washington (General Information)
3. City of Homer Code - Title 9 Taxation (General Information)
4. State of Alaska Excise Tax Information

Chair Young read the item into the record.

Commissioner Burgess stated that they are limited in what actions they take and that zoning and taxation are currently the only regulatory avenues open to the municipality; he queried if staff has received any response from the City Attorney.

City Planner Abboud explained, with a head nod from Deputy City Clerk Krause, that he has endeavored to get information and direction from the city attorney but as of this morning he has received no response from her.

There was a discussion regarding how prudent it would be to having the ability to tax.

BURGESS/ROBL - MOVED TO SUBMIT A RECOMMENDATION TO CITY COUNCIL TO REQUEST THAT THE BOROUGH IMPLEMENT AN EXCISE TAX ON CANNABIS AND/OR ALCOHOL.

Further discussion on push back from the liquor industry, inclusion of alcohol leaves it up to council to remove or leave in place and that having the ability to implement a tax in order to defray the impacts to the city's workforce, the enforcement that will be required, and additional business footprints that develop in the city will require the additional revenue.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

The information included in the packet was very informative commented Commissioner Burgess and opined favorably on the State of Colorado taxation formulas, stating they made more sense and workable, noting that Washington left too much to municipalities in some areas and not enough in others, believing they were somewhat obstructionist on the state level.

NOVEMBER 30, 2015

PENDING BUSINESS

A. Cannabis Sales Taxes and Excise Taxes

Chair Young read the title into the record. She requested any additional input from the City Planner.

Commissioner Harris felt that they should recommend implanting an excise tax in case the borough doesn't and believed that Kenai and Soldotna will be higher so she proposed 3%. There is no knowledge on what or if the Borough would be implementing anything. Discussion included the following points:

- taxing it too high to push it back to the black market
- waiting on the Borough actions
- adding excise taxes to the sales
- knowing options available to the city
- how it would be applied and who would collect it

City Planner Abboud will try to have more relevant information for the December meeting regarding taxation.

DECEMBER 17, 2015

PENDING BUSINESS

A. Cannabis Sales Taxes and Excise Taxes

City Planner Abboud stated that they are waiting on the borough, if they do not participate that means the city will have to implement regulations, collections, etc. City Planner Abboud suggested that the commission should make a recommendation to the council to send a recommendation to the Borough regarding taxation and collection

REYNOLDS/HARRIS - MOVED TO SUBMIT A RECOMMENDATION TO COUNCIL TO SEND A RECOMMENDATION TO THE BOROUGH TO TAKE UP THE TAXATION AND COLLECTION OF TAXES ON CANNABIS AND CANNABIS RELATED ACTIVITIES AND REMIT THE PORTION DUE TO THE CITY.

There was brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Stead inquired if the city was allowed to establish an excise tax and the City Planner responded in the positive but stated it would require the establishing of the rules and regulations regarding the collection and payment.

Recommendation

Bring to the Floor with a motion to discuss.



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MEMORANDUM

TO: CANNABIS ADVISORY COMMISSION
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK
DATE: FEBRUARY 17, 2016
SUBJECT: CANNABIS BUSINESSES ON THE SPIT

Commissioner Sarno requested this item to be on the agenda for discussion.

Recommendation

Bring to the Floor with a motion to discuss.



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TO: Cannabis Advisory Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: February 16, 2016
SUBJECT: Land Allocation Plan

Background

The Land Allocation Plan is a listing of each property the City owns. Each year, the City Council reviews and approves which city properties should be made available for lease, through the Land Allocation Plan. Each Commission provides comments by memorandum to the Council on which lands should be leased. Council will consider the comments, and then pass a resolution adopting the draft plan for the year, including any changes to lots available for lease.

Most City leasing occurs on the Spit and at the airport terminal. A map of the Spit is attached. The Port and Harbor Commission usually provides the most detailed comments about the Spit, as they typically are most familiar with area operations and long term leases. The full Draft 2016 Land Allocation Plan is attached for your convenience. Council has scheduled a work session in March to review the recommendations (keep your copy of the plan please!)

Below is a list of changes to municipal lands over the past year.

New Land Acquisitions

- Purchased property behind the Post Office to the extension of Grubstake Ave to Lake Street. Ordinance 15-30 stated the proceeds from the sale of the lot would be used to reimburse the state grant (about 75%) and the HART fund (about 25%). Sale of cabins resulted in \$92,789.91, appropriated to the Waddell Way Road Improvement Project.
- Acquired 40 acres of Borough tax foreclosed property in the Bridge Creek Watershed Protection District. Recommend designate for Watershed Protection Purposes.

Land Changes in 2015

- In the 2015 plan, Council designated several parcels for sale. City Administration moved forward with the properties in the Lillian Walli Estates Subdivision, but to date has not received any offers.

Staff Recommendations:

1. Make recommendations on any lands that should be available for lease.
2. Consider the following:
 - A. Designate the 40 acres acquired through tax foreclosure for watershed protection purposes. (Page F-7)
 - B. The old harbormaster office property on page D 20, and is designated for parking and restrooms. Expand designation to include Boat House.

Attachments

1. 2016 Draft Land Allocation Plan

2016 Land Allocation Plan City of Homer

DRAFT 1/27/16

Adopted by Resolution 16-



New Spit Restrooms,
under construction

Table of Contents

Sections

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Other City lands, generally undesignated**
- D. City Facilities**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

Index—City lands listed by parcel number

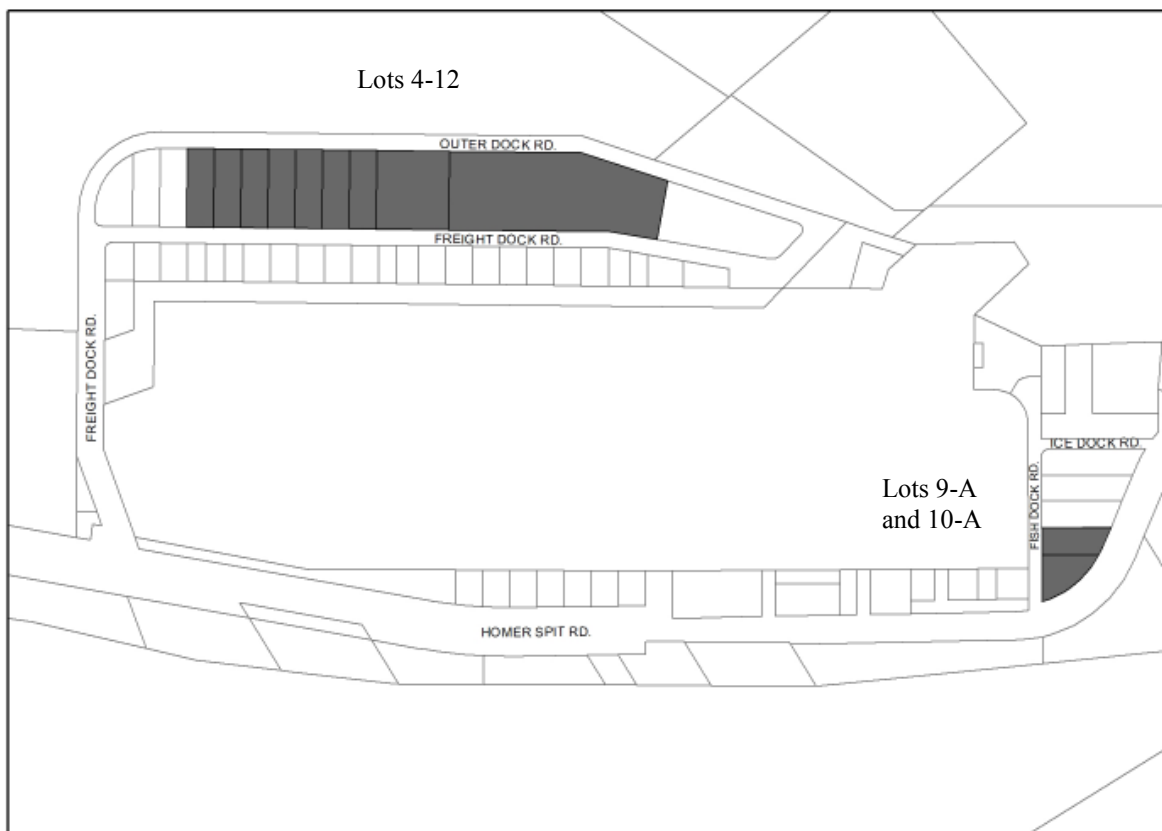
Appendix - Homer Harbor Map

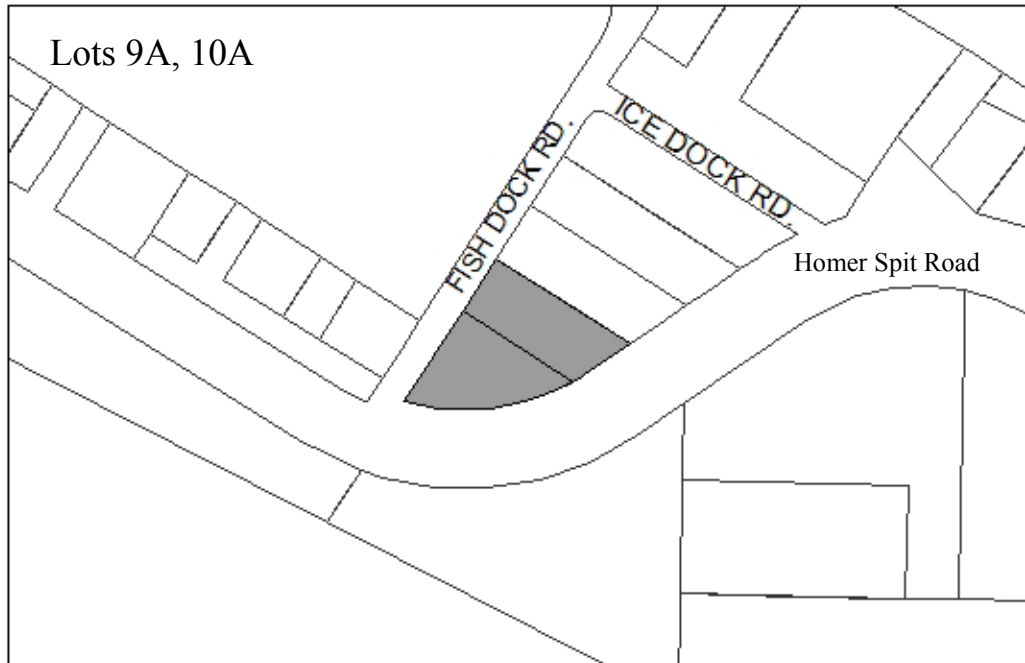
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

Section A

Lands available for lease

The following lots are available for lease in 2015. Lease procedures follow the City of Homer Lease Policy, and City Code.





Designated Use: Lease
Acquisition History:

Area: 1.05 acres (0.52 and 0.53 acres)

Parcel Number: 18103477, 78

2012 Assessed Value: Land value \$312,200

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A

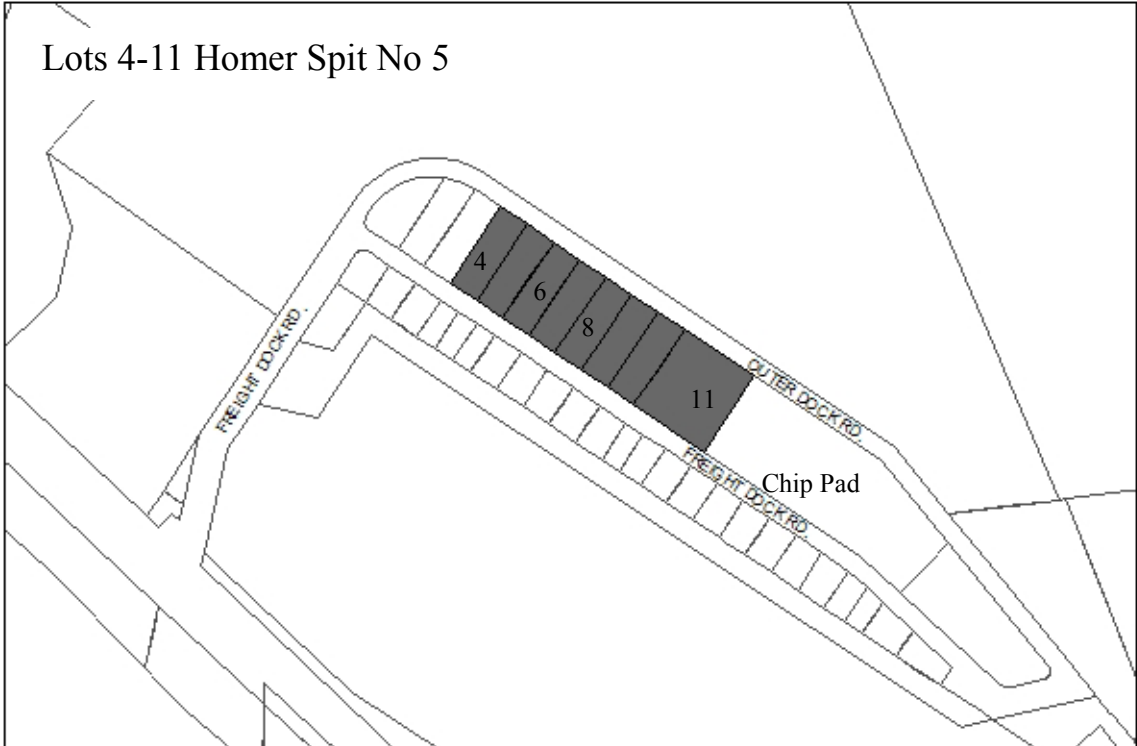
Zoning: Marine Industrial

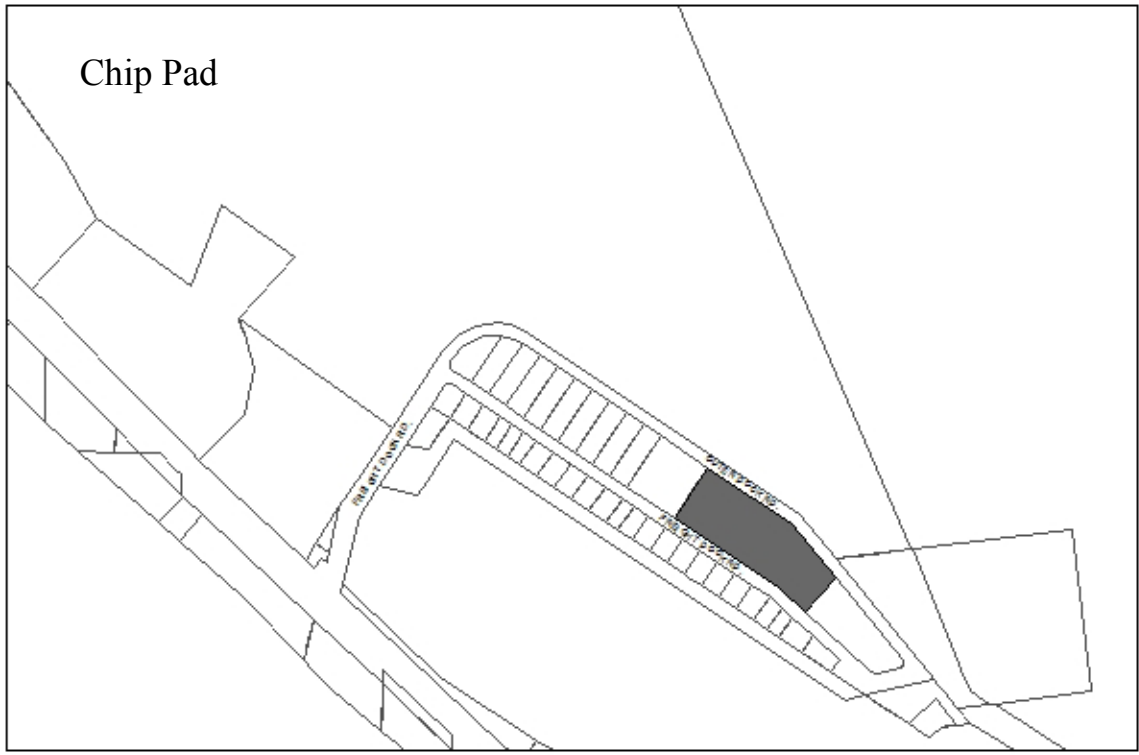
Infrastructure: Water, sewer, gas, Spit Trail, paved road access

Address:

Former Manley building lots.

Finance Dept. Code:

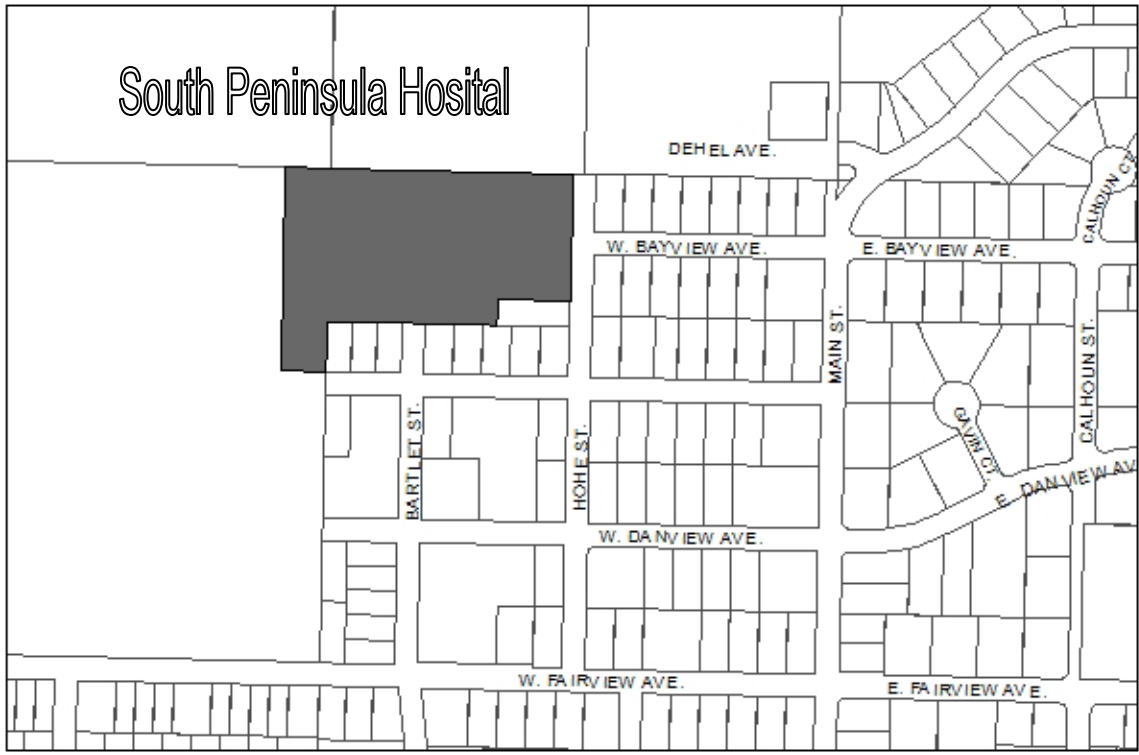
 <p>Lots 4-11 Homer Spit No 5</p>	
Designated Use: Lease Lands Acquisition History:	
Area: 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	Parcel Number: 181032 23-30
2012 Assessed Value: \$1,742,400. Smaller lots valued at \$189,700. One large lot valued at \$414,500	
Legal Description: Homer Spit Subdivision No. 5 Lots 4 through 11	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address:
<p>Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.</p> <p>Resolution 2007-051: Lots 4-10, the RFP process should be delayed until the master parking plan is developed. The East Harbor expansion should be considered. Lot 11: should be held in reserve to attract a container ship/barge operation and/or an industrial support base to the Port of Homer. This should be a long term lease.</p> <p>Resolution 10-35(A) prepare a plan for organized parking and fee collection.</p> <p>Resolution 14-041, Lots 9, 10 and 11 are available for short term lease only.</p> <p>Resolution 15-030(A) A portion of lot 11 to be available for long term cell tower lease.</p>	
Finance Dept. Code:	

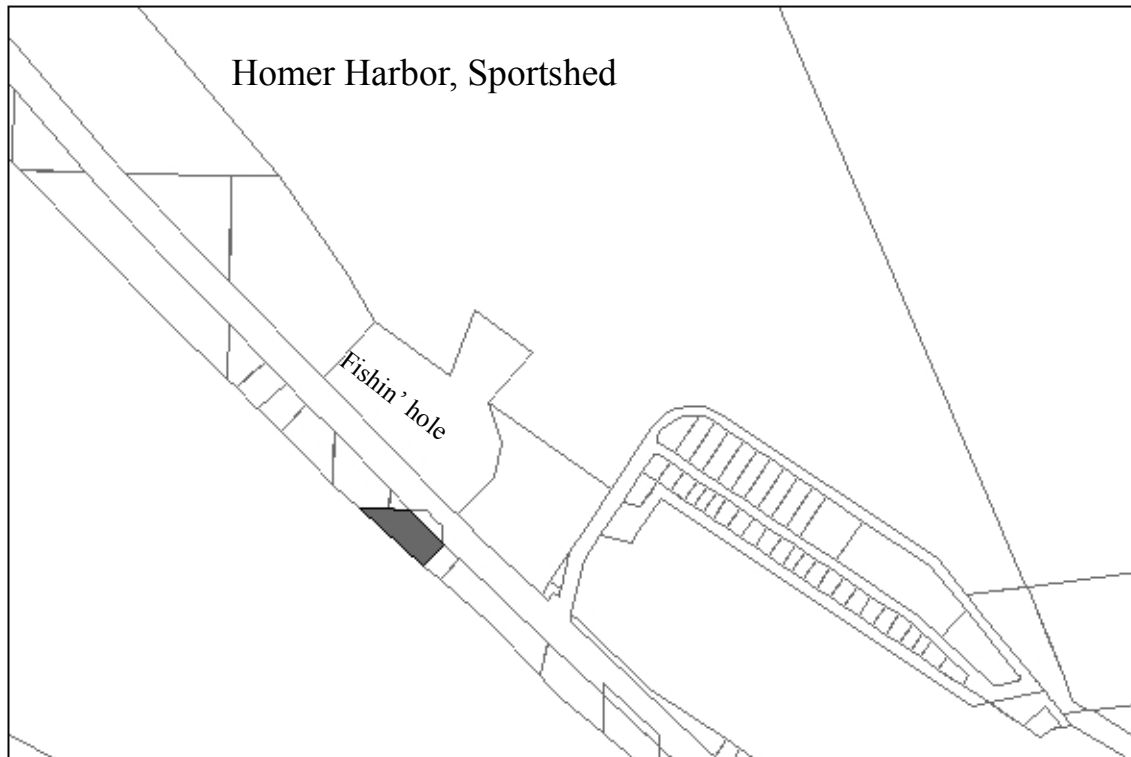
	
Designated Use: Lease Acquisition History:	
Area: 5 acres	Parcel Number: 18103220
2012 Assessed Value: \$1,487,100 (Land: \$947,100, Structure/Improvements: \$540,000)	
Legal Description: Homer Spit Subdivision no 5 Lot 12	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4380 Homer Spit Road

Section B

Leased Lands

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. The Kenai Peninsula Borough tax assessment is given as information only. It is not the basis for lease negotiations or fees. The KPB tax assessor takes into account the duration of the lease. Therefore, when a lease is expiring, the value of the land to the tenant goes down. On leased land, the KPB assessor is NOT showing market value of the land; they use a different measure to create a taxable land value. The tenant pays property tax to the City and Borough. See the Lease Policy Manual for further information. Individual lease files contain information on rents and formal agreements.

	
Designated Use: South Peninsula Hospital	
Acquisition History:	
Area: 7.12 acres	Parcel Number: 17504024
2012 Assessed Value: \$19,943,500 (Land \$256,400, Structures \$19,687,100)	
Legal Description: HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
Zoning: Residential Office	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	
<p>Notes: Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KPB.</p>	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 1.6 acres

Parcel Number: 18103105

2012 Assessed Value: \$338,500 (Land: \$155,800 Structure: \$182,700)

Legal Description: HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5

Zoning: Marine Commercial

Wetlands: None

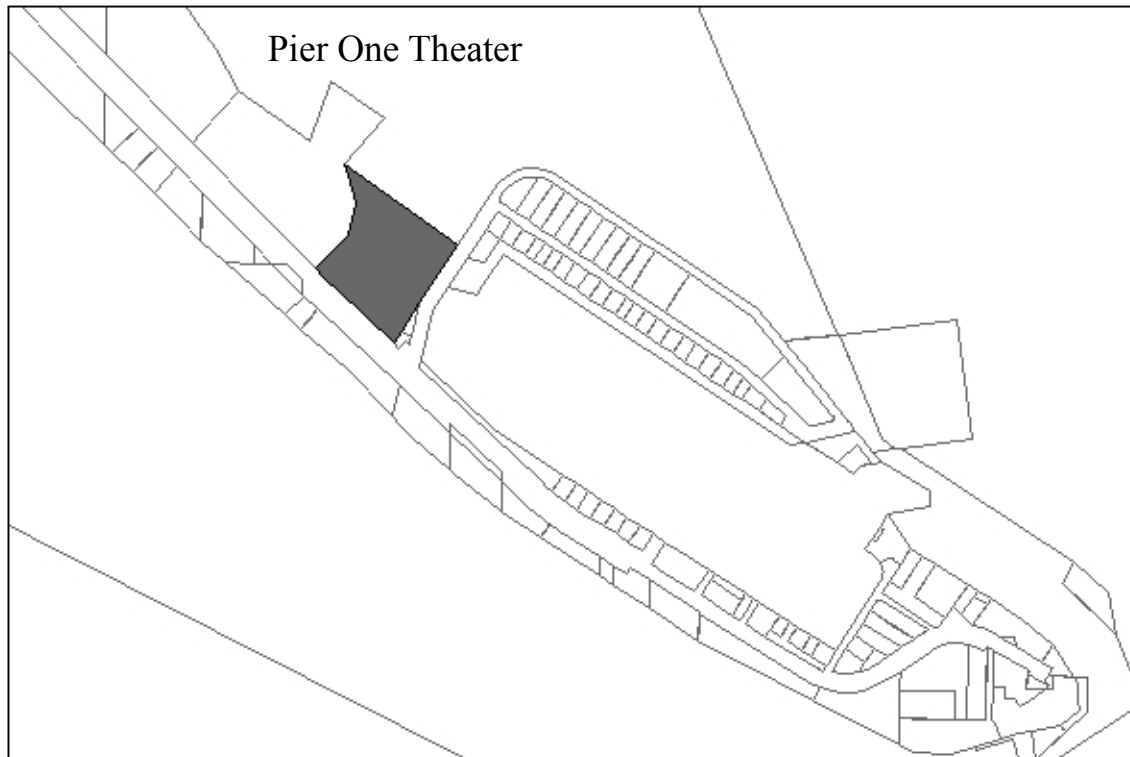
Infrastructure: Paved road, water and sewer.

Address: 3815 Homer Spit Road

Leased to: Sportshed/Homer Enterprises. Resolution 09-25(S), 09-76(S) Sublease
 Expiration: 2029 two 5 year options

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.

Finance Dept. Code:



Designated Use: Fishing Lagoon

Acquisition History: Ordinance 83-26. Purchase from World Seafood.

Area: 11.27 acres

Parcel Number: 18103117

2012 Assessed Value: \$1,719,900 (Land: \$1,568,000 Structure: \$151,900)

Legal Description: HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 3854 Homer Spit Road

This is a large parcel that is used several ways.

- Dredge spoils dewatering and storage, winter barge haul out activity
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

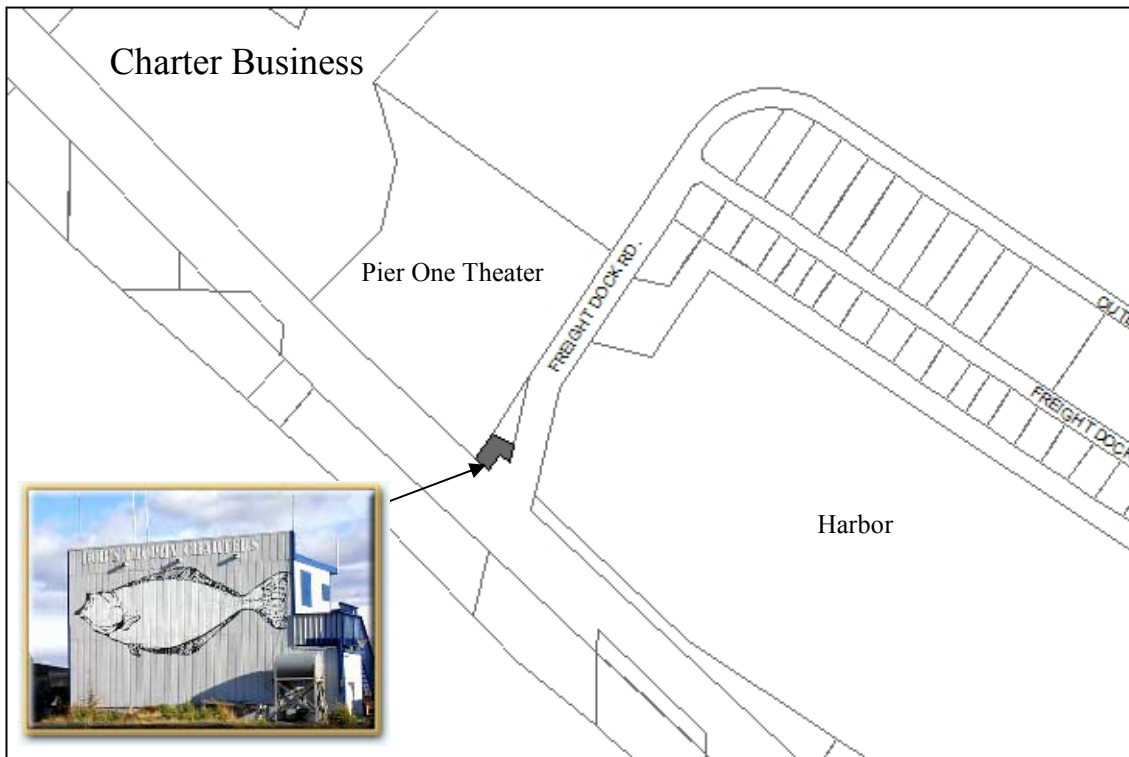
Resolution 2011-37(A): Develop a plan which will consider designation of a 10,000 sq. ft. portion to make the land available for Request for Proposals. (in progress)

Resolution 13-020: Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.

Leased to: Pier One Theater

Resolution 2011-104(A). 5 Year Lease, Fire Marshal review required. Expires 5/1/2017

Finance Dept. Code:



Designated Use: Lease

Acquisition History: Ord 1983-26. Purchased from World Seafood

Area: 0.15 acres or 6,692 sq ft

Parcel Number: 18103118

2012 Assessed Value: \$117,700 Land \$57,300 Structure \$60,400

Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

Zoning: Marine Commercial

Wetlands: None

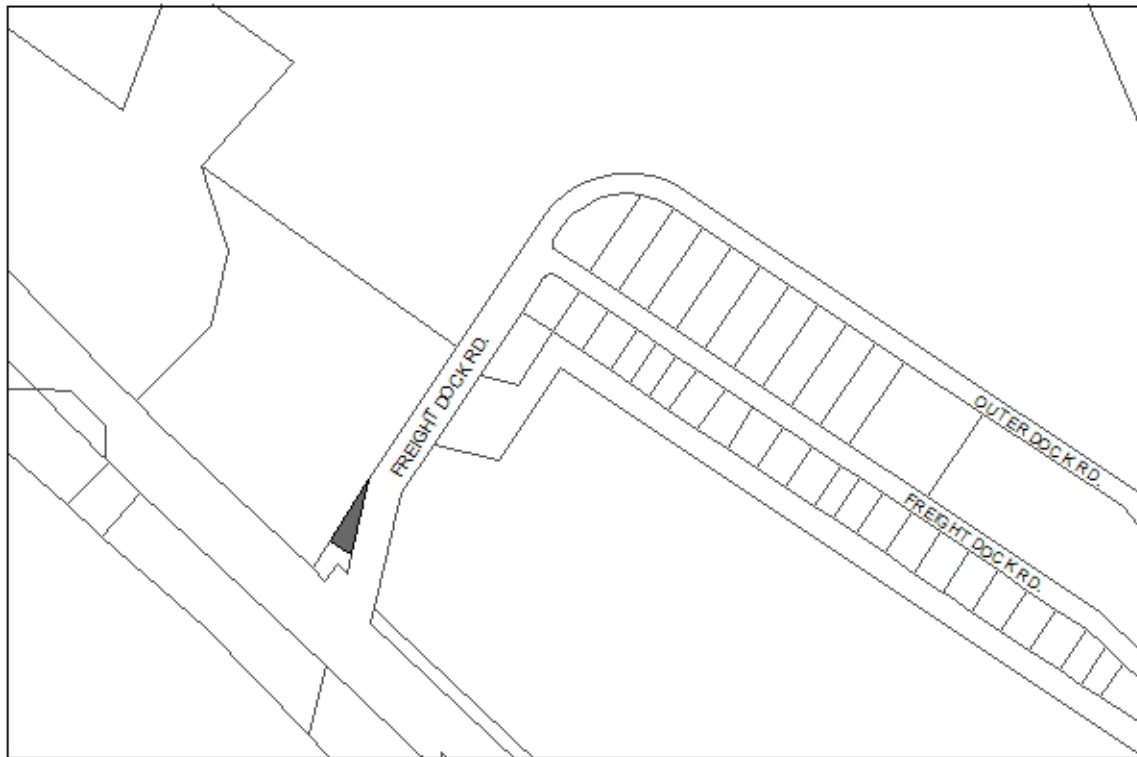
Infrastructure: Paved road, water and sewer.

Address: 3978 Homer Spit Road

Leased to: Alaska High Hopes Charters Co. (Bob's Trophy Charters)

Expiration: March 31, 2018, no options

Finance Dept. Code: 400.600.4650



Designated Use: Leased Lands

Acquisition History: Ord 83-26 purchase from World Seafood

Area: 0.18 acres

Parcel Number: 18103119

2012 Assessed Value: \$123,100 (Land: \$66,600 Structure \$56,800)

Legal Description: HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2

Zoning: Marine Commercial

Wetlands: N/A

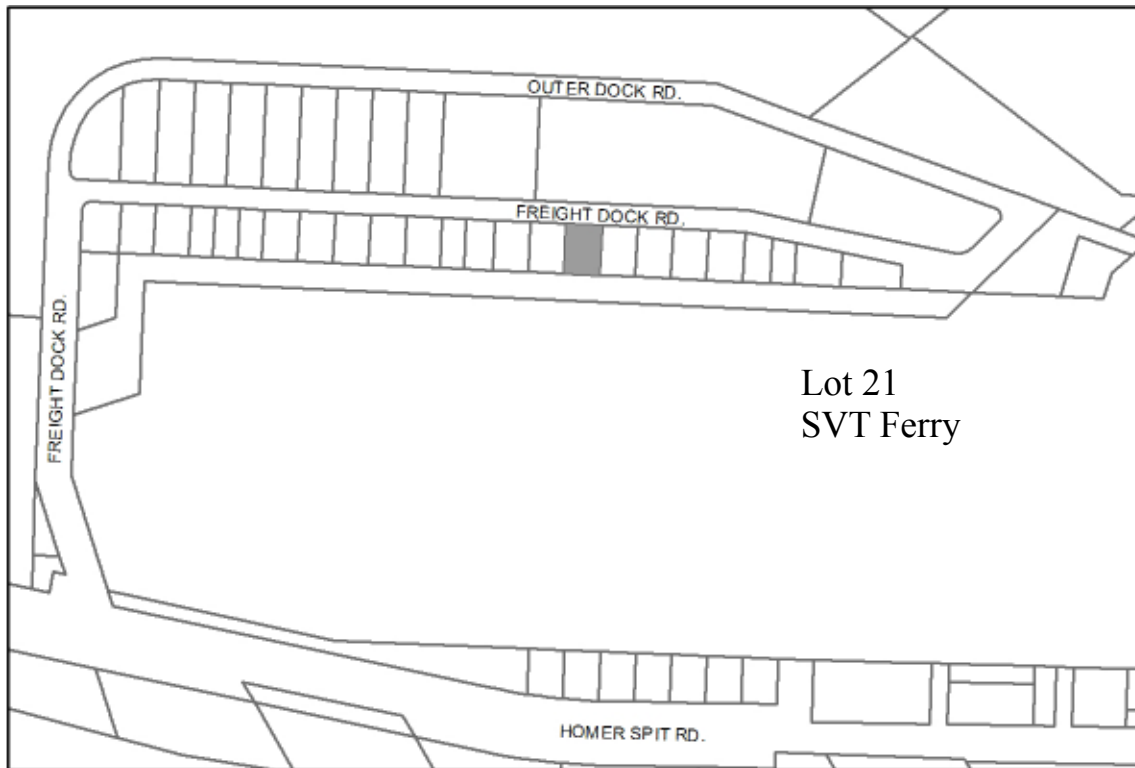
Infrastructure: Water, sewer, paved road access

Address: 1114 Freight Dock Road

Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV

Expiration: March 31, 2018, No options

Finance Dept. Code: 400.600.4650



Designated Use: Leased Lands

Acquisition History:

Area: 0.32 acres

Parcel Number: 18103240

2012 Assessed Value: \$105,000

Legal Description: Homer Spit No 5 Lot 21

Zoning: Marine Industrial

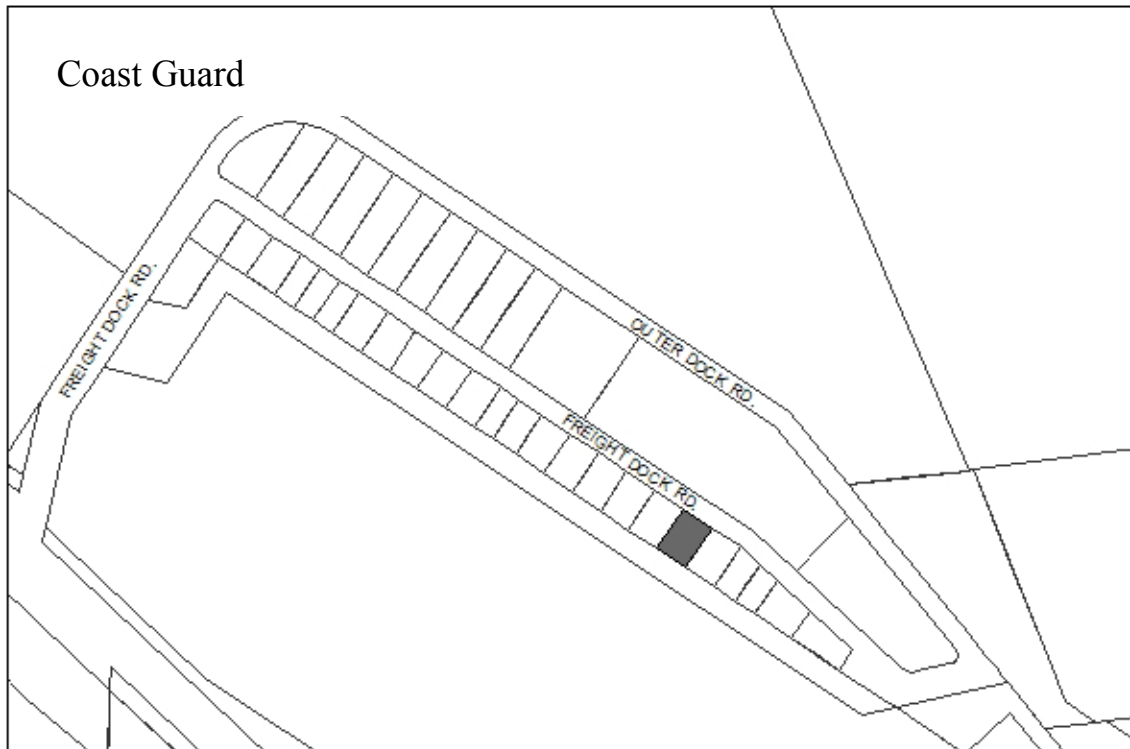
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4323 Freight Dock Road

Leased to: Seldovia Village Tribe, for Kachemak Bay Ferry
Resolution 10-41. Expiration May 31, 2030, two 5 year options

Finance Dept. Code: 400.600.4650



Designated Use: Leased to USCG

Acquisition History:

Area: 0.34 acres

Parcel Number: 18103218

2012 Assessed Value: \$567,300 (Land: \$105,000 Structure: \$462,300)

Legal Description: Homer Spit Four subdivision Lot 2

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

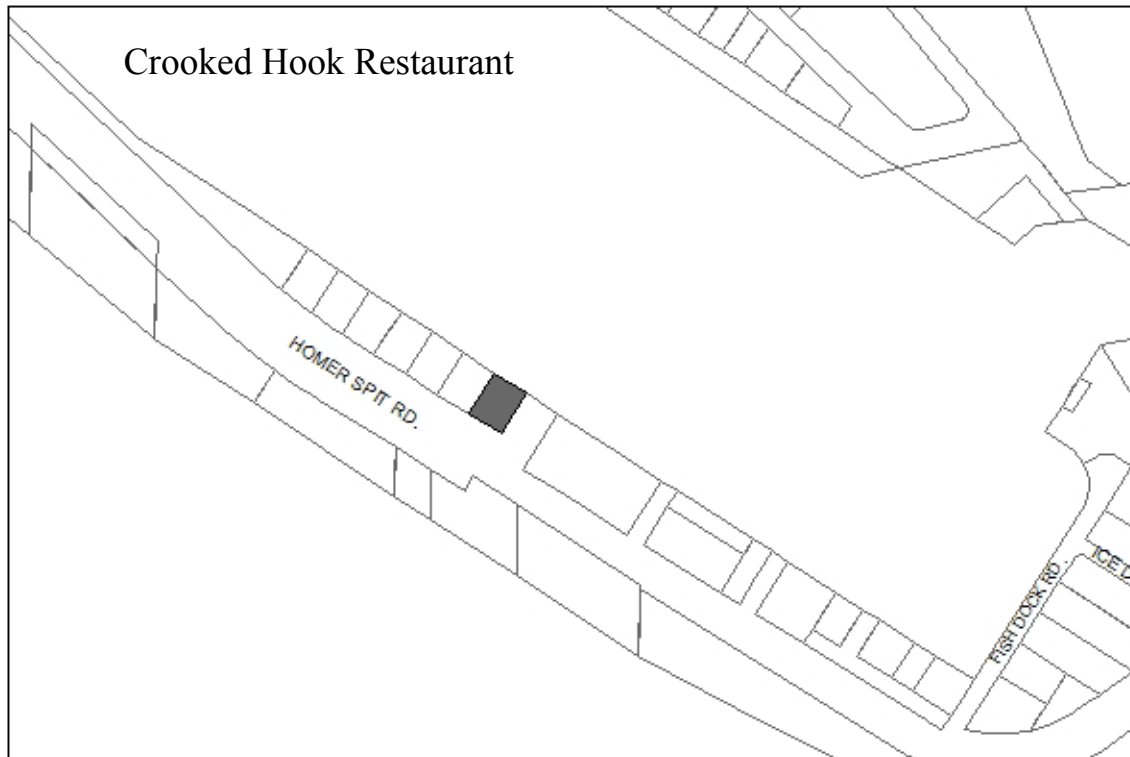
Address: 4373 Freight Dock Rd

Leased to: USCG

Lease Renewal Options: None

Expiration: September 30, 2016

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 12,700 sq ft

Parcel Number: 18103316

2012 Assessed Value: \$543,400 (Land: \$97,100 Structure: \$446,300)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19

Zoning: Marine Commercial


Wetlands: None

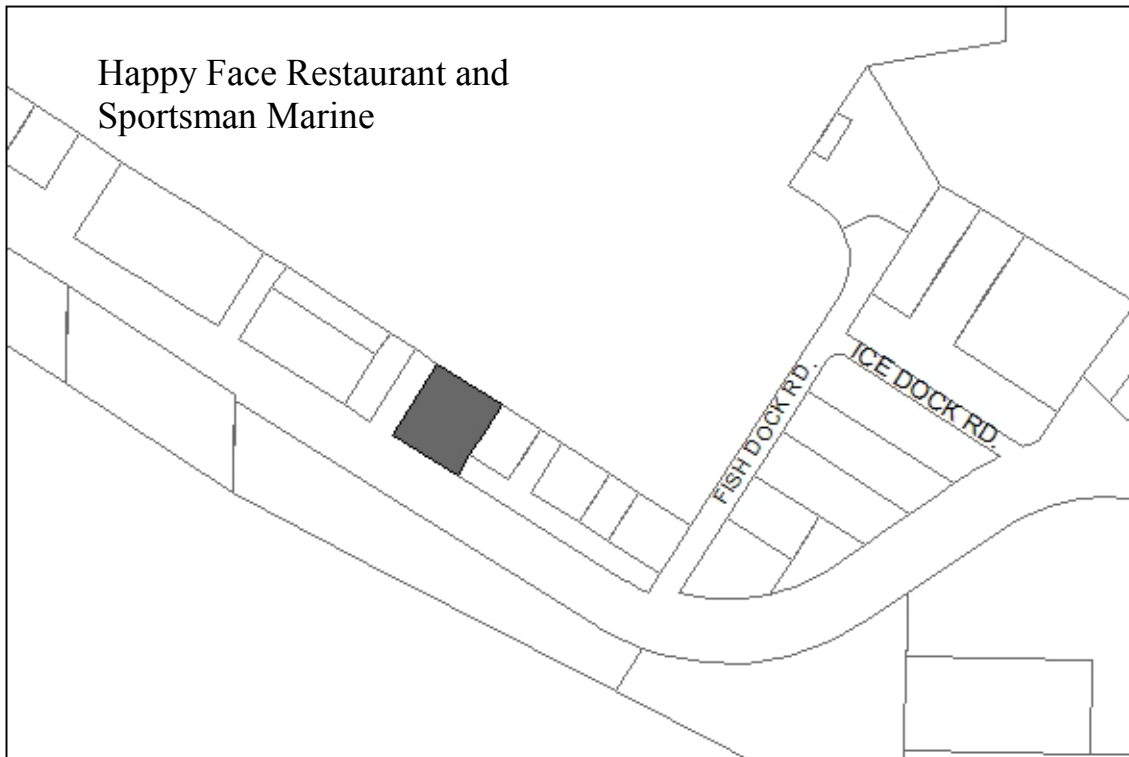
Infrastructure: Paved road, water and sewer

Address: 4262 Homer Spit Road

Leased to: Harbor Bar & Grill
 Expiration: Lease expires 2/1/2046, no options.

Finance Dept. Code:

	
Designated Use: Leased Lands Acquisition History:	
Area: 0.23 acres	Parcel Number: 18103309
2009 Assessed Value: \$238,200 (Land: \$80,700 Structure: \$157,500)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4390 Homer Spit Road
Leased to: John Warren, Salty Dawg Expiration: 1/31/2026. No options.	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 24,639 sq ft (0.57 acres)

Parcel Number: 18103432

2012 Assessed Value: \$619,800 (Land: \$166,700 Structure: \$453,100)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT AMENDED LOT 32

Zoning: Marine Commercial

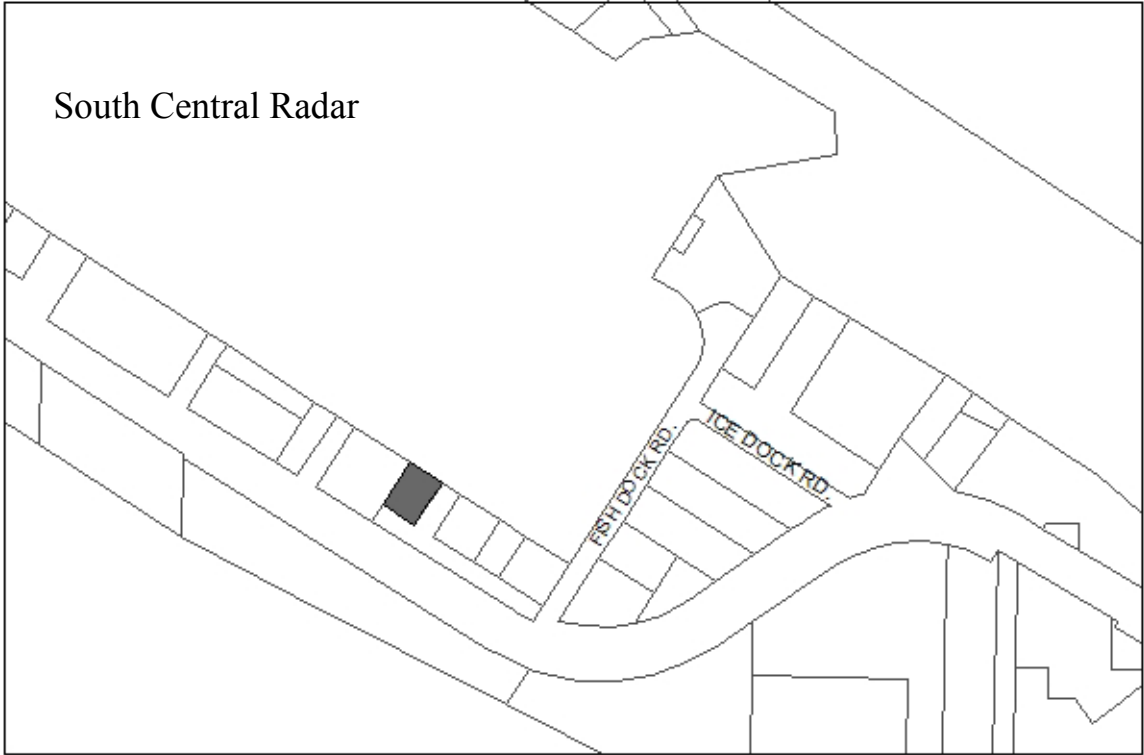
Wetlands: None


Infrastructure: Paved road, water and sewer.

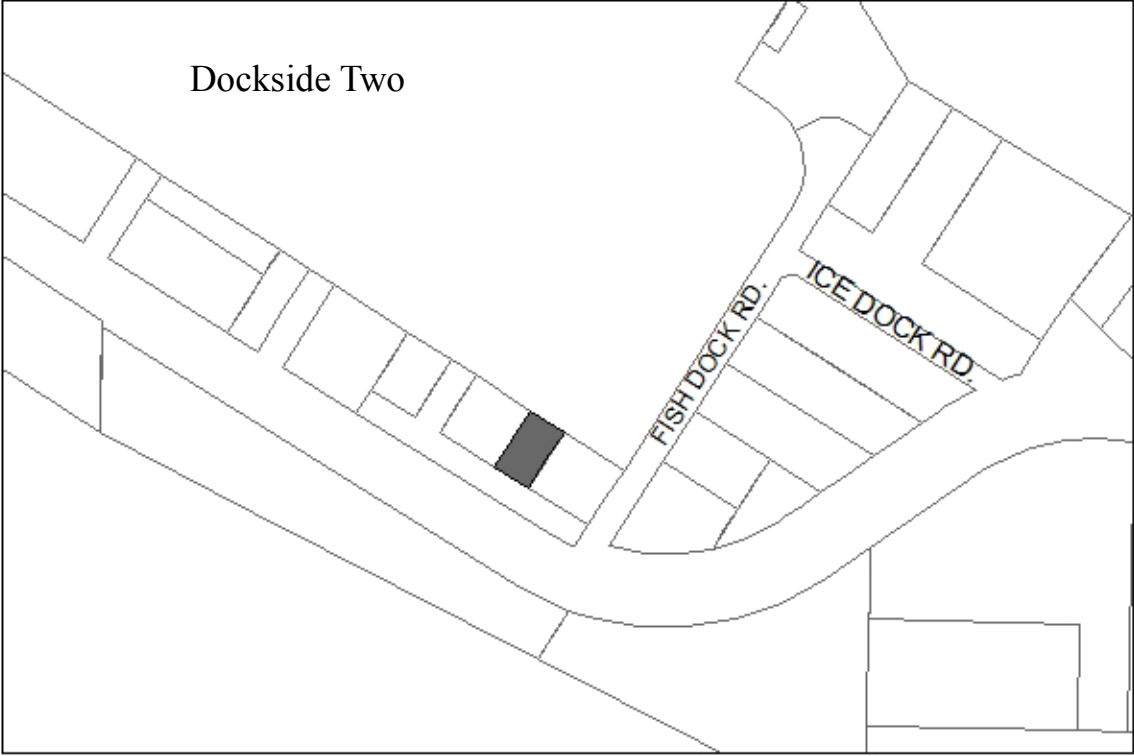
Address: 4400 Homer Spit Road

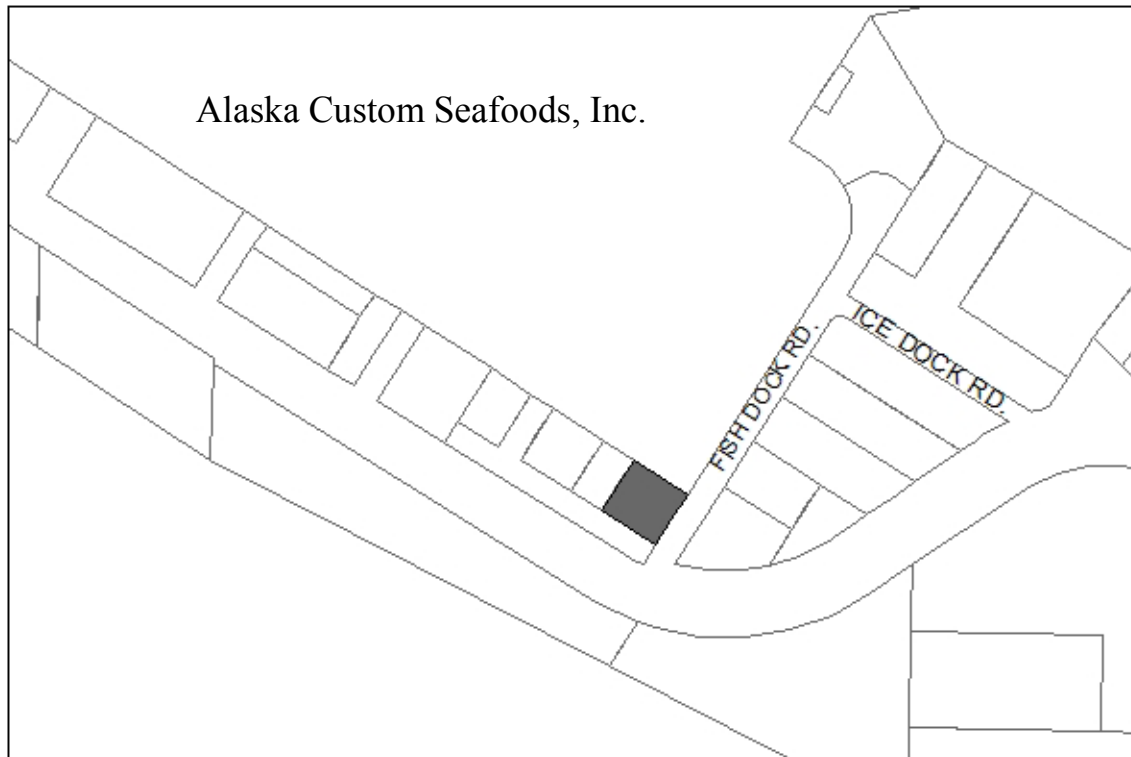
Leased to: Happy Face Restaurant and Sportsman Marine
 Expiration: 5/15/2034. Two, 5 year options.

Finance Dept. Code:

	
Designated Use: Leased Land	
Acquisition History:	
Area: 0.2 acres	Parcel Number: 18103431
2012 Assessed Value: \$162,900 (Land: \$72,100 Structure: \$90,800)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4406 Homer Spit Road
Leased to: Mark & Laura Zeiset dba South Central Radar Expiration: 11/1/2022, two additional 5 year renewal options	
Finance Dept. Code:	

	
Designated Use: Leased Lands Acquisition History:	
Area: 0.29 acres	Parcel Number: 18103442
2012 Assessed Value: \$277,500 (Land: \$97,100 Structure: \$180,400)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4460 Homer Spit Road
Leased to: Mike Yourkowski Lease Renewal Options: one 10 year renewal option. Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.	
Finance Dept. Code:	

	
Designated Use: Leased Land Acquisition History:	
Area: 7,749 sq ft. (0.18 acres)	Parcel Number: 18103443
2012 Assessed Value: \$115,400 (Land: \$66,300, Structure: \$49,100)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
Zoning: Marine Commercial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4470 Homer Spit Road
Leased to: William Sullivan dba Dockside Two dba Kachemak Bay Seafoods Expiration: 4/15/2022, no options.	
Finance Dept. Code:	



Designated Use: Leased land
Acquisition History:

Area: 0.31 acres, or 13,383 sq ft

Parcel Number: 18103444

2012 Assessed Value: \$222,400 Land Value - \$102,400 Structure Value - \$120,000

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4

Zoning: Marine Commercial

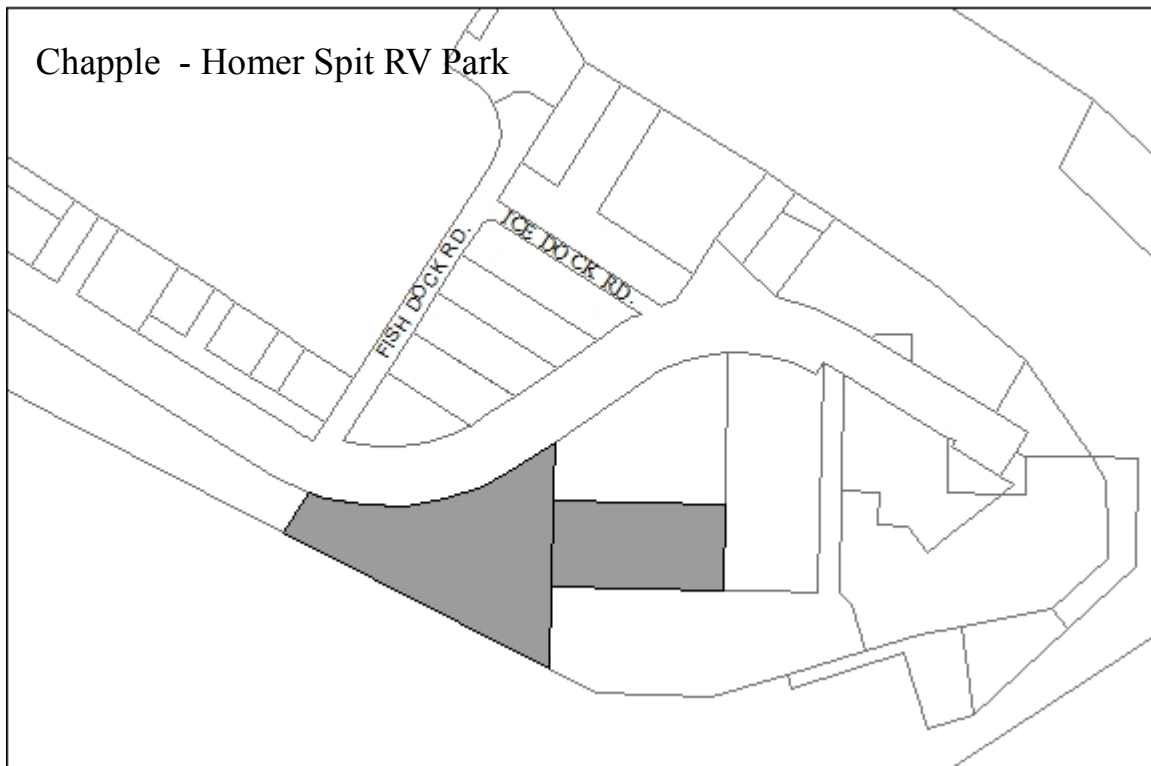
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc.
 Leased month to month.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 192,970 sq ft

Parcel Number: 18103402, 03

2009 Assessed Value: Total: \$593,400 Land: \$474,600 Structures: \$118,800

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50.
 HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS
 PER LICENSE AGREEMENT 205/928.

Zoning: Marine Industrial

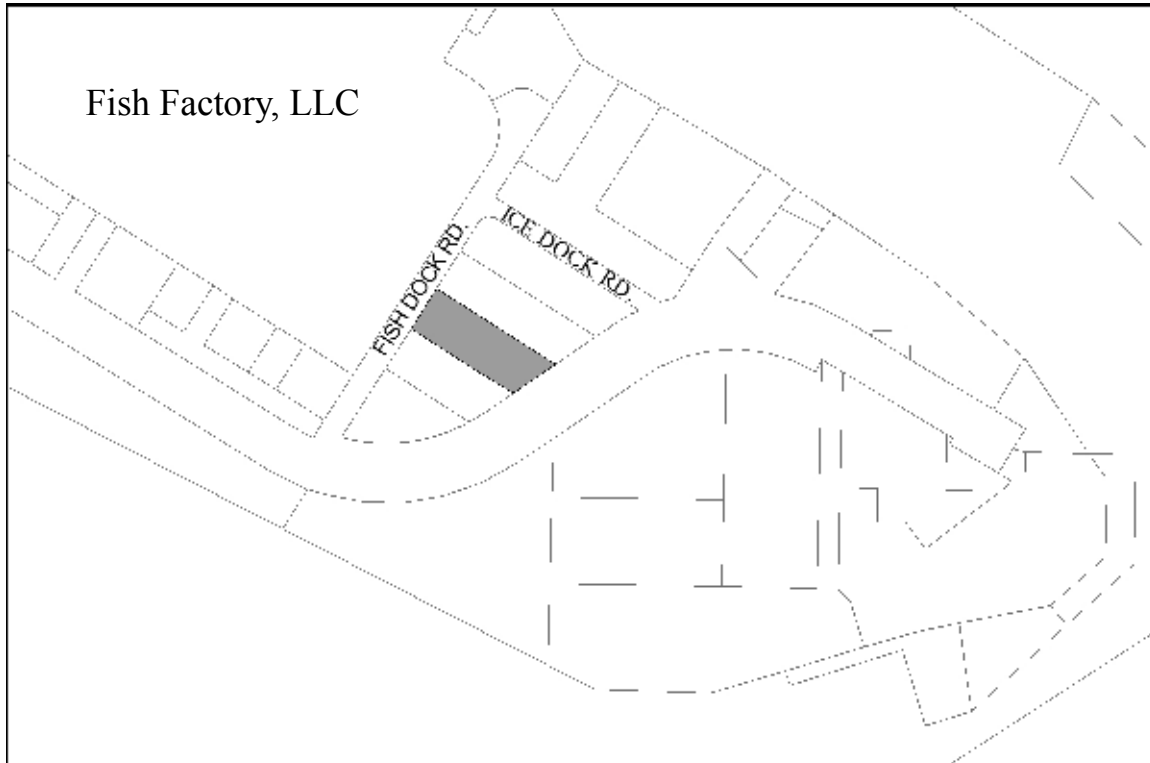
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4535 Homer Spit Road

Leased to: John & Margaret Chapple. Homer Spit Campground
 Expiration: 12/31/2026, two addition 3 year options.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Land
Acquisition History:

Area: 27,470 sq ft (0.63 acres)

Parcel Number: 18103421

2012 Assessed Value: \$841,900 (Land: \$180,600 Structure: \$661,300)

Legal Description: HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3
 LOT 12-A1

Zoning: Marine Industrial

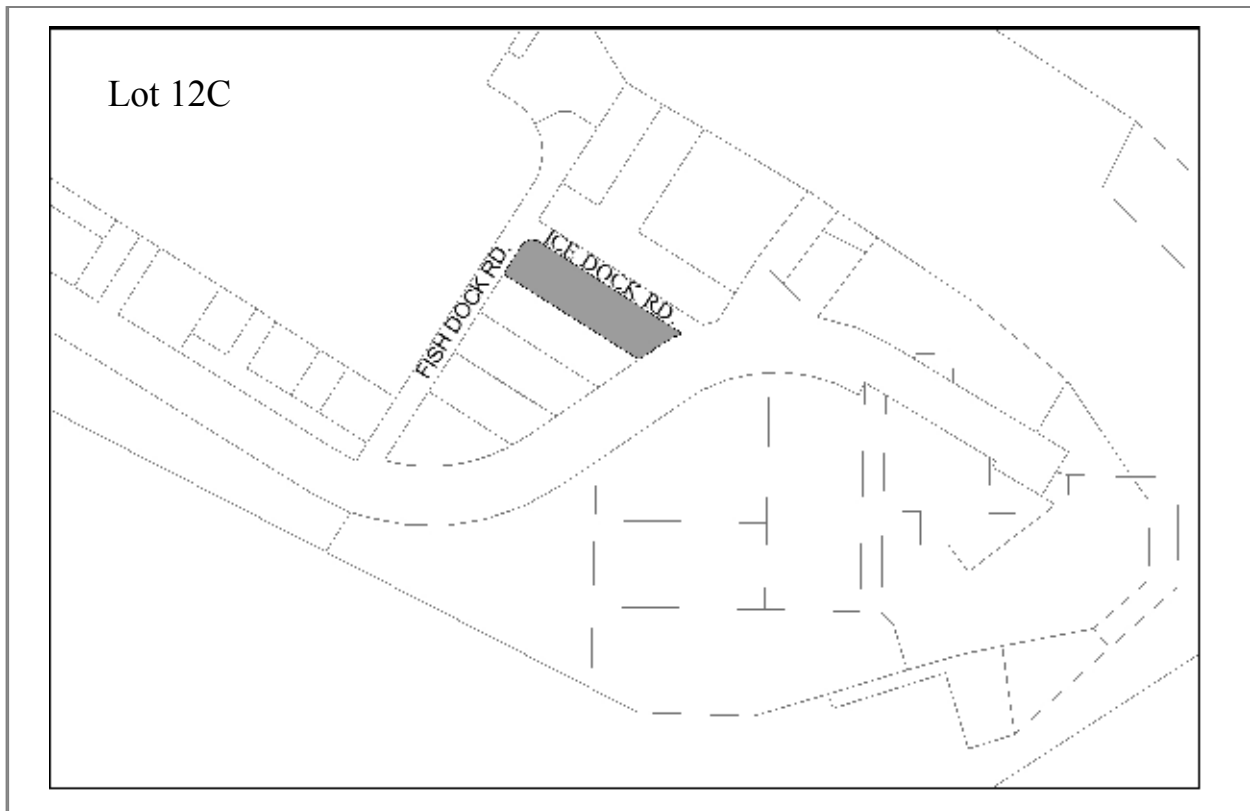
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 800 Fish Dock Road

Leased to: Fish Factory, LLC
 Expiration: 3/31/2020 with two 10 year options

Finance Dept. Code:



Designated Use: Lease land
Acquisition History:

Area: 0.79 Acres

Parcel Number: 18103452

2012 Assessed Value: \$802,000 (Land: \$216,400 Structure: \$586,300)

Legal Description: City of Homer Port Industrial No 2 Lot 12C

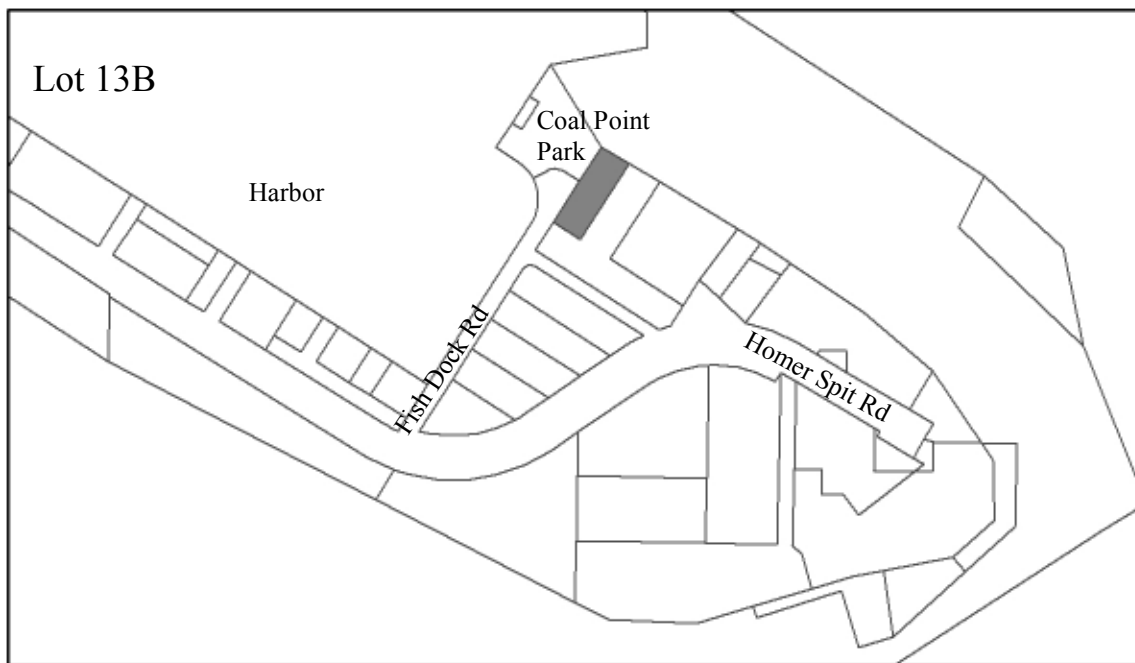
Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

Address: 4501 Ice Dock Road

Leased by Resolution 2008-37 to Harbor Leasing (Auction Block)
 Expiration: 3/31/2028
 Options: two additional 5 year options

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 0.52 acres

Parcel Number: 18103425

2012 Assessed Value: \$194,400

Legal Description: City of Homer Port Industrial Subdivision No 2 Lot 13B

Zoning: Marine Industrial

Wetlands: N/A


Infrastructure: Water, sewer, paved/gravel road access

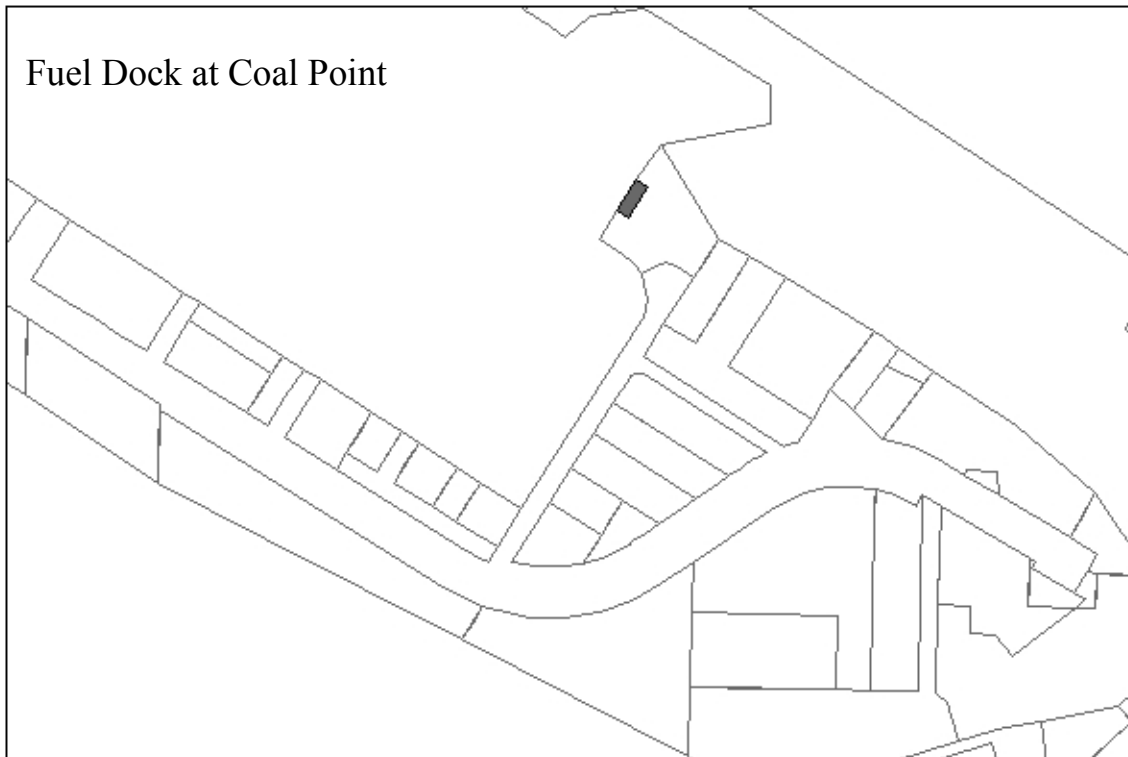
Address: Fish Dock Road

Former Porpoise Room lot. Fisheries use encouraged but not required.

Resolution 14-043, 20 year lease with two five year options.
 Expiration: 4/30/2034

Finance Dept. Code:

	
Designated Use: Leased Land Acquisition History:	
Area: 1.49 acres	Parcel Number: 18103419
2012 Assessed Value: \$534,900 (Land: \$359,600 Structure: \$175,300)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 842 Fish Dock Road
Leased to: Icicle Seafoods, Inc Expiration: 9/14/2029. No options.	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 0.07 acres

Parcel Number: 18103427

2012 Assessed Value: \$476,100 (Land: \$31,100 Structure: \$476,100)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921

Zoning: Marine Industrial

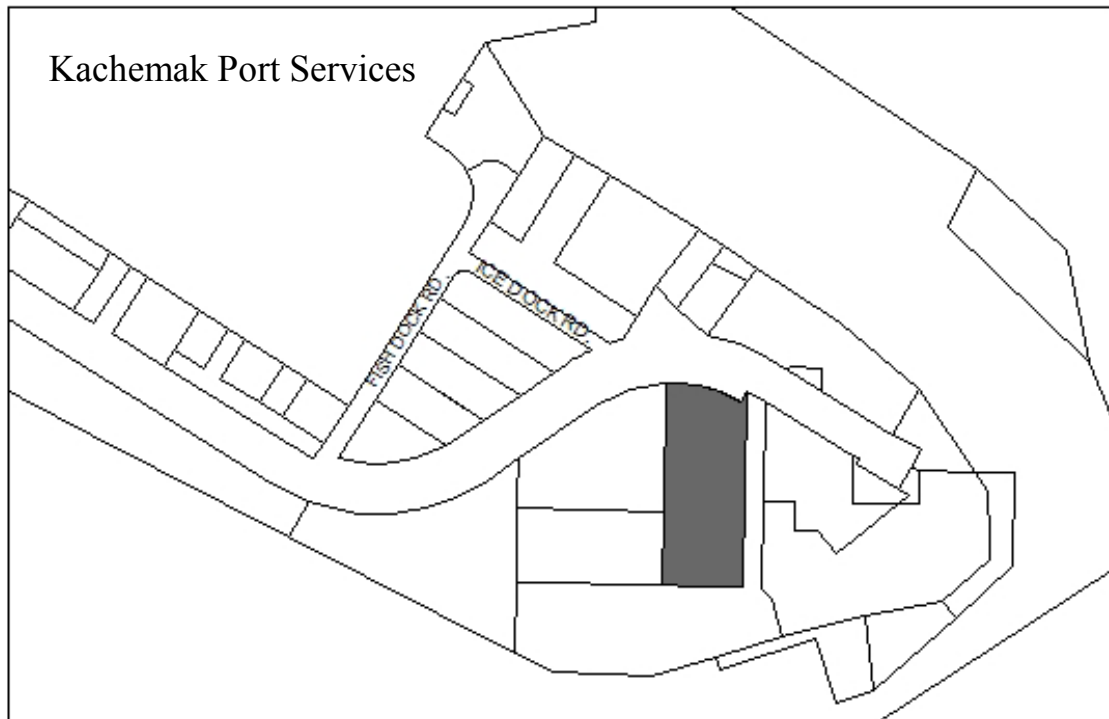
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 843 Fish Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock.
 Expiration: 11/30/2018. No options left.

Finance Dept. Code:



Designated Use: Leased Land. Also includes the Port Maintenance Shop and a large tank.
Acquisition History:

Area: 2.23 acres
 (Lease is for a small portion of the lot)

Parcel Number: 18103404

2012 Assessed Value: 1,540,500 (\$Land: \$496,500 Structure: \$1,044,000)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4667 Homer Spit Road

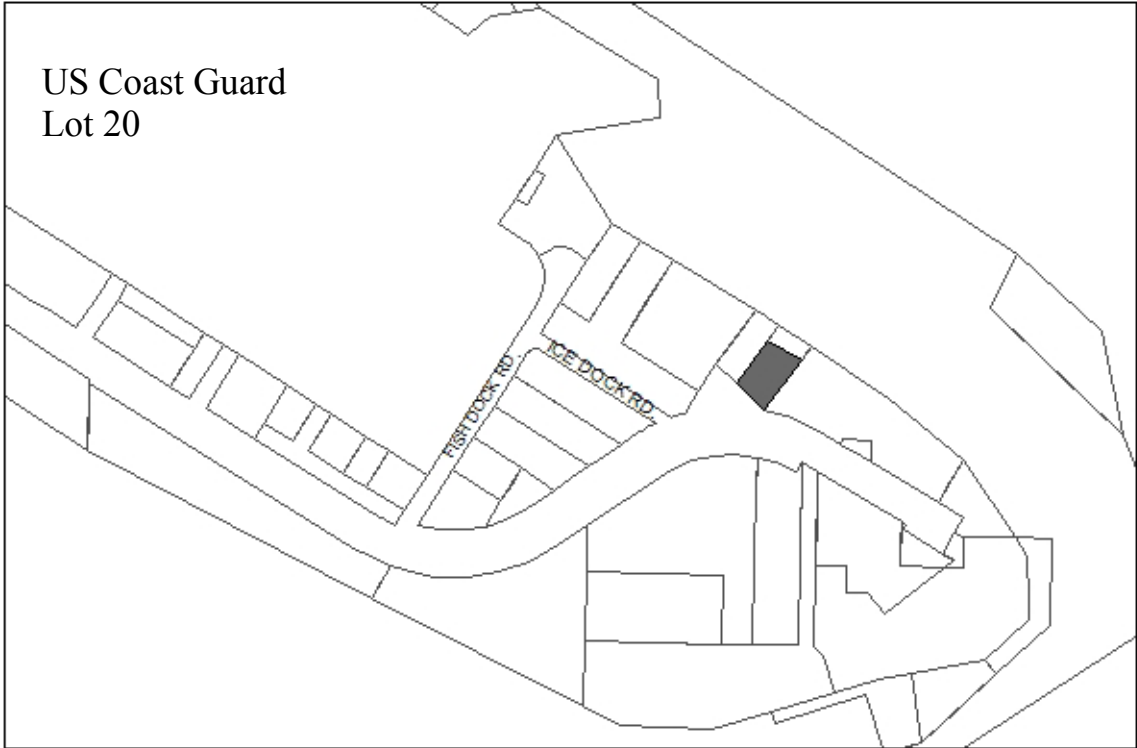
Leased to:

ACS MACTel lease: Expires 11/21/2033 with two additional one year options. (875 sq ft lease)

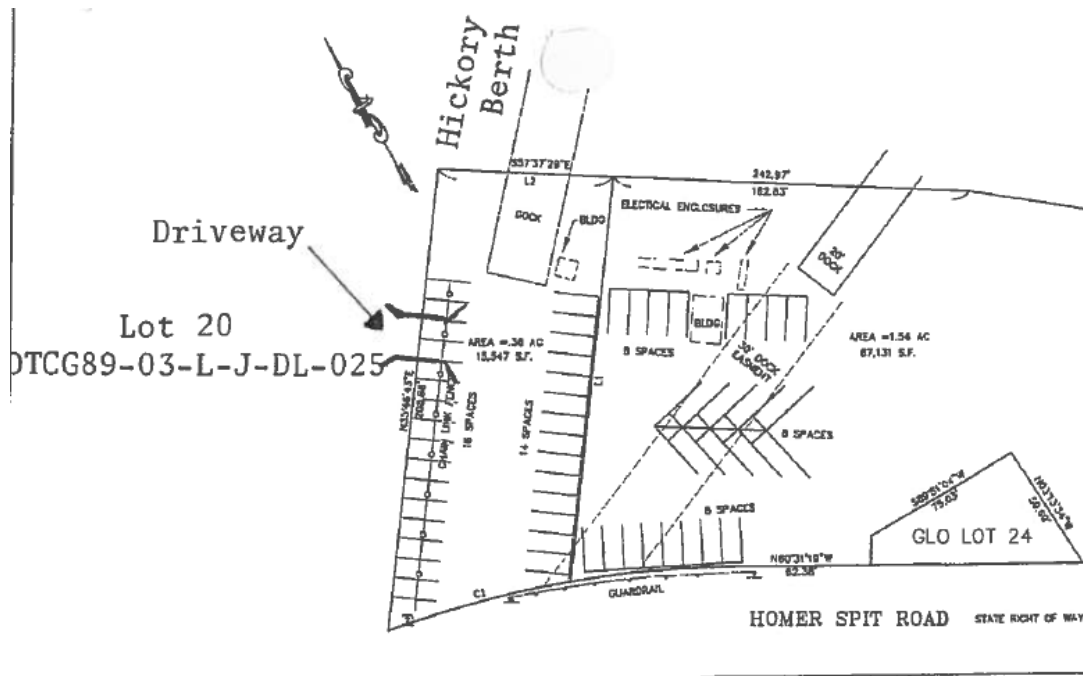
Alaska Marine Highway lease: Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

Finance Dept. Code:

 <p>US Coast Guard Lot 20</p>	
Designated Use: Lease Acquisition History:	
Area: 0.35 acres	Parcel Number: 18103445
2012 Assessed Value: \$112,800	
Legal Description: Portion of Government Lot 20	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4688 Homer Spit Road
<p>Leased to: US Coast Guard. Lease expires September 30, 2023 Resolution 15-009 approved an additional 20 year lease.</p>	
Finance Dept. Code:	

Hickory Lease

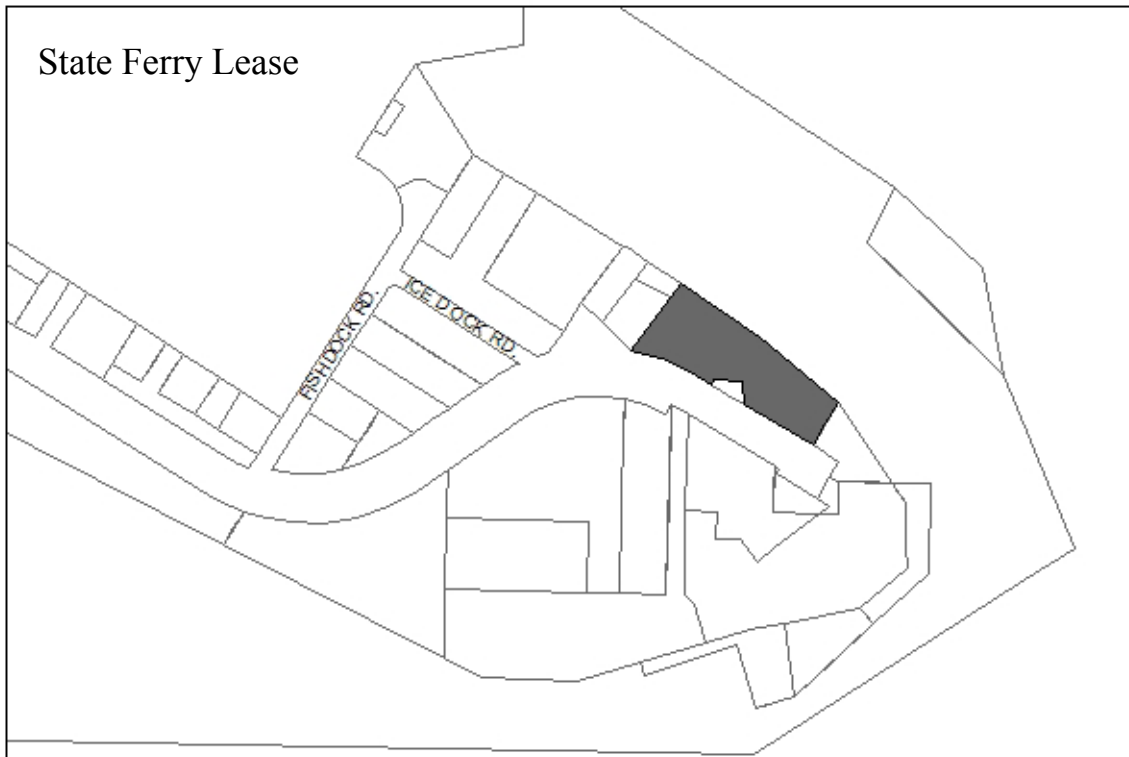


See page B-25. This lease is a portion of the Pioneer Dock.

West trestle of the Pioneer Dock, for mooring and parking on west trestle and Lot 45A.

Leased to: Coast Guard. Expiration September 30, 2022. DTG89-03-L-J-DL-034.

Finance Dept. Code:



Designated Use: Ferry Terminal and Staging

Acquisition History: Quitclaim Deed to KPPUDIST #1 2/18/64: Orig Cert filed between KPPUD and BLM for Harbor use for 25 years on 7/29/55.

Area: 1.83 acres or 79,799 sq ft

Parcel Number: 18103447

2012 Assessed Value: \$1,076,900 (\$423,800 Land, \$653,100 Structure)

Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

Zoning: Marine Industrial

Wetlands: None

Infrastructure: Paved road, water and sewer.

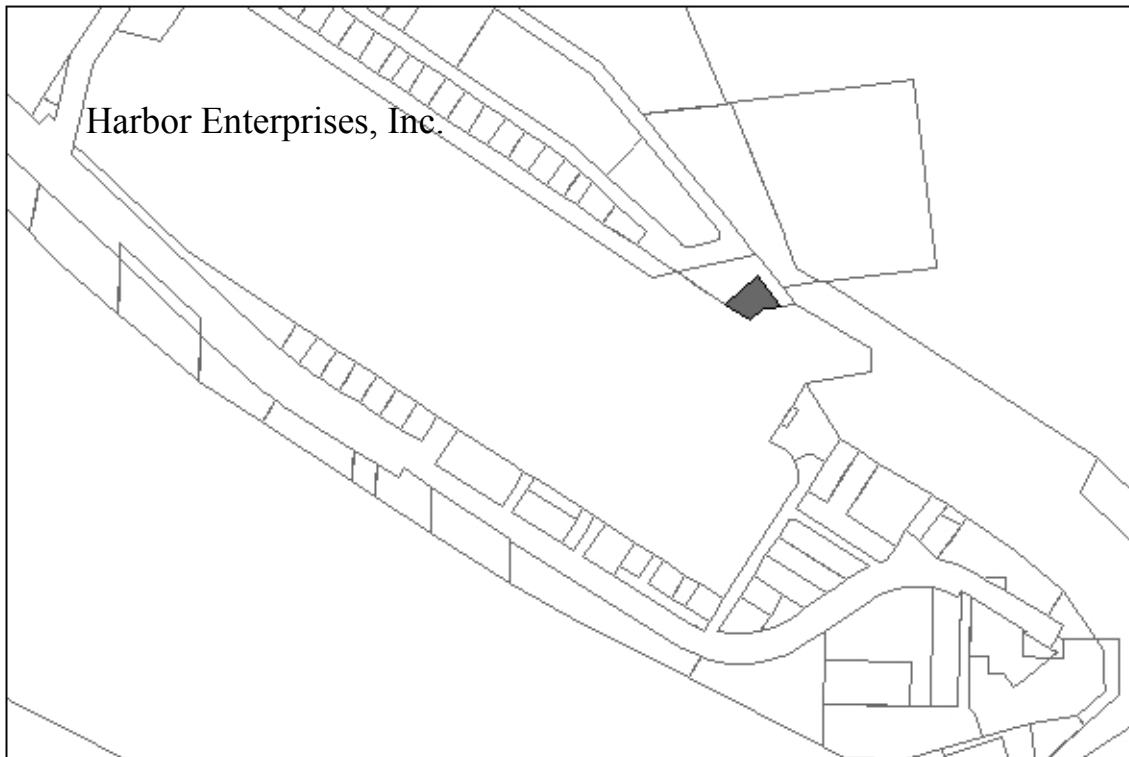
Address: 4690 Homer Spit Road

Leased to: Alaska Marine Highway

Expiration: April 30, 2060

MOA on file regarding ferry terminal and city maintenance shop.

Finance Dept. Code:



Designated Use: Leased Land (Fuel tanks for fuel dock)

Acquisition History:

Area: 20,000 sq ft (0.459 acres)

Parcel Number: 18103260

2012 Assessed Value: \$361,800 (Land: \$140,400 Structure: \$221,400)

Legal Description: HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1

Zoning: Marine Industrial

Wetlands: None

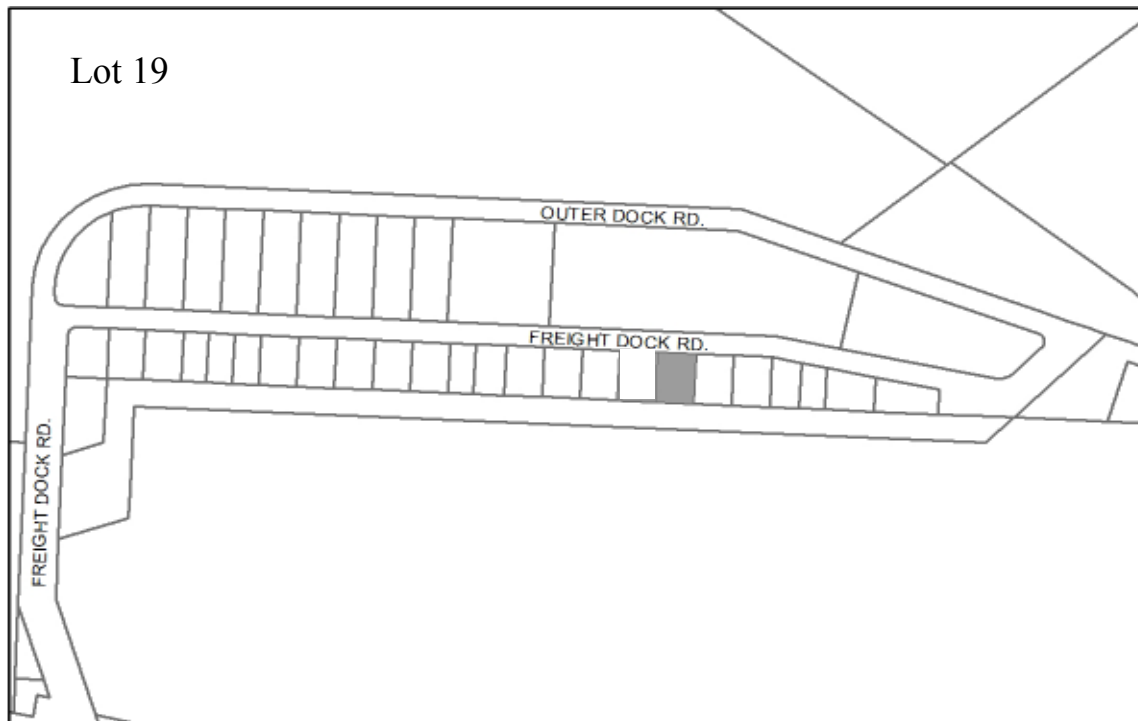
Infrastructure: Paved road, water and sewer.

Address: 4607 Freight Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales

Expiration: 12/1/2018 no options left.

Finance Dept. Code:

**Designated Use:** Lease (Resolution 09-33)**Acquisition History:****Area:** 0.96 acres, 0.32 acres**Parcel Number:** 181032 38**2012 Assessed Value:** \$105,000**Legal Description:** Homer Spit No 5 Lots 19**Zoning:** Marine Industrial**Wetlands:** N/A**Infrastructure:** paved road, water and sewer**Notes:** Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023**Finance Dept. Code:**

Section C

Other City Lands
Generally Undesignated



Designated Use: Tidelands

Acquisition History:

Area: 6,784 acres

Parcel Number: 18107001, 17728001, 17528001
1810125, 1810126

2012 Assessed Value: \$22,345,000

Legal Description: Portions of ATS 612

Zoning: Not zoned

Wetlands:

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$83,200 assessed value. Patent title 1977, 84-25 Annexed by City.

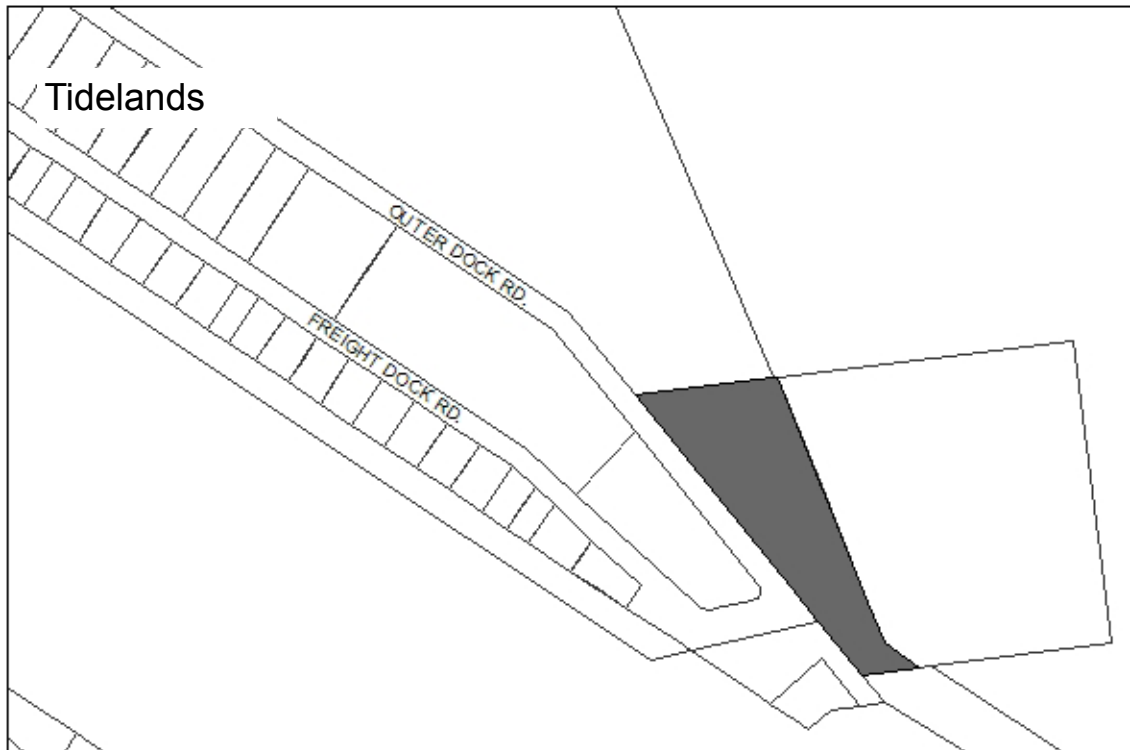
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$20,890,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissers"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: Tidelands

Acquisition History:

Area: 4.19 acres

Parcel Number: 18103213

2009 Assessed Value: \$800,800

Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A

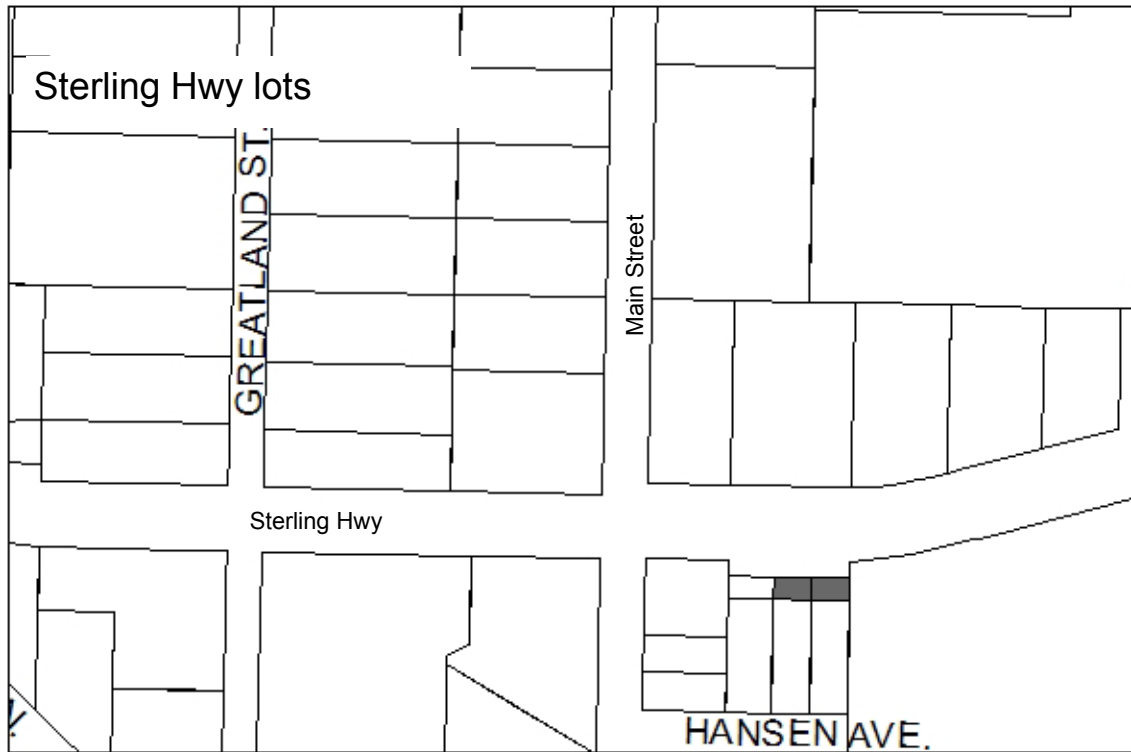
Zoning: Not zoned

Wetlands: Tidelands

Infrastructure:

Includes part of the causeway for the deep water dock. Lease agreement for deep water dock land, B192 p648 \$830/yr ADL 224560 55 year lease, July 1989– July 2044

Finance Dept. Code:



Designated Use: Undesignated

Acquisition History: Detling Deed 6/10/82

Area: 0.03 acres each. Total of 2,613 sq ft

Parcel Number: 177154 02, 03

2015 Assessed Value: \$1,400

Legal Description: T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*

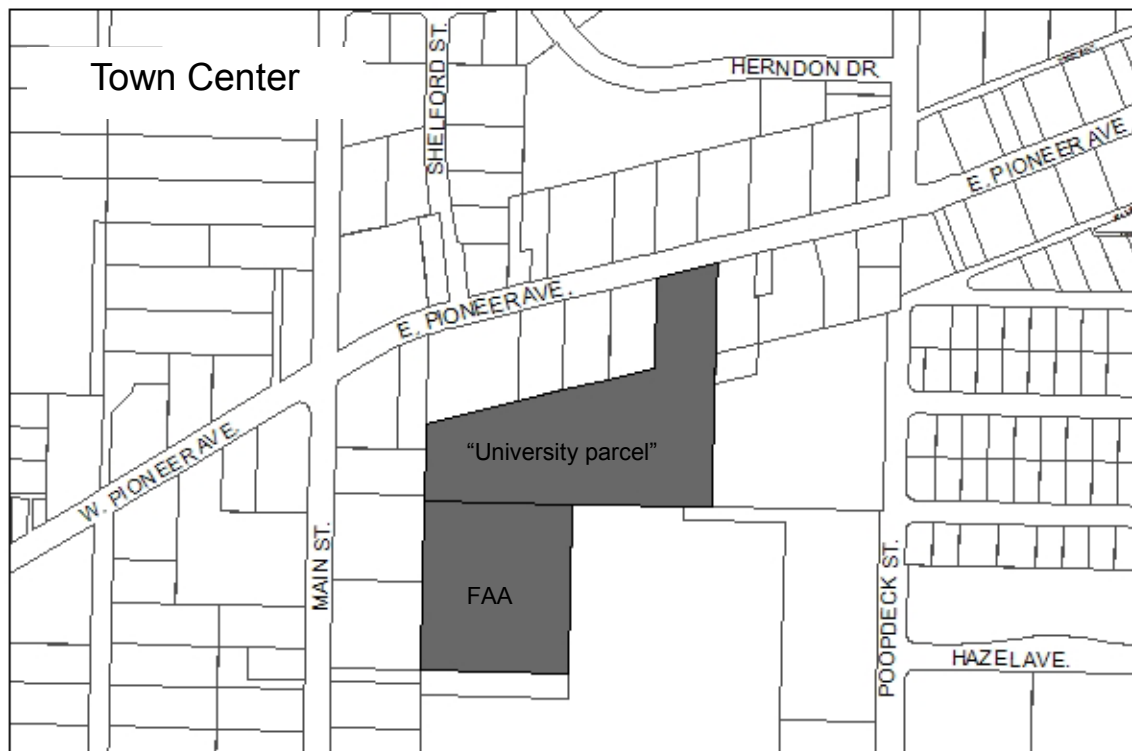
Zoning: Central Business District

Wetlands: Possibly. Lots are steep.

Infrastructure: Paved Road and sidewalk

Notes: Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

Finance Dept. Code:



Designated Use: UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.

Acquisition History: UA: Ord 03-61 purchase.

Area: 7.71 acres

Parcel Number: 17719209, 17708015

2009 Assessed Value: \$520,200

Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

Zoning: Central Business District

Wetlands: City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

Infrastructure: Must be built as land is developed.

Finance Dept. Code:



Designated Use: Sell

Acquisition History: The western lots were granted by State Patent.

Area: 10 acres total. Each lot is 2.5 acres.

Parcel Number: 179080 09,15,25,26

2009 Assessed Value: Each lot: \$20,400. Total: \$81,600

Legal Description: Government Lots 10, 21, 24, 25, HM T06S R13W S14

Zoning: General Commercial 2

Wetlands: Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.

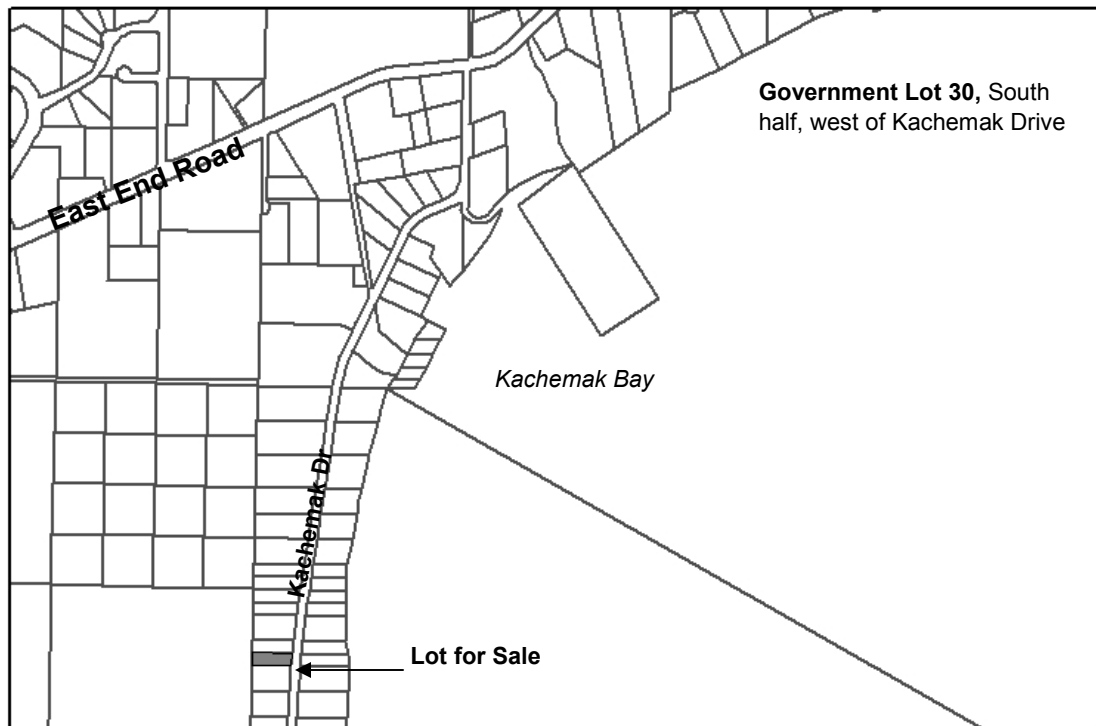
Infrastructure: No infrastructure currently available.

Notes: Two adjacent lots are privately owned. The rest of the square lots are owned by the Kenai Peninsula Borough.

There is limited legal access to the eastern lots. There may be no legal access to the western lots.

Resolution 15-030(A) Sell

Finance Dept. Code:



Designated Use: Sell (Resolution 2011-37(A))

Acquisition History: Tax foreclosure, Ord 2010-24(S)

Area: 0.49 acres

Parcel Number: 17908050

2009 Assessed Value: \$2,300

Legal Description: South half of Government Lot 30 Lying West of Kachemak Drive

Zoning: Rural Residential

Wetlands: Will require wetland permit for development

Infrastructure: Paved road, power lines. Part of Phase II Kachemak Drive Water and Sewer LID.

Notes: Acquired from the Kenai Peninsula Borough through tax foreclosure. Parcel is wetlands.

Finance Dept. Code:



Designated Use: Sell (Resolution 2009-33)

Acquisition History: Tax foreclosure (seawall) KPB Ord 02-41

Area: 1.66 acres

Parcel Number: 177174-06, 07

2009 Assessed Value: \$51,500 (combined value)

Legal Description: Lot 43 and 44, Oscar Munson Subdivision

Zoning: Rural Residential

Wetlands: Most of these lots are tidal and critical habitat.

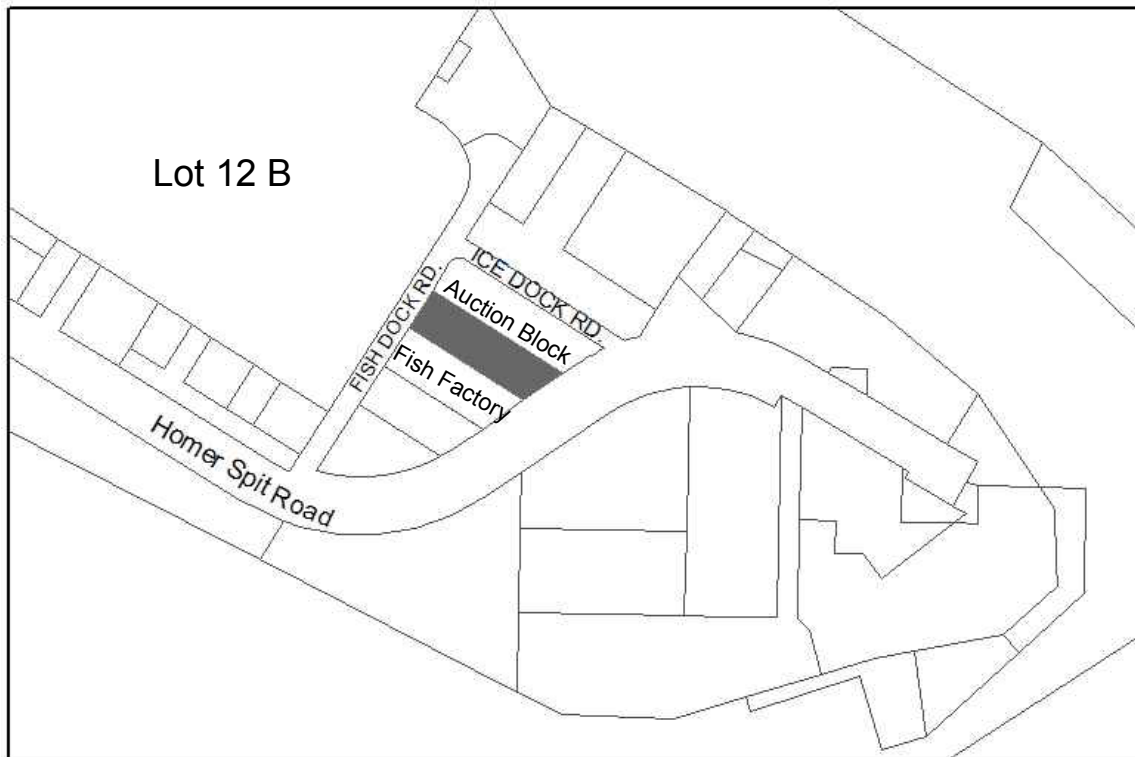
Infrastructure: Gravel road, water and sewer, seawall.

Notes: These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and LIS assessments due on these properties. Contact Finance for payoff amounts. No commercial appraiser was willing to conduct an appraisal.

Resolution 2009-33: Sell Lots 43 and 44 Oscar Munson Subdivision.

February 2012 update: City Manager will put the lots out to bid in the spring, using the Borough assessment as the minimum bid instead of an appraisal. No local appraisers were able to appraise the property because there are no comparable properties, and the land has limited to no value for residential development.

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

Area: 0.68 acres

Parcel Number: 18103451

2009 Assessed Value: \$265,300

Legal Description: City of Homer Port Industrial Subdivision No 4 Lot 12-B

Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

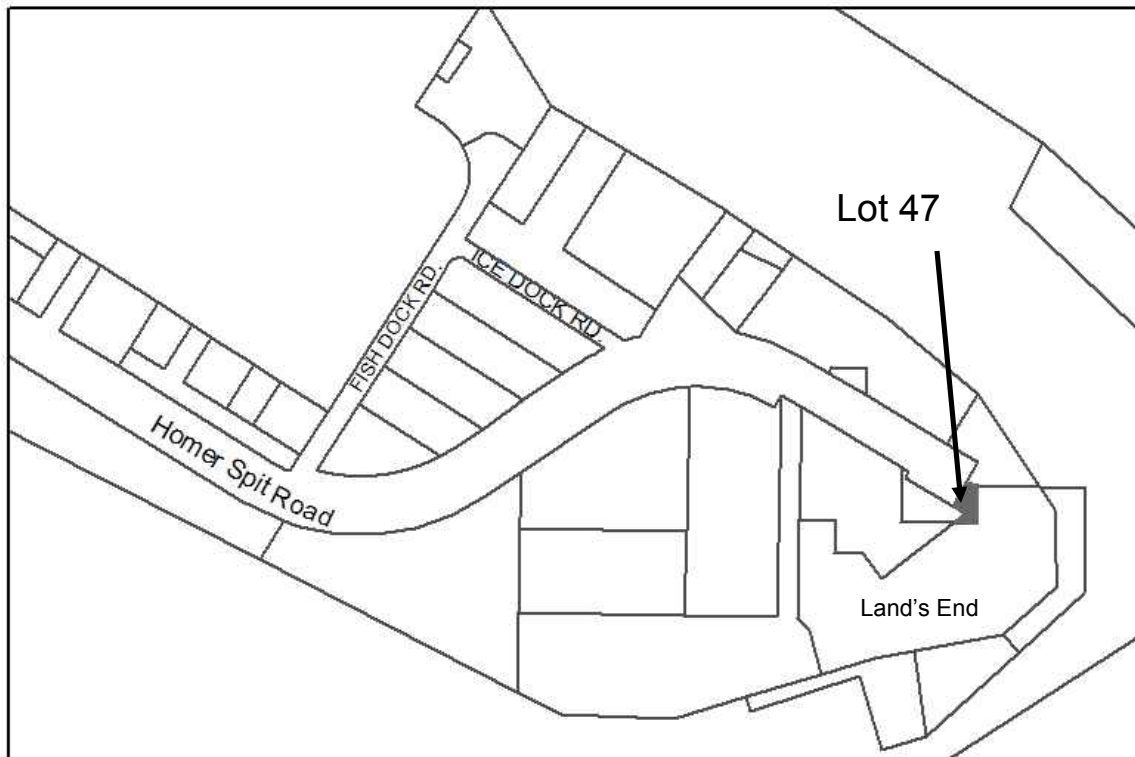
Address:

Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.

Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.

Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.

Finance Dept. Code:



Designated Use: Undesignated. Has easement to Land's End

Acquisition History:

Area: 0.08 acres

Parcel Number: 18103408

2015 Assessed Value: \$34,700

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Paved road, sewer through lot

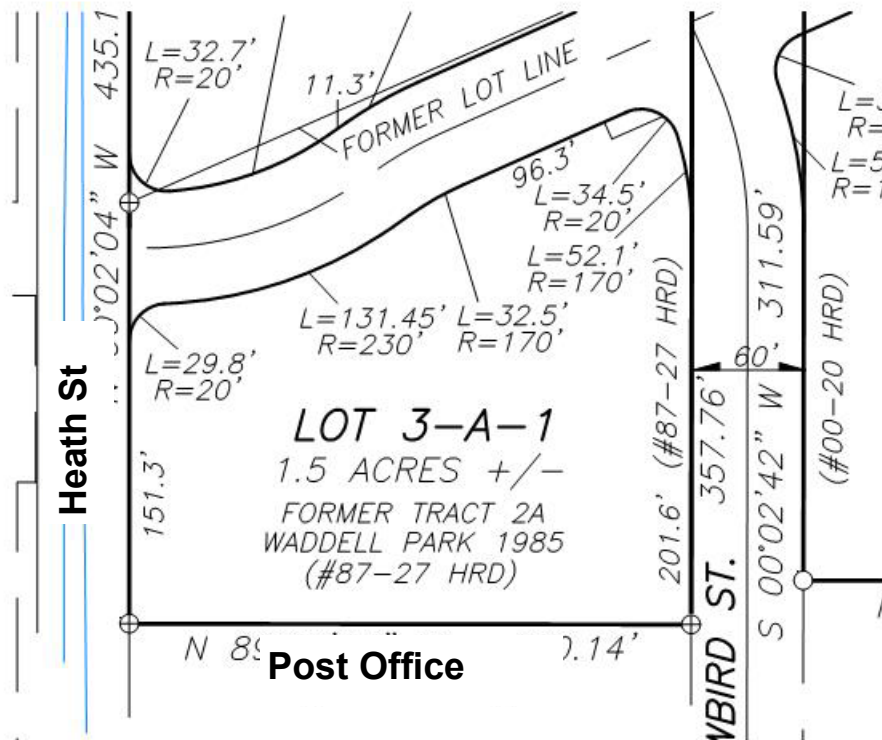
Notes:

2006 Land Allocation Plan: consider the status of this lot.

In the process of selling to Lands End, spring 2014.

2016 update: no progress.

Finance Dept. Code:



Designated Use: Sell, Ordinance 15-30

Acquisition History: Purchased

Area: 1.5 acres

Parcel Number: (TBD)

2015 Assessed Value: (not applicable; cabins have been removed and lot is being replatted and reduced in size to create road right of way)

Legal Description: Former Tract 2-A Waddell Park Sub 1985 Replat, to

Zoning: CBD

Wetlands: N/A

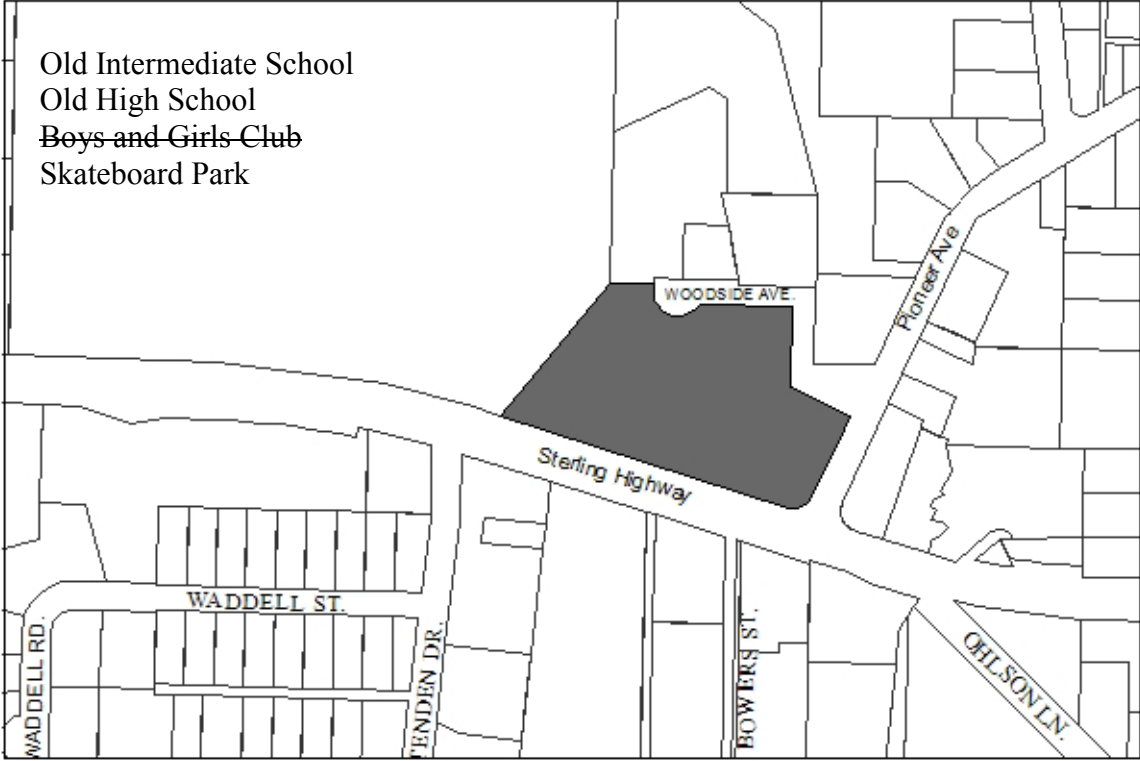
Infrastructure: full utilities, Grubstake extension will include paved road and sidewalk.

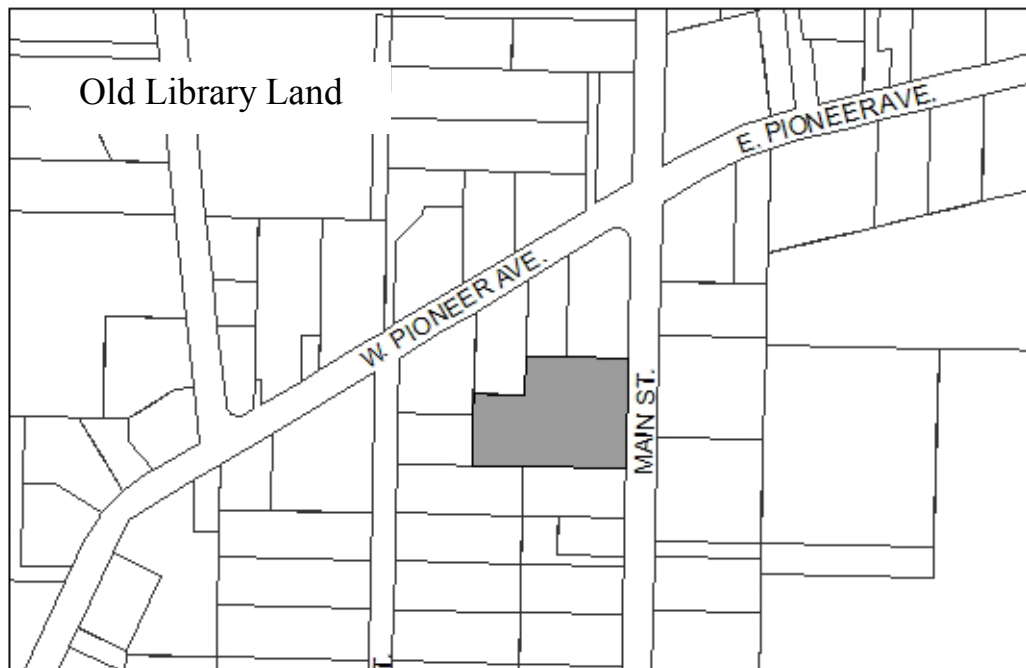
Notes: Road construction scheduled for 2016. Project funding from State appropriation and matching City HART funds.

Finance Dept. Code:

Section D

City Facilities

	
Designated Use: Resolution 14-110, Designating the Homer Education and Recreation Complex (HERC) Site as the Location for the Proposed New Homer Public Safety Building Acquisition History: Given to the City by KPB. Old Middle School and HS. Reso 98-63	
Area: 4.3 acres	Parcel Number: 17510070
2015 Assessed Value: \$4,809,400 (Land \$809,400 Structure, built in 1956 25,000 sq ft \$4,000,000)	
Legal Description: HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN	
Zoning: Central Business District	Wetlands: Creek on western edge
Infrastructure: Paved access and parking. Water and Sewer.	
Notes: <ul style="list-style-type: none"> • Skateboard Park on premises. • Deed restrictions removed by Kenai Peninsula Borough, fall 2014 	
Finance Dept. Code: 170.0032 175.100.05	



Designated Use: Sell.

Acquisition History: Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

Area: 1.31 acres

Parcel Number: 17514416

2015 Assessed Value: \$277,700

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

Zoning: Central Business District

Wetlands: Drainage and wetlands may be present

Infrastructure: Paved road, water, sewer, natural gas

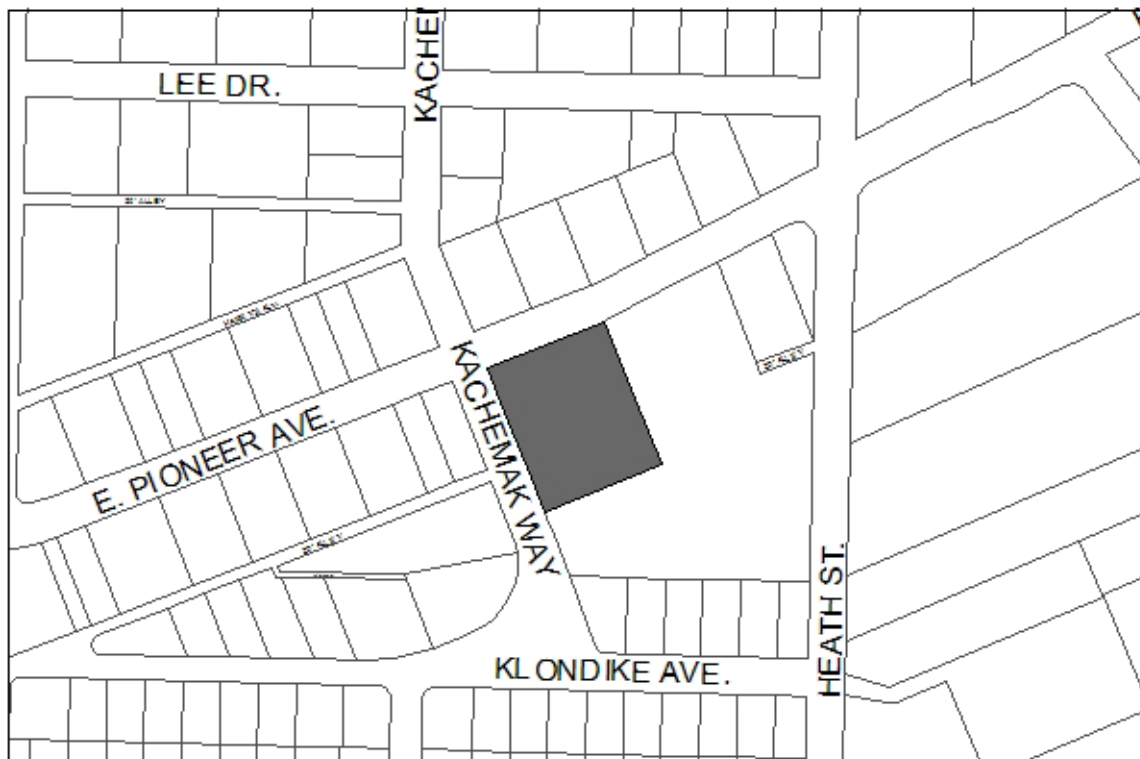
Notes: This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. This lot was put up for sale but did not receive any bids. Minimum bid in late 2007 was set at \$462,500. Intent to sell the lot and pay down debt on the library loan.

Land was put on the market again in 2009 with a minimum bid of \$228,000, and no bids were received. Resolution 11-037(A) Offer for sale, and if not sold, designate as a conservation buffer. February 2012 update: Land will be put on the market again in the spring. January 2106: no action taken, needs an updated appraisal prior to advertising for sale.

The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

Finance Dept. Code:

Designated Use: Library. Resolution 2003-72 Acquisition History: KPB Ord 93-09	
Area: 5.25 acres	Parcel Number: 17710739, 17710740
2015 Assessed Value: \$7,973,300 (Land 829,800, Structure 7,503,600)	
Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
Zoning: Central Business District	Wetlands: Some wetlands present
Infrastructure: Paved road access, trail access, gas, water and sewer available.	
Notes:	
Finance Dept. Code:	



Designated Use: City Hall

Acquisition History: Purchased, Schoulz 12/31/86

Area: 1.12 acres

Parcel Number: 17720408

2015 Assessed Value: \$2,067,700 (Land 241,200 Structure 2,206,700)

Legal Description: HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2

Zoning: Central Business District

Wetlands: None

Infrastructure: Paved road access, gas, water and sewer.

Notes: New addition and remodel 2011/12. Lower parking area paved.

Finance Dept. Code:



Designated Use: Police and fire stations

Acquisition History: Straub Warr Deed 4/74, partial purchase Straub 4/5/74

Area: 1.57 acres

Parcel Number: 17702057

2009 Assessed Value: \$2,391,400 (Land: \$326,900 Structure: \$2,064,500)

Legal Description: HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B


Zoning: Central Business District

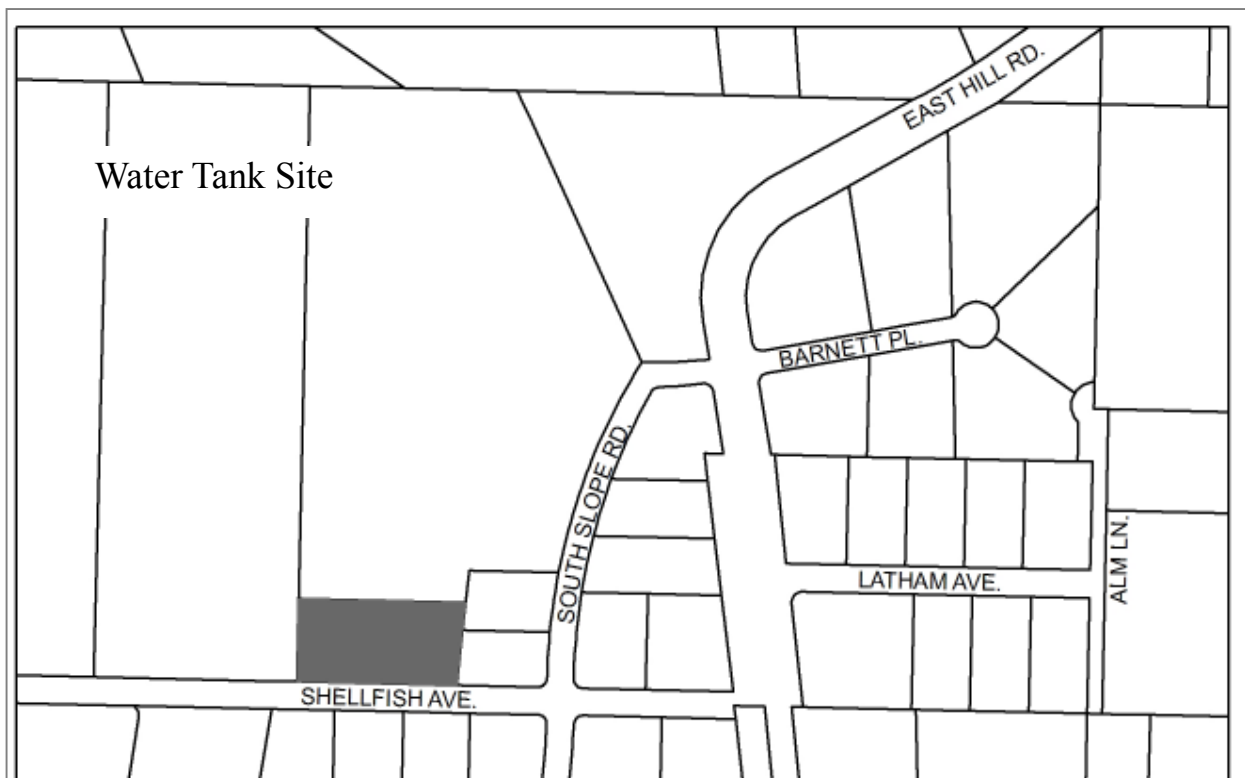
Wetlands: N/A

Infrastructure: Water, Sewer, Paved access

Notes:

Finance Dept. Code:

	
Designated Use: Water Tank (A Frame Tank) Acquisition History: Dehel Deed 6/1/65	
Area: 0.5 acres	Parcel Number: 17504011
2015 Assessed Value: \$345,800 (Land: \$34,100, Structure (water tank))	
Legal Description: HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	
Zoning: Rural Residential	Wetlands: Possible drainage through site
Infrastructure: N/A	
Notes:	
Finance Dept. Code:	



Designated Use: Future Water Tank
Acquisition History: Ordinance 14-39

Area: 1.5 acres

Parcel Number: 17701009

2015 Assessed Value: \$98,000

Legal Description: T6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2

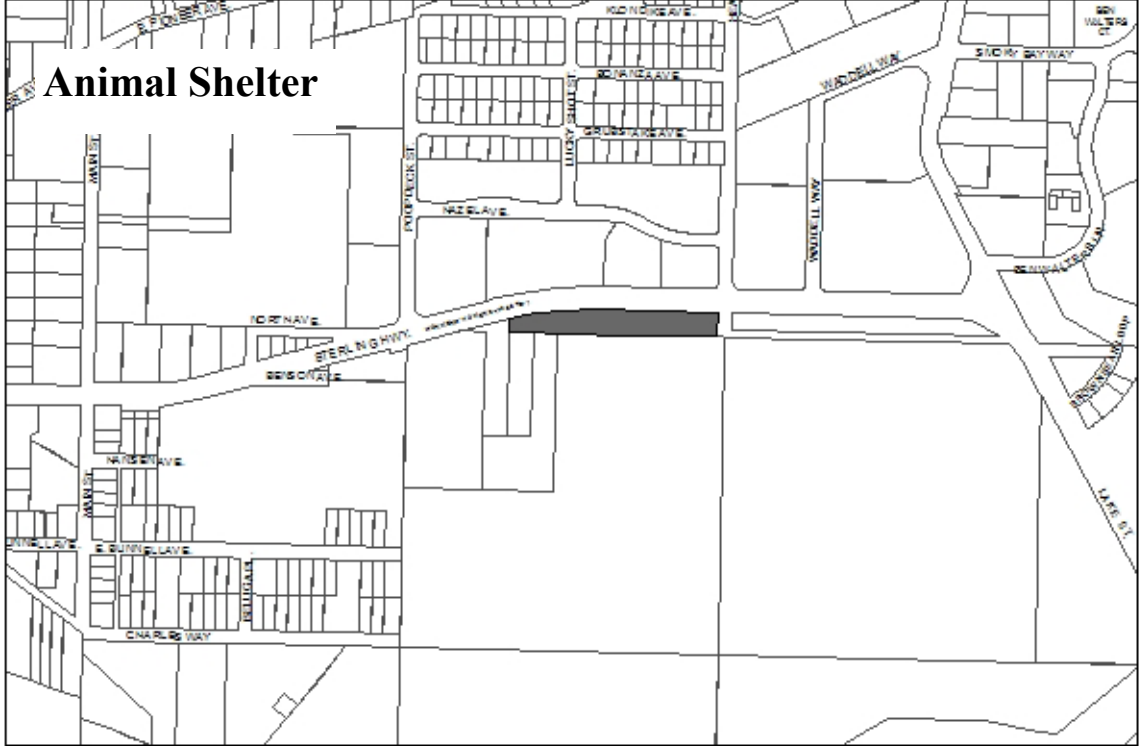
Zoning: Rural Residential

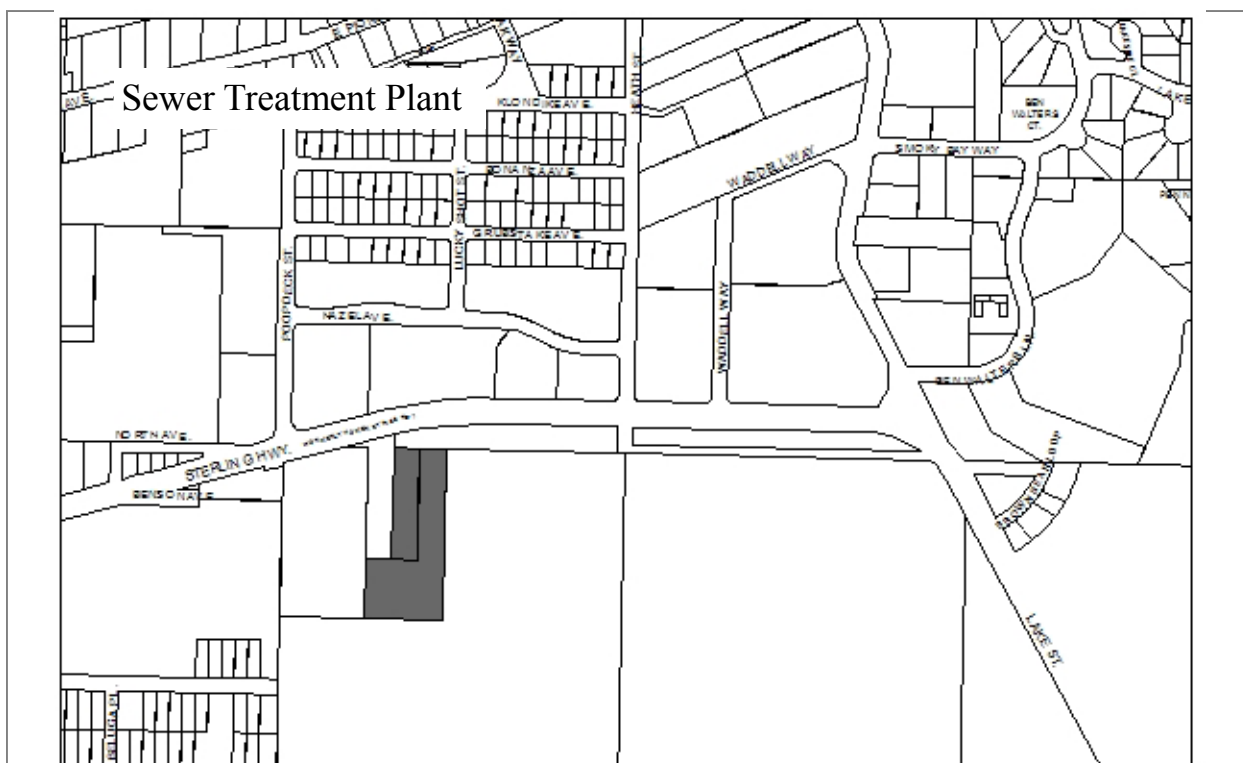
Wetlands:

Infrastructure: N/A

Notes: Future location of a new water tank. (2016 construction?)

Finance Dept. Code:

	
Designated Use: Animal Shelter Acquisition History: Heath Deed 3/10/71	
Area: 1.85 acres	Parcel Number: 17714020
2015 Assessed Value: \$1,515,300 (Land \$378,900, Structure \$1,136,400)	
Legal Description: Glacier View Subdivision No 18 Lot 1	
Zoning: Central Business District	Wetlands: N/A
Infrastructure: Water, Sewer, gas, gravel access via Public Works	
<p>Notes: Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.</p> <p>Constructed in 2004. 3,828 sq feet.</p>	
Finance Dept. Code:	



Designated Use: Sewage Treatment

Acquisition History: see below

Area: 4.08 acres

Parcel Number: 177140 14, 15

2009 Assessed Value: \$3,429,700 (Land: \$813,800 Structures/Improvements: \$2,615,900)

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05

Zoning: Central Business District

Wetlands: Yes

Infrastructure: Water and Sewer. Access via PW complex

Notes:

Acquisition:

17414014: Mitchell Warr Deed 1/9/84

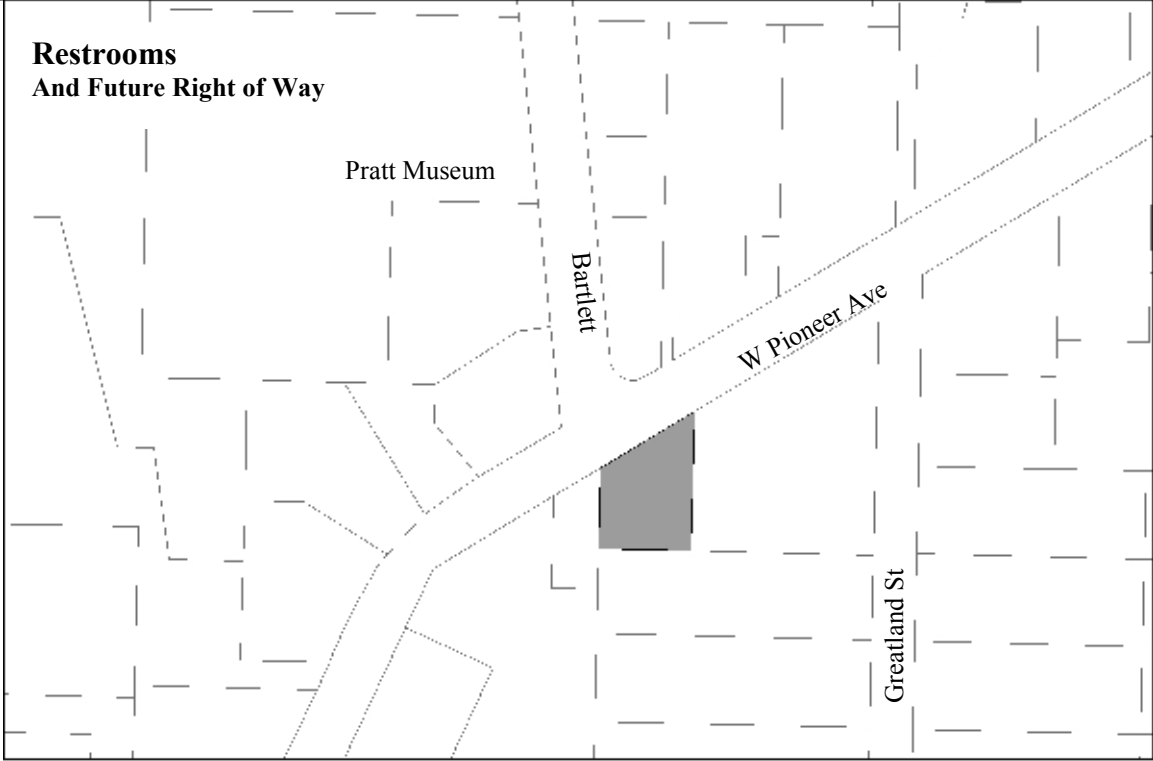
17714015: Heath/Whitmore Deed 3-71

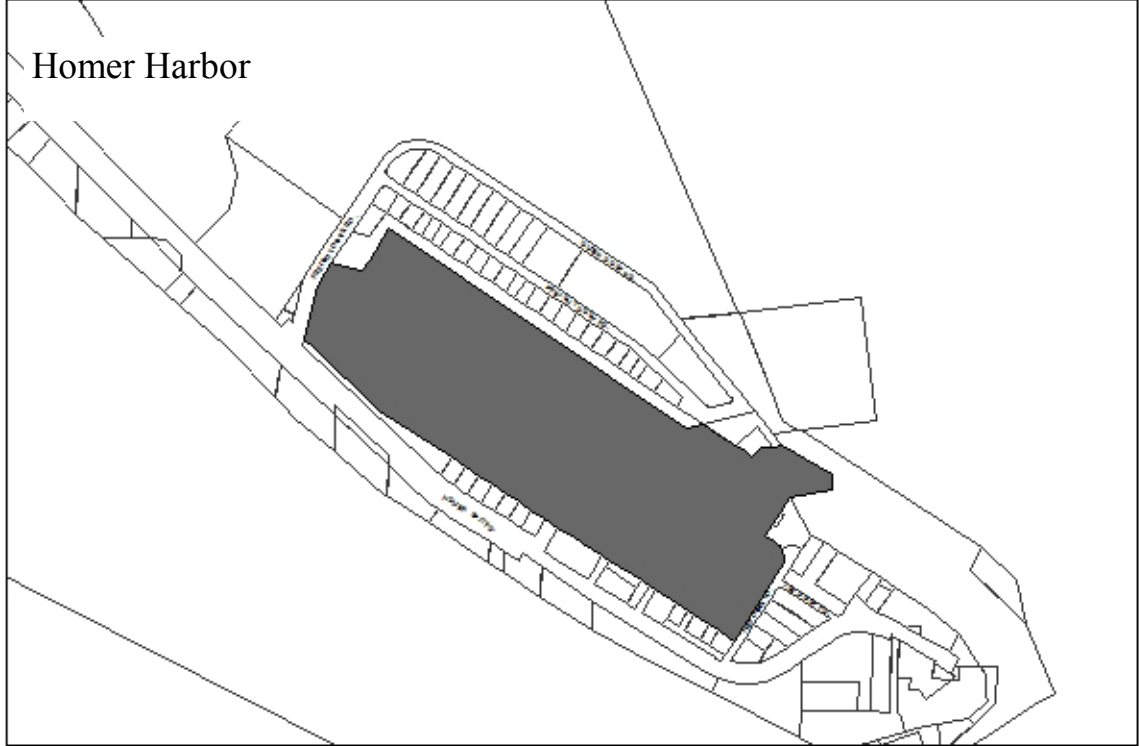
2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line.

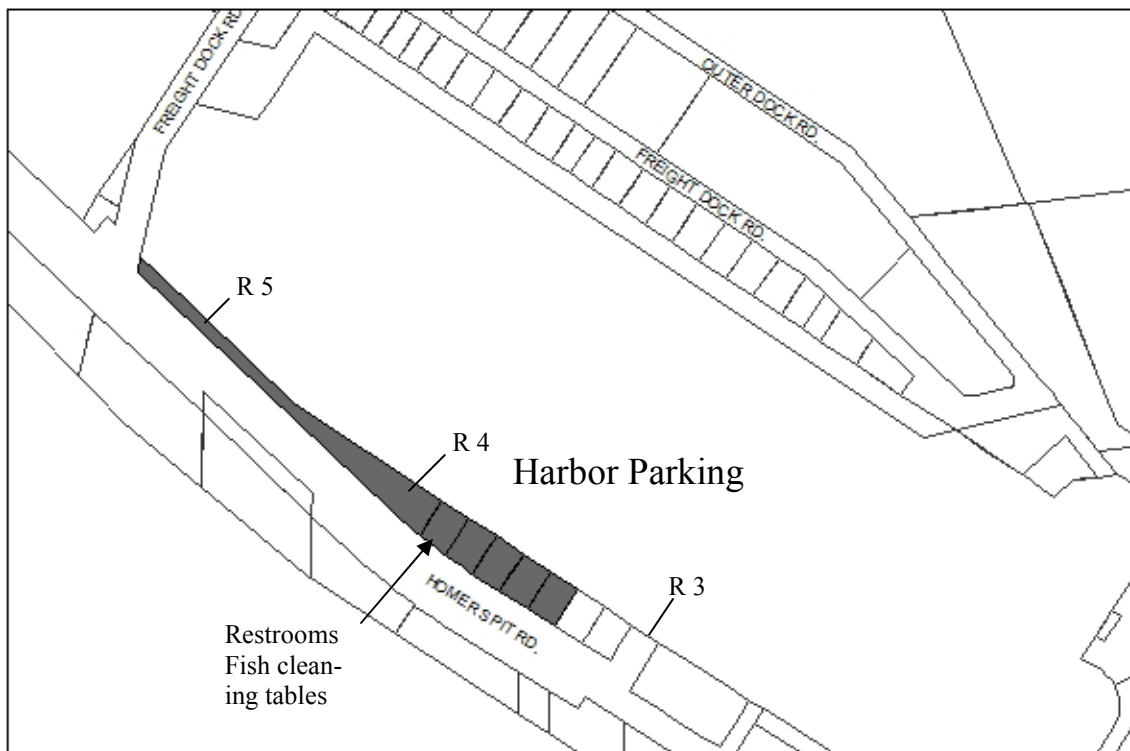
Within a FEMA mapped flood hazard area.

Finance Dept. Code:

<p>Public Works</p> <p>Beluga Slough tidal flats. Zoned Open Space Recreation. Tidal wetland.</p>	
Designated Use: Public Works Acquisition History: Heath Dead 3/10/71	
Area: 30 acres	Parcel Number: 17714016
2015 Assessed Value: \$3,284,500 (Land: \$1,812,100, Structures: \$1,472,300)	
Legal Description: T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	
Zoning: Central Business/Open Space	Wetlands: Yes
Infrastructure: Paved Road, water and sewer	
Notes: Within a FEMA mapped flood hazard area. Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064. 2015/16: Equipment shed constructed, Conditional Use Permit 15-02.	
Finance Dept. Code:	

	
Designated Use: Restroom and Future right of way Acquisition History: Ordinance 2012-42	
Area: 0.27 acres	Parcel Number: 17514301
2015 Assessed Value: \$58,800	
Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	
Zoning: Central Business District	Wetlands: Yes
Infrastructure: Paved Road, water and sewer	
Notes: Public restroom constructed 2013-2014 Future road extension for Bartlett.	
Finance Dept. Code:	

	
Designated Use: Homer Small Boat Harbor Acquisition History: Reso 99-51 Reconveyed from ACOE	
Area: 72.94	Parcel Number: 18103214
2015 Assessed Value: \$808,200	
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: floats, road access, water and sewer	
Notes: 	
Finance Dept. Code:	



Designated Use: Parking
Acquisition History:

Area: 3.12 acres

Parcel Number: 181033 18-22, 24

2015 Assessed Value: \$1,055,000 (Land: \$885,600, Structures: \$169,400)

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A

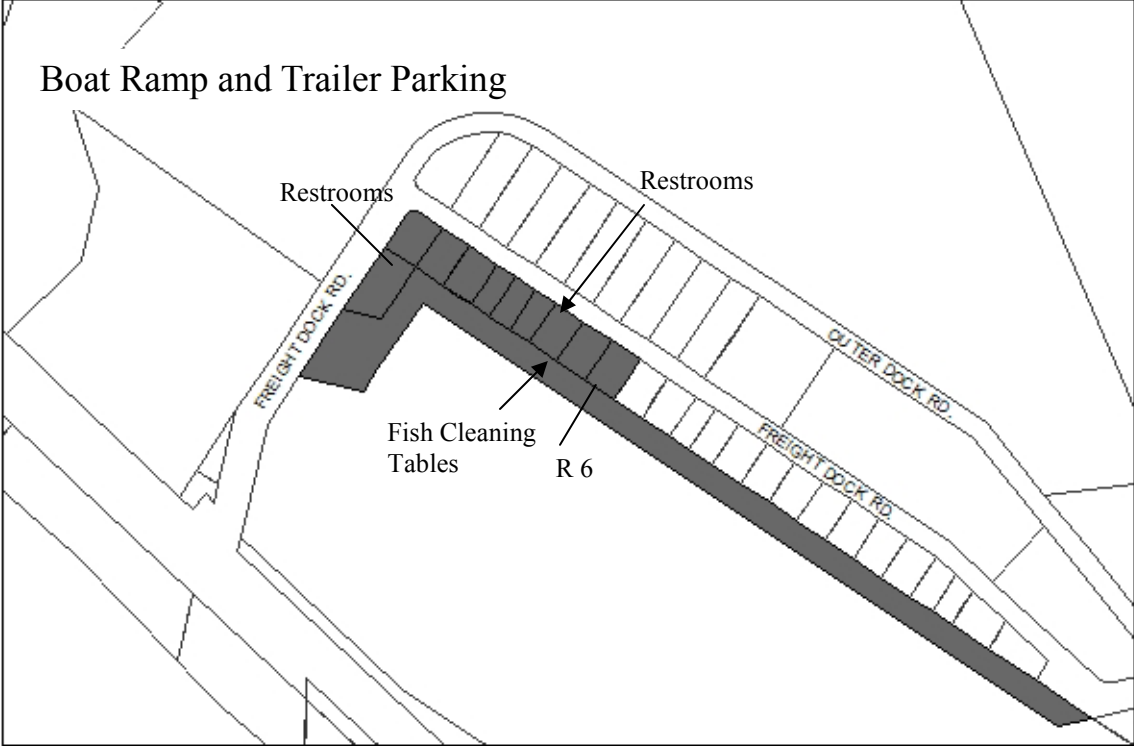
Zoning: Marine Commercial

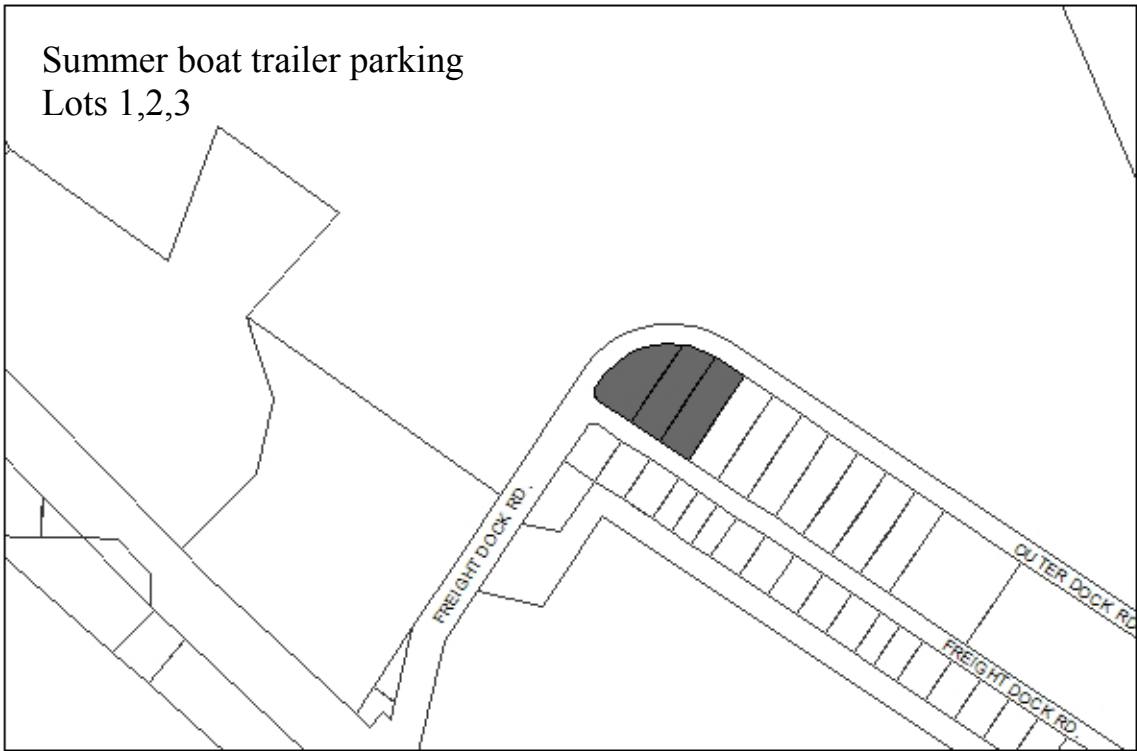
Wetlands: N/A

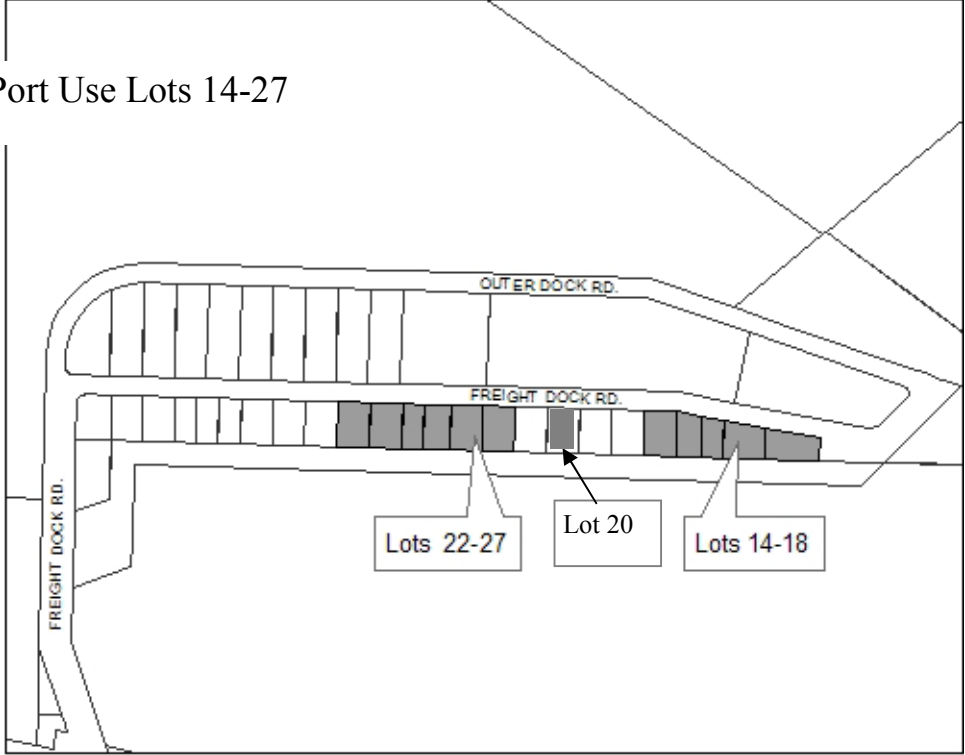
Infrastructure: Paved road, gas, Spit Trail, water and sewer, public restrooms

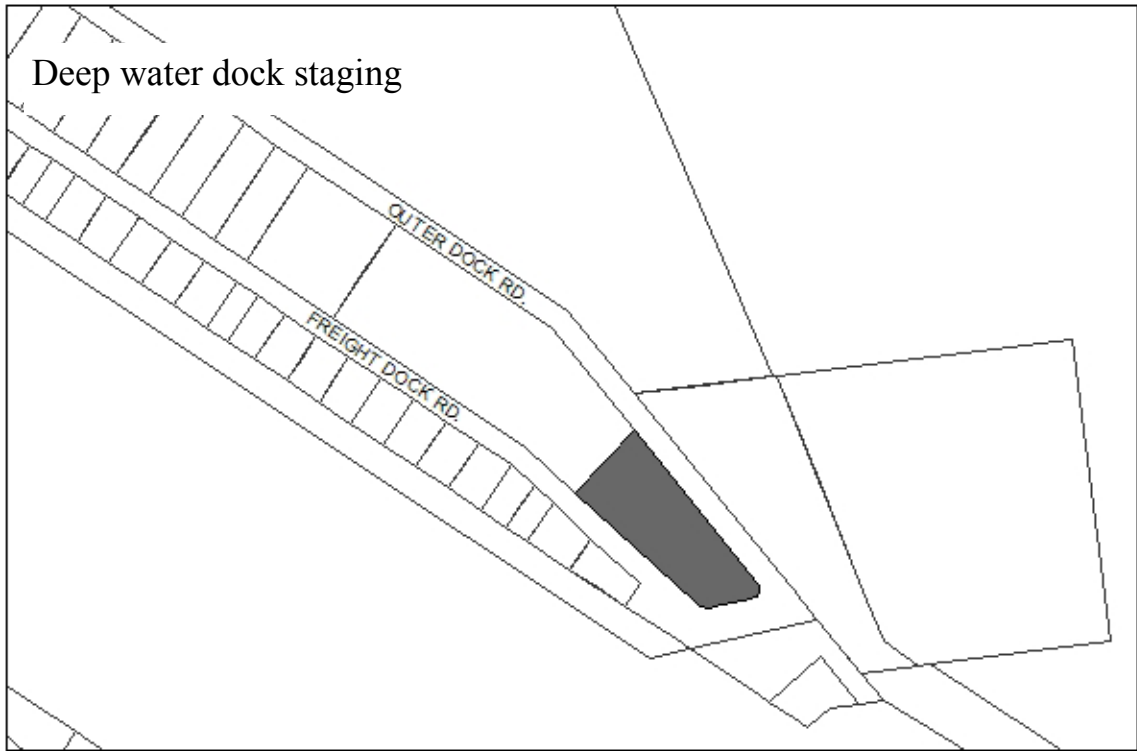
Notes: New restrooms at Ramp 5 constructed 2015/2016

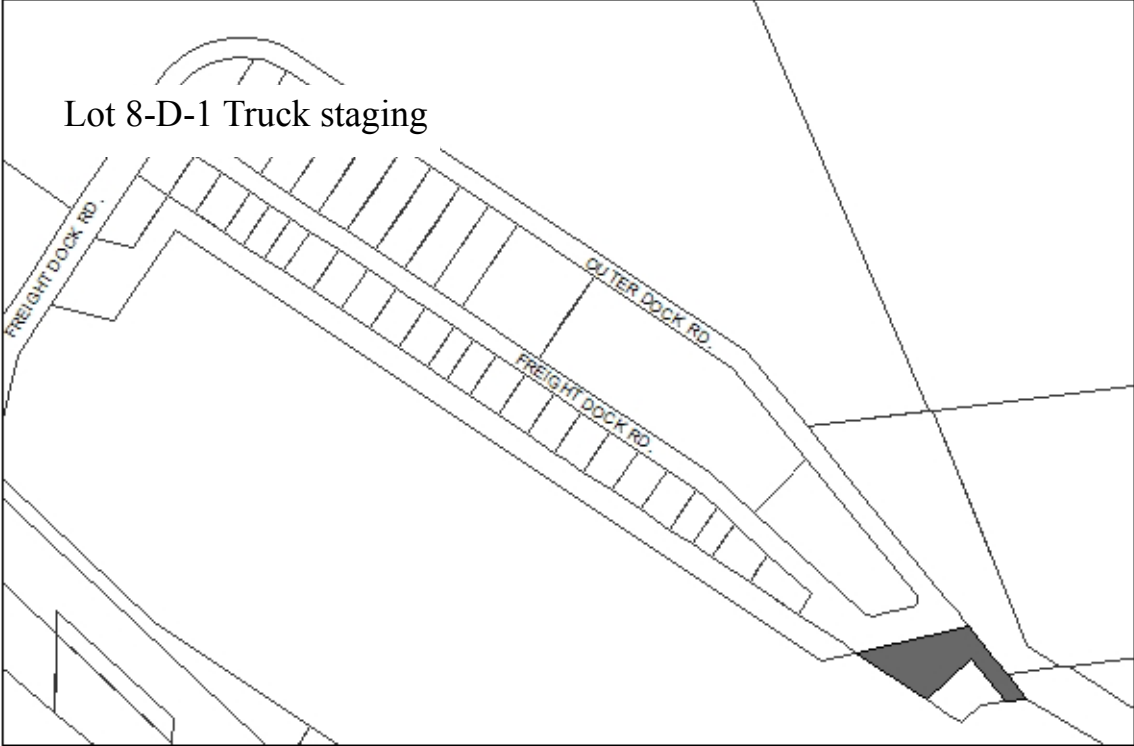
Finance Dept. Code:

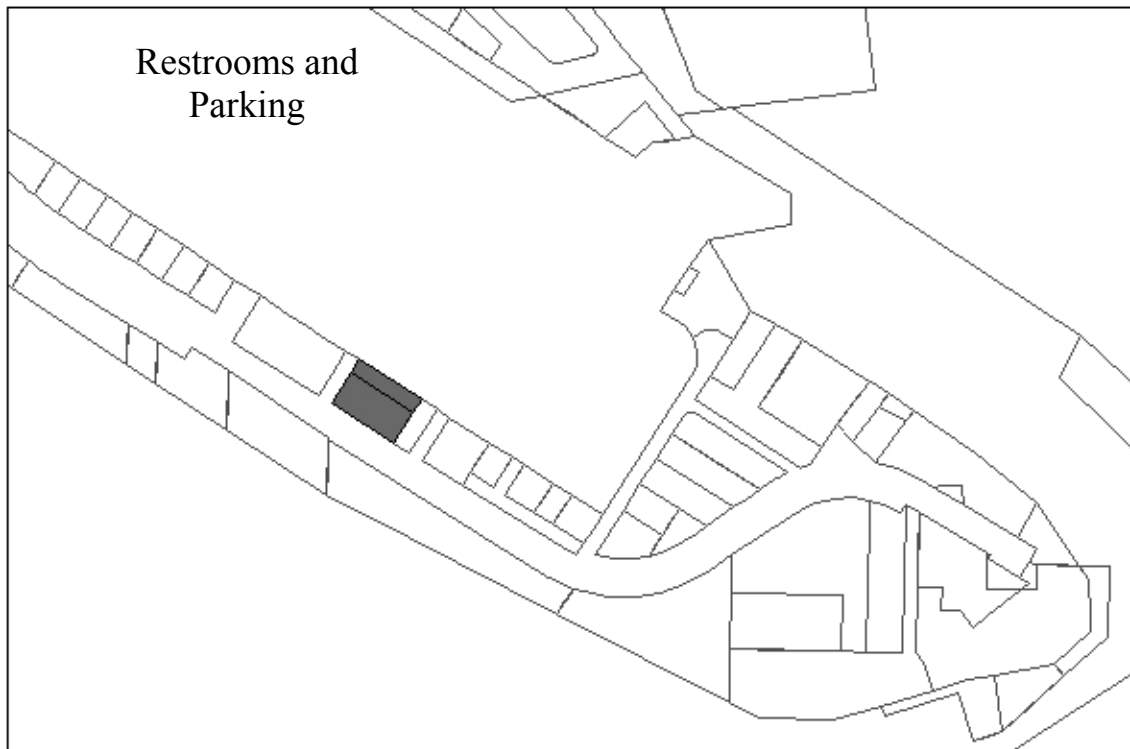
	
Designated Use: Boat ramp and trailer parking Acquisition History:	
Area: 8.32 acres	Parcel Number: 181032 47-58, 18103216
2015 Assessed Value: \$1,999,000	
Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
Zoning: Marine Industrial, over slope area is Marine Commercial	Wetlands: N/A
Infrastructure: paved road, gas, water and sewer, public restrooms	
Notes: Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor. Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.	
Finance Dept. Code:	

	
Designated Use: Acquisition History:	
Area: 1.98 acres	Parcel Number: 181032-21,22,31
2015 Assessed Value: \$562,300	
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 1,2,3	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: paved road, gas, water and sewer, Barge ramp	
Notes:	
Finance Dept. Code:	

<p>Port Use Lots 14-27</p>  <p>The map shows a waterfront area with two main roads: 'OUTER DOCK RD.' running horizontally and 'FREIGHT DOCK RD.' running vertically on the left. A series of lots are shown along these roads. A group of lots is shaded and labeled 'Lots 22-27'. Another group of lots is shaded and labeled 'Lot 20'. A third group of lots is shaded and labeled 'Lots 14-18'.</p>	
<p>Designated Use: Port Use Acquisition History:</p>	
<p>Area: 3.16 acres</p>	<p>Parcel Number: 18103233-37, 41-46</p>
<p>2015 Assessed Value: \$1,816,300</p>	
<p>Legal Description: Homer Spit No 5 Lots 14-18, 22-27</p>	
<p>Zoning: Marine Industrial</p>	<p>Wetlands: N/A</p>
<p>Infrastructure: paved road, gas, Spit Trail, water and sewer</p>	
<p>Notes: Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with. The office completed in 2015 is on lots 22 and 23. Lot 20 reserved for future travel lift Resolution 13-032</p>	
<p>Finance Dept. Code:</p>	

	
Designated Use: Deep water dock staging Acquisition History:	
Area: 2.08 acres	Parcel Number: 18103232
2015 Assessed Value: \$469,600	
Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: paved road, gas, water and sewer	
Notes: Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.	
Finance Dept. Code:	

	
Designated Use: Commercial Truck Staging	
Acquisition History:	
Area: 1.12 acres	Parcel Number: 18103259
2015 Assessed Value: \$301,800	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Gravel road access, water and sewer	
Notes: Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity. 2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.	
Finance Dept. Code:	



Designated Use: Parking and restrooms
Acquisition History:

Area: 0.65 and 0.28 acres, or 0.93 acres

Parcel Number: 181033 10, 11

2009 Assessed Value: \$446,700 (Land: \$358,900 Structures: \$107,800)

Legal Description: Homer Spit Subdivision Amended, Lots 28 and 29

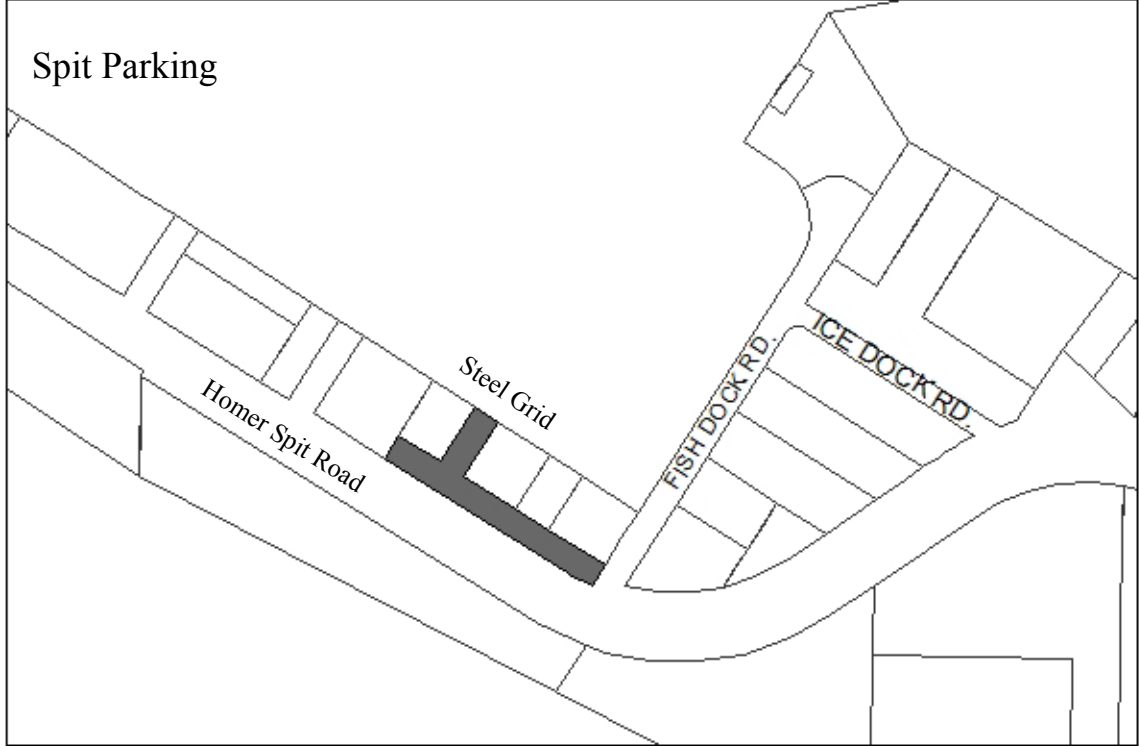
Zoning: Marine Commercial

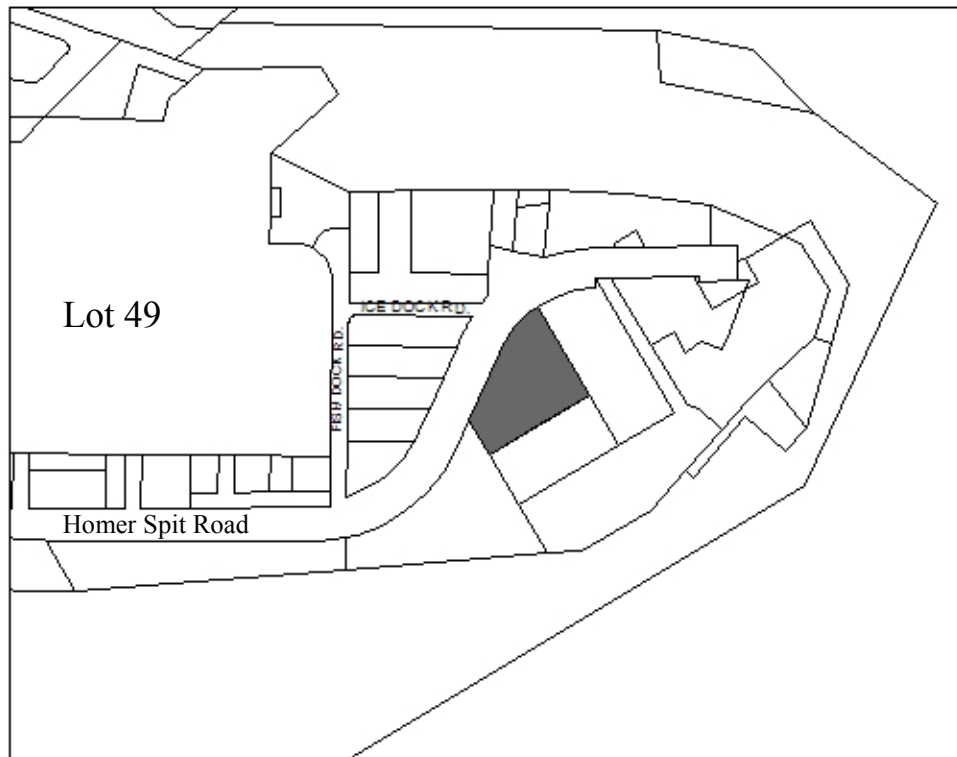
Infrastructure: Paved road, water and sewer

Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity.

Former site of Harbormaster Office

Finance Dept. Code:

 <p>The map shows a coastal area with several roads. Homer Spit Road runs diagonally from the top left towards the bottom center. Steel Grid is a small rectangular area adjacent to Homer Spit Road. Fish Dock Rd. and Ice Dock Rd. are located to the right of Steel Grid, running parallel to each other and then turning towards the bottom right. The area is labeled 'Spit Parking' in the top left corner.</p>	
Designated Use: Parking and Access Acquisition History:	
Area: 0.6 acres	Parcel Number: 18103441
2015 Assessed Value: \$173,700	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Paved road	
Notes: Provides parking for adjacent businesses, and harbor access.	
Finance Dept. Code:	



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres

Parcel Number: 18103403

2015 Assessed Value: \$712,000

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Paved road, gas, water and sewer

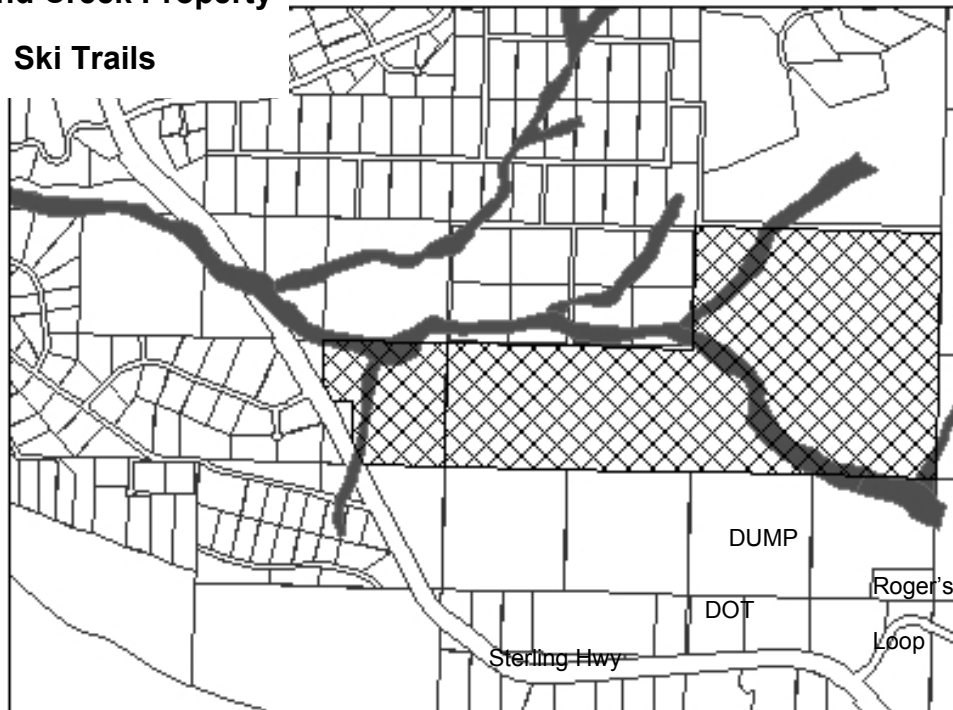
Notes:

Resolution 2007-51: Continue to use for dredge material dewatering.

Finance Dept. Code:

Section E

Parks + Beaches
Cemeteries + Green Space

Diamond Creek Property**Ski Trails****Designated Use:** Public Purpose for park land**Acquisition History:** Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership**Area:** 273 acres (240 acres and 33 acres)**Parcel Number:** 17302201, 17303229**2015 Assessed Value:** \$325,100**Legal Description:** HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.**Zoning:** Not in city limits**Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.**Infrastructure:** Limited legal and physical access. Western lot has Sterling Highway frontage.**Notes:** Ski trails, managed by Kachemak Nordic Ski Club

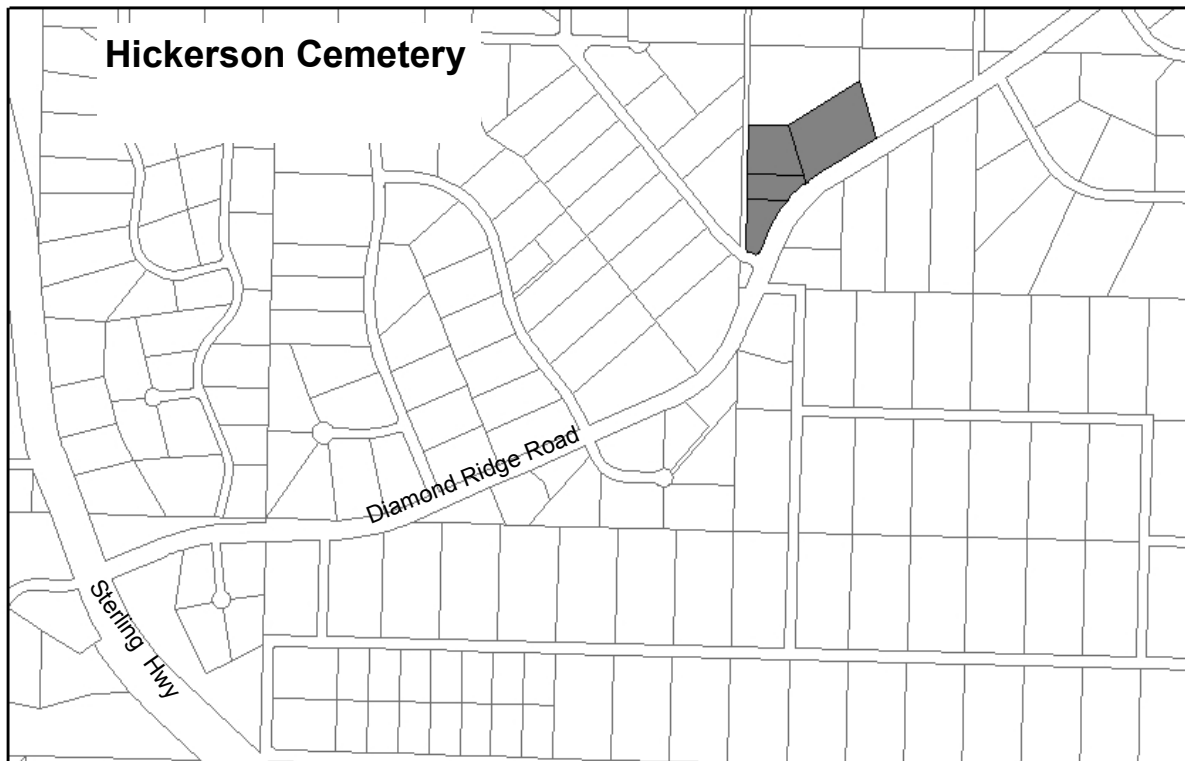
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

Conservation Easement Resolution 2010-48, Recording# 2010-003220-0

Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan

The Plan was accepted by the State of Alaska Forest Legacy Program on 11/19/2014. Management and development of the property must follow the adopted and approved plan.

Finance Dept. Code:



Designated Use: Hickerson Memorial Cemetery

Acquisition History: Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30

Area: 6.91 acres

Parcel Number: 17321011, 13, 14, 15

2015 Assessed Value: \$196,700 (Land \$184,800, Structure \$11,900)

Legal Description: HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C

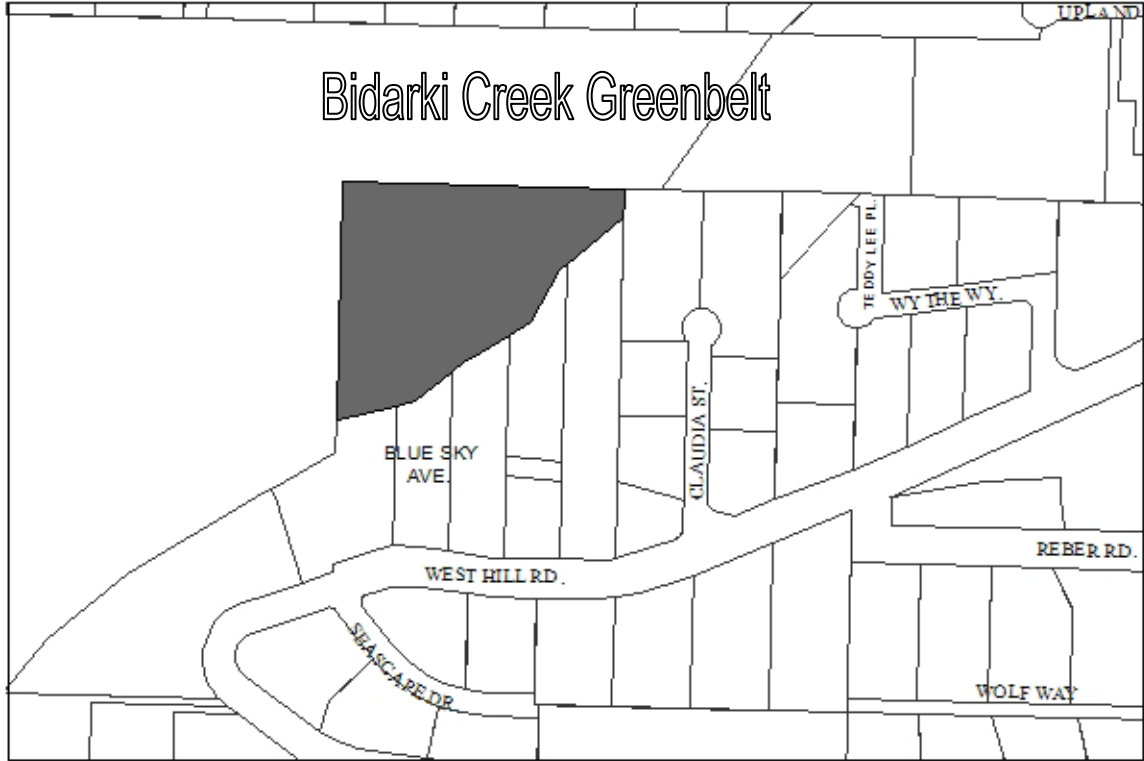
Zoning: Not within city limits

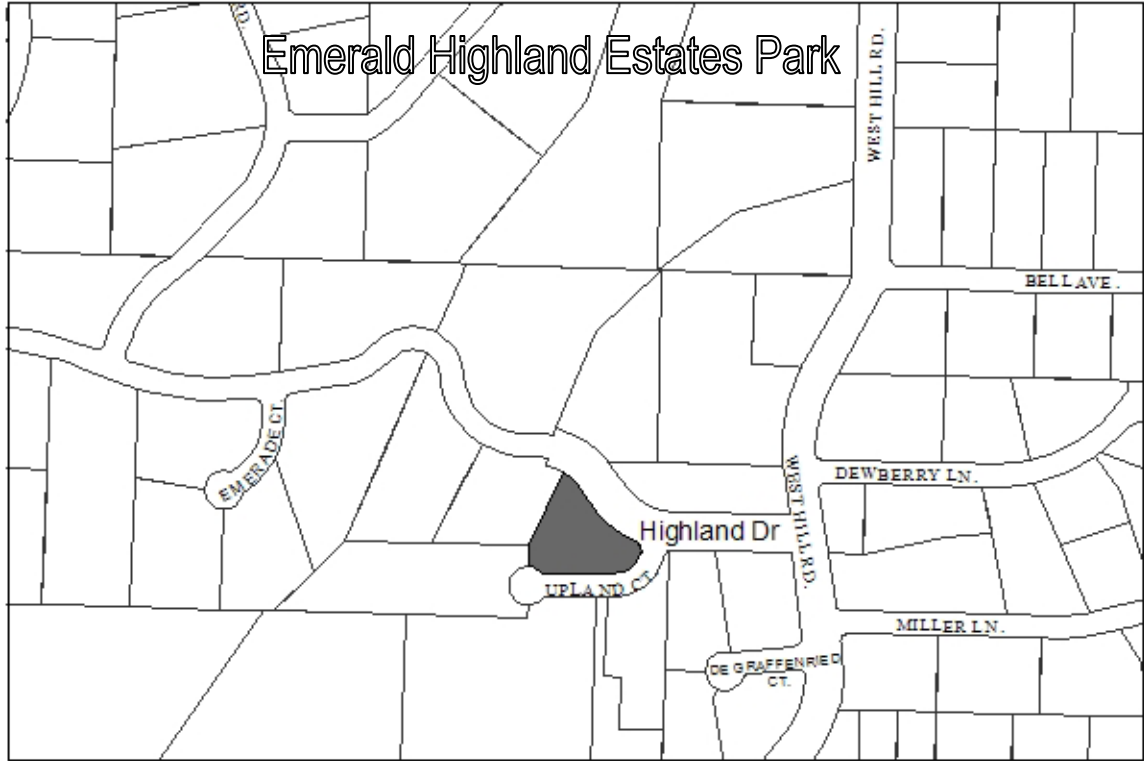
Wetlands: N/A

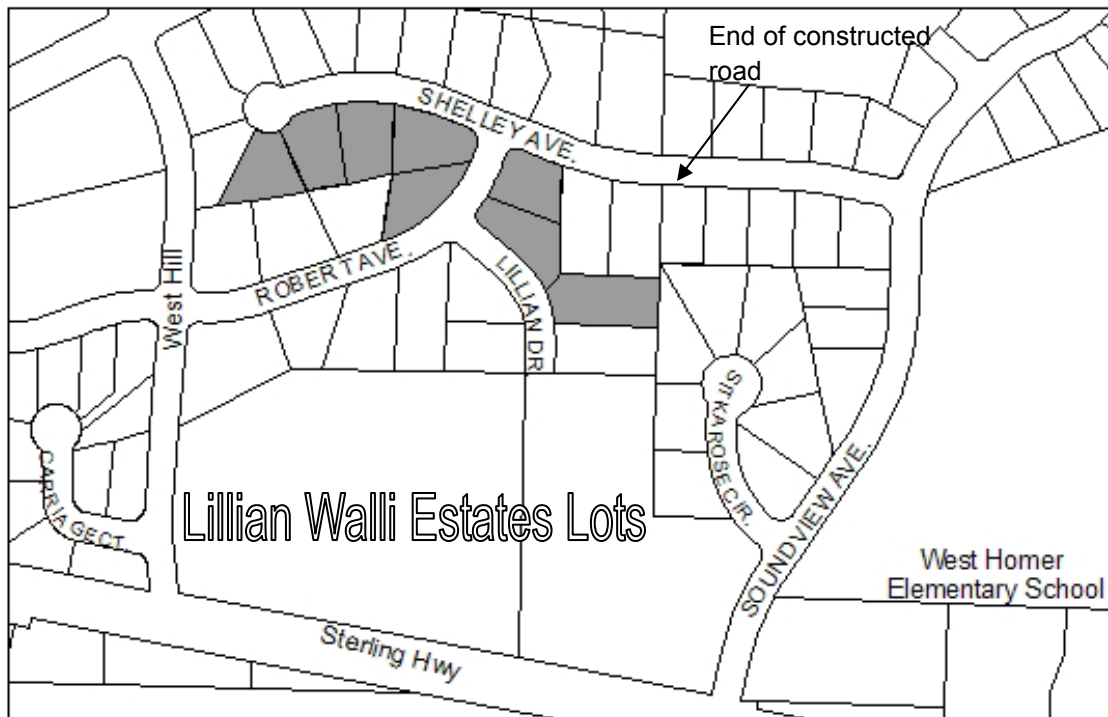
Infrastructure: paved access

Notes: Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30.

Finance Dept. Code:

	
Designated Use: Public Purpose. Retain as undeveloped Greenbelt and to protect drainage. Acquisition History: KPB Ordinance 83-01	
Area: 6.57 acres	Parcel Number: 17503025
2015 Assessed Value: \$10,600	
Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	
Zoning: Rural Residential	Wetlands: Bidarki Creek runs through the lot
Infrastructure: No access, no utilities	
Notes: Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.	
Finance Dept. Code:	

	
Designated Use: Public Use/Emerald Highland Estates Park Acquisition History: Gangle Deed, 12/1989	
Area: 1.04 acres	Parcel Number: 17502056
2015 Assessed Value: \$50,800	
Legal Description: HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3	
Zoning: Rural Residential	Wetlands: The whole lot is potential wetlands. Creek present long western property line.
Infrastructure: Gravel road access	
<p>Notes: This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.</p> <p>History: Resolution 2004-24A, Land Allocation Plan Resolution 2007-03 Emerald Park Master Plan</p>	
Finance Dept. Code:	



Designated Use: Sell

Acquisition History: Tax foreclosure. Eight lots, KPB Ord 93-09, 93-147, and 94-2(A)

Area: East lot is just over a third of an acre.
Total Acreage: 3.02 acres.

Parcel Number: 175241-10-12, 26-30

2006 Assessed Value: \$7,800-\$8,400 per lot. Total: \$56,000

Legal Description: HM0880016 T06S R14W S24 LILLIAN WALLI ESTATE SUB LOT 60, 65, 66, 67, 70, 57, 58, 59.

Zoning: Rural Residential

Wetlands: All lots mapped as potential wetlands

Infrastructure: No roads, water or sewer immediately adjacent to these lots.

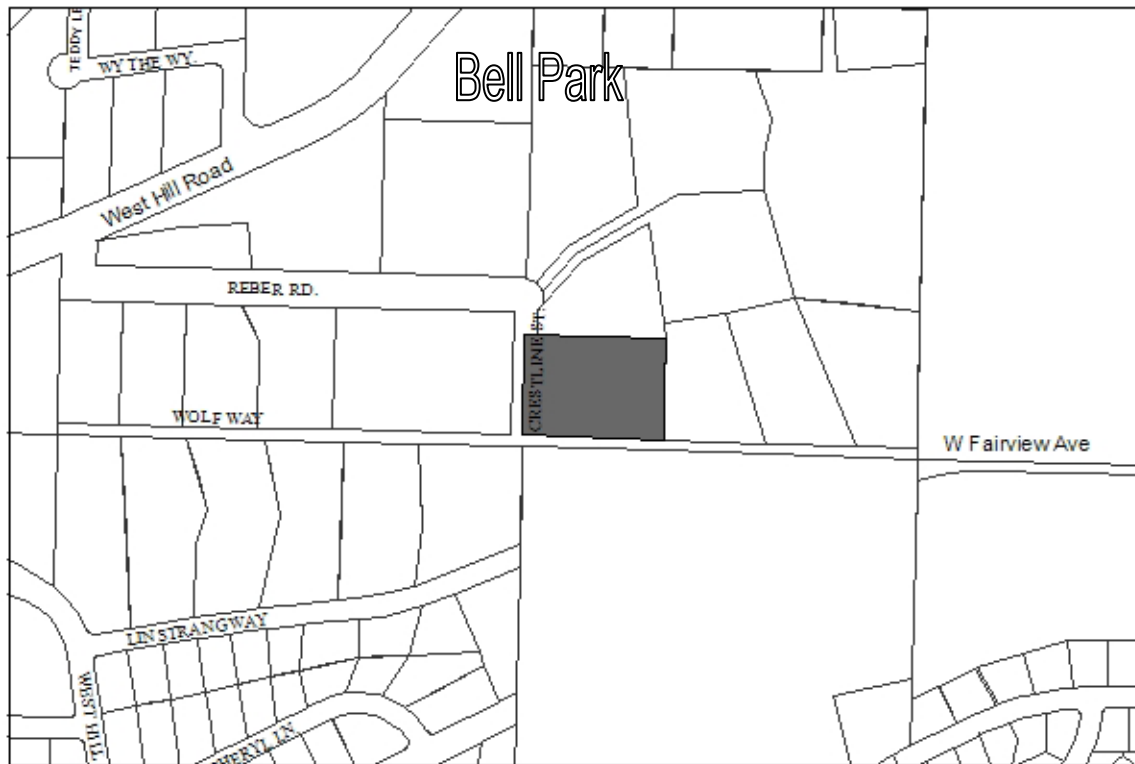
Notes: Resolution 2004-24A: The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park.

Resolution 2012-50(S): Initiated a Special Assessment District to develop the subdivision. This process began in fall 2012.

These lots were previously assessed for the Sterling Highway Sewer line.

Resolution 15-030(A) Sell all lots. Ordinance 15-22 disposal. Appraisal as of June 17, 2015, market value of \$100,000. Properties have been advertised but not bids received in 2015.

Finance Dept. Code: 392.0005



Designated Use: W.R.Bell Public Park.

Acquisition History: Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970

Area: 2.75 acres

Parcel Number: 17524006

2009 Assessed Value: \$81,800

Legal Description: HM0700402 T06S R13W S18 TRACT E W R BELL SUB

Zoning: Rural Residential

Wetlands: Drainages on lot.

Infrastructure: Gravel road access. Rough trails across property.

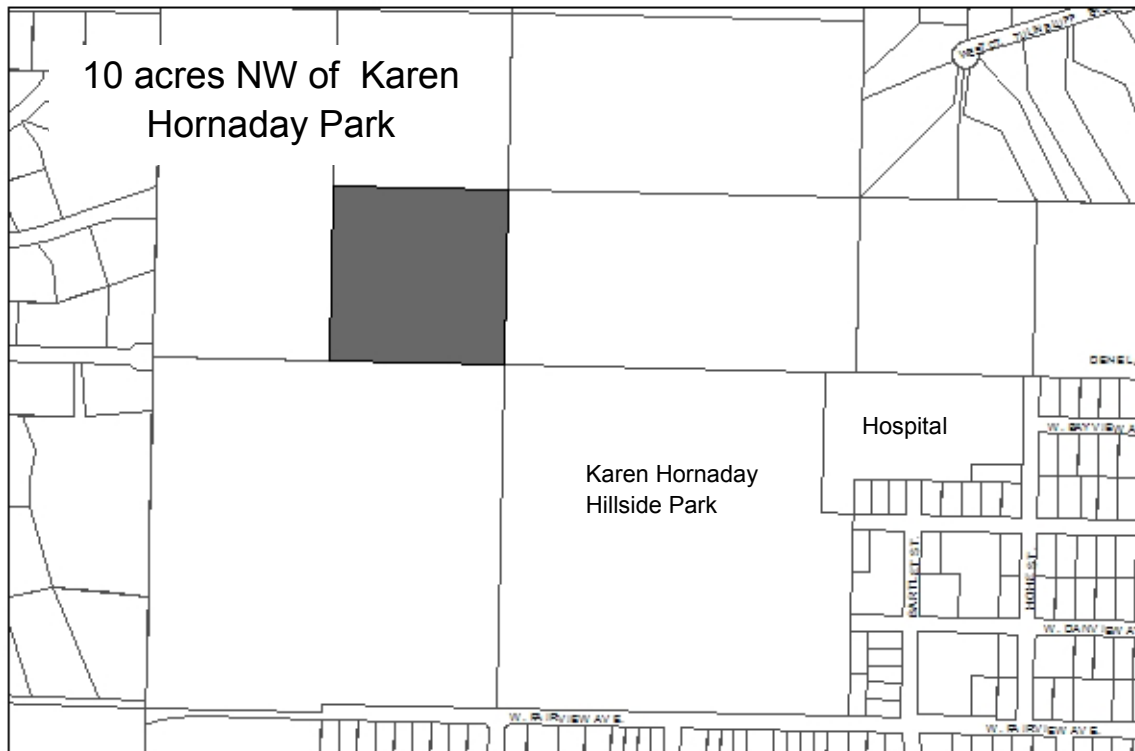
Notes:

Park contains the gravesite of W.R. Bell.

It can be expected that the land to the south will become a housing development. Some homes will be accessed from W Fairview Ave.

2009: Completion of Reber Trail, with HART funds and a state trails grant.

Finance Dept. Code:



Designated Use: Retain for a future park Resolution 2011-37(A)

Acquisition History:

Area: 10 acres

Parcel Number: 17504003

2015 Assessed Value: \$56,800*

Legal Description: T6S R13W Sec 18 SE1/4 NE1/4 SW1/4

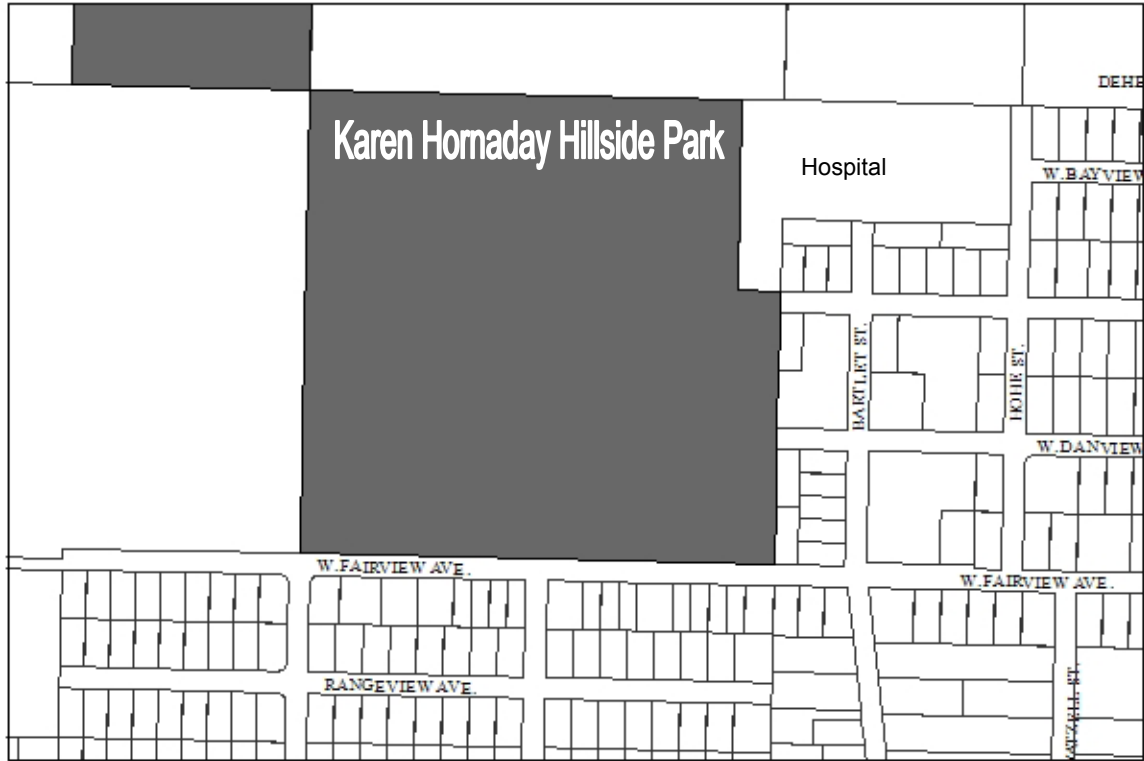
Zoning: Rural Residential

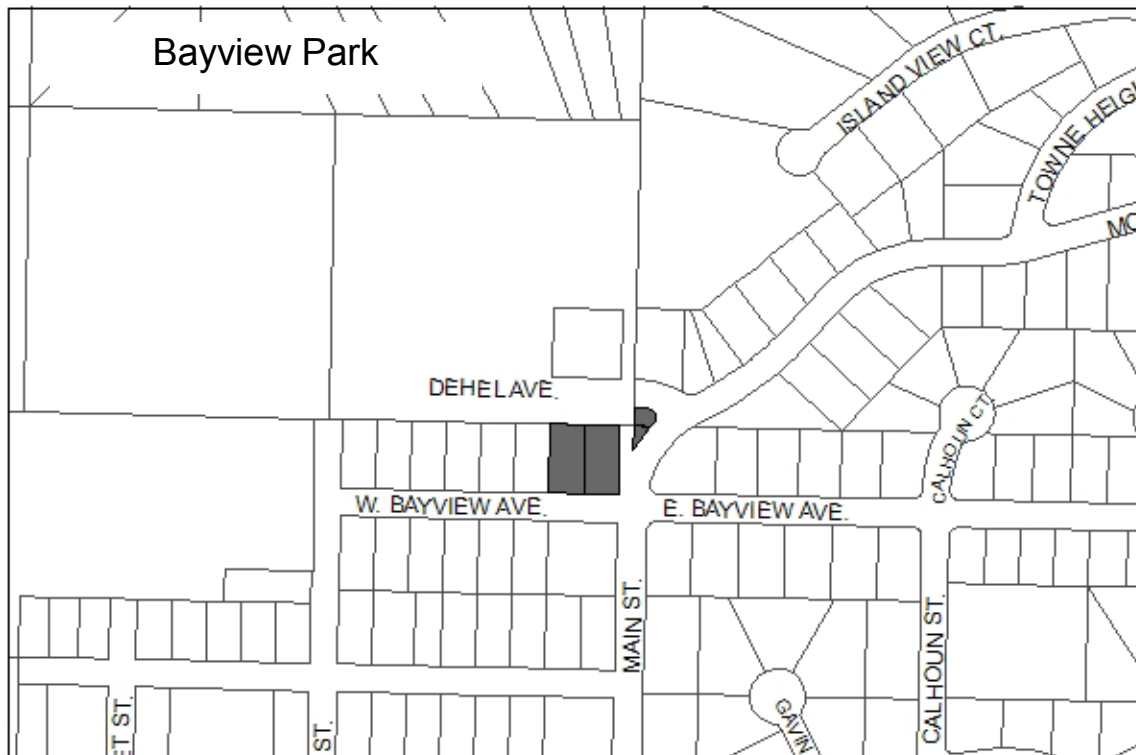
Wetlands: Drainages and wetlands may be present

Infrastructure: None. No access.

Notes: *2007—Land could not be appraised by private appraisal due to lack of legal access.

Finance Dept. Code:

	
Designated Use: Public Recreational Purpose/Karen Hornaday Hillside Park Acquisition History: Homer Fair Association, Deed 8/1966 with covenants	
Area: 38.5 acres	Parcel Number: 17504023
2015 Assessed Value: \$155,000 (Land \$43,000 Structure \$112,000)	
Legal Description: HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn	
Zoning: Open Space Recreation	Wetlands: Some drainages
Infrastructure: Water, sewer and road access	
<p>Notes: The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.</p> <p>Campground, ball fields, day use picnic and playground area.</p> <p>Resolution 09-59(A) adopted the park master plan.</p>	
Finance Dept. Code: 175.0003 (driveway, parking), 175.0007 (campground)	



Designated Use: Public Purpose/Bayview Park/Water tank access

Acquisition History: Large lots: Klemetsen Warranty Deed 5/8/67. Water tank access and part of Bayview Park.

Area: 0.58 acres total

Parcel Number: 175051 07, 08
17726038, 17727049

2015 Assessed Value: \$95,900 total

Legal Description: 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2
17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1
17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE
17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

Zoning: Urban Residential

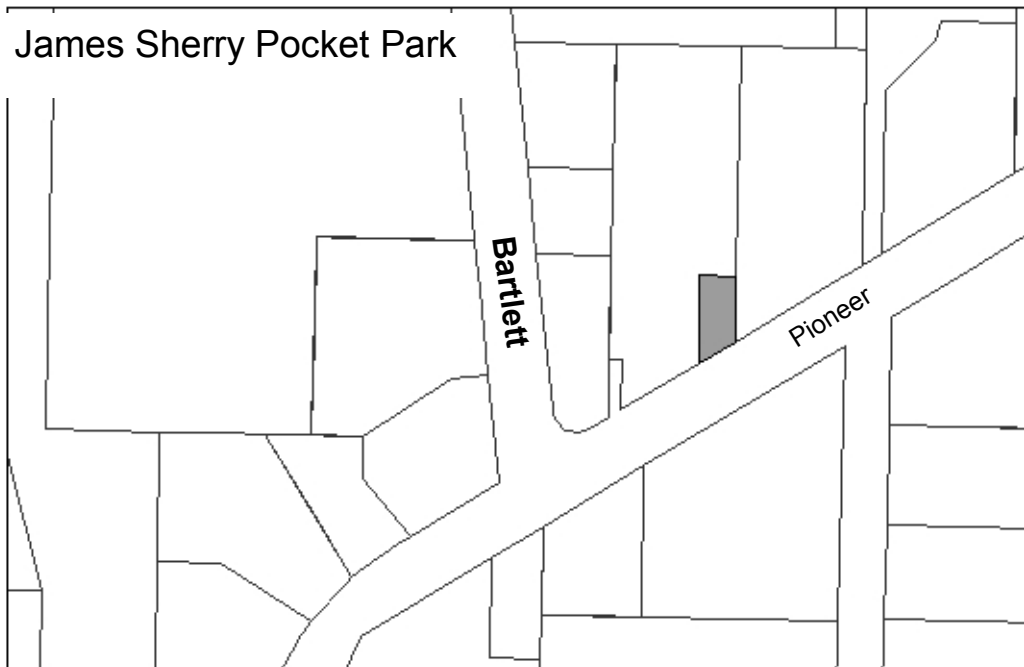
Wetlands: N/A

Infrastructure: Paved road access, water, sewer

Notes:

Finance Dept. Code:

Designated Use: ROW and Woodard Park Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53	
Area: ROW 0.85 acres Woodard Park: .025 acres	Parcel Number: 17513329 17513328
2015 Assessed Value: ROW: \$79,700, Park: \$40,600	
Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B	
Zoning: Residential Office	Wetlands: Woodard Creek and wetlands present
Infrastructure: Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.	
Notes:	
Finance Dept. Code: ROW: 500.0051 Park:	



Designated Use: Retain for use as public park or parking

Acquisition History: Ord 83-01 (KPB)

Area: 0.06 acres or 2,766 sq ft

Parcel Number: 17514235

2015 Assessed Value: \$13,100

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

Zoning: Central Business District

Wetlands: Ditch across property

Infrastructure: Water and Sewer, paved sidewalk

Notes:

HEA/phone company utility infrastructure on lot—big green boxes.

Finance Dept. Code:



Designated Use: WKFL Park

Acquisition History: Asaiah Bates Deed 3/88

Area: 0.31 acres

Parcel Number: 17720204

2015 Assessed Value: \$70,300

Legal Description: Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

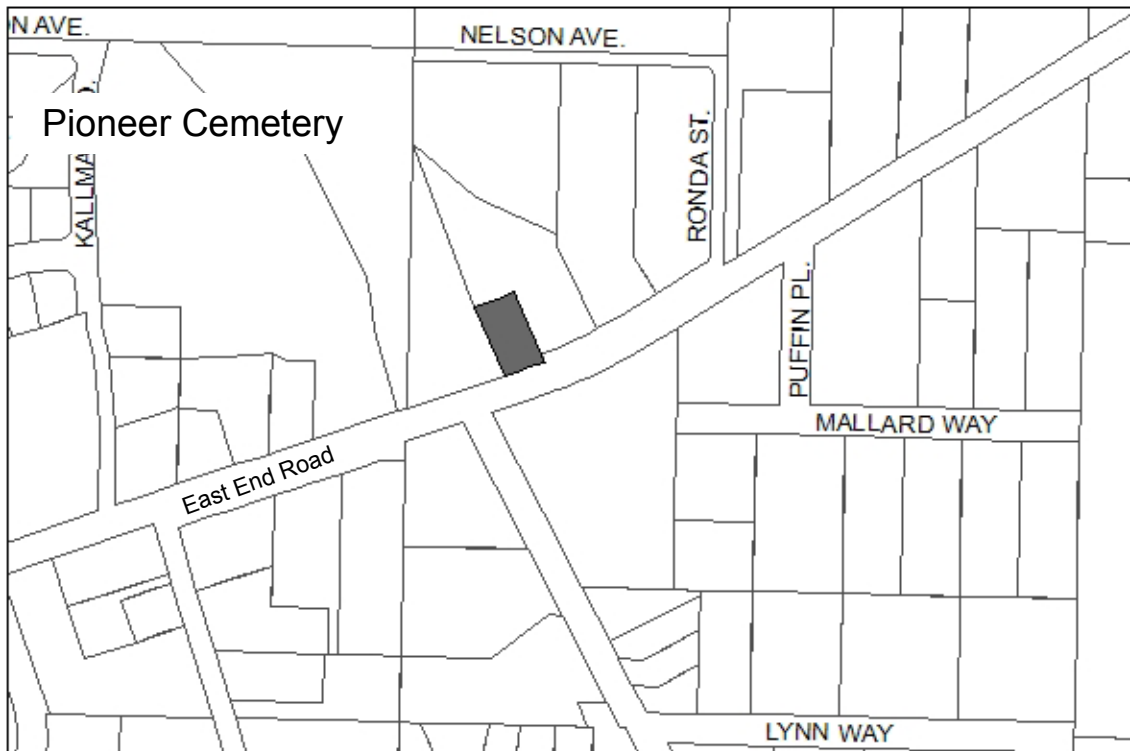
Zoning: Central Business District

Wetlands: N/A

Infrastructure: Water, paved road, electricity

Public restroom constructed in 2013.

Finance Dept. Code:



Designated Use: Pioneer Cemetery

Acquisition History: Quitclaim Deed Nelson 4/27/66

Area: 0.28 acres

Parcel Number: 17903007

2009 Assessed Value: \$26,400

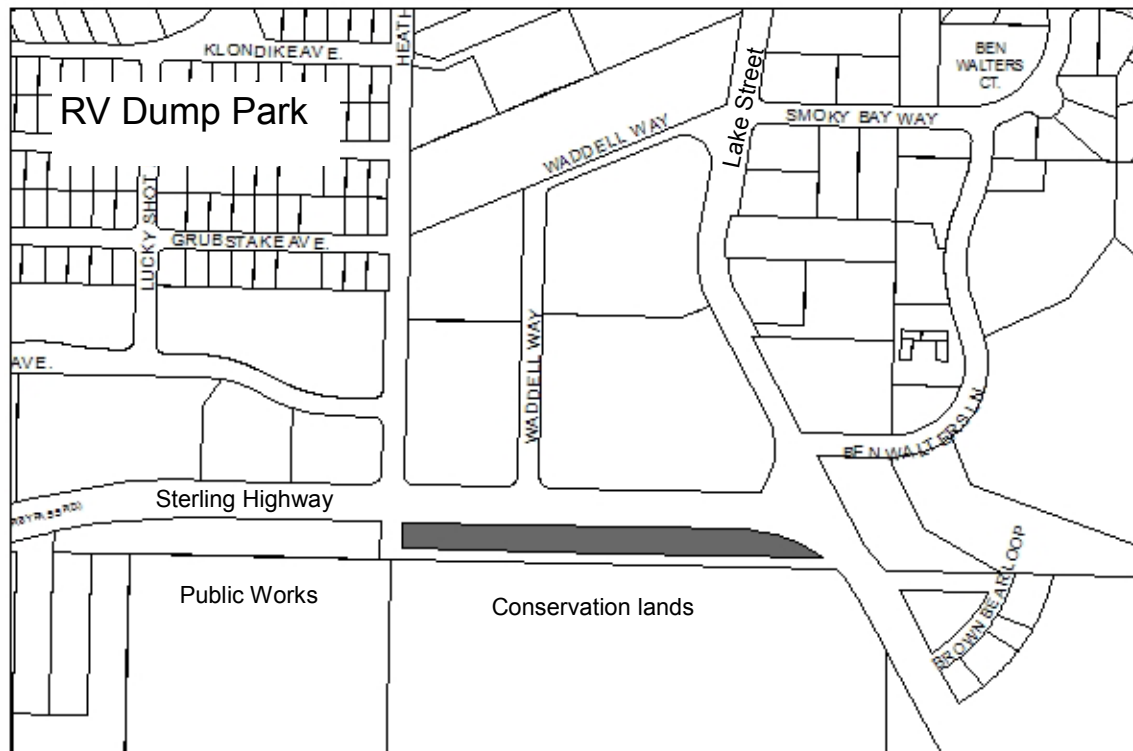
Legal Description: James Waddell Survey of Tract 4 Lot 4A

Zoning: Residential Office

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: RV Water/Dump station

Acquisition History: Deed states "Waddell Park Tract"

Area: 1.73 acres

Parcel Number: 17712014

2015 Assessed Value: \$356,700

Legal Description: Waddell Subdivision, portion S of Homer Bypass Road

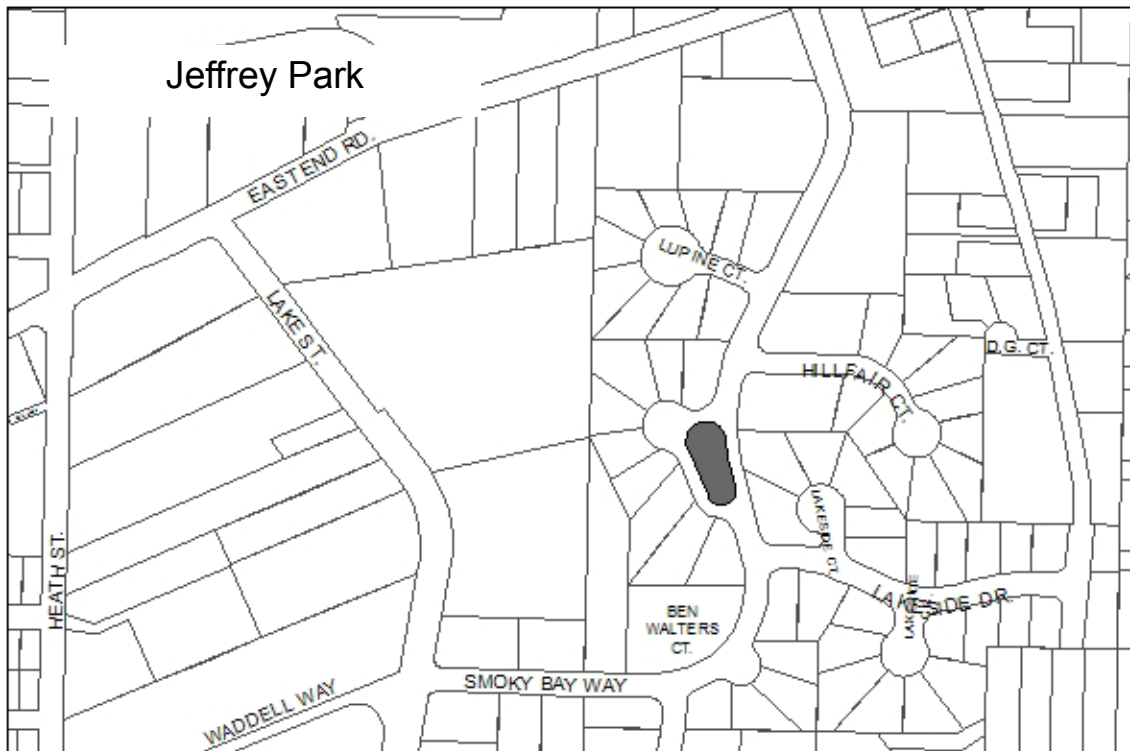
Zoning: Central Business District

Wetlands:

Infrastructure: Water, Sewer, gravel/paved access

Notes: Part of Land and Water Conservation Project #02-00263.4, signed January 1983. Land to remain in park status in perpetuity.

Finance Dept. Code:



Designated Use: Public Purpose/Greenbelt/Jeffrey Park

Acquisition History: Ordinance 83-27 (KPB)

Area: 0.38 acres

Parcel Number: 17730251

2015 Assessed Value: \$51,200

Legal Description: Lakeside Village Amended Jeffrey Park

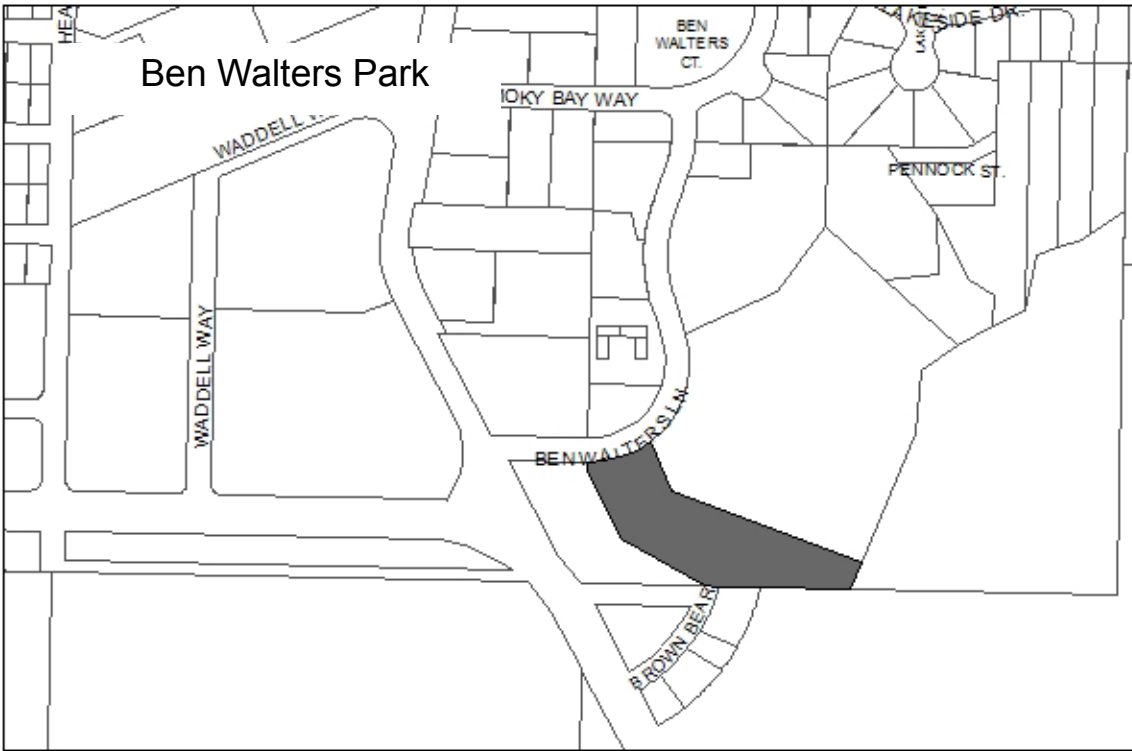
Zoning: Urban Residential

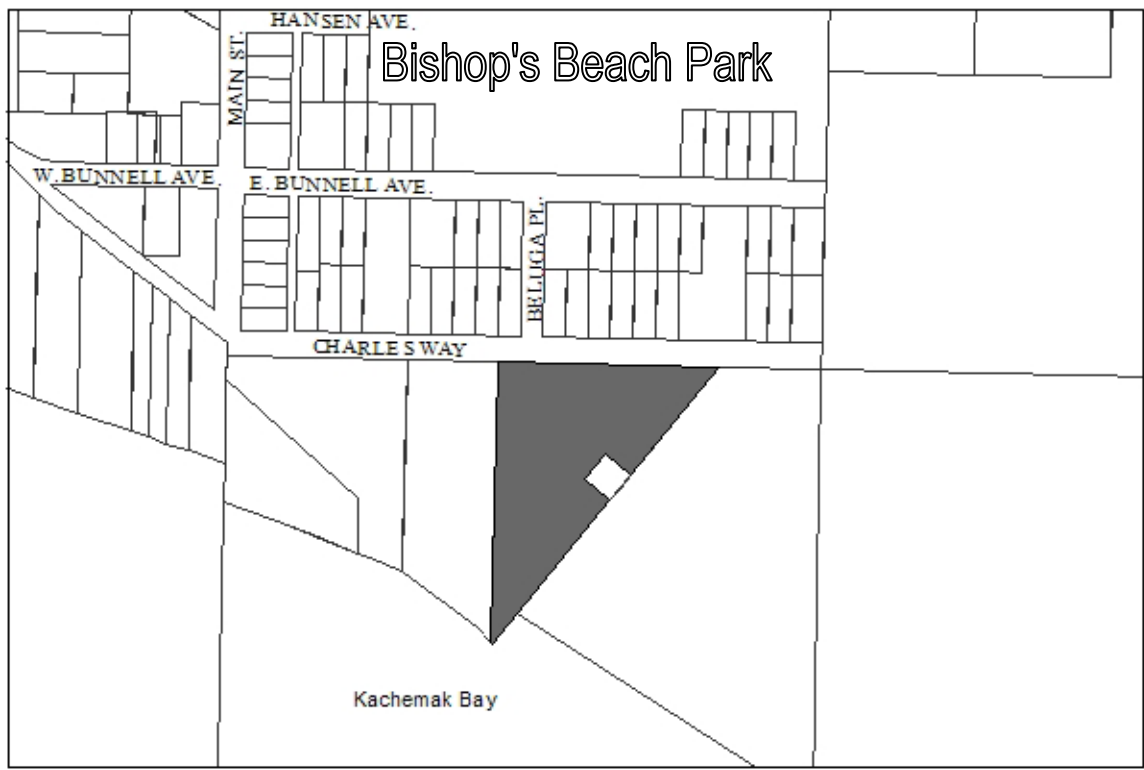
Wetlands:

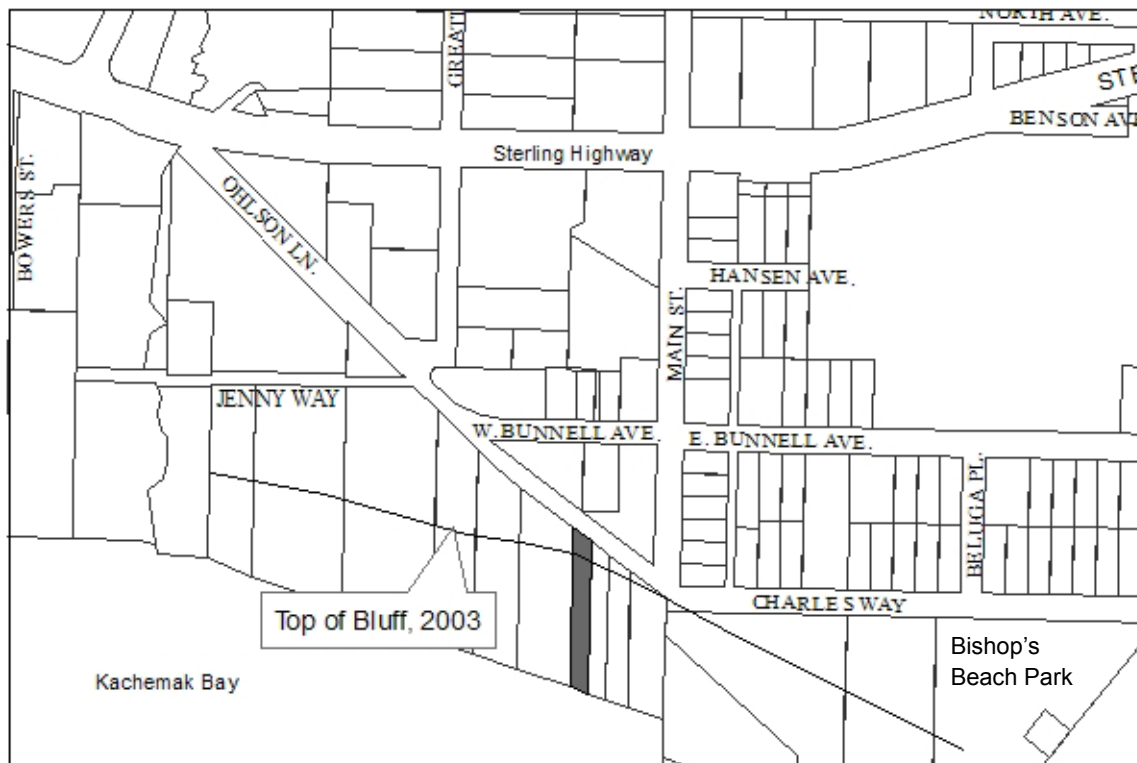
Infrastructure: Paved Road, water, sewer

Notes: Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.

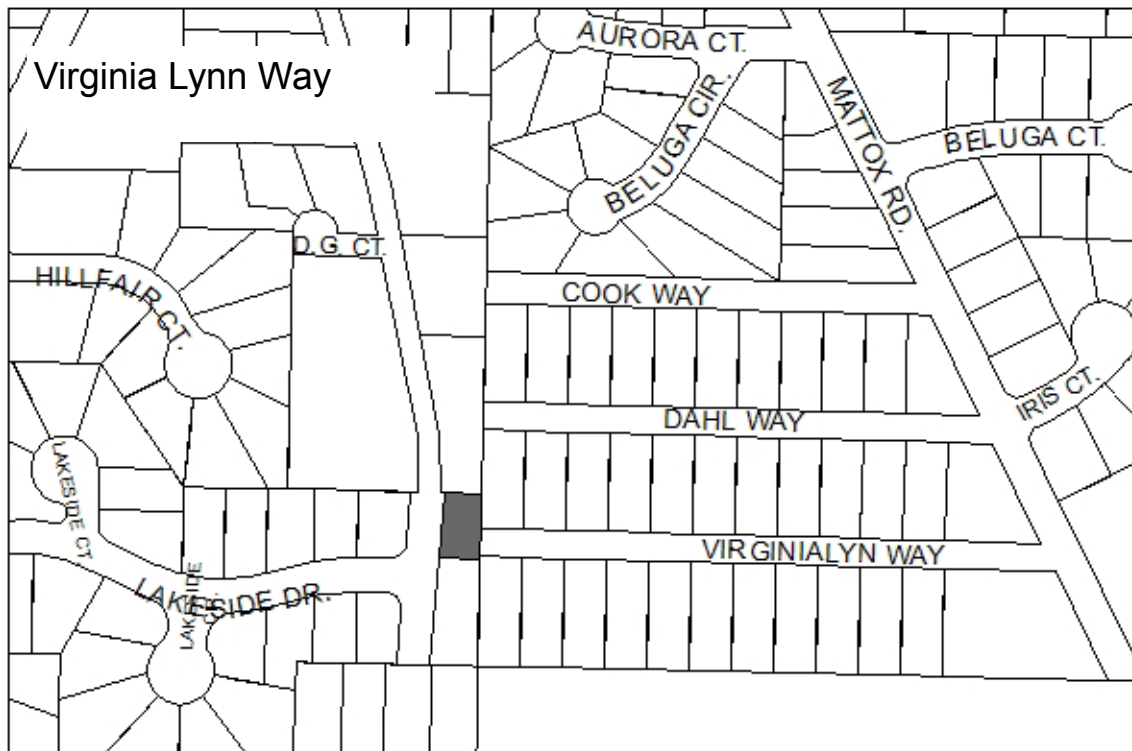
Finance Dept. Code:

	
Designated Use: Ben Walters Park. Public park or greenbelt per deed. Acquisition History: Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.	
Area: 2.48 acres	Parcel Number: 17712022
2009 Assessed Value: \$493,200 (Land \$493,200, Structure \$44,200)	
Legal Description: Lakeside Village Park Addition Replat Lot 1A-2	
Zoning: Central Business District	Wetlands: 3664 Ben Walters Lane
Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.	
<p>Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.</p> <p>New swing set installed, 2008. New dock installed in 2009.</p>	
Finance Dept. Code:	

	
Designated Use: Bishop's Beach Park Acquisition History: McKinley Warrant Deed 1/9/1984	
Area: 3.46 acres	Parcel Number: 17714010
2015 Assessed Value: \$471,700 (Land \$465,300, Structure \$6,400)	
Legal Description: HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E	
Zoning: Central Business District	Wetlands: Some wetlands (along boardwalk). Flood hazard area.
Infrastructure: Paved road access. No water or sewer. City maintained outhouses.	
Notes:	
Finance Dept. Code:	



Designated Use: City Park	
Acquisition History: Donated by Herrick, Resolution 90-7	
Area: 0.32 acres	Parcel Number: 17520009
2015 Assessed Value: \$16,700	
Legal Description: HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
Zoning: Central Business District	Wetlands: None. Bluff property.
Infrastructure: Gravel Road access, no water or sewer	
Notes: Resolution 15-030(A), Designate as park	
Finance Dept. Code: 392.0008	



Designated Use: Public use easement for Virginia Lynn Way, public park

Acquisition History: Quit Claim Deed from NBA 1/4/83

Area: 0.21 acres

Parcel Number: 17730239

2015 Assessed Value: \$32,100

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

Zoning: Urban Residential

Wetlands: possibly on a small portion

Infrastructure: Road access

Notes: This lot has a public use easement granted by the plat. This lot will likely be needed in the future to connect Virginia Lynn Way, because the adjacent lots are not wetlands and are developable. Access to Mattox Road is not known at this time; the ground drops and becomes very swampy.

Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. 2010: professional opinion was given that no right of way dedication is required, however, a legal opinion may be sought to determine city liability outside a dedicated right of way, Spruceview Ave is a similar situation: a roadway is constructed across a parcel, not within a right of way.

Resolution 15-030(A) staff explore and bring a recommendation to replat through to Lakeside Drive

Finance Dept. Code:



Designated Use: Jack Gist Ball Park

Acquisition History: Warranty Deed Moss 8/27/98

Area: 14.6 acres

Parcel Number: 17901023

2015 Assessed Value: \$109,200

Legal Description: HM0990063 T06S R13W S15 JACK GIST SUB LOT 2

Zoning: Rural Residential

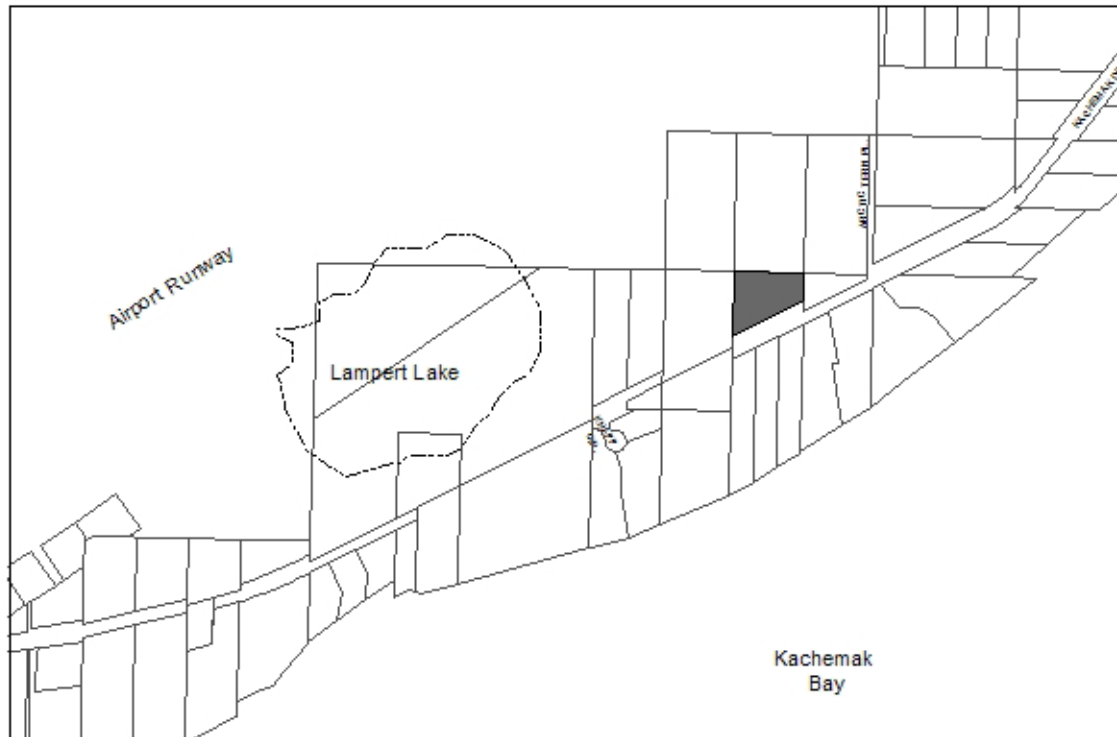
Wetlands: May be present. Site is mostly fill and old dump.

Infrastructure: Gravel road access.

Notes: Old dump site. Land and Water Conservation Fund Grant Project #02-00369 for construction of 3 ball fields and parking area. Land to remain parkland in perpetuity.

No water or sewer to service the new ball fields. Parking lot constructed in 2006. Major funding needed to construct restrooms. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.

Finance Dept. Code:



Designated Use: Future Kachemak Drive Trail and rest area Resolution 2011-37(A)

Acquisition History: Ord 96-16(A) (KPB)

Area: 1.65 acres

Parcel Number: 17936020

2015 Assessed Value: \$31,700

Legal Description: Scenic Bay Lot 4

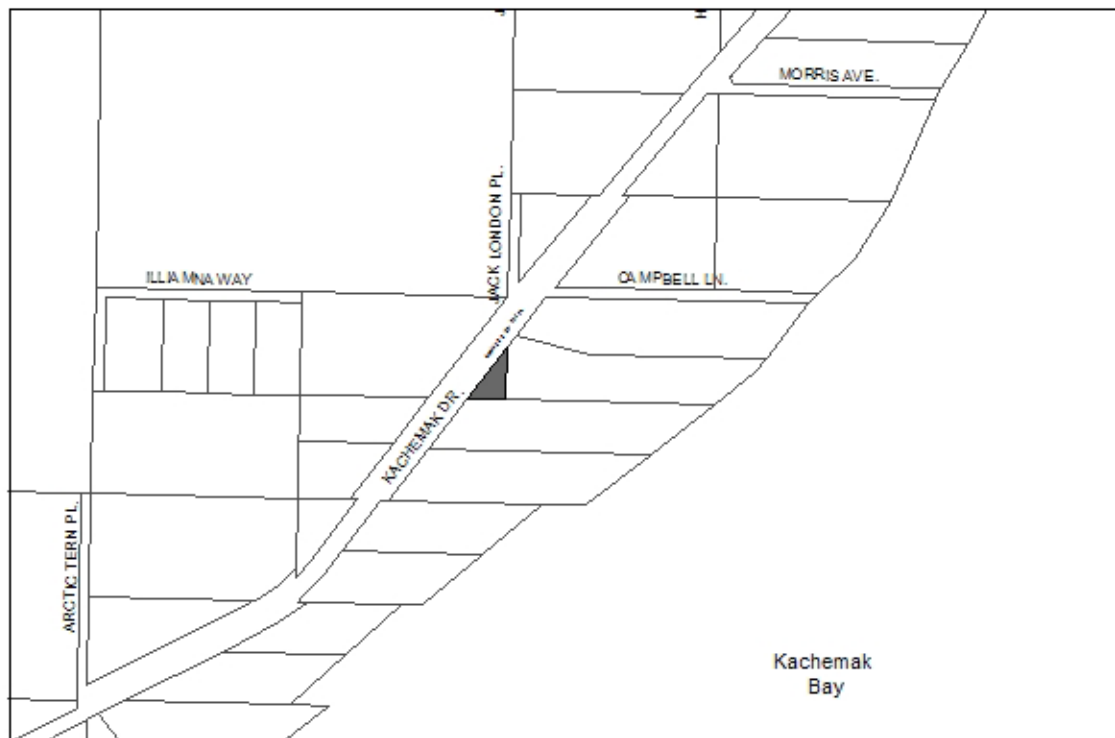
Zoning: General Commercial 2

Wetlands: 100% Wetlands

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Sell

Acquisition History: Tax Foreclosure Ord 78/18

Area: 0.24 acres

Parcel Number: 17915003

2015 Assessed Value: \$22,600

Legal Description: That Portion of Govt Lot 3 Lying southwesterly of Kachemak Drive, T6S R13W S23

Zoning: Rural Residential

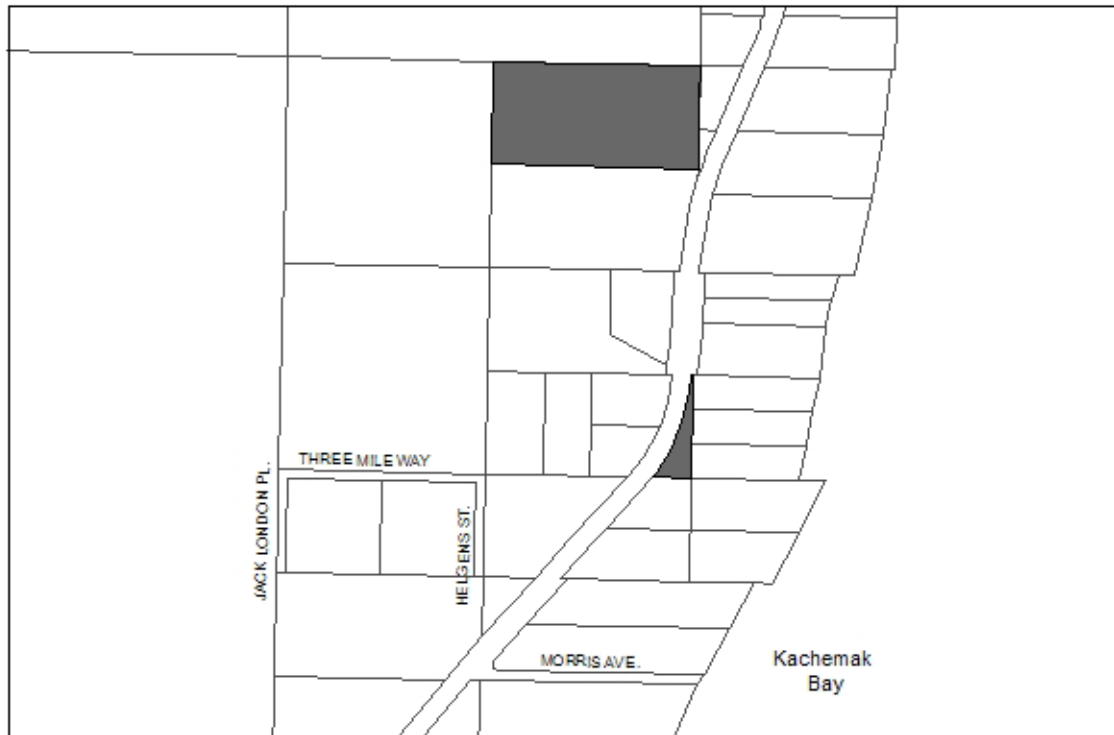
Wetlands: No wetlands

Infrastructure: Paved road access

Notes: Limited developable area due to setback requirements from Kachemak Dr.

Resolution 15-030(A): List lot for sale pending appraisal and attempt to contact adjacent land owners to see if they have an interest in purchasing.

Finance Dept. Code:



Designated Use: Resolution 15-030(A): Sell

Acquisition History: No history for Gov't Lot 36. Lot 1: Ordinance 97-06(S) KPB

Area: Gov't Lot 36: 5 acres

Harry Feyer Subdivision Lot 1: 0.39 acres

Parcel Number: 17910001, 17911005

2015 Assessed Value: \$38,100 (lot 36), \$30,900 (lot 1)

Legal Description: Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1

Zoning: Rural Residential

Wetlands: Lot 36 is wetland. Lot 1 is not.

Infrastructure: Paved Road access, power.

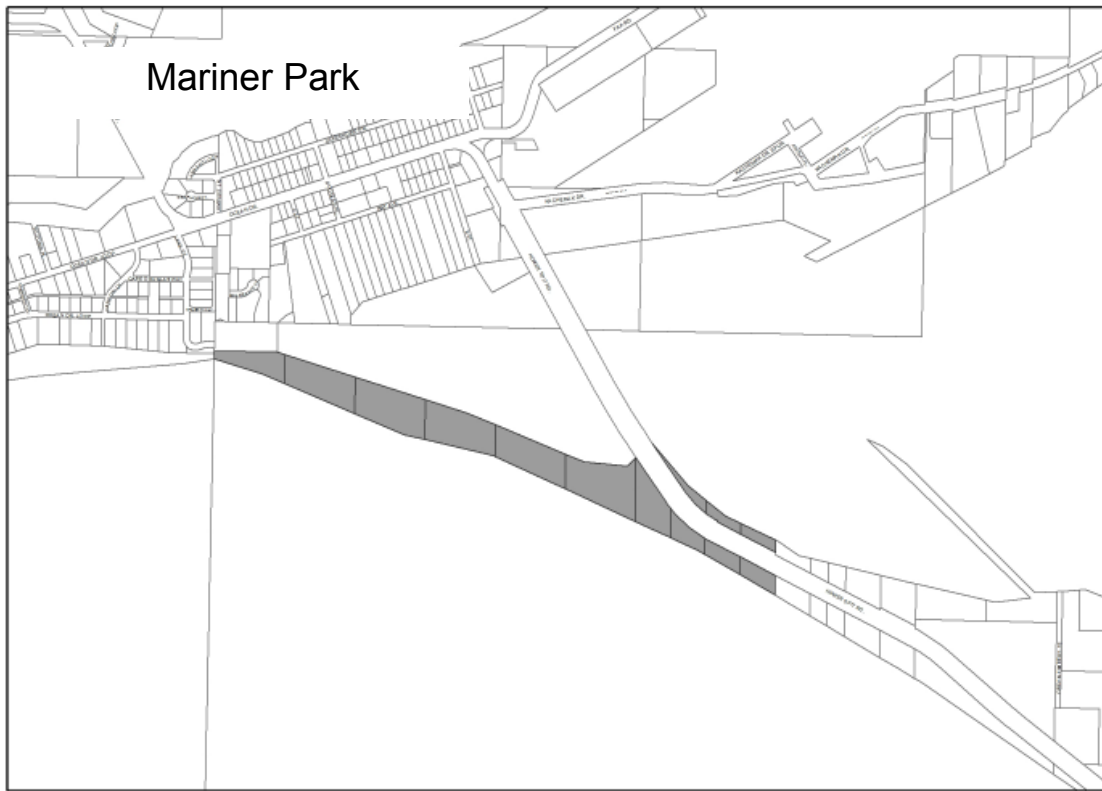
Notes: Access to Gov't lot 36 is by public access easement rather than dedicated Right of Way. Future development of this lot would need to address any access concerns.

Lot 1 is a sliver of land left over after the dedication of Kachemak Drive. Currently, two driveways cross the property to reach the homes to the west. The majority of this lot has an access easement across it, so there is only a portion of land that could be used for a structure. Further, Kachemak Drive is only 60 feet wide at this point instead of the usual 100 ft width.

Resolution 11-37(A): Future Kachemak Drive Trail and rest areas.

Resolution 15-030(A): List lot for sale pending appraisal.

Finance Dept. Code:



Designated Use: Park

Acquisition History: Lot 10: Simmons purchase, 1983. Other are EVOS purchases or unknown.

Area: 32.32 acres

Parcel Number: 18101002-14

2014 Assessed Value: \$272,100

Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 5-8, 10-15

Zoning: Open Space Recreation/Conservation

Wetlands: Tidal

Infrastructure: No infrastructure

Notes: Acquisition of Lots 5-8 and 11-15 should be researched to see how they were acquired. Possibly EVOS purchases.

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissers"). They are recognized as sites of international importance. <http://www.whsrn.org/>

2012 Mariner Park driveway was relocated to the north.

Resolution 15-030(A): designate as park. Minutes of the meeting ask staff to research the deed history to see if there are long term conservations easements. 2016 update: no budget available in 2015.

Finance Dept. Code:



Designated Use: Camping

Acquisition History:

Area: 3.92 acres (2.1 and 1.82 acres)

Parcel Number: 18103101, 02

2015 Assessed Value: \$427,100 (Includes value of the campground office which was removed in 2016)

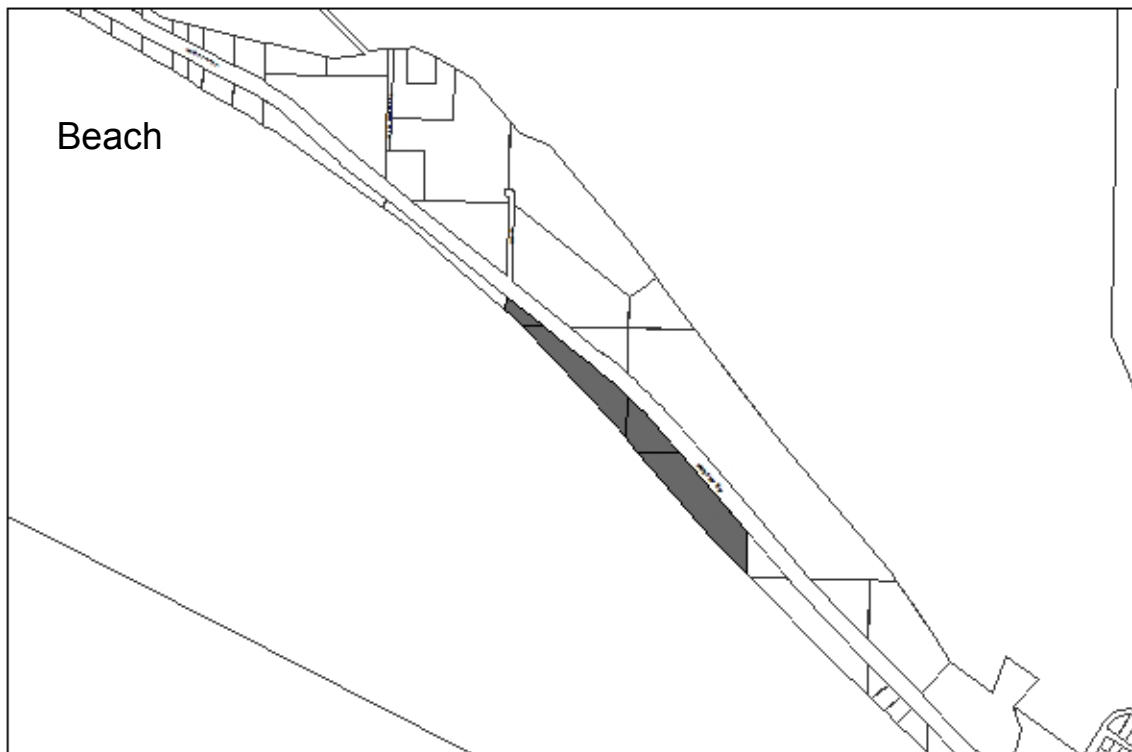
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

Zoning: Open Space Recreation.

Infrastructure: Paved road, water and sewer

Notes: At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.
2016: Campground office sold and removed due to repeated erosion and storm damage.

Finance Dept. Code:



Designated Use: Public Use/ Open Space Recreation

Acquisition History: Ord 90-26 (KPB). Lot 6: EVOS purchase

Area: 23 acres

Parcel Number: 181030 02, 04, 06 18102011

2015 Assessed Value: \$388,300

Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

Zoning: Open Space Rec

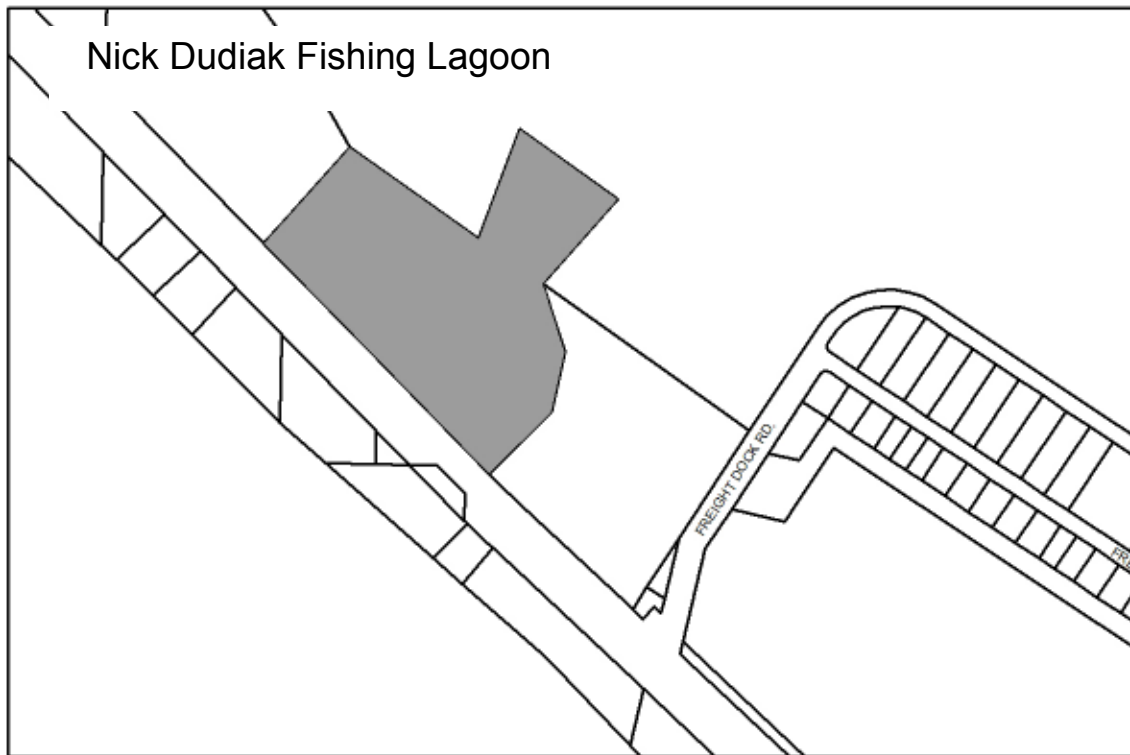
Wetlands: Tidal

Infrastructure: Paved Road access

Notes:

Acquisition history of lot 6 should be researched.

Finance Dept. Code:



Designated Use: Fishing Lagoon

Acquisition History: Ord 83-26 Purchase from World Seafood

Area: 17.71 acres

Parcel Number: 18103116

2009 Assessed Value: \$2,144,700

Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2

Zoning: Open Space Recreation

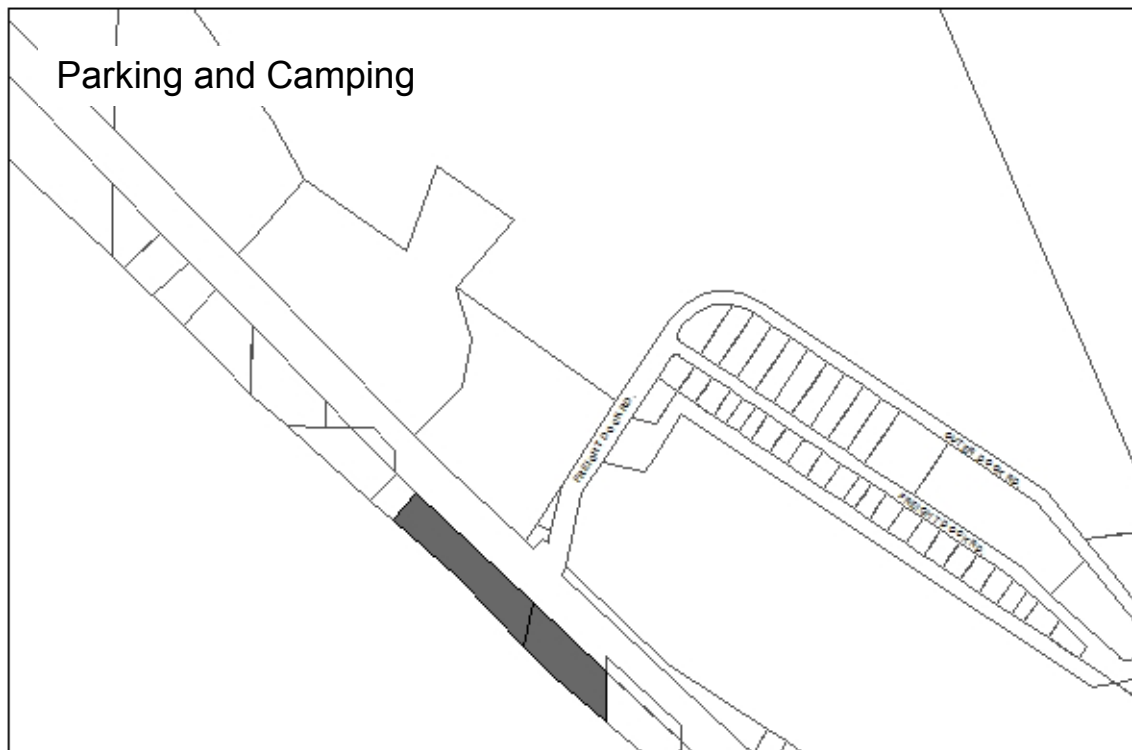
Wetlands: N/A. Portions in floodplain.

Infrastructure: City Water and Sewer, paved road access. Restroom.

Notes:

Dredged in 2012

Finance Dept. Code:



Designated Use: Western lot: Camping. East lot, parking

Acquisition History:

Area: 5.7 acres

Parcel Number: 18103301, 18103108

2015 Assessed Value: \$757,500

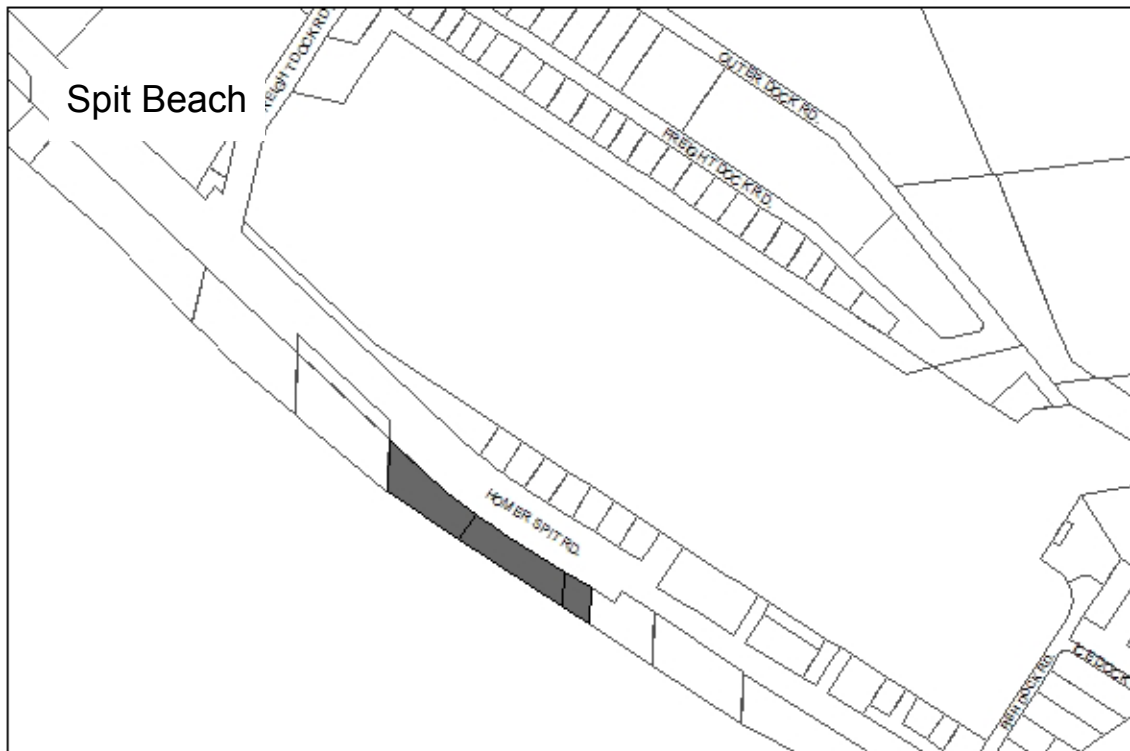
Legal Description: Homer Spit Amended Lots 7 and 9

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: Open Space Recreation

Acquisition History: Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

Area: 2.36 acres

Parcel Number: 181033 4, 5, 6

2015 Assessed Value: \$400,800

Legal Description: Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

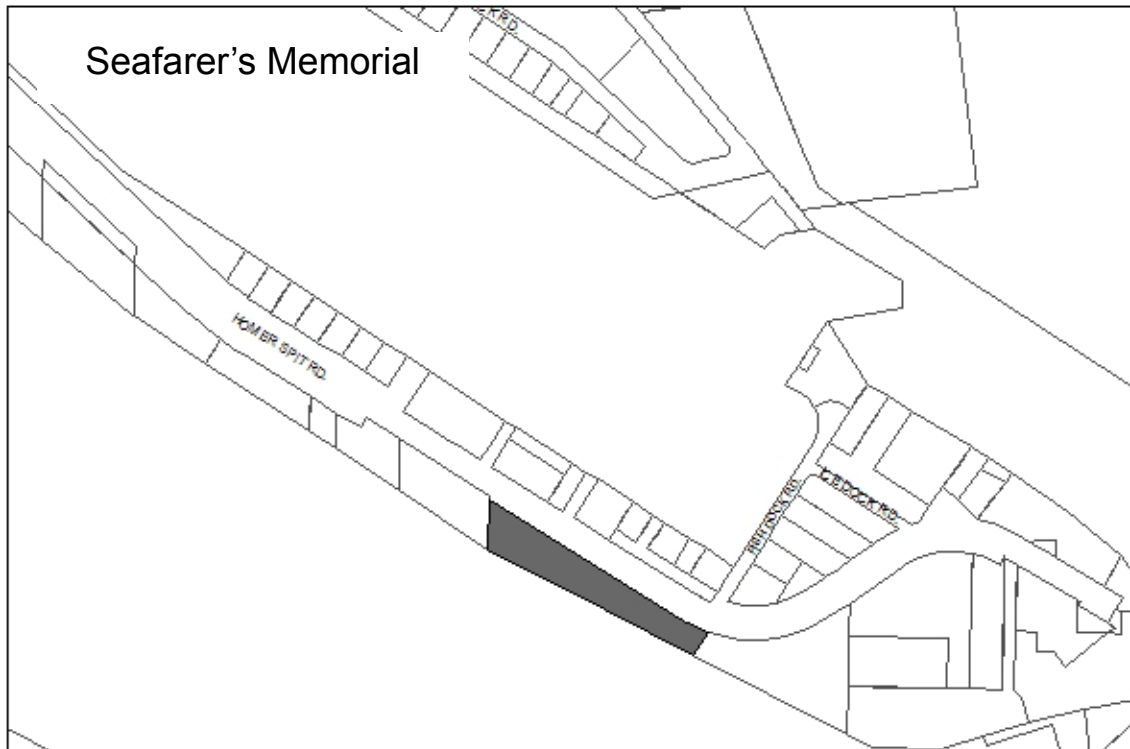
Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Seafarer's Memorial and parking
Acquisition History:

Area: 2.52 acres

Parcel Number: 18103401

2009 Assessed Value: \$316,900

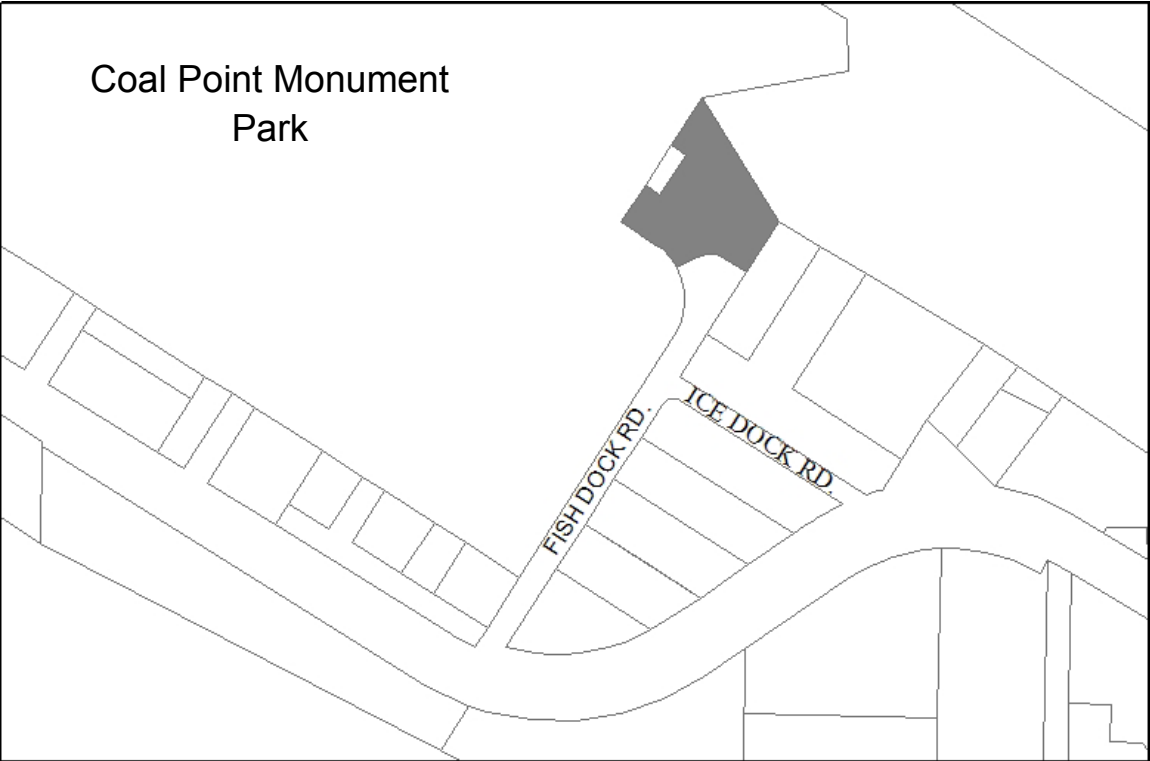
Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:

	
Designated Use: Park Acquisition History:	
Area: 1.09 acres	Parcel Number: 18103426
2015 Assessed Value: \$280,000	
Legal Description: LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	
Zoning: Marine Industrial	Wetlands:
Infrastructure: gravel road	
Notes:	
Finance Dept. Code:	



Designated Use: Beachfront between Icicle and Main Dock

Acquisition History:

Area: 0.11 acres

Parcel Number: 18103446

2015 Assessed Value: \$44,700

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

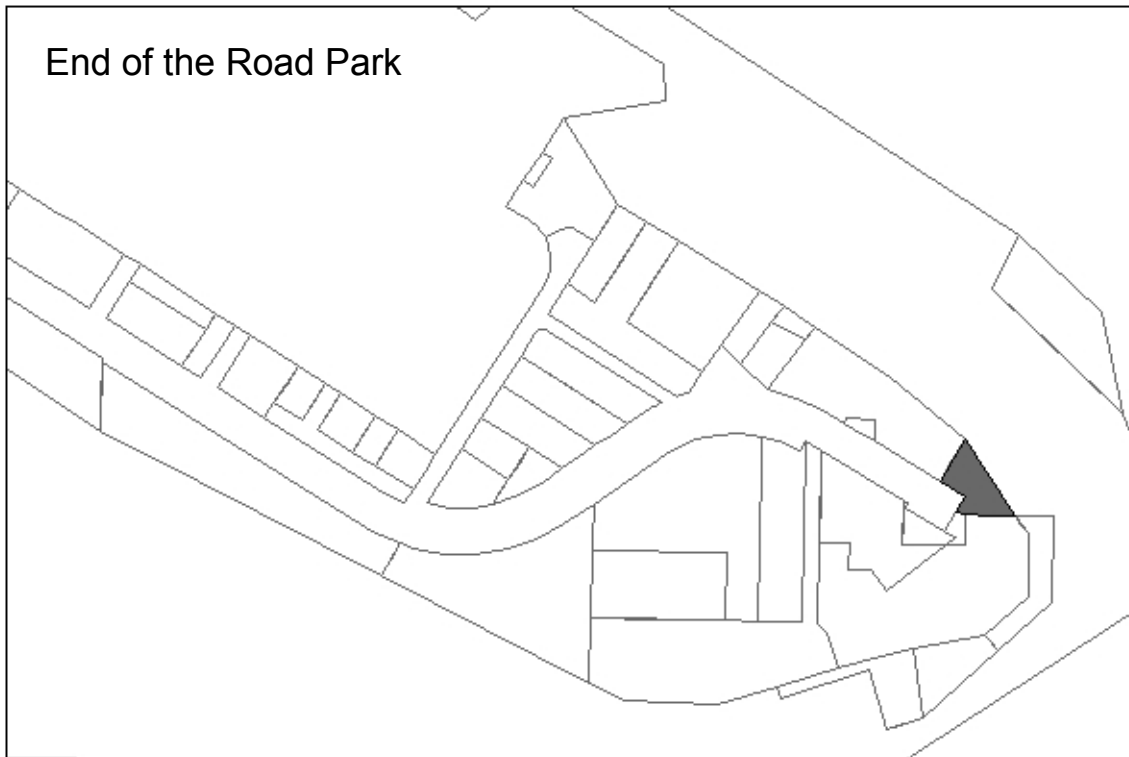
Zoning: Marine Industrial

Wetlands: N/A tidal, flood plain

Infrastructure:

Notes:

Finance Dept. Code:



Designated Use: End of the Road Park Resolution 13-032

Acquisition History:

Area: 0.43 acres

Parcel Number: 18103448

2015 Assessed Value: \$133,000

Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address:

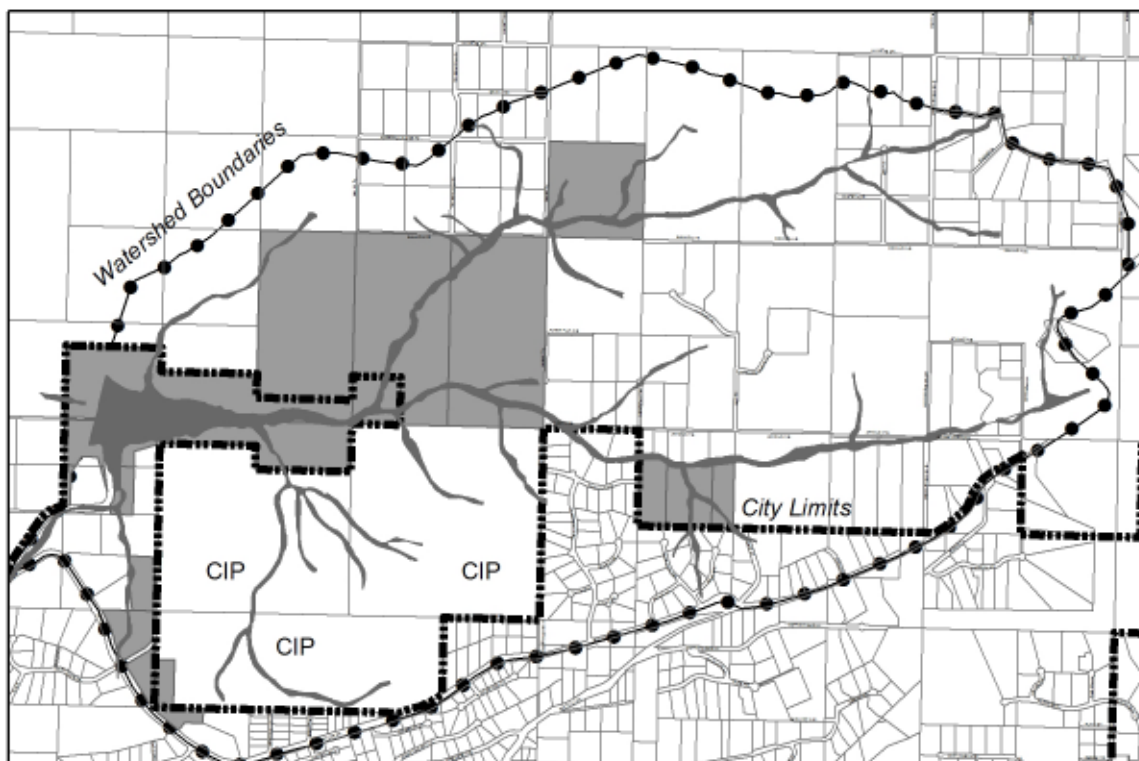
- Restroom construction 2013/14, parking lot paved, and spit trail completed

Finance Dept. Code:

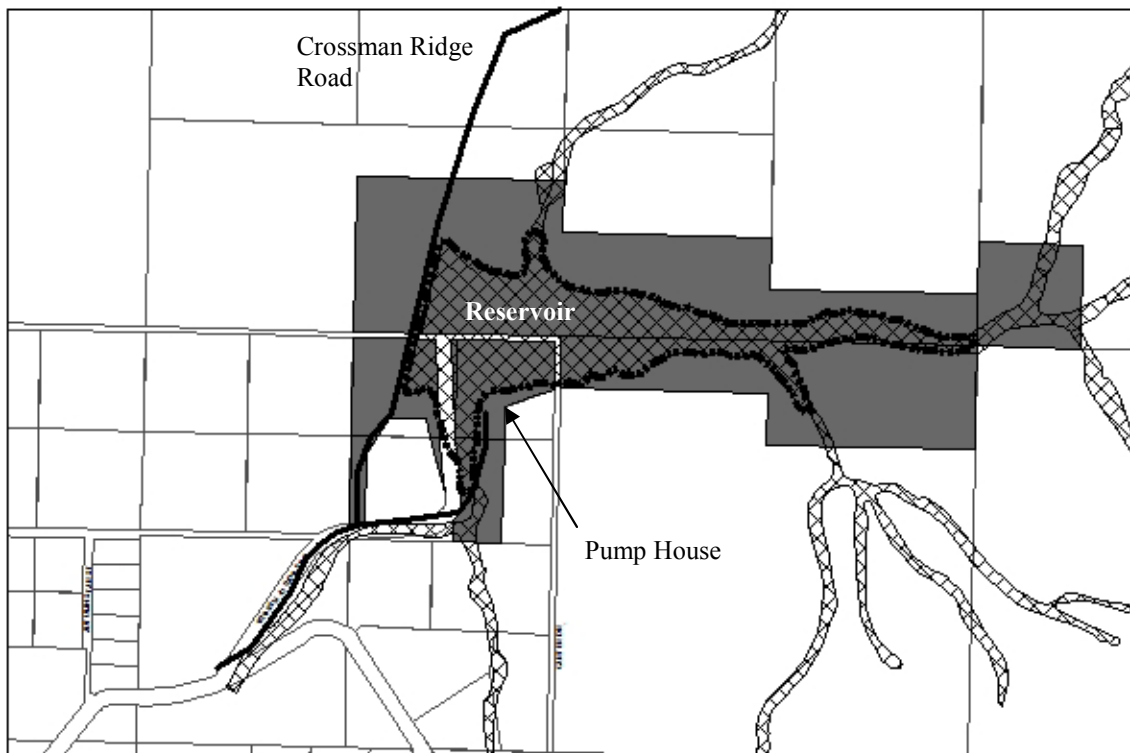
City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 20 lots totaling 435.6 acres with an assessed value in 2015 of \$5,004,100. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, and private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.

In 2006, the number one CIP funding priority was the water supply, including the water treatment plant, water source and watershed land acquisitions. In particular, the City has requested funding to purchase additional property bordering the reservoir and Bridge Creek for both water treatment expansion and preservation.



Section updated January 20, 2016



Designated Use: Bridge Creek Watershed, Reservoir and pump house

Acquisition History:

Area: 120.9 acres

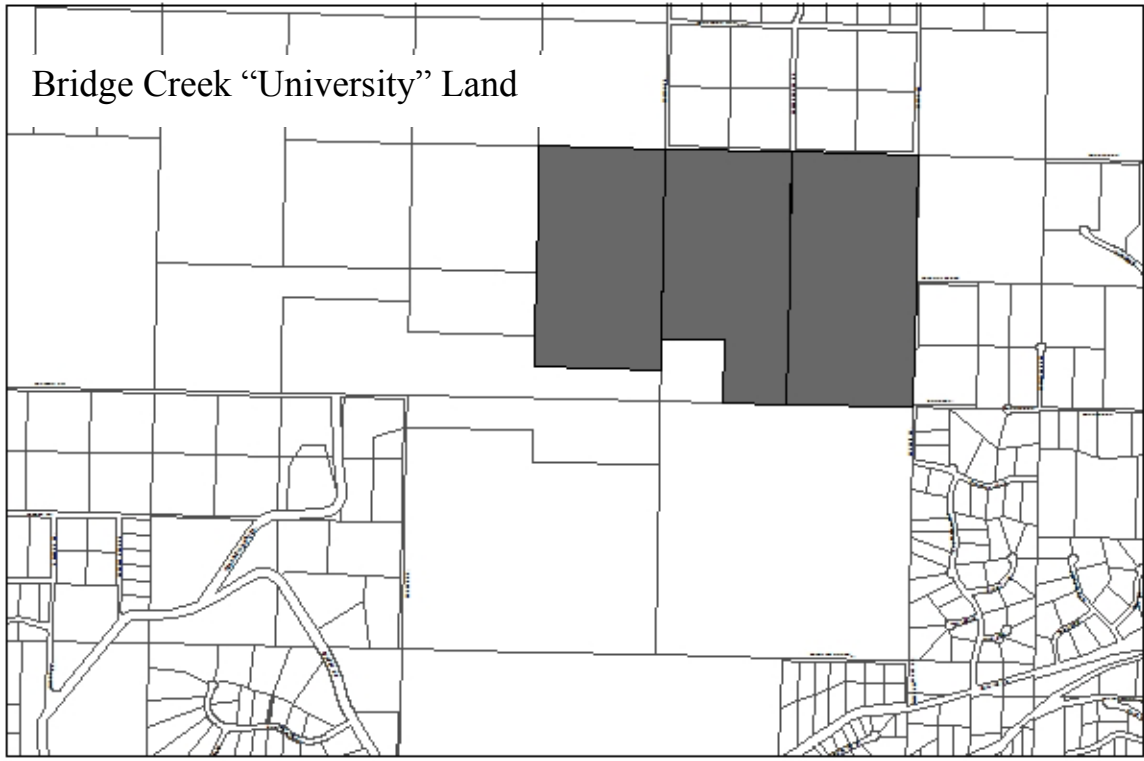
Zoning: Conservation

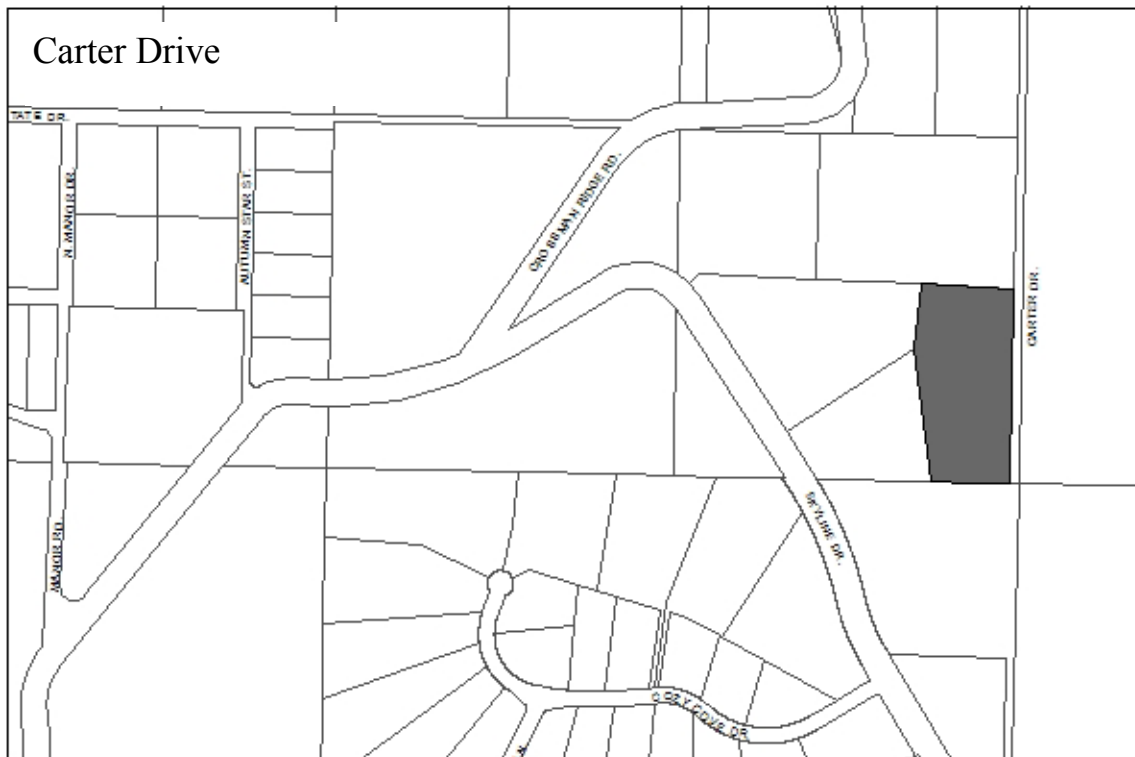
2015 Assessed Value: \$323,800

PARCEL ACREAGE LEGAL

17307053	0.410	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307059	0.130	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307062	7.350	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
17307064	6.940	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF
17305301	30.000	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4
17305111	60.000	T 6S R 13W SEC 5 T 6S R 13W SEC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305236	10.000	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF

Finance Dept. Code:

	
Designated Use: Bridge Creek Watershed Property Acquisition History: Ordinance 2003-7(A). Purchased from UAA.	
Area: 220 acres	Parcel Number: 173 052 34, 35, 17305120
2015 Assessed Value: \$184,100	
Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.	
Zoning: Bridge Creek Watershed Protection District. Not within City Limits.	Wetlands: Some wetlands. Bridge Creek flows through the property.
Infrastructure: None. Limited legal and physical access.	
Notes: Paid \$265,000 for land in 2003. Fire hazard mitigation conducted in 2011.	
Finance Dept. Code:	



Designated Use: A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality.

Acquisition History: Emergency Ordinance 2005-40, 2005-45.

Area: 5.93 acres

Parcel Number: 173070760

2015 Assessed Value: \$75,100 (Land \$44,300 Structure \$30,800)

Legal Description: HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2

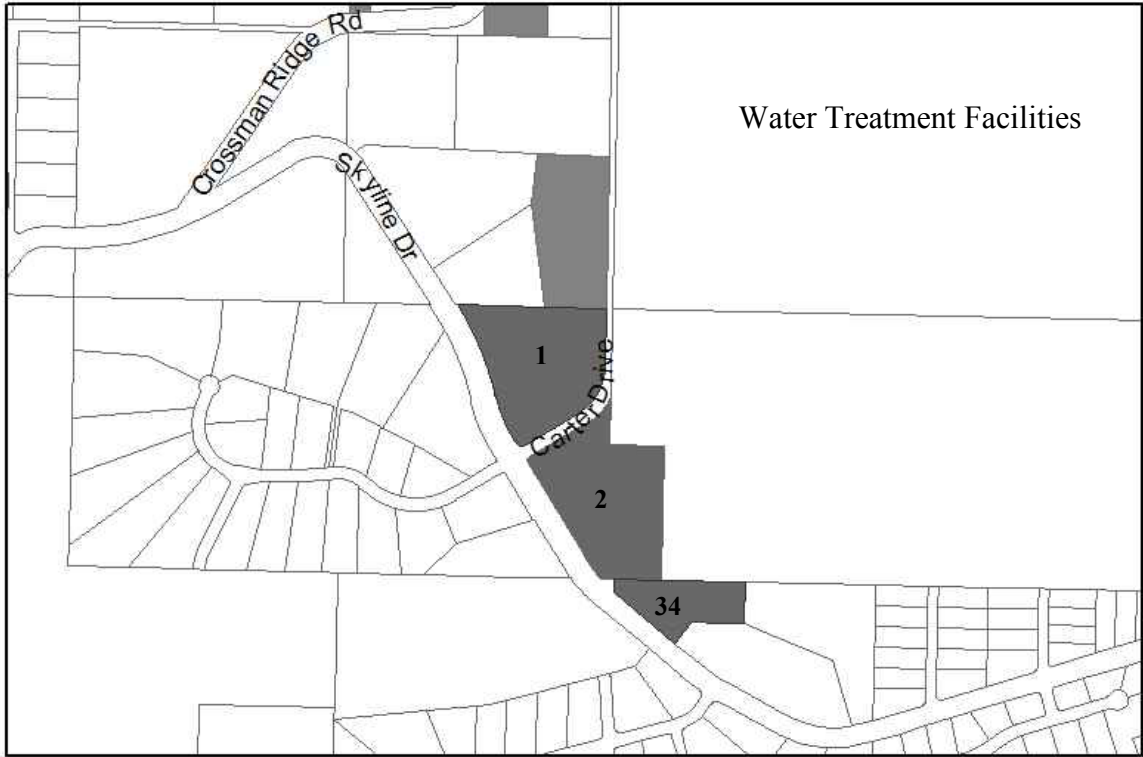
Zoning: Rural Residential, Bridge Creek WPD

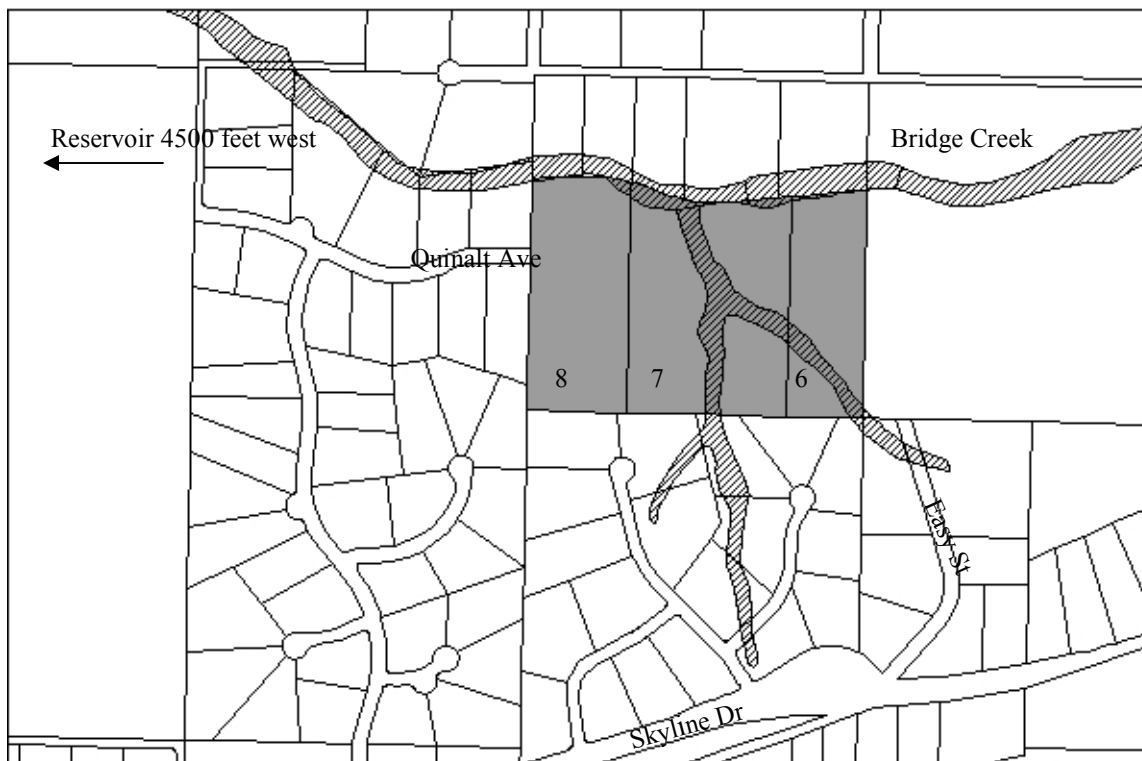
Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Driveway access to property.

Notes: Property includes a small cabin.

Finance Dept. Code:

	
<p>Designated Use: Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.</p> <p>Acquisition History: Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin</p>	
<p>Area: Lot 1: 7.83 acres Lot 2: 8.34 acres Lot 34: 3 acres</p>	<p>Parcel Number: 17307094, 95, 96, 17308034</p>
<p>2015 Assessed Value: Lot 1: land \$45,600 Lot 2: Land \$79,500, improvements \$3,343,300 Lot 34: land \$42,300, Improvements \$677,500,</p>	
<p>Legal Description: Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34</p>	
<p>Zoning: Rural Residential, Bridge Creek WPD</p>	<p>Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.</p>
<p>Infrastructure: Paved road, electricity</p>	
<p>Notes:</p> <p>Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr Former water treatment plant site. A fire station/equipment storage was constructed in 2014. Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant. Lot 34 is the site of a 1 million gallon water tank.</p>	
<p>Finance Dept. Code:</p>	



Designated Use: Watershed Protection Purposes

Acquisition History: Ordinance 2009-08(A)

Area: Lot 6: 6.91 acres, Lot 7: 13.38 acres
Lot 8: 8.89 acres Total: 28.81 acres

Parcel Numbers: 1736600 6, 7, 8

2015 Assessed Value: \$185,700 (all lots)

Legal Description: Lots 6,7 and 8, Roehl Parcels Record of Survey Amended

Zoning: Not in city limits.

Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.

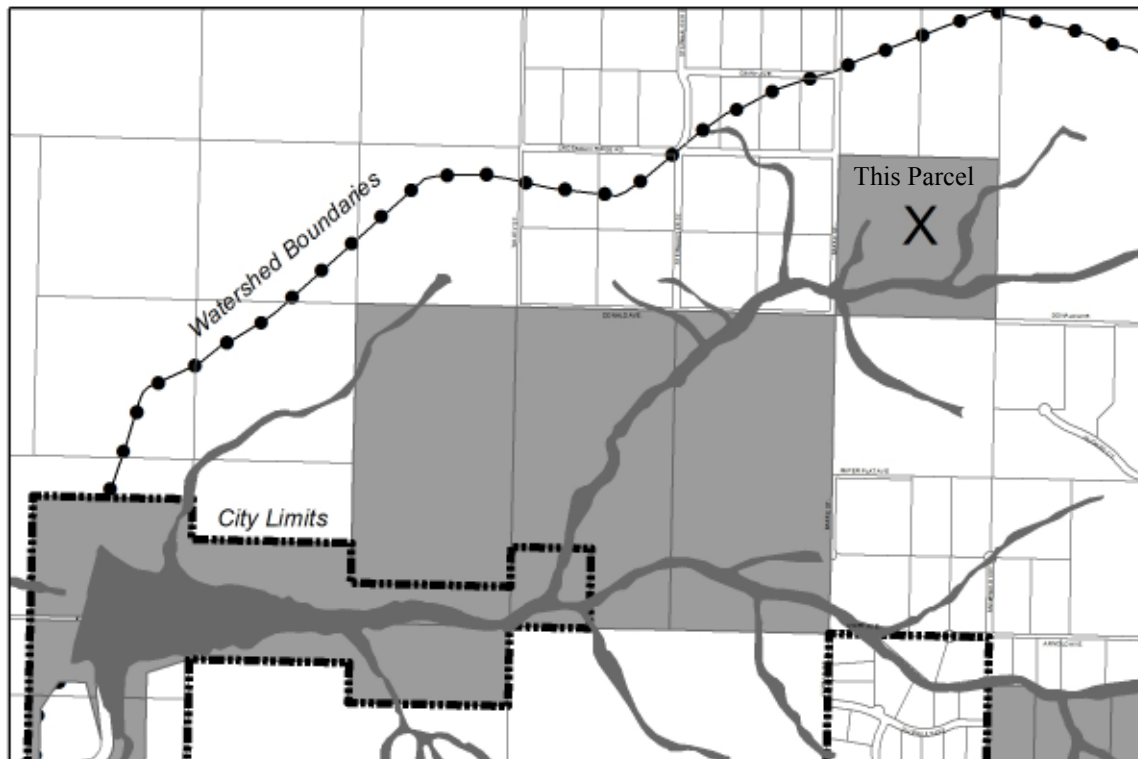
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

Notes:

Lots purchased 2/25/09
Lot 6, \$58,735, recorded document 2009-000612-0
Lot 7, \$113,730, recorded document 2009-000613-0
Lot 8, \$75,565, recorded document 2009-000611-0
Total Cost: \$248,030

The northern lot line of these lots is bridge creek, and meanders as the creek meanders.

Finance Dept. Code:



Designated Use: Public Purpose, undesignated

Acquisition History: Tax foreclosure from KPB, Ordinance 15-15

Area: 40 acres

Parcel Numbers: 17305219

2015 Assessed Value: \$47,200

Legal Description: T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4

Zoning: Not in city limits, part of the Bridge Creek WPD.

Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.

Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

Notes:

Purchase cost: \$2,805.21

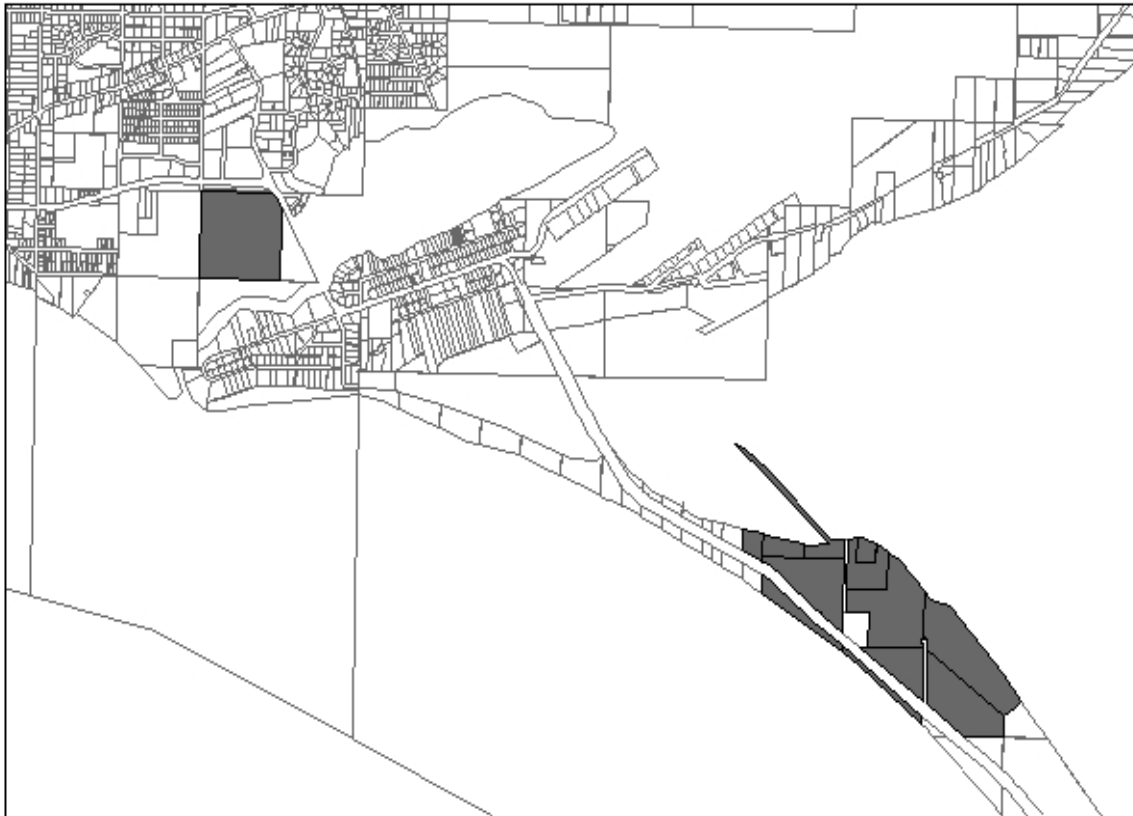
Legal and physical access to this property is difficult. Bridge Creek flows through a ravine along the bottom third of the lot, and the property is generally steep.

Finance Dept. Code:

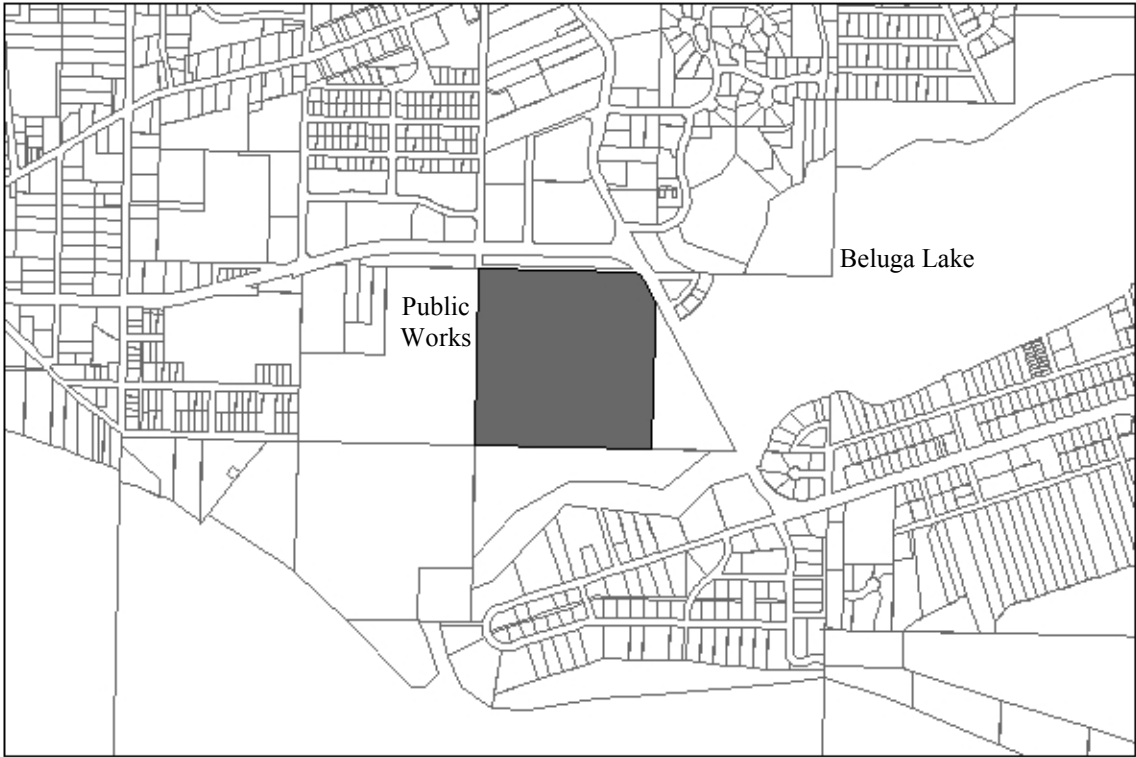
Homer Conservation Easement Lands

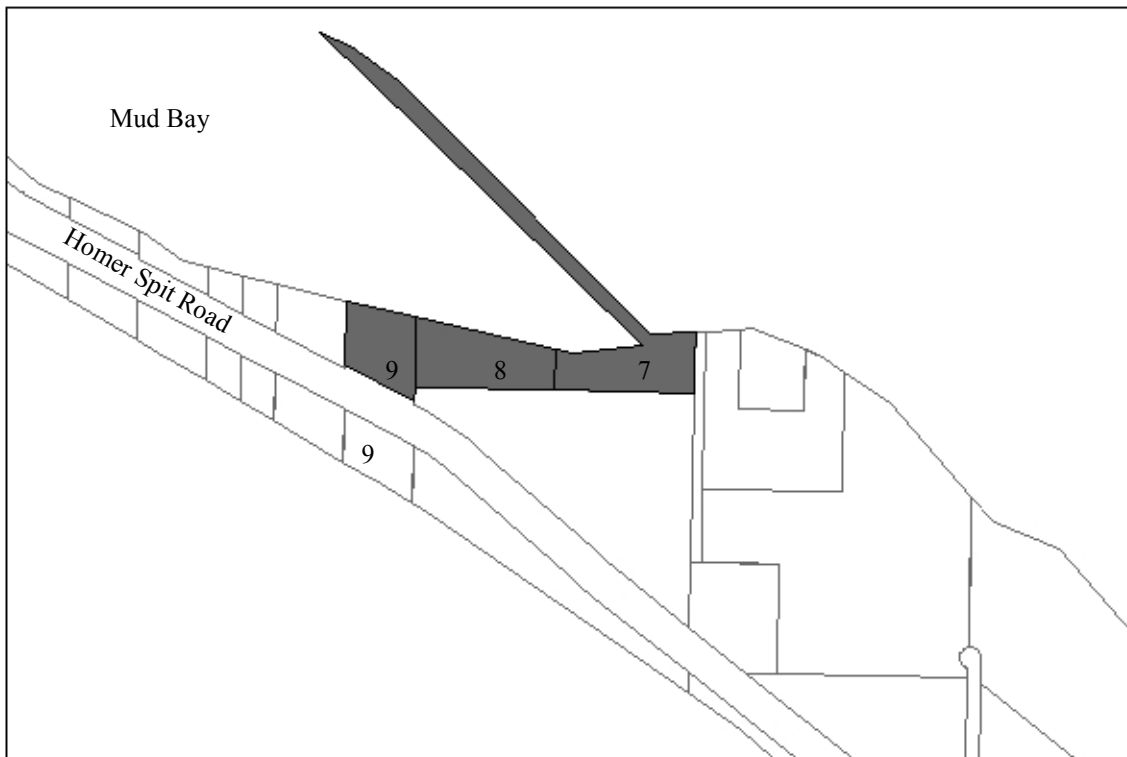
Existing conservation lands in Homer were mainly acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust.

Total acreage: 169.72 acres.



This section updated 1/20/2016

	
Designated Use: Acquisition History: EVOS purchase and conservation easement.	
Area: 39.24 acres	Parcel Number: 17714006
2015 Assessed Value: \$6,300	
Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
Zoning: Conservation	Wetlands: Beluga Slough Estuary
Notes: <ul style="list-style-type: none"> • Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98. • Parcel is within a FEMA-mapped floodplain. • Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network 	
Finance Dept. Code: 392.0013	

**Designated Use:****Acquisition History:** EVOS purchase and conservation easement. Resolution 97-72 and 104.

Area: Lot 7: 7.1 acres
 Lot 8: 3.94 acres
 Lot 9: 3.00 acres
 Lot 9 S of Road: 2.16 acres (no EVOS
 Conservation Easement)

Parcel Number: 181020 02, 01, 18101023, 24**2015 Assessed Value:** Lot 7: \$2,700 Lot 8: \$2,000 Lot 9: \$37,300 Lot 9S: \$1,500

Legal Description: HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west)
 HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD

Zoning: Conservation—lots 7 and 8
 Open Space Recreation—Lot 9

Environment: State Critical Habitat Area below
 17.4 ft . mean high tide line.

Notes:

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:

**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** Total: 70.97 acres**Parcel Number:** 18102 03, 04, 05, 06, 09, 10, 14**2015 Assessed Value:** Total: \$257,300**Legal Description:** T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

- 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
- THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
- PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
- 0770055 WALTER DUFOUR SUB TRACT B TRACT B

Zoning: Conservation

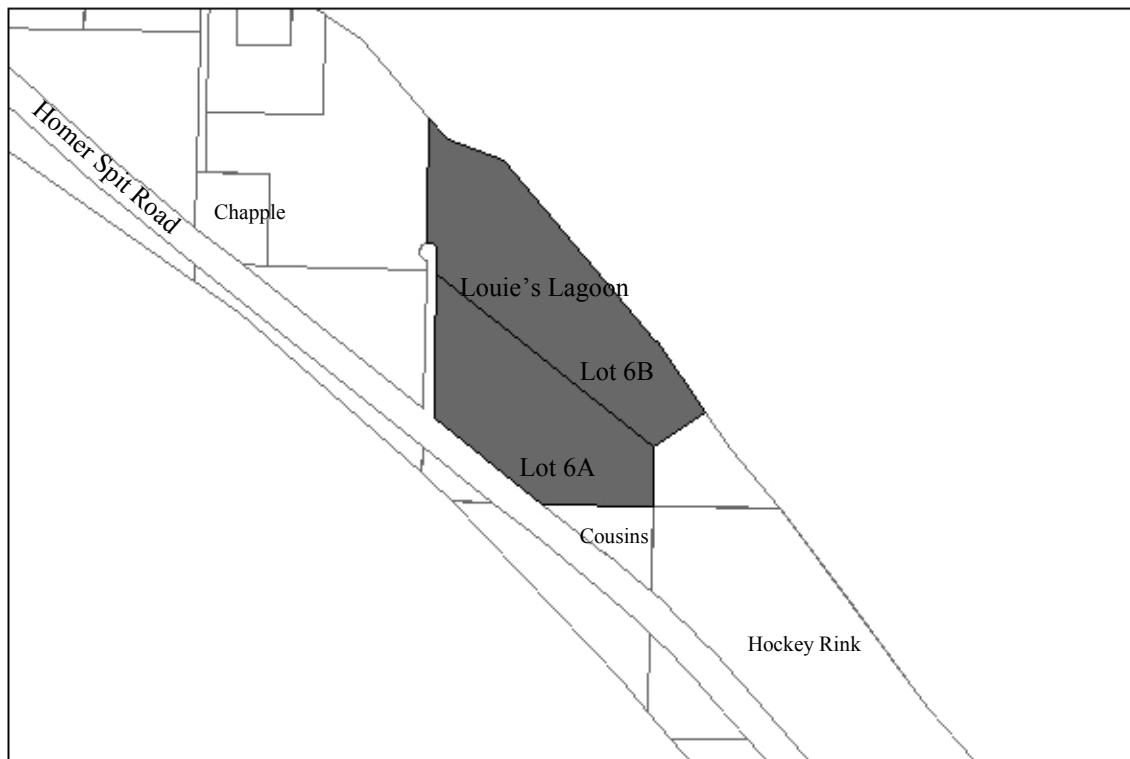
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.

Notes:

- Conservation easement recorded in Book 0275, Page 222, Homer Recording District ,4/21/98.
- Deeded to the City on same date, Book 0275, Page 236, HRD.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:

**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** Total: 45.47 acres**Parcel Number:** 181-020 - 18, 19**2015 Assessed Value:** Total: \$67,000**Legal Description:** HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A
HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B**Zoning:** Conservation**Environment:** State Critical Habitat Area below
17.4 ft. mean high tide line.**Notes:**

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008.
- Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	A-2
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-2
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	A-3
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	A-3
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	A-3
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	A-3
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	A-3
18103228	4290 FREIGHT DOCK RD	0.67		A-3
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	A-3
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	A-3
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-4
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-10
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-11
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-12
18103442	4460 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-13
18103443	4470 HOMER SPIT RD	0.18	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-14
18103444	4474 HOMER SPIT RD	0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-15
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-16
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-16
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-17

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PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-18
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-19
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	B-2
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-20
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-21
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-22
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-23
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-25
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-26
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	B-27
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-3
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-4
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-5
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-6
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-7
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-8
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-9
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-10
		1.50	Lot 3-A-1 Waddell - undergoing Subdivision	C-11

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PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	C-2
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	C-2
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS VESTED TO S	C-2
1810125		19.23	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 21 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	C-2
1810126		51.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM 0742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 28 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	C-2
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-3
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY- PASS ROAD	C-4
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	C-4
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	C-5
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	C-5
17908009		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 10	C-6
17908015		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 21	C-6
17908025		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 24	C-6
17908026		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25	C-6
17908050	4757 Kachemak Drive	0.49	SOUTH HALF OF GOVERNMENT LOT 30 LYING WEST O KACHEMAK DRIVE	C-7
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	C-8

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	C-8
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-9
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-10
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-10
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-11
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-12
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	D-13
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-14
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-14
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-14
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-14
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-14
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	D-14
18103216		5.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 AMENDED LOT G-8	D-15
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	D-15
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	D-15
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	D-15
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	D-15

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PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	D-15
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	D-15
18103253	4065 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	D-15
18103254	4035 FREIGHT DOCK RD	0.31	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	D-15
18103255	4001 FREIGHT DOCK RD	0.35	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	D-15
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-15
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-16
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-16
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-16
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-17
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-17
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-17
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-17
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-17
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	D-17
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-17
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-17
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-17
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-17
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-17

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	D-17
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	D-18
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-19
17510071		4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	D-2
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-20
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-20
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	D-21
18103403	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49	D-22
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-3
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-4
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-4
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-5
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-6
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-7
17701009		1.50	T 6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2	D-8
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-9
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10

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PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17513328	3859 BARTLETT ST	0.25	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B	E-11
17513329		0.85	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-15
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-17
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DE	E-18
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	E-19
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-20
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-21
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	E-22
17915003		0.24	T 6S R 13W SEC 23 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY DRIVE	E-23

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17910001		5.00	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 36	E-24
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-24
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-25
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-25
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-25
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-25
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-25
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-25
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	E-25
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	E-25
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	E-25
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	E-25
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	E-25
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	E-25
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-26
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-26
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-27
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-27
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-28

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PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-29
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-29
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-3
17321013	40722 STACEY ST	1.68	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-A	E-3
17321014	40746 STACEY ST	0.94	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-B	E-3
17321015	41170 BELNAP DR	0.95	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-C	E-3
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-30
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-30
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-30
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-31
18103426		1.09	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	E-32
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-33
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-34
17503025		6.57	T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-4
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-5
17524110		0.49	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 70	E-6

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17524111		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 66	E-6
17524112		0.34	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 67	E-6
17524126		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 60	E-6
17524127		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59	E-6
17524128		0.38	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 58	E-6
17524129		0.39	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 57	E-6
17524130		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 65	E-6
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-7
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-8
17504023	360 W FAIRVIEW AVE	38.30	T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008 ADDN	E-9
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6	F-2
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17307094	184 SKYLINE DR	7.83	Hillstrands Homestead Lot 1	F-5
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-5
17307095,6	188 SKYLINE DR	8.34	Hillstrands Homestead Lot 2	F-5
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-6
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-6
17366008		9.10	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN OF NE1/4 NW1/4 STARTING @ 1/4 CORNER OF SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH W ON THREAD OF BRIDGE CREEK 400	F-6
17305219		40.00	T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4	F-7
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
18101023		3.00	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	G-3

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B TRACT B	G-4
18102018		19.66	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-A	G-5
18102019		25.81	T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-B	G-5



In negotiations for lower

Legend

- Parcels
- City Lands**
 - Available for Lease
 - Leased Lands
 - Other City Lands (undesignated)
 - City Facilities
 - Parks



City of Homer

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Office of the City Clerk

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(f) 907-235-3143

MEMORANDUM

TO: CANNABIS ADVISORY COMMISSION

FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK

DATE: FEBRUARY 17, 2016

SUBJECT: NEXT MEETING DELIVERABLES AND AGENDA ITEMS

Please discuss and request from Staff what you would like to have on the agenda for the next meeting for discussion or action by the Commission.

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Recommendation
Informational In Nature. No Action Required.

2015/2016 MEETINGS
CANNABIS ADVISORY COMMISSION

Following are the regular meeting dates established for the Commission. All meetings will be in Council Chambers unless otherwise noted and start at 5:30 p.m.

<u>Meeting Date</u>	<u>Packet Deadline</u>
December 17, 2015	December 9 th
January 28, 2016	January 20, 2016
February 25, 2016	February 17, 2016
March 24, 2016	March 16, 2016
April 28, 2016	April 20, 2016
May 26, 2016	May 18, 2016
June 23, 2016	June 15, 2016
July 28, 2016	July 20, 2016
August 25, 2016	August 17, 2016
September 22, 2016	September 14, 2016
October 27, 2016	October 19, 2016
November 29, 2016 (Tuesday)	November 18, 2016
December 15, 2016	December 8, 2016

If a commissioner wishes to add an item on the agenda that would be relevant to the discussion/action of the commission please submit or drop off at the Clerk's Office no later than Noon on the packet deadline date.

Commissioners may email requests for information or materials that they would like in the packet to the clerk, Renee Krause at rkrause@ci.homer.ak.us or staff, Rick Abboud at rabboud@ci.homer.ak.us.

The Clerk will email a draft agenda to the Chair and Staff no later than 4:00 p.m. on the packet deadline day. The Chair and Staff are requested to return the approved agenda with any additions and corrections to the Clerk no later than 10:00 a.m. the following day so that the meeting packet can be produced and available for distribution no later than 3 p.m.

2016 HOMER CITY COUNCIL MEETINGS
CANNABIS ADVISORY COMMISSION ATTENDANCE

It is the goals of the Commission to have a member speak regularly to the City Council at council meetings. There is a special place on the council's agenda specifically for this. After Council approves the consent agenda and any scheduled visitors it is then time for staff reports, commission reports and borough reports. That is when you would stand and be recognized by the Mayor to approach and give a brief report on what the Commission is currently addressing, projects, events, etc. **A commissioner is scheduled to speak and has a choice at which council meeting they will attend. It is only required to attend one meeting during the month that you are assigned.** However, if your schedule permits please feel free to attend both meetings. Remember you cannot be heard if you do not speak.

The following Meeting Dates for City Council for 2016 is as follows:

The following Meeting Dates for City Council for 2016 is as follows:

January 11, 25 2016	_____	Alt. Lewis or Reynolds
February 8, 22 2016	Sarno	Alt. Lewis or Reynolds
March 14, 28 2016	Stead	Alt. Lewis or Reynolds
April 11, 25 2016	_____	_____
May 9, 23 2016	_____	_____
June 13, 27 2016	_____	_____
July 25 2016	_____	_____
August 8, 22 2016	_____	_____
September 12, 26 2016	_____	_____
October 10, 24 2016	_____	_____
November 28 2016	_____	_____
December 12, 2016	_____	_____

Please review and if you will be unable to make the meeting you are tentatively scheduled for please Notify the Chair who may contact another commissioner or attend the meeting.



MEMORANDUM

TO: State of Alaska

DATE: February 12, 2016

FROM: Cynthia Franklin, Director

RE: Timeline for MJ Establishment Applications

Applications Timeline for Calendar Year 2016 discussed by Marijuana Control Board 02-11-16

February 11, 2016	MCB Meeting Juneau- approve forms
February 24, 2016	AMCO begins accepting applications for all license types
March 16, 2016	Earliest date application initiated 2/24/16 could be deemed complete; cultivation and testing facility licenses begin to be deemed complete and forwarded to local governments
April 27, 2016	MCB Meeting Anchorage- review progress with applications received; discuss date for deeming retail store and product manufacturing facility applications complete
May 23, 2016	Implementation of Marijuana Inventory Tracking System
June 9, 2016	MCB Meeting- in person in Anchorage- approve first cultivation and testing licenses
July __, 2016	MCB Meeting Fairbanks- continue to review and issue cultivation and testing licenses
September __, 2016	MCB Meeting Nome- approve first retail store and product manufacturing facility licenses
December __, 2016	MCB Meeting Anchorage- continue to approve and issue licenses, other licensing business as it arises

(All meetings are conducted remotely except for one board member and one member of staff other than the meeting which indicates board will be in person)



MEMORANDUM

TO: State of Alaska

DATE: February 12, 2016

FROM: Cynthia Franklin, Director

RE: Timeline for MJ Handler's Permits

Marijuana Handler Permit Timeline reviewed by Marijuana Control Board 02-11-16

February 11, 2016	MCB Meeting Juneau- review and approve or amend form for application to provide Marijuana Handler Permit Education
February 24, 2016	Forms available for potential education course providers to fill out and return to AMCO Office with attached Curricula. Staff begin submitting applications and curricula documents to board members as they are filed with AMCO.
April 10, 2016	Cut-off date to submit handler education course for review by board at April 27, 2016 meeting. All remaining applications and attached curricula are provided to board members by staff.
April 27, 2016	MCB Meeting Anchorage- board reviews and votes on qualified courses
April 28, 2016	Qualified education course providers begin offering education classes
May 12, 2016	Marijuana Handler Permit applications available; applications may be brought to AMCO in Anchorage, Juneau and Fairbanks with course completion certificates and state issued ID for card issuance, applications may be mailed to AMCO main office in Anchorage with copy of state issued ID from all other Alaska locations.
Remainder of year	Education providers may continue to apply and board will review additional provider applications at regular meetings as necessary. Marijuana handler permits continue to be issued at AMCO offices and by mail.



MEMORANDUM

TO: State of Alaska

DATE: February 12, 2016

FROM: Cynthia Franklin, Director

RE: Timeline for Consumption Endorsement
Regulations Project

Consumption Endorsement Regulations Timeline for Calendar Year 2016

February 11, 2016	MCB Meeting Juneau- review and discuss questions provided by staff, indicate direction of draft regulation in areas related to questions posed;
April 27, 2016	MCB Meeting Anchorage- review draft regulation; potential for amendments; approve draft regulation to go out for public comment
May 2, 2016	Post draft regulation; begin public comment period
June 1, 2016	Public comment period closes; compile public comments for board review
June 9, 2016	MCB Meeting Anchorage- Board reviews public comment and decides whether to adopt regulation; If adopted, regulation forwarded to Department of Law for its review and forwarding to Lt. Governor for signature; Board could defer action to July meeting
July __, 2016	MCB Meeting Fairbanks
September __, 2016	MCB Meeting Nome
December __, 2016	MCB Meeting Anchorage

(All meetings are conducted remotely except for one board member and one member of staff other than the meeting which indicates board will be in person)

