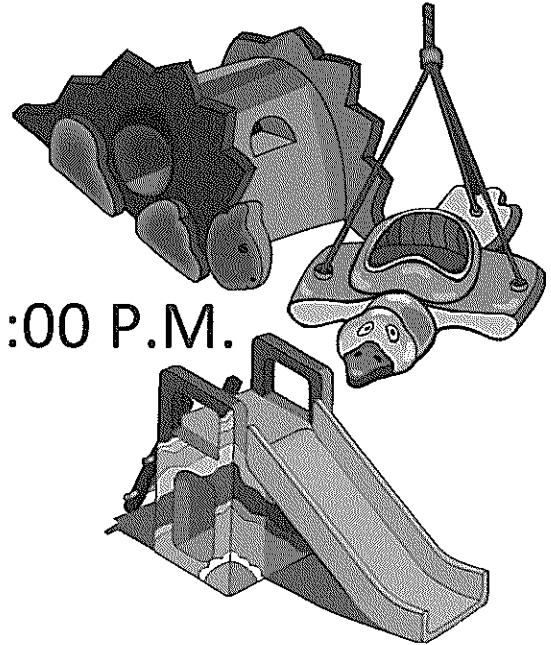


City Council
March 29, 2011
Tuesday



Worksession 4:00 P.M.
Committee of the Whole 5:00 P.M.
Regular Meeting 6:00 P.M.



Cowles Council Chambers
City Hall
491 E. Pioneer Avenue
Homer, Alaska



March & April 2011

Monday 28th	HOLIDAY – CITY OFFICES CLOSED in observance of Seward's Day.
Tuesday 29th	CITY COUNCIL Worksession 4:00 p.m., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.
Tuesday 5th	LIBRARY ADVISORY BOARD Regular Meeting 5:00 p.m.
Wednesday 6th	PLANNING COMMISSION Worksession 5:30 p.m. and Regular Meeting 7:00 p.m.
Monday 11th	CITY COUNCIL Worksession 4:00 p.m., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.

Regular Meeting Schedule

City Council 2nd and 4th Mondays 6 p.m.
Library Advisory Board 1st Tuesday 6 p.m.
Economic Development Advisory Commission 2nd Tuesday 6 p.m.
Parks and Recreation Advisory Commission 3rd Thursday of the months of January, March, May, June, July, August, September and November 5:30 p.m.
Planning Commission 1st and 3rd Wednesday 7 p.m.
Port and Harbor Advisory Commission 4th Wednesday 5 p.m.
Transportation Advisory Committee Quarterly 3rd Tuesday 5:30 p.m.
Public Arts Committee Quarterly 3rd Thursday 5:00 p.m.
Lease Committee Quarterly 2nd Thursday 3 p.m.
Permanent Fund Committee Quarterly 2nd Thursday 5:15 p.m.

MAYOR AND CITY COUNCILMEMBERS AND TERMS

JAMES C. HORNADAY, MAYOR – 12
KEVIN HOGAN, COUNCILMEMBER – 12
BARBARA HOWARD, COUNCILMEMBER – 11
DAVID LEWIS, COUNCILMEMBER – 11
FRANCIE ROBERTS, COUNCILMEMBER – 12
MARY E. (BETH) WYTHE, COUNCILMEMBER – 13
BRYAN ZAK, COUNCILMEMBER – 13
City Manager, Walt Wrede
City Attorney, Thomas Klinkner

<http://www.cityofhomer-ak.gov/cityclerk> home page access, Clerk's email address is: clerk@ci.homer.ak.us Clerk's office phone number: direct line 235-3130, other number 435-3106.

HOMER CITY COUNCIL/WORKSESSION
491 E. PIONEER AVENUE
HOMER, ALASKA

MARCH 29, 2011
TUESDAY, AT 4:00 P.M.
COWLES COUNCIL CHAMBERS

**MEETING NOTICE
WORKSESSION AGENDA**

1. **CALL TO ORDER, 4:00 P.M.**
2. **AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5) .
3. **Land Allocation Plan – Joint Worksession with Advisory Bodies** Page 7
 - A. Memorandum 11-040 from Lease Committee Page 145
 - B. Memorandum 11-041 from Planning Commission Page 147
 - C. Memorandum 11-042 from Parks and Recreation Advisory Commission Page 149
 - D. Memorandum 11-043 from Library Advisory Board Page 151
4. **COMMENTS OF THE AUDIENCE**
5. **ADJOURNMENT NO LATER THAN 4:50 P.M. NEXT REGULAR MEETING IS SCHEDULED FOR MONDAY, APRIL 11, 2011 AT 6:00 P.M. THE NEXT COMMITTEE OF THE WHOLE IS SCHEDULED FOR MONDAY, APRIL 11, 2011 AT 5:00 P.M. A WORKSESSION IS SCHEDULED FOR MONDAY, APRIL 11, 2011 AT 4:00 P.M.** All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

2011 Land Allocation Plan *Draft*
City of Homer

Adopted by Resolution 2011-

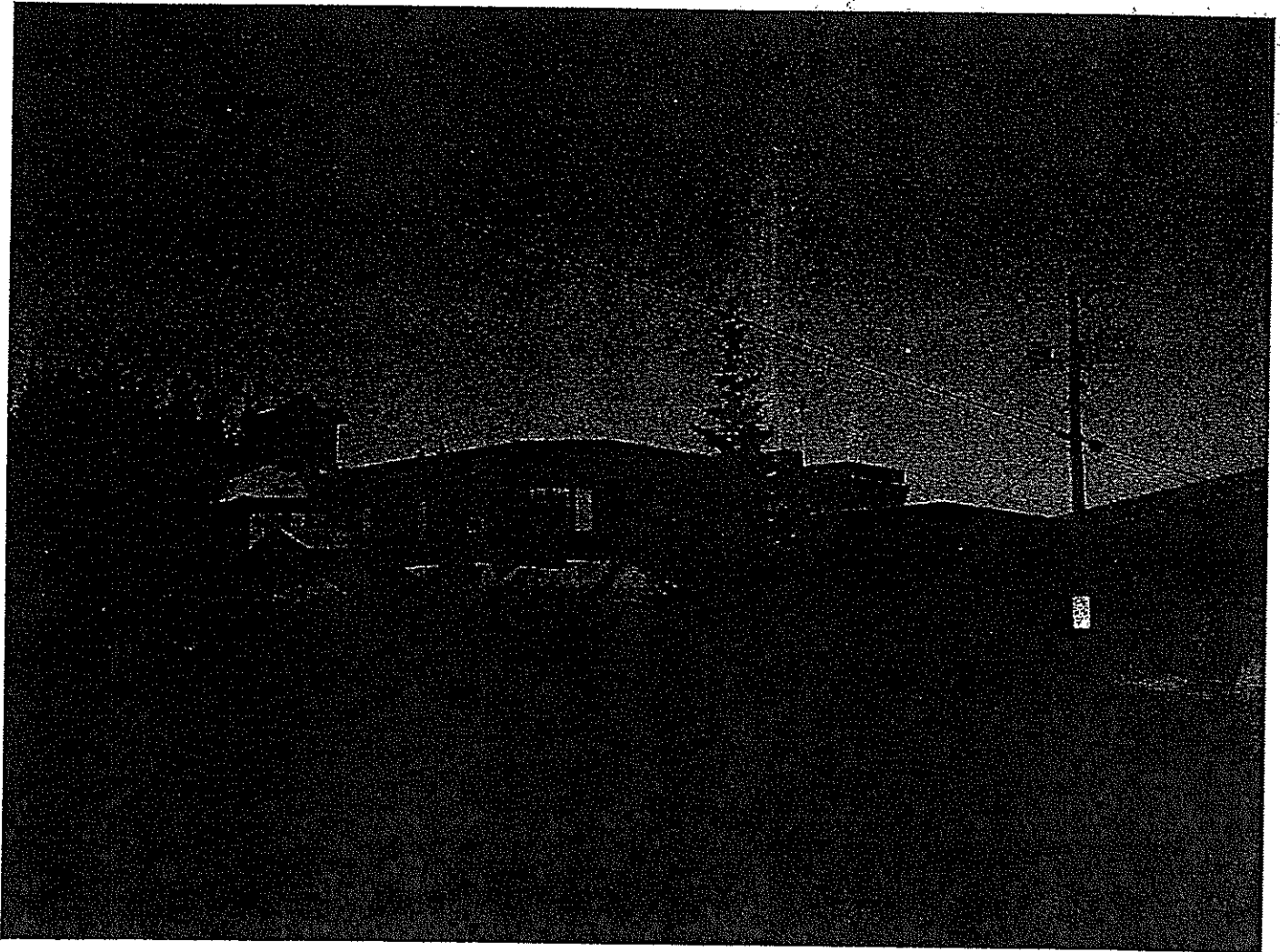


Table of Contents

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

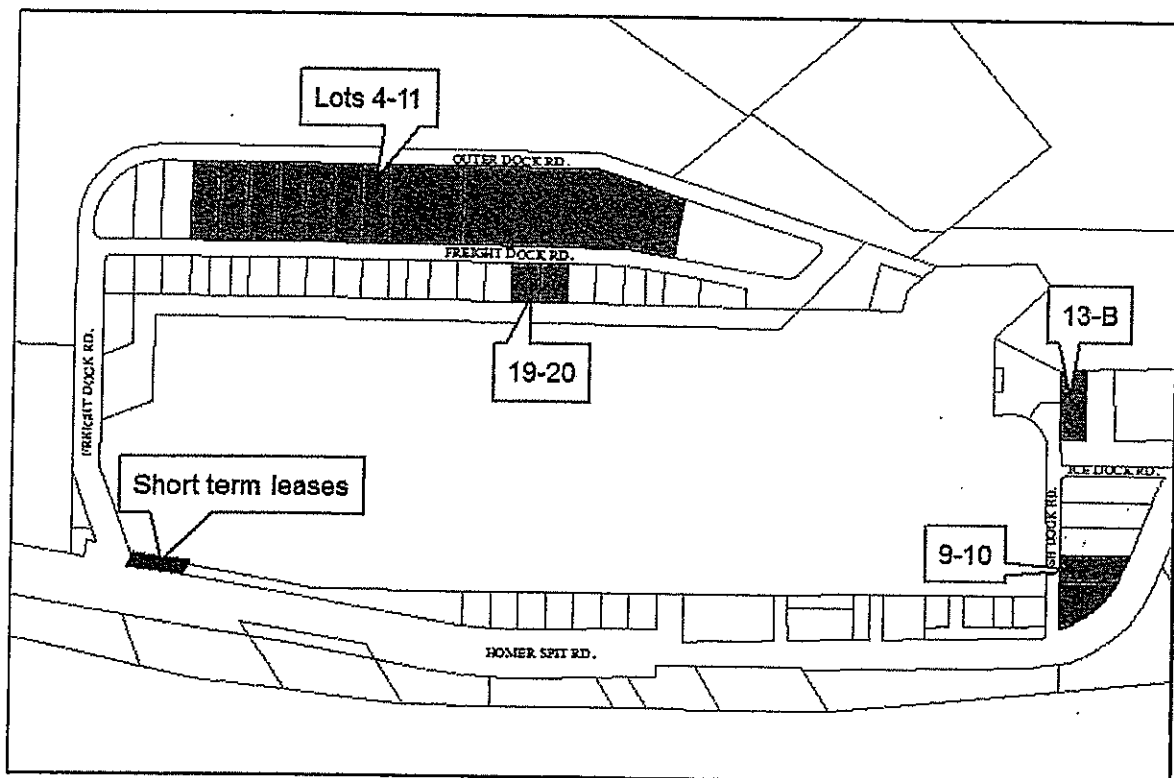
Appendix - Homer Harbor Map

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 2011. Lease procedures follow the City of Homer Lease Policy, and City Code.



Intentionally Blank

Designated Use:
Acquisition History:

Area: acres

Parcel Number:

2006 Assessed Value:

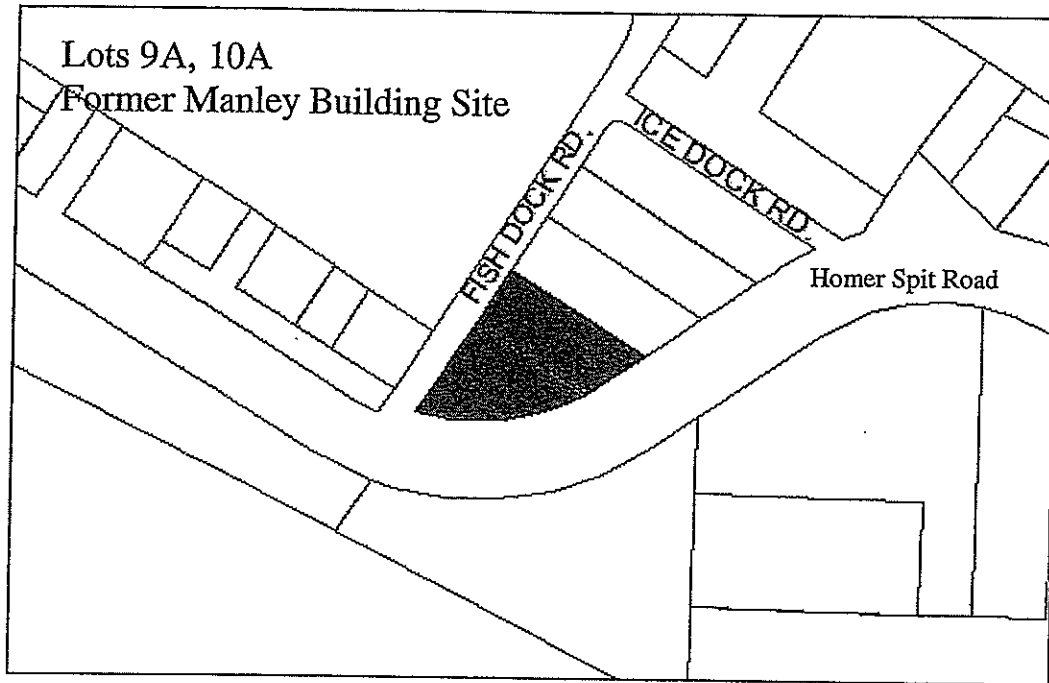
Legal Description:

Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

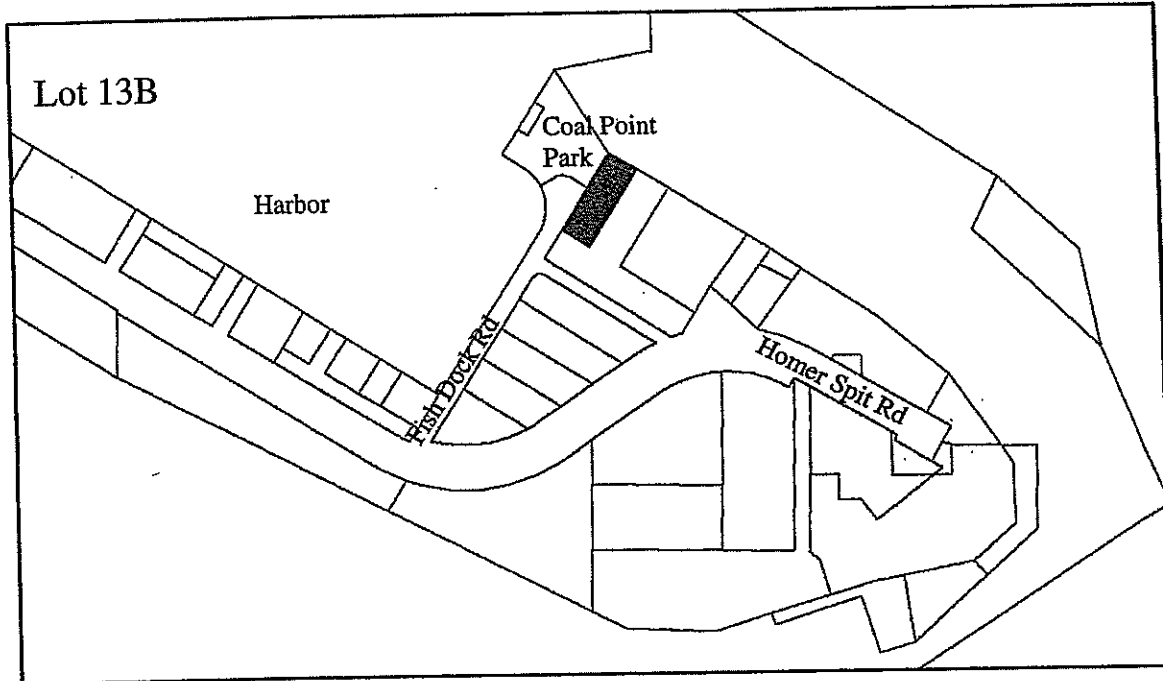
Address:

Finance Dept. Code:

**Designated Use:** Lease**Acquisition History:****Area:** 1.05 acres (0.52 and 0.53 acres)**Parcel Number:** 18103477, 78**2009 Assessed Value:** Land value \$391,700**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, paved road access**Address:**

Former Manley building lots. Has been re-subdivided into two lots, rather than original three.

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 0.52 acres

Parcel Number: 18103425

2009 Assessed Value: \$194,400

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

Zoning: Marine Industrial

Wetlands: N/A

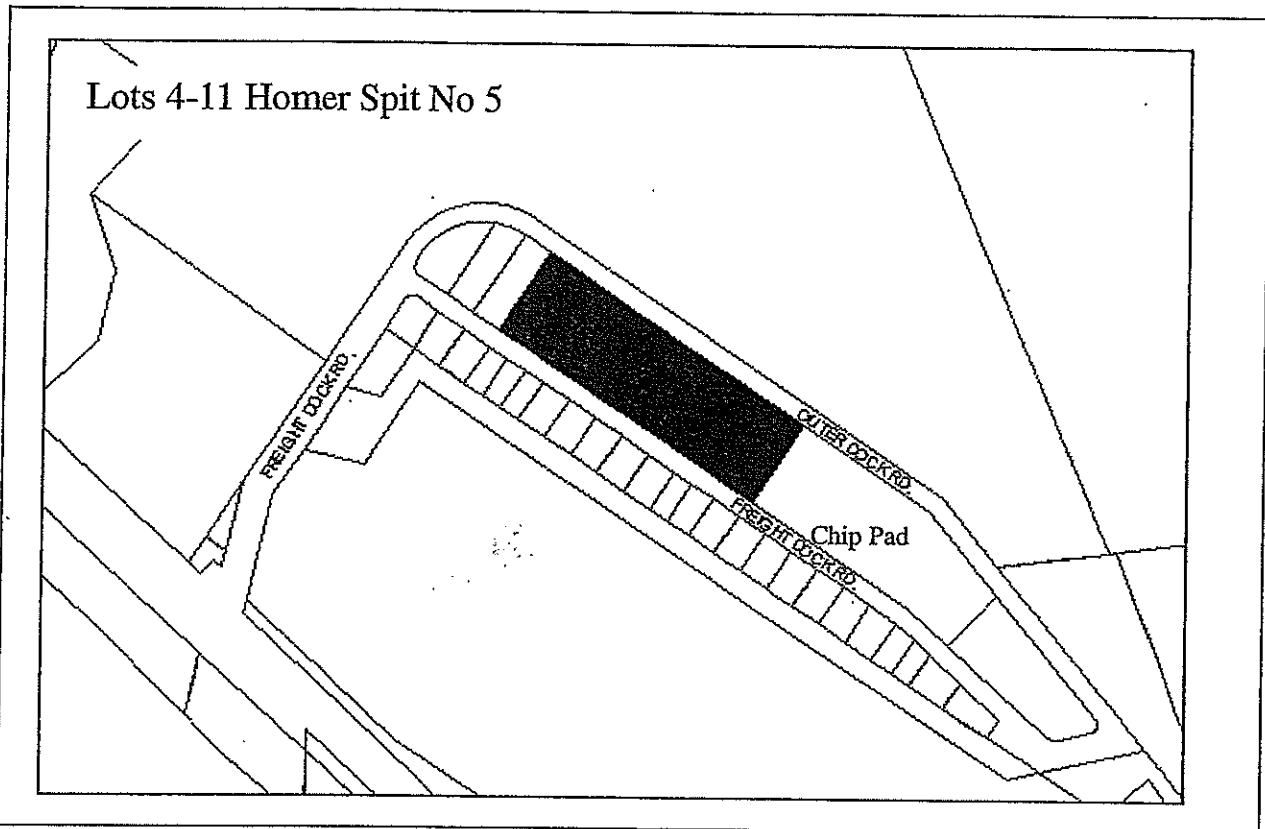
Infrastructure: Water, sewer, paved/gravel road access

Address: Fish Dock Road

A portion is leased to Snug Harbor, 1 year atypical lease through 9/30/2010. Month to month leases as of January 2011. Lease negotiations underway for a 5 year lease with two 1 year options.

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

Finance Dept. Code:



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

2006 Assessed Value: \$2,100,700. Smaller lots valued at \$235,500. One large lot valued at \$452,900

Legal Description: Homer Spit Subdivision No. 5 Lots 4 through 11

Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

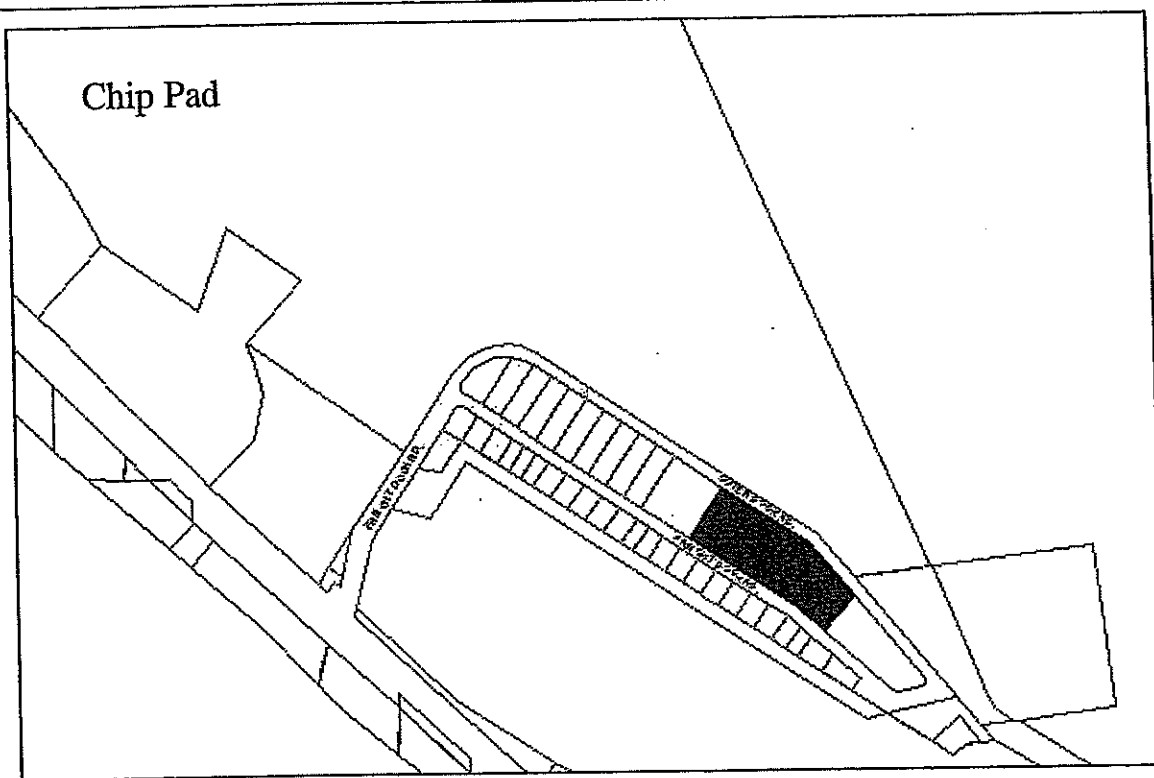
Address:

Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.

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.

Resolution 10-35(A) prepare a plan for organized parking and fee collection.

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 5 acres

Parcel Number: 18103220

2009 Assessed Value: \$1,456,500 (Land: \$916,500, Structure/Improvements: \$540,000)

Legal Description: Homer Spit Subdivision no 5 Lot 12

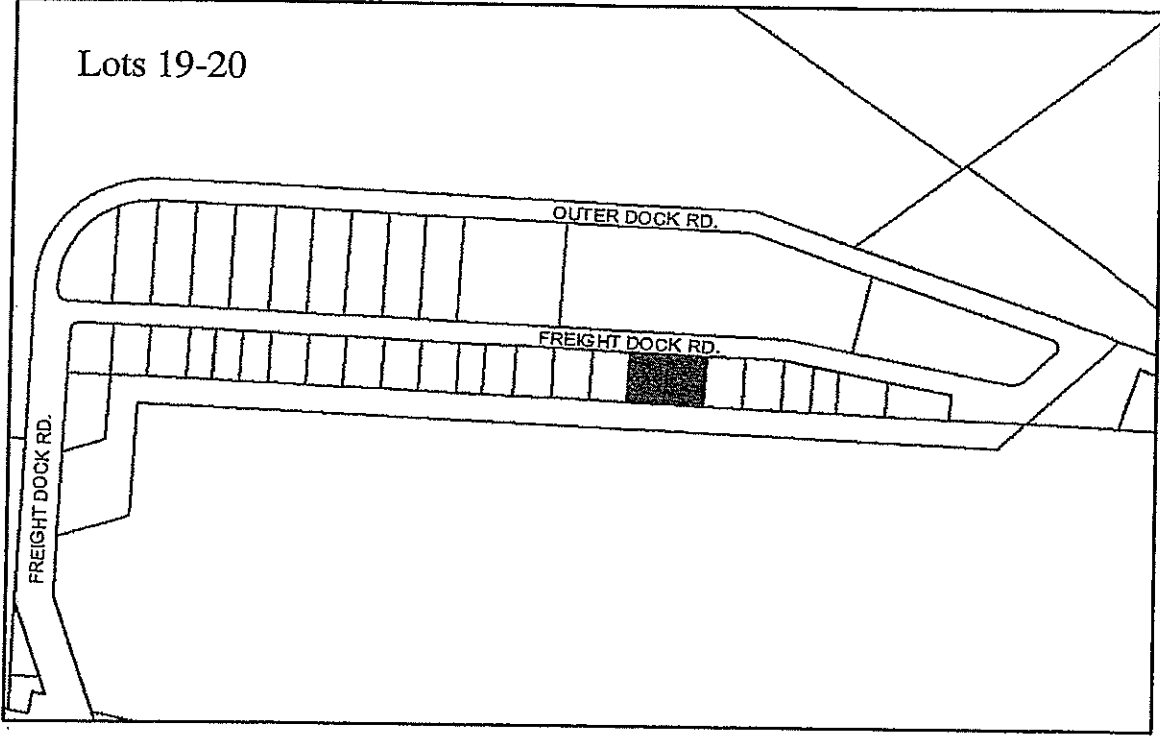
Zoning: Marine Industrial

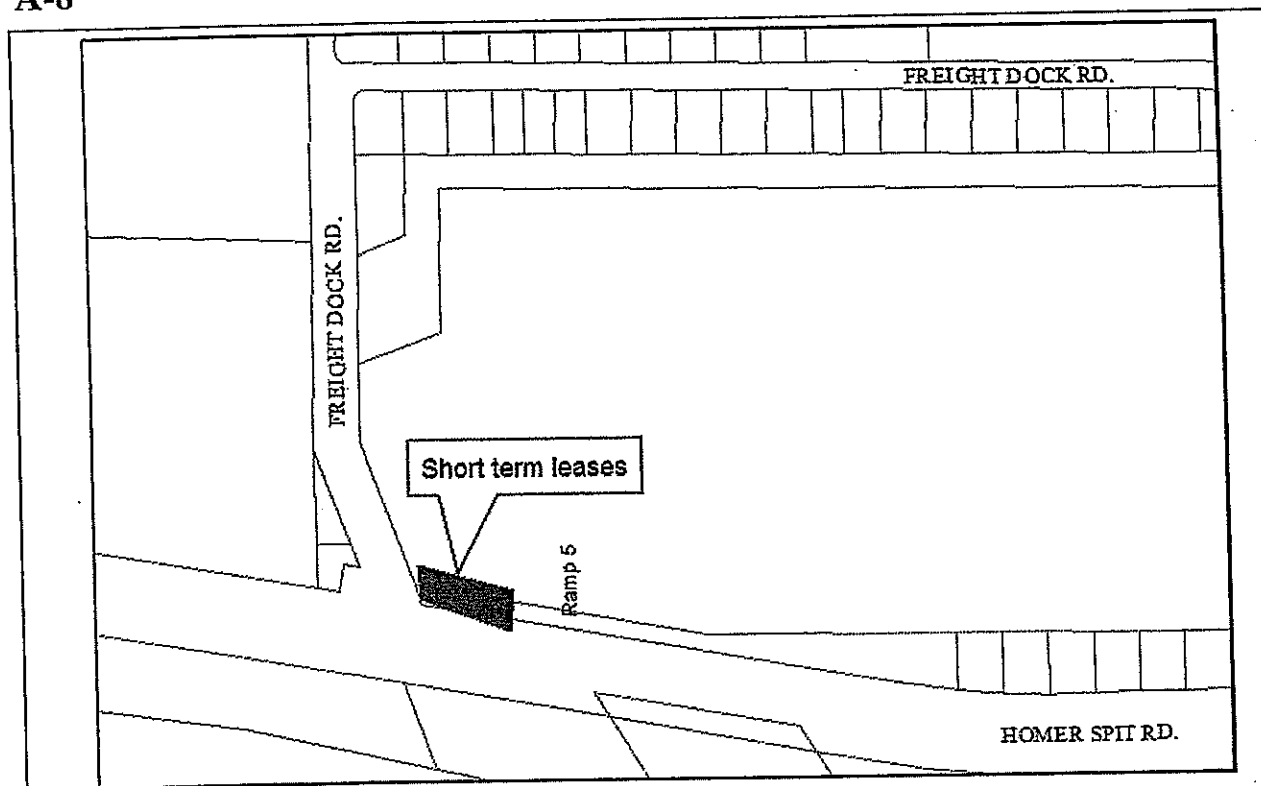
Infrastructure: Water, sewer, paved road access

Address: 4380 Homer Spit Road

Old Chip Pad

A portion is leased to Peninsula Scrap and Salvage for one year, through November 2010.
 To be RFP'd in early 2011. (Reso 2010-28(A))

	
Designated Use: Lease (Resolution 09-33)	
Acquisition History:	
Area: 0.96 acres, 0.32 acres each	Parcel Number: 181032 38, 39
2009 Assessed Value: \$134,900 each	
Legal Description: Homer Spit No 5 Lots 19-20	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: gravel road, water and sewer	
Notes:	
Finance Dept. Code:	



Designated Use: Lease (Resolution 10-35(A))

Acquisition History:

Area: Freight Dock Road to 150 feet before Ramp 5, (about where used boats are usually for sale)

Parcel Number: 18103324

2009 Assessed Value:

Legal Description: Homer Spit No 2 Lot 12-A

Zoning: Marine Commercial

Wetlands: N/A

Infrastructure: gravel road, water and sewer (may or may not be close to a stub out)

Notes: Resolution 10-35(A) states: Designate an area from Freight Dock Road to within 150 feet of Ramp 5 for short term, one to two year leases, for small kiosk businesses under 250 square feet.

Finance Dept. Code:

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. See the Lease Policy Manual for further information. Individual lease files contain information on rents and formal agreements.

Intentionally Blank

Designated Use:
Acquisition History:

Area: acres

Parcel Number:

200x Assessed Value:

Legal Description:

Zoning:

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

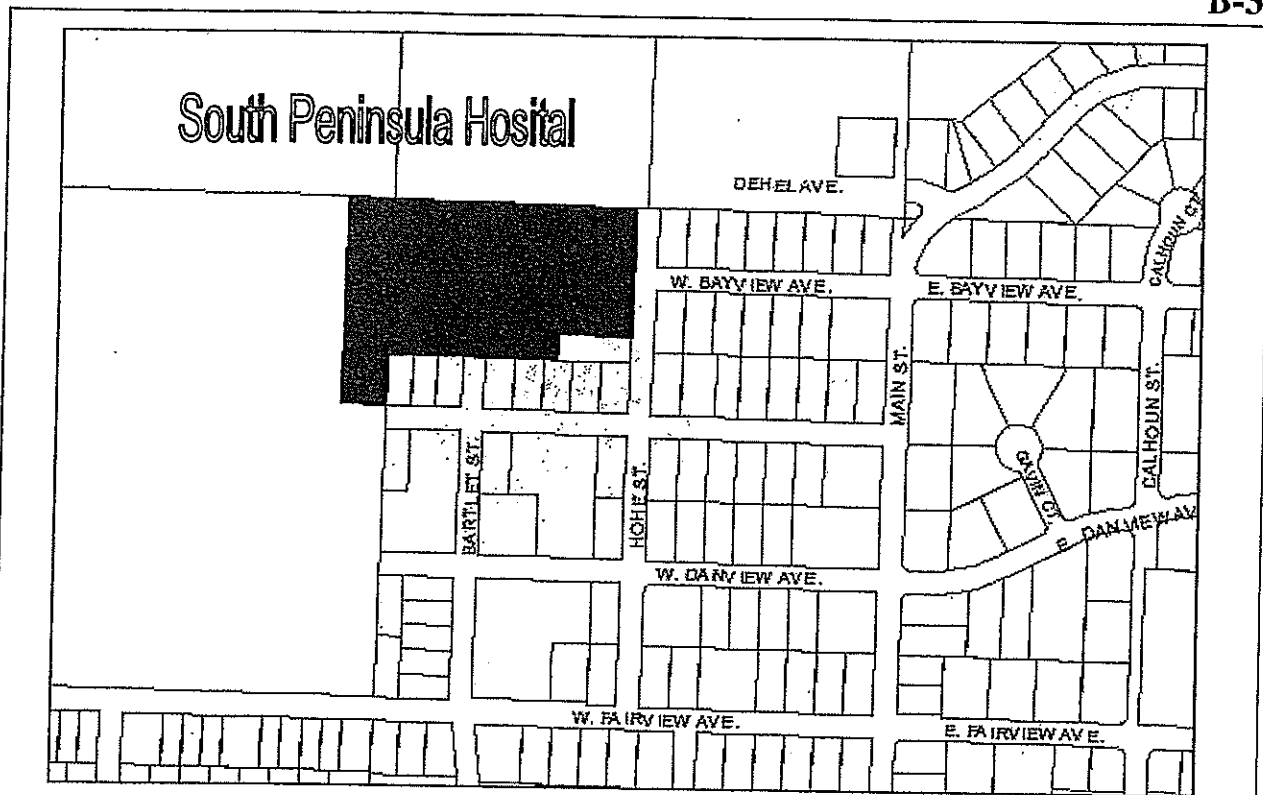
Address:

Leased to:

Lease Renewal Options:

Expiration:

Finance Dept. Code:



Designated Use: South Peninsula Hospital
Acquisition History:

Area: 7.12 acres

Parcel Number: 17504024

2009 Assessed Value: \$20,004,900 (Land \$317,800, Structures \$19,687,100)

Legal Description: HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2

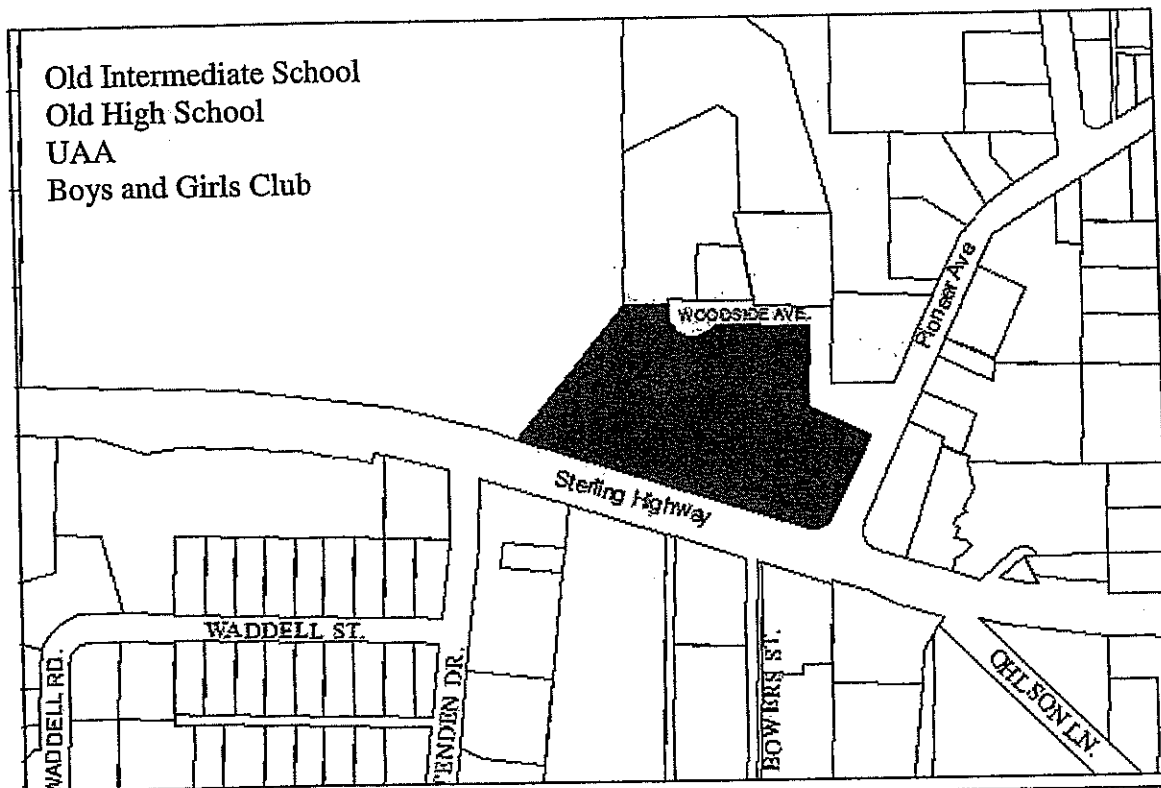
Zoning: Residential Office

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Notes: Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KPB.

Finance Dept. Code:



Designated Use: Public Government Lands with the intent to use for community purposes
Acquisition History: Given to the City by KPB. Old Middle School and HS. Reso 98-63

Area: 4.3 acres

Parcel Number: 17510070

2009 Assessed Value: \$4,148,000 (Land \$148,000 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

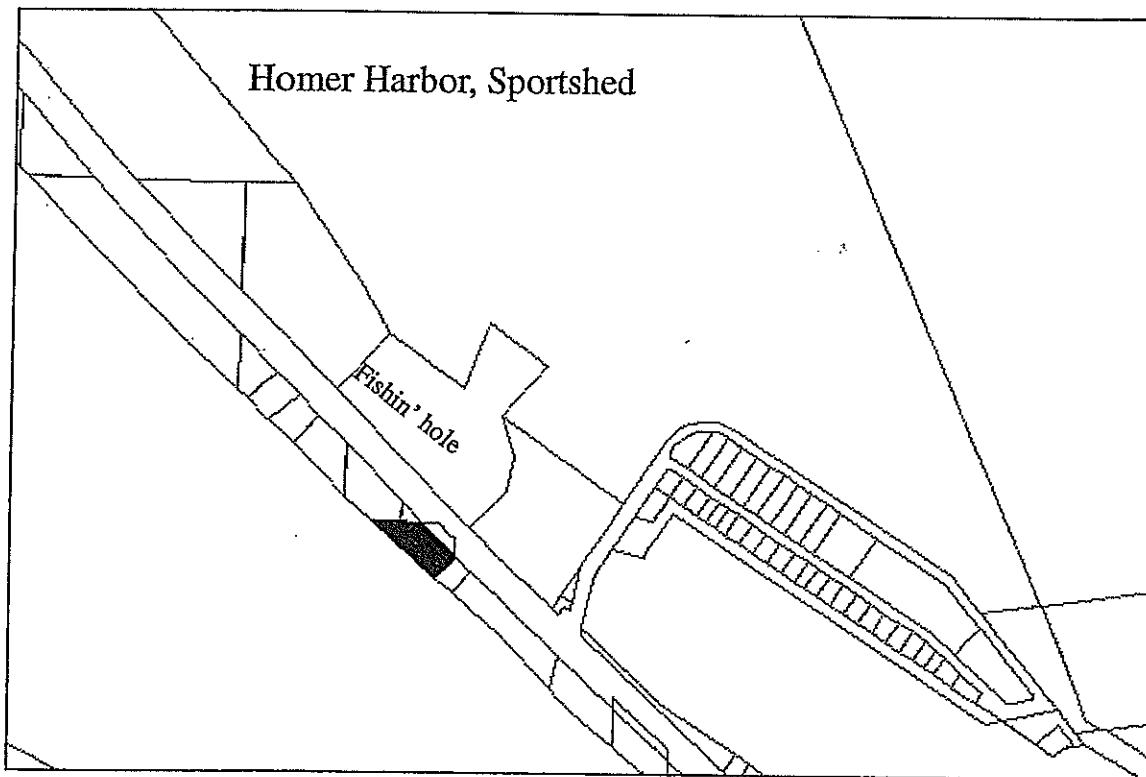
Wetlands: Creek on western edge

Infrastructure: Paved access and parking. Water and Sewer.

Notes: Currently Leased to the college and the Boys and Girls Club.

- College lease is short term.
- Skateboard Park on premises.
- Old Intermediate School has flooding problems in the basement.
- Older building has asbestos.
- Deed restrictions on the property for school or community purpose; may not be able to sell for commercial purposes.

Finance Dept. Code: 170.0032 175.100.05



Designated Use: Leased Land
Acquisition History:

Area: 1.6 acres

Parcel Number: 18103105

2009 Assessed Value: \$306,400 (Land: \$68,100 Structure: \$238,300)

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

Zoning: Marine Commercial

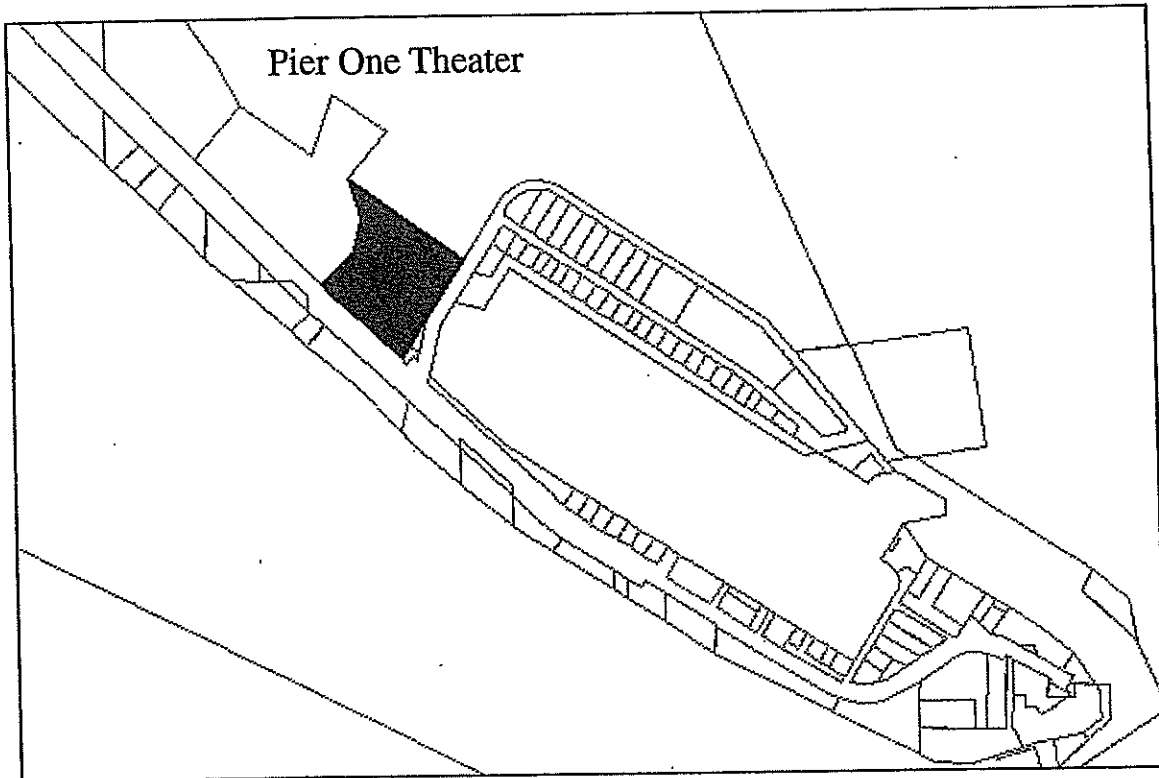
Wetlands: None

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: Last day of April 2029

Finance Dept. Code:



Designated Use: Fishing Lagoon

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

Area: 11.27 acres

Parcel Number: 18103117

2009 Assessed Value: \$1,719,400 (Land: \$1,570,600 Structure: \$148,800)

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
- 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.
- Other summer only leases

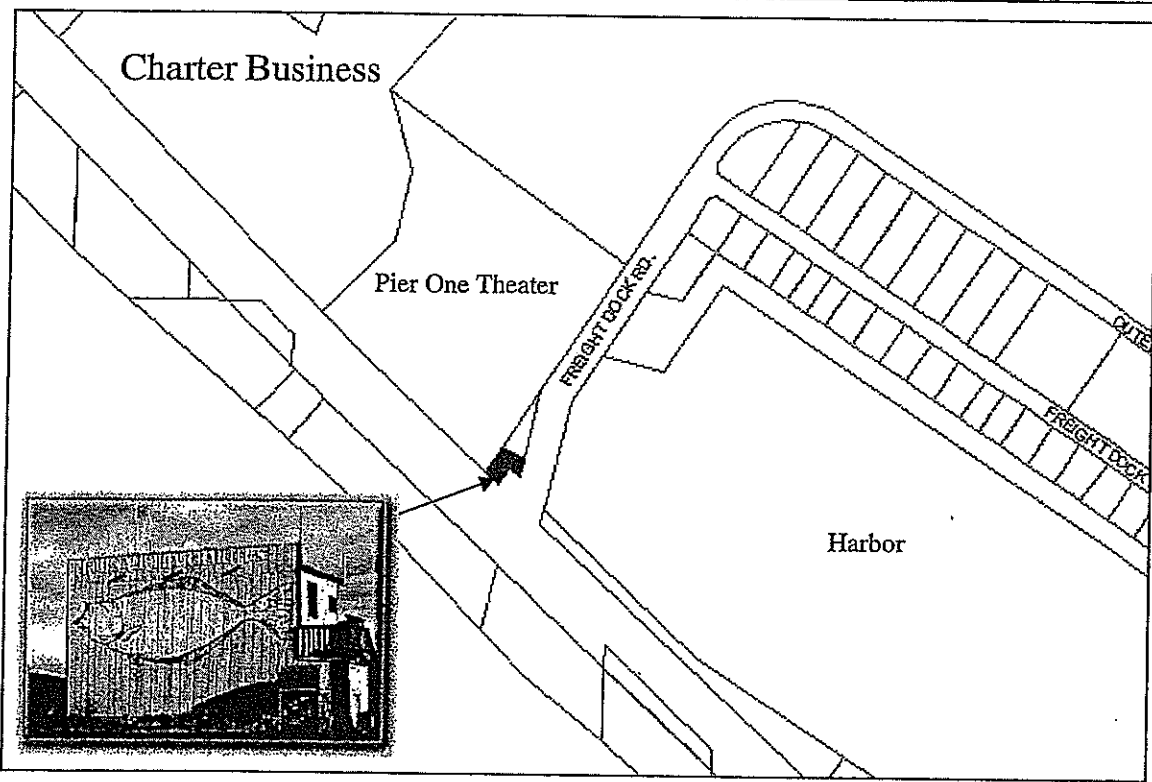
Leased to: Pier One Theater

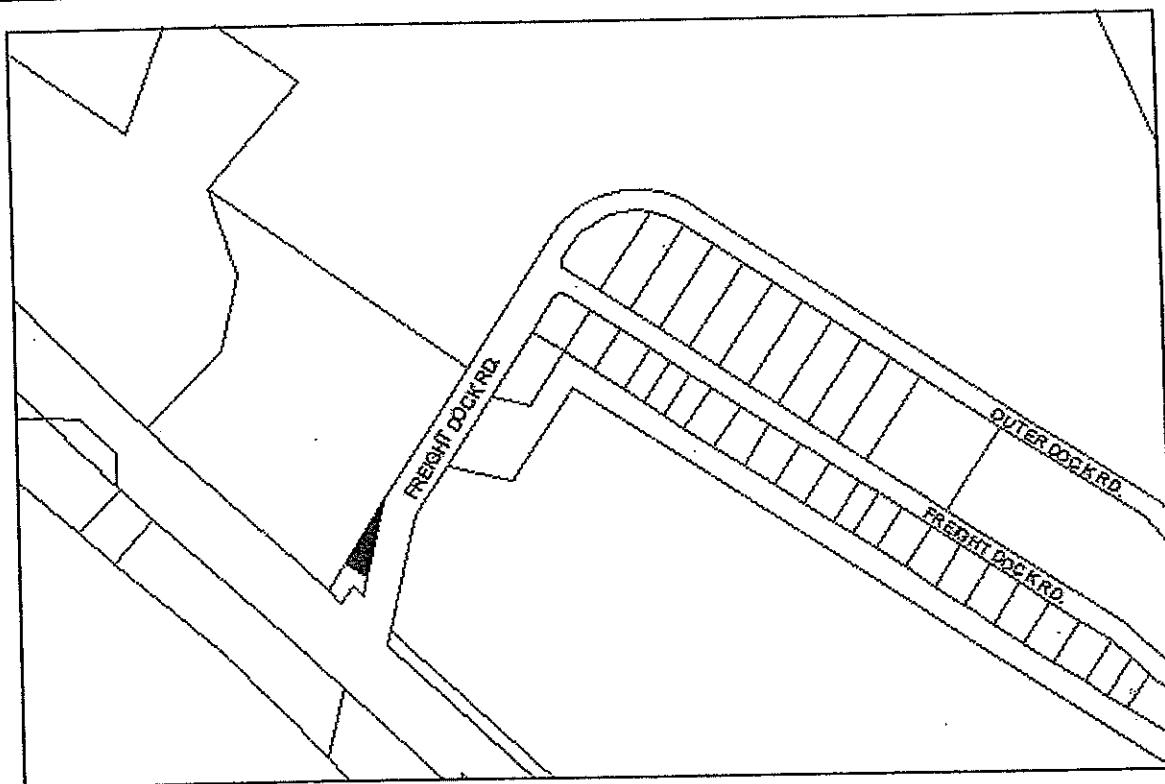
Lease Renewal Options:

Expiration: 12/9/2011 Resolution 2007-56

The Homer Spit Trail currently ends on this lot.

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
2009 Assessed Value: \$57,000 Land \$19,300 Structure \$37,700	
Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2	
Zoning: Marine Industrial	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: February 2013, with one 5 year option Resolution 08-43	
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

2009 Assessed Value: \$78,000 (Land: \$22,100 Structure \$55,900)

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

Zoning: Marine Industrial

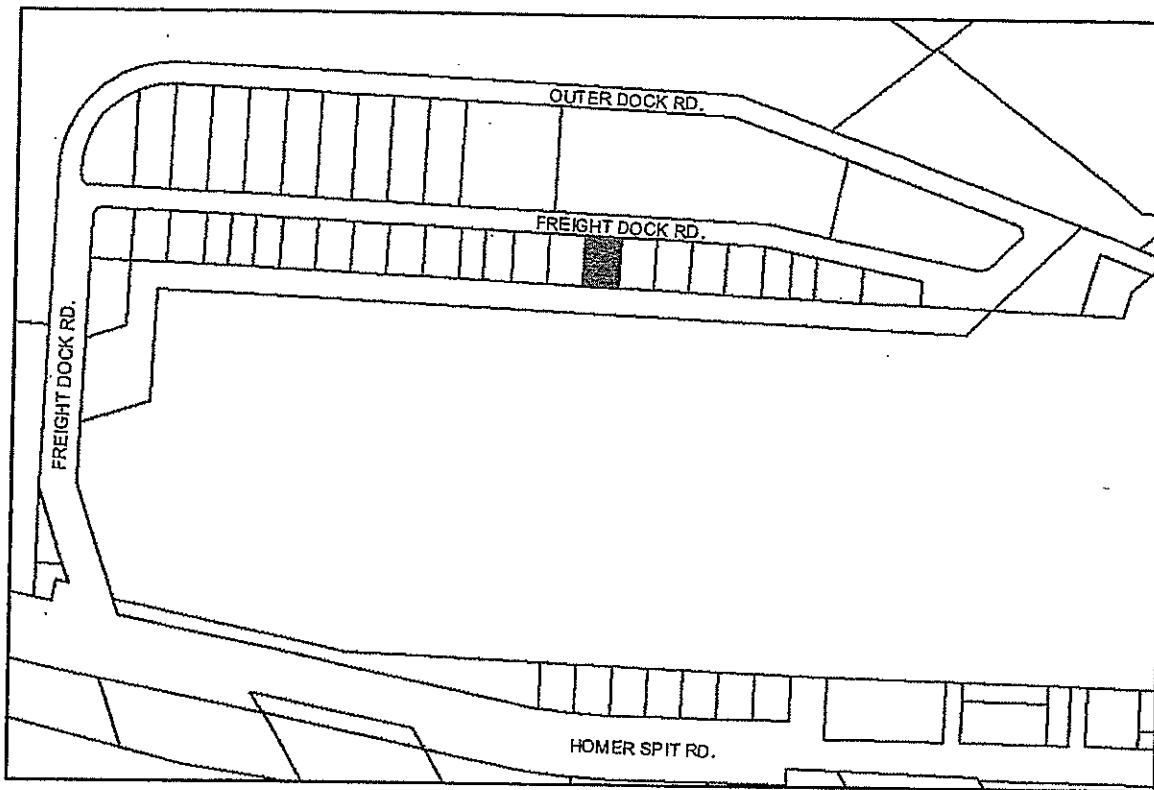
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 1114 Freight Dock Road

Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV
Resolution 08-42 leased the property until the end of February, 2013. One five year option.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Lands

Acquisition History:

Area: 0.32 acres

Parcel Number: 18103240

2009 Assessed Value: \$144,200

Legal Description: Homer Spit No 5 Lot 21

Zoning: Marine Industrial

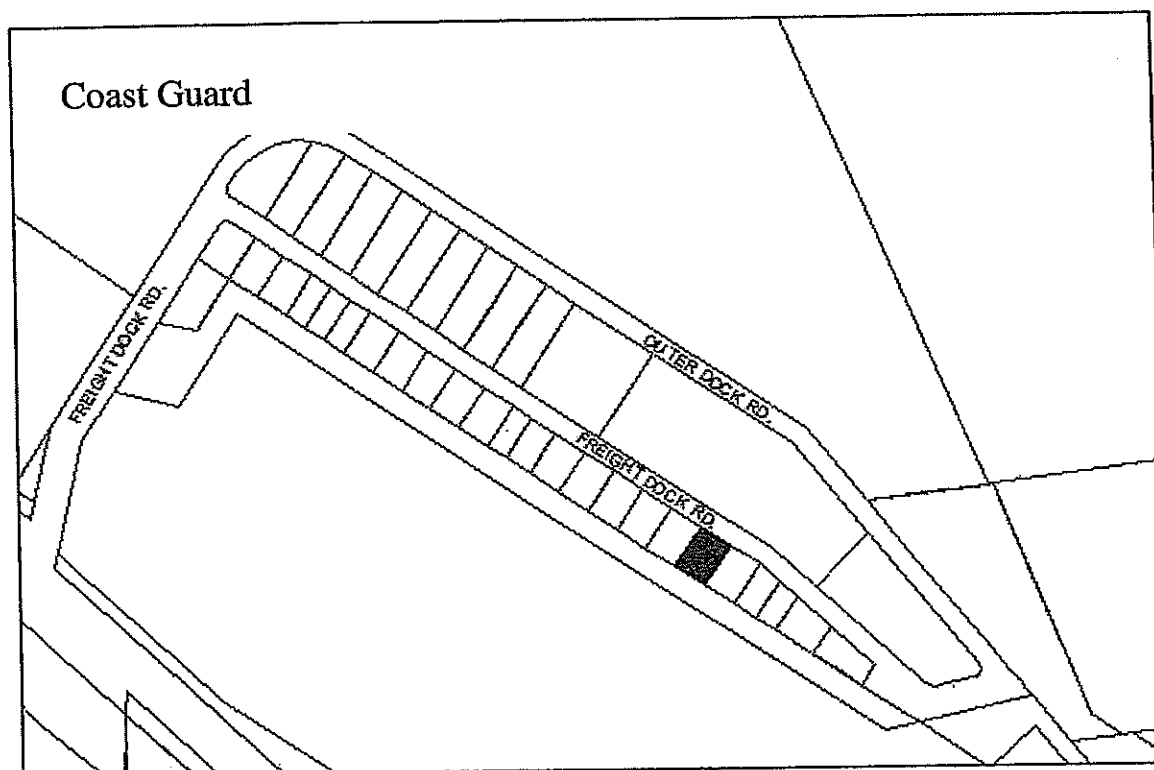
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4323 Freight Dock Road

Leased to: Seldovia Village Tribe, for Kachemak Bay Ferry
Resolution 10-41 . Lease expires 2040.

Finance Dept. Code: 400.600.4650



Designated Use: Leased to USCG
Acquisition History:

Area: 0.34 acres

Parcel Number: 18103218

2009 Assessed Value: \$570,800 (Land: \$142,200 Structure: \$428,600)

Legal Description: Homer Spit Four subdivision Lot 2

Zoning:

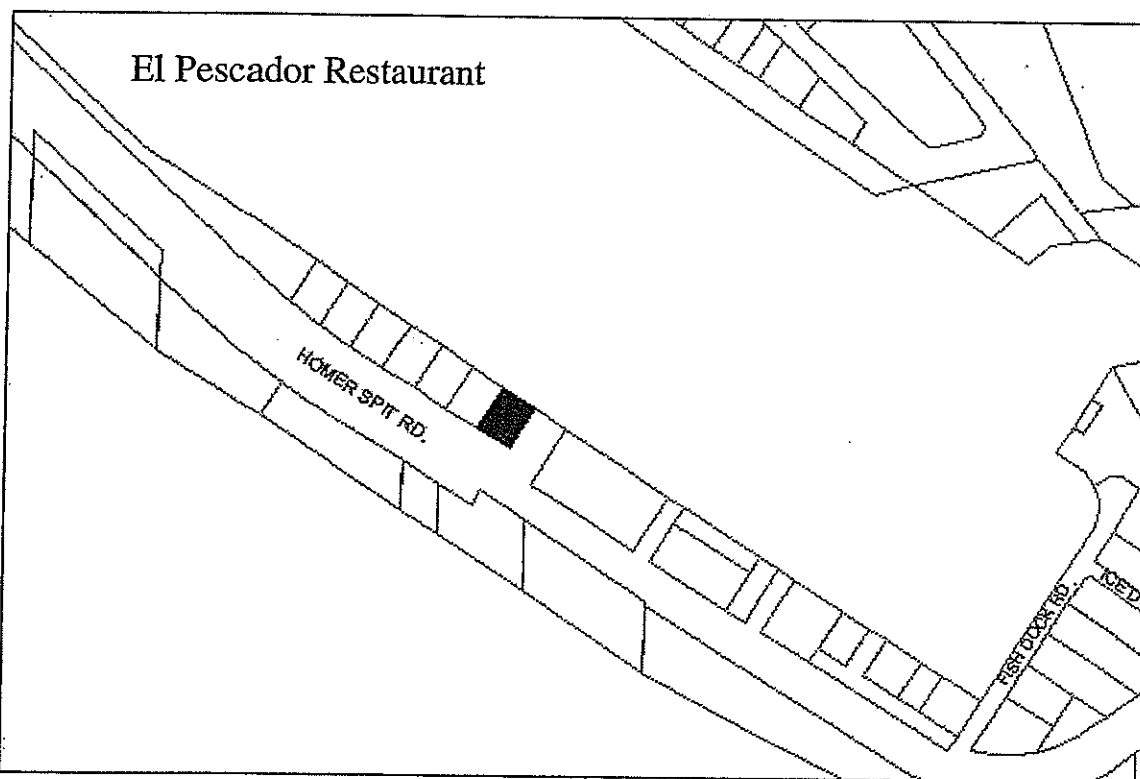
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address:

Leased to: USCG
Lease Renewal Options: None
Expiration: 9/30/2023

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 12,700 sq ft

Parcel Number: 18103316

2009 Assessed Value: \$528,900 (Land: \$81,000 Structure: \$447,900)

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

Zoning: Marine Commercial

Wetlands: None

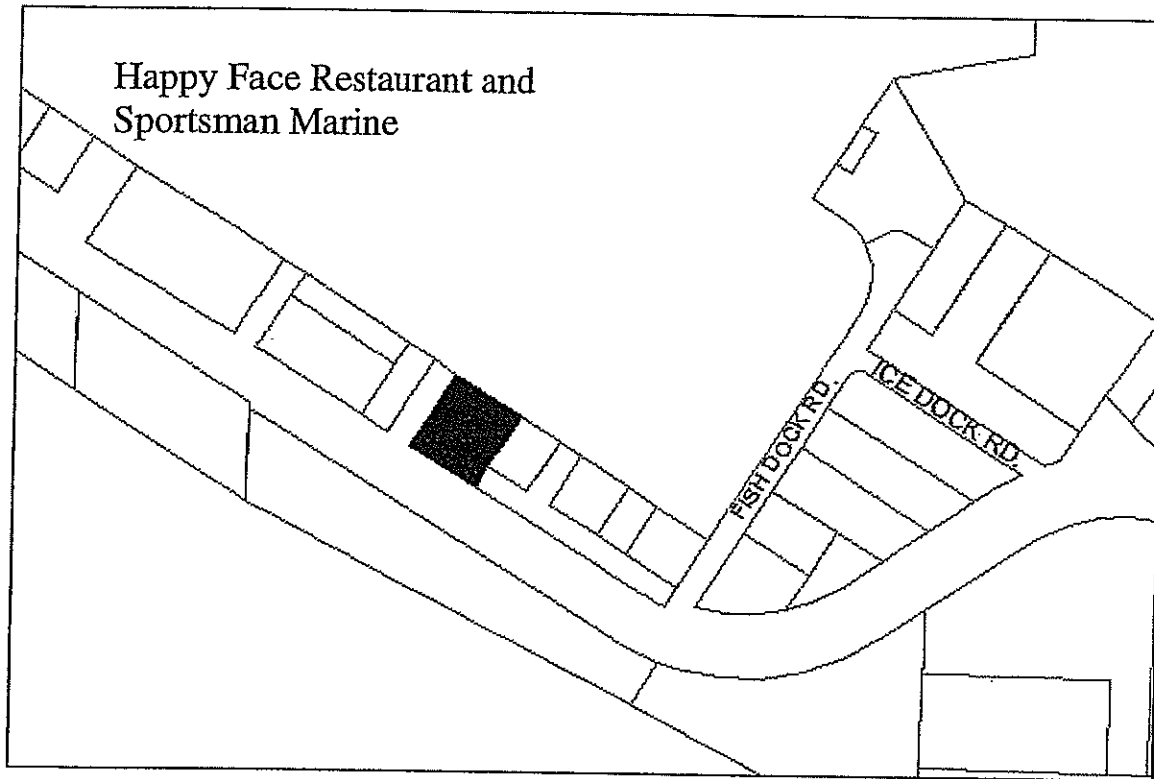
Infrastructure: Paved road, water and sewer

Address: 4262 Homer Spit Road

Leased to: Jose Ramos/El Pescador
Expiration: Lease expires 2/1/2016, no options.

Finance Dept. Code:

Designated Use: Leased Lands	
Acquisition History:	
Area: 0.23 acres	Parcel Number: 18103309
2009 Assessed Value: \$235,400 (Land: \$95,900 Structure: \$139,500)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address:
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

2009 Assessed Value: \$581,000 (Land: \$120,600 Structure: \$460,400)

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

Zoning: Marine Industrial

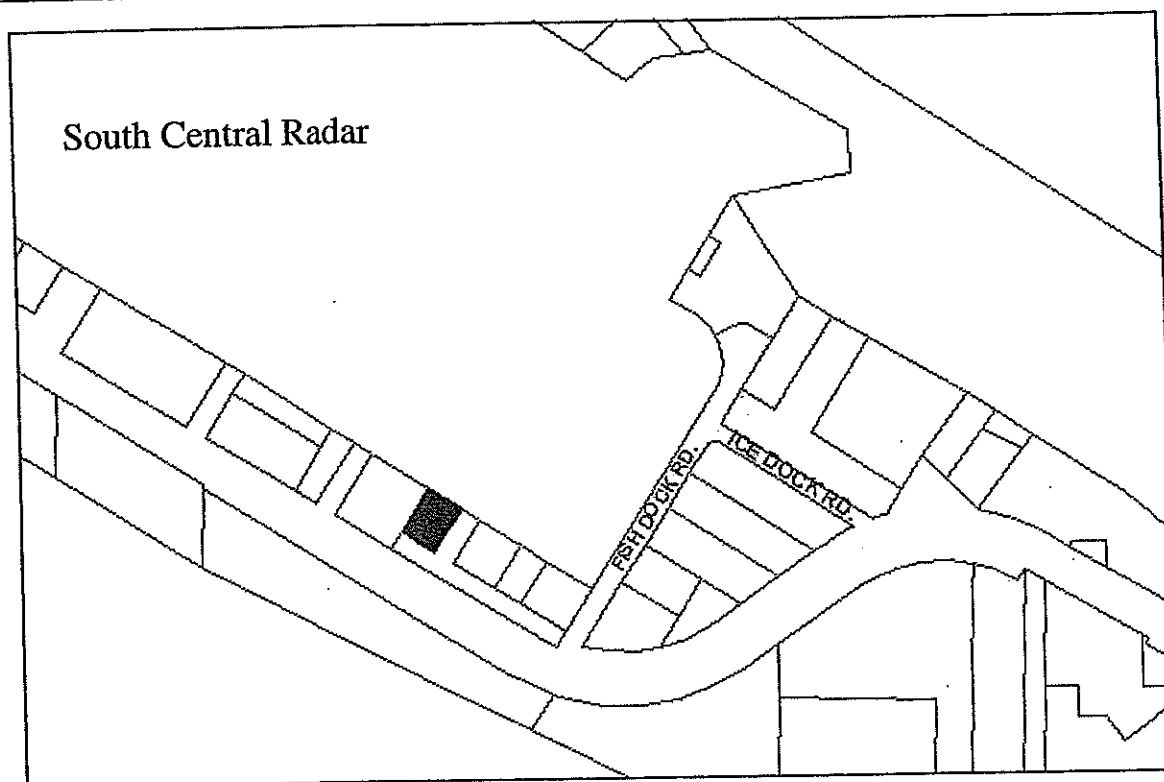
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4400 Homer Spit Road

Leased to: Happy Face Restaurant and Sportsman Marine
Expiration: 12/31/2014. No options.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 0.2 acres

Parcel Number: 18103431

2009 Assessed Value: \$150,100 (Land: \$83,400 Structure: \$66,700)

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1

Zoning: Marine Industrial

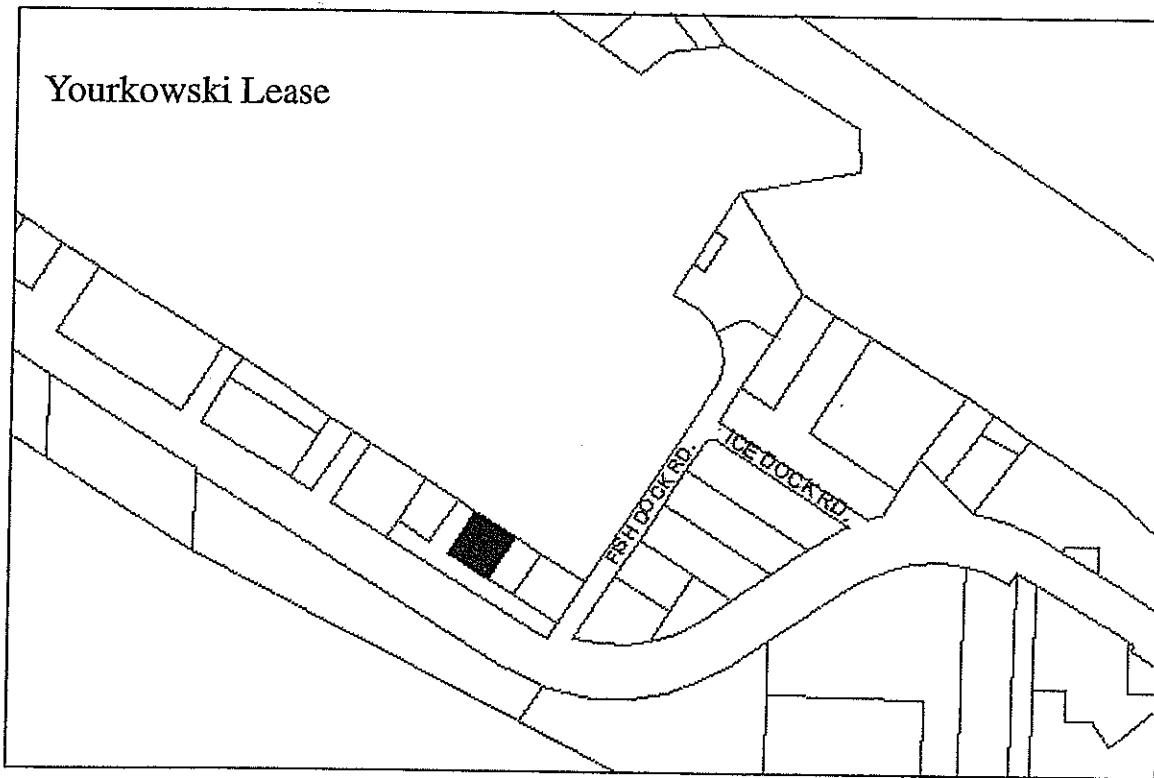
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4406 Homer Spit Road

Leased to: William Tener dba South Central Radar
Lease Renewal Options: 2 additional 5 year renewal options
Expiration: 11/1/2013.

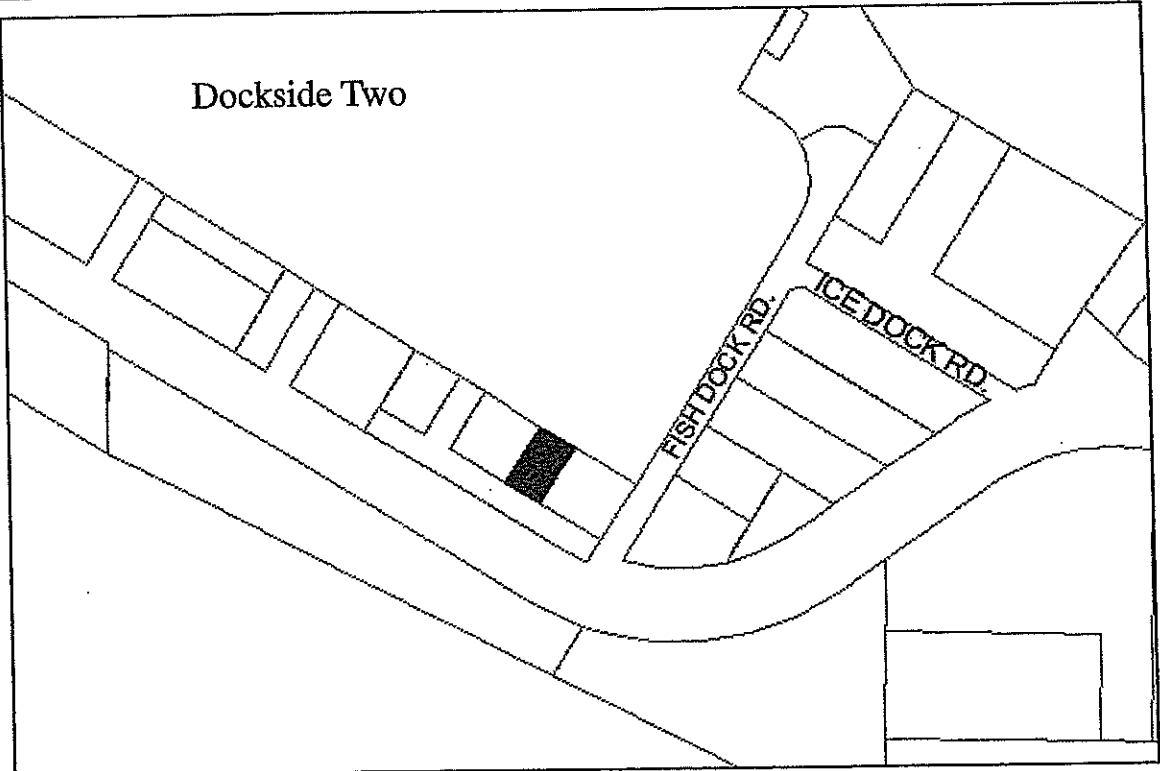
Finance Dept. Code:

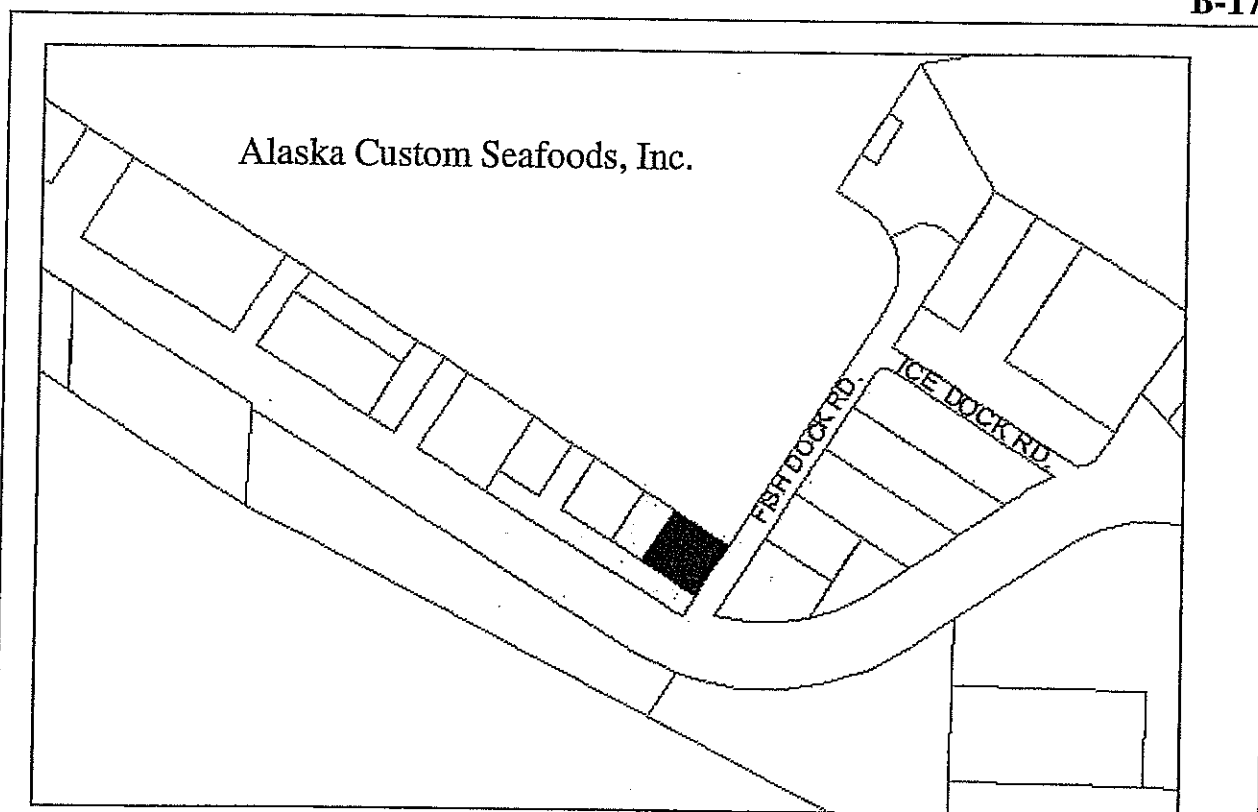
**Designated Use:** Leased Lands**Acquisition History:****Area:** 0.29 acres**Parcel Number:** 18103442**2009 Assessed Value:** \$230,300 (Land: \$110,400 Structure: \$119,900)**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2**Zoning:** Marine Industrial**Wetlands:** 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.

Finance Dept. Code:

	
Designated Use: Leased Land	
Acquisition History:	
Area: 7,749 sq ft. (0.18 acres)	Parcel Number: 18103443
2009 Assessed Value: \$93,600 (Land: \$43,700, Structure: \$44,900)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
Zoning: Marine Industrial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4470 Homer Spit Road
Leased to: William Sullivan dba Dockside Two Expiration: 4/15/2012, no more options	
Finance Dept. Code:	



Designated Use: Leased land
Acquisition History:

Area: 0.31 acres, or 13,383 sq ft

Parcel Number: 18103444

2009 Assessed Value: \$135,900 Land Value - \$11,500 Structure Value - \$124400

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

Zoning: Marine Industrial

Wetlands: None

Infrastructure: Paved road, water and sewer.

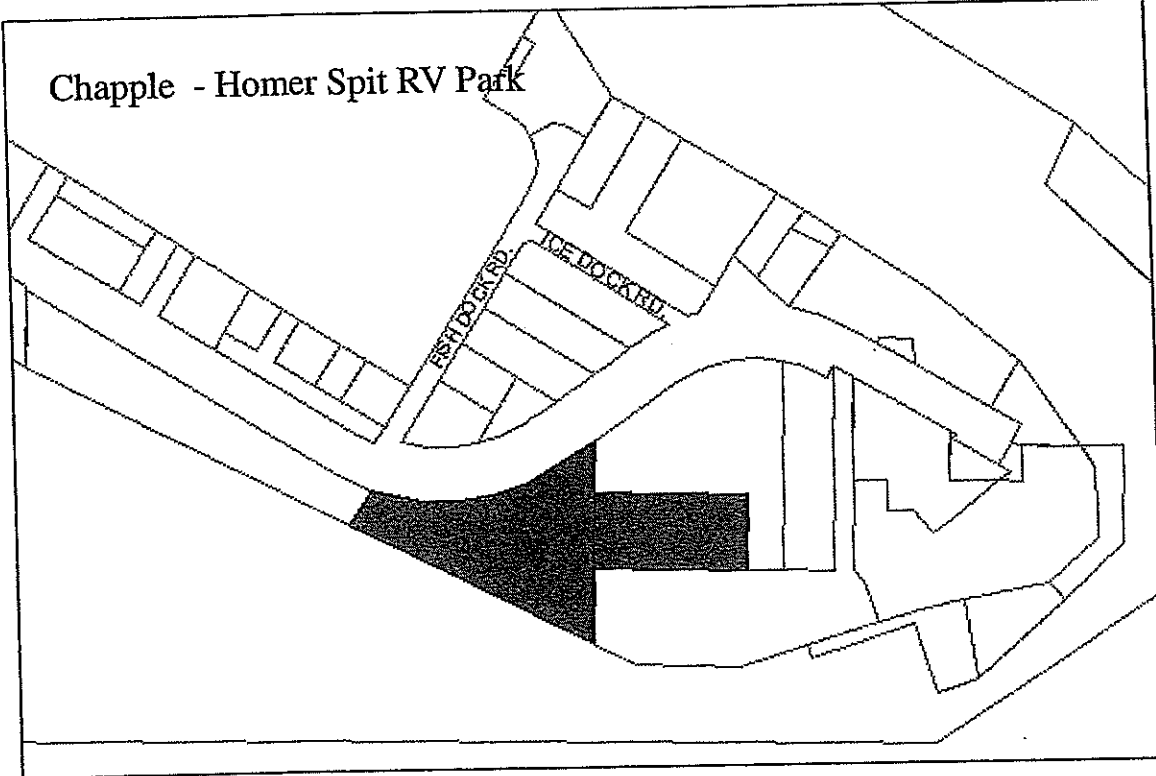
Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc.
 Leased month to month. New lease is in progress.

Note on Assessed land value. 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. 1/18/2010.

Finance Dept. Code:

Chapple - Homer Spit RV Park



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

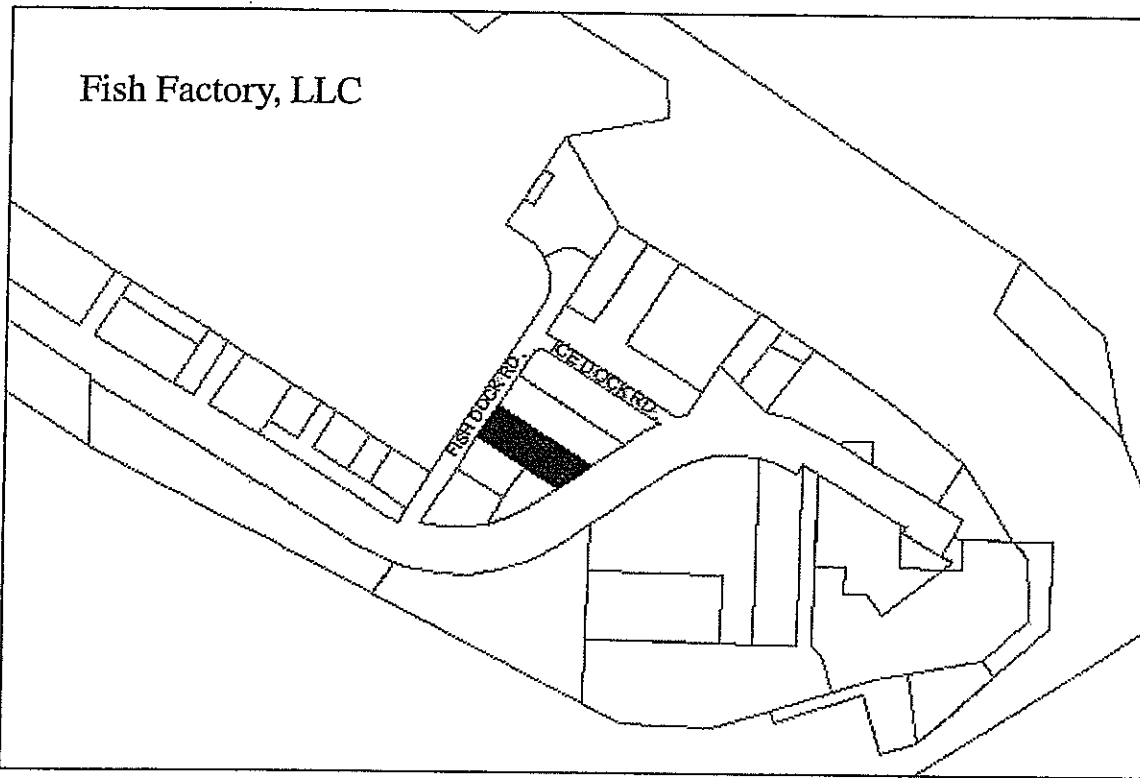
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4535 Homer Spit Road

Leased to: John & Margaret Chapple. Homer Spit Campground
 Expiration: 9/10/2011, no more options. Lease Committee is working with leaseholder on a new lease to
 present to Council.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 27,470 sq ft (0.63 acres)

Parcel Number: 18103421

2009 Assessed Value: \$889,300 (Land: \$214,000 Structure: \$675,300)

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

Zoning: Marine Industrial

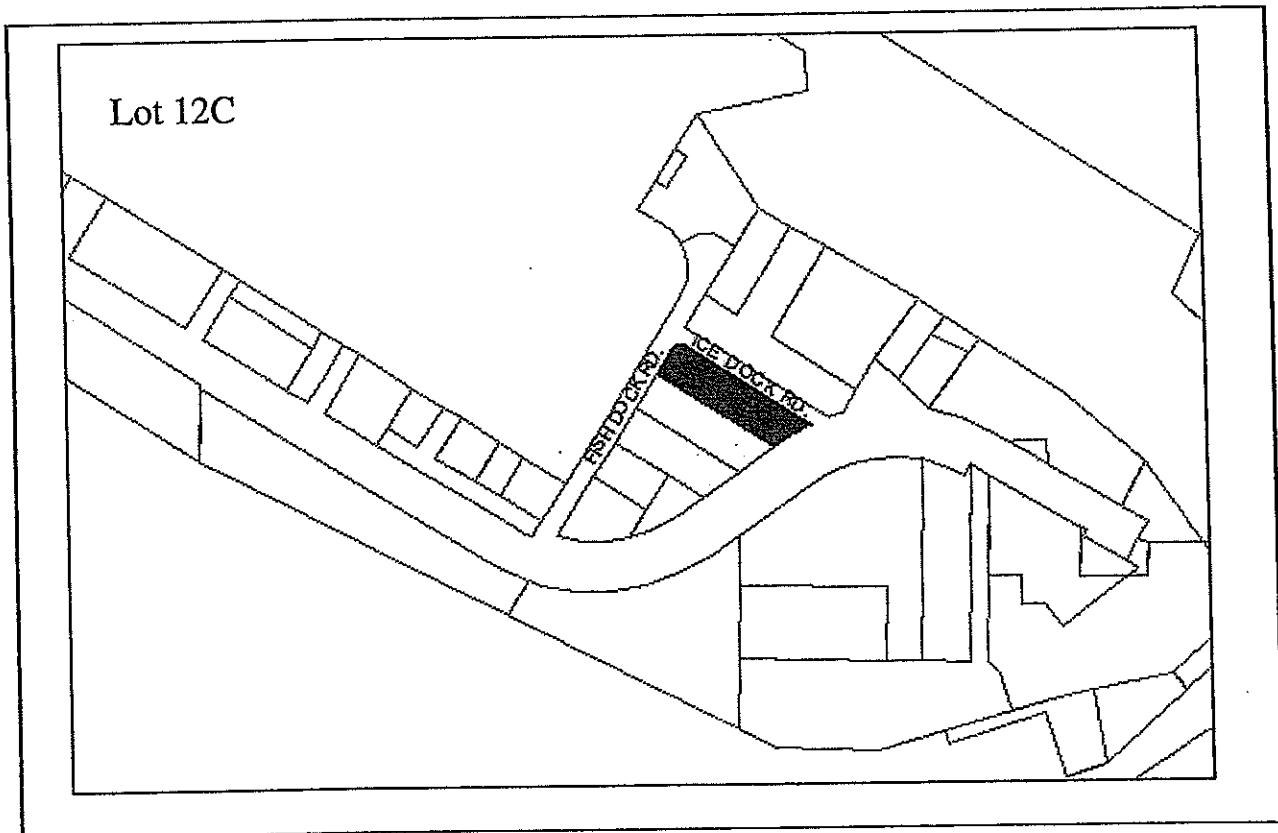
Wetlands: None

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

2009 Assessed Value: \$250,000

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

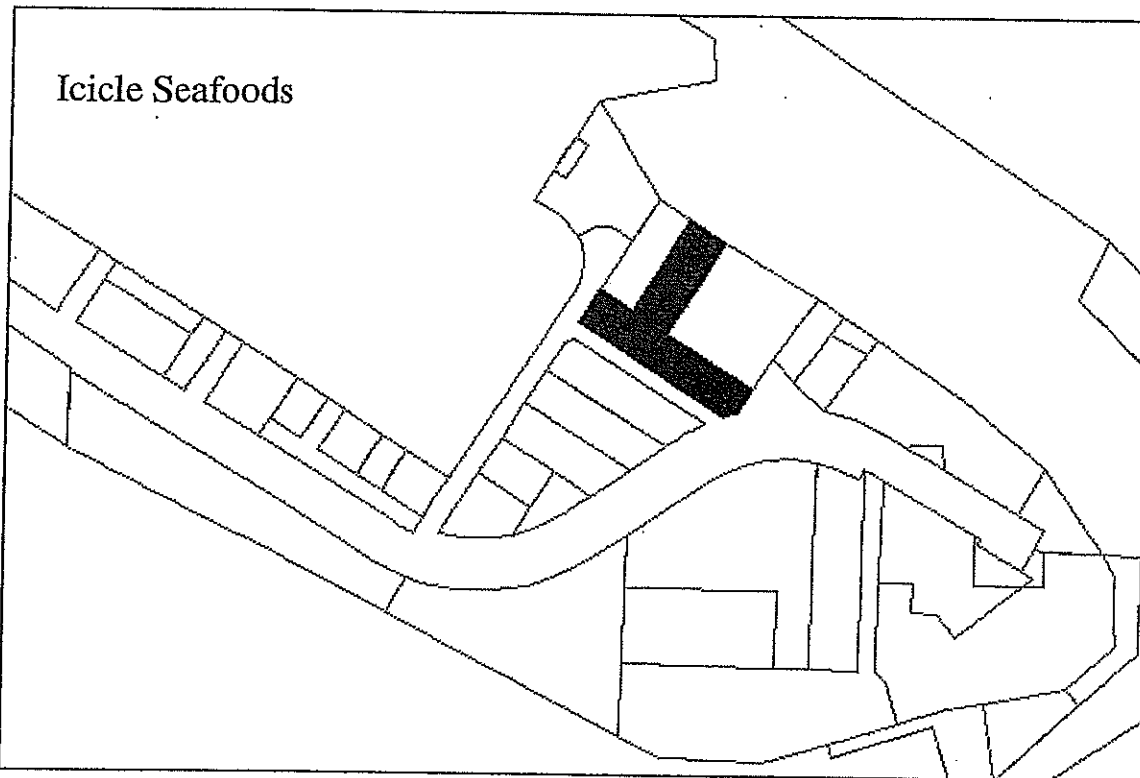
Zoning: Marine Industrial

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: Leased Land
Acquisition History:

Area: 1.49 acres

Parcel Number: 18103419

2009 Assessed Value: \$533,600 (Land: \$358,300 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

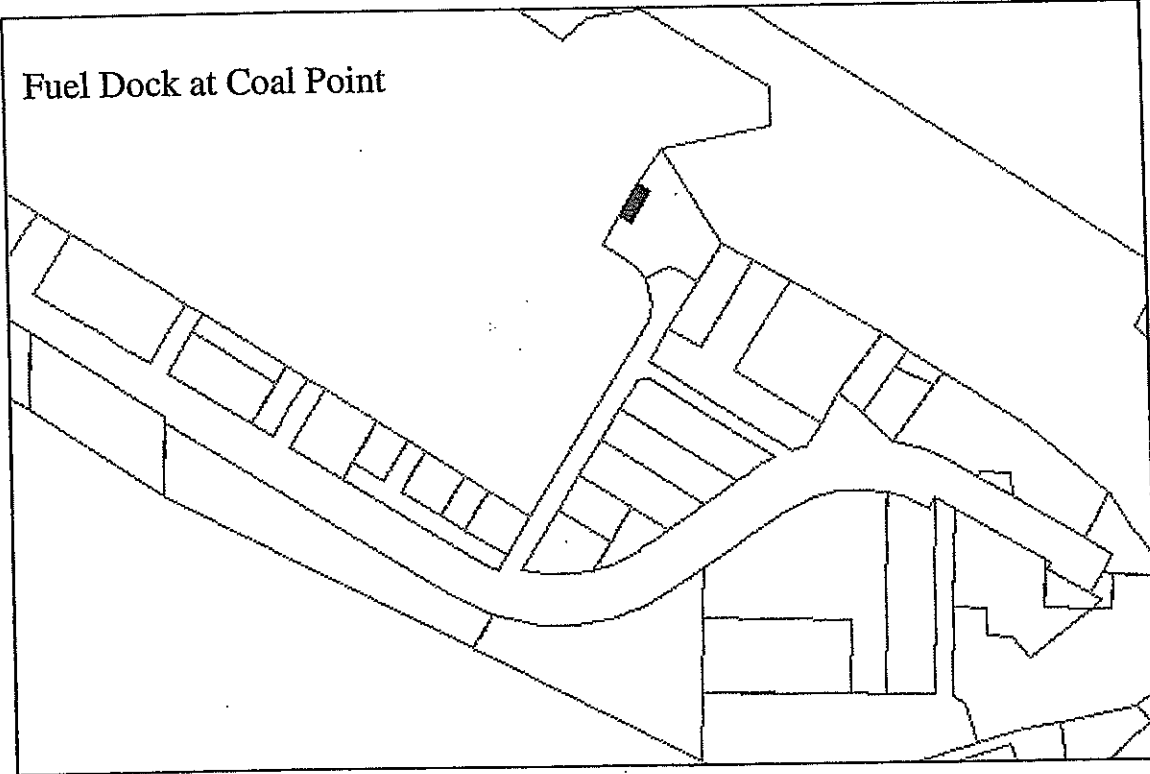
Infrastructure: Water, sewer, paved road access

Address:

Leased to: Icicle Seafoods, Inc
Expiration: 9/14/2029. No options.

Finance Dept. Code:

Fuel Dock at Coal Point



Designated Use: Leased Land
Acquisition History:

Area: 0.07 acres

Parcel Number: 18103427

2009 Assessed Value: \$482,000 (Land: \$40,600 Structure: \$441,400)

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

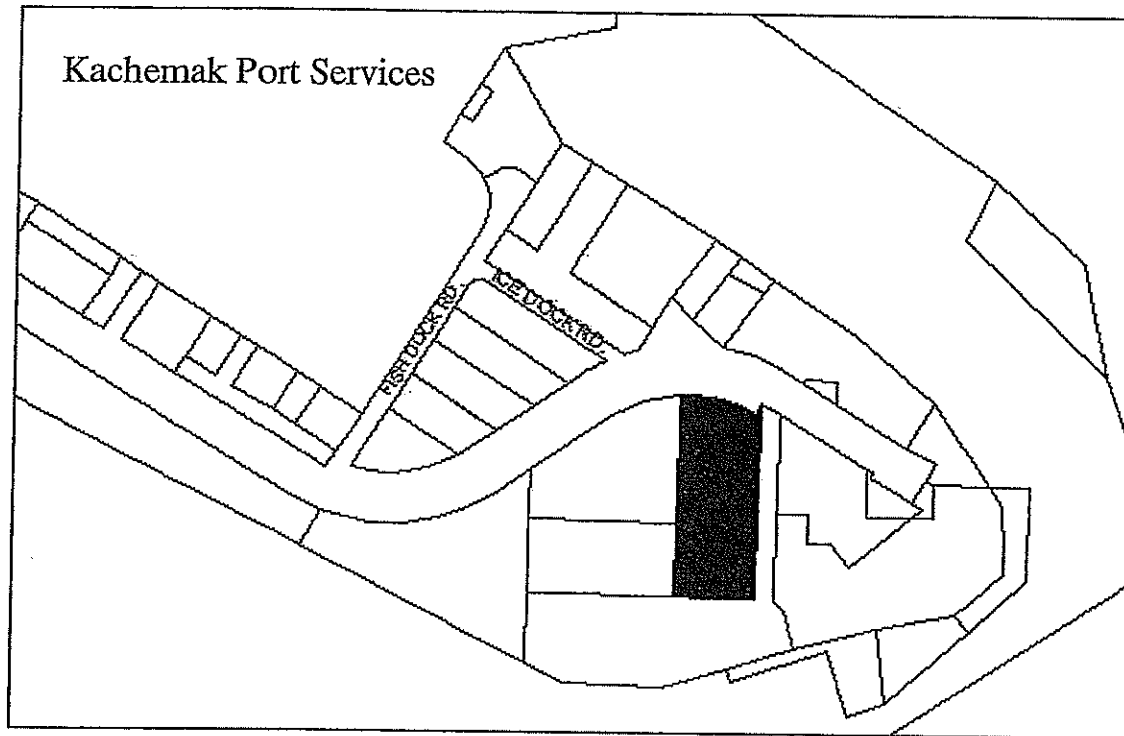
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address:

Leased to: Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock.
Expiration: 11/30/2013. One 5 year option.

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

2009 Assessed Value: 1,397,700 (\$Land: \$353,700 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: Kachemak Port Services. See KPB 18103464.

Total value: \$33,700. Land Value - \$1500, Structure Value - \$32200

Only a small portion is leased to Kachemak Port Services.

Resolution 09-66, lease renewal, lease expires 7/31/14, with two one year options.

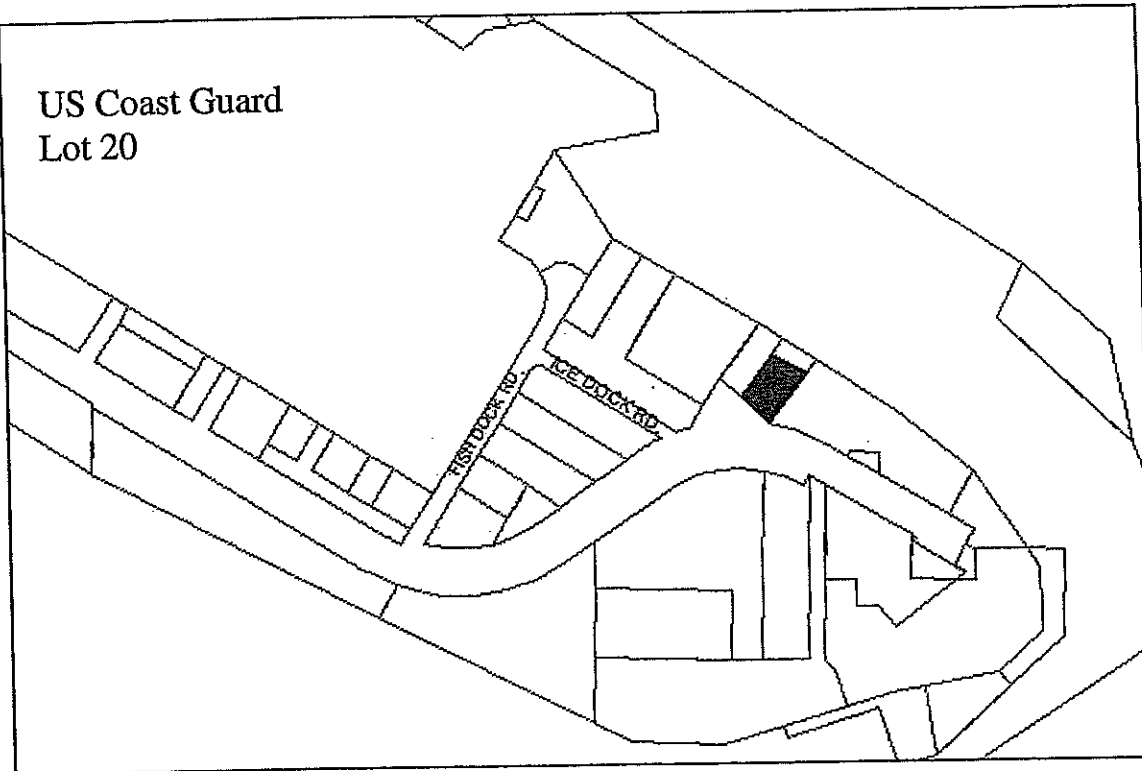
ACS MACTel lease: Expires 3/3/2014, with two additional one year options.

Alaska Marine Highway lease: Alaska Marine Highway System to build a warehouse to support ferry operations, summer 2011. Lease expires 2060.

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

Finance Dept. Code:

US Coast Guard
Lot 20



Designated Use: Lease
Acquisition History:

Area: 0.35 acres

Parcel Number: 18103445

2009 Assessed Value: \$151,800

Legal Description: Portion of Government Lot 20

Zoning: Marine Industrial

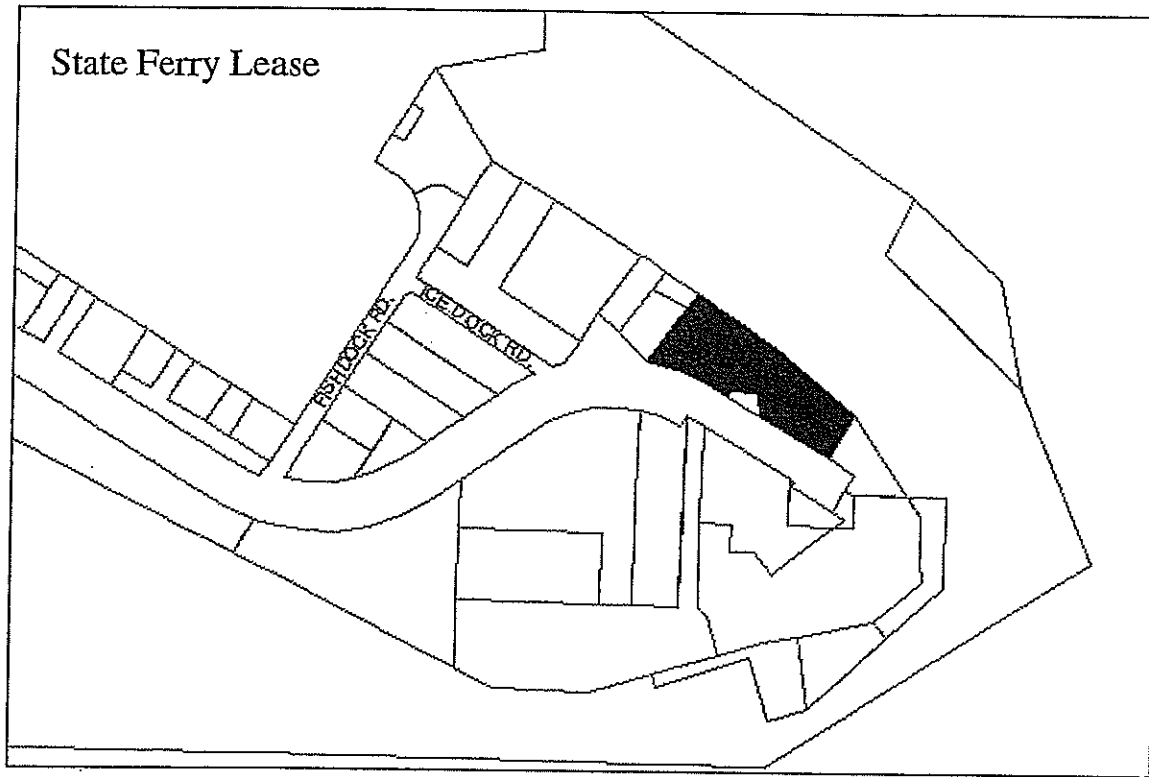
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4688 Homer Spit Road

Leased to: US Coast Guard.
Lease expires 9/30/2016. Lease info not on file?

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

2009 Assessed Value: \$1,126,000 (\$460,000 Land, \$666,000 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.

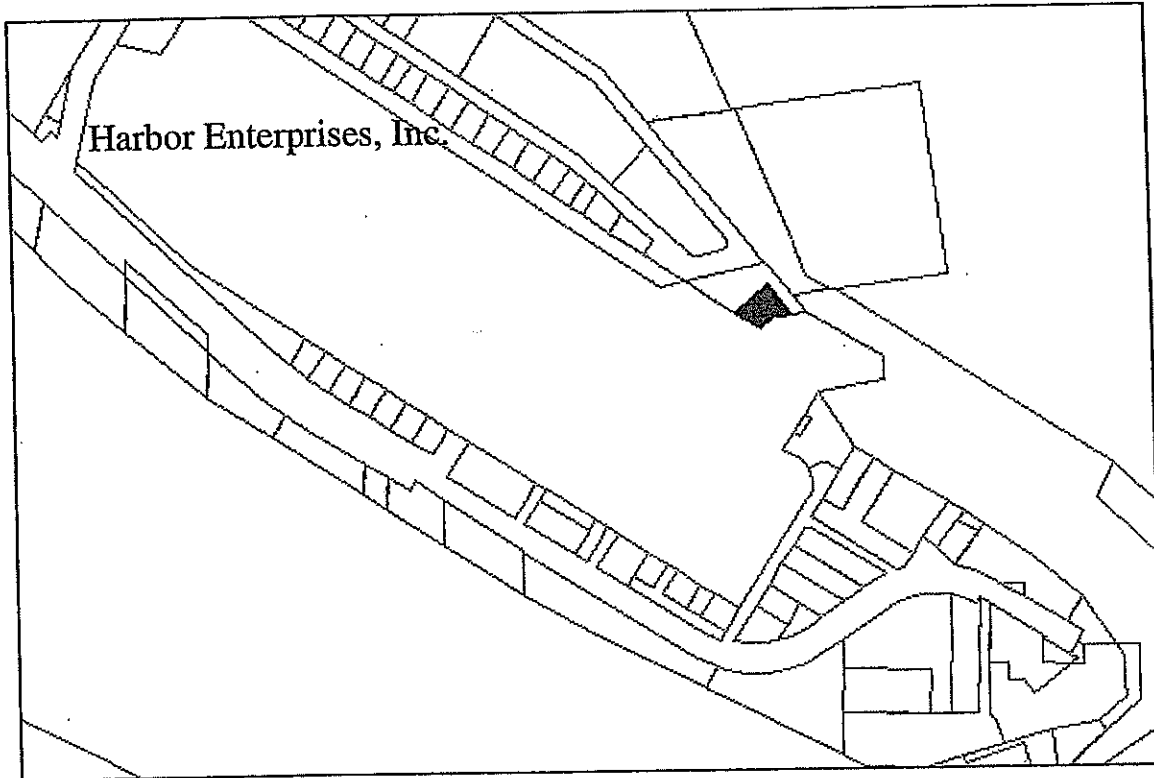
Address: 4690 Homer Spit Road

Leased to: Alaska Marine Highway

Expiration: 1-13-2029.

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

2009 Assessed Value: \$339,100 (Land: \$126,300 Structure: \$212,800)

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:

Section C
Other City Lands
Generally Undesignated

Intentionally Blank

Designated Use: Public Purpose
Acquisition History:

Area:

Parcel Number:

200x Assessed Value:

Legal Description:

Zoning:

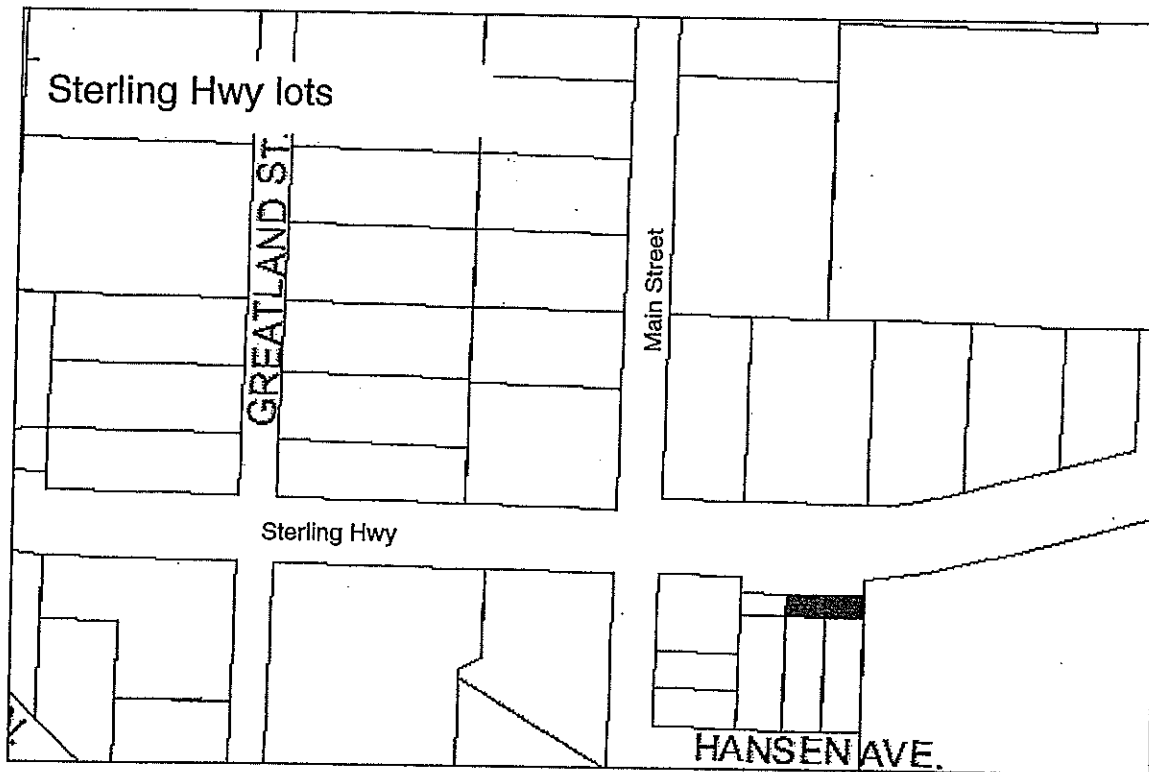
Wetlands:

Infrastructure:

Notes:

2006 Update:

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

2009 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*

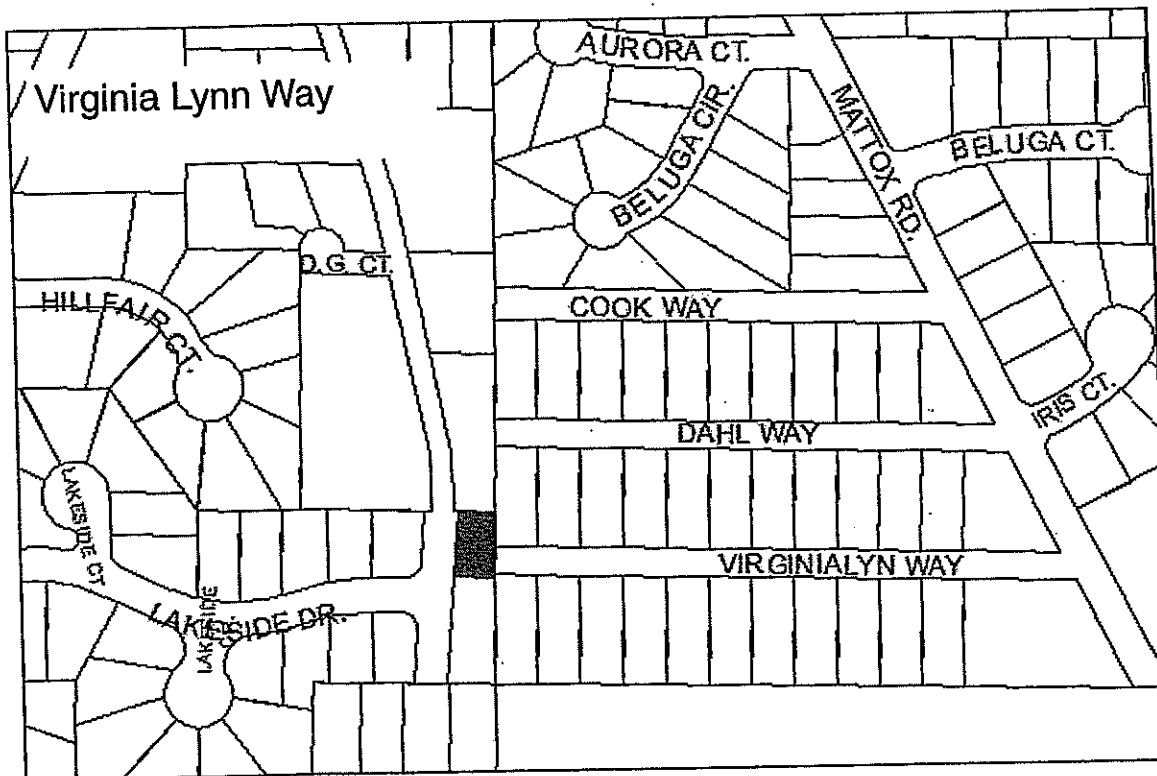
Zoning: Central Business District

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: 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

2006 Assessed Value: \$22,800

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

Zoning: Urban Residential

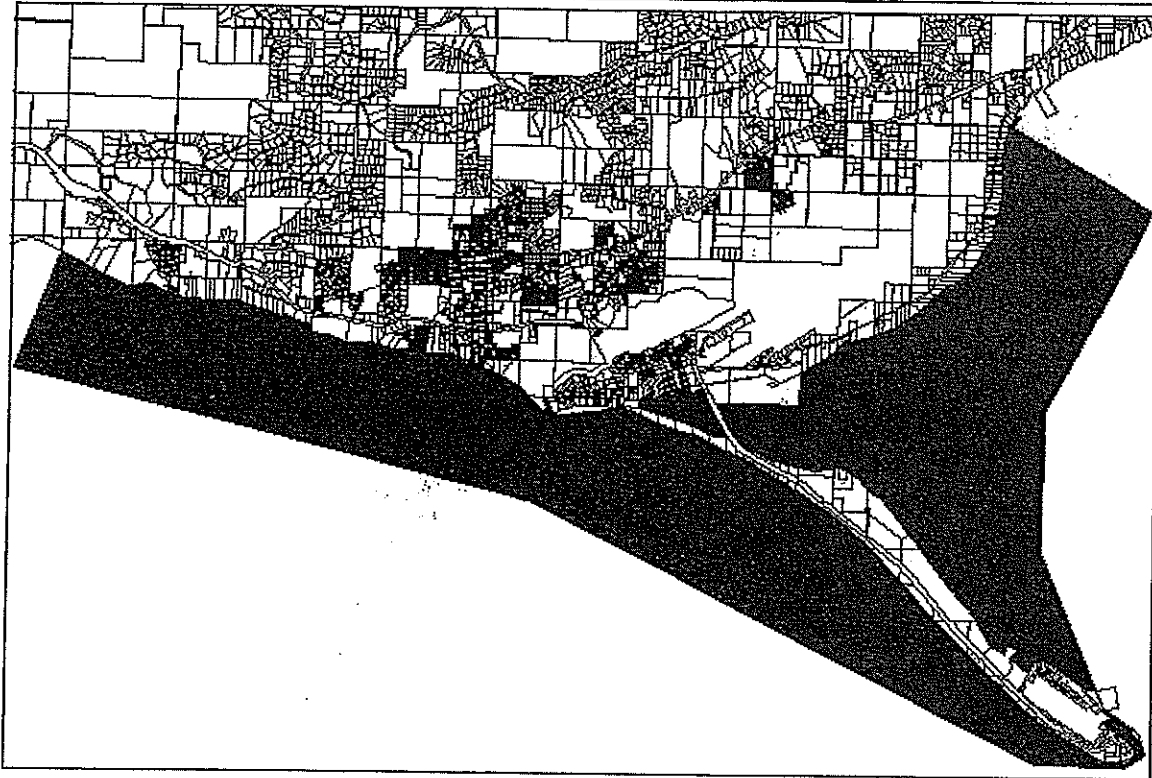
Wetlands: possibly on a small portion

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. Progress has been made and work continues. 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.

Finance Dept. Code:



Designated Use: Tidelands

Acquisition History:

Area: 6,714 acres

Parcel Number: 18107001, 17728001, 17528001

2009 Assessed Value: \$21, 056,700

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.

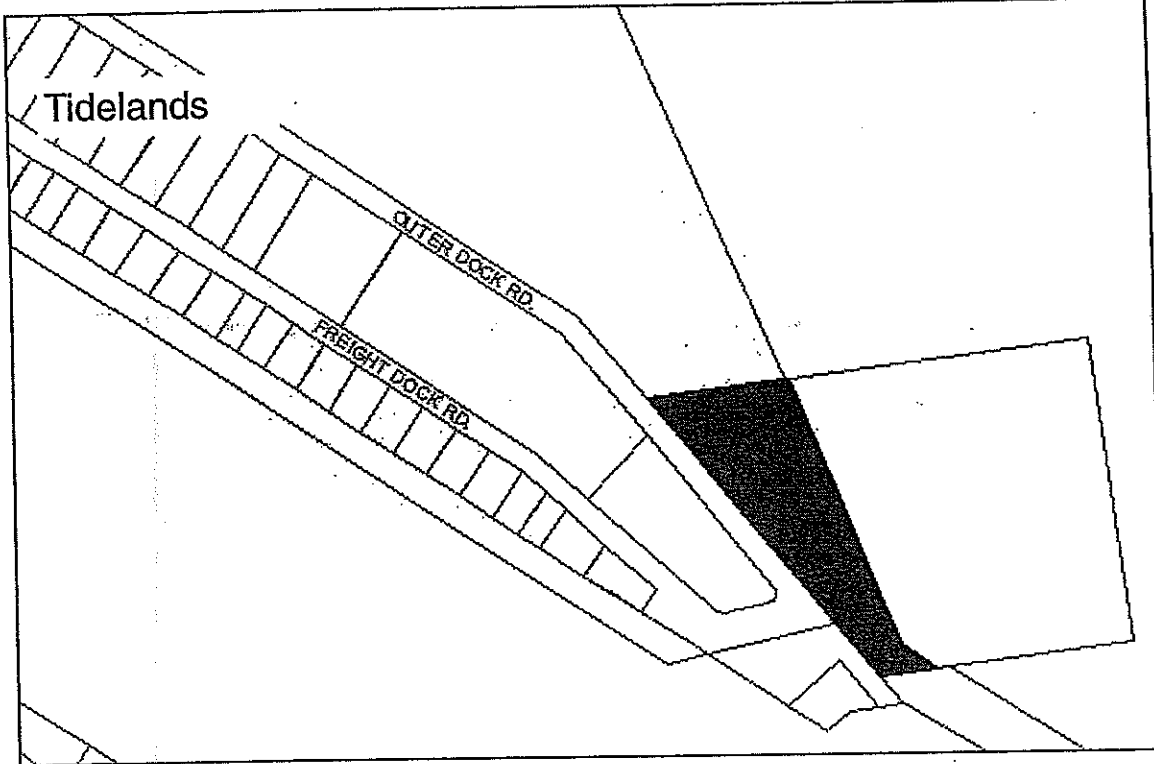
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

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

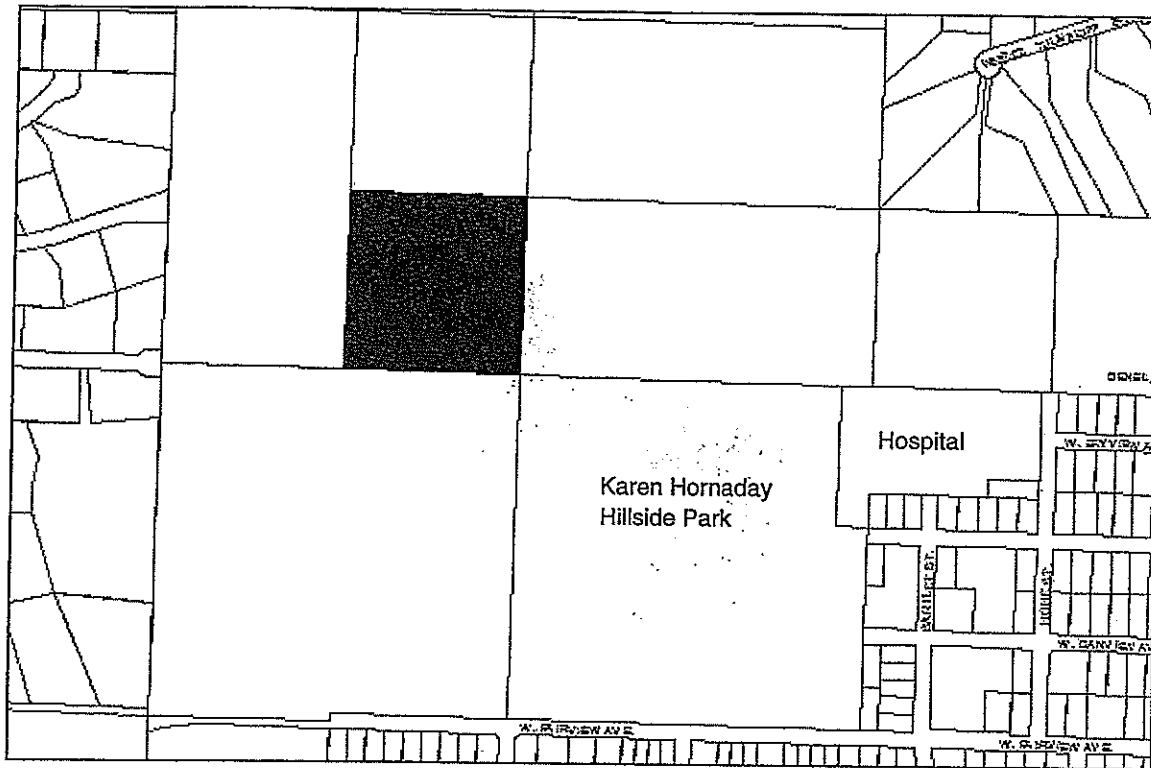
Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

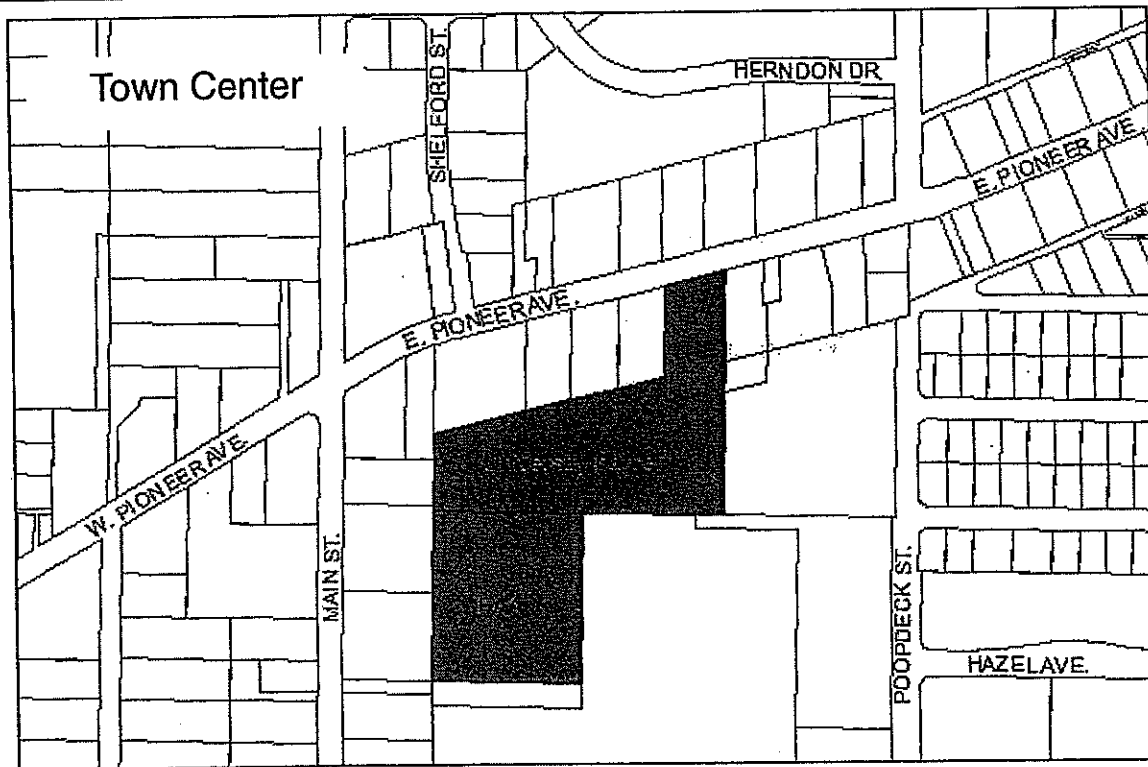
Finance Dept. Code:

**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:****Acquisition History:****Area:** 10 acres**Parcel Number:** 17504003**2009 Assessed Value:** \$64,300***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 due to lack of legal access.**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.

Acquisition History: UA: Ord 03-61 purchase.

Area: 7.71 acres

Parcel Number: 17719209, 17708015

2009 Assessed Value: \$520,200

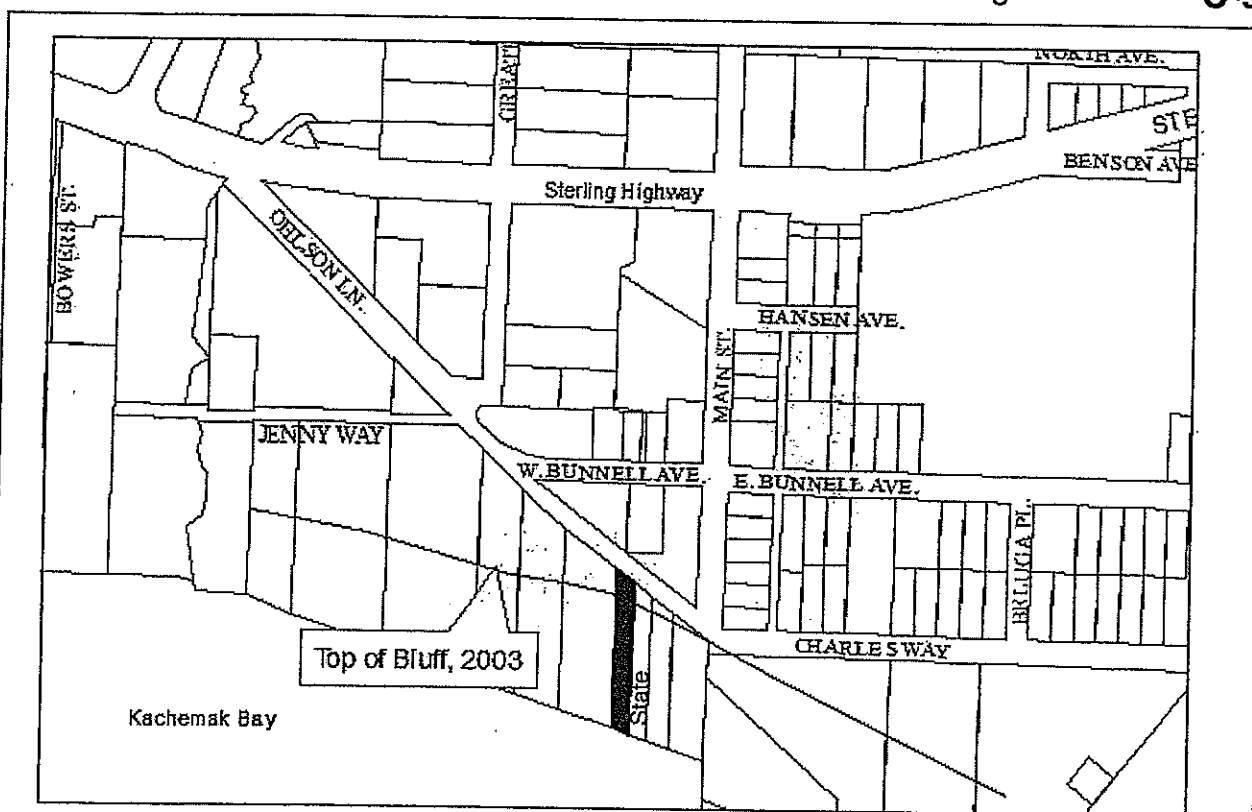
Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

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: Undesignated

Acquisition History: Donated by Herrick, Resolution 90-7

Area: 0.32 acres

Parcel Number: 17520009

2009 Assessed Value: \$27,500

Legal Description: HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE

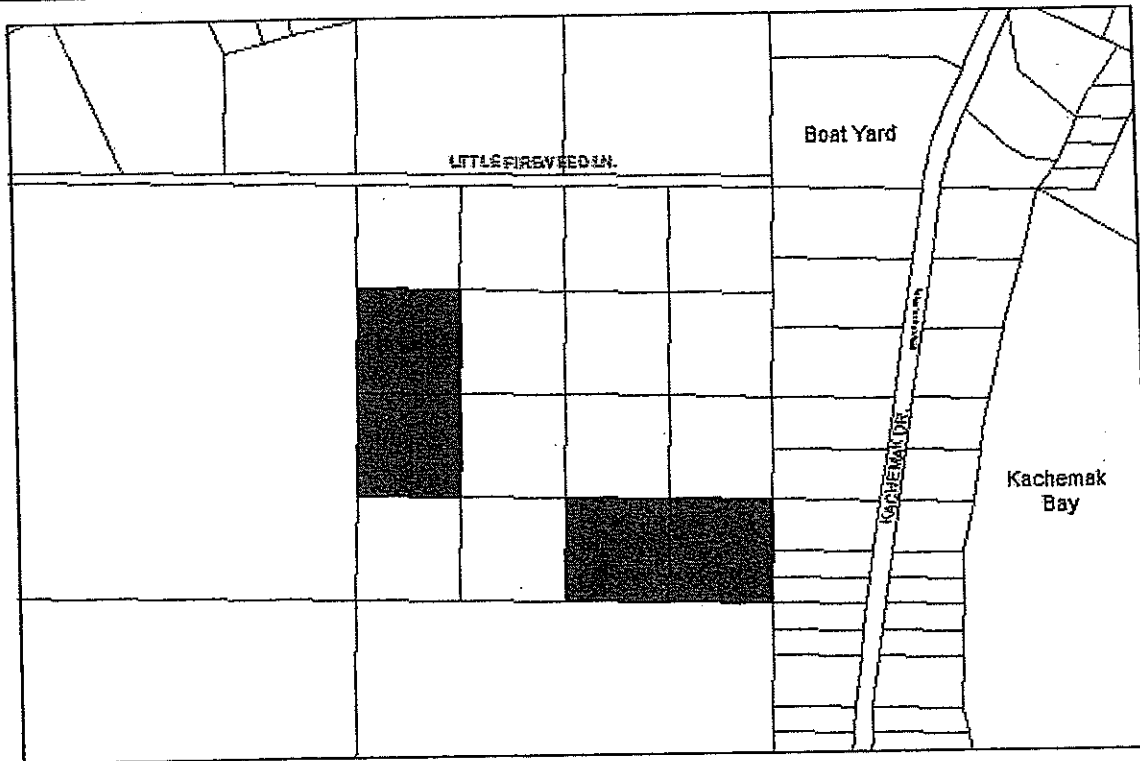
Zoning: Central Business District

Wetlands: None. Bluff property.

Infrastructure: Gravel Road access, no water or sewer

Notes:

Finance Dept. Code: 392.0008



Designated Use: Undesignated

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

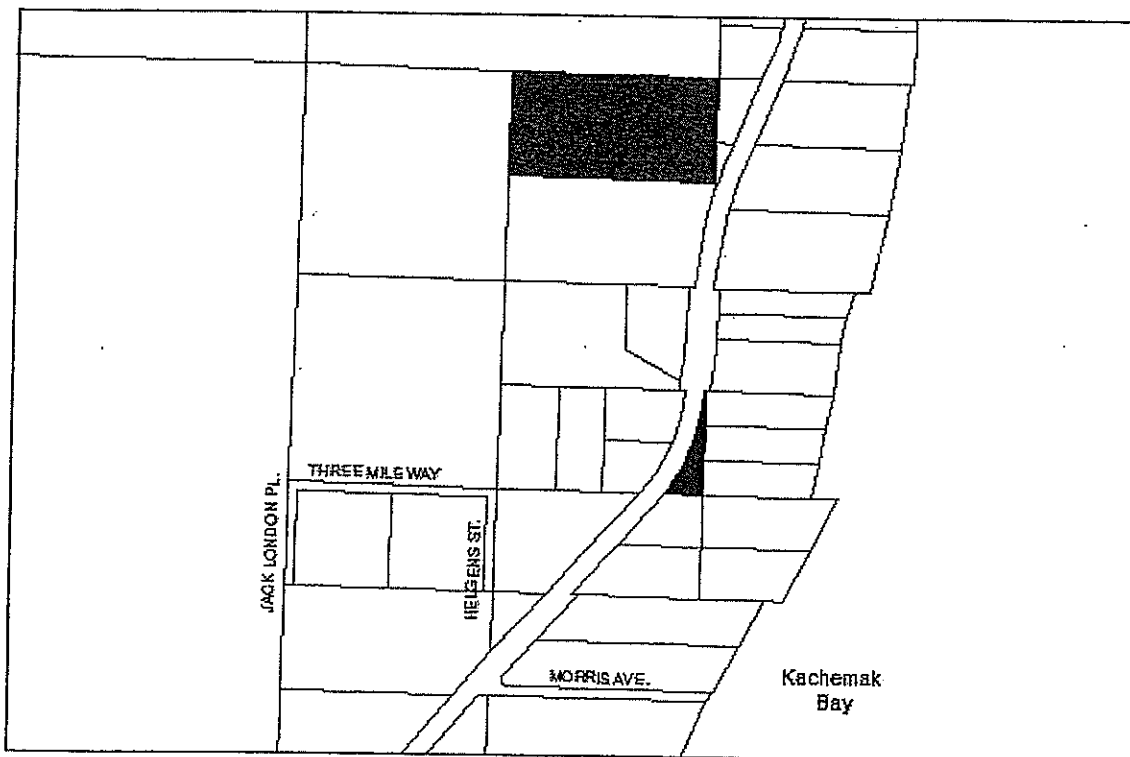
Zoning: General Commercial 2

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.

Finance Dept. Code:



Designated Use: Large lot—undesignated. Small lot: Public Purpose Undesignated.

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

2009 Assessed Value: \$72,300 (lot 36), \$23,800 (lot 1)

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

Zoning: Rural Residential

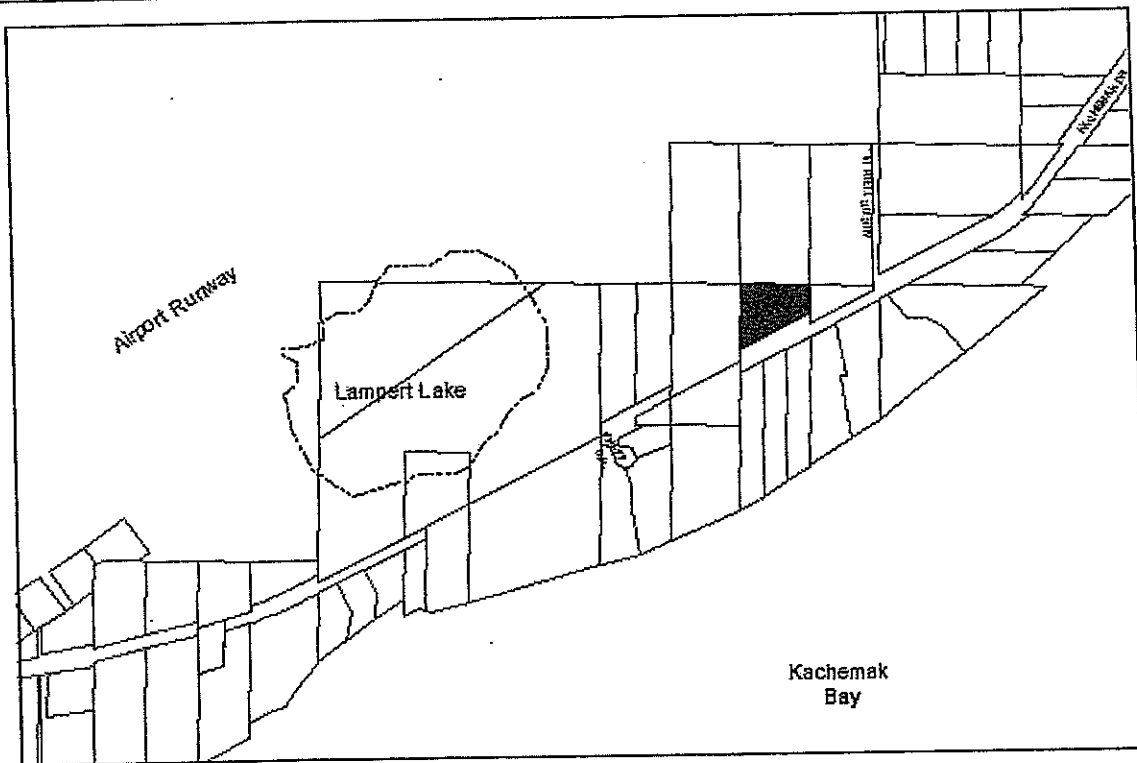
Wetlands: Lot 36 is wetland. Lot 1 is not.

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.

Finance Dept. Code:



Designated Use: Public Purpose/Undesignated
Acquisition History: Ord 96-16(A) (KPB)

Area: 1.65 acres

Parcel Number: 17936020

2009 Assessed Value: \$10,500

Legal Description: Scenic Bay Lot 4

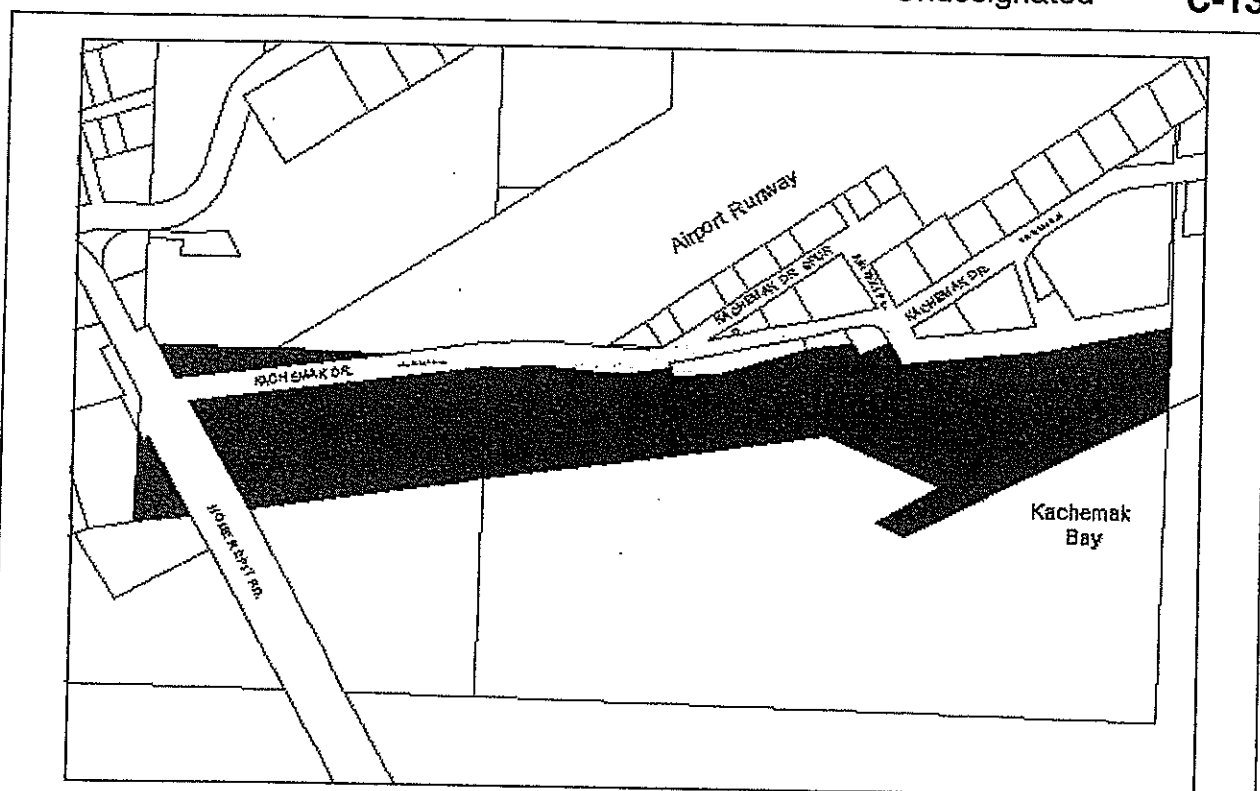
Zoning: General Commercial 2

Wetlands: 100% Wetlands

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational

Acquisition History: Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

Area: 35.16 acres

Parcel Number: 18101030, 18101032, 17940107

2009 Assessed Value: \$292,300

Legal Description: Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

Zoning: General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road

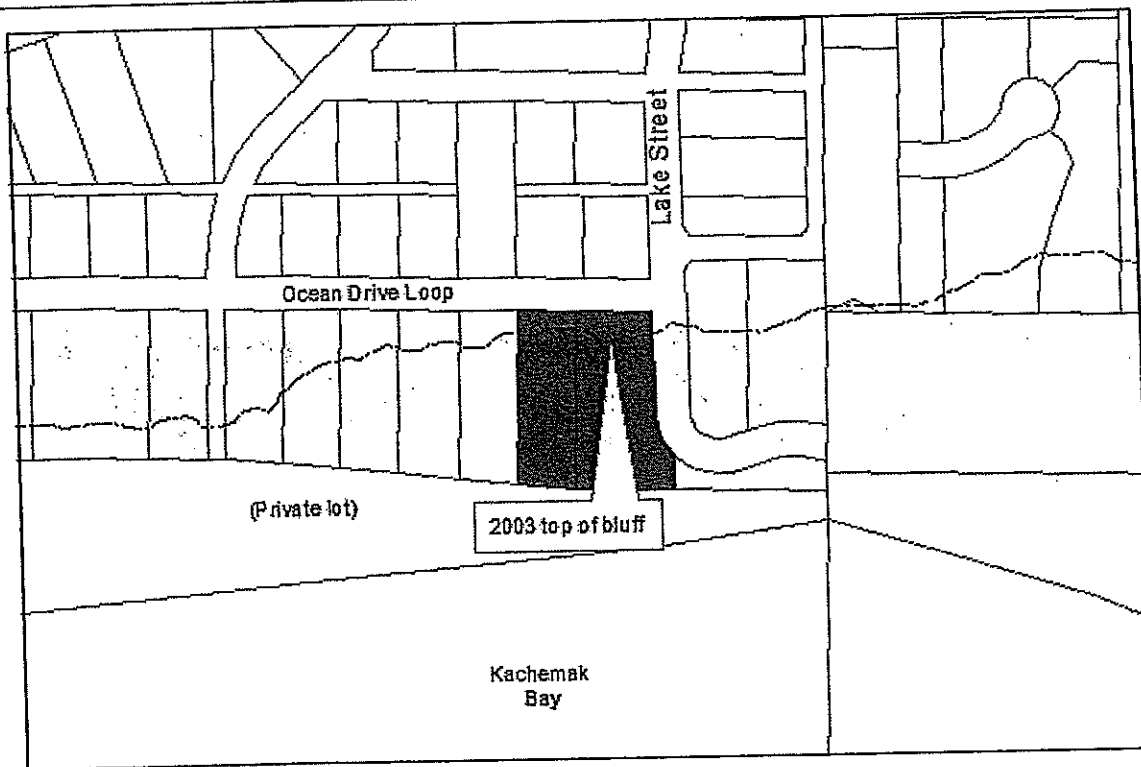
Wetlands: Coastal wetlands and critical habitat. Flood Hazard area.

Infrastructure: Water, sewer and paved road access

Notes: 2009, Lot 13: the Spit trailhead parking was expanded.

See also section E page 22.

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

Legal Description: Lot 43 and 44, Oscar Munson Subdivision

Zoning: Rural Residential

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

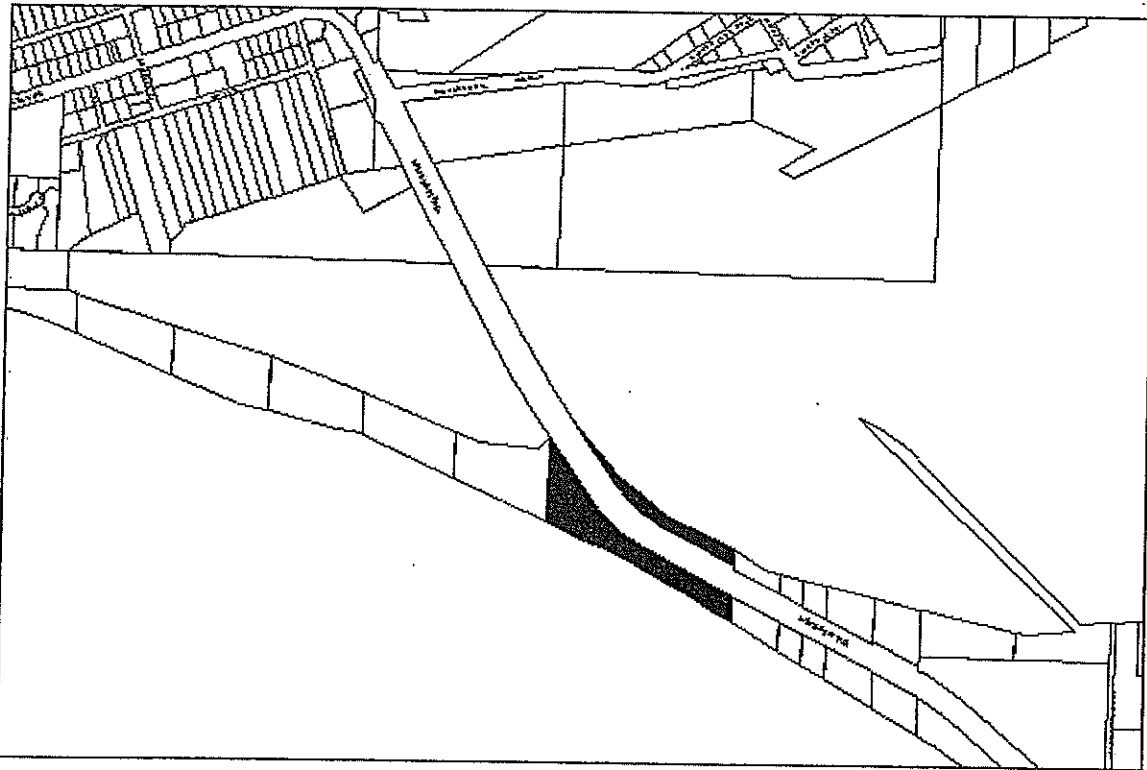
Infrastructure: Gravel road, water and sewer, seawall.

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.

January 2011 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. 2011 assessed value will be available in March. 2010 assessed value was \$57,600 for both lots.

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

Finance Dept. Code:



Designated Use: Intertidal Wetland Habitat for Shorebirds To be Conservation Easement
Acquisition History: EVOS purchase/Unknown

Area: 10.96 acres

Parcel Number: 18101 08-14

2009 Assessed Value: \$104,300

Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTs 5,6,7,8

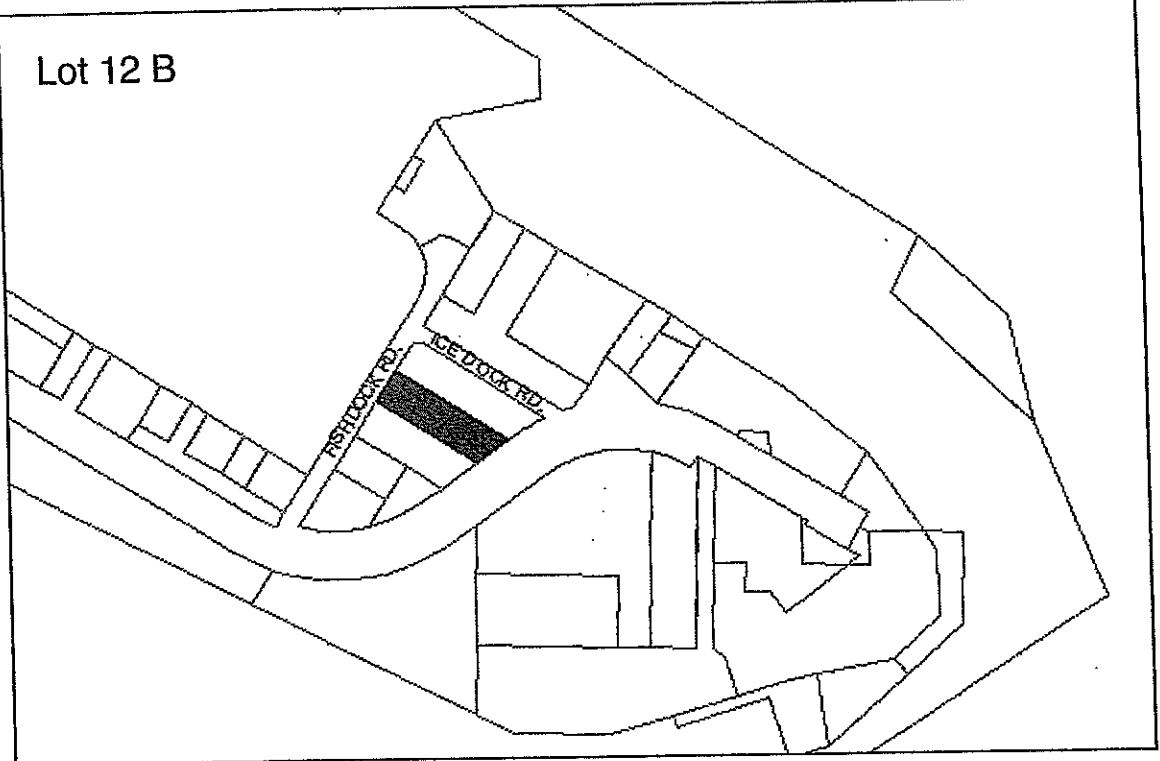
Zoning: N of Homer Spit Rd: Marine Industrial.
 S of road, Open Space Recreation

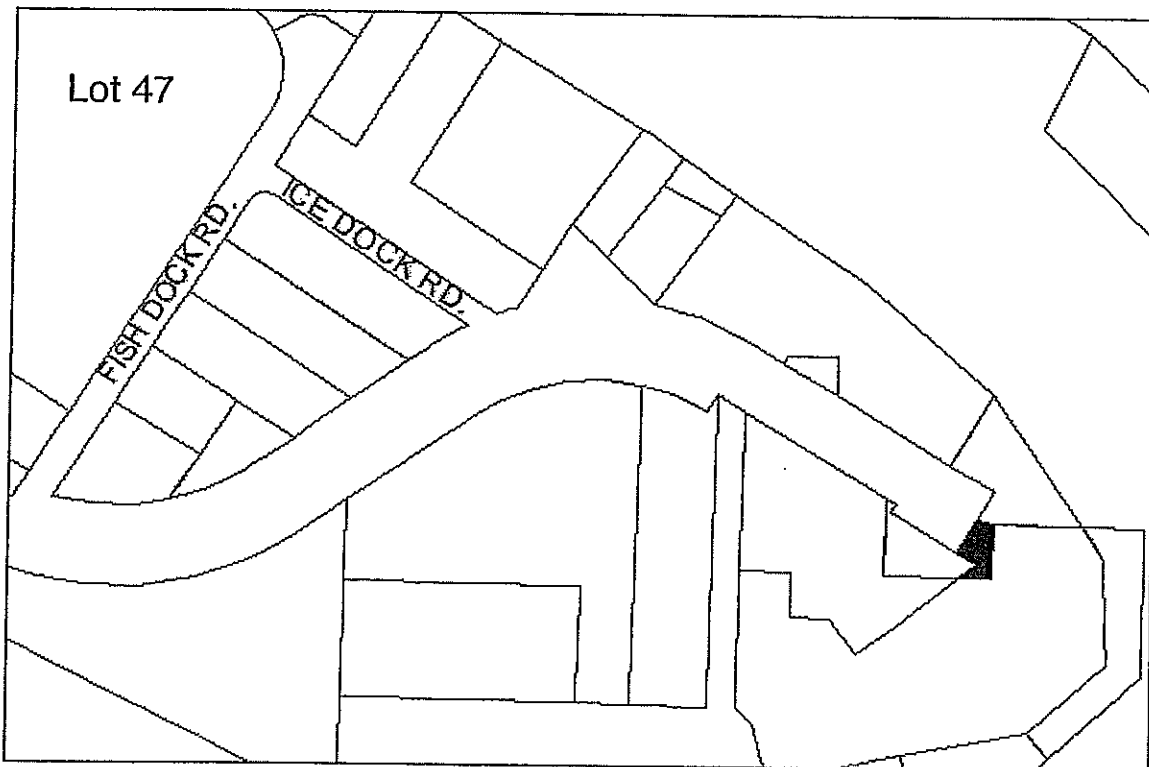
Wetlands: Tidal

Infrastructure: Paved road, Homer Spit Trail

Notes: Previous land allocation plan records show this property was an EVOS purchase and was to be placed into a conservation easement. However, this was never completed as far as staff can research, while the easements on the other EVOS properties were completed in 1998. These properties need further research: how they were acquired and any restrictions, and if they were in fact EVOS purchases or have any easements.

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:
<p>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.</p> <p>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.</p> <p>Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.</p>	
Finance Dept. Code:	



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

Acquisition History:

Area: 0.08 acres

Parcel Number: 18103408

2009 Assessed Value: \$55,600

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:

Finance Dept. Code:

City Facilities

Intentionally Blank

Designated Use: Public Purpose
Acquisition History:

Area:

Parcel Number:

2006 Assessed Value:

Legal Description:

Zoning:

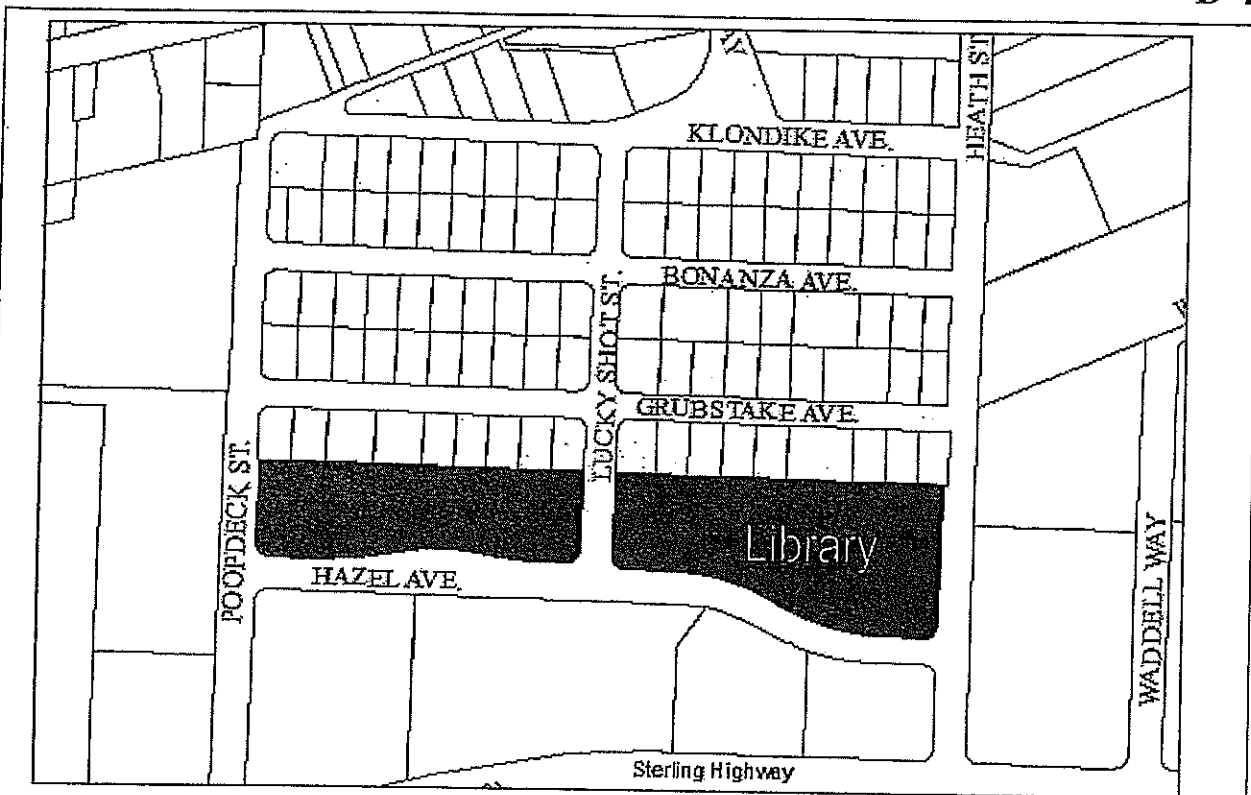
Wetlands:

Infrastructure:

Notes:

2006 Update:

Finance Dept. Code:



Designated Use: Library. Resolution 2003-72

Acquisition History: KPB Ord 93-09

Area: 5.25 acres

Parcel Number: 17710739, 17710740

2009 Assessed Value: \$3,335,200 (Land 335,200, Structure 3,000,000)

Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26

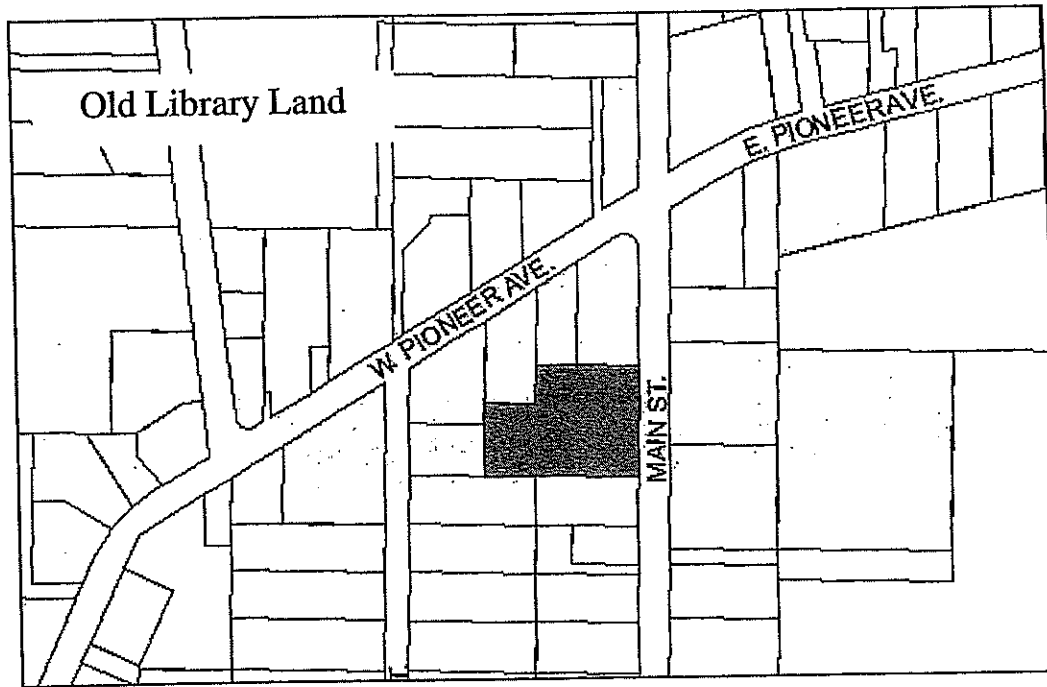
Zoning: Central Business District

Wetlands: Some wetlands present

Infrastructure: Paved road access, trail access, water and sewer available.

Notes:

Finance Dept. Code:



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

2009 Assessed Value: \$189,200

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

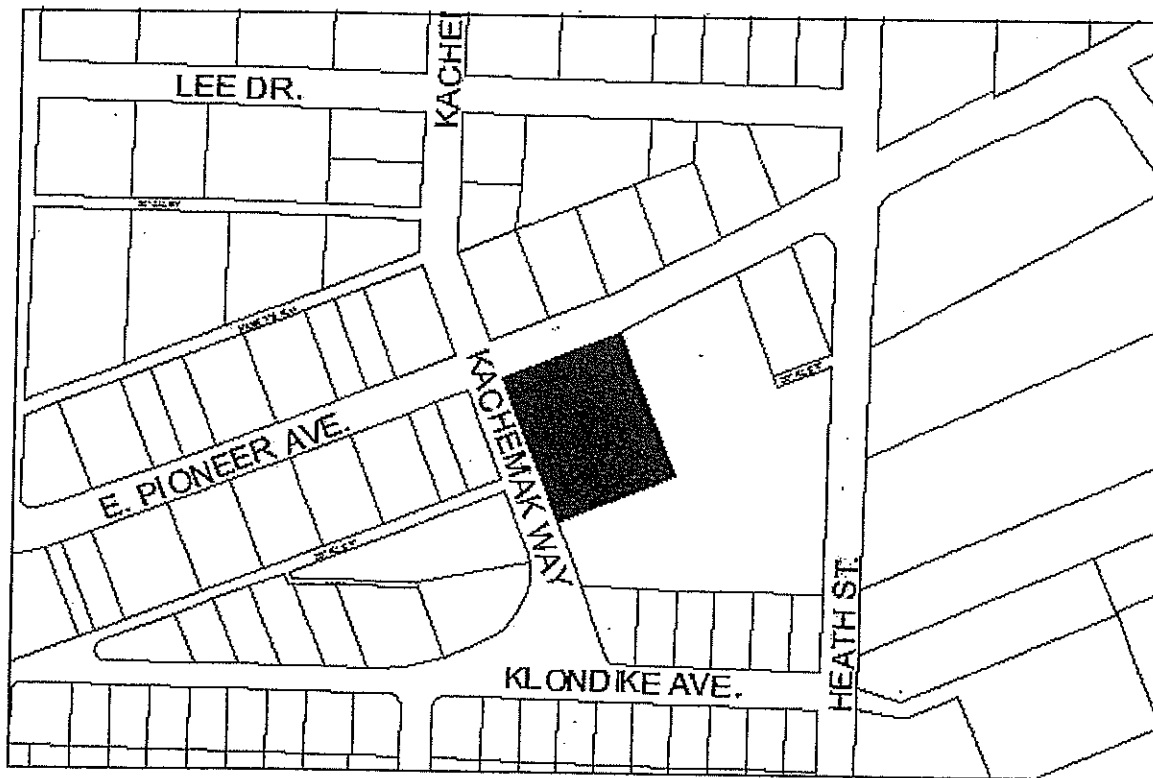
Infrastructure: Paved road, water, sewer

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.

Land was put on the market again in 2009 with a minimum bid of \$228,000, and no bids were received.

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: City Hall

Acquisition History: Purchased, Schoulz 12/31/86

Area: 1.12 acres

Parcel Number: 17720408

2009 Assessed Value: \$1,082,100 (Land 172,300 Structure 909,800)

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

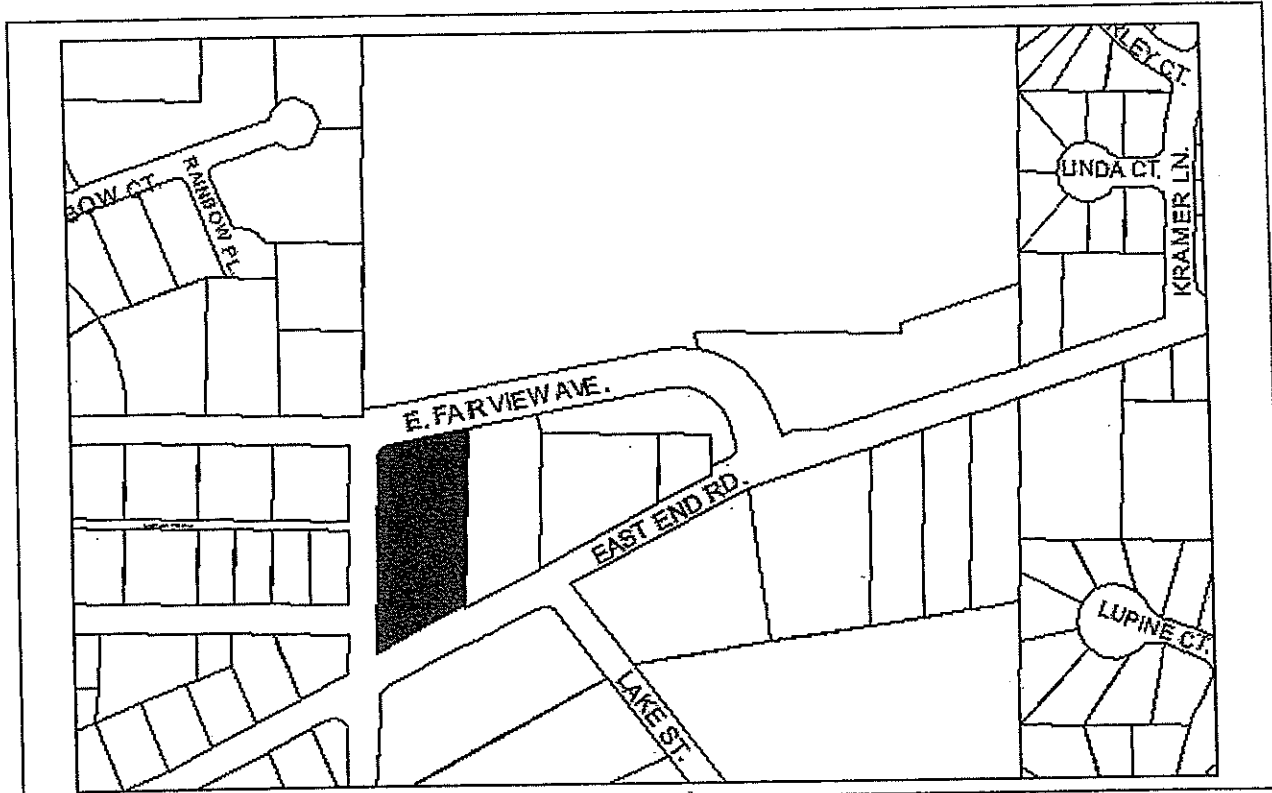
Zoning: Central Business District

Wetlands: None

Infrastructure: Paved road access, water and sewer.

Notes: Also includes two connex's used for storage

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: \$2,054,700 (Land: \$208,000 Structure: \$1,846,700)

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

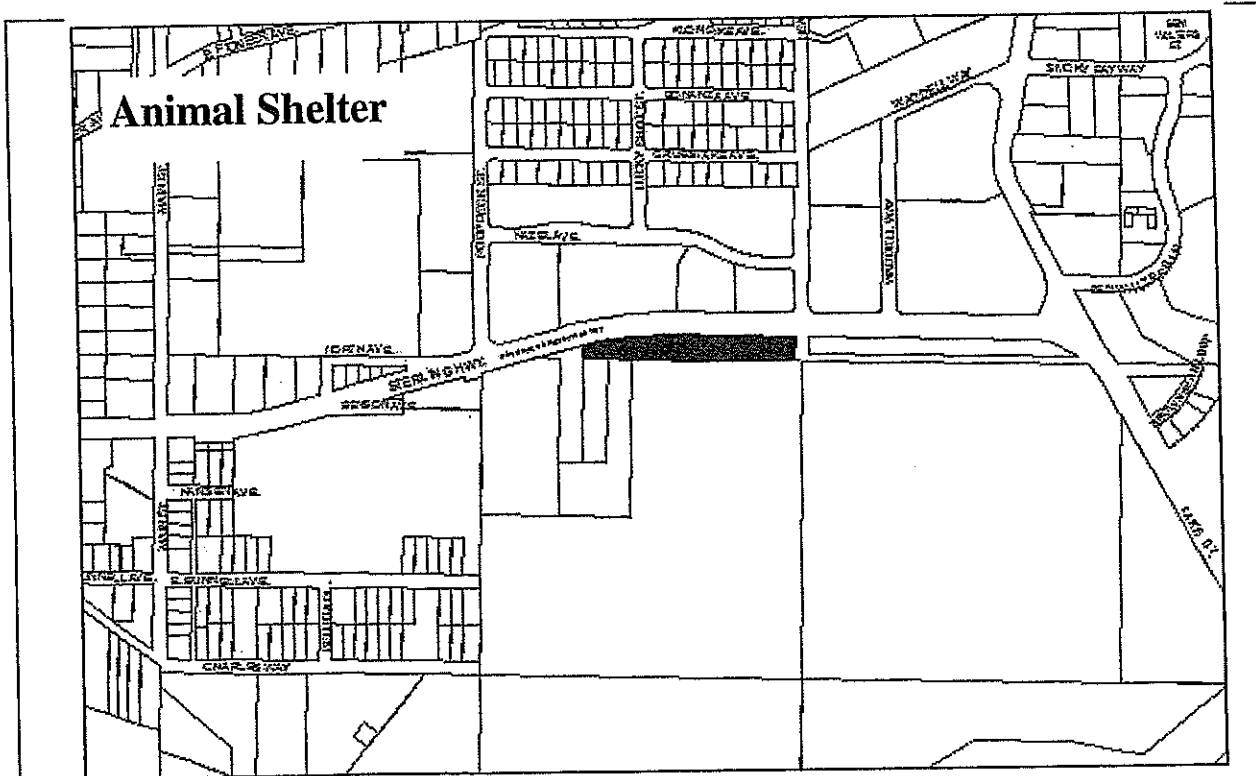
Zoning: Central Business District

Wetlands: N/A

Infrastructure: Water, Sewer, Paved access

Notes:

Finance Dept. Code:



Designated Use: Animal Shelter

Acquisition History: Heath Deed 3/10/71

Area: 1.85 acres

Parcel Number: 17714020

2009 Assessed Value: \$984,900 (Land \$109,600, Structure \$875,300)

Legal Description: Glacier View Subdivision No 18 Lot 1

Zoning: Central Business District

Wetlands: N/A

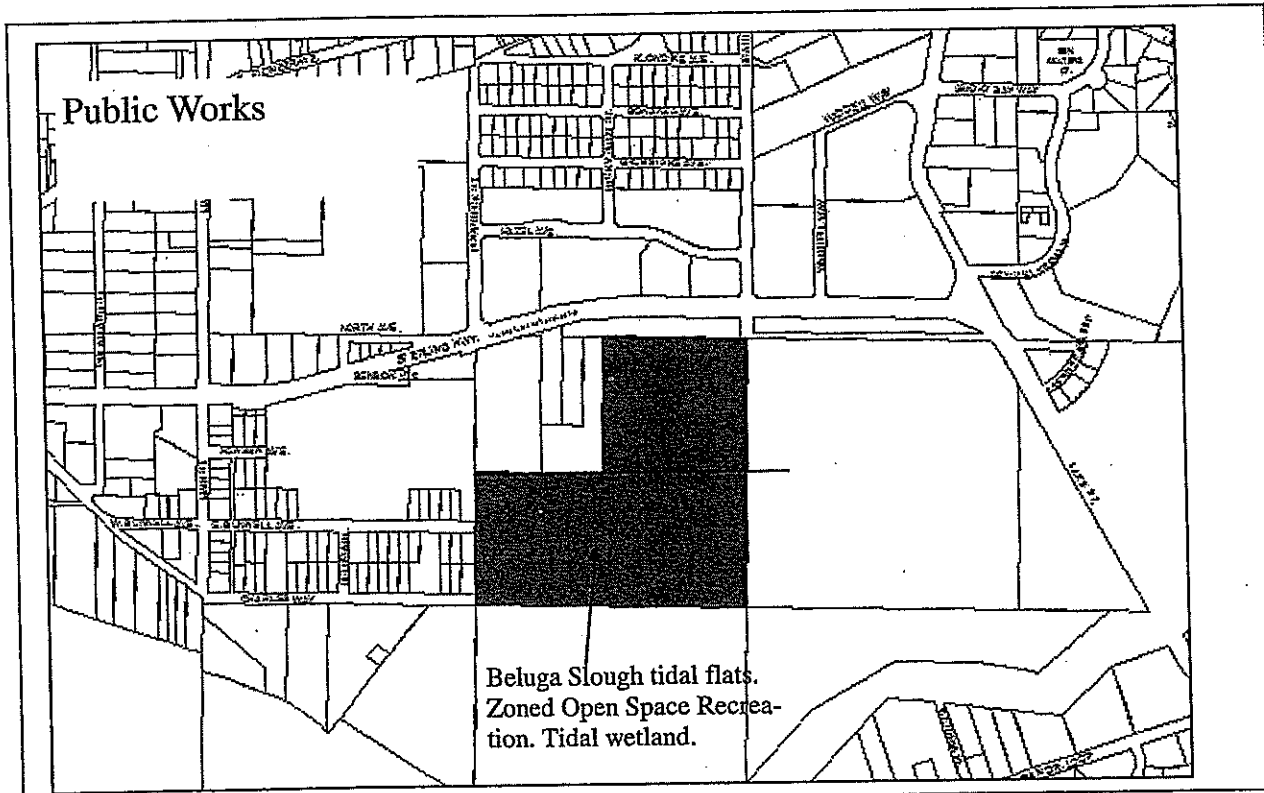
Infrastructure: Water, Sewer, gravel access via Public Works

Notes: Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.

Constructed in 2004. 3,828 sq feet.

Finance Dept. Code:

Designated Use: Sewage Treatment Acquisition History: see below	
Area: 4.08 acres	Parcel Number: 177140 14, 15
2009 Assessed Value: \$2,528,100 (Land: \$448,900 Structures/Improvements: \$2,079,200)	
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:	



Designated Use: Public Works

Acquisition History: Heath Dead 3/10/71

Area: 30 acres

Parcel Number: 17714016

2009 Assessed Value: \$1,778,500 (Land: \$585,500, Structures: \$1,203,000)

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4

Zoning: Central Business/Open Space

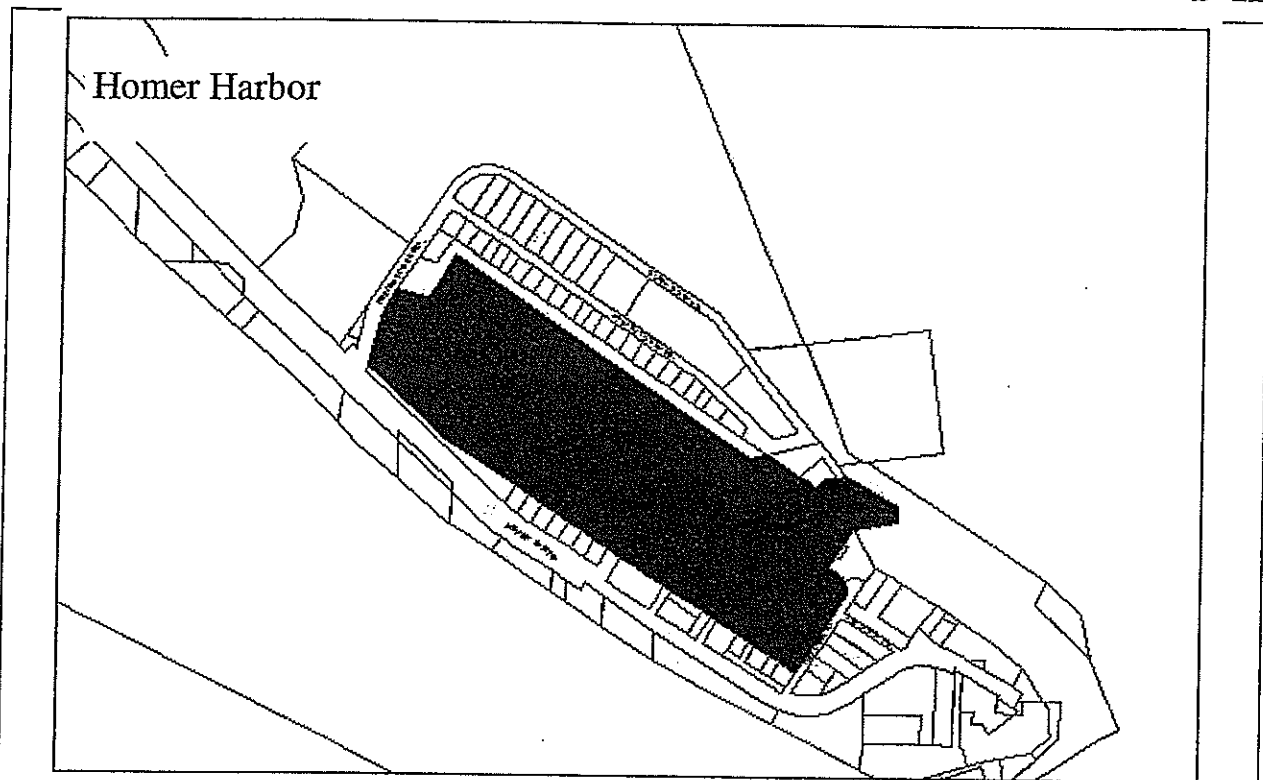
Wetlands: Yes

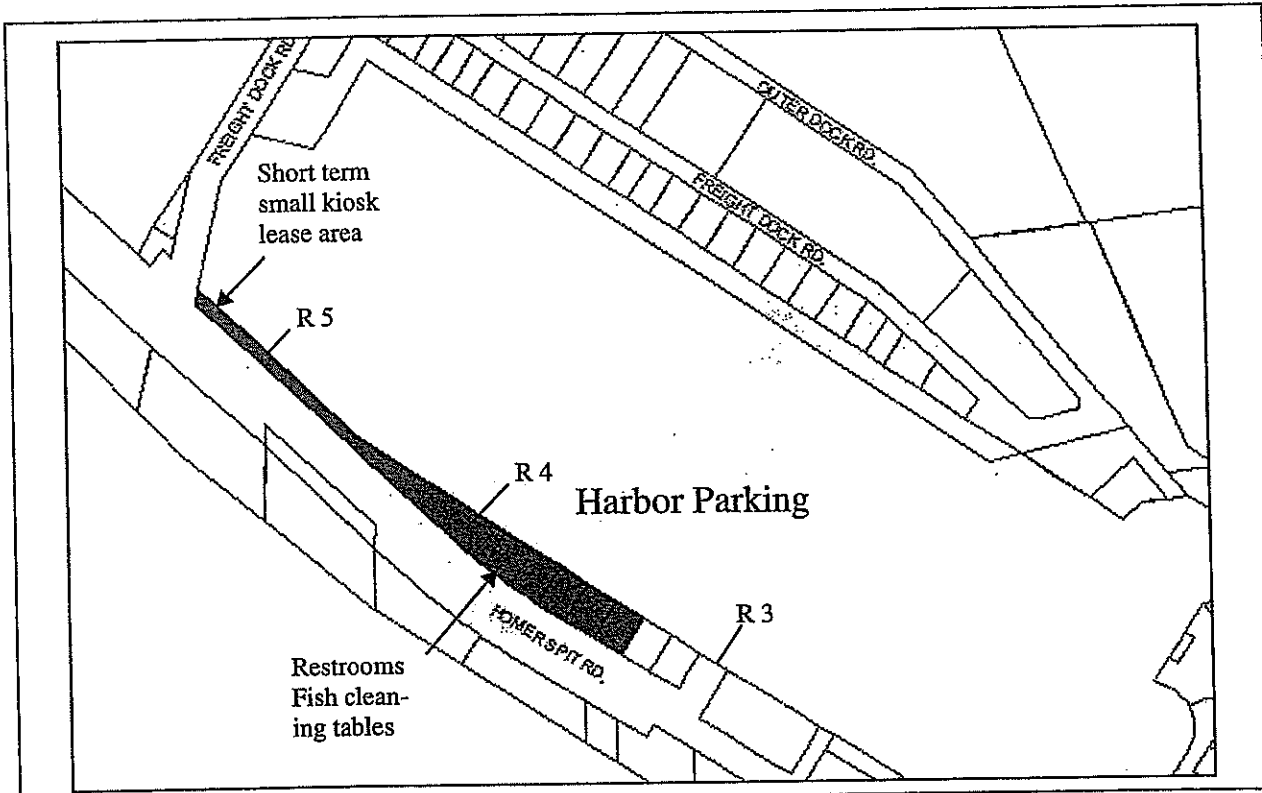
Infrastructure: Paved Road, water and sewer

Notes:

Within a FEMA mapped flood hazard area.

Finance Dept. Code:

**Designated Use:** Homer Small Boat Harbor**Acquisition History:** Reso 99-51 Reconveyed from ACOE**Area:** 72.94**Parcel Number:** 18103214**2009 Assessed Value:** \$5,607,100**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

2009 Assessed Value: \$953,200 (Land: \$1,110,800, Structures: \$142,300)

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

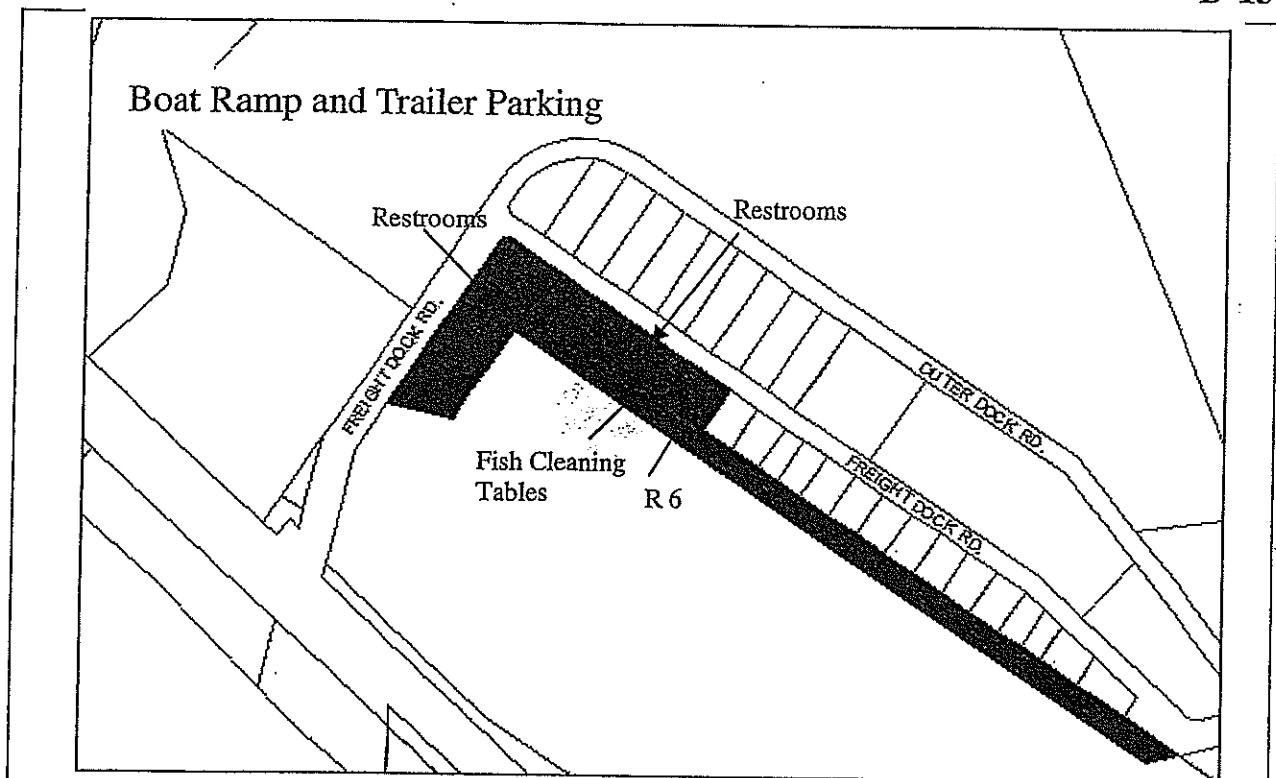
Zoning: Marine Commercial

Wetlands: N/A

Infrastructure: Paved road, water and sewer, public restrooms

Notes:

Finance Dept. Code:



Designated Use: Boat ramp and trailer parking

Acquisition History:

Area: 8.32 acres

Parcel Number: 181032 47-58, 18103216

2009 Assessed Value: \$2,323,400

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

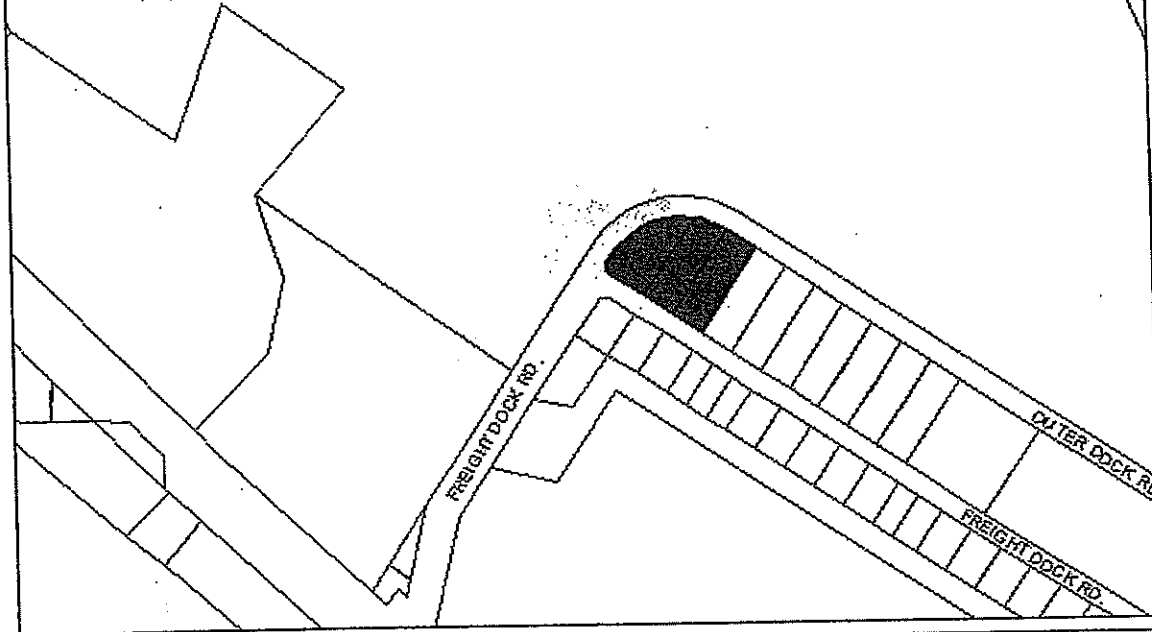
Infrastructure: Gravel road access, water and sewer, public restrooms

Notes: Includes boat launch and most of the trailer parking, two newly constructed 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:

Summer boat trailer parking
Lots 1,2,3



Designated Use:
Acquisition History:

Area: 1.98 acres

Parcel Number: 181032-21,22,31

2009 Assessed Value: \$698,600

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

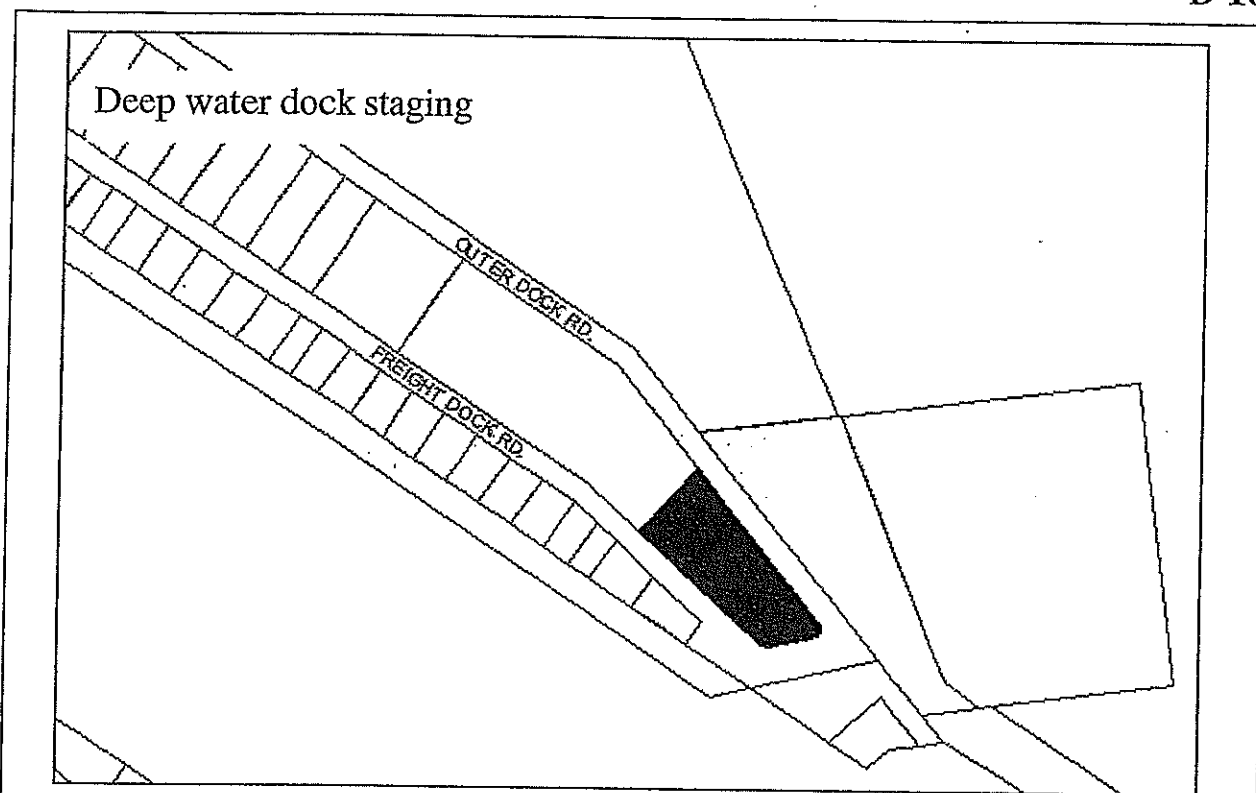
Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Gravel road, water and sewer, Barge ramp

Notes:

Finance Dept. Code:



Designated Use: Deep water dock staging
Acquisition History:

Area: 2.08 acres

Parcel Number: 18103232

2009 Assessed Value: \$497,600

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

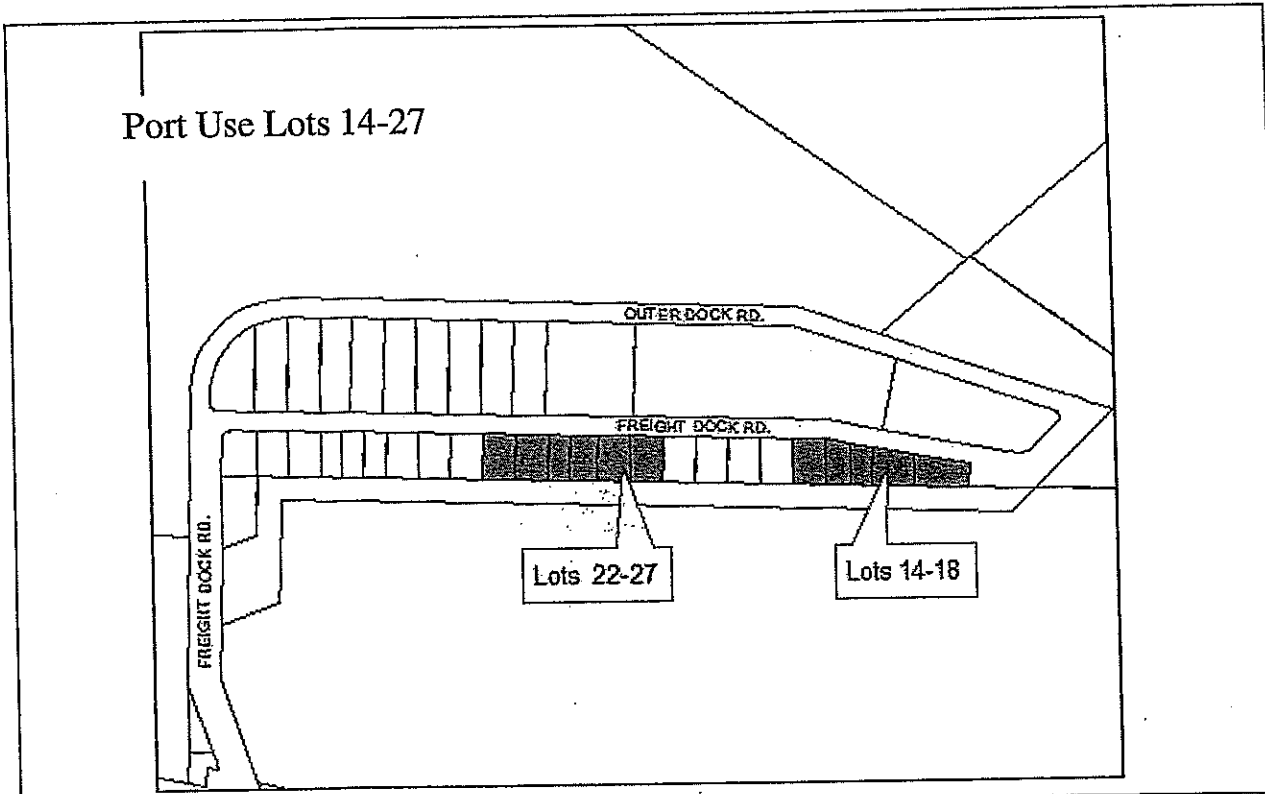
Wetlands: N/A

Infrastructure: gravel road, 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: Port Use
Acquisition History:

Area: 3.16 acres

Parcel Number: 18103233-37, 41-46

2009 Assessed Value: \$1,454,000

Legal Description: Homer Spit No 5 Lots 14-18, 22-27

Zoning: Marine Industrial

Wetlands: N/A

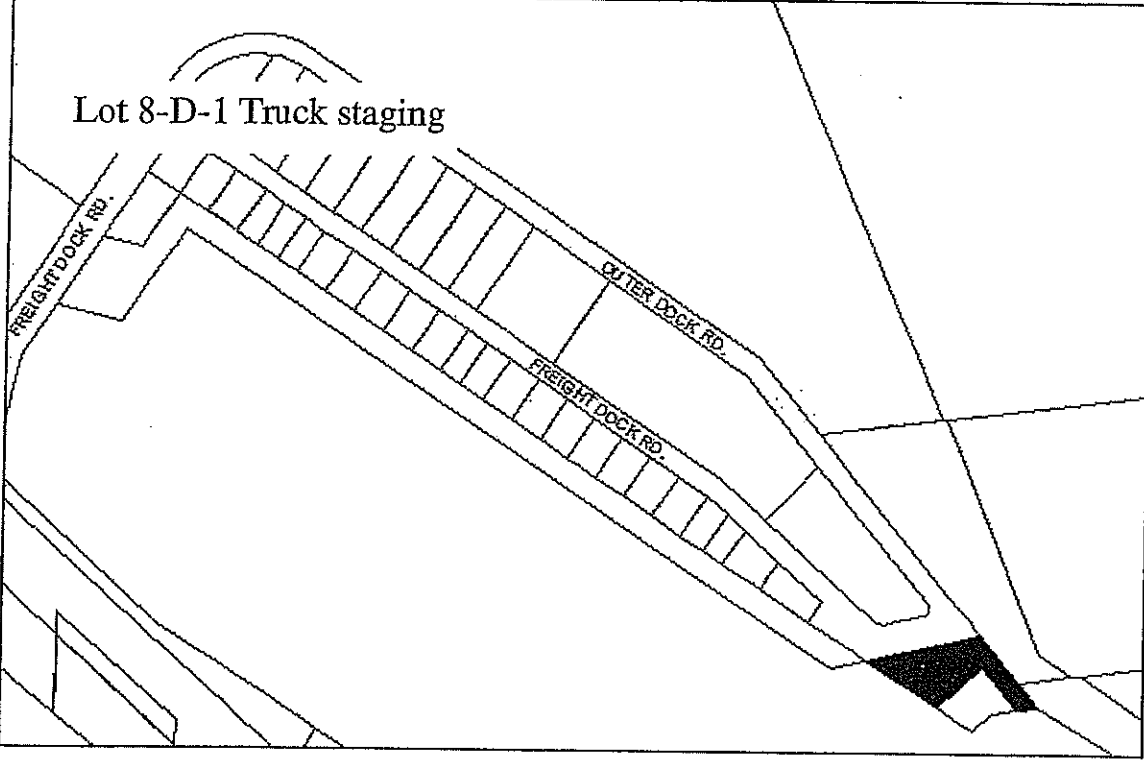
Infrastructure: gravel road, water and sewer

Notes:

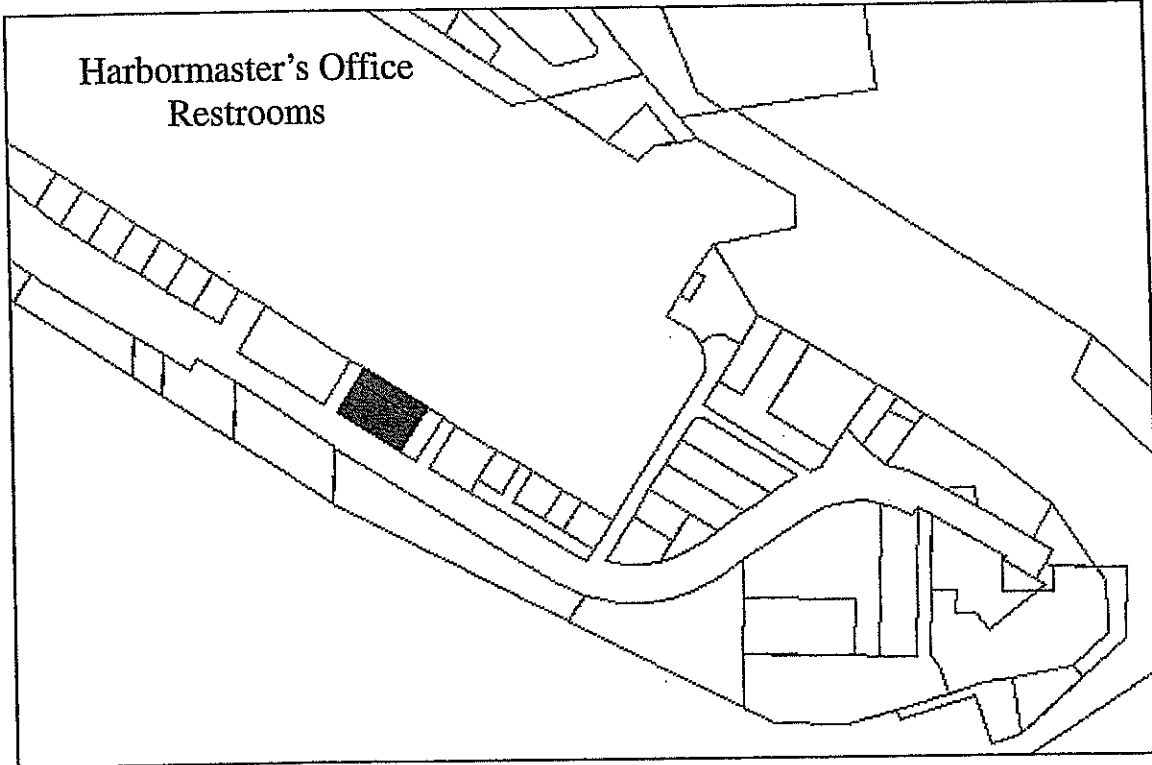
Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

Resolution 2009-33: Issue a Request for Proposals for Lots 19-21, Homer Spit Subdivision No 5. Lot

Finance Dept. Code:

	
Designated Use: Commercial Truck Staging	
Acquisition History:	
Area: 1.12 acres	Parcel Number: 18103259
2009 Assessed Value: \$342,800 (Land: \$329,600, Structures: \$13,200)	
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.	
Finance Dept. Code:	

Harbormaster's Office
Restrooms



Designated Use: Harbormaster Office, 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)

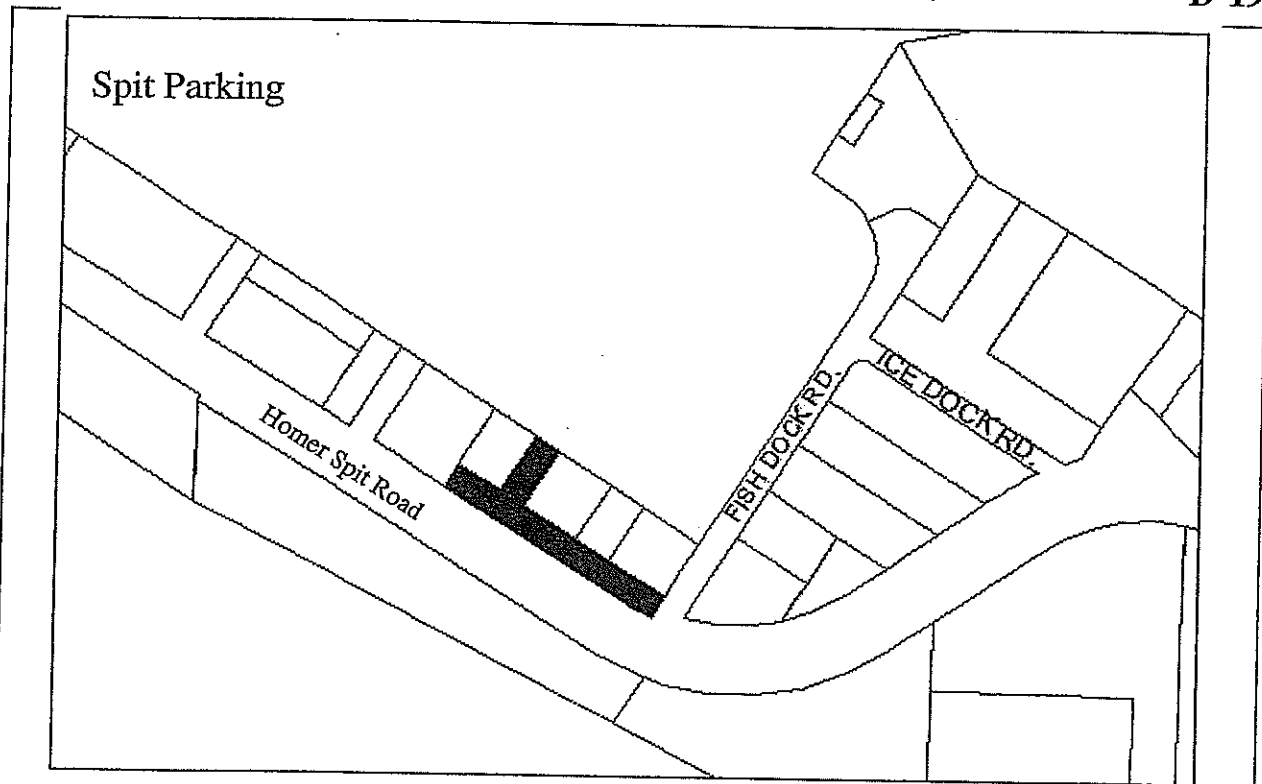
Legal Description: Homer Spit Subdivision Amended, Lots 28 and 29

Zoning: Marine Industrial

Infrastructure: Paved road, water and sewer

Restrooms (?) Built in 1968, 2060 sq ft.

Finance Dept. Code:



Designated Use: Parking and Access
Acquisition History:

Area: 0.6 acres

Parcel Number: 18103441

2009 Assessed Value: \$217,000

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA

Zoning: Marine Industrial

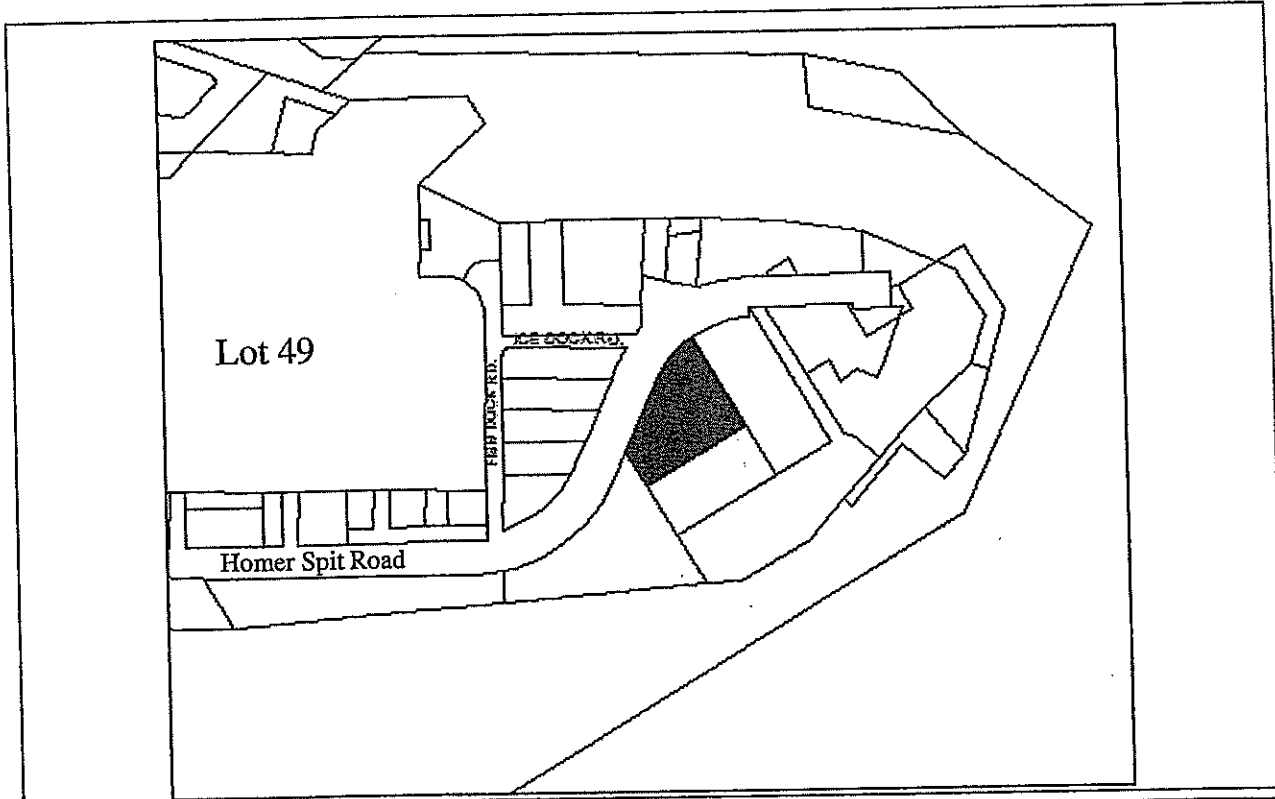
Wetlands: N/A

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: 18103436

2009 Assessed Value: \$688,400 (Land: \$651,200 Structure: \$37,200)

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Paved road, water and sewer

Notes:

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

Finance Dept. Code:

Section E

- Parks
- Beaches
- Cemeteries
- Greenspace

Intentionally Blank

Designated Use: Public Purpose
Acquisition History:

Area:

Parcel Number:

2006 Assessed Value:

Legal Description:

Zoning:

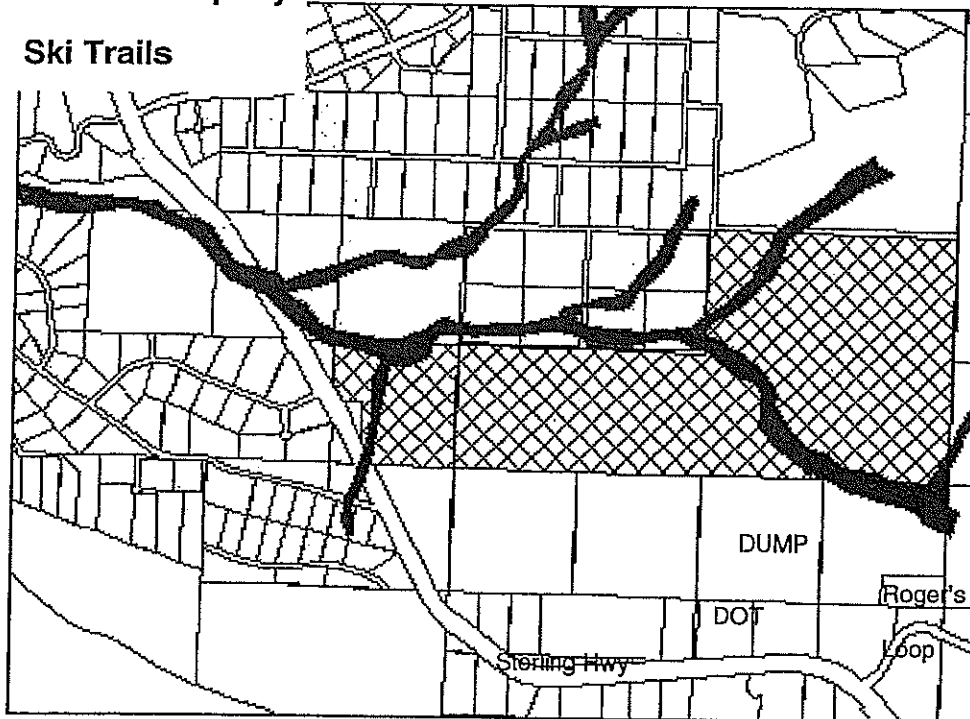
Wetlands:

Infrastructure:

Notes:

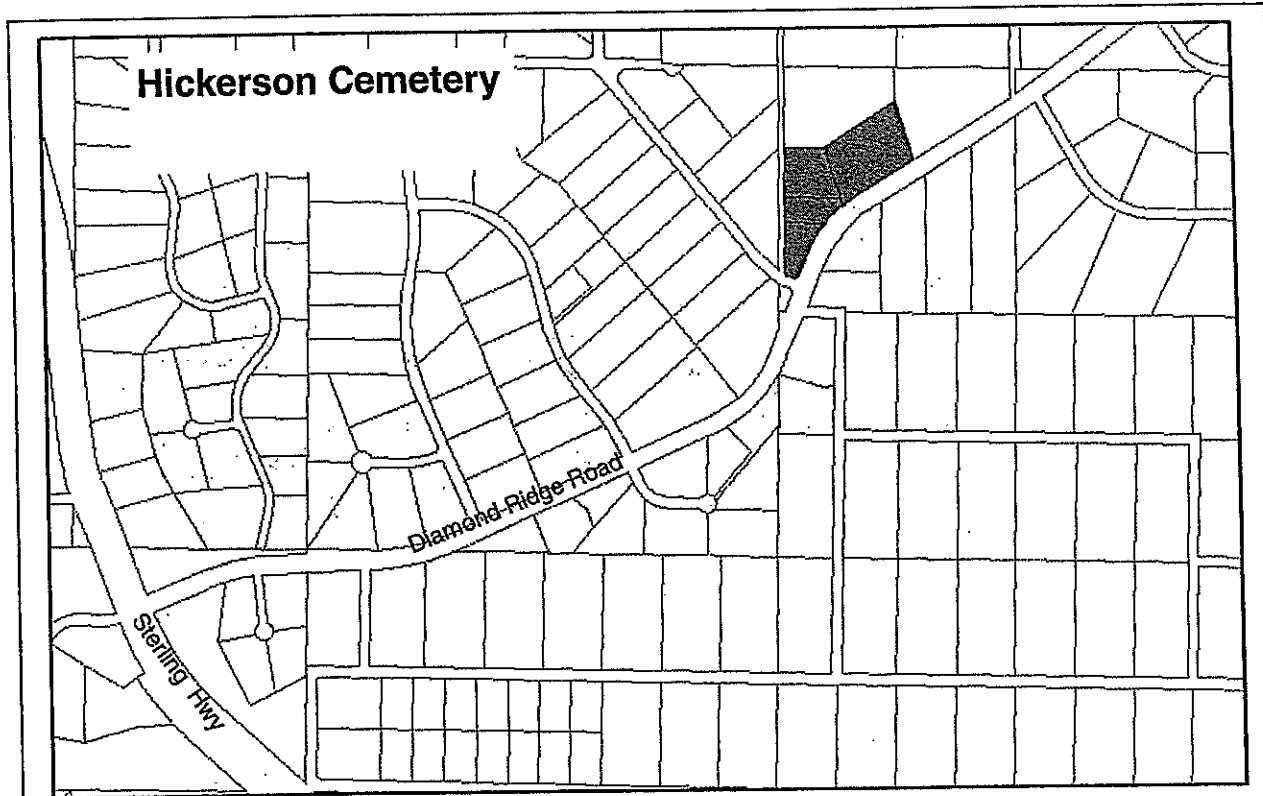
2006 Update:

Finance Dept. Code:

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**2009 Assessed Value:** \$393,700**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.

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

2010 Assessed Value: \$111,990 (Land \$113,100, Structure \$6,800)

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

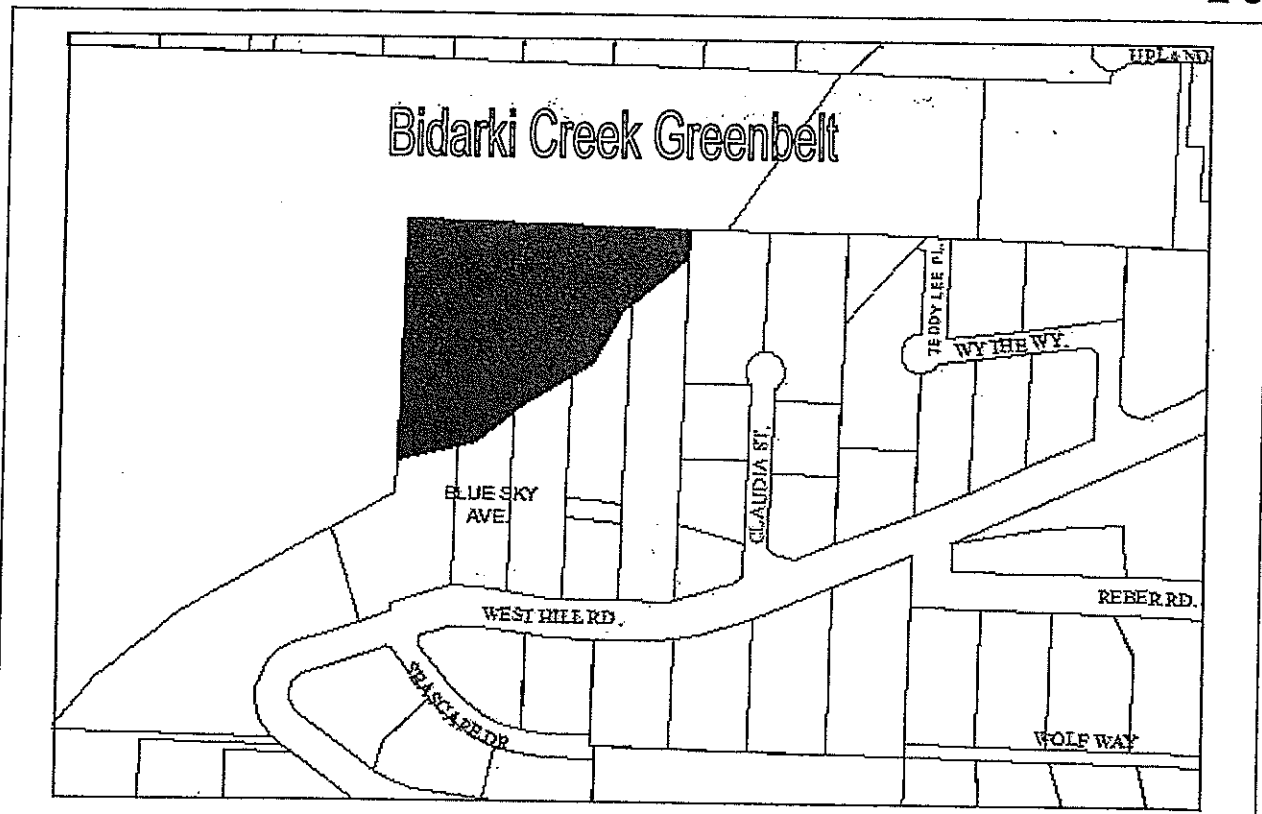
Zoning: Not within city limits

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

2009 Assessed Value: \$70,100

Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB

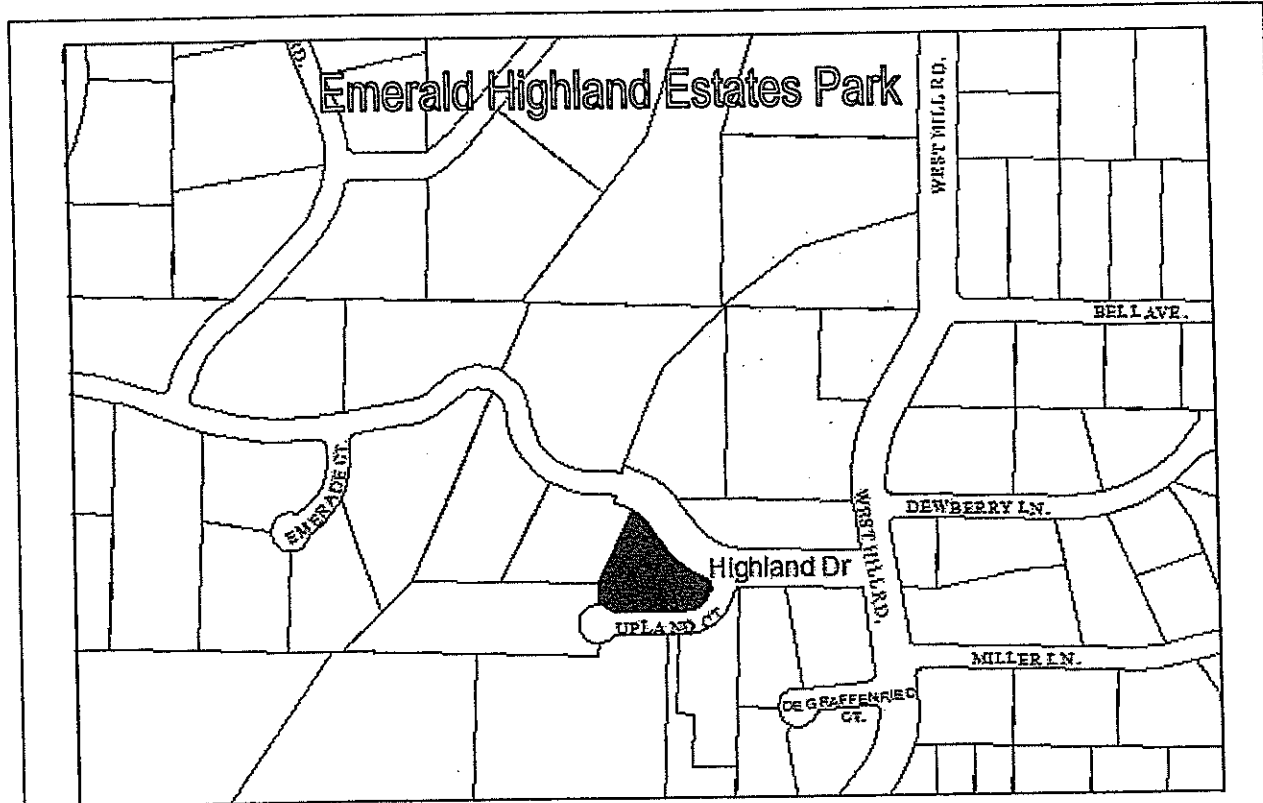
Zoning: Rural Residential

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

2009 Assessed Value: \$49,300

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.

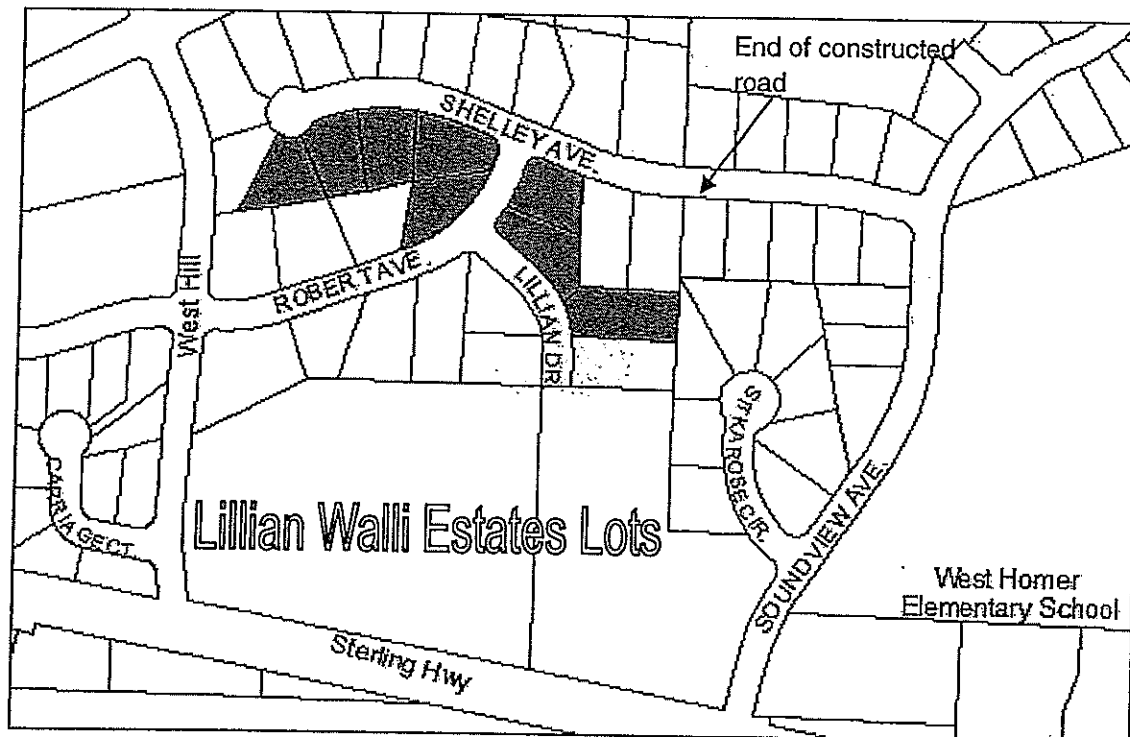
Infrastructure: Gravel road access

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.

History:

Resolution 2004-24A, Land Allocation Plan
Resolution 2007-03 Emerald Park Master Plan

Finance Dept. Code:



Designated Use: Public Purpose

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

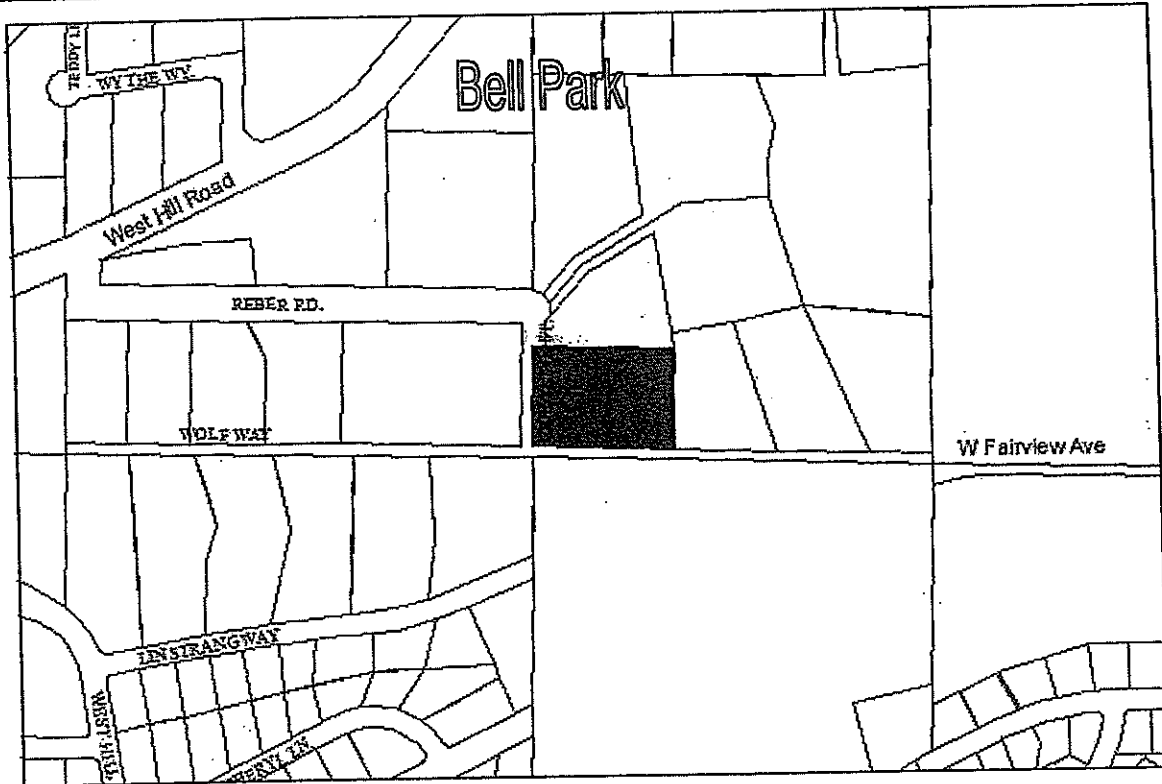
Wetlands: All lots mapped as potential wetlands

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

Notes: Resolution 2004-24A Land Allocation Plan: The Lillian Walli Estates Subdivision off of West Hill Road and the Sterling Highway presents some challenges for the City. The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park. Staff recommends this decision wait until more wetlands information is available. Staff further recommends the Council direct the administration to work on a solution to the subdivision development agreement for this subdivision. This agreement prevents any development from occurring until all lots are fully served by infrastructure installed at the landowner's expense. This is a complicated issue and one that will affect other subdivided but undeveloped areas of the City. Staff requests time to create a policy that is fair and equitable.

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

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.

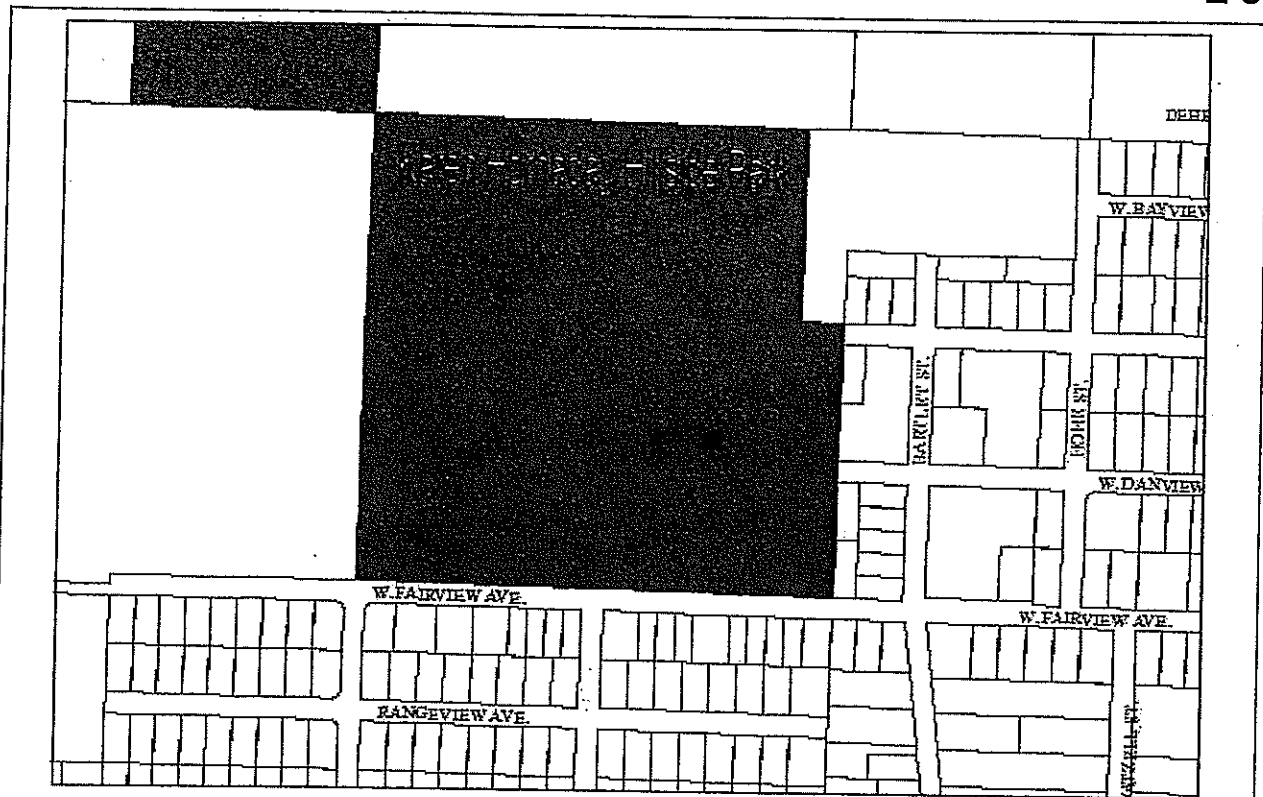
Notes:

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: Public Recreational Purpose/Karen Hornaday Hillside Park

Acquisition History: Homer Fair Association, Deed 8/1966 with covenants

Area: 38.5 acres

Parcel Number: 17504023

2009 Assessed Value: \$382,200 (Land \$263,500 Structure \$118,600)

Legal Description: HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn

Zoning: Open Space Recreation

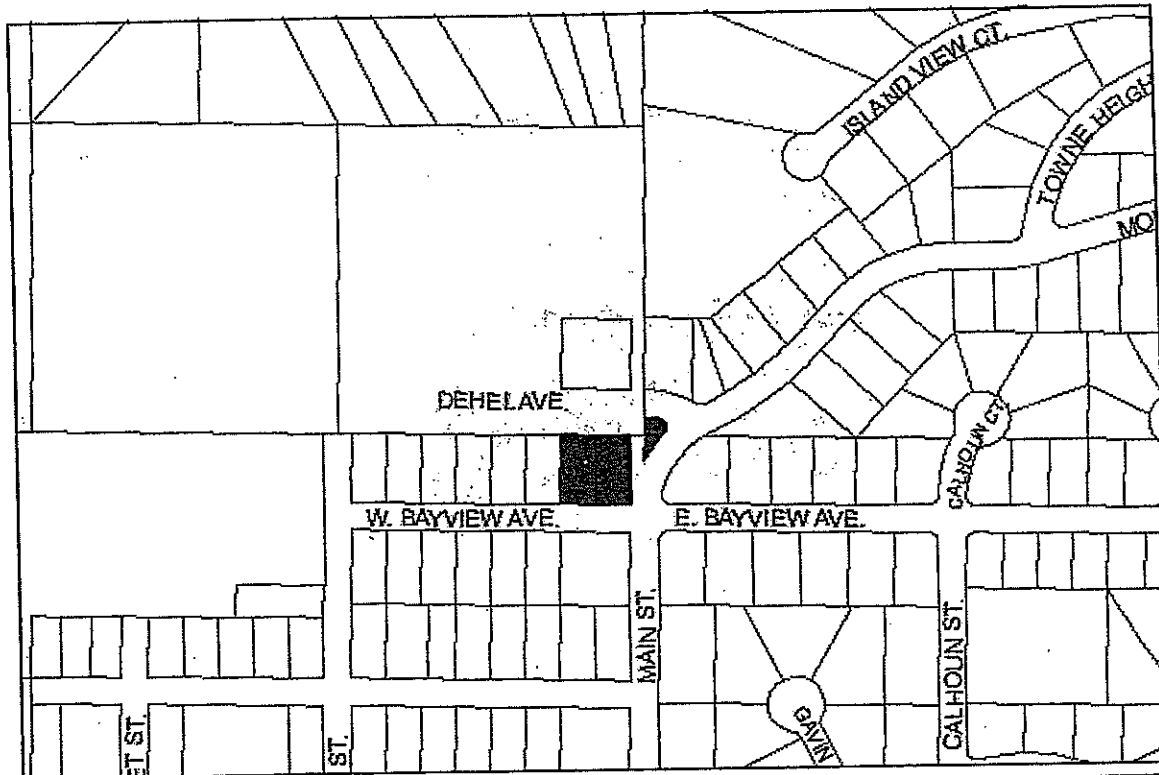
Wetlands: Some drainages

Infrastructure: Water, sewer and road access

Notes: Campground, ball fields, day use picnic and playground area.

Resolution 09-59(A) adopted the park master plan.

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. FINISH

Area: 0.58 acres total

Parcel Number: 175051 07, 08
17726038, 17727049

2006 Assessed Value: \$91,700 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: Rural Residential

Wetlands: N/A

Infrastructure: Paved road access

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

2006 Assessed Value: ROW: \$61,400, Park: \$36,200

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

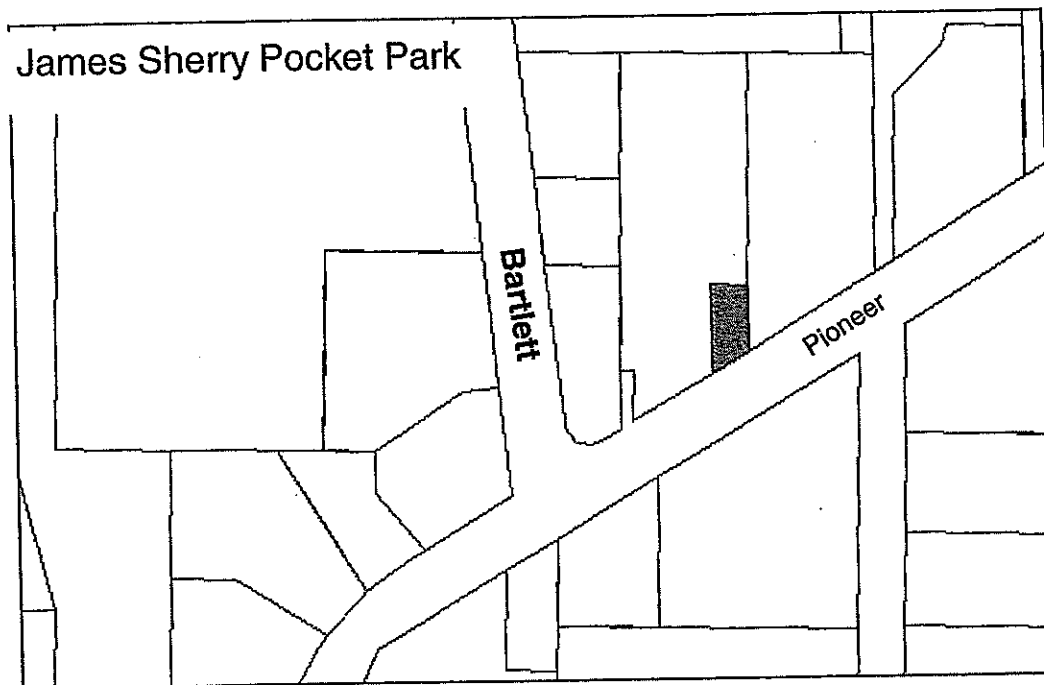
Zoning: Residential Office

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

2009 Assessed Value: \$41,200

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

Zoning: Central Business District

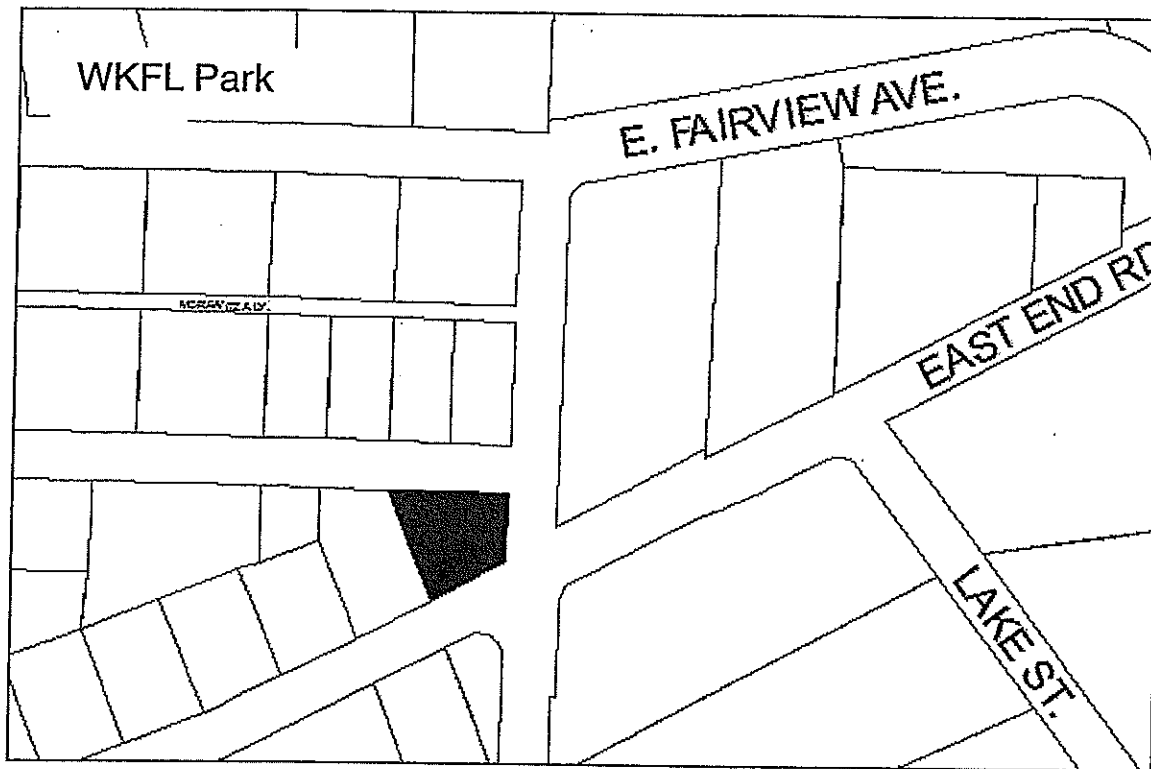
Wetlands: Ditch across property

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

2009 Assessed Value: \$95,600

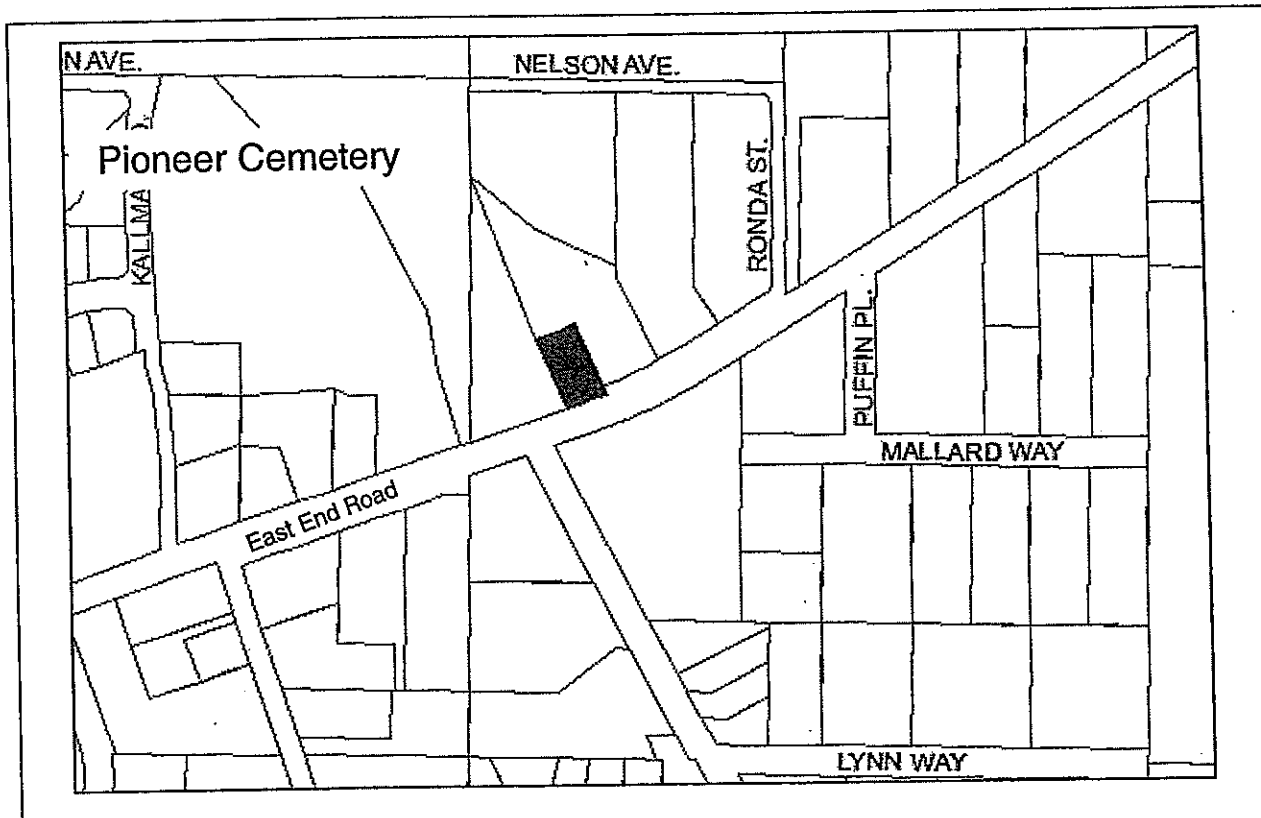
Legal Description: Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

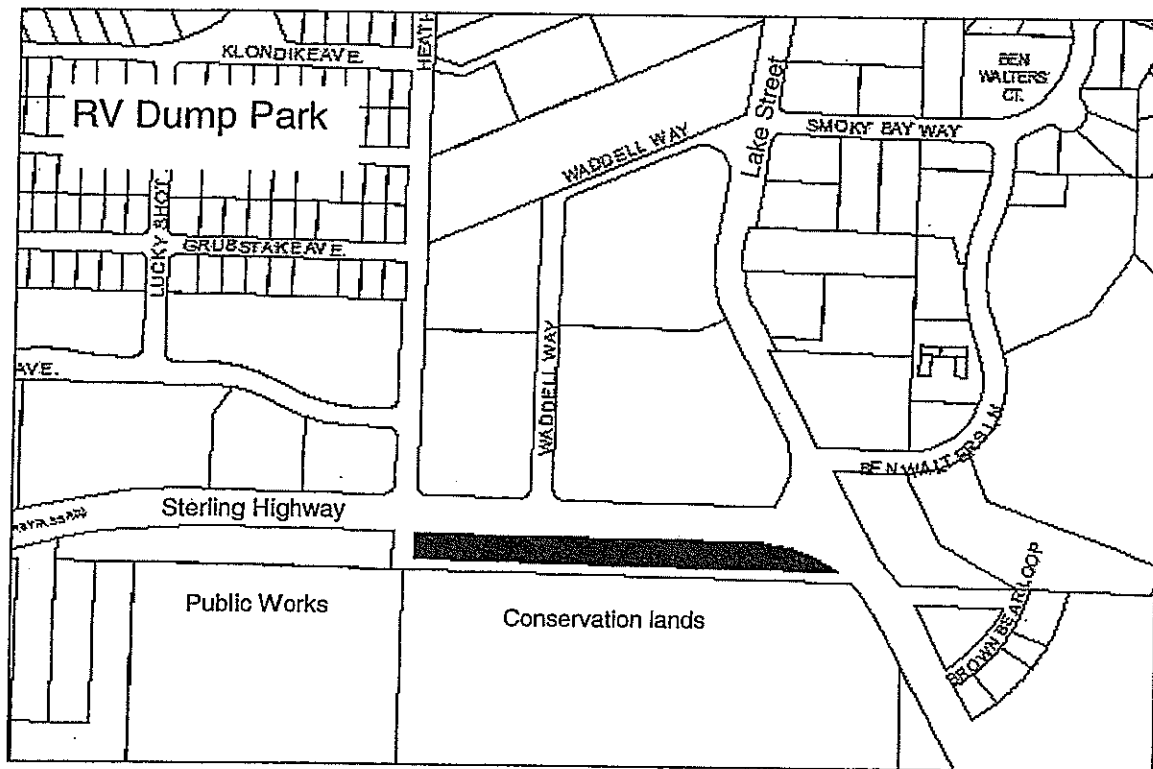
Zoning: Central Business District

Wetlands: N/A

Infrastructure: Water, paved road, electricity

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/Sump station

Acquisition History: Deed states "Waddell Park Tract"

Area: 1.73 acres

Parcel Number: 17712014

2009 Assessed Value: \$215,800

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

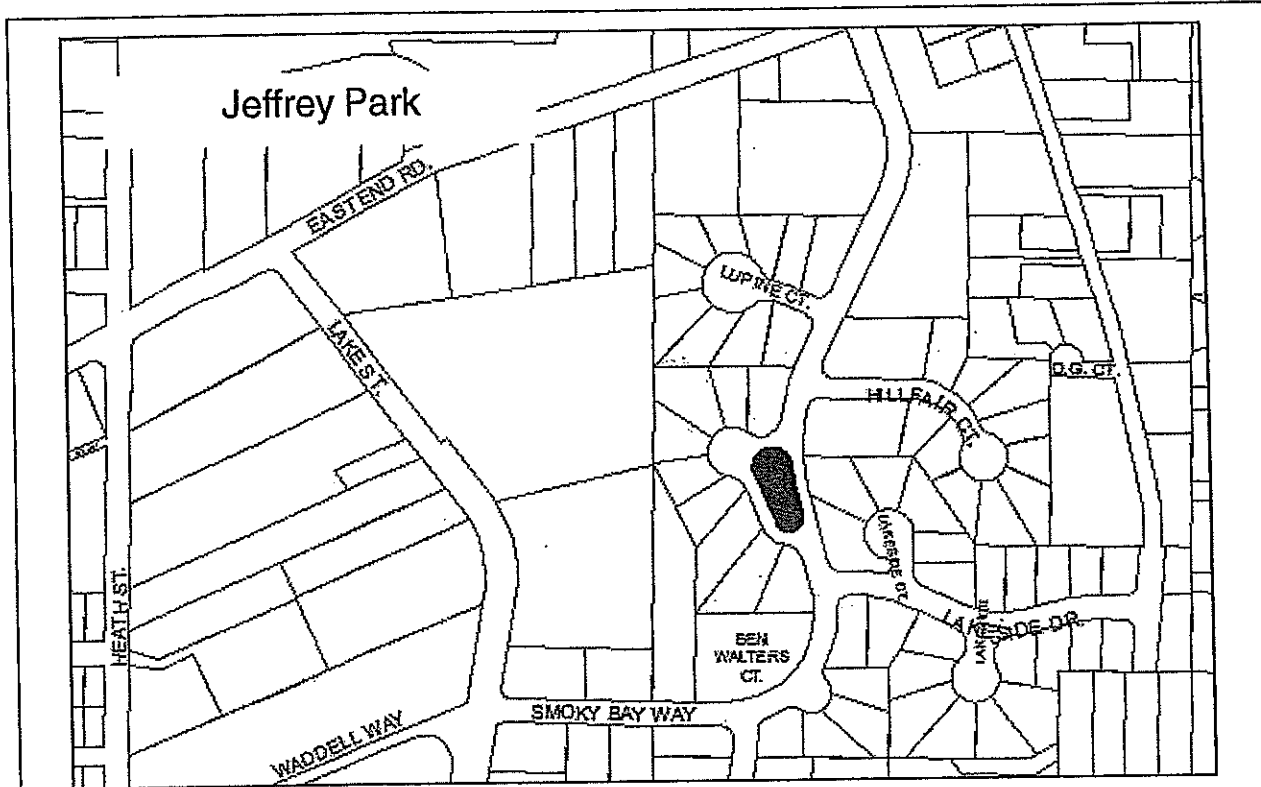
Zoning: Central Business District

Wetlands:

Infrastructure: Water, Sewer, gravel/paved access

Notes:

Finance Dept. Code:



Designated Use: Public Purpose/Greenbelt/Jeffrey Park
Acquisition History: Ordinance 83-27 (KPB)

Area: 0.38 acres

Parcel Number: 17730251

2009 Assessed Value: \$41,900

Legal Description: Lakeside Village Amended Jeffrey Park

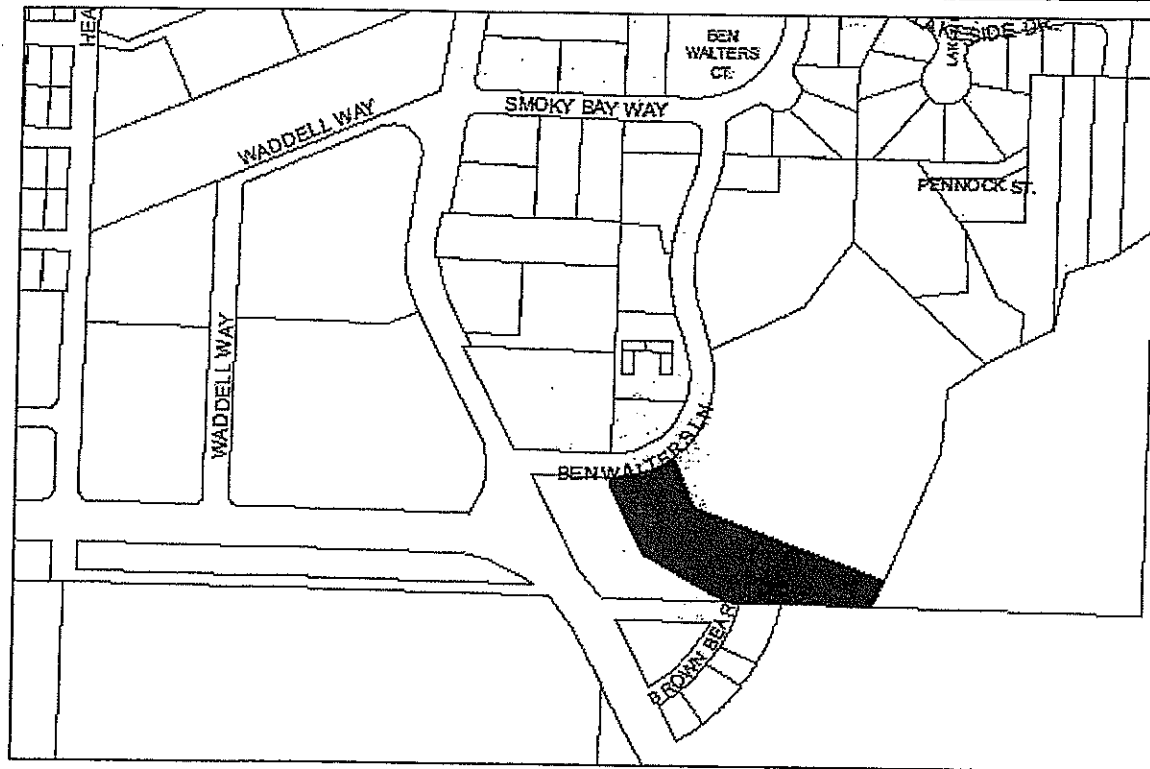
Zoning: Urban Residential

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: \$435,200 (Land \$386,100, Structure \$49,100)

Legal Description: Lakeside Village Park Addition Replat Lot 1A-2

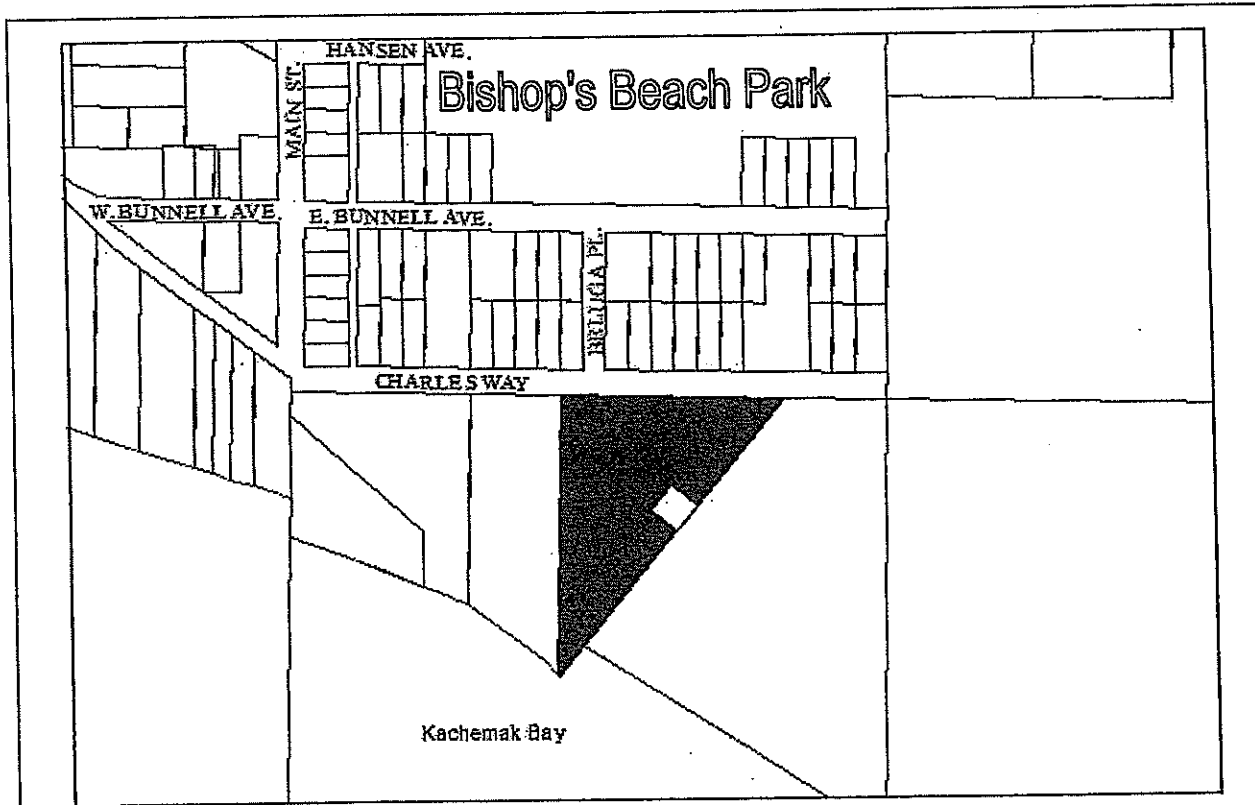
Zoning: Central Business District

Wetlands: 3664 Ben Walters Lane

Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

Notes: New swing set installed, 2008. New dock installed in 2009.

Finance Dept. Code:



Designated Use: Bishop's Beach Park

Acquisition History: McKinley Warrant Deed 1/9/1984

Area: 3.46 acres

Parcel Number: 17714010

2009 Assessed Value: \$56,600 (Land \$45,300, Structure \$11,300)

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

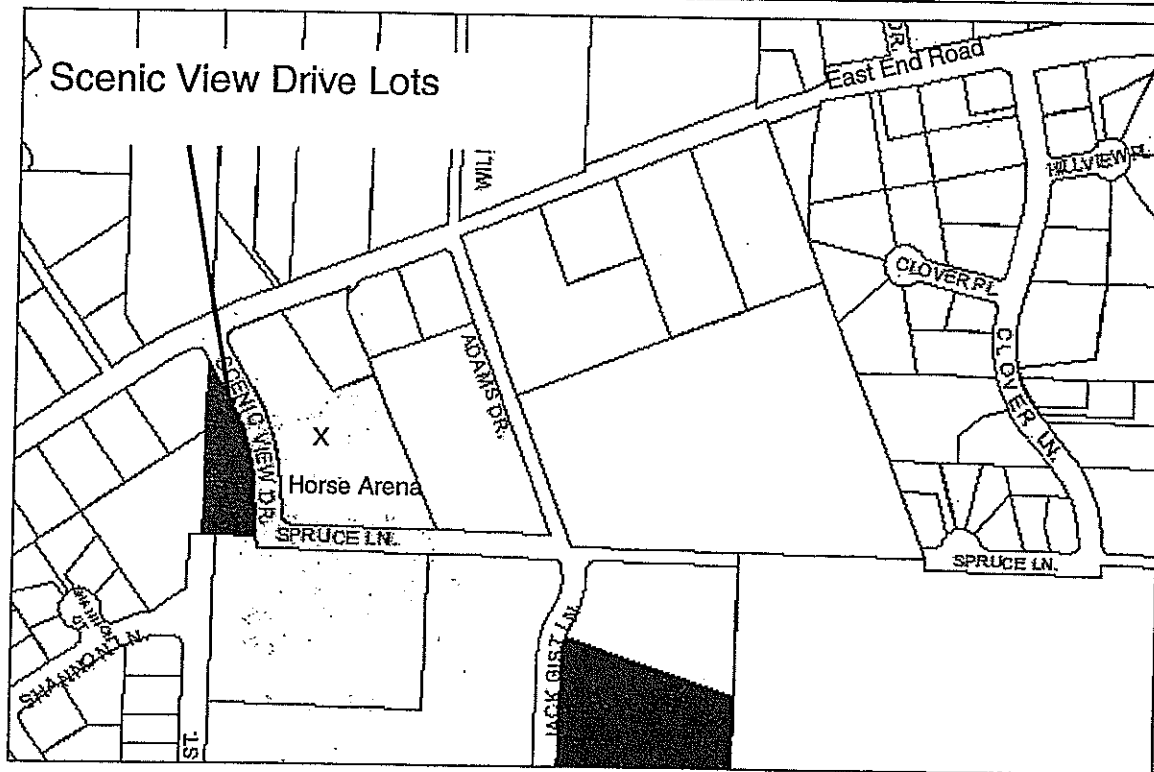
Zoning: Central Business District

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: Public Park and future Donation to Equestrian group.

Acquisition History: Donated by property owners (ord 06-34) to city as public park with relevant deed restrictions. City passed reso 06-116 to give the land to the equestrian group when the main horse park land is purchased.

Area: 0.89 acres total

Parcel Number:

2009 Assessed Value: \$43,400

Legal Description: Scenic View Subdivision No. 6 Lots 1-5

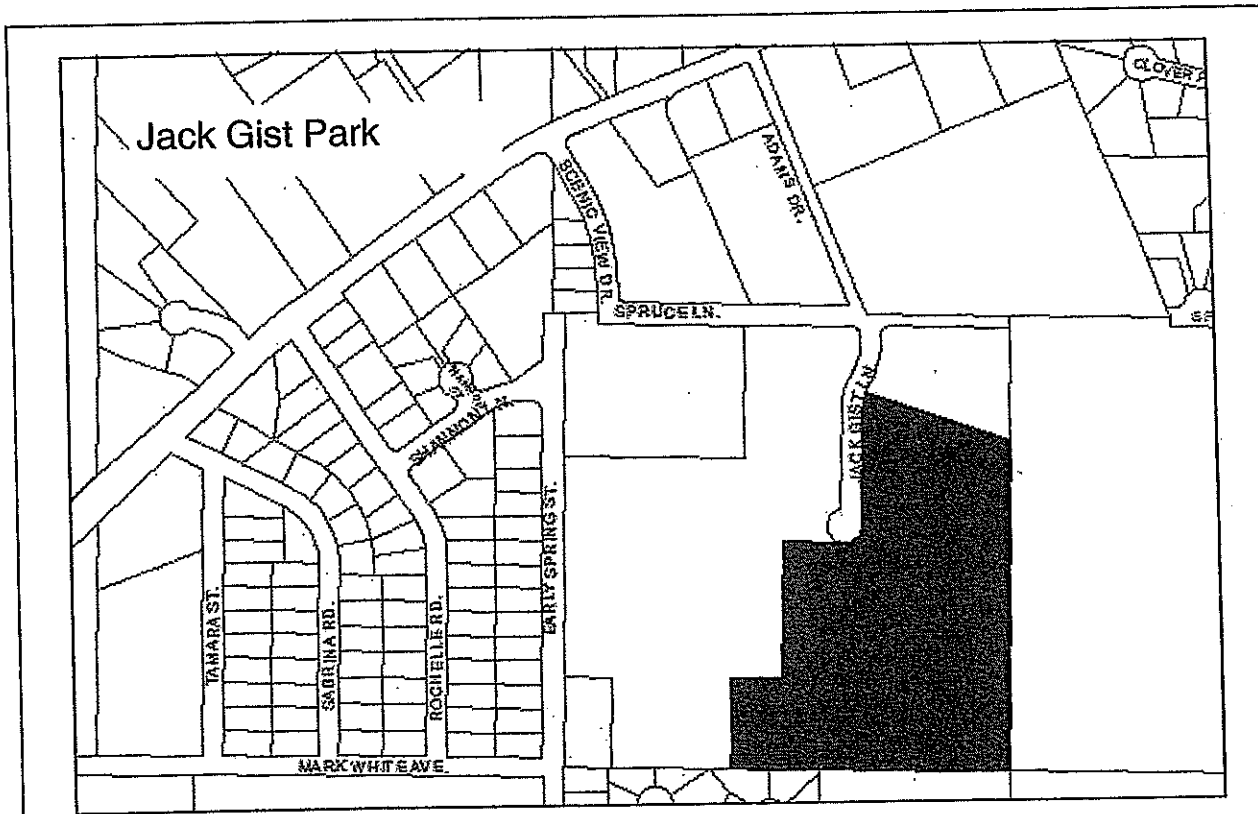
Zoning: Rural Residential

Wetlands: Yes, the back half of the lots has a creek and wetlands.

Infrastructure: Gravel road

Notes:

Finance Dept. Code:



Designated Use: Jack Gist Ball Park

Acquisition History: Warranty Deed Moss 8/27/98

Area: 14.6 acres

Parcel Number: 17901023

2009 Assessed Value: \$86,900

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

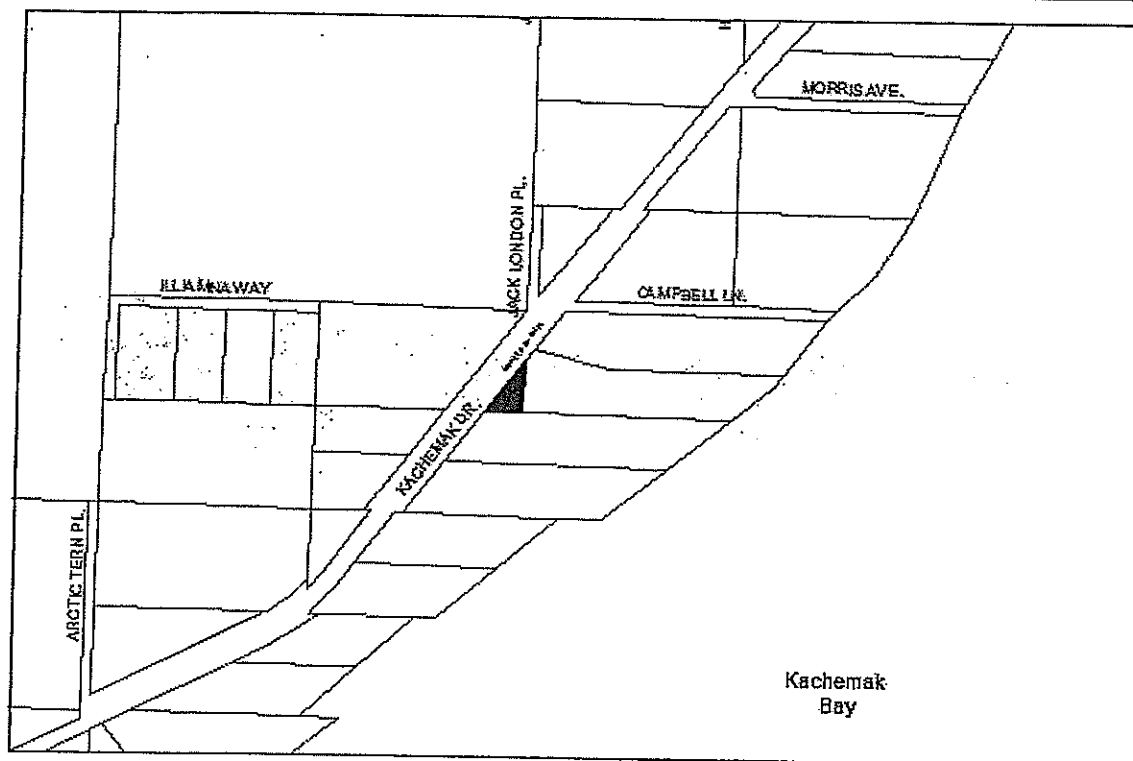
Zoning: Rural Residential

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

Infrastructure: Gravel road access.

Notes: Old dump site. 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: Public Park/Designated Public Use

Acquisition History: Tax Foreclosure Ord 78/18

Area: 0.24 acres

Parcel Number: 17915003

2009 Assessed Value: \$18,200

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

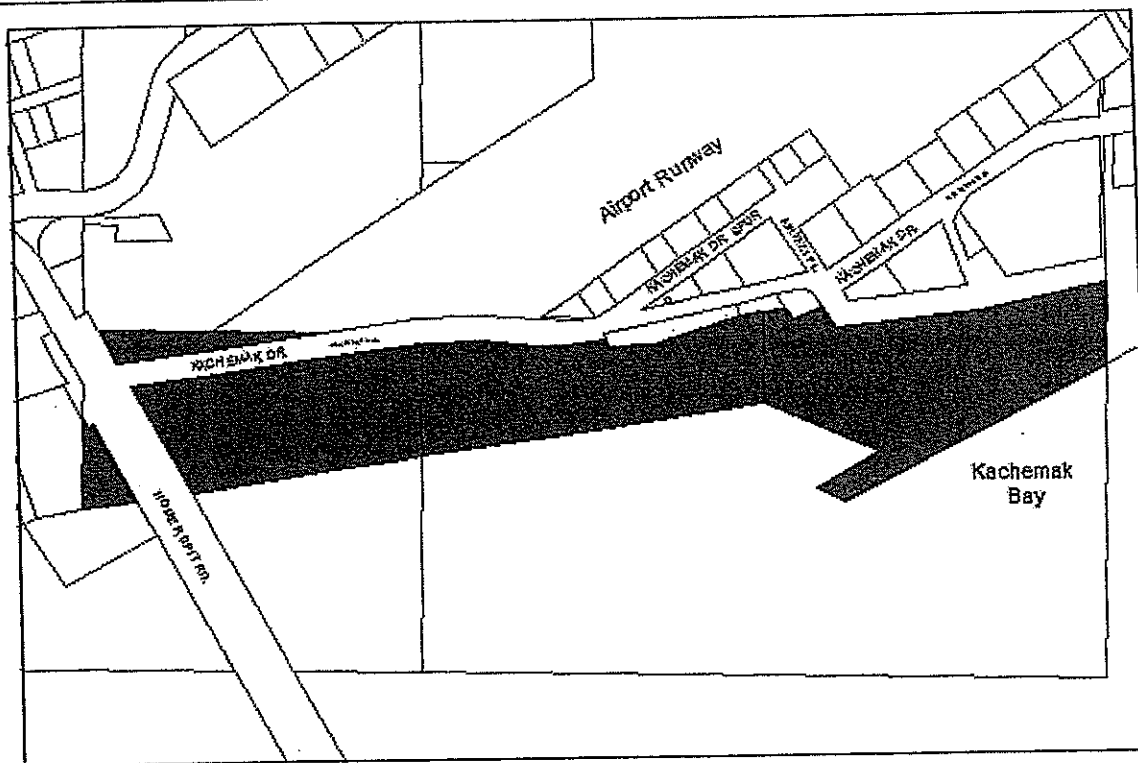
Zoning: Rural Residential

Wetlands: No wetlands

Infrastructure: Paved road access

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

Finance Dept. Code:



Designated Use: Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational

Acquisition History: Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

Area: 35.16 acres

Parcel Number: 18101030, 18101032, 17940107

2009 Assessed Value: \$292,300

Legal Description: Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

Zoning: General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road

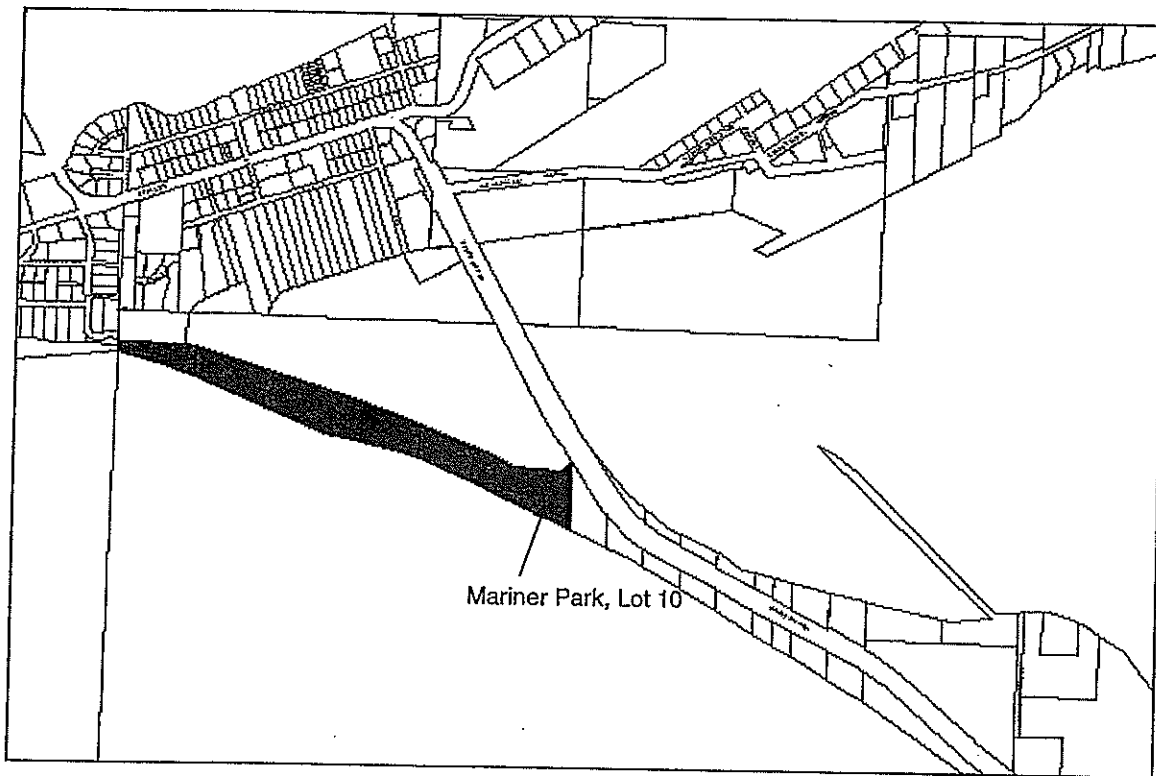
Wetlands: Coastal wetlands. Designated critical habitat. Flood Hazard area.

Infrastructure: Water, sewer and paved road access

Notes: Spit trailhead parking lot expanded in 2009.

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: Undesignated

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

Area: 32.32 acres

Parcel Number: 18101002-07

2009 Assessed Value: \$144,700

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

Zoning: Open Space Recreation

Wetlands: Tidal

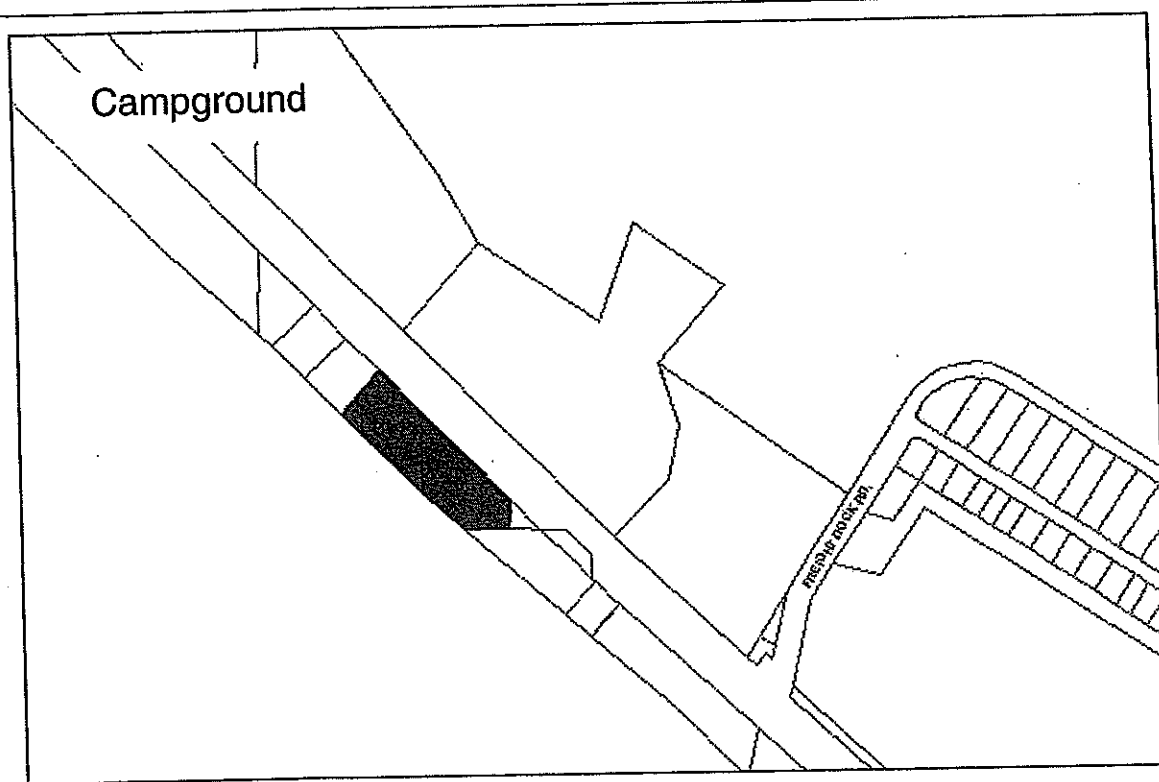
Infrastructure: No infrastructure

Notes: Acquisition of Lots 11-145 should be researched to see how they were acquired.

Mariner Park is not a designated Park. Part of the park facilities are located in the lot to the north, which may also be owned by the City. The City has requested the state research this matter. Fall 2006

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

Finance Dept. Code:



Designated Use: Camping
Acquisition History:

Area: 3.92 acres (2.1 and 1.82 acres)

Parcel Number: 18103101, 02

2009 Assessed Value: \$580,000 (Includes value of the campground office)

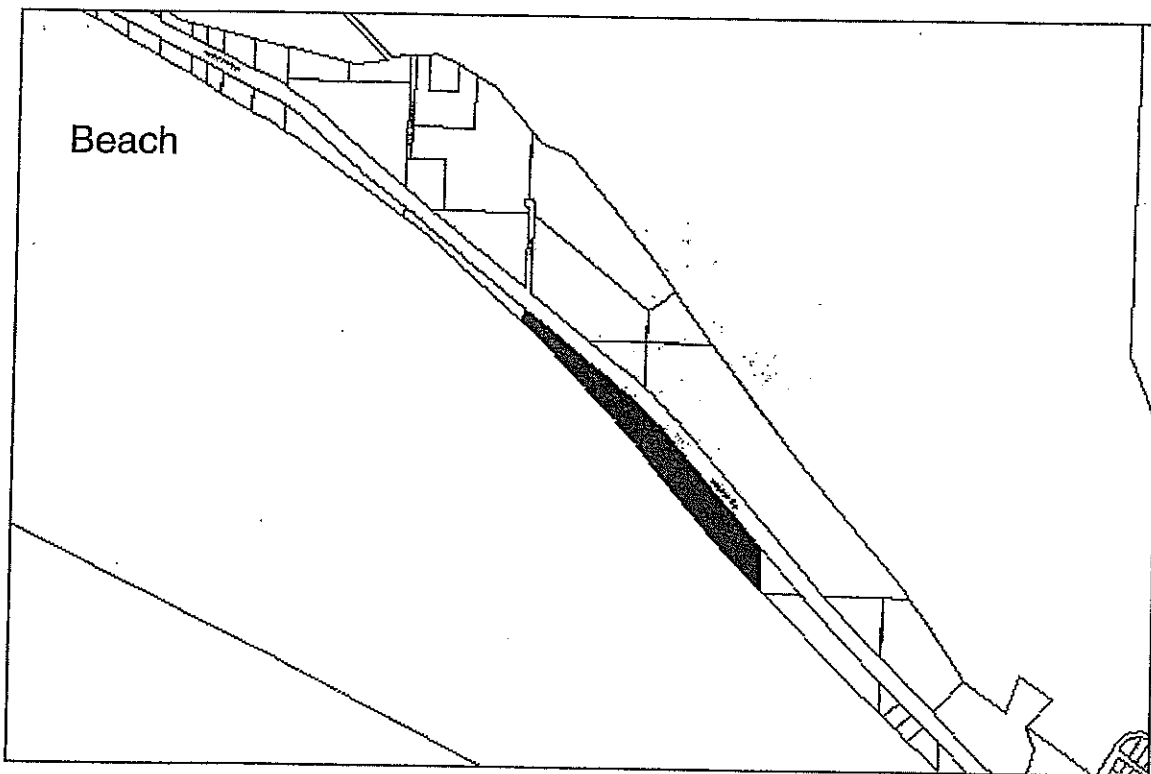
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

Zoning: Lot 2: Open Space Recreation. Lot 14:
Marine Industrial

Infrastructure: Paved road, water and sewer

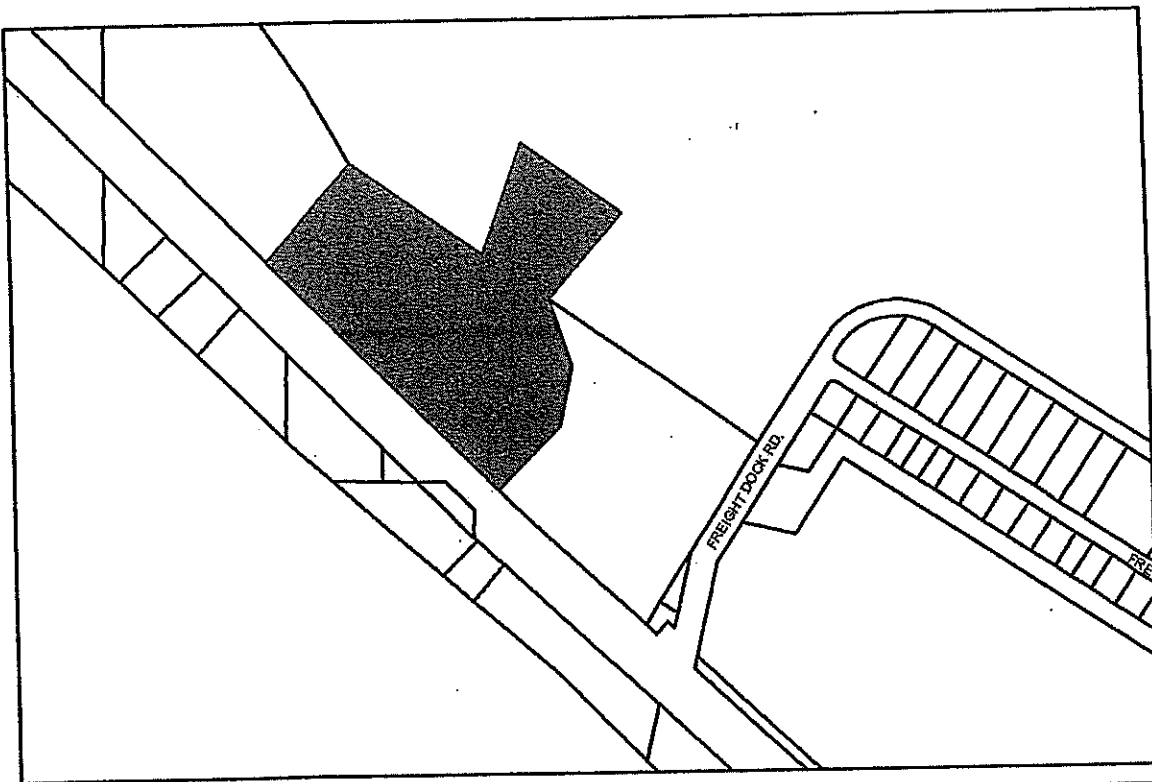
Notes: At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.

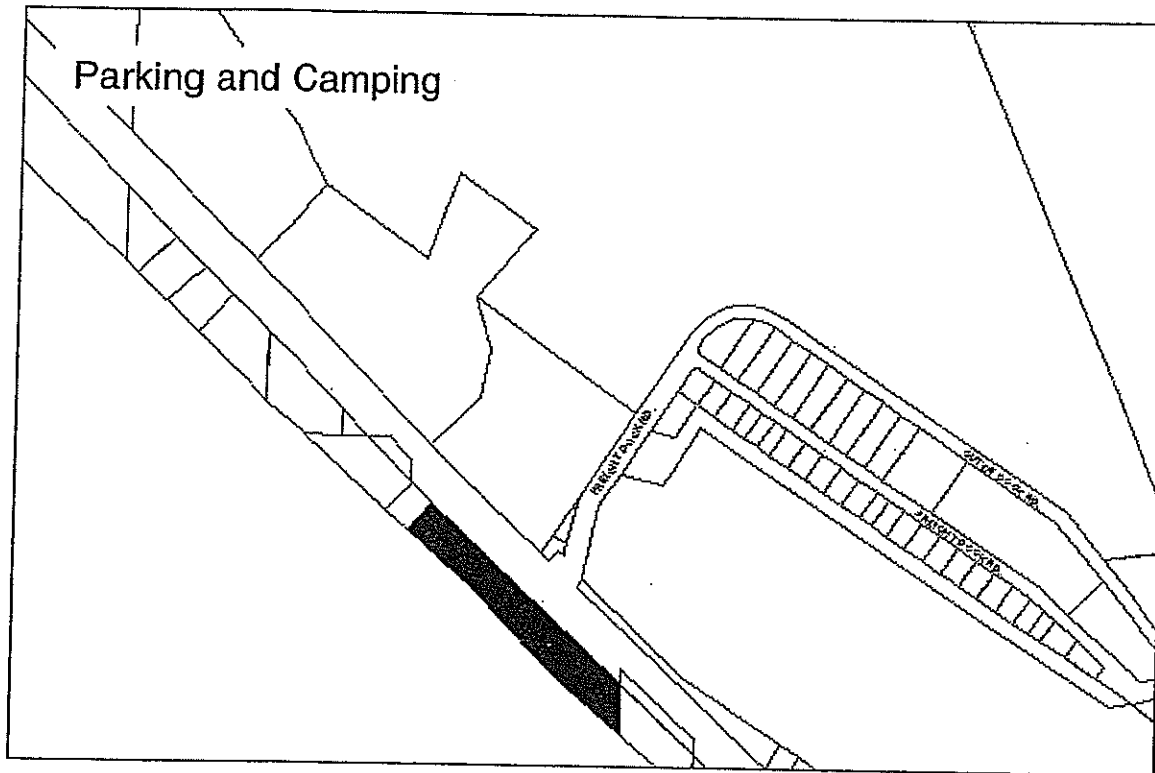
Finance Dept. Code:

**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**2009 Assessed Value:** \$262,200**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:** Marine Industrial. Lot 6: 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:****Finance Dept. Code:**



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

Area: 5.7 acres

Parcel Number: 18103301, 18103108

2009 Assessed Value: \$672,500

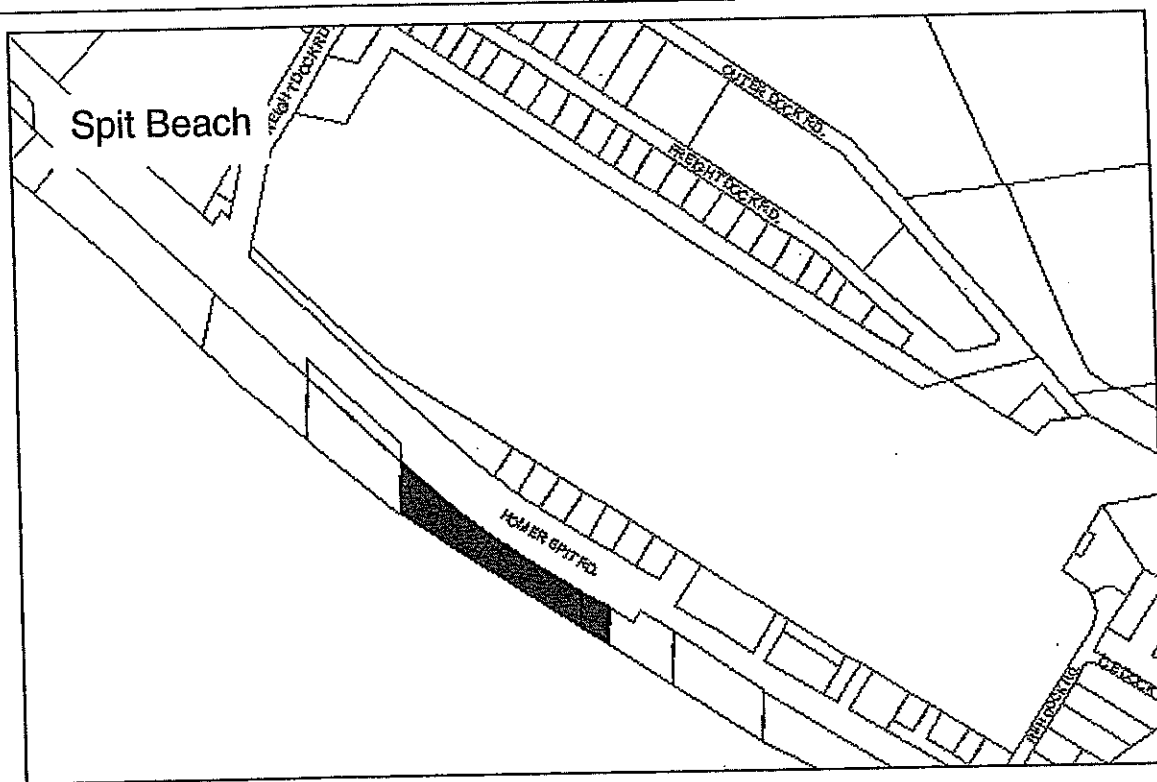
Legal Description: Homer Spit Amended Lots 7 and 9

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

2009 Assessed Value: \$414,000

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

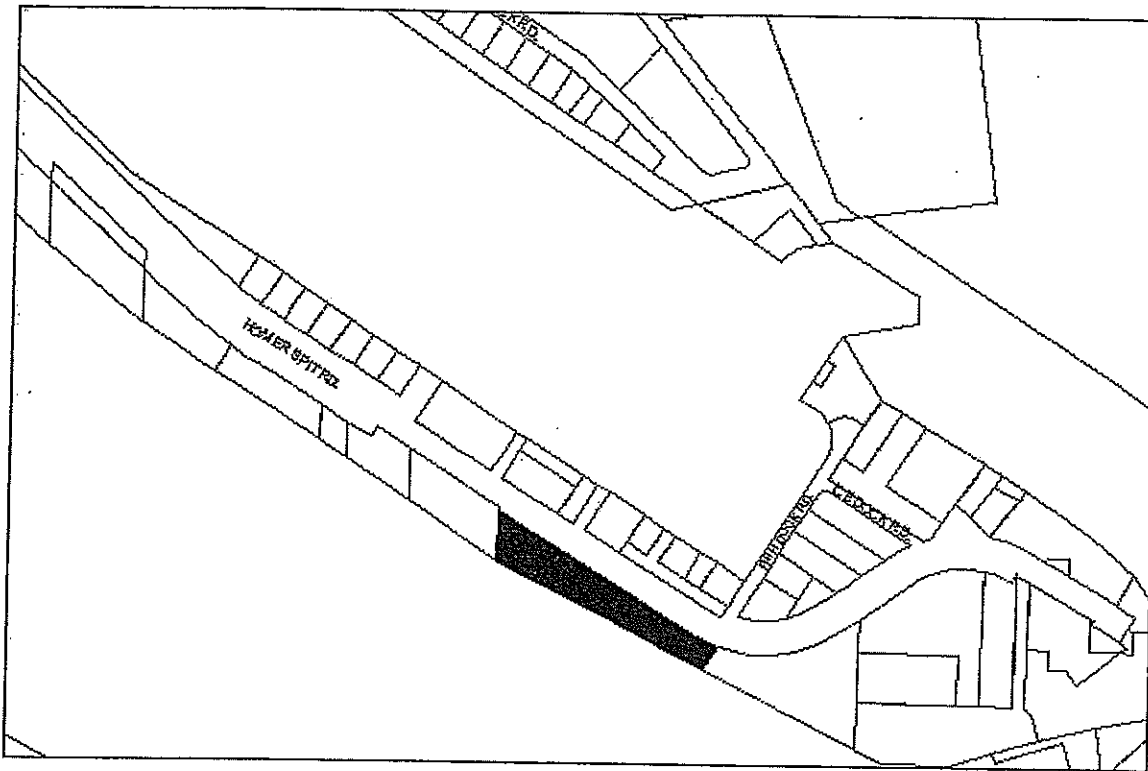
Zoning: Open Space Recreation

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

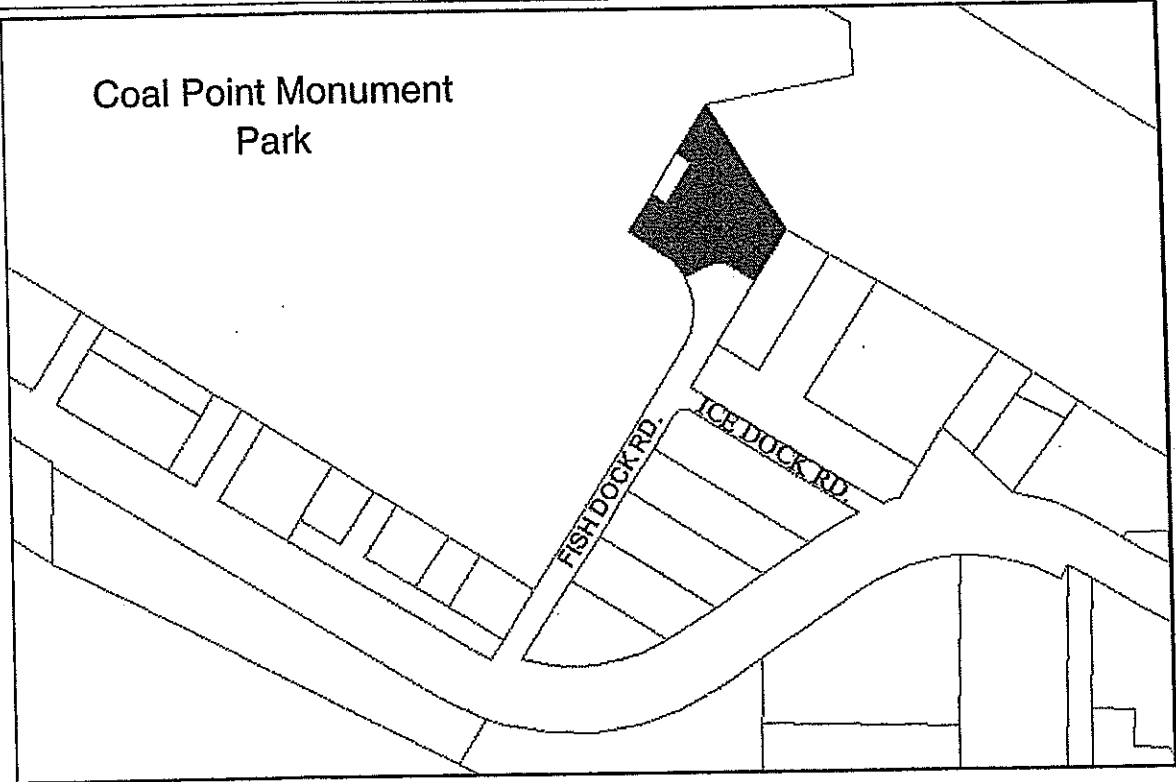
Legal Description: Homer Spit Amended Lot 31

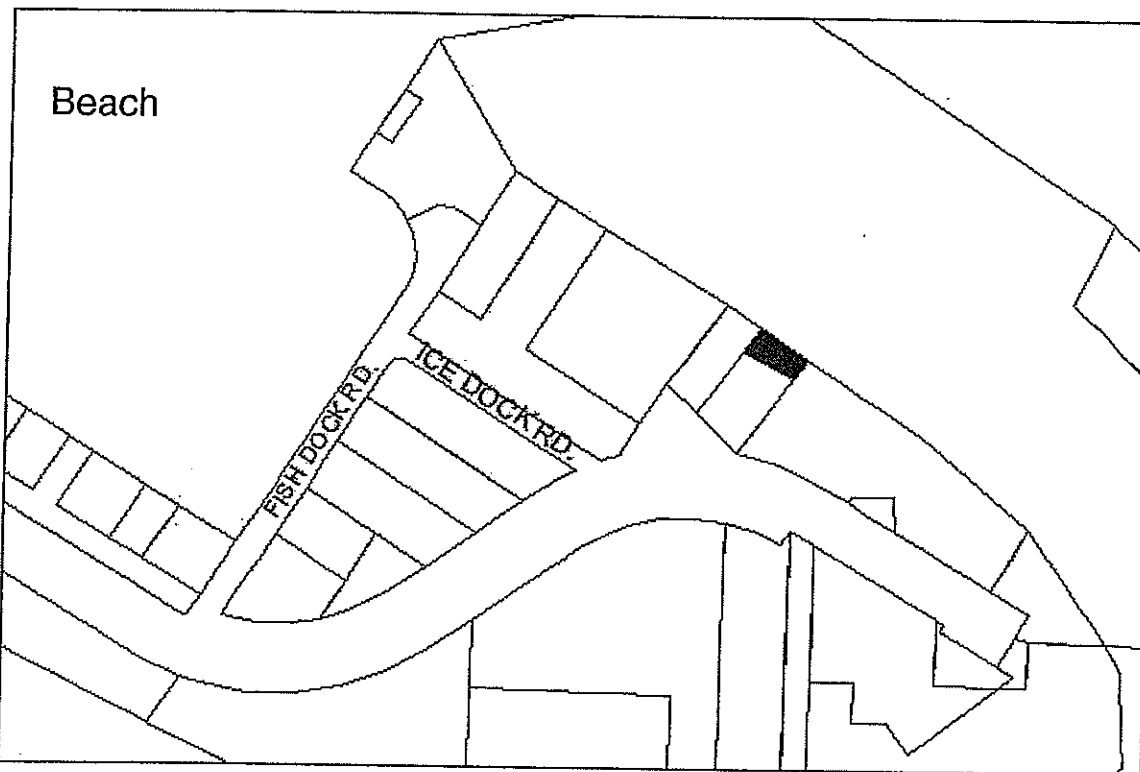
Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:

 <p>Coal Point Monument Park</p>	
Designated Use: Park Acquisition History:	
Area: 1.09 acres	Parcel Number: 18103426
2010 Assessed Value: \$322,600	
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: gavel road	
Notes:	
Finance Dept. Code:	



Designated Use: Beachfront between Icicle and Main Dock

Acquisition History:

Area: 0.11 acres

Parcel Number: 18103446

2009 Assessed Value: \$68,800

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

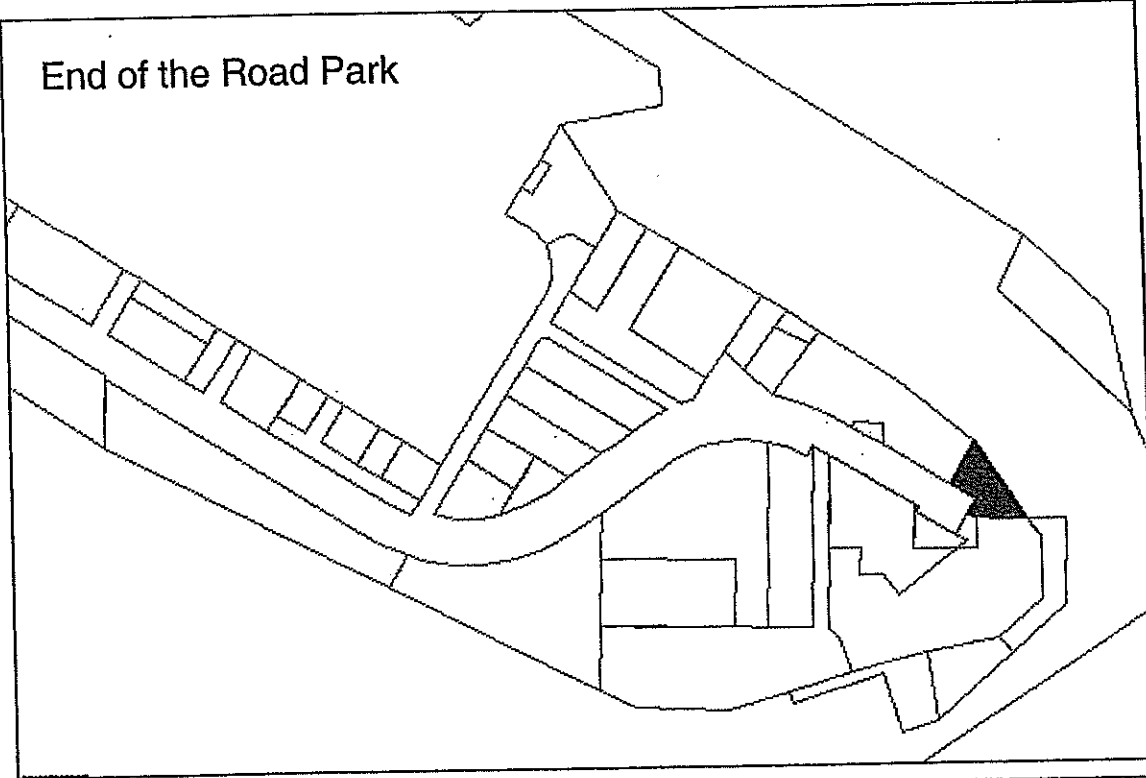
Infrastructure:

Notes:

flood

Finance Dept. Code:

End of the Road Park



Designated Use: Not Designated
Acquisition History:

Area: 0.43 acres

Parcel Number: 18103448

2009 Assessed Value: \$173,400

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:

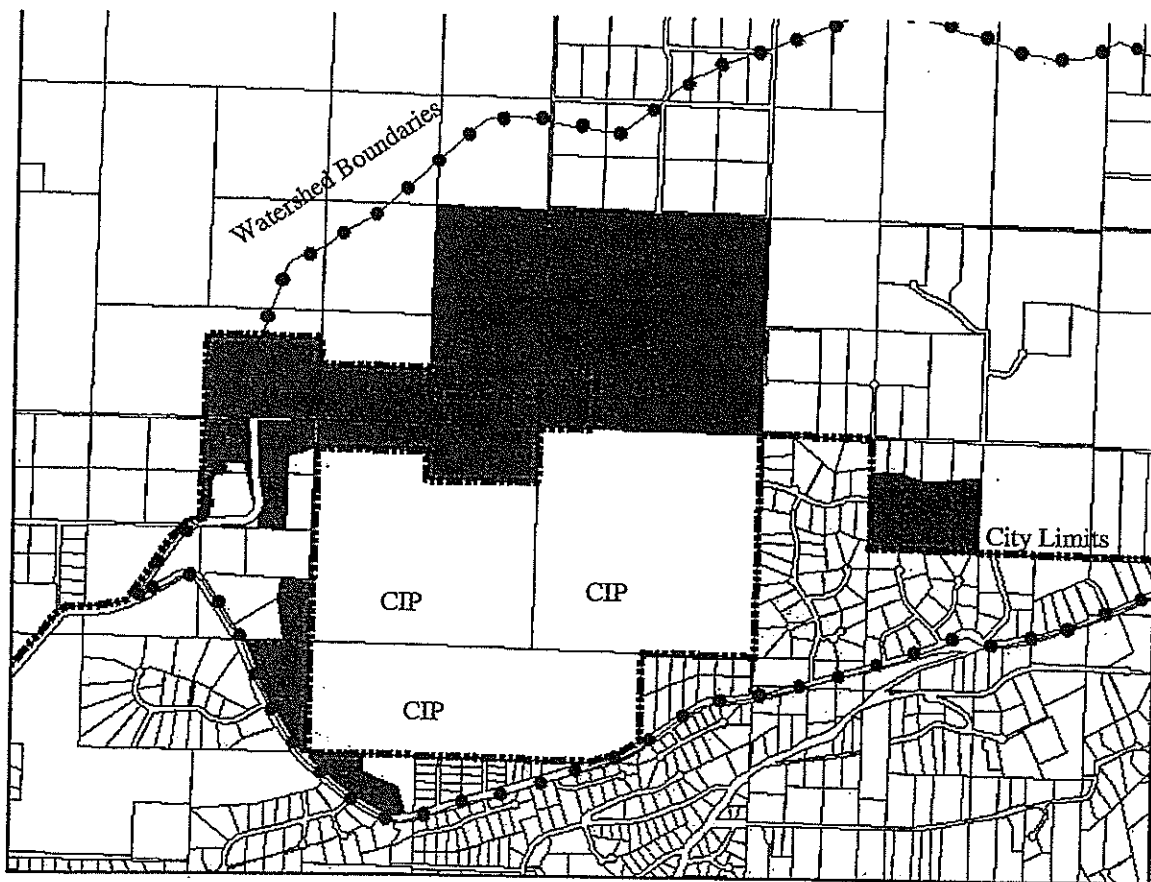
- The land is used as End of the Road Park.

Finance Dept. Code:

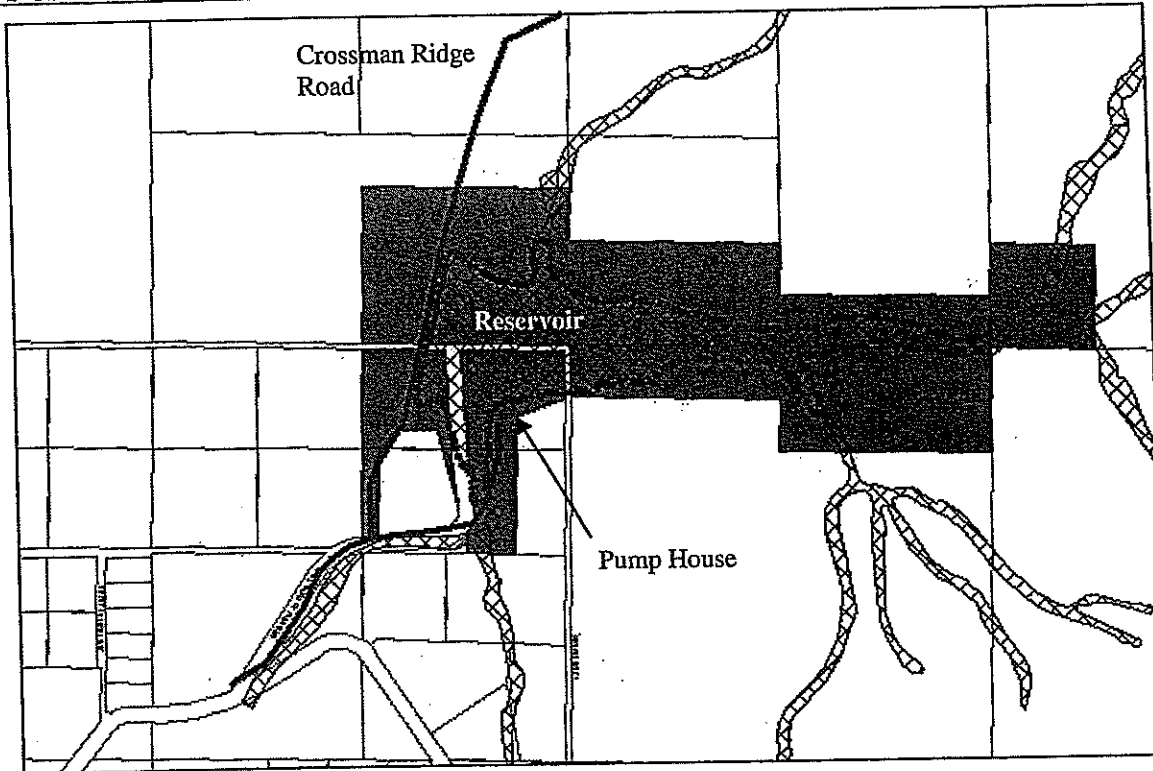
City Lands within the Bridge Creek Watershed Protection District

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 19 lots totaling 394.17 acres with an assessed value in 2010 of \$2,039,200. Lands include conservation purchases from the University of Alaska, 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 17, 2011



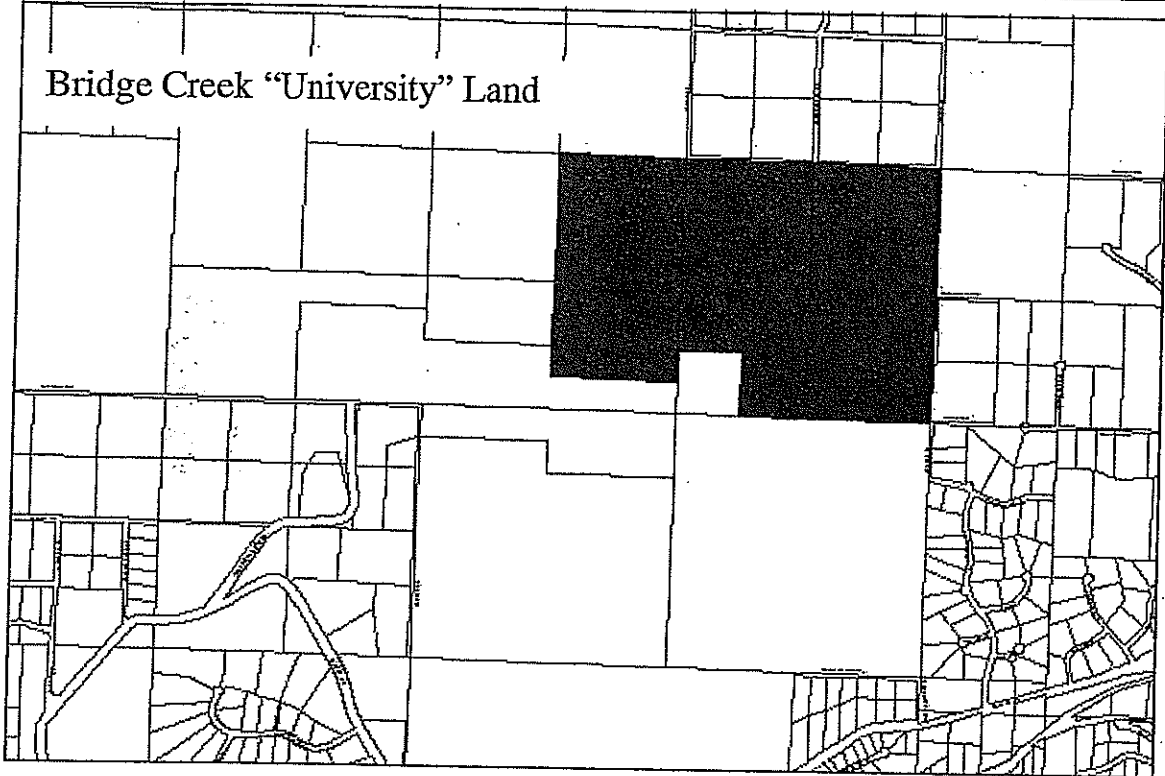
Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

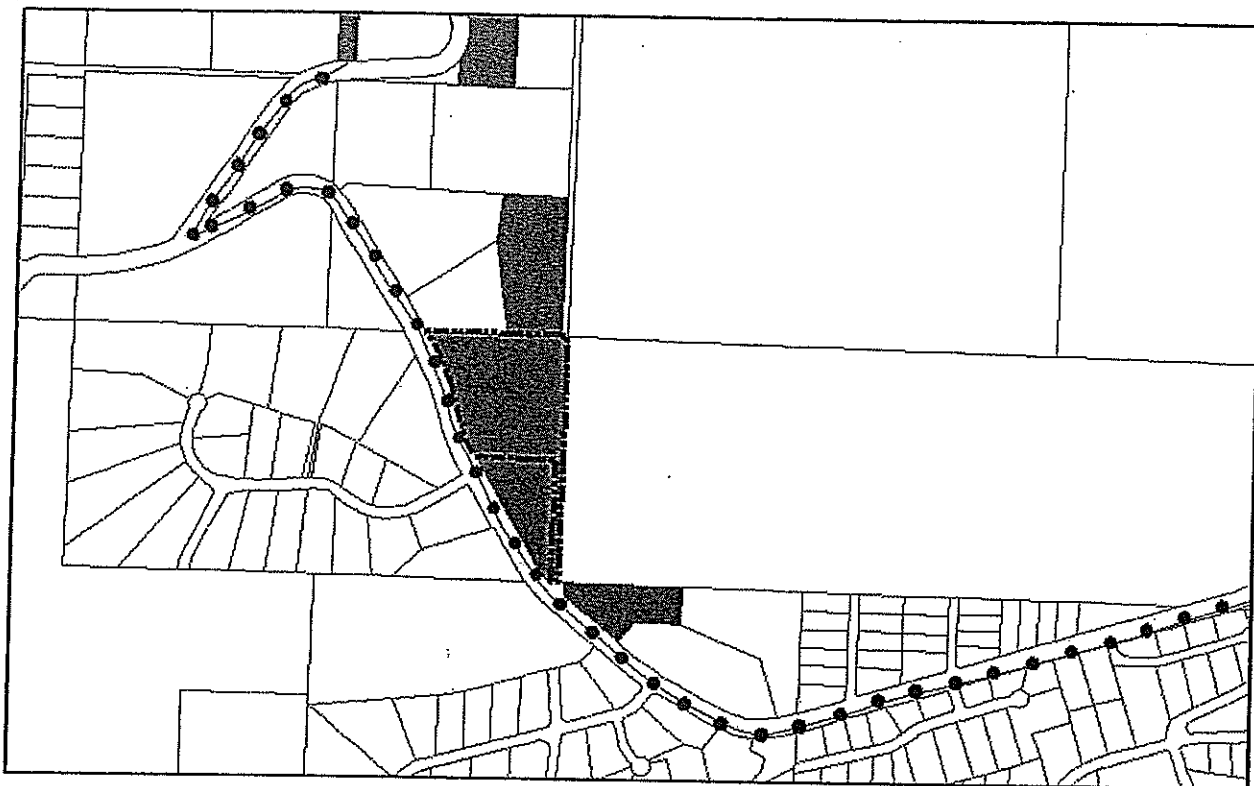
Area: 120.9 acres **Zoning:** Conservation **2009 Assessed Value:** \$463,400

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
2009 Assessed Value: \$167,600	
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.	
Finance Dept. Code:	



Designated Use: Protecting the watershed and providing alternate access to property north of the City's water treatment plant.

Acquisition History: Ordinance 10-21

Area: 10.42 acres

Parcel Number: 17307031

2010 Assessed Value: \$88,000 (land)

Legal Description: Long Legal

Zoning: Rural Residential, Bridge Creek WPD

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

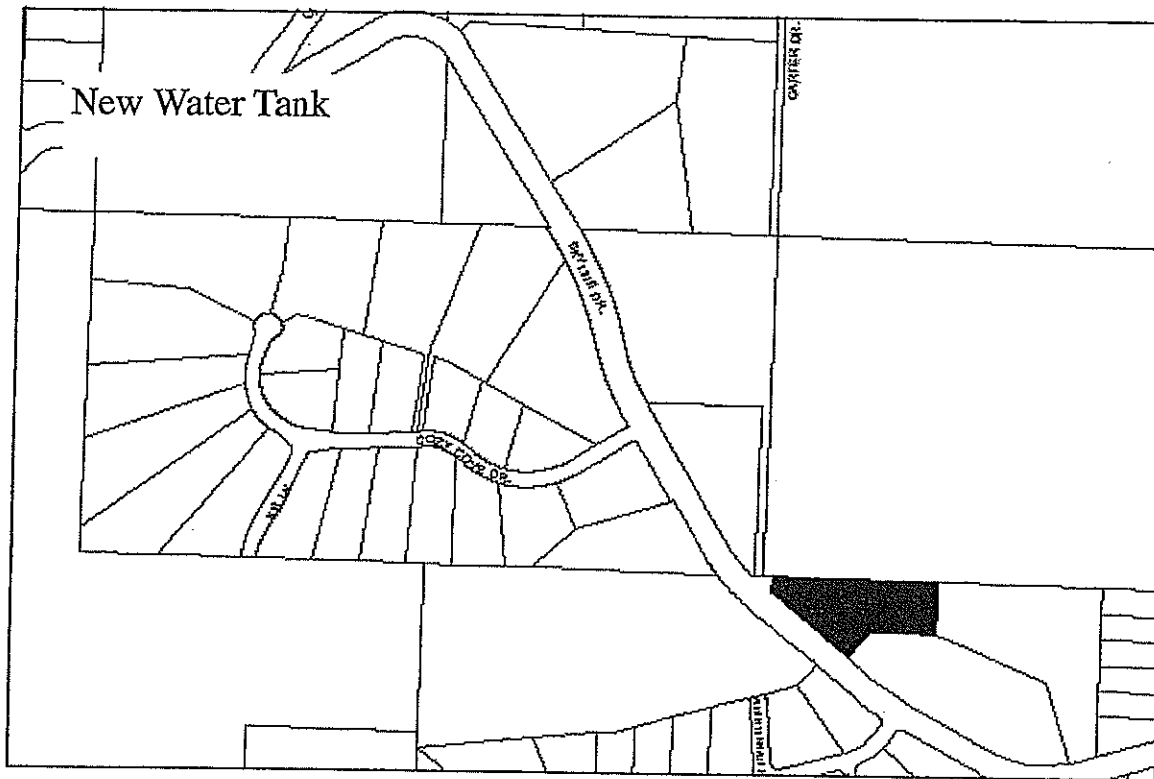
Infrastructure:

Notes: Property will be resubdivided as part of the new water treatment plant eminent domain proceedings.

184 SKYLINE DR

Purchase price: \$90,000

Finance Dept. Code:



Designated Use: City Well Reserve Water Tank and building/Public Purpose

Acquisition History: Purchased 1/97 from Tulin.

Area: 3 acres

Parcel Number: 17308034

2009 Assessed Value: \$387,100 (Land: \$85,600 Structure: \$301,500)

Legal Description: HM0960051 T06S R13W S08 TULIN TERRACE SUB UPPER TERRACE LOT 34

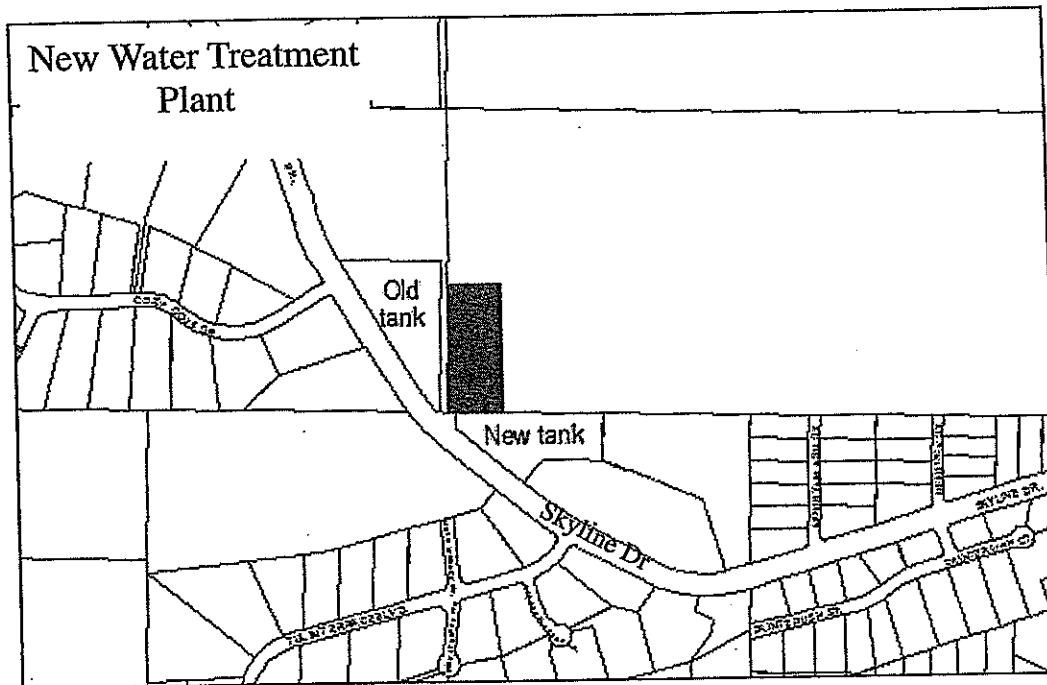
Zoning: Conservation

Wetlands: No

Infrastructure: Paved access, electricity.

Notes: Location of new million gallon water storage tank.

Finance Dept. Code:



Designated Use: New Water Treatment Plant

Acquisition History: Undergoing eminent domain proceedings

Area: 4 acres (proposed)

Parcel Number:

200x Assessed Value:

Legal Description:

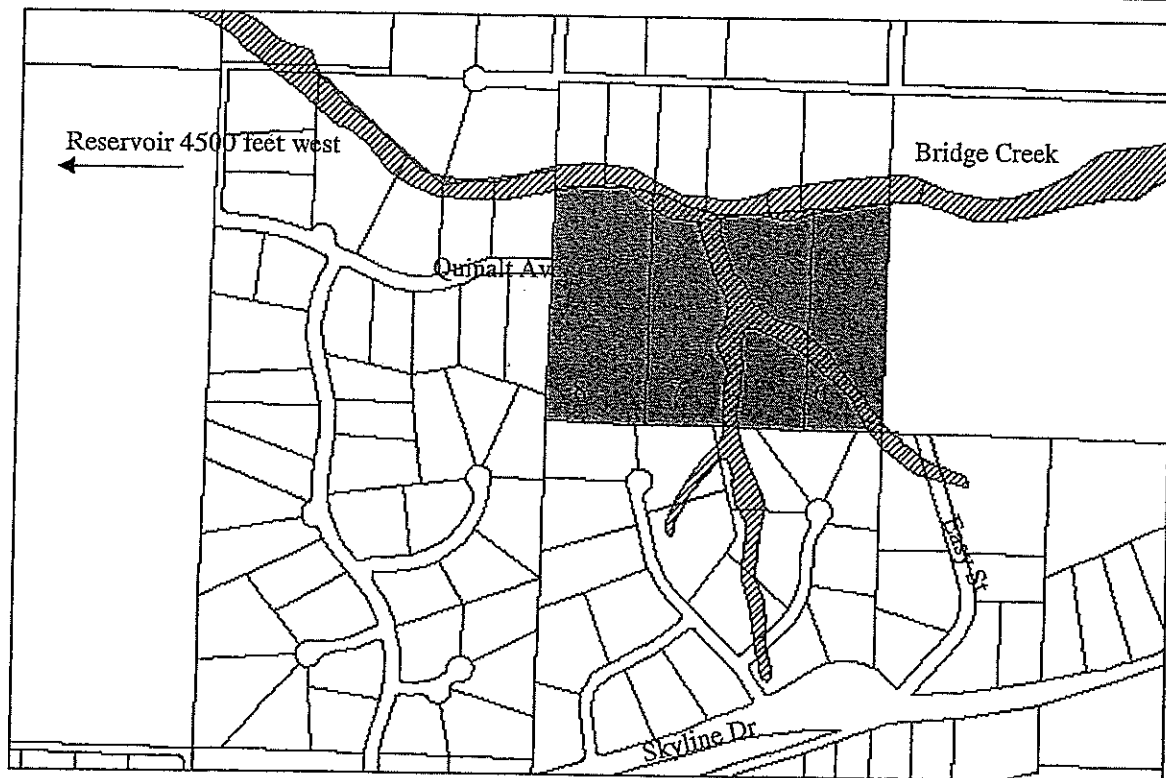
Zoning: Not in city limits

Wetlands: No

Infrastructure: Paved access, electricity, water

Notes: Location of new water treatment plant. Completion scheduled for 2009. Undergoing eminent domain proceedings to acquire land.

Finance Dept. Code:



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

2009 Assessed Value: \$137,400 (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

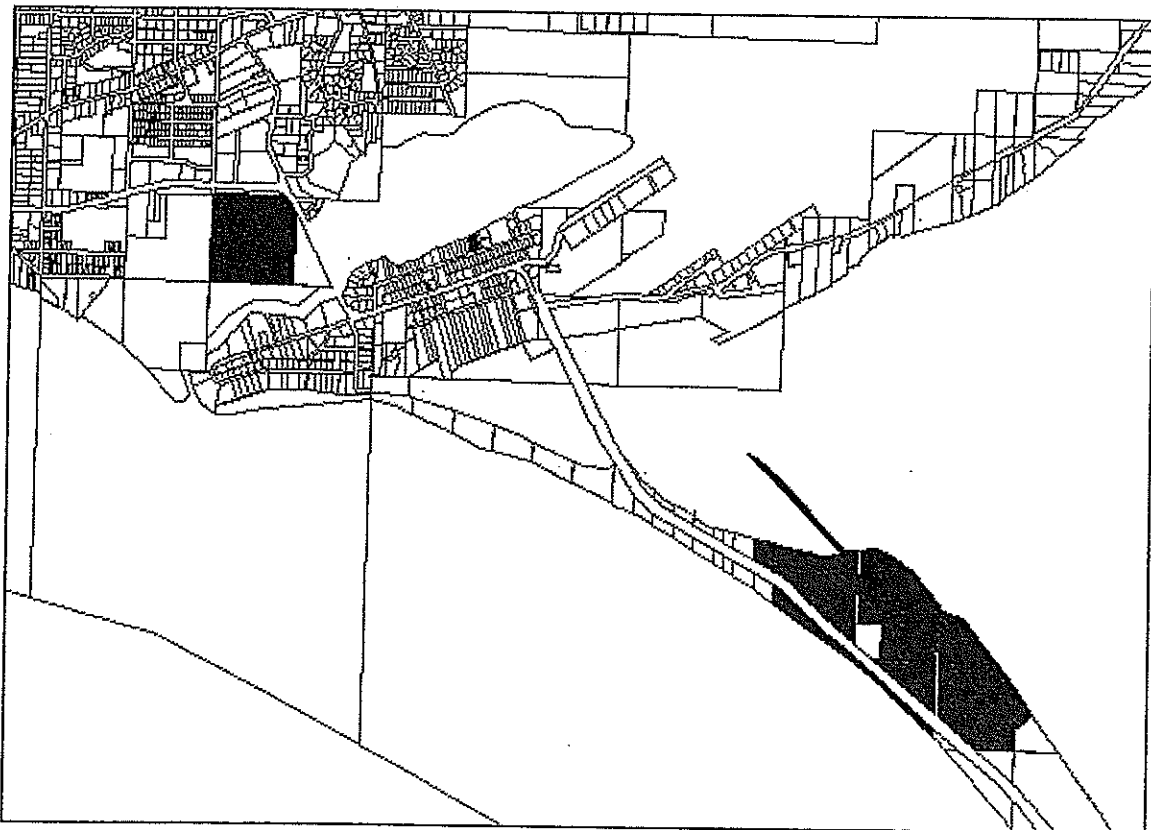
The northern lot line of these lots is bridge creek, and meanders as the creek meanders.

Finance Dept. Code:

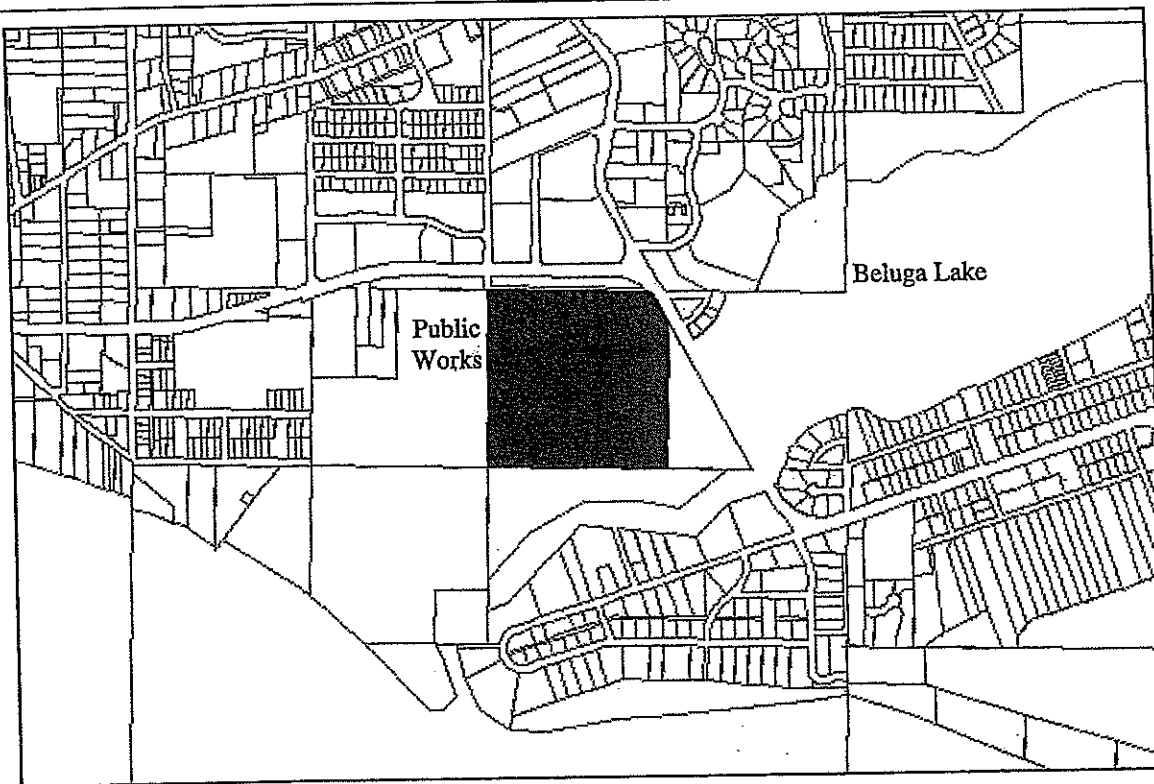
Homer Conservation Easement Lands

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.

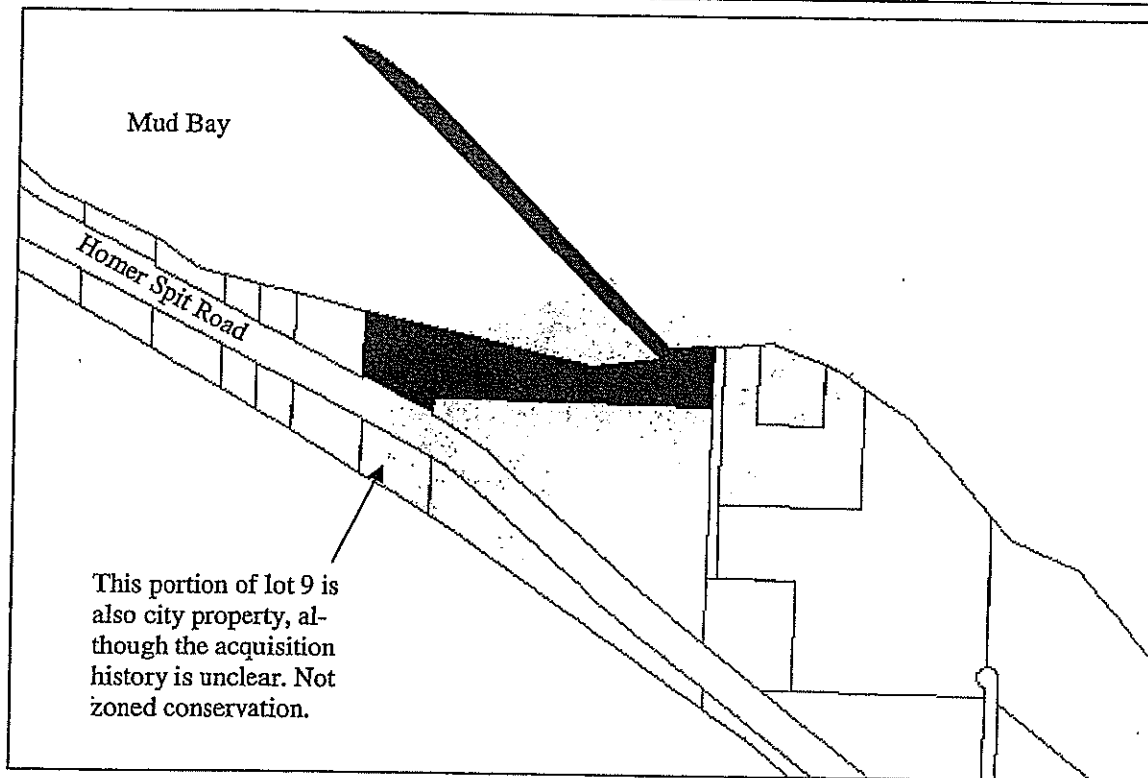


This section updated 1/14/2010

**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** 39.24 acres**Parcel Number:** 17714006**2009 Assessed Value:** \$48,400**Legal Description:** HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD**Zoning:** Conservation**Wetlands:** Beluga Slough Estuary**Notes:**

- Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98.
- Parcel is within a FEMA-mapped floodplain.

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

Parcel Number: 181020 02, 01, 18101023, 24

2009 Assessed Value: Lot 7: \$115,800 Lot 8: \$76,600 Lot 9: \$65,100 Lot 9S: \$10,300

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

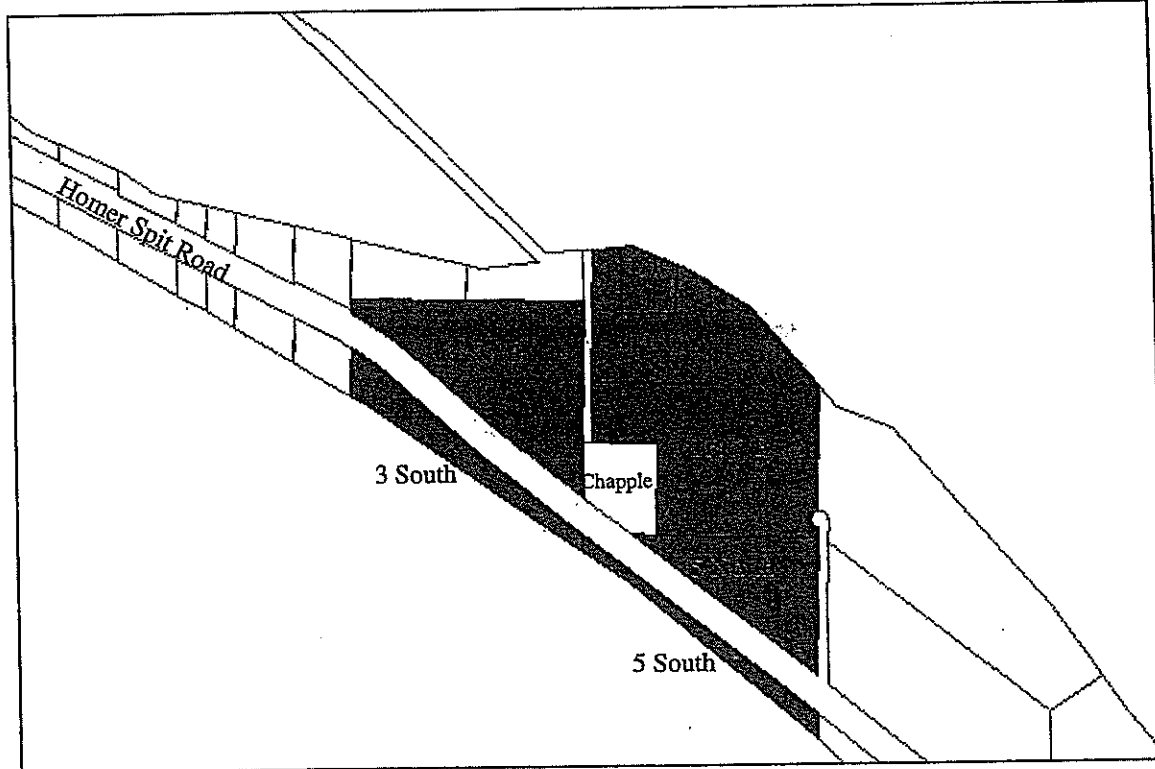
Open Space Recreation—Lot 9

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**2009 Assessed Value:** Total: \$989,500**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

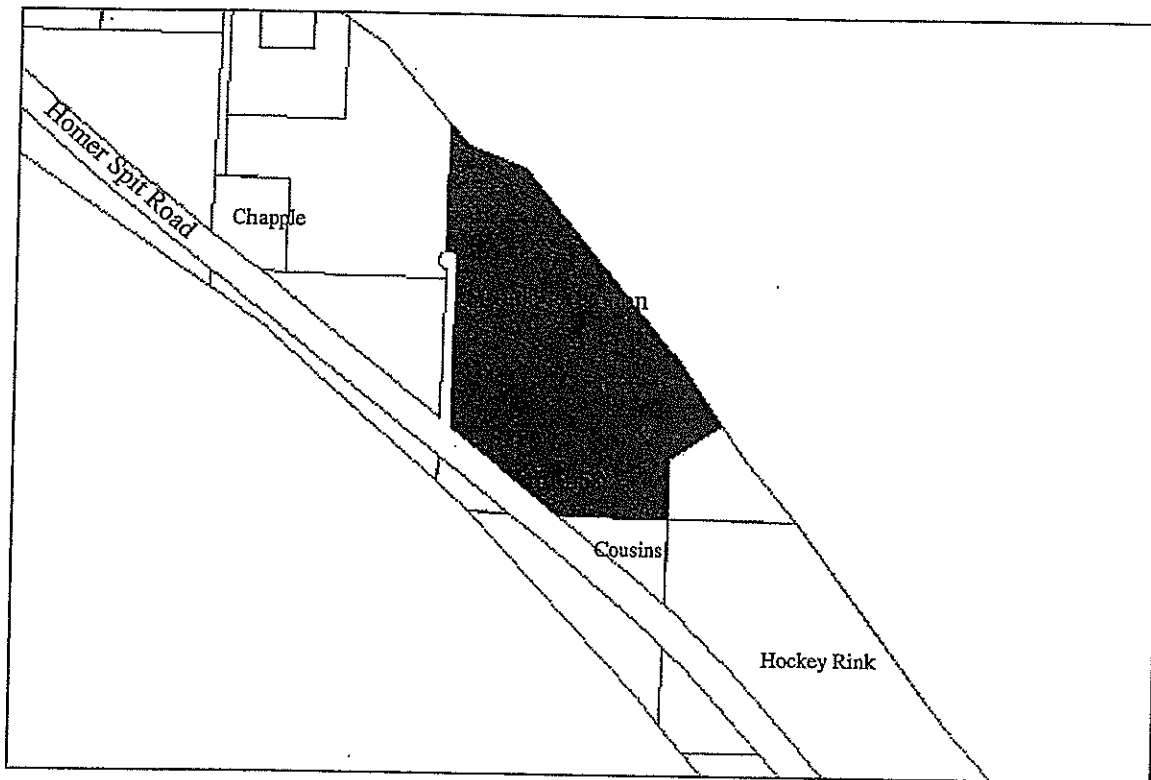
Zoning: Conservation

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**2009 Assessed Value:** Total: \$747,300**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:

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM S1/4 S1/4 EXCLUDING THE W1/2 SW1/4 S1/4 S1/4	E-3
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM S1/4 & S1/2 SW1/4	E-3
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 S1/4 SW1/4 & S1/2 SW1/4 OF SEC 5 & S1/2 S1/4 S1/4 S1/4 OF SEC 6	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 S1/2 S1/4 SW1/4	F-3
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 S1/4	F-3
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 S1/4 & E1/2 SW1/4 S1/4	F-3
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 S1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4	F-2
17307031	184 SKYLINE DR	10.42	T 6S R 13W SEC 7 SEWARD MERIDIAN HM N1/2 S1/4 LYING E OF SKYLINE DR EXCL PTN PER DEED 79/404	F-5
17307032	188 SKYLINE DR	4.32	T 6S R 13W SEC 7 SEWARD MERIDIAN HM NE1/4 S1/4 LYING NORTHEAST OF SKYLINE DR EXCLUDING THE NORTH 663 FT	F-6
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
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

City Lands, Sorted by Tax ID Number

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-7
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-4
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-4
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-4
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-4
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-9
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-9
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-9
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-6
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-5
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	C-7

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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
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-3
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
17510070	450 STERLING HWY	4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	B-4
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
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
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	C-9
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-8
17524110		0.49	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 70	E-7
17524111		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 66	E-7
17524112		0.34	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 67	E-7
17524126		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 60	E-7
17524127		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59	E-7
17524128		0.38	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 58	E-7

City Lands, Sorted by Tax ID Number

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17524129		0.39	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 57	E-7
17524130		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 65	E-7
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	C-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
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	C-8
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
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
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
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
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
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-9
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-9
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-10
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-8
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-3

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-3
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	C-14
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	C-14
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDIUND 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-8
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
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
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	C-5
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	C-4
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-20
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
17908009		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 10	C-10
17908015		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 21	C-10
17908025		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 24	C-10

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PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17908026		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25	C-10
17910001		5.00	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 36	C-11
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712	C-11
			HARRY FEYER SUB LOT 1	
			T 6S R 13W SEC 23 SEWARD MERIDIAN HM THAT PORTION	
			OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY	
17915003		0.24	DRIVE	E-21
			T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087	
17936020	2976 KACHEMAK DR	1.65	SCENIC BAY SUB LOT 4	C-12
			T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047	
17939003		0.18	SCENIC VIEW SUB NO 6 LOT 5	E-19
			T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047	
17939004		0.16	SCENIC VIEW SUB NO 6 LOT 4	E-19
			T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047	
17939005		0.18	SCENIC VIEW SUB NO 6 LOT 3	E-19
			T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047	
17939006		0.18	SCENIC VIEW SUB NO 6 LOT 2	E-19
			T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047	
17939007		0.19	SCENIC VIEW SUB NO 6 LOT 1	E-19
			T 6S R 13W SEC 22 SEWARD MERIDIAN HM POR GOVT LOT	
17940107		14.08	3 S OF BLKS 300 & 400A HOMER AIRPORT LEASED LANDS	E-22
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-23
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-23
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-23
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-23
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-23
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-23
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	C-15

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	C-15
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	C-15
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	C-15
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	C-15
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	C-15
18101014		0.82	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	C-15
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
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
18101030		10.30	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 13 EXCLUDING HOMER SPIT RD & KACHEMAK BAY DR	E-22
18101032		10.78	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 EXCLUDING KACHEMAK BAY DR	E-22
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

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PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-25
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 T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	G-5
18103002		7.51	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-25
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-25
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-24
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-24
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-5
18103105	3815 HOMER SPIT RD	1.60	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-27
18103108		3.72	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-26
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-6
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-B	B-7
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-C	B-8
18103119	1114 FREIGHT DOCK RD	0.18		

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-6
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-11
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	D-13
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-10
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-6
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-14
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-14
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	A-5
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	A-5
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	A-5
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	A-5
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	A-5
18103228	4290 FREIGHT DOCK RD	0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 9	A-5
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	A-5
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	A-5
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-14
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	D-16
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-15

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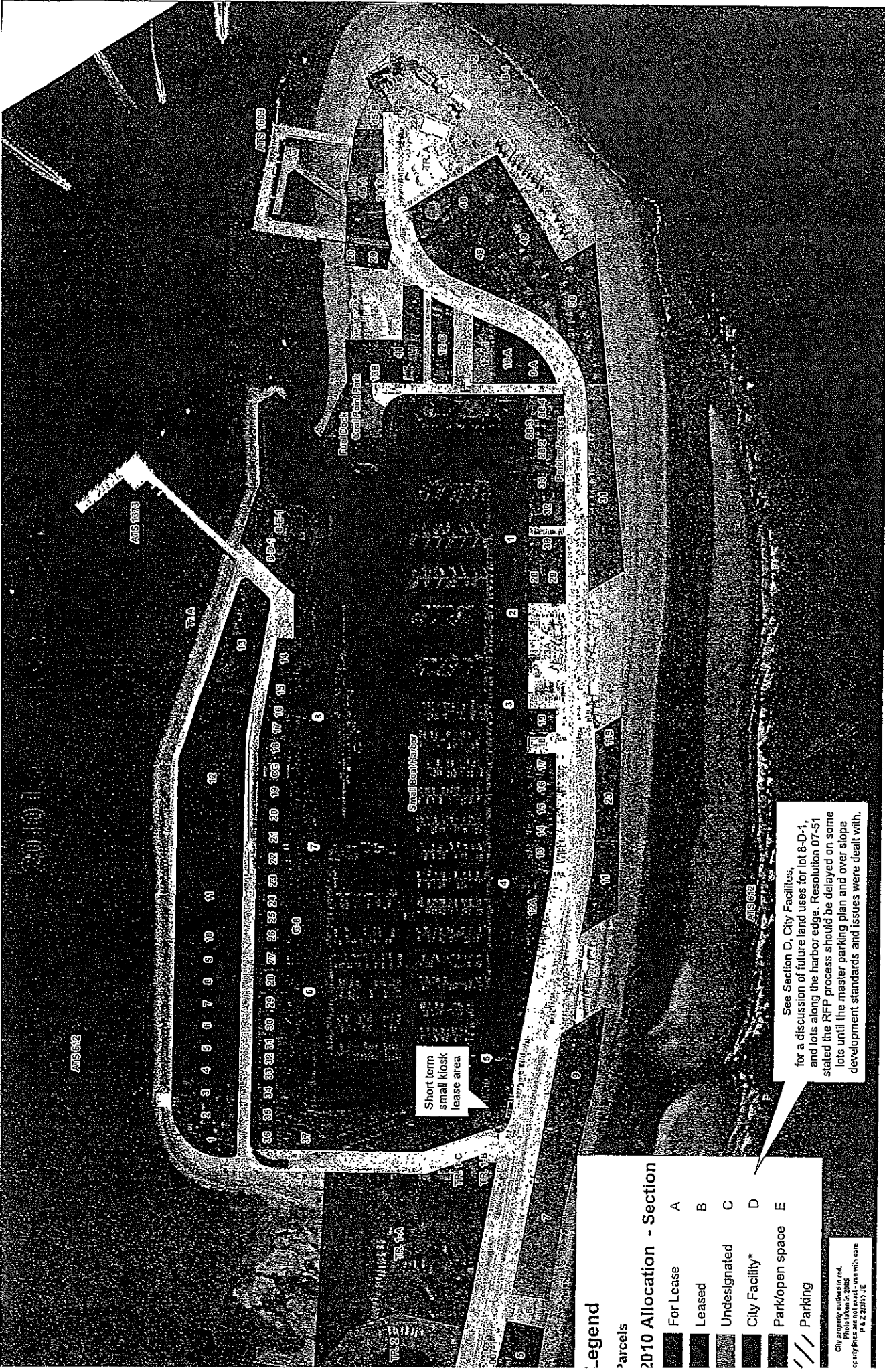
PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-15
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-15
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-15
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-15
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	A-7
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	A-7
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-9
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-15
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-15
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-15
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-15
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-15
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	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-13
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-13
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-13
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-13
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-13
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-13

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-13
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-13
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-13
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-13
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-17
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
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-27
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-28
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-28
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-28
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-12
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-18
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-18
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-11
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-12
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-12
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-12
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-12
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-12

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PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-12
18103324		Portion	Homer Spit Sub No 2 Lot 12-A	A-8
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-29
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-18
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER	
18103403		1.50	LEASE 205/928	B-18
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	B-23
18103404	4667 HOMER SPIT RD	2.23	HOMER SPIT SUB AMENDED LOT 48	
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	C-17
18103408		0.08	HOMER SPIT SUB AMENDED LOT 47	
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
			HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-21
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052	B-19
18103421	800 FISH DOCK RD	0.63	CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092	A-4
18103425	874 FISH DOCK RD	0.52	CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	
			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	
18103426		1.09	@ 921	E-30
			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-22
18103427	843 FISH DOCK RD	0.07	MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050	B-14
18103431	4406 HOMER SPIT RD	0.20	HOMER SPIT SUB NO TWO AND LOT 88-1	
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	B-13
18103432	4400 HOMER SPIT RD	0.57	HOMER SPIT AMENDED LOT 32	
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
			HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE	
18103436	4603 HOMER SPIT RD	2.00	@ 205/928	D-20

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	D-19
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-15
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-16
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-17
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-24
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-31
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
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-32
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-16
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-20
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-3
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-3
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-5



Legend

Parcels

2010 Allocation - Section

	A	B	C	D	E
For Lease					
Leased					
Undesignated					
City Facility*					
Park/open space					
Parking					

City property outlined in red.
Photo taken in 2005.
openly listed are not used - use with care
1/4, 2/2013 J.C.

Memorandum 11-040

To: Mayor & Council
Thru: Walt Wrede, City Manager *W. Wrede*
From: Terry Felde on behalf of the Lease Committee *TF*
CC: Planning Commission
Port & Harbor Commission
Date: January 5, 2011
Re: Land Allocation Plan

At the Lease Committee Meeting held on October 14, 2010, the Committee reviewed a Lease Application from the Kachemak Bay Wooden Boat Society requesting that a 10,000 square foot portion of Lot TR1-A be made available to them for a long term lease. Lot TR1-A is not currently included in the Land Allocation Plan.

The Lease Committee motioned and approved the following recommendations:

The Lease Committee recommends the Land Allocation Committee consider the proposal from Kachemak Bay Wooden Boat Society during the Land Allocation Meeting early in 2011.

The Lease Committee further recommends that if Council agrees to make the land available to Kachemak Bay Wooden Boat Society that it should be advertised in a Request for Proposals in keeping with Chapter 4 of the City Lease Policy.

Enclosures: Kachemak Bay Wooden Boat Society Lease Application



City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-3106
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

MEMORANDUM 11-041

TO: Mayor Hornaday and Homer City Council
FROM: Homer Advisory Planning Commission
DATE: March 17, 2011
SUBJ: Land Allocation Plan

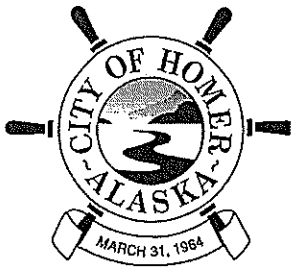
At the March 16, 2011 regular meeting, the Homer Advisory Planning Commission voted unanimously to forward the following information to City Council regarding the Land Allocation Plan:

The Homer Advisory Planning Commission (HAPC) respectfully declines to participate in the Land Allocation Process. There are other avenues to provide input regarding land allocation should the need arise. Personal comments can be submitted by any member of the HAPC, but they will not be representing the Planning Commission.

The current structure of review is not an effective or useful use of the Commission's time. The process and timeframe do not allow for any meaningful dialogue between the HAPC and the Council.

The Commission is not provided information to make decisions on; we are presented with hundreds of pages of properties and their designations. The HAPC could spend hours reviewing and discussing the numerous properties to no avail.

The Comprehensive Plan serves as the guiding document for future Land Use discussion outside of the code regulations in the City of Homer. Staff is the best resource for adherence to the Comprehensive Plan and Title 21.



City of Homer Planning & Zoning

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Web Site www.ci.homer.ak.us

MEMORANDUM 11-042

To: Mayor Hornaday and Homer City Council

From: Julie Engebretsen, Planning Technician

Date: March 18, 2011

RE: Park and Recreation Advisory Commission Land Allocation Recommendations

At the March 17th 2011 Regular Park and Recreation Advisory Commission meeting, the Commission made the following recommendations on the Land Allocation Plan.

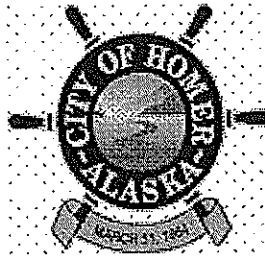
1. Support the Kachemak Bay Wooden Boat Society lease proposal on the south east corner of Tract 1-A, page B-6. No campground revenue would be lost.
2. Seawall lots on page C-14 – retain for open space, veiwsshed and erosion protection of infrastructure such as water and sewer lines.
3. Page C-7, ten acres NW of Karen Hornaday Park - retain for a future park.
4. Pages C-10, 11, 12 lots along/near Kachemak Drive - retain for future Kachemak Drive Trail and rest areas.



Office of the City Clerk

Jo Johnson, CMC, City Clerk

Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



491 E. Pioneer Avenue
Homer, Alaska 99603-7624

(907) 235-3130

(907) 235-8121

Extension: 2227

Extension: 2224

Extension: 2251

Fax: (907) 235-3143

Email: clerk@ci.homer.ak.us

MEMORANDUM 11-043

TO: MAYOR HORNADAY AND CITY COUNCIL

FROM: LIBRARY ADVISORY BOARD

DATE: MARCH 21, 2011

SUBJ: RECOMMENDATIONS FOR THE 2011 LAND ALLOCATION PLAN

Background

The Library Advisory Board discussed the status of two parcels included in the 2010 Land Allocation Plan. Below is an excerpt of those minutes reflecting their recommendations on those parcels.

NEW BUSINESS

A. Land Allocation Plan (LAP) Review and Recommendations

Deputy City Clerk Krause gave a brief summary on what was required of the Board for their part in making recommendations on what Council should do with City owned property. It was noted that usually the Board only comments on land affecting or belonging to the Library. The parcels on page D-3 and D-4 of the LAP were reviewed. It is believed the previously recommended selling the parcels and applying the funds to the outstanding loans. A discussion developed on the previous attempts to sell the parcel and what would be the best course for the land off of Main Street and Pioneer Avenue. After further review of the LAP the Boardmembers made the following recommendations:

FAULKNER/WAGNER - MOVED TO OFFER FOR SALE TO THE GENERAL PUBLIC THE LAND REFERRED TO AS "OLD LIBRARY LAND" PAGE D-3 IN THE LAND ALLOCATION PLAN, AND IF IT IS NOT SOLD THEN TO DESIGNATE AS A CONSERVATION BUFFER.

There was no further discussion.

VOTE. YES. LARSON, SEAMAN, FAULKNER, MUNN, WAGNER.

Motion carried.

WAGNER/SEAMAN - MOVED TO LEAVE THE DESIGNATION FOR THE LAND ADJACENT TO THE LIBRARY AS IS, NATURAL HABITAT AS PREVIOUSLY DESIGNATED.

There was no further discussion.

VOTE. YES. WAGNER, MUNN, FAULKNER, SEAMAN, LARSON.

Motion carried.

There was no further discussion or recommendations on the Land Allocation Plan.

Kachemak Bay Wooden Boat Society
PO Box 97 - Homer, Alaska 99603
Phone 907-235-2986 or 907-351-1087
June 19, 2010

To Whom it May Concern:

Attached in this packet is the Lease Application for the Kachemak Bay Wooden Boat Society for the requested ¼ acre of Tract 1-A of the Fishin Hole #2 subdivision, Homer Spit. Included with the lease application is a copy of our original request letter, the site plan, a financial statement, insurance availability, a members' list with community boosters and festival plans for 2010.

We also have a copy of the original by-laws and a certificate of our non-profit status. We are currently in a transition phase to move from a 501C-4 to a 501C-3 with the application process underway.

This year we have a community liason with the PRATT MUSEUM in the restoration project of a Bristol Bay Double-Ender. Our Festival will focus as much as possible on the Bristol Bay fishery, its history, its people and the equipment utilized in that era.

Our Festival plans call for the Festival to begin September 9, Thursday night and conclude on Sunday afternoon, September 12th. The Agenda for the Festival is attached. KBWBS also plans to place a float in this year's Fourth of July parade if possible.

There is a great deal of community excitement regarding the change in Festival Dates for 2010 so as to include more of our local fishermen and the community at large for our activities. A highlight always is the Children's Boat Building project on both Saturday and Sunday.

We sincerely hope that our lease application can be approved this summer so as to facilitate a wonderful Festival this September in our new space.

Please contact any of the members listed for questions or if we are needed for presentations to explain our purpose or project plan. Their contact numbers/emails are attached to the lease application. Dave Seaman, President; Cameron Forbes, Vice-President, Clint Lillibridge, member-at-large or myself.

Respectfully submitted,

Tricia Lillibridge
Tricia Lillibridge, Secretary
KBWBS

City of Homer
Lease Application/Assignment Form

Directions:

1. Please type.
2. Please submit this application form to the City Clerk's Office, 491 Pioneer Avenue, Homer, Alaska 99603.
3. Please answer all questions on this form, or put "N/A" in the space if it is non applicable.

Applicant Name: Social Security No.s	KACHEMAK BAY WOODEN BOAT SOCIETY
Mailing Address:	P.O. BOX 97
City, State, ZIP code:	HOMER, ALASKA 99603
Business Telephone No.	907-235-2986
Representative's Name:	DAVE SEAMAN, PRESIDENT; C. FORBES, VICE PRESIDENT
Mailing Address:	PO BOX RDO
City, State, ZIP code:	HOMER, ALASKA 99603
Business Telephone No.	907-235-2886 or 399-4986
Property Location:	BEHIND PIER ONE THEATRE ON SPIT
Legal Description:	
Type of Business to be placed on property:	KACHEMAK BAY WOODEN BOAT SOCIETY
Size of Buildings to be placed or leased:	30'x50' SHELTER
Duration of Lease requested:	30 YEARS
Options to re-new:	YES
Special lease requirements:	30 years @ \$1.00/year
Number of parking spaces required, per code:	5 (except during Festival)

**The following materials must be submitted when applying for a lease of
City of Homer real property**

1.	Plot Plan	<p><u>A drawing of the proposed leased property showing:</u></p> <p><input checked="" type="checkbox"/> Size of lot - dimensions and total square footage. -- to scale, please.</p> <p><input checked="" type="checkbox"/> Placement and size of buildings, storage units, miscellaneous structures planned -- to scale, please.</p> <p><input type="checkbox"/> Water and sewer lines -- location of septic tanks, if needed.</p> <p><input type="checkbox"/> Parking spaces -- numbered on the drawing with a total number indicated -- please refer to Homer City Code _____</p>																				
2.	Development Plan	<p><input checked="" type="checkbox"/> <u>List the time schedule from project initiation to project completion, including major project milestones.</u></p> <table border="0"> <thead> <tr> <th>Dates</th> <th>Tasks</th> </tr> </thead> <tbody> <tr> <td>SEPT. 2010</td> <td>SET UP 18th FESTIVAL on SITE</td> </tr> <tr> <td>SEPT. 2015</td> <td>SET UP FRAME FOR PERM. BUILDING</td> </tr> <tr> <td>SEPT. 2020</td> <td>BUILDING Completed</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </tbody> </table> <p>For each building, indicate:</p> <table border="0"> <tr> <td>Building Use.</td> <td>Dimensions and square footage</td> </tr> <tr> <td>Education</td> <td>38' x 40' -</td> </tr> <tr> <td>TRAINING</td> <td></td> </tr> <tr> <td>PUBLIC PROGRAMS/ FESTIVAL</td> <td></td> </tr> </table>	Dates	Tasks	SEPT. 2010	SET UP 18th FESTIVAL on SITE	SEPT. 2015	SET UP FRAME FOR PERM. BUILDING	SEPT. 2020	BUILDING Completed	_____	_____	_____	_____	Building Use.	Dimensions and square footage	Education	38' x 40' -	TRAINING		PUBLIC PROGRAMS/ FESTIVAL	
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Building Use.	Dimensions and square footage																					
Education	38' x 40' -																					
TRAINING																						
PUBLIC PROGRAMS/ FESTIVAL																						
3.	Insurance	<p><input checked="" type="checkbox"/> Attach a statement of proof of insurability of lessee for a minimum liability insurance for combined single limits of \$1,000,000 showing the City of Homer as co-insured. Additional insurance limits may be required due to the nature of the business, lease or exposure. Environmental insurance may be required. If subleases are involved, include appropriate certificates of insurance.</p>																				
4.	Subleases	<p><input type="checkbox"/> Please indicate and provide a detailed explanation of any plans that you may have for subleasing the property. The City of Homer will generally require payment of 25% of proceeds paid Lessee by subtenants. Refer to chapter 13 of the Property Management Policy and Procedures manual.</p>																				
5.	Health Requirements	<p><input checked="" type="checkbox"/> Attach a statement documenting that the plans for the proposed waste disposal system, and for any other necessary health requirements, have been submitted to the State Department of Environmental Conservation for approval. Granting of this lease shall be contingent upon the lessee obtaining all necessary approvals from the State DEC. VOLUNTEER ENGINEER JACK CUSHING</p>																				
6.	Agency Approval	<p><input type="checkbox"/> Attach statement(s) of proof that your plans have been inspected and approved by any agency which may have jurisdiction of the project; i.e. Fire Marshall, Army Corps of Engineers, EPA, etc. The granting of this lease shall be contingent upon lessee obtaining approval, necessary permits, and/or inspection statements from all appropriate State and/or Federal agencies.</p>																				

7.	Fees	<p><u>All applicable fees must be submitted prior to the preparation and/or execution of a lease.</u></p> <p><input checked="" type="checkbox"/> Application fee - \$30.00. Covers costs associated with processing the application.</p> <p><input type="checkbox"/> Lease fee - \$300.00. Covers the costs of preparing and processing the actual lease.</p> <p><input type="checkbox"/> Assignment fee - \$250.00. Covers the costs of preparing and processing the lease transfer.</p>								
8.	Financial Data <i>Attached - with most recent bank statement</i>	<p><u>Please indicate lessee's type of business entity:</u></p> <p><input type="checkbox"/> Sole or individual proprietorship.</p> <p><input type="checkbox"/> Partnership.</p> <p><input type="checkbox"/> Corporation.</p> <p><input checked="" type="checkbox"/> Other - Please explain: <u>NON PROFIT ORGANIZATION</u> <u>501(c)4 transitioning to 501(c)3</u></p> <hr/> <p><input checked="" type="checkbox"/> Financial Statement - Please attach a financial statement showing the ability of the lessee to meet the required financial obligations.</p> <p><input type="checkbox"/> Surety Information - Has any surety or bonding company ever been required to perform upon your default or the default of any of the principals in your organization holding more than a 10% interest <input type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach a statement naming the surety or bonding company, date and amount of bond, and the circumstances surrounding the default or performance.</p> <p><input type="checkbox"/> Bankruptcy information - Have you or any of the principals of your organization holding more than a 10% interest ever been declared bankrupt or are presently a debtor in a bankruptcy action? <input type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach a statement indicating state, date, Court having jurisdiction, case number and to amount of assets and debt.</p> <p><input type="checkbox"/> Pending Litigation - Are you or any of the principals of your organization holding more than a 10% interest presently a party to any pending litigation? <input type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach detailed information as to each claim, cause of action, lien, judgment including dates and case numbers.</p>								
9.	Partnership Statement <i>N/A</i>	<p><input type="checkbox"/> <u>If the applicant is a partnership, please provide the following:</u></p> <p>Date of organization: _____</p> <p>Type: <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership</p> <p>Statement of Partnership Recorded? <input type="checkbox"/> Yes <input type="checkbox"/> No Where _____ When _____</p> <p>Has partnership done business in Alaska? <input type="checkbox"/> Yes <input type="checkbox"/> No Where _____ When _____</p> <p>Name, address, and partnership share. If partner is a corporation, please complete corporation statement.</p> <table border="0"> <tr> <td>Limited/</td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>General</u></td> <td><u>Name</u></td> <td><u>Address</u></td> <td><u>Share %</u></td> </tr> </table>	Limited/				<u>General</u>	<u>Name</u>	<u>Address</u>	<u>Share %</u>
Limited/										
<u>General</u>	<u>Name</u>	<u>Address</u>	<u>Share %</u>							

Please attach a copy of your partnership agreement.

10. Corporation Statement

☒ If the applicant is a corporation, please provide the following:

Date of Incorporation: JANUARY 22, 2002

State of Incorporation: Alaska

Is the Corporation authorized to do business in Alaska?

☐ No ☒ Yes. Is so, as of what Date? _____

Corporation is held? ☐ Publicly ☐ Privately If publicly held, how and where is the stock traded? N/A - Non profit

Officers & Principal Stockholders [10%+]: Officers

Name	Title	Address	Share
------	-------	---------	-------

Dave Seamans	President		
--------------	-----------	--	--

Cam Forbes	Vice-President		
------------	----------------	--	--

Jricia Lillibridge	Secretary		
--------------------	-----------	--	--

Mike Kennedy	Treasurer		
--------------	-----------	--	--

Clint Lillibridge	Member-at-large		
-------------------	-----------------	--	--

☒ Please furnish a copy of Articles of Incorporation and By-laws.

Please furnish name and title of officer authorized by Articles and/or By-laws to execute contracts and other corporate commitments.

Name	Title
------	-------

see above	
-----------	--

11. Applicant References

Please list four persons or firms with whom the Applicant or its owners have conducted business transactions with during the past three years. Two references named shall have knowledge of your financial management history, of which at least one must be your principal financial institution. Two of the references must have knowledge of your business expertise.

Name: Wakoen
 Firm: Sponard Builders supply
 Title: Contractor desk
 Address: _____
 Telephone: _____
 Nature of business association with Applicant: customer

Name: Karen
 Firm: Eagle Eye Photo
 Title: clerk
 Address: 2-
 Telephone: 235-8525
 Nature of business association with Applicant: customer

Name: Kou
 Firm: Redden Supply (Gear Shed)
 Title: owner
 Address: _____
 Telephone: _____
 Nature of business association with Applicant: customer

Name: Christine
 Firm: Chamber of Commerce
 Title: _____
 Address: _____
 Telephone: _____
 Nature of business association with Applicant: customer

I hereby certify that the above information is true and correct to the best of my knowledge.

Signature:

Nicia Lillibridge

Date:

5/18/10

06/18/10

06/16/10

[Signature]

Patricia Lillibridge MD

[Signature]



Kachemak Bay Wooden Boat Society

PO Box 97 • Homer, Alaska 99603

Phone: 907-235-2986

April 19, 2010

To whom it may concern,

The Kachemak Bay Wooden Boat Society proposes to lease approximately $\frac{1}{4}$ acre of Tract 1-A of The Fishin Hole #2 subdivision, Homer Spit, situated adjacent to the Pier One building to the northeast towards Kachemak Bay. (See accompanying illustration). Our initial proposal indicates an approximately 100'x100' area lying within the bounds of the existing access roads, however we would intend to utilize additional space during the annual Kachemak Bay Wooden Boat Festival, scheduled this year for the weekend of September 9-12. Size and location of the proposed lease lot could also be adjusted to facilitate eventual routing of utilities to the site, or to ensure access to the water.

We propose to erect a 36 foot by 40 foot timber frame building on the lot, to function in initial stages as dry storage and repair space. In five years we plan to have the timber frame erected and dried in. By 2020 the building will be complete with additional working office space, library, and programs in maritime education and applications for the public.

It is our intention that the proposed timber frame design will be a visual asset throughout its construction phases, and will esthetically complement the green space/public parks usage of the area proposed by the Spit Comprehensive Plan. Ultimately, KBWBS sponsored activities will contribute to the development of a healthy, community oriented environment on the Spit.

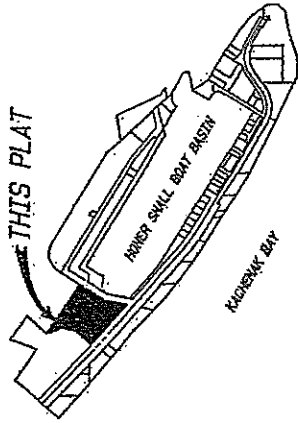
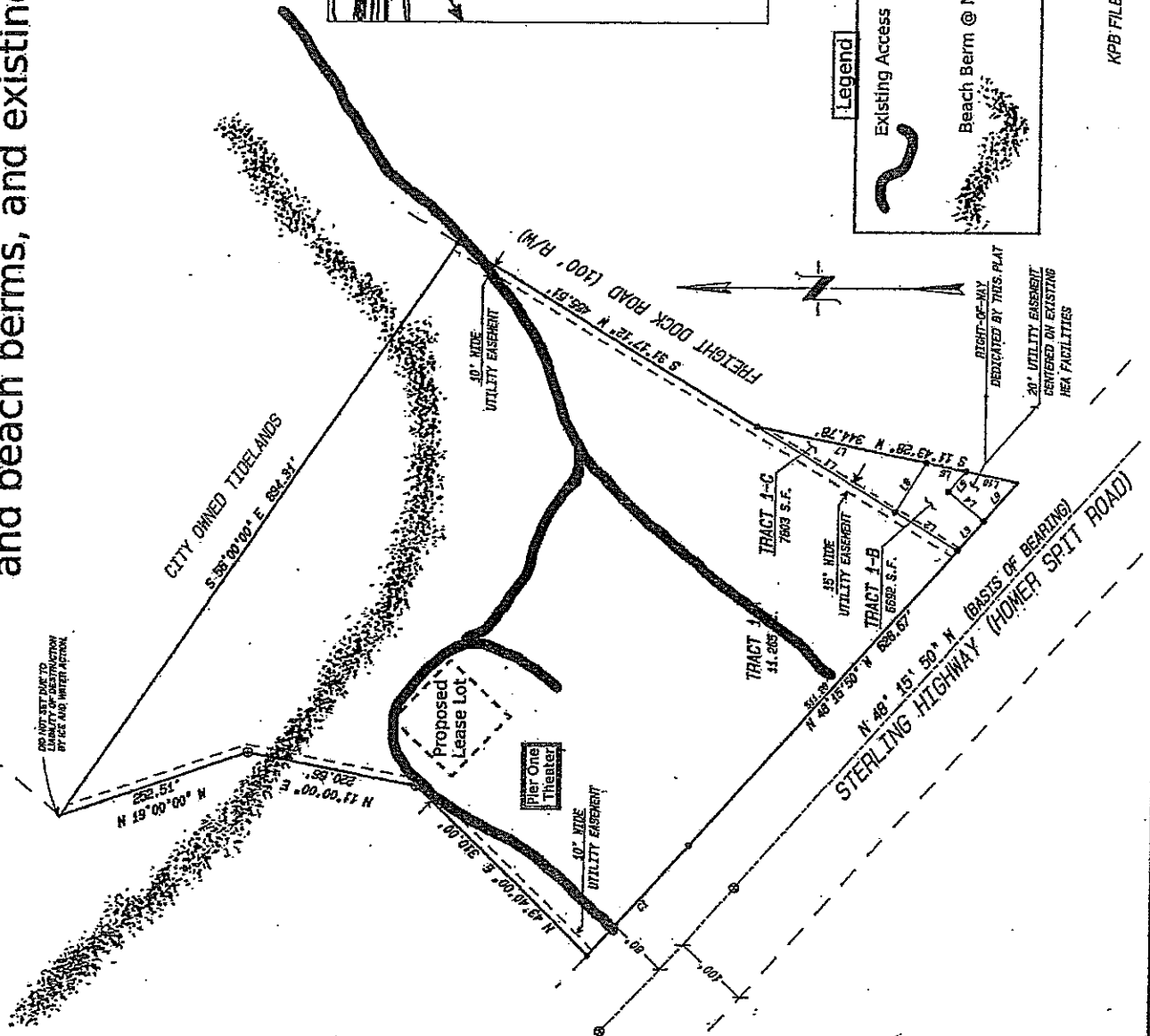
As a small, self supporting local non-profit, we have limited financial resources. It is our hope that the terms of the proposed lease will allow us to direct those limited resources to the greatest effect over the coming decades. Specifically, we would like to lease the area described above from the City of Homer for the amount of One Dollar, paid annually, for thirty years.

Thank you for your consideration of our plan.

David Seaman, president

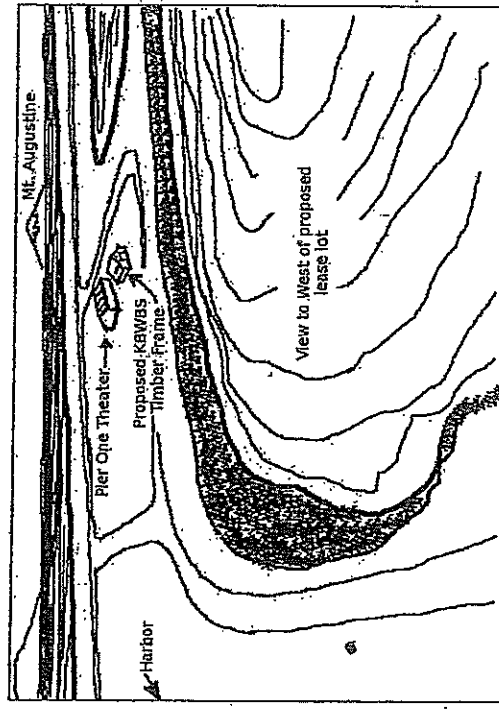
Cameron Forbes, vice president

Approximate locations of proposed ~0.25 ac. Lease Lot, existing Pier One Theater building, Mean High Water and beach berms, and existing accesses



VICINITY MAP

LOCATED WITHIN THE CITY OF HOMER



Legend



THE FISHIN' HOLE NO. 2
A REPLAT OF TRACT ONE, THE FISHIN' HOLE
ACCORDING TO PLAT NO. 92-39, 6RD
LOCATED WITHIN THE SEC 1/4 S. 35, T6S, R13M,
SEWARD MERIDIAN, ALASKA, AND
WITHIN THE CITY OF HOMER

CONTAINING 11.567 ACRES

Proposed KBWBS Lease

April, 2010

KPB FILE NO. 93-034

THE FISHIN'

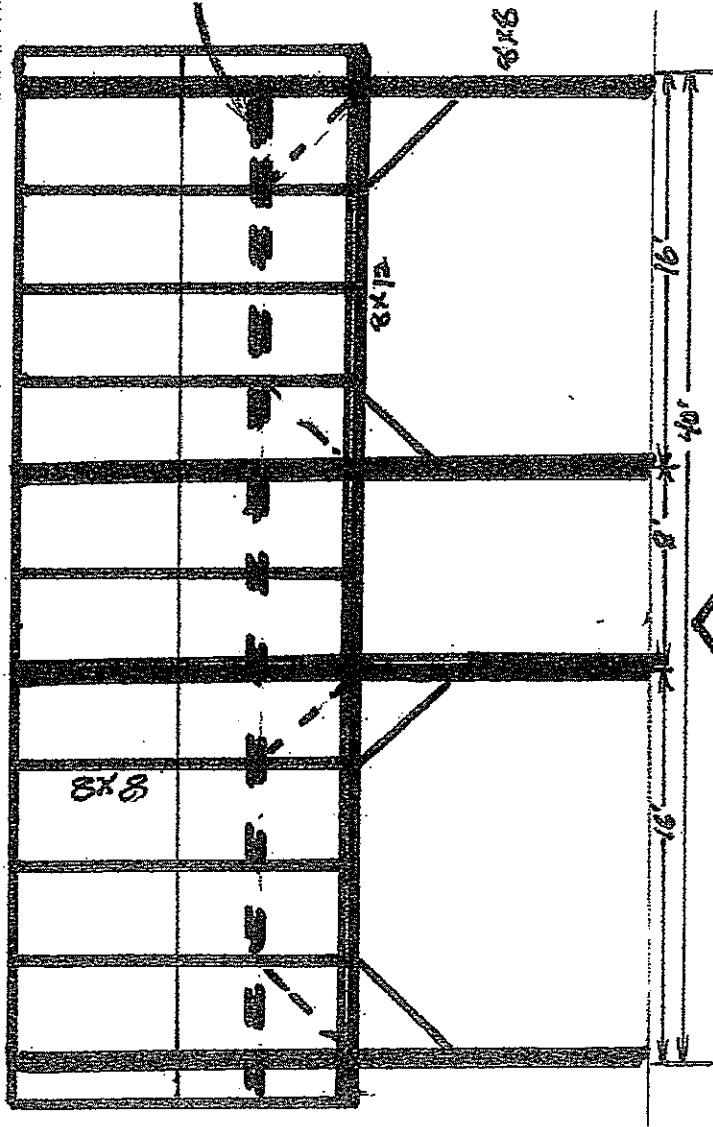
HOLE

THE FISHIN' HOLE

NO. 2



300 ft



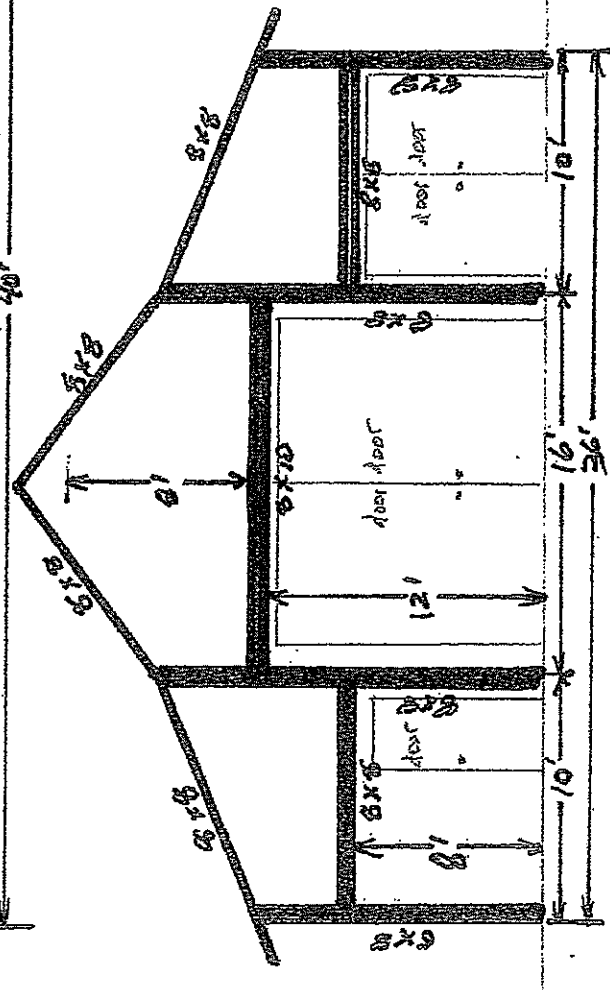
* frame designed from list of available timbers

* frame cut in shop and erected all at once

* main verticals: 8x8

* main girts + supporting timbers: 8x10, 8x12

* ceiling heights in bays are adjustable



proposed 36x40' building for Kidelek Bay Wood Boat Society 4/14/2010
by Steve Collins Timber frame scale: 1/8" = 1'



Wells Fargo Insurance Services of Alaska, Inc.

Fax Transmittal Sheet

4014 Lake Street, Suite 101
Homer, AK 99603
907-236-8105
907-226-8104
907-236-7074 Fax
Carol.Whitaker@wellsfargo.com

To: Brenda Hayes	From: Carol Whitaker
Date: 6/14/2010	Time:
RE: Kachemak Bay Wooden Boat Society	
Fax Number: 235-2165	Number of Pages: 1

Brenda,

I am please to provide you with a quote for general liability coverage for the above captioned through Northland Casualty Company at an annual premium of \$600.00 (\$550.00 plus a policy fee of \$50.00)

General Liability Coverage is as follows:

Each Occurrence Limit	\$1,000,000
Damage to Premises Rented to You	100,000
Medical Expense Limit	Excluded
Personal and Advertizing Injury Limit	1,000,000
General Aggregate	1,000,000
Product/Completed operations Aggregate	1,000,000

General Liability Deductible per Claim / Property Damage \$250.00

Class 41670 - Clubs - civic service or social Premium Base : Each Member 15

THIS QUOTATION IS SUBJECT TO REVIEW OF INFORMATION WITHIN 30 DAYS

NO COVERAGE HAS BEEN SOUND BY OUR OFFICE

Please feel free to contact me should you have any questions.

Sincerely,

Carol Whitaker

Account Executive

Confidentiality Notice: The information contained in this facsimile message, and in any accompanying documents, constitutes confidential information belonging to Wells Fargo Insurance Services and is intended only for the use of the individual or entity named above. If you are not the intended recipient of this communication, you are hereby notified that any dissemination, disclosure, copying, or the taking of any action in reliance on this communication, is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the address above via the U.S. Postal Service.

If you do not receive the entire fax, please contact the sender immediately.

KACHEMAK WOODEN BOAT SOCIETY
P. O. BOX 97, HOMER AK 99603
235-29986, 351-1087

FINANCIAL STATEMENT

19 JUNE 2010

<u>Cash on hand</u>	\$7349.76	1 st National Bank
<u>Accounts receivable</u>	\$1800 (approx)	pending transfer of raffle monies from American Legion
<u>Accounts Payable</u>	0	
<u>Assets on Hand</u>	\$760.	Logo Shirts #76 @ \$10.
	\$340	Logo Hats #34.
	\$11,000	5 wooden boats 5 – 24 ft .
	\$2,500	20 x 30 Timber-frame tent
	\$400.	boiler stove
	\$2000	boat wright tools
<u>Fixed Assets</u>	\$16,840	
<u>Total cash and receivables</u>	\$25,750	

000 00027 00
ACCOUNT:

PAGE: 1
27120583 05/28/2010

KACHEMAK BAY WOODEN BOAT
SOCIETY
PO BOX 97
HOMER AK 99603-0097

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0

HOMER BRANCH
3655 HEATH ST
HOMER AK 99603-7667

TELEPHONE: 800-856-4362

FIRST NATIONAL BANK ALASKA

Direct Inquiries to: PO Box 101925, Anchorage, AK 99510
or call us at 777-4362 (in Anchorage) or 800-856-4362 (outside Anchorage)

BUSINESS ACCOUNT 27120583

MINIMUM BALANCE	7,349.76	LAST STATEMENT 04/30/10	7,459.76
AVERAGE BALANCE	7,424.40	CREDITS	.00
		2 DEBITS	110.00
		THIS STATEMENT 05/28/10	7,349.76

CHECKS			
CHECK #..DATE.....	AMOUNT	CHECK #..DATE.....	AMOUNT
1280 05/20	110.00		

OTHER DEBITS		
DESCRIPTION	DATE	AMOUNT
SERVICE CHARGE \$2.15 LESS \$2.15 CREDIT BACK	05/28	.00

- - - ITEMIZATION OF SERVICE CHARGE PAID THIS PERIOD - - -

TOTAL CHARGE FOR STATEMENT FEE:	2.00
TOTAL CHARGE FOR DEBITS POSTED:	.15
TOTAL CREDIT BACK:	2.15-

TOTAL SERVICE CHARGE PAID: .00

* * * C O N T I N U E D * * *

State of Alaska
Department of Community and Economic Development
Division of Banking, Securities and Corporations

**CERTIFICATE
OF
INCORPORATION
Nonprofit Corporation**

The undersigned, as Commissioner of Community and Economic Development of the State of Alaska, hereby certifies that Articles of Incorporation of

(KBWBS) KACHEMAK BAY WOODEN BOAT SOCIETY

have been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Community and Economic Development, and by virtue of the authority vested in me by law, hereby issues this Certificate of Incorporation and attaches hereto the original copy of the Articles of Incorporation.

IN TESTIMONY WHEREOF, I execute this certificate and
affix the Great Seal of the State of Alaska on
JANUARY 22, 2002

Deborah B. Sedwick

Deborah B. Sedwick
Commissioner of Community
and Economic Development

**BYLAWS OF KACHEMAK BAY WOODEN BOAT
SOCIETY, INCORPORATED**
Adopted November, 2001
proposed bylaws-draft #1

Article 1- Name

Section 1- The name of this organization shall be Kachemak Bay Wooden Boat Society, Incorporated, hereafter referred to as "KBWBS".

Article 2- Objectives

Section 1- The KBWBS exists to provide a venue for public appreciation of Kachemak Bay's maritime heritage and resources, and to take an active interest in nurturing a love and respect for wooden boats and the living seafaring tradition that we are so fortunate to have in our community.

Article 3- Membership

Section 1- Members of KBWBS should have an interest in wooden boats and boating safety.

Section 2- There shall be NO age limit for membership.

Article 4- Qualifications and elections

Section 1- The Officers must be members in good standing.

Section 2- Nominations by an appointed committee and/or from the floor will be made at a general membership meeting to be held each October for President, Vice-President, Secretary, Treasurer, and one member at large.

Section 3- Election shall be by a simple majority of members present at a regularly scheduled meeting.

Section 4- The President-elect shall appoint all Committee Chairmen as needed.

Section 5- All elected officer's terms shall be for one year and begin on January 1.

Article 5- Dues

Section 1- Annual dues of \$10.00 per member per year shall be paid by January 1.

Section 2- Non-payment of dues:

a) Persons delinquent in paying dues more than 6 months shall be dropped from the roster by the President.

b) Persons dropped due to non-payment may be reinstated by payment of delinquent dues.

Article 6- Officers and Directors

Section 1- Elected Officers shall serve as Board of Directors with the President acting as Chairman of the Board.

Section 2- No member of the Board of Directors shall hold more than one seat at a time.

Section 3- The Board of Directors shall act as the governing body of the Corporation.

Section 4- The duties of each position shall be such as their titles, by the general usage would indicate, and such duties as may be assigned by the President or the Board of Directors.

- a) The President shall preside at all general membership and Board meetings.
- b) The Vice-President shall perform the duties of the President during his/her absence.
- c) The Secretary shall keep all records of the Corporation including minutes of its general and Board meetings as well as carry on all necessary correspondence.
- d) The Treasurer shall maintain all financial records including both receipts and expenditures and their purposes; and see that information is provided in a timely manner for the preparation of any taxes and financial reports. All moneys received must be deposited to the credit of KBWBS at an institution of or institutions selected at a regular meeting. Expenditures other than routine payments of utilities must be approved by members at a regular or special meeting.

Section 5- Vacancies:

- a) Vacancies among the Elected Officers of the corporation shall be filled at a special election called in accordance with these bylaws.
- b) Vacancies among appointed positions shall be filled by replacement appointments by the President from the membership.
- c) For Officers elected to fill vacant offices, the term of office shall be the remainder of the regular term of the vacant office.

Section 6- Succession. Should the President be unable to complete his/her term of office, the Vice-President shall take his/her place and a new Vice-President shall be elected at the next regularly scheduled meeting.

Section 7- Meetings

Section 1- Annual Meeting. The annual meeting of KBWBS shall be held the second Friday of October of each year, at which time Officers shall be elected.

- a) annual meetings shall be publicized at least one week in advance.

Section 2- Quarterly meetings shall be held on the second Friday of January, April, July and October.

- a) Meetings other than annual meetings shall be publicized as far in advance as possible; however, it is recognized that from time to time extended advance notice may be impossible.

Section 3- The Board of Directors shall meet at least quarterly, as called by the President.

Article 8- Committees

Section 1- The committee chairpersons as appointed by the President shall call his/her committee meetings as necessary to accomplish the purpose of the committee be it temporary or permanent.

Article 9- Rules of Order

Section 1- Robert's Rules of Order (Modern Edition published in August 1989) shall be recognized as the authority governing the meetings of the members, its Board of Directors, and Committees, in all instances wherein its provisions do not conflict with these bylaws.

Article 10- Amendments

Section 1- These bylaws may be amended by a majority vote of the members present and qualified to vote at any meeting at which a quorum is present, provided the substance of such proposed amendment or amendments shall be plainly stated in the call for the meeting.

Section 2- Notification for a meeting at which amendments to the bylaws shall be voted upon shall be made no less than 2 weeks prior to the meeting.

Article 11- Dissolution

Section 1- Dissolution can not take place without a majority vote of the members.

a) Notification for a meeting at which dissolution shall be voted upon shall be made no less than 2 weeks prior to the meeting.

Section 2- In the event of dissolution, all moneys and possessions shall become the property of the Pratt Museum in Homer Alaska.

Article 12- Quorum

Section 1- A quorum shall consist of one elected Officer and four members in good standing at a regularly scheduled or specially called meeting.

Alaska Corporations, Business and Professional Licensing

Search

- ✓ By Entity Name
- ✓ By AK Entity #
- ✓ By Officer Name
- ✓ By Registered Agent
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- ✓ Verify Certification
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- ✓ LLC
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- ✓ Business Corporation
- ✓ File Online
- ✓ Online Orders
- ✓ Register for Online
- ✓ Orders
- ✓ Order Good Standing
- ✓ Name Registration
- ✓ Register a Business
- ✓ Name Online
- ✓ Renew a Business Name

Date: 1/3/2011

Filed Documents

(Click above to view filed documents that are available.)

Print Blank Biennial Report

(To view the report, you must have Acrobat Reader installed.)

Entity Name History

Name	Name Type
(KBWBS) KACHEMAK BAY WOODEN BOAT SOCIETY	Legal

Nonprofit Corporation Information

AK Entity #:	75357D
Status:	Active - Good Standing
Entity Effective Date:	01/22/2002
Primary NAICS Code:	8134: Civic and Social Organizations
Home State:	AK
Principal Office Address:	PO Box 97 HOMER AK 99603
Expiration Date:	Perpetual
Last Biennial Report Filed Date:	8/6/2010
Last Biennial Report Filed:	2010

Registered Agent

Agent Name:	Kennedy, Michael
Office Address:	844 Ocean Dr Lp Homer AK 99603
Mailing Address:	PO Box 97 HOMER AK 99603

Principal Office Address: PO Box 97
HOMER AK 99603

Officers, Directors, 5% or more Shareholders, Members
or Managers

Name: Dave Seaman
Address: PO Box Rdo
Homer AK 99603
Title: President
Owner Pct: 0

Name: Cameron Forbes
Address: PO Bos 1248
Homer AK 99603
Title: Vice President
Owner Pct: 0

Name: Michael Kennedy
Address: 844 Ocean Dr Lp
Homer AK 99603
Title: Treasurer
Owner Pct: 0

Name: Brenda Hays
Address: PO Box 1828
Homer AK 99603
Title: Director
Owner Pct: 0

Name: Jim Clause
Address: PO Box 2802
Homer AK 99603
Title: Director
Owner Pct: 0

Name: Trisha Lillybridge
Address: PO Box 97
Homer AK 99603
Title: Secretary
Owner Pct: 0

Name: Wesley Phelps

Address:

38280 Greer Road

Homer AK 99603

Title:

Director

Owner Pct:

0

Officers & Directors

E-mail the Corporations Staff (907) 465-2550

KACHEMAK BAY
WOODEN BOAT
FESTIVAL

FEATURING THE
BRISTOL-BAY
DOUBLE-ENDER

SEPTEMBER 9-12
2010

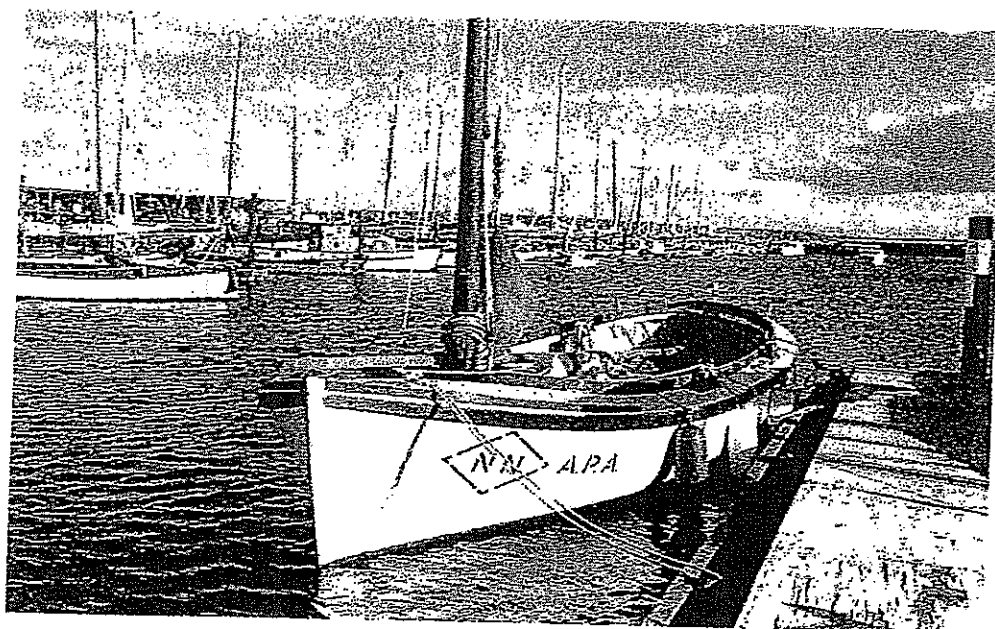
LOCATED AT OUR
NEW HOME
NEAR
PIER ONE THEATER



QUARTERLY NEWSLETTER

April, 2010

Wooden Boat Festival Moves to FALL



Celebrating the Bristol Bay Double Ender

September 9 - 11, 2010

Plan now to join Wooden Boat enthusiasts and members of the Kachemak Bay Wooden Boat Society as they feature the historic Bristol Bay Double Ender in this year's Festival.

A profusion of the double-ended 29' x 9' x 3' open boats were built in the 1900's. Those destined for the San Francisco fishery were called "Columbia River Boats". In the 1930's, these sleeker, faster sprit-rig sailboat designs were modified for use in salmon fishing in Bristol Bay. They were designed specifically to fish salmon after shore-based salmon traps were outlawed in Bristol Bay, and because the U.S. Fish and Wildlife Regulations outlawed salmon fishing from boats powered by anything but sail until 1952. In the "Bristol Bay" modifications, extra ribs are added and scantlings are generally heavier. Spars are spruce, while the keel, splash rails, and coaming are oak. Planking is carvel laid Port Orford cedar, which is rot resistant. The decks are constructed of Douglas Fir. Chong Ltd., a Native Corporation in Dillingham is the willing guardian of a double ender "MAYELLE", which is one of the few in sailing condition. Several museums have double-enders in static displays, but the Dillingham museum has hopes of sailing her.

KACHEMAK BAY WOODEN BOAT FESTIVAL

Celebrating the Bristol-Bay Double-Ender

Schedule of Festival Events

Thursday Night September 9, 2010 Tall Tales & Sea Chanteys

Friday Evening September 10, 2010 High Seas Film Night
@ Homer Theater

Saturday and Sunday All Day September 11,&12, FESTIVAL @ new
Location Beside Pier One Theater:

Children's model boat decoration, Bronze Casting, Steamed Wood
bending, Caulking, boat Rowing Races, Static boat displays,
Demonstrations, Educational Boat Restorations.

Static displays of 2 Double Enders @ Pratt museum
Air Force Band of the Pacific 1 to 4 p.m. both days

Tours of U.S. Coast Guard tours of USS HICKORY, and experiential
survival suit demonstration.

Saturday Evening September 12 Reception with Pratt Museum: Guest
Speakers on Historical events of fishing Bristol Bay prior to 1952,
hors'duvers, Silent Auction with the Pratt as a fund raiser

Sunday afternoon Continuation of events at same location
4: p.m. Raffle drawing

Kachemak Bay Wooden Boat Society Membership List

June 21, 2010

President	Dave Seaman	399-4986	seaboats@xyz.net
Vice-President	Cam Forbes	299-0195	
Secretary	Tricia Lillibridge	351-1087	tlillibridge@msn.com
Treasurer	Mike Kennedy		

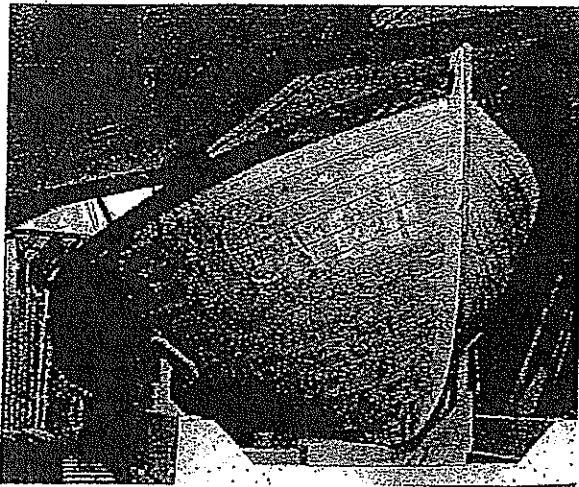
Members at large – partial list

Clint Lillibridge	235-7120/907-351-3440	tlillibridge@msn.com
Marian Beck		mbeckseals@aol.com
Mark Stout		phranc@xyz.net
Nina Cowan-Daley		ninaphil@alaska.net
Paul Rourke		lsrourke@xyz.net
Mary Clare Foecke		maryclarefoecke@hotmail.com
Jim Claus		235-7052
Renn Tolman		tolmanskiffs@alaska.net
John Miles		
Tom Jackson @ Wooden Boat Magazine		Tom@woodenBoat.com
Rigel Christiansen		rchristianson@prattmuseum.org
Josh Wisniewski		
Vicky Hodnick		vickey@gci.net
Pete Plundskow		plundskow@prattmuseum.org
Carl Nostrand		
Nathan Anderson		nathanalananderson@hotmail.com
Mark Hottmann		
Chris Lopez		

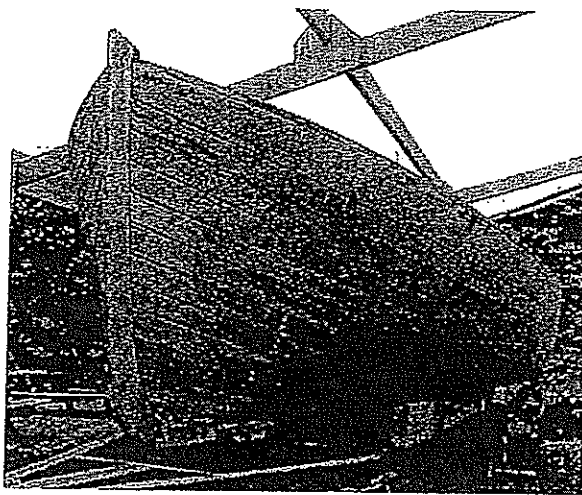
COMMUNITY BOOSTERS

Terry Yaeger	ReMax
	Captains Coffee
Spenard Building Supply	
Jack Cushing	
Eagle Eye Printing	
And many more	

Seeing Double at the Pratt!



Pratt Museum Collections



On Loan from the
Alaska State Museum

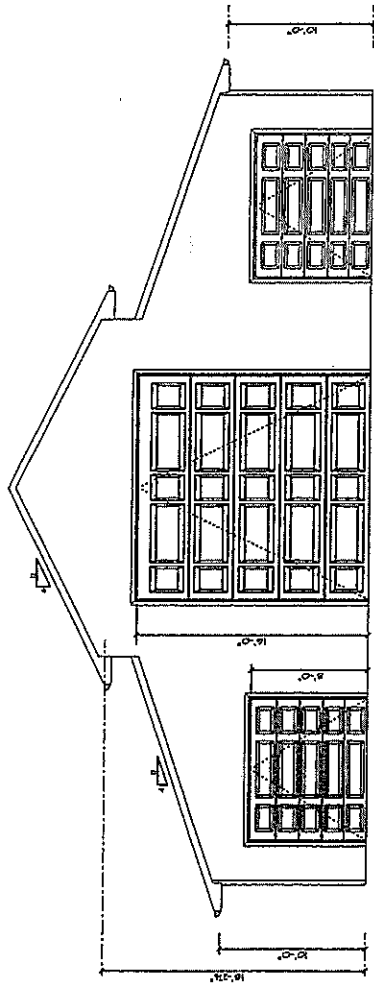
Boat Restoration Project

In conjunction with the Pratt Museum's summer special exhibit, *Sailing for Salmon – 125 Years of Commercial Fishing in Bristol Bay*, the Pratt's newly acquired Bristol Bay Double Ender restoration is taking place on the Museum grounds. Dave Seaman, President of the Wooden Boat Society, is leading the restoration project with the assistance of other members of the Society, Museum staff and community volunteers. Dave will be working at the Museum every Thursday and Saturday from 9:00 am to 4:00 pm. Stop by to volunteer – or just to learn more about wooden boats!

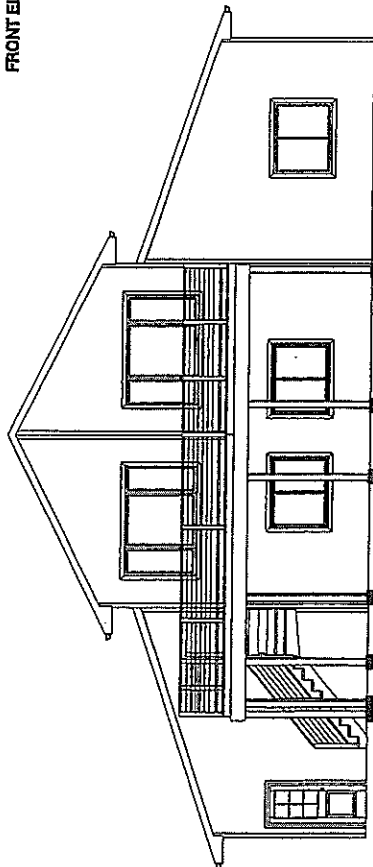
Sailing for Salmon, curated by Tim Troll and John Branson, consists of historic photographs and numerous artifacts used by the fishermen who sailed Bristol Bay. The *Sailing for Salmon* exhibit runs through August 1, 2010.



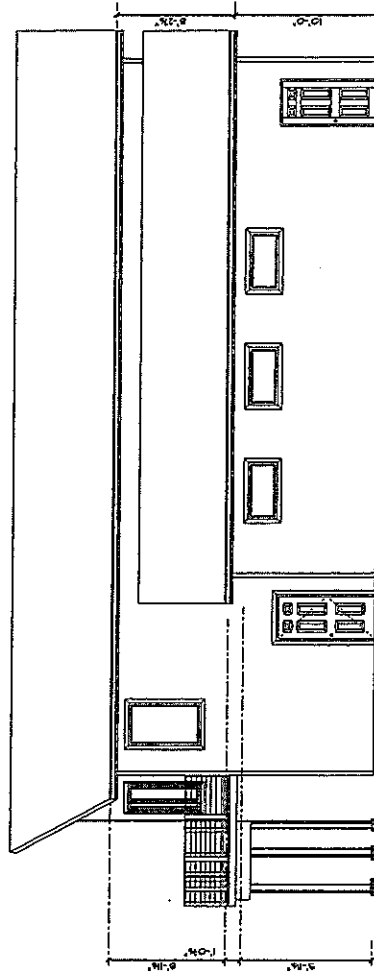
Alaska
State
Museum



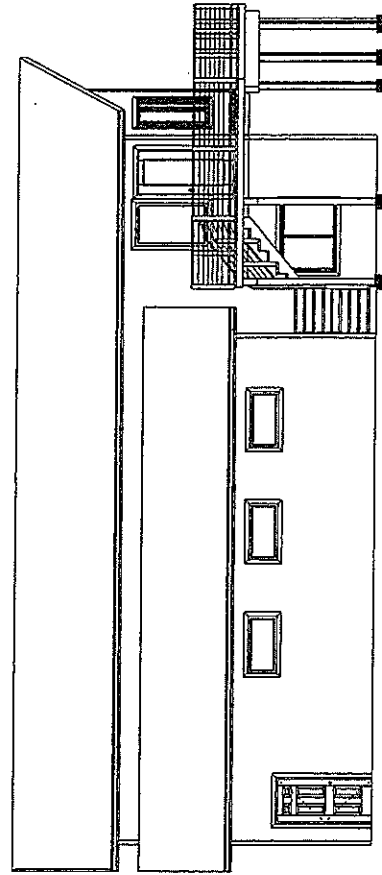
FRONT ELEVATION



REAR ELEVATION



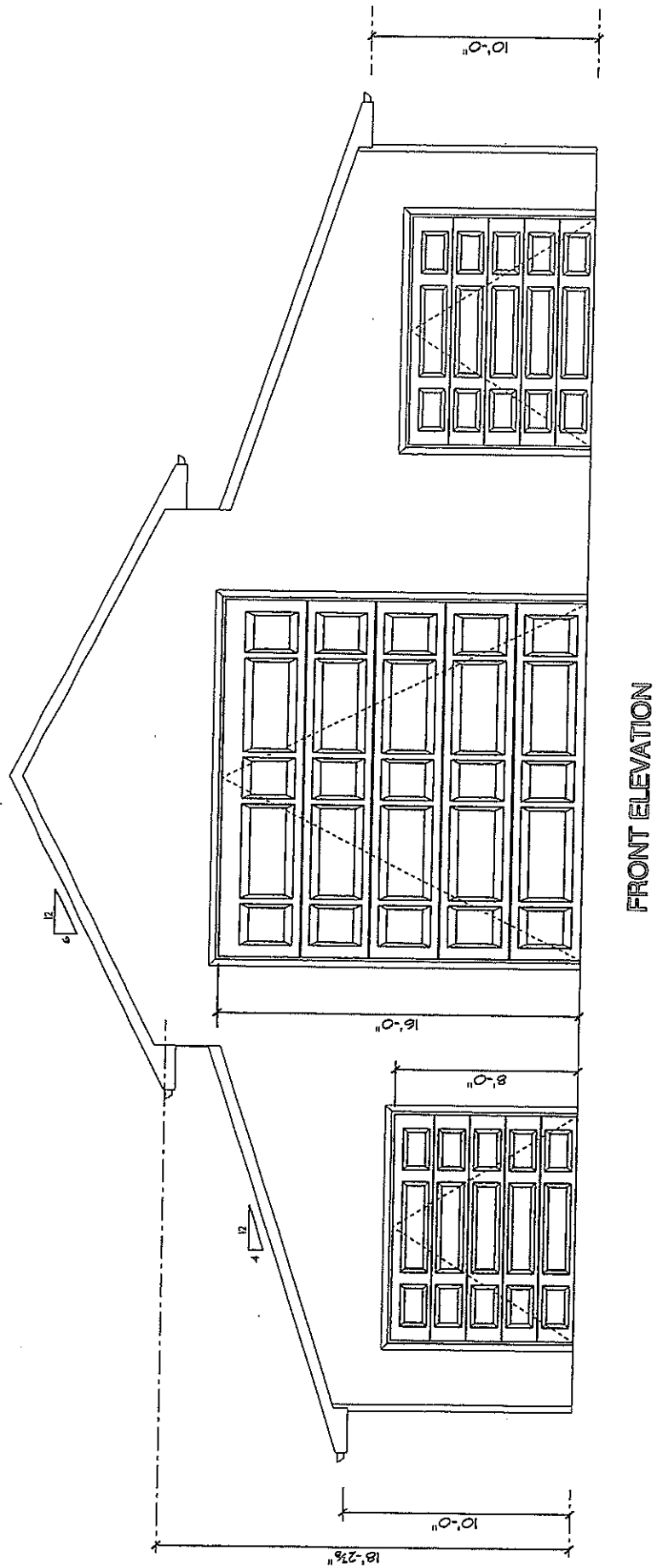
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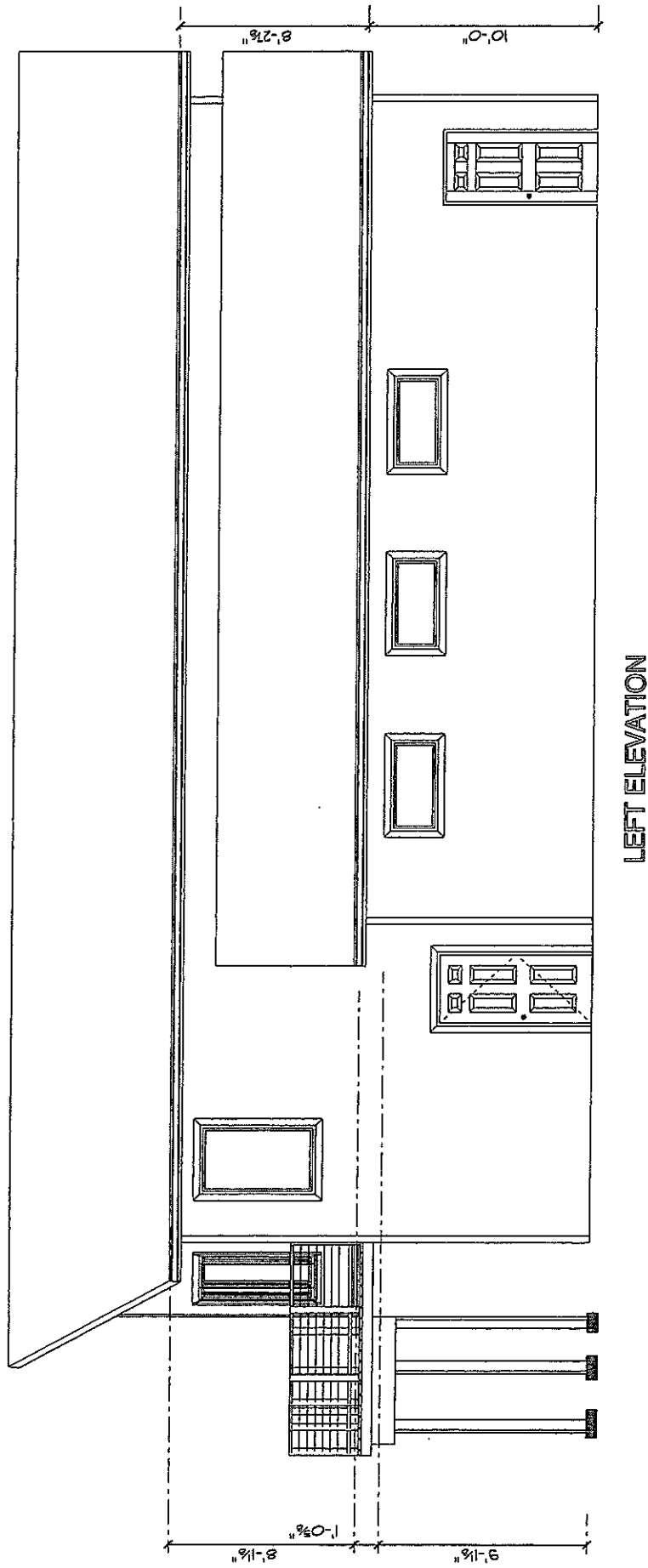


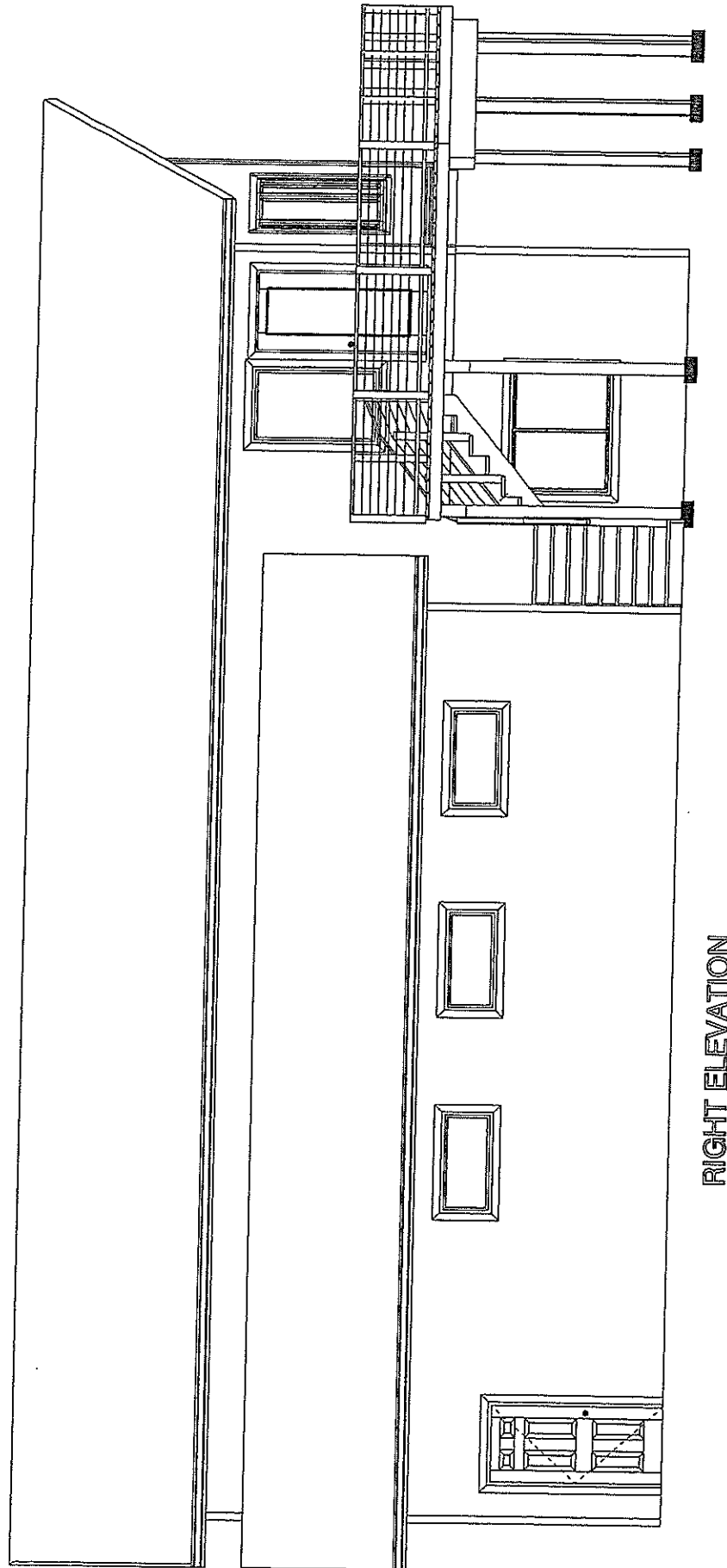
RIGHT ELEVATION

NOTES: THESE PLANS ARE FOR THE SOLE USE OF THE CLIENT LISTED HEREON THIS PAGE. THE USE OF THESE PLANS FOR ANY OTHER PURPOSES OR AT ANY OTHER LOCATION IS STRICTLY PROHIBITED BY AGREEMENT WITH THE ARCHITECT. ANY REVISIONS TO THESE PLANS MUST BE MADE BY THE ARCHITECT. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES WITHOUT AN APPROVED ENGINEERING REVIEW. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR SPECIFICATIONS OF THE DESIGNER.

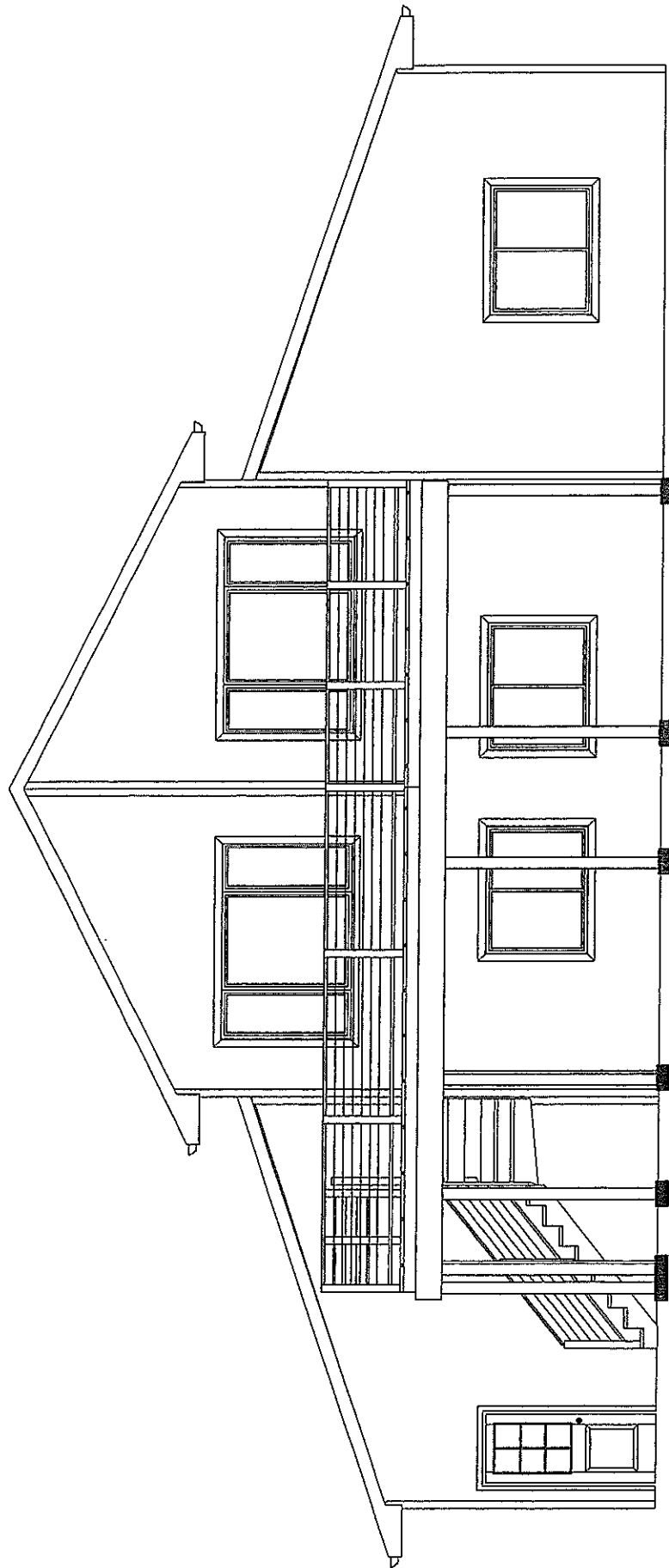
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DATE	10/10/2010	DESIGNED BY	REVISED BY
		DRAWN BY	REVISED BY
		CHECKED BY	REVISED BY
		PROJECT NO.	1



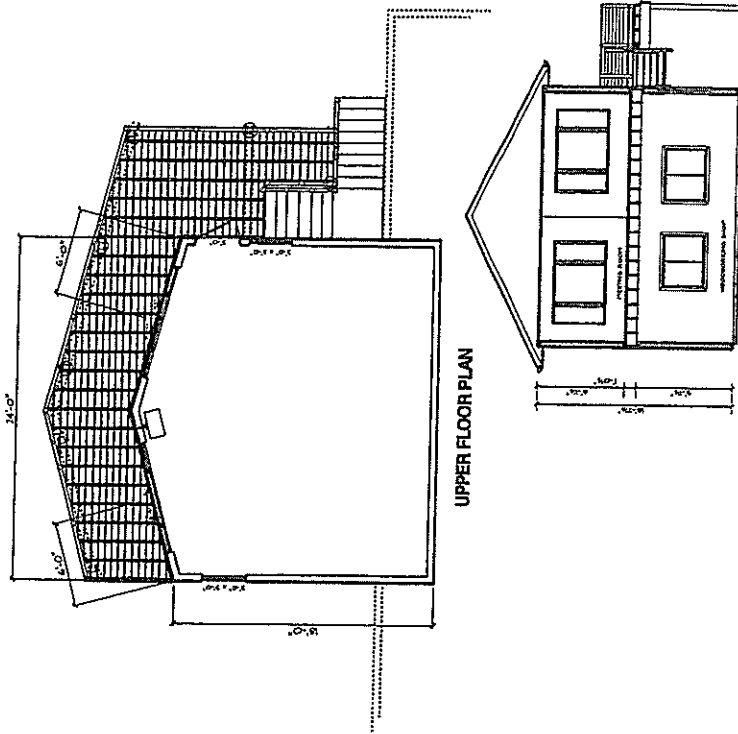
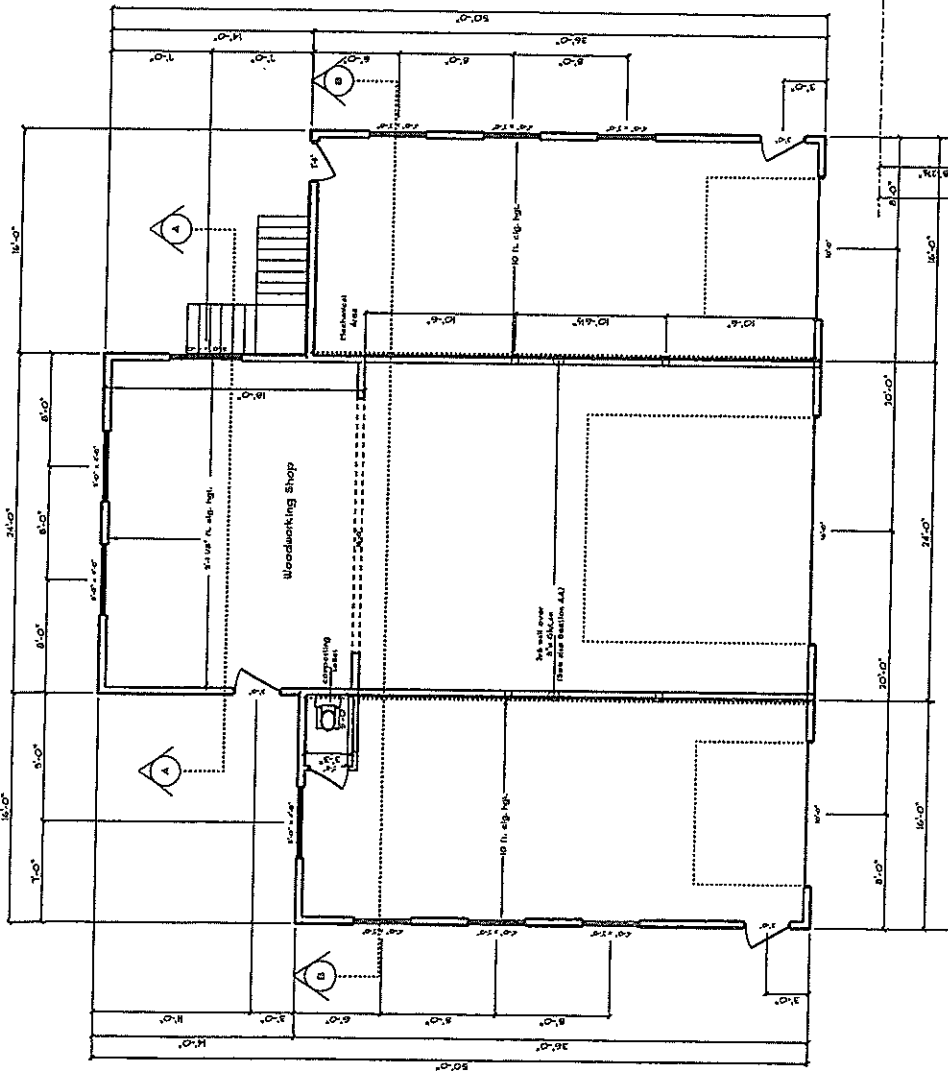




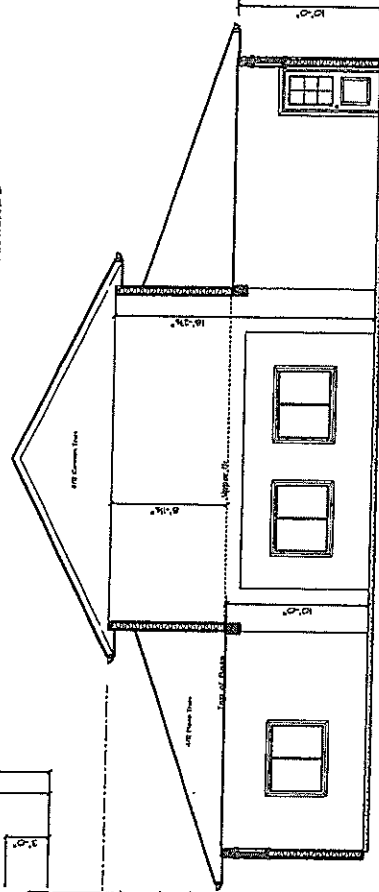
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REAR ELEVATION



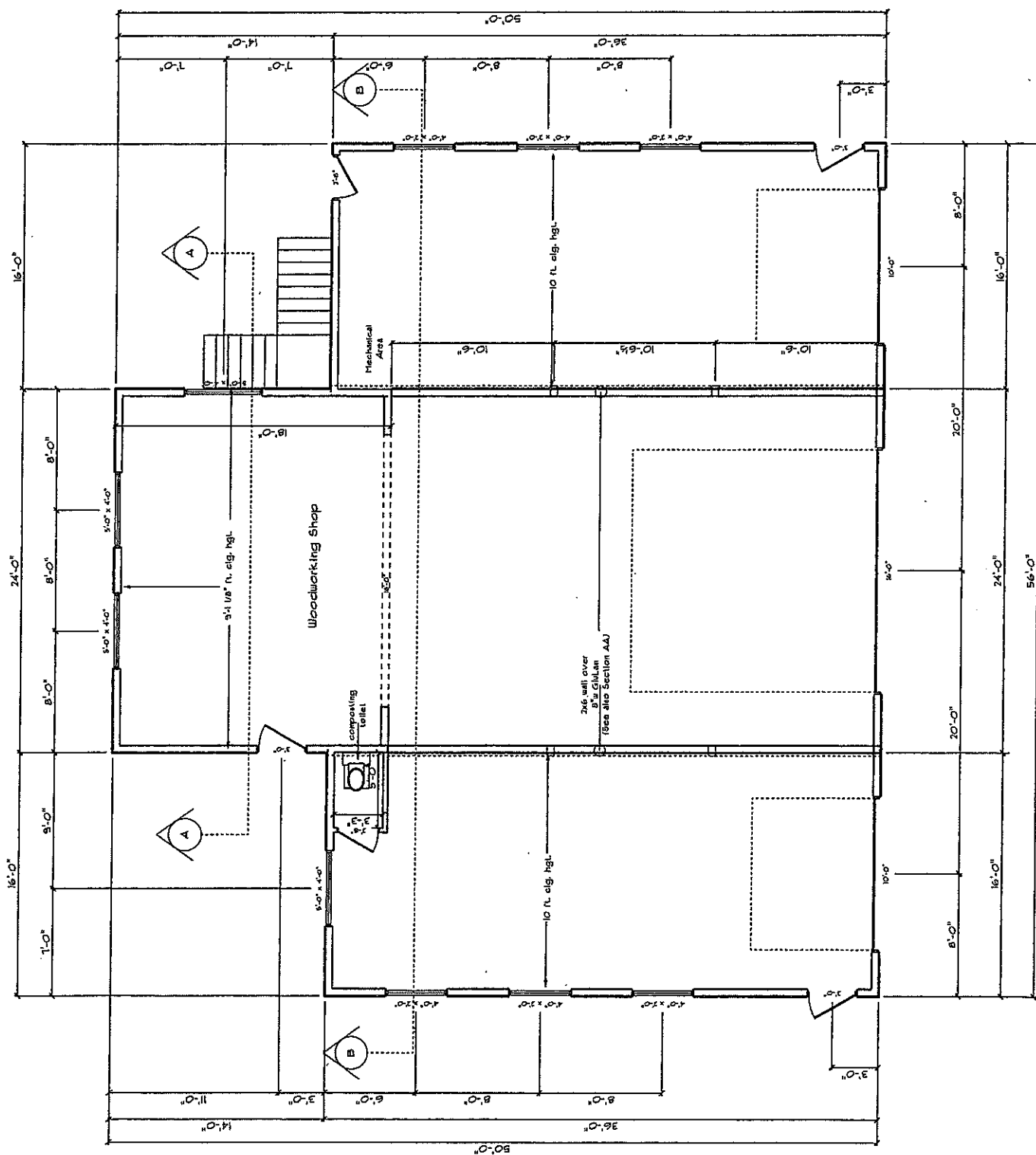
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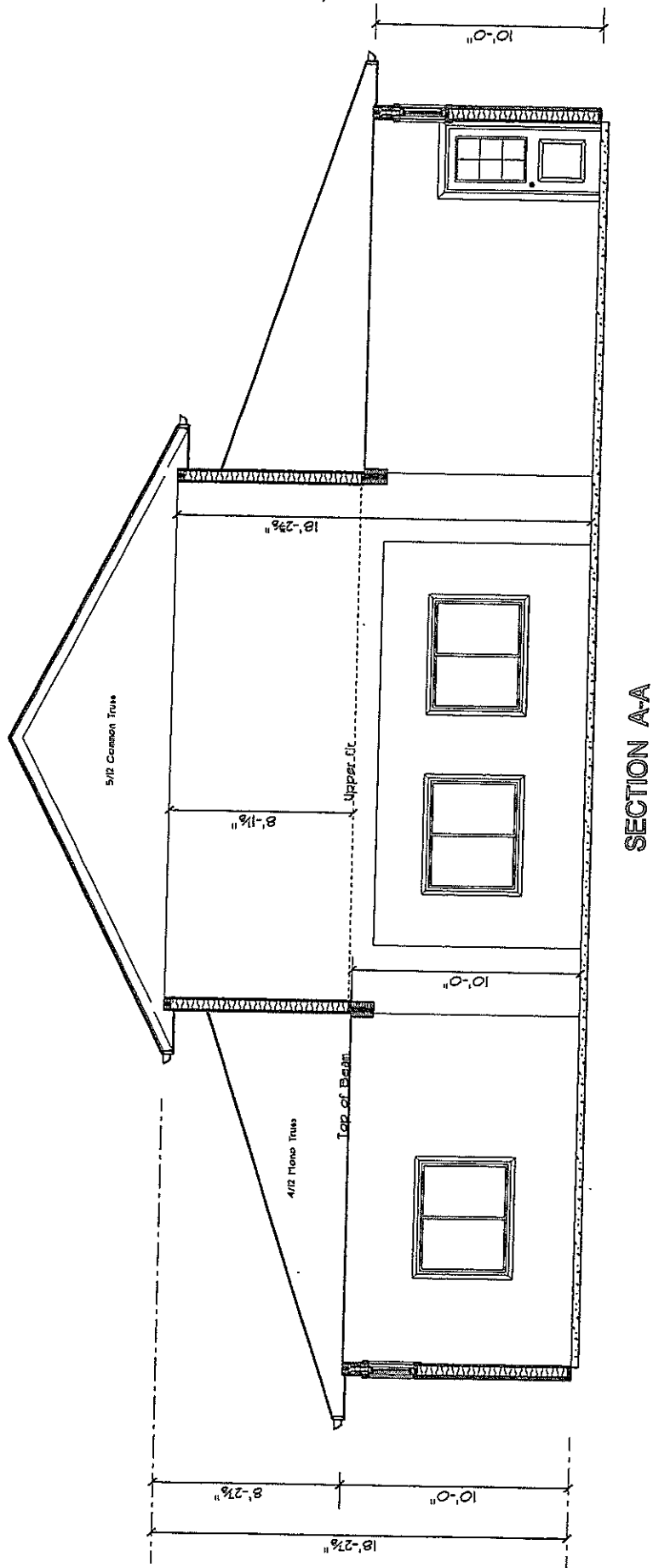


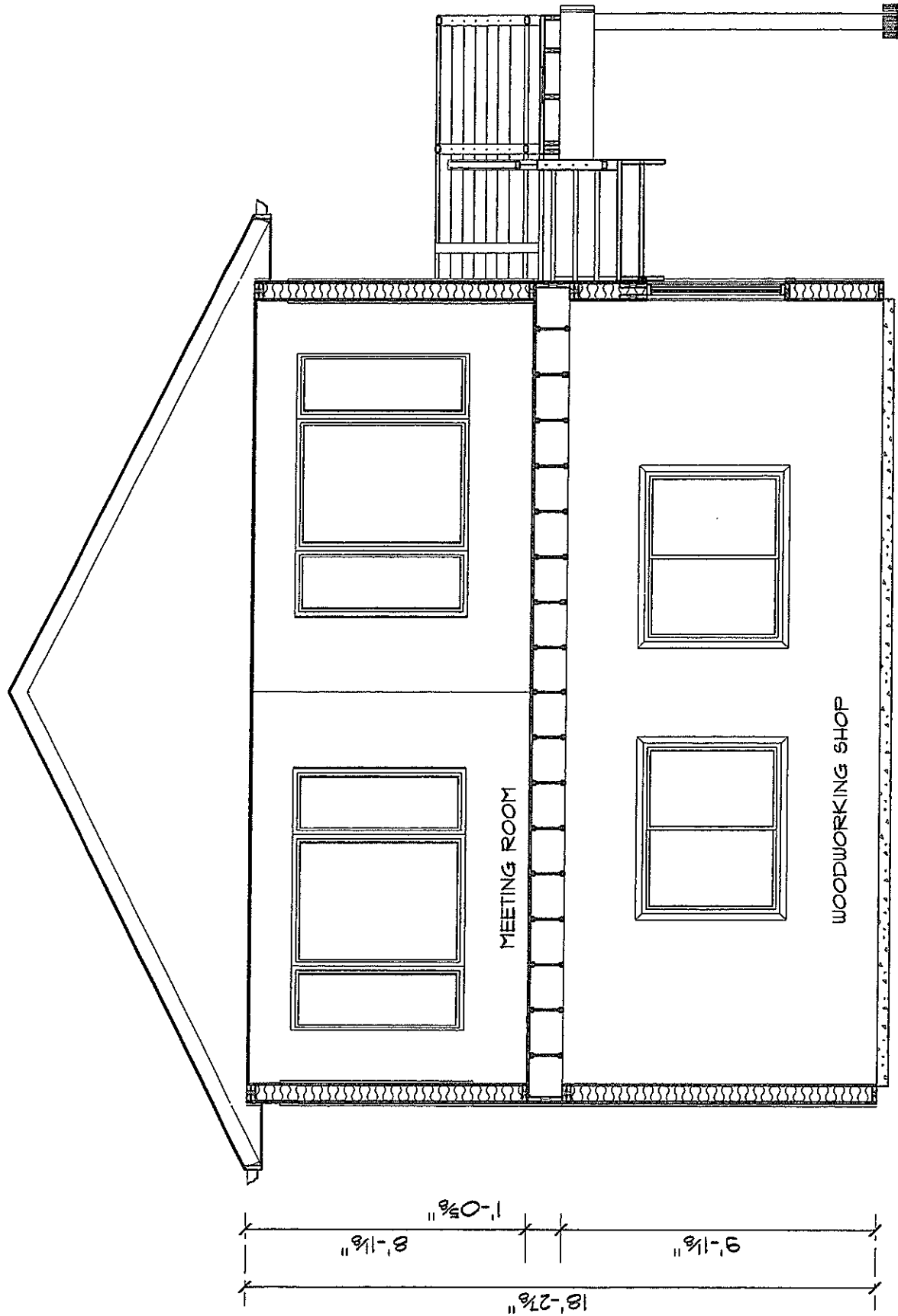
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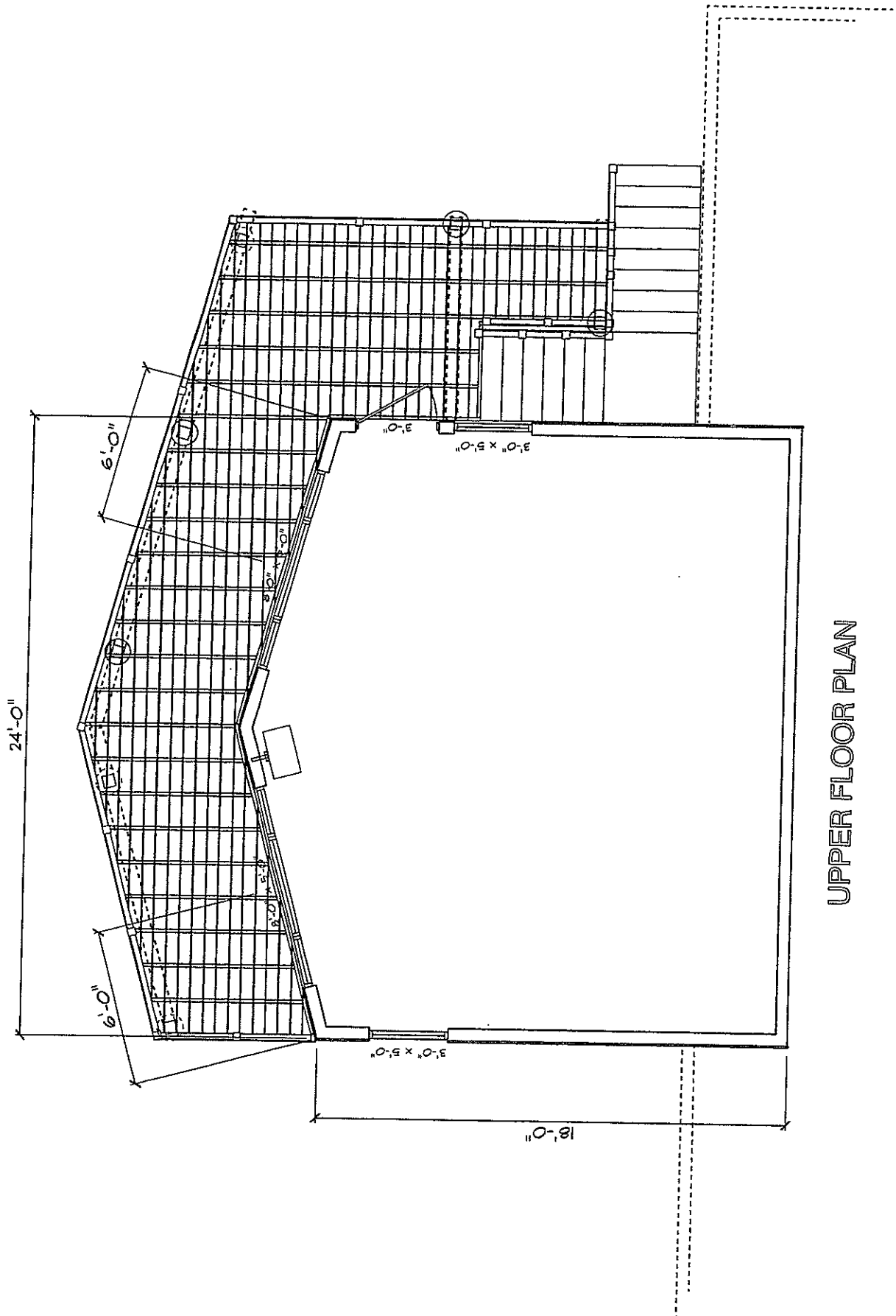
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DATE	10/1/77	DESIGNED BY	KBW/BBS
PROJECT	1000	REPORTED BY	KBW/BBS
OWNER	1000	REMARKS	1000
DESIGNED BY	KBW/BBS	REPORTED BY	KBW/BBS
OWNER	1000	REMARKS	1000

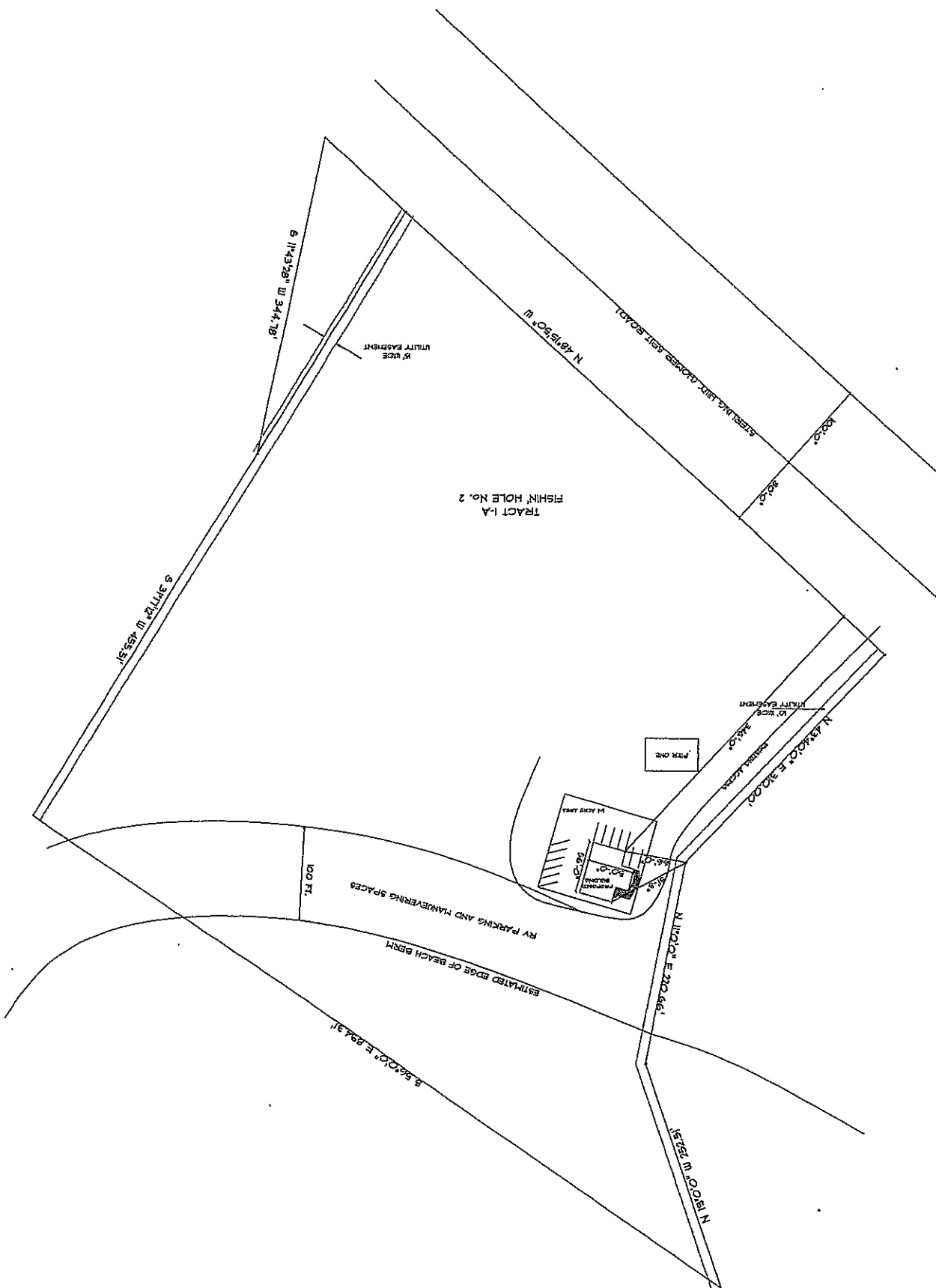
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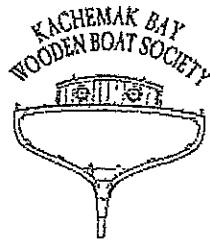












**PO BOX 97
HOMER, ALASKA 99603**

2010-2015 BUSINESS REPORT FOR PLANNING PURPOSES

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- 1.1 ORGANIZATION SUMMARY**
- 1.2 DESCRIPTION**
- 1.3 SERVICES**
- 1.4 NEEDS ASSESSMENT**
- 1.5 STRATEGIC PLAN**
- 1.6 IMPLEMENTATION**
- 1.7 WEB PLAN**
- 1.8 ORGANIZATION/BOARD OF DIRECTORS**
- 1.9 FINANCIAL GOALS AND ANALYSIS**
- 2.0 LONG TERM GOALS**

1.1 ORGANIZATION SUMMARY

The Kachemak Bay Wooden Boat Society is an established non-profit organization in the city of Homer Alaska dedicated to the preservation, restoration and continuation of the craft of wooden boat building. We want to continue to grow the Wooden Boat Society and the Festival substantially as it has in the past. We want to continue the mission of keeping wooden boats in the minds and hearts of our supporters as well as in our physical apputenances. The Festival has always been free and available to anyone. It is a family venue. It gives Kids reinforcement about creating, using their hands and minds together, and opens opportunities toward vocational pursuits. We've been a group that does real, family oriented, get away from the TV kind of stuff, and having our new facility on the Homer Spit will allow us to do this year-round. The facility that we wish to build will also let us have a viable festival when the weather is bad. We recently moved our Festival to September and it is now the best of both worlds. We will have the involvement of local craftsmen and fishing folks who have got their summer season under their belts and it will attract those toursist who are perhaps a bit more adventurous than others. Inviting them to be involved in the Wooden Boat activities will enhance their visit to Homer. A facility would legitimize us; a physical manifestation of the stature that we know we have. If we build it, they will come. This is a supportive expression we are hearing frequently now as we have moved through the community gathering our letters of support. Thank you for your consideration of this plan and its realistic and dynamic goals.

1.2 DESCRIPTION

The Kachemak Bay Wooden Boat Society is now 19 years old and completed its 18th Festival Celebration in September. Started in Homer, Alaska, 18 years ago , the original purpose remains the same....to celebrate the history of Wooden Boats, the crafts associated with their construction, the people who make it happen and to educate the public and the young about their maritime heritage. In 1993, the first festival was organized and the following year, Glenn Caldwell , a festival organizer, stated "Last year's festival was pretty cool, so we're doing it again." As a not-for-profit group, the Festival formed in Homer during the winter of 1992 for the purpose of organizing a forum to educate the community about the maritime heritage born of the fleet of wooden boats stationed locally and statewide. This forum also provided local boat builders and shipwrights with a chance to showcase their talents and fine work.

Each year, the Festival purpose has remained the same. Adding additional events focusing on interactive opportunities and exhibits including spar building, steam bending, knot typing , oar carving and KIDS BOAT BUILDING. Rowboat races and sailing competitions heighten the excitement. The Kachemak Bay Wooden Boat Society is now a legal 501C-4 and is seeking its 501-C3 status for our future. Early organizers include boat builders George Hamm, Dick Dunn , Jim Landis and Valerie Connor, Butch Carey , Renn Tolman, and David Seaman, the current President. During these years of operation, the Festival has occasionally joined other local celebrations in Homer. This year, the Board of Directors determined that a primary audience for our Festival is our own community and our local fishermen. In the past, when the Festival occurred in the spring, the Fishermen were already busy getting ready for the season and often missed this celebration. Moving the Festival to September in 2010, allowed many more local citizens to enjoy this unique historical event.

Our future operation is to build a permanent facility on the Spit of Homer that will provide space for the organization's history, activities, community meeting and educational classroom space plus a workshop for educating the public on wooden boat building skills. Our facility is now in the early design stages and will be the FESTIVAL SITE for future celebrations. Many of the KBWBS members possess boat building skills and will be available to teach these to the public. The Society also owns a number of wooden boats in need of restorative work. This space will allow for that to happen.

1.3 SERVICES

The Kachemak Bay Wooden Boat Society (KBWBS) is the only wooden boat society in Alaska. HOMER ALASKA is the ideal location for meeting the needs of our people with its maritime heritage such an integral part of the history. Homer is also a fishing community. The people who live and work in Homer are fishermen, charter operators, families with all sizes of boats, and merchants who cater to these people and kids. Currently the Spit Comprehensive plan is in the public review stage. In the future site use consideration section, an important discussion is whether "City leased lands are being used for their highest and best purposes, and whether some less visually attractive users can be relocated." The Kachemak Bay Wooden Boat Festival provides a fun filled and education packed event on the Spit. The people we service are all ages - young for kids boat building and rowboat races, to the old - our seasoned boat builders explaining their craft to all ages. Additionally, visitors attend the Festival looking for true Homer activities and providing additional economic support to our community. In the future, KBWBS hopes to reach out to additional local community groups such as Boys and Girls Club kids providing activities associated with wooden boat building. Many have attended past workshops giving historic presentations on the boats important to maritime past. This can continue. In one of our support letters, Marian Beck, owner of the Danny J, states "I hope to see this organization become a bigger part representing our cultural values and history. It will develop fully with a permanent facility on the Spit and it will be used." The people who will be involved in bringing this plan to completion are dedicated members of the Homer community and the Wooden Boat Society. Backgrounds of the Board of Directors is outlined in the Management Team section. Additionally, KBWBS hopes to continue our collaborations with the Pratt Museum and the Marine Trades Group. We have spoken with the Foraker Group for planning advice.

1.4 MARKET ANALYSIS

KBWBS is the only organized wooden boat society in Alaska and its location in Homer, Alaska on beautiful Kachemak Bay is a treasure for our community to celebrate. Many of the parents bringing their children to the Kids' Boat Building booth told the boat wrights that they also built boats as kids out on the Spit in earlier Festivals. The Spit Comprehensive Plan states that the "Homer Spit is a lot of things to a lot of different and diverse groups of people." During the upcoming planning stage for our new location on the Spit, we plan to gather several focus groups together to discuss what people would like as part of our new Headquarter building on the Spit. Information from these groups and an area wide survey, will be utilized so that the KBWBS can grow and provide additional year-round activities. In the Spit plan on page 5, the plan states that "the economy of Homer and surrounding region is based upon commercial fishing, government, services and tourism." It further states that "Homer needs to grow, in a way that respects the community's character ...". KBWBS fits this goal with our desire to find a permanent headquarters. Andrew Wills, supporter and.... help a worthy organization grow and mature on the Homer Spit."

1.5 STRATEGIC IMPLEMENTATION

The Kachemak Bay Wooden Boat Society seeks a thirty year lease for the ^{1 1/4 acre} ~~two-acre~~ site on the Spit adjacent to the Pier One Theatre location. The facility site plan outlines the size of our building with parking provided. The location does not impact the premier camping spaces located on the outer east end of the parcel. Currently only .4% of the entire spit is dedicated to recreational use (see page 6 in the Spit Plan.) Our site plan allows for additional recreational space on the spit where the Festival will continue. The lease proposal outlines the intended plan of having a large classroom/boat workshop/ large area for displaying our collection

of historical boats. We feel that reaching this building goal within the next ten years is very feasible. We plan to work with experienced and skilled community members who will help us create our planning document using a planning grant first, then fund-raising using our Festival activities, raffles, and grants. Several members of KBWBS have grant writing experience and will work together to raise the funds necessary for this capitol project. Grassroots fundraising will continue for completion of the Headquarters facility. Festivals will be held at this location during these next years so the community feels a natural buy in for our organization and its future. Realistic goals with specific budgets will be set each year during our annual meeting. The Board members are elected annually and our by-laws call for specific tasks from each member. We will have volunteers for the initial tasks associated with this project. As time nears for building the facility, we will include in our budgets the professional expertise needed to build a building that meets city codes and regulations and a general contractor willing to work with skilled members of the Society. Jack Cushing, engineer, has volunteered to be involved in this project to supervise the engineering aspects important for a public building. Frank Cloyd, designed the site plan and has already donated in-kind assistance to the project. A combination of volunteer and paid personnel will provide the necessary assistance to run this headquarters and at no time will our group seek city financial support. Grants can provide capitol and administration costs and our own fundraising can provide personnel salary support if needed

1.6 WEB PLAN SUMMARY

kbwbs.org
http://web.mec.com/siskiwit/Kachemak_Bay_Wooden_Boat_Festival/siskiwit.html
facebook.com

The above web site is current and focuses on this year's Festival and our future plans. We have several members who are willing to continue to update our web page and we will be able to feature this project in a clear and colorful manner for the community to follow during the building phases. The Wooden Boat Society supports the cost of our web page and will continue to do so. Providing updated information to the public and to the City is important if we are to receive this land lease. We will also additionally provide reports to the Leasing Committee at their requests or semi-annually if requested.

1.7 FINANCIAL ANALYSIS

This facility development business plan outlines the overall goals and objectives for this project. Currently, the Kachemak Bay Wooden Boat Society has financial accounts at First National Bank of Alaska. The accounts currently are for general funds and the gaming account. We completed our recent Festival raising money throughout the event. See Festival Report. We are a solvent organization. Our financial strategy provides that the current raffle funds we are raising be used for production of each year's Festival. The general account will be utilized for the facility development initial stages.

The Mangement Team has members experienced in grassroots fundraising and in grant writing. We fully intend to apply for cultural and facility grants as our funding strategy to build the Wooden Boat Building. In-Kind donations are already a part of our financial strategy and we will continue to solicit those in the future.

Once this lease is granted, the 'Wooden Boat Society will use our project plans, site development drawings and membership team expertise to plan further the development of this goal. We are working with the Foraker Group obtaining their expertise for the Financial Business Plan.

1.7 MANAGEMENT TEAM

The organizational management team for Kachemak Bay Wooden Boat Society's facility project consists of Directors from our Board and members of the society. During the past year, many meetings have occurred discussing the feasibility of this project, the need for it in our community and how to achieve this goal. The following individuals are the management core team and to date have volunteered countless hours to this project.

~~Doner~~ Dave Seaman, President KBWBS - Dave is the current President of KBWBS, is a 36 year resident of Alaska since 1976. He came to Alaska at the age of 10 to Clear, Alaska. In 1976 he moved to the Kachemak Bay area and lived as a commercial fisherman and boat builder across the Bay. In 1995-96, Dave moved fulltime to Homer and opened his Boat Building business. He is college trained and has a Captains' Licence. He dedicates much time to KBWBS and firmly believes in its goals.

Clint Lillibridge, Member-at-Large - Moving to Alaska in 1977, Clint is a retired pediatric gastroenterologist who grew up on Puget Sound in Olympia Washington. He professionally practiced medicine throughout the state specializing in pediatrics and has a true love for children. His recreational life includes building and restoring 14 wooden skiffs. He also enjoys sailing, captain of his own longliner and is a skilled woodworker. Moving to Homer in 2005 for retirement, he is active member of the Society.

Rygill Christiansen, Member-at-Large - Rygill is the Director of Education for the Pratt Museum. She was born and raised in Kachemak Bay growing up in a commercial fishing family. Rygill holds a degree in History from the University of Alaska, Fairbanks and has experience in developing children's programs and grant writing. She currently provides perspective for the historical mission.

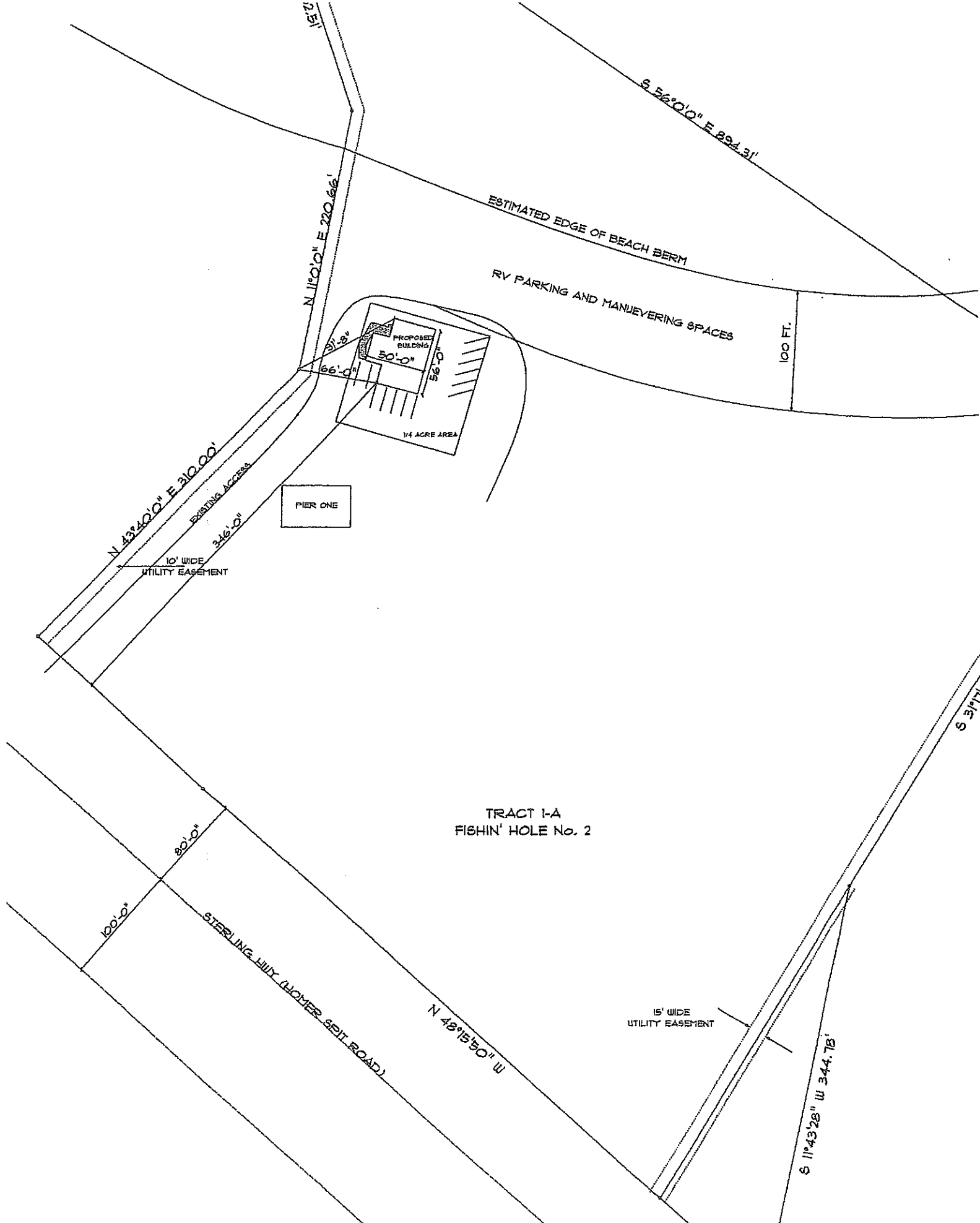
Brenda Hayes, Member-at-Large - Brenda is a 38 year resident of Homer, Alaska and holds a 1600 ton Captains License. Active in the Kachemak Wooden Boat Society for many years, Brenda owns her own charter fishing business, The Memory Maker and runs her own B&B, The Alaska Experience. Brenda is also on our steering committee and provides long-time experience in Kachemak Bay.

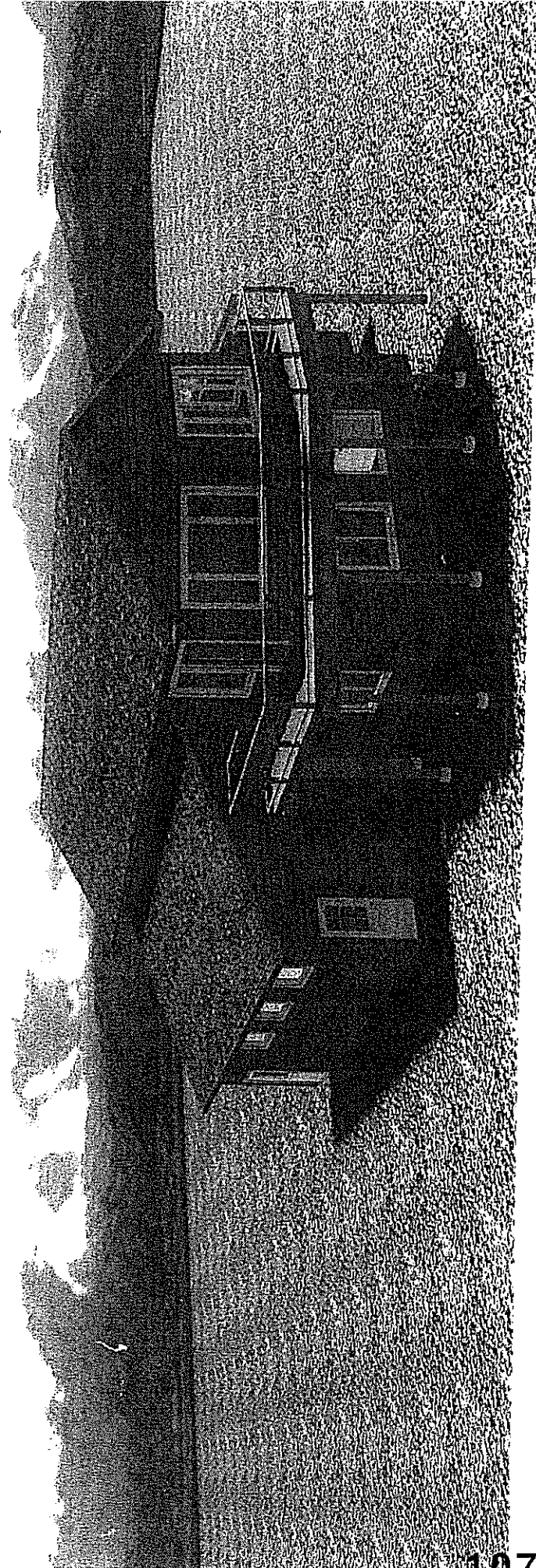
Tricia Lillibridge, Secretary KBWBS - Tricia is an Alaskan resident since 1973 moving here and raising her four children in Anchorage. During her professional career as an emergency nurse, Tricia was involved in developing 501C-3 organizations for Injury Prevention. She is a successful grant writer, obtaining a \$400,000 grant to develop the first Injury Prevention Center for the state. She also has experience in Festival and special event planning and development and an ardent fundraiser.

Marcia Lynn, Member-at-Large - A 20 year resident of Alaska, Marcia is a news reporter for the KBBT radio station and Morning Host for the program. She produced the Alaska Commercial Fishery Report for the radio. During her 18 years in Kodiak, Marcia worked for the arts organizations and is a successful grant writer. She brings to this project experience in public relations and media.

There are many others who are working on this project to date. They include additional members of the Kachemak Bay Wooden Boat Society including Don Lane, commercial fisherman, Mike Kennedy - equipment operator, Cameron Forbes, surveyor, and Sue Butler.

As this project develops, KBWBS is working with additional local individuals with expertise in areas of facility development such as Frank Cloyd, draftsman, Jack Cushing, Engineer and the Marine Trades Group. We fully intend to solicit expertise throughout the project that will bring this goal to completion.





Andrew Wills

Old Inlet Bookshop

Mermaid Café

Box 382

Homer, Alaska 99603

907-235-7984

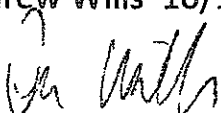
To Who it may concern,

I am writing this letter to champion the cause of The Wooden Boat Societies bid to obtain a land lease on the Homer Spit that would give them a home. I believe that in the comprehensive plan for the Homer Spit, the Wooden Boat Society is worthy of a permanent locale. There is room near the Pier One Theater for them to lease @a 2 acre lot for Headquarter building and parking. They would have opportunity to display vessels of historic significance as well as new projects. As Kenneth Grahame so aptly put it in *The Wind in the Willows* "There is no greater joy in the world than messing about in boats." What better place for this than the Homer Spit?

The Wooden Boat Festival has been a successful event since its inception. It is a draw to our town economically; it also enhances the quality of life here at the end of the road. What kid in town hasn't built a model boat at the festival and got days of enjoyment sailing it around a mud puddle? A Headquarters would build on that energy with museum style displays, retail of sweatshirts and boating lore, and maybe even a boat-building school. Our town needs creative ways to survive these tough economic times and this lease would help a worthy organization grow and mature on the Homer Spit. Jobs would be created. The city leases land to other worthy organizations like Pier One Theater that make our town special. I think that leasing the Wooden Boat Society a piece of land would help out a wonderful entity that would be a draw to our town and something that many people would enjoy for years to come.

Respectfully yours,

Andrew Wills 10/10/10



10/11/10

KBWBS

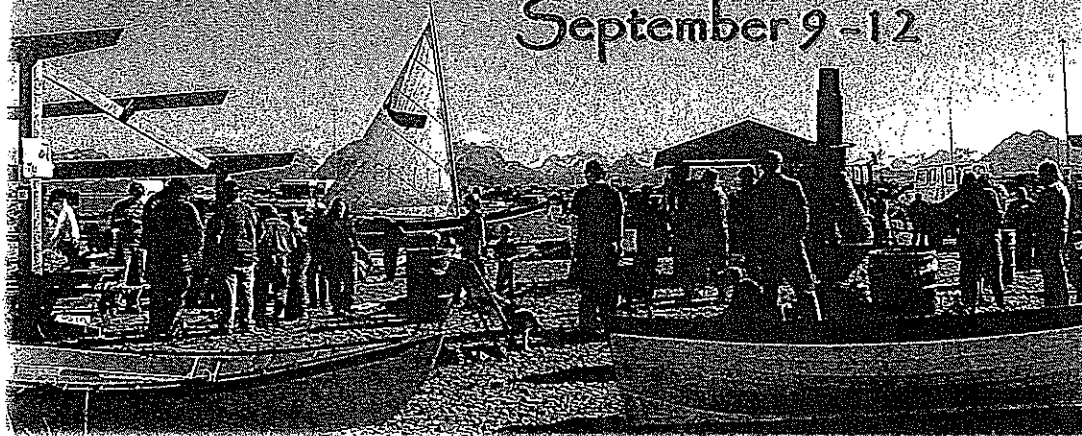
To whom it may concern
The Wooden Boat Society is
fundamentally a benefit to overall
Homer community & our visitors.

I hope to see this organization
become a bigger part representing
our cultural values & history.
It will develop fully with a
permanent facility on the Spit
& it will be used.

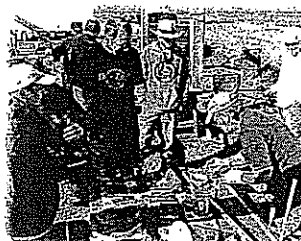
Sincerely
Maureen T. Beck

2010 Kachemak Bay Wooden Boat Festival

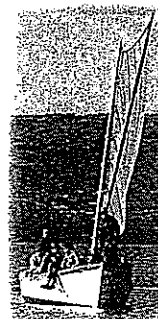
September 9 - 12



The Kachemak Bay Wooden Boat Society is a non-profit organization dedicated to sharing the history, preservation, and creation of wooden boats and maritime traditions.



To that end, we present the annual Kachemak Bay Wooden Boat Festival in Homer, Alaska – fun, educational, and lots of simply messing around with boats. This year we decided to hold the festival during the golden days of fall.



This year's events included...
Wooden Boat Show
Kids' Boatbuilding
Maritime Film Night
Sea Chanteys & Tall Tales
Bristol Bay Double Ender Fishermen Keynote

This year's festival was attended by 845 people.

The Society's net income from festival events, shirt sales and memberships was \$7,233.



Mark your calendar for next year's

Kachemak Bay Wooden Boat Festival on September 8 - 11, 2011



KBWBS • PO Box 97 • Homer, Alaska 99603 • kbwbs.org



KACHEMAK BAY WOODEN BOAT SOCIETY QUARTERLY NEWSLETTER - JULY ISSUE, 2010

SEPTEMBER 9-12th - FESTIVAL HAPPENINGS

The Festival planning is continuing with many of our membership BUSY in setting up great activities for the celebration and remembrance of Alaska's WOODEN BOAT HISTORY. Plan now to attend one or all of these fun events. Committee members met at Don Jose's in June to discuss the locations and unanimously decided that starting with "Tall Tales and Sea Chanteys at the Salty Dog" is an opening night icon. So brush up on your boat stories and tune up those voices for an evening of fun and relaxation.

HIGH SEAS FILM NIGHT MOVES TO HOMER THEATRE

On Friday, September 10th, the Kachemak Bay Wooden Boat Society High Seas FILM NIGHT will be held at the HOMER THEATRE!

Robin, Manager of Homer Theatre, is excited to host our traditional high seas movies. The proposed time for Friday night is to start showing movies at 6pm. You can buy dinner (Reindeer sausage, pizza etc) in several packages supporting the Theatre. We will have more details about cost and movie choices next month. Rigel is helping Clint Lillibridge plan this evening. She researched in the PRATT Museum archives for appropriate old sailing films and she and

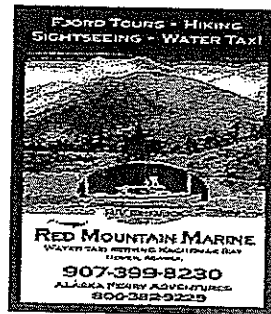
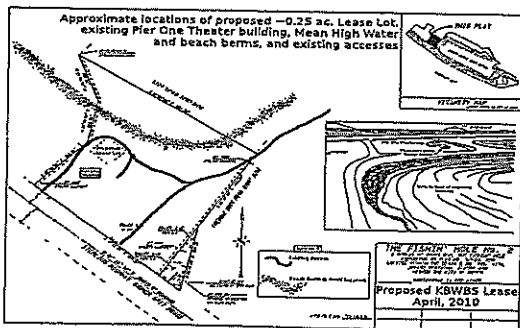
Clint are busy selecting from this what films to show.

Admission proceeds will go in the Wooden Boat general fund (minus expenses) for our new building.

Plan now to make this evening a must on your list of Festival Activities. BRING YOUR FRIENDS. We will also have high sea children appropriate selections if possible for the early showing.

LEASE APPLICATION SUBMITTED TO HARBORMAS-

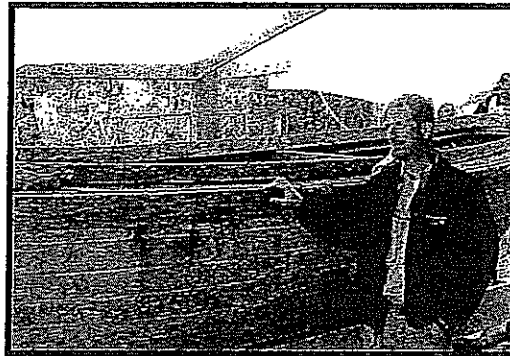
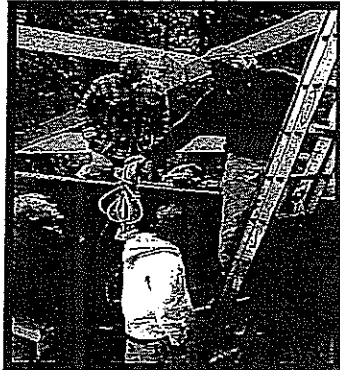
The spit land lease application is now submitted to the Harbormasters Office. There are several upcoming and very important July meetings. First up will be the Lease Committee on July 22nd at City Hall starting at 3pm. Following this meeting, our proposal will move to City Council's agenda. We now have the support of the Marine Trades Committee following their monthly meeting attended by Dave Seaman and Cameron Forbes. During the meeting, members discussed the potential for working together in a future building for education purposes and an appropriate space for boat construction, repair and restoration. It is important that the membership and the public turn out for these meetings to show support for Kachemak Bay Wooden Boat Society's goals.



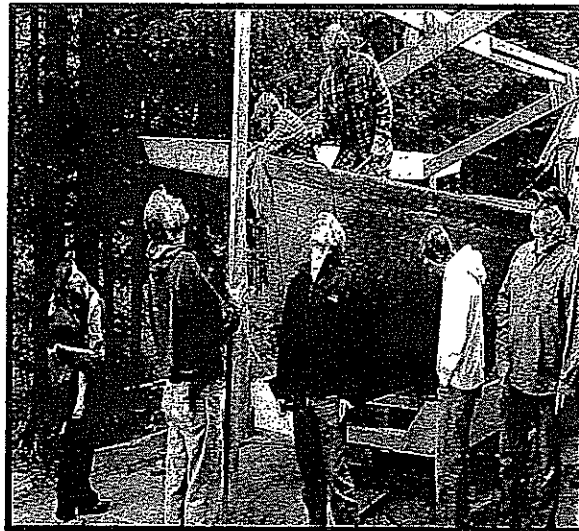
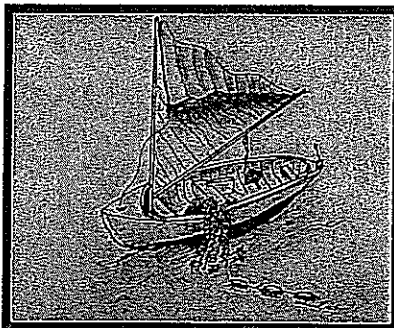
THE PRESIDENT'S CORNER by Dave Seaman

It has been a busy spring and I, for one, am glad we moved to the festival in September. To catch up for the last several months we have been honing a lease proposal for a home on the spit. Cameron, then Tricia and Clint, have put lots of work into a very impressive packet, which was submitted to the city last week. Get a hold of me or Tricia to read it. There are several meetings to be aware of. The city lease committee meets 3:00 PM July 8. The lease committee may recommend action on our lease by the City Council, which meeting is July 26. It would be helpful to have members in each of these meetings to show support. Cameron has updated our website KBWBS.org, any ideas for this or the newsletter contact myself, 235-2986. Cameron Forbes, 299-0195, or Trisha Lillibridge, 351-1087.

Festival schedule: there are only two months until festival time. Trisha has jumped on it and reserved the Homer Theater for Friday night. Ryell from the Pratt has forwarded me a list of historical documentaries owned by the Pratt, some of which we have viewed, and I'm thinking of making film night go from six to midnight with full length features such as "Captains Courageous" and "The Boat" interspersed with interesting documentaries with a local flavor. This is our one potential fundraiser during the festival. Saturday night we will be having a program at the Pratt to honor and enjoy the stories of veterans of the sailing fishery in Bristol Bay, pre 1952. The Pratt museum and KBWBS are working together to restore an original sailing double Ender behind the museum. The Pratt's boat is an Alaska packers hull original with no engine conversion. Also on loan from state museum is a Libby McNeill and Libby boat, formerly Al Sorensen's, also unconverted. Come see double at the Pratt. Thanks to Clint Lillibridge for the little double enders - see about town advertising the 18th annual Kachemak Bay Wooden Boat Festival.



PRATT MUSEUM BRISTOL BAY RESTORATION PROJECT— A HELPING CREW AND SUPPORTERS WORKING WITH DAVE SEAMAN TO PUT UP THE TARP FOR BAD WEATHER PROTECTION. Visitors from Colorado and St. Louis watch the process.



all year round...

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 907-235-9055 • mako@seam.com
 www.makowatertaxi.com

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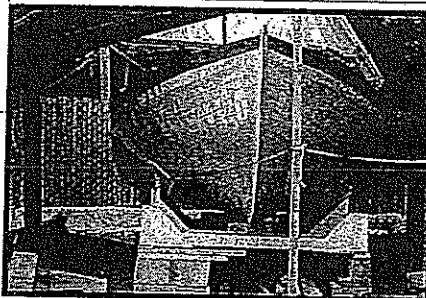
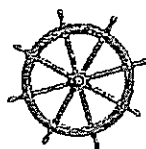
KACHEMAK BAY FERRY
 12:00 Natural History Run • 5:00 Dinner Run

RESERVATIONS:
 (907) 399-0066 (2683) • (907) 296-2223
 thesaltry@gmail.com • www.halibut-cove-alaska.com

WOODEN BOAT FESTIVAL RECEPTION HONORS HISTORIC FISHERMEN AT PRATT MUSEUM SEPTEMBER 11, 2010 7PM

September 11th, Saturday evening will be our special salute to the Wooden Boat fishing heroes. The stories of these brave sailors who built our economy is currently at the PRATT Museum. Now hearing their stories come to life will be a notable feature of this year's

Festival. Tricia Lillibridge is working with the Museum staff to create an evening of celebration. Plan now to attend this event, enjoy light refreshment and classical history. This event includes a silent auction with ALL proceeds to benefit KBWBS building project on the Spit. *Donations to the Auction happily appreciated! Email Tricia at tlillibridge@msn.com*



PRATT RESTORATION UPDATE

By Pete Lundskow

**PRATT
RESTORATION
PROJECT A
MUST FOR
YOUR SUMMER
CALENDAR!**

The exhibit "Sailing for Salmon 125 Years of Commercial Fishing in Bristol Bay" continues at the Pratt Museum through August 1st. Along with numerous historic photographs of the Double Ender Boats fishing and the Salmon Canneries there are also contemporary images of modern salmon fishermen from the Bristol Bay

area taken by curator Tim Troll. One can also view videos of historic fishing footage and the recent dedication of a restored boat at Lake Clark National Park. Included in the exhibit are a wide variety of artifacts used by these hardy people of the sea. A fishing net with repair tools and floats, a compass, hip boots, waxed rain gear, a cook stove, a bailer, and scale models of an original Double Ender, an altered mo-

torized one plus, the Schooner "Star of Alaska" which shipped the packed salmon down to the lower 48, to name just a few. While visiting the exhibit be sure to check out the ongoing restoration of the Pratt's own Double Ender behind the Museum next to the shop building. Dave Seamen will be working on this boat from 9am to 4pm Thursdays and Saturdays throughout the summer. If you are inclined to give Dave some volunteer assistance during those times please let him know. Please visit the Museum's website at www.prattmuseum.org or call 907-235-8635 for more details.

WOODEN BOAT FESTIVAL

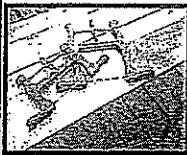
FLOAT WINS PRIZE IN

FOURTH OF JULY PARADE



http://web.mac.com/siskinak/Kachemak_Bay_Wooden_Boat_Festival/Schedule.html

WHAT A GREAT TURNOUT on the Fourth of July for the Chamber of Commerce's Fourth of July Parade! Photos show how much fun both the spectators AND the KBWBS members had watching floats go by and waving at the kids and adults watching. Special thanks to KBWBS member Clint Lillibridge for his hard work in creating KBWBS float celebrating the "Hardworking Heroes" - Wooden Boat Fishermen. Also thanks to Findlay Abbott who donated cork line, the very historic and authentic shrimp cage, and lots of netting. Children riding the float were donated by their parents! They passed out candy, throwing out to the onlookers - more in the beginning than at the end. Clint and Bumpo walked along by the float and Dave drove the Jeep. Tricia rode on the float keeping all the kids in line and reminding them over and over to smile and wave. WE HAD SO MUCH FUN! The featured boat is the Arkenstone whose story will be told in our Builders' Showcase in a future article.



BUILDERS'

SHOWCASE

by Clint Lillibridge

Members of KBWBS and local citizens work continuously on individual boat building and restoration projects. The attitude of "I can do it myself" pervades. This column will attempt to ferret out these many projects, so that we may work cooperatively to everyone's benefit. As we develop plans for a permanent building on the SPIT near the Fishin Hole, such a project seems to have merit.

Coal Town Coffee and Tea



summer hours
5 a.m. to 8

Visit us in the log cabin at the top of Homer Harbor Ramp 2, next to Mako's Water

HOMER CITY COUNCIL/COMMITTEE OF THE WHOLE
491 E. PIONEER AVENUE
HOMER, ALASKA

MARCH 29, 2011
TUESDAY, AT 5:00 P.M.
COWLES COUNCIL CHAMBERS

**MEETING NOTICE
COMMITTEE OF THE WHOLE AGENDA**

- 1. CALL TO ORDER, 5:00 P.M.**
- 2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)
- 3. REGULAR MEETING AGENDA**
- 4. COMMENTS OF THE AUDIENCE**
- 5. ADJOURNMENT NO LATER THAN 5:50 P.M. NEXT REGULAR MEETING IS SCHEDULED FOR MONDAY, APRIL 11, 2011 AT 6:00 P.M. THE NEXT COMMITTEE OF THE WHOLE IS SCHEDULED FOR MONDAY, APRIL 11, 2011 AT 5:00 P.M. A WORKSESSION IS SCHEDULED FOR MONDAY, APRIL 11, 2011 AT 4:00 P.M.** All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA

MARCH 29, 2011
TUESDAY, AT 6:00 P.M.
COWLES COUNCIL CHAMBERS

**MEETING NOTICE
REGULAR MEETING AGENDA**

Worksession 4:00 p.m. and Committee of the Whole 5:00 p.m. in Homer City Hall Cowles Council Chambers.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Department Heads may be called upon from time to time to participate via teleconference.

2. AGENDA APPROVAL

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

4. RECONSIDERATION

5. 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 Councilmember.)

A. Homer City Council unapproved Regular Meeting minutes of March 14, 2011. City Clerk. Recommend adoption. Page 211

B. **Memorandum 11-044**, from Mayor, Re: Reappointment of Robert Hartley, Mark Hottmann, and Catherine Ulmer to the Port and Harbor Advisory Commission and Reappointment of John Velsko to the Transportation Advisory Committee. Page 231

6. VISITORS

7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

A. **Mayor's Recognition** – Joe Martishev, Voznesenka School Wrestling Champion Page 237

B. **Mayor's Recognition** – Mitch Wyatt, Homer High School Wrestling Champion Page 239

C. Borough Report

D. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission
5. Port and Harbor Advisory Commission

8. PUBLIC HEARING(S)

9. ORDINANCE(S)

A. **Ordinance 11-11**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2011 Operating Budget by Appropriating \$9,000 from the Homer Accelerated Roads and Trails Fund (HART) for the Construction of the West Homer Elementary Trail Project. City Manager/Public Works Director. Recommended dates: Introduction March 29, 2011, Public Hearing and Second Reading April 11, 2011. Page 241

Memorandum 11-049 from Public Works Director as backup. Page 245

B. **Ordinance 11-12**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Donation / Grant from Family First in the Amount of \$2,800 for Playground Equipment at Bayview Park and Stipulating that the Funds be Segregated and Used Only for That Purpose. City Manager/Public Works Director. Recommended dates: Introduction March 29, 2011, Public Hearing and Second Reading April 11, 2011. Page 249

10. CITY MANAGER'S REPORT

A. City Manager's Report Page 253

B. Bid Report Page 283

C. Games Report Page 285

1. Friends of the Homer Library Page 287

11. CITY ATTORNEY REPORT

12. COMMITTEE REPORT

A. Public Arts Committee

- B. Transportation Advisory Committee
- C. Permanent Fund Committee
- D. Lease Committee
- E. City Hall Renovation and Expansion Task Force
- F. Natural Gas Distribution Task Force

13. PENDING BUSINESS

- A. **Ordinance 11-03(A)**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.040, Definitions Used in Zoning Code; Homer City Code 21.14.020, Urban Residential (Ur), Permitted Uses and Structures; and Homer City Code 21.16.020, Residential Office (Ro), Permitted Uses and Structures; and Homer City Code 21.61.060, Termination of Nonconforming Use or Structure; Regarding the Accessory Use of Storage in Residential Zoning Districts. Planning. Introduction February 15, 2011, Public Hearing, Second Reading February 28, 2011, Reconsidered February 28, 2011, Second Reading March 14, 2011, Postponed to March 29, 2011. Page 289

Memorandum 11-048 from City Attorney as backup. Page 301

Memorandums 11-051, 11-037, and 11-017 from City Planner as backup. Page 305

14. NEW BUSINESS

15. RESOLUTIONS

- A. **Resolution 11-031**, A Resolution of the City Council of Homer, Alaska, Amending the Library Advisory Board Regular Meeting Time to 5:00 p.m. City Clerk/Library Advisory Board. Page 339

Memorandum 11-045 from Library Advisory Board as backup. Page 341

- B. **Resolution 11-032**, A Resolution of the City Council of Homer, Alaska, in Support of the City's Participation in the Alaska Municipal League Joint Insurance Association (AMLJIA) Loss Control Incentive Program. City Manager. Page 347

- C. **Resolution 11-033**, A Resolution of the City Council of Homer, Alaska, Urging the North Pacific Fishery Management Council to Adopt Measures that Reduce the Chinook Salmon Prohibited Species Catch in the Gulf of Alaska Commercial Trawl Fisheries. Hogan. Page 349

- D. **Resolution 11-034**, A Resolution of the City Council of Homer, Alaska, Approving a Long Term Parking Plan for the Port and Harbor Area on the Homer Spit. City Manager/Port and Harbor Advisory Commission/Port and Harbor Director.

Page 353

Memorandums 11-046 and 11-047 from Port and Harbor Director as backup.

Page 355

- E. **Resolution 11-035**, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Refurbishment of One Pedestal Crane on the Homer Fish Dock to the Firm of Alaska Hydraulics, Inc. of Anchorage, Alaska, in the Amount of \$46,780.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

Page 365

Memorandum 11-050 from Port and Harbor Director as backup.

Page 367

16. **COMMENTS OF THE AUDIENCE**
17. **COMMENTS OF THE CITY ATTORNEY**
18. **COMMENTS OF THE CITY CLERK**
19. **COMMENTS OF THE CITY MANAGER**
20. **COMMENTS OF THE MAYOR**
21. **COMMENTS OF THE CITY COUNCIL**
22. **ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR MONDAY, APRIL 11, 2011 AT 6:00 P.M. THE NEXT COMMITTEE OF THE WHOLE IS SCHEDULED FOR MONDAY, APRIL 11, 2011 AT 5:00 P.M. A WORKSESSION IS SCHEDULED FOR MONDAY, APRIL 11, 2011 AT 4:00 P.M.**
All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

**PUBLIC COMMENTS UPON MATTERS
ALREADY ON THE AGENDA**

RECONSIDERATION

CONSENT AGENDA

Session 11-10 a Regular Meeting of the Homer City Council was called to order on March 14, 2011 at 6:00 p.m. by Mayor James C. Hornaday at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: HOGAN, HOWARD, LEWIS, ROBERTS,
WYTHE, ZAK

STAFF: CITY CLERK JOHNSON
CITY MANAGER WREDE
CITY ATTORNEY KLINKNER
CITY PLANNER ABOUD
PORT AND HARBOR DIRECTOR HAWKINS
PUBLIC WORKS DIRECTOR MEYER

Department Heads may be called upon from time to time to participate via teleconference.

Council met as a Committee of the Whole from 5:00 p.m. to 5:55 p.m. to discuss Homer Accelerated Roads and Trails Program (HART) Annual Review and Regular Meeting Agenda items.

AGENDA APPROVAL

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

The agenda was approved by consensus of the Council with the following changes:

CONSENT AGENDA - Memorandum 11-031, Kenai Peninsula Borough notice of non-objection to Mermaid Café liquor license renewal;
ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS - Prince William Sound Regional Citizens' Advisory Council by John Velsko; Letter to Mayor Hiroshitaka Asara, City of Teshio from Mayor Hornaday; PENDING BUSINESS - Ordinance 11-03(A), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.040, Definitions Used in Zoning Code; Homer City Code 21.12.020, Rural Residential (RR), Permitted Uses and Structures; Homer City Code 21.14.020, Urban Residential (UR), Permitted Uses and Structures; and Homer City Code 21.16.020, Residential Office (RO), Permitted Uses and Structures; and Homer City Code 21.61.060, Termination of Nonconforming Use or Structure; Regarding the Accessory Use of Storage in Residential Zoning Districts - Public Comments; and Resolution 11-023(S), A Resolution of the Homer City Council Finding the Need to Create the Kachemak Drive Phase Two Water and Sewer Local Improvement District, and Scheduling a Public Hearing on the Necessity of the Improvement and Proposed Improvement Plan at the April 11, 2011 Regular City Council Meeting. City Manager/Public Works Director.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Bumppo Bremicker, city resident, voiced opposition to Ordinance 11-03(A), defending that construction and commercial fishermen need a lot of stuff.

Dean Ravin, Homer resident, opposes Ordinance 11-03(A) as it is cross purpose with the Climate Action Plan of reducing, recycling, and reusing things. He questioned how far the city can take zoning.

Scott Adams, city resident, spoke in opposition to Ordinance 11-03(A). He was annexed against his will and there was never discussion that he would lose property rights.

Steve Gibson, city resident, opposes Ordinance 11-03(A) as there are too many unaddressed variables. Annexed people were told grandfathering was part of the deal.

Leonard Wells, city resident, opposes Ordinance 11-03(A). He questions the notification given to property owners and neighboring properties.

Wesley Phelps, Homer resident, opposes Ordinance 11-03(A). The ordinance is ill-conceived and restrictive of property rights.

Nancy Hillstrand, Homer resident, spoke in opposition to Ordinance 11-03(A). It is trying to standardize and harass long time Alaskans.

Sue Butler, city resident, opposes Ordinance 11-03(A) to prevent all the regulations for the kids that will buy land here. Homer is a free and beautiful place.

Jim Henry, city resident, spoke in opposition to Ordinance 11-03(A). His family spanned 300 years in Maine until property prices became too high to remain. This ordinance is the next step in destroying the fabric and traditional businesses and way of life.

Stephon George Sefcih, Homer resident, spoke in opposition to Ordinance 11-03(A). People and stuff are inseparable. You stifle stuff, you stifle creativity, and in so doing you crush the spirit.

Steve Zimmerman, city resident, opposes Ordinance 11-03(A) due to storage restrictions on larger lots and removal of grandfather rights.

Michael Kennedy, city resident, spoke against Ordinance 11-03(A). It has nothing to do with safety and health. It is an effort to take Alaskan out of Homer and take private property by ordinance.

Otto Kilcher, city resident, opposes Ordinance 11-03(A). A lot of people come to Homer to get away from America, because it is quaint with stuff around. He asked Council to examine the concept of the working man in the bowels, instead of the paper pushers.

Brad Faulkner, city resident, opposes Ordinance 11-03(A) as it would be enforced haphazardly. He see changes to zoning based around Mike Kennedy and the real estate type moving into his neighborhood not wanting to look at junk.

Patrick Lane, Homer resident, is against Ordinance 11-03(A). As a commercial fisherman he has junk in his yard, but the junk are his treasures. It will be hard for the next generation to buy land in Homer when they can go to Anchor Point or Kenai without all the restrictions.

RECONSIDERATION

None.

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 Councilmember.)

- A. Homer City Council unapproved Regular Meeting minutes of February 28, 2011 and Special Meeting of March 3, 2011. City Clerk. Recommend adoption.
- B. **Memorandum 11-031**, from Deputy City Clerk, Re: Liquor License Renewal for American Legion Post #16 and Mermaid Café.
- C. **Memorandum 11-032**, from Mayor, Re: Reappointment of John Velsko to the Prince William Sound Regional Citizens' Advisory Council (PWSRCAC).

Mayor Hornaday called for a motion for the approval of the recommendations of the consent agenda as read.

WYTHE/LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Hornaday called for a recess at 6:45 p.m. and reconvened the meeting at 6:53 p.m.

VISITORS

- A. **Lobbyists' Report** - Linda Anderson and Yuri Morgan

Lobbyists Linda Anderson and Yuri Morgan reported there are 34 days left in the Legislative Session and things will move quickly now. The operating budget passed the House (House Bill

108) and is now in the Senate. Subcommittee reports will close by the end of March. Revenue sharing monies are pegged to be the same as in FY11. Senate Bill 97 for new revenue sharing was introduced and pegged to the price of oil, although the Governor is trying to change the tax rate impacting revenue sharing. The Senate responded with a price of oil at \$89 per barrel. Anything over will be added to education and revenue sharing. The current budget for FY12 was built on \$83-\$84 per barrel. Senate Bill 46 (the capital budget) will be initiated in the Senate.

At the end of February priorities had to be listed by each Legislator. Homer projects are in the capital budget, with Representative Seaton and Senator Stevens prioritizing their own projects. The gas line and cruise ship dock are in good placement.

There are half a dozen municipal tax exemptions between the House and Senate. A ballot initiative for the primary election 2012 may spur movement on the exemptions. Other bills are to create a transportation fund to assist with the money that comes as matched federal dollars to the state. The City of Homer testified on Senate Bill 47; it has now moved from the transportation committee to finance, awaiting a hearing. House Bill 184 to refund fish business taxes back to municipalities and distribute funds amongst the communities has been introduced.

House Bill 30 goes with Senate Bill 37. House Bill 30 would require a constitutional amendment. A constitutional amendment requires a 2/3 vote from the entire Legislature. It would then go on the statewide ballot.

With the passage of Resolution 11-027(S) the involvement of the community builds a good base to work with the Governor. The message is loud and clear to get the homework done at home.

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Borough Report
- B. Commissions/Board Reports:
 - 1. Library Advisory Board
 - 2. Homer Advisory Planning Commission
 - 3. Economic Development Advisory Commission
 - 4. Parks and Recreation Advisory Commission
 - 5. Port and Harbor Advisory Commission
- C. Prince William Sound Regional Citizens' Advisory Council, John Velsko
- D. Letter to Mayor Hiroshitaka Asara, City of Teshio from Mayor Hornaday

PUBLIC HEARING(S)

- A. **Ordinance 11-09**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 19.12.020, Definitions; Amending Homer City Code 19.12.040, Reference to Materials Plat—Permits; and Amending Homer City Code 19.12.050, Exceptions; Regarding the Use and Disposal of Dredge Material from City Port and Harbor Facilities. City Manager/Port and Harbor Director. Introduction February 28, 2011, Public Hearing and Second Reading March 14, 2011.

Memorandum 11-016 from Port and Harbor Director as backup.

Mayor Hornaday opened the public hearing.

Steve Zimmerman, city resident, commented it was a good ordinance. The Port needs to deal with overflow of dredge spoils.

Mayor Hornaday closed the public hearing.

Mayor Hornaday called for a motion for the adoption of Ordinance 11-09 for second and final reading.

LEWIS/HOWARD – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. **Ordinance 11-10**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2011 Operating Budget by Appropriating \$11,000 from the General Fund for the Purchase and Installation of New Data Collection and Management Software for the City Hall Servers. City Manager. Introduction February 28, 2011, Public Hearing and Second Reading March 14, 2011.

Memorandum 11-027 from Systems Manager as backup.

Mayor Hornaday opened the public hearing. In the absence of public testimony, Mayor Hornaday closed the public hearing.

Mayor Hornaday called for a motion for the adoption of Ordinance 11-10 for second and final reading.

LEWIS/HOWARD - SO MOVED.

Councilmember Hogan asked if the software purchase was RFP'd and in compliance with the Procurement Policy. City Manager Wrede answered the software was purchased by the same firm as previous software and was in compliance with the policy.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ORDINANCE(S)

None.

CITY MANAGER'S REPORT

A. City Manager's Report

1. Fire Training Facility: Attached is a report from Chief Painter which discusses training at this facility and other training and drills that HVFD has or will be participating in.
2. Bridge Creek Fire Mitigation Project: This project is moving ahead. The Borough has been advertising for bids and the deadline was March 8. The City has reviewed and submitted comments on the ITB (Invitation to Bid). The ITB incorporates the conditions and stipulations contained in the CUP approved by the Planning Commission. The CUP is attached as an addendum and the ITB states that if there are conflicts between the ITB and/or the contract and the CUP, the CUP will prevail. The Borough is advertising for bids for the mechanized work only at this time. Another ITB will go out in April for the hand felling work. After a successful bidder is selected, the next important step is for the contractor to submit an operations plan. That plan will contain some of the important details such as where the access points will be and where refueling will occur. The operations plan must be approved by the Borough and the City before a contract can be signed.
3. Staff Turnover: I have completed the process of reviewing applications and interviewing candidates for the Personnel Director position. I have offered the job to a very qualified local candidate and she has accepted. She will begin work on April 4th which will give her almost a full month working with Sheri before she departs. The closing date for applications for the Library Director position is Thursday, the 10th. At this point, I am optimistic that we will receive interest from good candidates.
4. Potential Cuts to Borough College Funding: You may already be aware that Mayor Carey has proposed eliminating Borough funding for the college system on the Peninsula. He has also proposed eliminating tuition waivers for Peninsula residents. One of the primary stated reasons for proposing this is that the Borough needs money for the Homer landfill project. The voters authorized the Borough to contribute up to one tenth of a Mil to the college system back in 1990. This year the Borough contributed \$637,570 to the University system. Of that amount, \$194,800 or about 31% came to the Kachemak Bay Campus here in Homer. Carol Swartz, the local campus director reports that if eliminated, this funding would directly affect core services such as GED programs, the college library, tutoring, student advisors, testing, and more. It is my understanding that the City

of Kenai has already adopted a resolution opposing this proposal and other Cities in the Borough are considering doing the same. Supporting the local college campus is a big part of the City Comprehensive Plan and the College is a significant part of the local economy. It is my understanding that Council member Roberts will be sponsoring a resolution.

5. City Hall Expansion / Renovation: The Task Force, the Public Works Director, and the contractors are working very hard to keep us on the ambitious construction schedule established by the Council. At the last Task Force meeting, Carey, the contractor, and the architect presented revised floor plans and an updated 10% project budget. Additional funds will be needed to do some basic energy efficiency work, address some of issues identified by the UAA architects, and take care of issues already identified such as carpet replacement. All of this additional work is pretty basic and would be for the existing building. This agenda contains a resolution sponsored by Council Member Wythe which asks Council to conceptually approve the use of existing depreciation funds for these purposes. She will speak to her resolution.
6. Energy Efficiency: The contract with has been signed with Siemens. The scope of work has been amended with respect to the high mast lights. We are now planning to do a demonstration project on one pole to see how things work based upon new information received by the staff. For example, we would like to see how the loss of lumens affects overall light coverage at the port and harbor, the visual differences between the new "white" light and the old light folks are used to, the actual energy savings, the cost and amount of labor necessary to replace these bulbs more often, and the impact on "broadcast light" to other areas of town. The contract is written so that we can come back and replace all of the bulbs later if desired. The advantage to this approach is that we get some of our questions answered before we spend a whole bunch of money (This is a big ticket item). The downside is that there may be a delay before we start realizing the savings predicted.
7. SB 37: Attached is a copy of SB 37. I testified in favor of this bill at the Senate Transportation Committee hearing on Tuesday. This bill has very broad support from AML, to the Mining Association, the State Chamber of Commerce, the Truckers Association, and the Alaska General Contractors. Alaska is the only state in the union that does not have its own fund to build new transportation infrastructure and repair what it has. We rely totally on the Feds (except for maintenance and operations, which is also underfunded) and we all know those days are going away. This bill would provide seed money for such a fund, make earnings of the fund available, and add money from gas tax receipts and driver license receipts. Having a state transportation fund and not relying solely on the Federal government could have bid benefits for some of Homer's priorities that never seen to quite make the STIP List; such as Main Street. Linda and Yuri may have more to say about this bill in their report. I am also pretty familiar with the bill and could take questions if you have them. This bill appears to have some momentum behind it and a resolution from the Council might not be a bad idea as it works its way to the Finance Committees and eventually the Governor.
8. Contracts, Contracts: Carey and Bryan are working hard to get jobs out on the street using money that Council approved or received. The past two weeks have seen a flurry of id opening and at this meeting, Council will be asked to award contracts for a wide

variety of projects from demolition of the old water treatment plant to refurbishing a crane at the Fish Dock.

9. Audit: The City Auditors are here for the two weeks beginning March 7. The Finance Department staff have been working very hard the past month or so preparing for the audit. They are really busy right now so if you ask for information from Finance and it takes a little while to get to you, you will know the reason why. The audit is several weeks early this year but that is probably good for a variety of reasons, including the fact that we will have updated and audited water and sewer, HAWSP, and water and sewer debt numbers as we go into the new rate setting process this Spring.
10. Alaska Association of Harbor Masters and Port Administrators Here: Bryan Hawkins is doing his part to boost the local economy. He has convinced his professional association to hold its annual meeting in Homer this year. The meeting will take place on October 10 through 14 and 50 to 100 people are expected, not including family and friends that may come along. This could be a shot in the arm for local businesses such as hotels, restaurants, galleries, water taxis, etc.
11. Other Port and Harbor News: The Port and Harbor Commission has approved a long term parking plan that includes annual permits. This is something that has been discussed for quite some time. Probably at the next meeting, the Council will see a resolution for consideration that approves the parking plan and establishes a new fee for annual permits. Bryan has been in discussion with the owners of the jack-up drilling rig that may be doing future work in Cook Inlet. The company needs dock space to do some retrofitting and other work prior to deploying in the Inlet. Discussions about permits and the type of work anticipated are on-going. This is potentially a big money maker for the enterprise fund.

The tsunami system training exercise has been cancelled until further notice. NOAA decided there was no good reason to do it now and the timing was unfortunate.

Mayor Hornaday commented it was a disaster that the tsunami warning system didn't work at all. We should consider shutting down the Spit and having a drill. He did not receive a call and there are all kinds of people calling to say it was a total failure.

Councilmember Roberts commented we should be looking at how the Emergency Operations Plan (EOP) worked and how it didn't. A worksession could be scheduled to review those issues. City Manager Wrede will be meeting tomorrow with emergency management people to talk about things that did not work well. The alarm said it was a tsunami warning and it was time to evacuate. The alarm was set off by NOAA as there was a warning for certain parts of Alaska; it was just an advisory watch for the Kenai Peninsula Borough. Later there was a press release from the KPB indicating it was a watch. There was a two-hour period of the sirens going off. The information was announced on the radio.

Mayor Hornaday insisted it was more than a learning experience. The whole town could have been wiped out; it was a total failure.

After Council passed Ordinance 11-02(S)(A) for energy efficient measures more information was received on the high mast lights at the harbor. The lights with less lumens will be tested to

see the difference between the new white light and how it broadcasts light beyond the port area. Testing the project will measure the energy savings and labor necessary to replace the bulbs, although without implementing the entire lighting system at once, some energy savings will be lost.

Port and Harbor Director Hawkins reported that replacing the current 1,000 watt lights to 750 watt, there will be a 25% savings. The lumen output is 45% less, but the human eye sees the new white light better. Although Siemens says there will be adequate light, they want to test the new lights and move ahead slowly.

Councilmember Hogan commented he hopes the Port and Harbor Advisory Commission's long term parking plan will be ready for the March 29th packet.

CITY ATTORNEY REPORT

COMMITTEE REPORT

- A. Public Arts Committee
- B. Transportation Advisory Committee
- C. Permanent Fund Committee
- D. Lease Committee
- E. City Hall Renovation and Expansion Task Force
- F. Natural Gas Distribution Task Force

PENDING BUSINESS

- A. ***Reconsidered - Ordinance 11-03(A)***, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.040, Definitions Used in Zoning Code; Homer City Code 21.12.020, Rural Residential (RR), Permitted Uses and Structures; Homer City Code 21.14.020, Urban Residential (UR), Permitted Uses and Structures; and Homer City Code 21.16.020, Residential Office (RO), Permitted Uses and Structures; and Homer City Code 21.61.060, Termination of Nonconforming Use or Structure; Regarding the Accessory Use of Storage in Residential Zoning Districts. Planning. Introduction February 15, 2011, Public Hearing and Second Reading February 28, 2011, Reconsidered February 28, 2011.

Memorandum 11-037 and 11-017 from City Planner as backup.

The motion to reconsider Ordinance 11-03(A) passed at the February 28th meeting.

Motion on the floor: MOTION FOR THE ADOPTION OF ORDINANCE 11-03 BY READING OF TITLE ONLY WITH AMENDMENT TO DELETE LINES 181 AND 182 – “THE RIGHT TO CONTINUE A NONCONFORMING STORAGE USE I THE RURAL RESIDENTIAL, URBAN RESIDENTIAL OR RESIDENTIAL OFFICE DISTRICTS SHALL TERMINATE AFTER ONE YEAR”.

WYTHE/HOWARD – MOVED TO AMEND LINES 53 THROUGH 64 THAT WE REVERT THAT SECTION BACK TO THE ORIGINAL LANGUAGE, AND THAT IS ADDRESSING THE RURAL RESIDENTIAL.

Councilmember Wythe thanked everyone for coming out and supporting their rights for their property.

Attorney Klinkner advised if Council’s intent is to do away in the changes of Lines 53 through 64 it may be clearer to strike Section 2 altogether.

Asked if it were a friendly amendment, City Clerk Johnson advised that would not be a friendly amendment and a vote on the motion on the floor was needed.

Councilmember Roberts pointed out the title will need adjustment.

VOTE: (amendment) NO. ROBERTS, WYTHE, ZAK, HOWARD, HOGAN, LEWIS

Motion failed.

WYTHE/HOWARD - MOVED TO AMEND BY STRIKING SECTION 2 WHICH RUNS FROM LINE 29 THROUGH LINE 81.

There was no discussion.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

WYTHE/LEWIS - MOVED TO AMEND THE DEFINITION OF VEHICLE BY ADDING ON THE SECOND LINE AFTER IT SAYS “VEHICULAR WAY OR AREA” TO ADD “WHICH REQUIRES LICENSING BY THE DMV”. (Line 26)

Councilmember Wythe commented there were several people that brought up items that are not in the scope of a vehicle as this was intended. Adding that these vehicles are items that have to be licensed to be on a roadway would clarify the language.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

WYTHE/ROBERTS - MOVED TO AMEND THE TITLE TO STRIKE "HOMER CITY CODE 21.12.020 RURAL RESIDENTIAL (RR) PERMITTED USES AND STRUCTURES".

There was no discussion.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.
Motion carried.

LEWIS/ZAK - MOVED TO AMEND THE LENGTH OF BOAT TO 40 FT. IN LINES 110 AND 158.

Councilmember Lewis commented most pleasure craft are not much larger than 40 ft. If you build a boat larger than that it would need a shed like the one off East End Road. Councilmember Roberts and Wythe expressed agreement with the added length for boats.

VOTE: (amendment) YES. LEWIS, ROBERTS, WYTHE, ZAK, HOWARD
VOTE: NO. HOGAN

Motion carried.

WYTHE/HOWARD – MOVED TO AMEND LINES 148 AND 102 BY STRIKING 1,500 SQ. FT. AND REPLACING THAT WITH 20% OF THE TOTAL CONTIGUOUS ACREAGE HELD BY A SINGLE PROPERTY OWNER.

There are more people than obvious that have contiguous pieces of property. They may have five pieces of property with their house on one and stuff stored on the others. They need the ability to use that property as storage without it having to be the primary residential area. Property owners would still have 20% storage if they do not have a contiguous lot.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Wythe commented she had considered removing the listed restrictions of what you can put on the property if you are living within the 20% allowed for storage.

WYTHE/ZAK – MOVED TO STRIKE ITEMS 1, 2, AND 3 IN BOTH OF THOSE SECTIONS.
(Lines 104-110 and 152-158)

Councilmember Roberts expressed opposition to accepting the amendment with no limitation as to what can be stored there. This is urban residential or residential office, rural residential may be different.

Councilmember Wythe commented that even though you don't find your neighbor's yard appealing, it is still their yard. You can appeal to them to build a fence, clean up their property,

or to sell you their property so you can clean it up yourself. But you don't have the right to tell someone how they will have their property.

Councilmember Roberts countered when a person buys urban residential property there is an expectation that the City will protect them in certain manners. The City has some responsibility to protect some of the generic part of the zoning ordinances. The City doesn't have a right to tell people exactly what to do. The City Planner earlier commented if the ordinance passes as slightly amended (deletion of lines 181 and 182) it does not affect many properties. It just gives the Planning Department the ability to make things appropriate in the town.

Councilmember Hogan doesn't know how much you can polish the ordinance; it will still be distasteful. He is concerned by the direction we are headed in zoning.

VOTE: (amendment) YES. HOWARD, HOGAN, WYTHE, ZAK

VOTE: NO. LEWIS, ROBERTS

Motion carried.

ZAK/WYTHE - MOVED TO AMEND LINES 102-148 TO ADD BACK IN 1,500 SQ. FT. OR 20%, WHICHEVER IS GREATER.

Councilmember Roberts noted the smallest lot is 7,500 sq. ft. meaning 1,500 would be the minimum anyway. The language is not needed.

Councilmember Zak defended leaving the 1,500 minimum amount.

VOTE: (amendment) YES. ZAK, HOWARD, WYTHE

VOTE: NO. HOGAN, LEWIS, ROBERTS

Mayor Hornaday broke the tie with a YES vote.

Motion carried.

WYTHE/LEWIS – MOVED TO AMEND LINE 173 TO STRIKE THE "A".

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Lewis agrees we do need zoning as there is always going to be someone that will make a mess of their lot. We need to be more careful as to how we go about it. Ordinances are advertised on the radio. People need to pay attention.

Councilmember Hogan commented he has received more comments on this ordinance than anything else since he has been on the Council. He will vote against it to send the Planning Commission a message to quit screwing around.

Asked if the ordinance needed an additional public hearing, Attorney Klinkner commented some changes are deletions and preserve the status quo therefore would not need additional consideration. The revision related to the square footage for storage is status quo since the current ordinance did not have a limitation. The only change is the increase in the length of boats, but that was stricken too. It does not need to go back to the Planning Commission as amended.

Councilmember Roberts commented to say the Planning Commission did not do their job is not a fair statement. They were trying to help a problem the Planning Department brought to them. The ordinance as amended now is totally changed.

Councilmember Zak expressed concern since the elimination of lines 97 and 98 that says no personal fishing gear will be allowed. He is confused as to what was deleted on Lines 104-110.

HOWARD/ROBERTS – MOVED TO CONTINUE TO THE NEXT MEETING AND A CLEAN COPY OF ALL AMENDMENTS BE PRESENTED TO US SO THAT WE AND THE PUBLIC KNOW WHAT WE ARE LOOKING AT.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. **Resolution 11-023**, A Resolution of the Homer City Council Finding the Need to Create the Kachemak Drive Phase Two Water and Sewer Local Improvement District, and Scheduling a Public Hearing on the Necessity of the Improvement and Proposed Improvement Plan at the April 11, 2011 Regular City Council Meeting. City Manager/Public Works Director.

Memorandum 11-029 from Public Works Director as backup.

Resolution 11-023(S), A Resolution of the Homer City Council Finding the Need to Create the Kachemak Drive Phase Two Water and Sewer Local Improvement District, and Scheduling a Public Hearing on the Necessity of the Improvement and Proposed Improvement Plan at the April ~~11~~25, 2011 Regular City Council Meeting. City Manager/Public Works Director.

Motion on the floor from February 28: MOTION FOR THE ADOPTION OF RESOLUTION 11-023 BY READING OF TITLE ONLY.

Mayor Hornaday called for a motion to substitute Resolution 11-023(S) for Resolution 11-023.

WYTHE/HOWARD – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT

Motion carried.

Councilmember Howard expressed concern of starting with step 2, instead of step 1, eliminating the petition process. She asked City Attorney Klinkner if Council was on safe ground starting with step 2.

Attorney Klinkner advised city code provides for two methods of initiating a Local Improvement District (LID). There is a petition from property owners to the Council and the other is the Council initiating a LID on its own which requires a $\frac{3}{4}$ vote, or five members.

VOTE: YES. ZAK, HOWARD, HOGAN, LEWIS, ROBERTS

VOTE: NO. WYTHE

Motion carried.

NEW BUSINESS

None.

RESOLUTIONS

- A. **Resolution 11-024**, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Replacement and New Installation of a Card Reader Access System to ATS Alaska of Anchorage, Alaska, in the Amount of \$53,144.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

Memorandum 11-033 from Port and Harbor Director as backup.

Mayor Hornaday called for a motion for the adoption of Resolution 11-024 by reading of title only.

ROBERTS/WYTHE - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. **Resolution 11-025**, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Telescopic Tool Carrier to Craig Taylor Equipment of Soldotna, Alaska,

in the Amount of \$64,902.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

Memorandum 11-034 from Public Works Superintendent as backup.

Mayor Hornaday called for a motion for the adoption of Resolution 11-025 by reading of title only.

LEWIS/WYTHE - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- C. **Resolution 11-026**, A Resolution of the City Council of Homer, Alaska, Re-Adopting the Investment Policies of the Permanent Fund. City Clerk/Permanent Fund Committee.

Memorandum 11-035 from Permanent Fund Committee as backup.

Mayor Hornaday called for a motion for the adoption of Resolution 11-026 by reading of title only.

HOWARD/LEWIS - SO MOVED.

Councilmember Hogan asked what percentage of funds are deposited in maturity accounts. City Manager Wrede will provide an answer upon consulting with the Finance Director.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- D. **Resolution 11-027**, A Resolution of the City Council of Homer, Alaska, Regarding Distribution of Natural Gas Within Homer City Limits in the Event a Transmission Line is Built Through Town. Natural Gas Distribution Task Force.

Resolution 11-027(S), A Resolution of the City Council of Homer, Alaska, Approving and Adopting the Recommendations Provided in Memorandum 11-038 by the Homer Natural Gas Distribution Task Force. Howard, Zak.

Memorandum 11-038 from Natural Gas Distribution Task Force as backup.

Councilmember Wythe disclosed her employment with Homer Electric Association as a conflict of interest.

Mayor Hornaday inquired as to the nature of her conflict.

Councilmember Wythe explained with her employment with HEA there may be a perceived conflict since natural gas would be in direct competition of electric heat.

Attorney Klinkner advised it is sufficient ground for recusal.

Councilmember Wythe was excused from participation.

Mayor Hornaday called for a motion to substitute Resolution 11-027(S) for Resolution 11-027.

HOWARD/LEWIS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Hornaday called for a motion for the adoption of Resolution 11-027(S) by reading of title only.

HOWARD/LEWIS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Wythe resumed her seat.

- E. **Resolution 11-028**, A Resolution of the City Council of Homer, Alaska, in Support of Using City Hall Depreciation Reserves to Assist with the Costs of Renovation to the Existing City Hall Facility. Wythe.

Mayor Hornaday called for a motion for the adoption of Resolution 11-028 by reading of title only.

WYTHE/LEWIS - SO MOVED.

Councilmember Wythe explained the projected budget for the City Hall Renovation and Expansion Project. The proposed budget is categorized by construction costs for the new building, energy efficiency improvements to the existing facility, and a list of repairs and replacements as identified by the University architect's report. Most of the repairs and replacements to the current City Hall can be paid from the depreciation fund for the purpose of

maintaining and extending the life of the existing facility. The resolution asks Council to consider the concept of using depreciation funds for the items that qualify.

Councilmember Hogan asked if the approval would be for a 20% cost overrun. Councilmember Wythe answered it basically would be with the energy efficiency improvements at \$92,000 and building maintenance at \$324,000.

VOTE: YES. ROBERTS, WYTHE, ZAK, HOWARD, LEWIS

VOTE: NO. HOGAN

Motion carried.

- F. **Resolution 11-029**, A Resolution of the City Council of Homer, Alaska, Awarding the Contract for the Water Treatment Plant Building Demolition Project to East Road Services of Homer, Alaska, in the Amount of \$58,000 and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

Memorandum 11-036 from Public Works Director as backup.

Mayor Hornaday called for a motion for the adoption of Resolution 11-029 by reading of title only.

WYTHE/LEWIS - SO MOVED.

Councilmember Hogan had thought the demolition project had already been awarded.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- G. **Resolution 11-030**, A Resolution of the City Council of Homer, Alaska, In Support of the Kenai Peninsula Borough's Continued Funding for the Kachemak Bay Campus. Roberts.

Councilmembers Lewis and Zak recused themselves since they are both employees of the college.

Councilmembers Lewis and Zak were excused from participation.

ROBERTS/HOWARD - MOVED TO ADOPT RESOLUTION 11-030.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Merlin Cordes, city resident, referenced a home on Meadow Drive built in 1988 that was changed to GC1 zoning in 2001. To rebuild or add on to the home the owners must get nonconforming use. In 2008 the nonconforming use changed so there is no allowance for replacement of existing buildings. Unable to sell the home, it has created a financial hardship for the owners; it is an unfair situation. He hopes Planning and Zoning can come to a solution that will fix the problem for numerous homeowners in the same situation.

Mike Kennedy, city resident, commented the solution is to allow residences in GC1 and GC2. Anything that is allowed in RR should be allowed in GC1 and GC2. People don't show up for the city meetings because they are not being noticed. There are many more properties in violation by the new zoning contrary to Mr. Abboud's letter. Council should drive the streets and see the number of violations.

Scott Adams, city resident, spoke about missed notices to property owners and steep slope information that was removed from the website. He receives notices from the Borough, but not from the City.

Leonard Wells, city resident, asked why the City Hall was a no bid contract. He referenced comments by Council that opposed a commission recommending that taxes be kept down.

Nancy Hillstrand, city resident, commented on the wasted energy of the 112 light bulbs burning in Council Chambers.

COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner stated he provided Council with a report for February and was available for questions. There were no questions from Council.

COMMENTS OF THE CITY CLERK

City Clerk Johnson had no comment.

COMMENTS OF THE CITY MANAGER

City Manager Wrede commented the tsunami warning system did not quite work right. Council could have a worksession to go over the EOP. He doesn't want the Mayor's comments to leave people thinking we had no coverage at all. The alarms went off and there were people up all night in constant contact with the KPB monitoring the situation. They didn't have a good way to get word to people that it was just a watch, not a warning. Emergency personnel were standing by to see the wave pass the weather buoy in the Aleutian Islands. There was a four hour period after the wave passed to put out a warning. If we needed to get the word out we could have used different means including the canned system that calls every number in town, the State of Alaska emergency warning system that automatically breaks in to tell people to go to high ground

quickly. There were some problems that will be worked out. He didn't want to leave people believing that the City was not paying attention and was unguarded.

COMMENTS OF THE MAYOR

Mayor Hornaday stated he was horrified by watching the tsunami going through towns in Japan. Notwithstanding the comments of the City Manager, we were not properly prepared. We need to have a worksession and shut the Spit down for a drill.

COMMENTS OF THE CITY COUNCIL

Councilmember Wythe thanked people for coming out to speak about the zoning code. More than anything, zoning brings people into the council room. There are a number of decisions made by Council that the community should be more involved in. The agenda is posted and advertised. She encouraged people to pay attention, as the Council can only lead as much as the public provides information.

Councilmember Hogan offered an apology to the Planning Commission for his harsh wording. He has been a little cranky since his road trip. He is concerned about the direction of Planning and Zoning. It should be something that makes the community better than worse and not create a lot of legal work for Tom. Mr. Hogan is not happy with what he has seen since serving on the Council with the direction of Planning and Zoning. In a lot of ways it would be better to give it back to the KPB. He understands the commissioners have a tough job to do and are doing their best. He doesn't want them to think their work is not appreciated.

Councilmember Howard commented the tsunami warning erred on the side of conservativeness. If you want to be disturbed that we went that route, it is better to be on safer ground to do that. All elected officials need to step back and professional staff needs to guide us in how this does or doesn't work. She thanked everyone that came tonight and the City Attorney for his guidance. The next meeting is Tuesday, March 29th.

Councilmember Roberts thanked everyone that came out with their opinions. A number of people testified since we are doing zoning changes notifications should be sent out to people for changes. The City does send out changes of zoning and conditional use permits. The City does not send notices every time we pass an ordinance. She asked that people pay attention as it is important to hear their input. It would be a good time to look at the EOP to see how we can make it better. She would like a meeting with the Council to discuss it. Ms. Roberts thanked the Planning Commission for doing a lot of work for Council in the last year. They have contributed a lot to the community.

Councilmember Zak is looking forward to a worksession on the EOP. He appreciates those that came out tonight and gave a clear picture. There were some good points made such as recycling all the metal and shipping it all to China. What are we going to do when we need it? Tonight Council did good work by passing Resolution 11-027(S) for the gas line. The Natural Gas Distribution Task Force will be ready to take on any task. Planning and Zoning tries to do their best, unfortunately there are real life examples like Meadow Drive that affect people adversely.

He appreciates everyone's effort and the Mayor, as each ship needs a captain. Council does their best and puts in a lot of hours. It is the community working together with the Council. He doesn't want to be considered a bureaucrat.

Councilmember Lewis had no comment.

ADJOURNMENT

There being no further business to come before the Council, Mayor Hornaday adjourned the meeting at 8:18 p.m. The next Regular Meeting is scheduled for Tuesday, March 29, 2011 at 6:00 p.m. The next Committee of the Whole is scheduled for Tuesday, March 29, 2011 at 5:00 p.m. A Worksession is scheduled for Tuesday, March 29, 2011 at 4:00 p.m. Special Meetings are scheduled for Thursday, March 24, 2011 at 5:15 p.m. and 5:30 p.m. All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

JO JOHNSON, CMC, CITY CLERK

Approved: _____



Office of the Mayor
James C. Hornaday
Homer City Hall
491 E. Pioneer Avenue
Homer, Alaska 99603-7624

Phone 907-235-8121 x2229

Fax 907-235-3143

MEMORANDUM 11-044

TO: HOMER CITY COUNCIL

FROM: JAMES C. HORNADAY, MAYOR

DATE: MARCH 22, 2011

SUBJECT: REAPPOINTMENT OF ROBERT HARTLEY, MARK HOTTMANN, AND CATHERINE ULMER TO THE PORT AND HARBOR ADVISORY COMMISSION AND REAPPOINTMENT OF JOHN VELSKO TO THE TRANSPORTATION ADVISORY COMMITTEE.

Robert Hartley, Mark Hottmann, and Catherine Ulmer are reappointed to the Port and Harbor Advisory Commission for three-year terms. Their appointments will expire February 1, 2014.

John Velsko is reappointed to the Transportation Advisory Committee for a three-year term. His appointment will expire April 1, 2014.

RECOMMENDATION:

Confirm the reappointment of Robert Hartley, Mark Hottmann, and Catherine Ulmer to the Port and Harbor Advisory Commission and reappointment of John Velsko to the Transportation Advisory Committee.

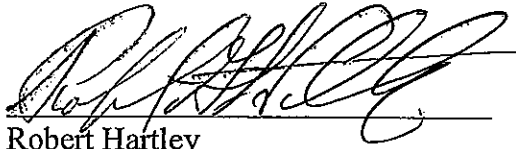
Fiscal Note: N/A

March 15, 2011

Dear Mayor Hornaday and Council members

I wish to renew my term on the Port and Harbor Advisory Commission for another three years to expire in February 1, 2014.

Thank you for your consideration

A handwritten signature in black ink, appearing to read 'Robert Hartley', written over a horizontal line.

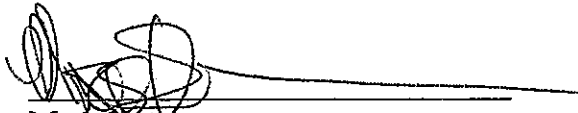
Robert Hartley

March 15, 2011

Dear Mayor Hornaday and Council members

I wish to renew my term on the Port and Harbor Advisory Commission for another three years to expire in February 1, 2014.

Thank you for your consideration



Mark Höttmann

MAR 15 2011 AM 10:45 PK

March 15, 2011

Dear Mayor Hornaday and Council members

I wish to renew my term on the Port and Harbor Advisory Commission for another three years to expire in February 1, 2014.

Thank you for your consideration


Catherine Ulmer

Jo Johnson

From: John Velsko [jvelsko@hotmail.com]
Sent: Saturday, March 12, 2011 9:39 AM
To: Jo Johnson
Subject: TAC

Hi Jo,

I believe that my term on the Transportation Advisory Committee is expiring soon. If the Mayor has no objections to my serving another term I would like to do so.

Regards,
John Velsko

VISITORS

**ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS**

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S RECOGNITION

**JOE MARTISHEV
VOZNESENKA SCHOOL WRESTLING CHAMPION**

WHEREAS, Joe Martishev of Voznesenka School competed in the 2010 Alaska 3A Small School State wrestling season, winning the 140 Pound Championship; and

WHEREAS, Joe Martishev of Voznesenka School defeated three wrestlers, who he had previously lost, to win the 2010 3A Small School 140 Pound State Championship; and

WHEREAS, Joe Martishev of Voznesenka School completed his 2010 overall wrestling season with 28-7 record; and

WHEREAS, Joe Martishev was the Voznesenka Wrestling Team Captain and the Quarterback and Team Captain of the State Champion 8-Man Football Team at Voznesenka School, and

WHEREAS, Joe Martishev is a member of the Homer Popeye Wrestling Club; and

WHEREAS, The City of Homer recognizes the accomplishments of Joe Martishev, knowing that the sport of wrestling requires numerous hours of discipline, dedication, and commitment.

NOW, THEREFORE, I, James C. Hornaday, Mayor of Homer, do hereby recognize the accomplishments of Joe Martishev as a

VOZNESENKA SCHOOL WRESTLING CHAMPION

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska, to be affixed this 29th day of March, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

**CITY OF HOMER
HOMER, ALASKA**

MAYOR'S RECOGNITION

**MITCH WYATT
HOMER HIGH SCHOOL WRESTLING CHAMPION**

WHEREAS, Mitch Wyatt of Homer High School competed in the 2010 Alaska 4A Large School State wrestling season and won the 171 Pound Championship; and

WHEREAS, Mitch Wyatt was the 2010 Northern Lights Conference Outstanding Wrestler and 171 Pound Champion; and

WHEREAS, Mitch Wyatt of Homer High School completed his 2010 Alaska wrestling season with 48-0 record and his 2010 overall wrestling season with a 51-2 record; and

WHEREAS, Mitch Wyatt of Homer High School was a career three time Alaska 4A Large School State wrestling place winner, two time Northern Lights Conference wrestling champion, two time Wrestling Team Captain, and a member of the Homer Popeye Wrestling Club; and

WHEREAS, Mitch Wyatt of Homer High School broke School Records in Pins (39), Wins (51), and Varsity Points (310); and

WHEREAS, The City of Homer recognizes the accomplishments of Mitch Wyatt, knowing that the sport of wrestling requires numerous hours of discipline, dedication, and commitment.

NOW, THEREFORE, I, James C. Hornaday, Mayor of Homer, do hereby recognize the accomplishments of Mitch Wyatt as a

HOMER HIGH SCHOOL WRESTLING CHAMPION

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Homer, Alaska, to be affixed this 29th day of March, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

PUBLIC HEARING(S)

ORDINANCE(S)

ORDINANCE REFERENCE SHEET
2011 ORDINANCE
ORDINANCE 11-11

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2011 Operating Budget by Appropriating \$9,000 from the Homer Accelerated Roads and Trails Fund (HART) for the Construction of the West Homer Elementary Trail Project.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting March 29, 2011 Introduction
 - a. Memorandum 11-049 from Public Works Director as backup.
 - b. Map

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 11-11

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE FY 2011 OPERATING BUDGET BY APPROPRIATING \$9,000 FROM THE HOMER ACCELERATED ROADS AND TRAILS FUND (HART) FOR THE CONSTRUCTION OF THE WEST HOMER ELEMENTARY TRAIL PROJECT.

WHEREAS, The Council authorized the expenditure of HART funds in the 2008 City operating budget to complete this project; and

WHEREAS, Capital project funding must be used within three years; and

WHEREAS, Due to workload, the project was not completed within the three year time period; and

WHEREAS, The project is now ready for construction and has had the continued support of the Kenai Peninsula Borough School District, adjacent neighbors, the Parks and Recreation Advisory Commission, and the Transportation Advisory Committee; and

WHEREAS, To complete the project, the City Council must reauthorize HART funding.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY 2011 Operating Budget by appropriating \$9,000 from the Homer Accelerated Road and Trail Fund (HART) for the construction of the West Homer Elementary Trail.

Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
165-375	(HART Trails Reserve) West Homer Elementary Trail Construction	\$9,000

Section 2. This is a budget amendment ordinance, in temporary in nature, and shall not be codified.

ENACTED BY THE HOMER CITY COUNCIL this ____ day of April, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form:

Walt Wrede, City Manager

Date: _____

Thomas F. Klinkner, City Attorney

Date: _____



CITY OF HOMER

PUBLIC WORKS

3575 HEATH STREET HOMER, AK 99603

TELEPHONE (907)235-3170
FACSIMILE (907)235-3145

MEMORANDUM 11-049

TO: Walt Wrede, City Manager

FROM: Carey Meyer, Public Works Director

DATE: March 22, 2011

RE: **West Homer Elementary Trail**
Project Status – Re-authorization of Funding

In 2008, the Council authorized the expenditure of \$8,000 from the HART fund to complete the construction of a short trail between the West Homer Elementary School and the adjacent residential neighborhood. Platting of a dedicated right-of-way and securing necessary easements was accomplished; adjacent property owners support the trail construction and voluntarily signed trail easement documents. The project was designed by Public Works and bids for construction are being advertized. Attached is an aerial photo showing the location of the proposed trail.

The completion of this project has taken longer than originally anticipated, due to work load. Capital project funds, appropriated in an operating budget, must be used within a three year period. Unfortunately, time has expired. To complete this project, the funds must be re-authorized.

Public Works anticipates that the total cost of completing this trail is \$9,000. This includes all design and construction costs.

Recommendations: The City Council pass an ordinance amending the 2011 operating budget authorizing the expenditure of \$9,000 from the HART fund to complete the design and construction of the West Homer Elementary Trail; and authorizing the City Manager to execute all appropriate documents necessary to complete the project.

Fiscal Note: 165-375

WEST ELEMENTARY TRAIL



1 inch = 125 feet

ORDINANCE REFERENCE SHEET
2011 ORDINANCE
ORDINANCE 11-12

An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a Donation / Grant from Family First in the Amount of \$2,800 for Playground Equipment at Bayview Park and Stipulating that the Funds be Segregated and Used Only for That Purpose.

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting March 29, 2011 Introduction

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 11-12

AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
ALASKA, ACCEPTING AND APPROPRIATING A
DONATION / GRANT FROM FAMILY FIRST IN THE
AMOUNT OF \$2,800 FOR PLAYGROUND EQUIPMENT AT
BAYVIEW PARK AND STIPULATING THAT THE FUNDS BE
SEGREGATED AND USED ONLY FOR THAT PURPOSE.

WHEREAS, Family First, a nonprofit organization with an interest in small children has approached the City about making a donation in the amount of \$2,800 for the acquisition of playground equipment at Bayview Park; and

WHEREAS, The City staff have been working to enhance cooperation and volunteer efforts with nonprofits, park user groups, and parks and recreation advocates in response to reduced operating budgets and declining revenues; and

WHEREAS, It would be beneficial to establish a mechanism whereby donations of this type could be accepted and easily tracked and accounted for.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby accepts and appropriates a donation / grant from Family First in the amount of \$2,800 for new playground equipment at Bayview Park and directs the Finance Department to segregate the funds and insure that they are only used for the intended purpose as follows:

Revenue:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
157-375 (Donations and Gifts)	Playground Equipment / Bayview Park Family First	\$2,800

Expenditure:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
157-375	Playground Equipment / Bayview Park	\$2,800

Section 2: This is a budget amendment ordinance, is temporary in nature, and shall not be codified.

ENACTED BY THE HOMER CITY COUNCIL this _____ day of _____, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form:

Walt Wrede, City Manager

Thomas F. Klinkner, City Attorney

Date: _____

Date: _____

CITY MANAGER'S REPORT

MANAGERS REPORT

March 29, 2011

TO: MAYOR HORNADAY / HOMER CITY COUNCIL

FROM: WALT WREDE

UPDATES / FOLLOW-UP

1. Long Term Parking Plan / Homer Spit / Port and Harbor Area: This meeting agenda contains a resolution approving a long term parking plan in the Port and Harbor area. There are several things that should be mentioned. First, the Memorandum to the Council states that the Port and Harbor Commission made recommendations on a long term parking plan but it did not have a quorum in order to take a formal vote at its meeting on February 23. This issue should be addressed by the time the Council meets. The Commission has a meeting scheduled the week of March 21st and hopefully they will have a quorum and be able to pass motions. A second consideration might be the Draft Spit Comprehensive Plan. The Spit Comprehensive Plan was scheduled to be on the agenda for approval at this meeting but was pushed back due to delays in finalizing the maps. The Long Term Parking Plan appears to be consistent with the Spit Comprehensive Plan but it could be argued that maybe they should go forward together. There is urgency to get the parking plan in place before this summer though. Finally, if the parking plan is approved, we will come back to Council later with an ordinance appropriating money for implementation (signage, etc.) and a resolution establishing the fees for long term parking.
2. SB 46 Capital Budget: Last week the Senate held its first hearing on the capital budget. This was a hearing on the Governor's capital budget as submitted to the legislature. The Senate is now working on its own version of the budget and we are told that we can expect to see it later this month or early in April. As you know, the governor's budget does not contain the gas pipeline or any of the other City CIP projects. They will have to be added by the legislature. The City staff attempted to make sure the word about the hearing got out to key parties advocating for the pipeline around the South Peninsula. We got a good coalition together and the Senate received testimony in favor of the pipeline from the City of Homer, Kachemak City, South Peninsula Hospital, Task Force member Mike Pate, The Kenai Peninsula Borough, and the Kenai Peninsula School District.
3. Boatyard Fire: Last week there was a major fire at the Homer Boat Yard that involved large property losses. Fortunately, no one was injured. Homer and KESA firefighters were faced with a very dangerous scene and they did an excellent job under the circumstances. The lack of fire hydrants on Kachemak Drive really hindered the firefighting effort and I am told that more property might have been saved if hydrants were available closer to the scene. This points out again how important the Kachemak Drive Water and Sewer Project is. Property owners along Kachemak Drive could save money on property insurance

if they had fire hydrants close by. The boatyard owner, Mr. Moore, informs me that he may have to close down the entire operation if he does not get access to sewer lines soon.

4. Gas Pipeline Public Information: At the last meeting, the Council passed a resolution which included instructions for the staff to ramp up the public information campaign regarding the gas pipeline. The process has begun. Attached is a copy of a Q and A which now appears on a new gas line webpage. The staff recently worked to get key players to testify on a capital budget hearing. A new ad has been placed in the papers directing people to the City website if they want more information on the proposed gas line. This week, a staff member posted flyers around town and went to visit key business owners to discuss the project.
5. Library Energy Consumption: Attached is a letter from Brian Meissner, the architect for the new Homer Public Library. Brian wrote this letter in response to a recent Opinion Piece in the Homer Tribune. The key points are that the Library is more efficient than other similar buildings, that it achieved efficiency goals, that it can be made more efficient due to its design as a "hybrid" building, that the design took more into consideration than just energy efficiency, and that current consternation about energy costs are not entirely a LEED issue, in fact LEED has little to do with it. The suggestions included at the end of Brian's piece target the exact work the City is already doing through its contract with Bill Smith.
6. HERC / Old Intermediate School. The Draft Request for Proposals has now been revised based upon comments from both the City Attorney and the Appraisal company under contract to conduct the required appraisal. The appraisal has been performed and we now have a reasonable idea of what fair market rent might be for the facility. A recent appraisal is required by the City code as a precondition to sale or lease. We anticipate that the RFP will be issued and available to the public this week or next. The College has informed me that although they have begun the process of moving out of the facility, they will need to remain for the full term of their lease which expires at the end of April.
7. Potential Land Sales: At one of the meetings in April, I will bring forward resolutions authorizing the sale of several pieces of City property. First, I plan to make another attempt at selling the lots the City owns behind the seawall. Further, new interest has been expressed in the old library lot located on Main Street. I hope to have that lot sold before the summer. Doing so would get another lot on the tax rolls, maybe stimulate some development, and help the City pay down its debt on the new library.
8. Revisions to Standard Land Leases: You will recall that the Council asked the City Attorney to review the standard, base land lease and make recommendations regarding possible amendments. Tom has completed his work and staff members are currently in the process of making comments. This process has not moved as quickly as we hoped due to the workload and other more pressing priorities. We plan to have something to Council in April for your review and approval. The attorney has suggested that it would be advisable to wait until a new lease document is in place before executing agreements with tenants. Three tenants are awaiting new leases at this time.

9. Fire Department Training: All reports indicate that the first training session at the new fire training facility went very well.
10. Emergency Operations Plans Debriefings: There were a number of meetings, at several levels, which took place over the past two weeks to debrief what went right and what went wrong during the recent tsunami warning. The focus has been on what we can all do collectively to improve the level of protection and service provided to the public. We have spent a lot of time locally talking about improving emergency communications within the community. Please let me know if you wish to talk about this topic in more detail.
11. Kachemak Drive Water and Sewer: Carey is moving forward with the new engineers estimate and seeking new bids. He is planning to pull together some neighborhood meetings to provide updates on the project, including the significance of the resolution the Council passed at the last meeting.
12. Audit: The audit work for Fiscal Year 2010 is nearing completion. The auditors spent two full weeks here and left this past Friday. Council will receive a copy of the final audit document when its complete along with a presentation by the auditors.

ATTACHMENTS

1. Natural Gas: Frequently Asked Questions
2. Letter from Brian Meissner, Architect for Homer Public Library
3. Homer Projects, Revision 15, STIP
4. 2010 US Census

IS NATURAL GAS COMING TO HOMER?

Homer area residents have been hearing a lot about natural gas coming this way from Anchor Point, and most are eager to hook up, given the expected cost savings. (See more info below.)

After decades of hoping that natural gas will come to Homer, is it finally going to happen?

Homer residents are closer to having natural gas than ever before, but money to build the main pipeline still needs to be approved by the Legislature and Governor Parnell. Support in the State Capitol is far from unanimous. This is where your voice can make a difference. Every letter, phone call, and public opinion message delivered to legislators and the Governor in support of the pipeline will increase chances that money to build the pipeline will be available this summer and that our community will see the benefits soon thereafter.

The information that follows provides answers to frequently asked questions along with contact information for key people in the State Capitol.

NOTE: Contacting legislators can be as simple as making one phone call to the local Legislative Information Office (235-7878) with a message that will be delivered to all 60 legislators. Governor Parnell will need to be contacted separately, by phone (907-465-3500), fax, letter, or email. Because he has the power to veto legislation, it is important to contact the Governor as well as legislators.

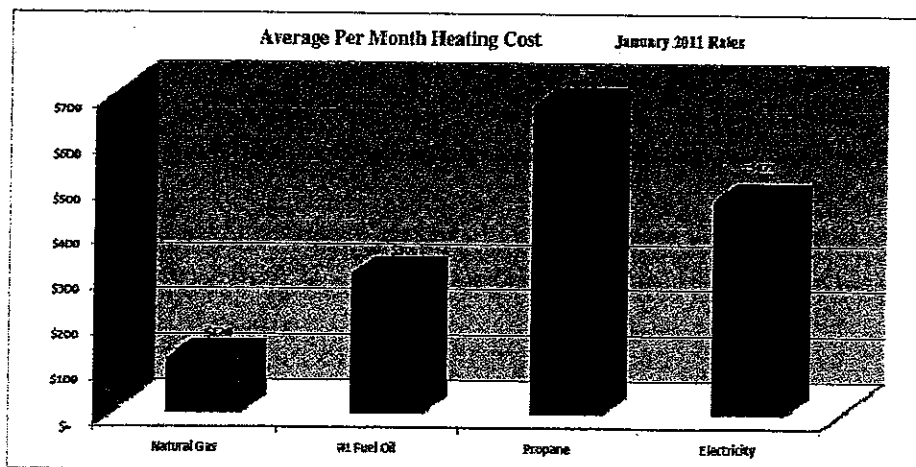
In a nutshell, the City of Homer is requesting \$10.05 million in state funding to build a natural gas transmission line from Anchor Point through Homer and Kachemak City, a distance of 23.4 miles.

FREQUENTLY ASKED QUESTIONS:

Q: How much money can be saved by switching to natural gas from other fuel sources?

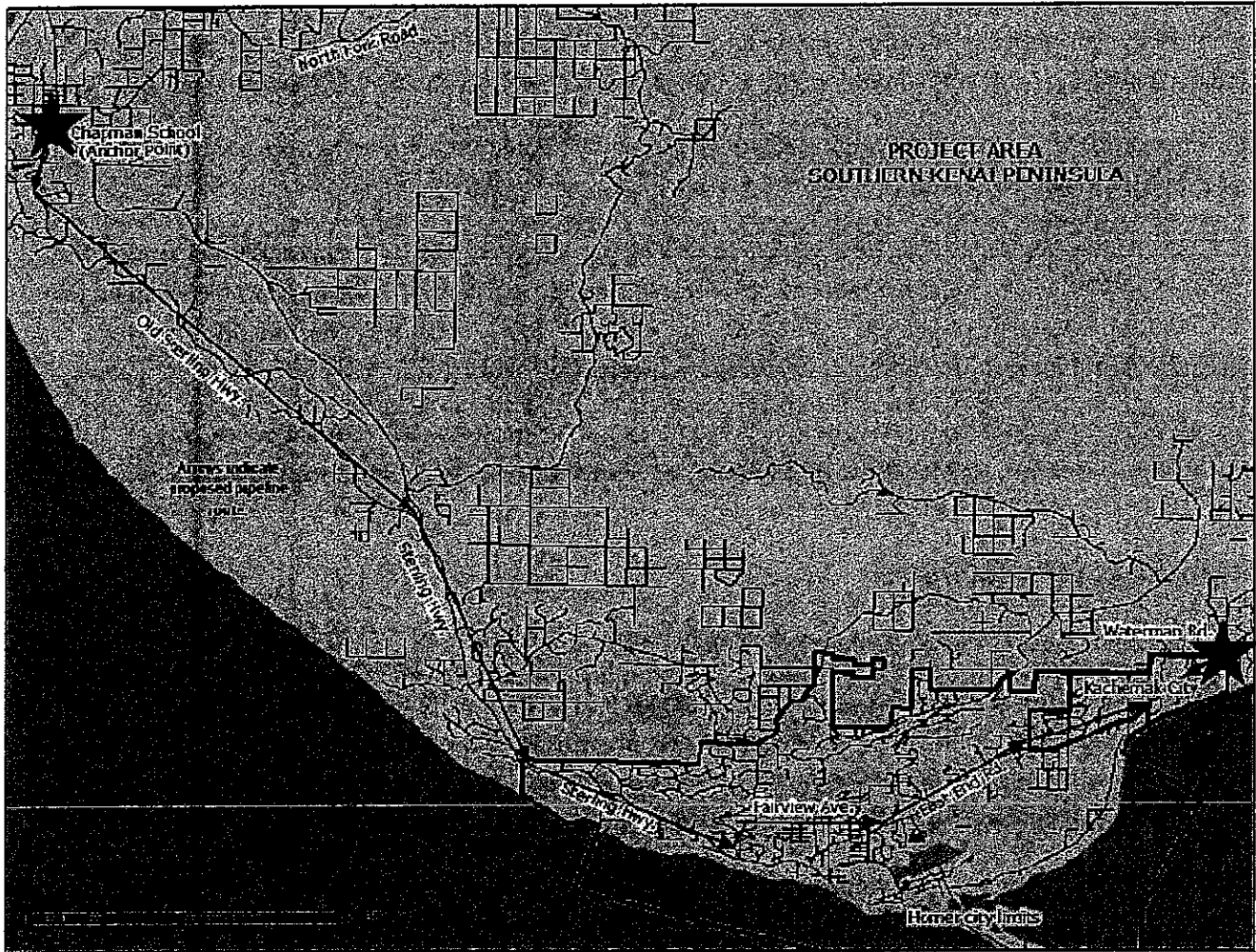
A: Prices of fuel and electricity are constantly changing and some boilers and furnaces are more efficient than others, so there is no firm answer. However, an analysis done in January 2011 found that after conversion to natural gas, a typical homeowner might expect to see about a 60% reduction in heating costs as compared to fuel oil, an 80% reduction as compared to propane, and a 75% reduction as compared to electricity.

In dollar terms, the analysis predicts annual savings for a typical single family home of \$2,227 by switching to natural gas from fuel oil, \$4,207 by switching from electricity, and \$6,691 by switching from propane.



Q: Will natural gas be piped to every street in Homer if the Legislature approves the \$10.05 million funding request?

A: No. The money would be used to extend the 8-inch transmission pipeline which now ends at Chapman Elementary School in Anchor Point. At this point, the plan is to take it down the Old Sterling Highway, then along the Sterling Highway to West Hill Road, up a short ways and then east to the Fairview Avenue right-of-way, then east along Fairview to Homer High School. From there, it would drop down to East End Road and continue out through Kachemak City, terminating at Waterman Road.



All or most of the lines coming off this main transmission line will be 2-inch lines. There are a number of ways the buildout into side streets and neighborhoods could happen. The City of Homer and Kachemak City are considering strategies to facilitate the process and spread the costs to property owners out over a number of years so that up-front costs are not a barrier. Any property owner can also work directly with Enstar to bring natural gas to a particular location. The current cost is about \$18/foot from the nearest 8-inch line.

Q: Once natural gas is piped into a neighborhood, what will it cost to bring it to a particular house or other building?

A: Current costs of a service line are \$948 for up to 100 feet and (if that's not enough) \$2/foot thereafter. Other costs will depend on the existing appliances inside the building and the extent of conversion needed. For example, homes and businesses that heat with propane will have a simpler conversion process. To replace an oil-fired space heater in a house might cost about \$2,000. To replace a boiler might cost in the \$5,000-\$8,000 range. Gas piping might cost \$500. These are rough figures. For more accurate estimates and especially for larger buildings, it would be wise to talk to a heating professional.

Q: What would the payback period be (to recoup the costs of conversion)?

A: Again, this will vary depending on one's current heating source and equipment. However, most can expect to see a payback period of less than two years (based on current energy prices) from the time of conversion to natural gas.

Q: What savings can be expected for some of Homer's larger buildings, such as the hospital and area schools?

A: Analyses have been performed for a number of larger buildings in Homer, all of which currently heat with fuel oil. The cost of natural gas used in calculating the estimates below was approximately \$0.85 per hundred cubic feet (Jan. 15, 2011 rate).

The following estimates are based on the cost of fuel oil on January 3, 2011 (\$2.84/gallon):

SCHOOL	POTENTIAL ANNUAL SAVINGS
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Homer Flex	\$1,737
Homer High School	\$126,402
Homer Middle School	\$40,963
Paul Banks Elementary	\$31,448
West Homer Elementary	<u>\$60,040</u>
TOTAL for area schools	\$260,590

The following estimates are based on the cost of fuel oil on February 10, 2011 (approx. \$3.08/gallon):

FACILITY	POTENTIAL ANNUAL SAVINGS
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Homer Public Library	\$19,309
Homer Airport	\$17,250
Port Maintenance Bldg.	\$9,285
Homer Animal Shelter	\$15,704
South Peninsula Hospital	\$279,086

The following estimate is based on the average cost of fuel oil from 2008-2010 (\$2.77/gallon):

FACILITY	POTENTIAL ANNUAL SAVINGS
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Islands and Ocean Center	\$41,644
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Q: Are there environmental benefits from switching to natural gas from other fuel sources?

A: One reason why the City of Homer supports bringing natural gas to the community is because it will help achieve goals outlined in the Climate Action Plan adopted in December 2007. Natural gas is a fossil fuel and burning it releases carbon dioxide (a greenhouse gas) into the atmosphere. However, natural gas produces 30 percent fewer carbon emissions than oil and 43 percent fewer emissions than coal for each unit of energy delivered. Natural gas combustion is likewise cleaner than propane combustion, but the difference is less significant than with oil or coal.

For Homer and the rest of the Railbelt, electricity is currently generated mostly from natural gas (88%) with the rest from hydroelectric sources. Hence there would be no environmental benefit from switching to natural gas from electricity at this point, although it might reduce pressure to develop coal resources in the future.

One advantage of natural gas (or propane or electricity) over fuel oil is that there is no risk of environmental contamination from spills.

Q: If natural gas comes to Homer, can we count on having supplies far into the future?

A: There is no guarantee that natural gas will continue to flow year after year far into the future. However, Alaska has abundant natural gas resources, many state residents already rely on natural gas, and there is keen interest in ensuring that natural gas remains available to meet the needs of current and future generations. If Homer is successful in getting a pipeline built from Anchor Point, the community will be hooked up to the same natural gas system that currently feeds Anchorage, the Mat-Su Valley, and the central Kenai Peninsula. Thus, residents will be positioned to benefit directly from future natural gas exploration and development, including from Cook Inlet fields or any future "bullet line" from the North Slope.

Q: Is the City of Homer getting into the gas utility business?

A: No. The 8-inch transmission line, all of the main distribution lines in town, and all supporting infrastructure will be owned, operated, and maintained by Enstar Natural Gas Co. The proposed project is simply an extension of Enstar's existing distribution network.

Q: Is it right for public dollars to go to a private company that will build and own the proposed South Peninsula Natural Gas Pipeline?

A: This is a philosophical question and reasonable people can disagree on the answer. However, the State of Alaska has in the past provided billions of dollars in direct appropriations and tax incentives to energy companies and other private-sector industries, where it is felt that the public benefit is significant enough to justify the investment. (One example: Under a new state tax credit, the first company to drill an offshore well in Cook Inlet using a jack-up rig will get 100% of its costs, up to \$25 million, paid for by the state.)

Local governments on the Kenai Peninsula do not have the desire or expertise to build, own, or operate a natural gas pipeline. However, they recognize the broad economic benefits that will come from having access to natural gas and we believe the State's money would be well spent on building the proposed 23 mile line. It is also generally acknowledged that companies like Enstar, although technically in the private sector, operate in many ways like public utilities and in fact are regulated by the Regulatory Commission of Alaska much the same as a public utility.

Q: Didn't Homer ask for money for a natural gas pipeline last year? What happened?

A: Yes, the City requested \$4.8 million, which the Legislature approved. However, Governor Parnell vetoed all but \$525,000 before signing the FY 2011 capital budget bill into law. The \$525,000 was used to build a pressure regulating station on North Fork Road and lay 3200 feet of pipe from there to Chapman Elementary School in Anchor Point.

Q: What is the timeline for legislative action on the current funding request?

A: The Legislature is only in session until April 18. The Senate is expected to send its proposed capital budget, SB 46, to the House by the second week of April. The House is likely to wrap up its work by on the capital budget the following week, with a concurrence vote in the Senate likely in the final days of session . A single capital budget bill then goes to Governor Parnell for consideration. From the date the bill is officially transmitted to him, which typically takes place in mid-to-late May, At that point, the Governor will have 20 days, excluding Sundays, to make changes. He can veto all or part of any particular line item appropriation.

CONTACT INFORMATION FOR ALASKA LEGISLATORS AND GOVERNOR PARNELL

The simplest way to reach all 60 legislators is through a public opinion message (POM). These can be up to 50 words in length. Once you have composed your message, call the Homer Legislative Information Office at 235-7878 (or stop in at the LIO office on the Sterling Highway) and give the staff person your message. You can also choose to send a POM to individual legislators or committee members, but there is no harm in contacting all 60 on this issue, since all will vote on the final bill.

Phone calls, faxes, and/or mailed letters may have more impact than a POM. Emails are another avenue for communication. The following individuals hold key positions in determining the fate of the South Peninsula natural gas pipeline. Note: Both Representative Paul Seaton and Senator Gary Stevens, representing the Homer area, are strongly in support of funding for the pipeline. While they don't need to be convinced that it's a good idea, they appreciate hearing from constituents and can share what they hear with other legislators.

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TO: KEVIN HOGAN
235-4833
FROM: WALT WREDE

March 18, 2011

RE: Homer Public Library: A Success Story

Dear City Council, City Manager, and Concerned Citizens:

I'm writing to provide a more comprehensive set of facts regarding the Homer Public Library, and to point out that it is in fact meeting its target performance goals of providing an exceptionally healthy indoor environment while exceeding the energy performance of comparable buildings constructed under similar building codes.

First, let's look at some of the facts and history related to the new library and the old library:

- 1) The previous library was, by definition, a "sick building". Access to fresh air was grossly inadequate; remember that moldy smell? Access to daylight and views was minimal. These problems are symptomatic of a majority of buildings constructed during the late seventies and early eighties. During that period of time building envelopes were being made much tighter in order to save energy, but outside air was not provided in adequate amounts for proper indoor environmental quality. In addition, building materials often contained volatile organic compounds and other toxic chemicals. The combination of inadequate ventilation and unhealthy materials during this era gave birth to the epidemic known as sick building syndrome.
- 2) The loudest message delivered by library staff and users during design of the new library was "give us a healthy indoor environment with fresh air, views, and ample daylight." Without question this goal is being achieved in the new library.
- 3) A majority of the cost of heating a building in Alaska comes from the energy required to heat outside air that must be introduced into the ventilation system to keep the air fresh. In reaction to sick building syndrome building codes have changed dramatically over the past two decades resulting in a dramatic increase in the quantity of outside air required per occupant.
- 4) This is not a LEED question. Rather it is a question of building codes. Specifically, it is a struggle between the two code-mandated standards that deal with energy efficiency (ASHRAE 90.1) and indoor air quality (ASHRAE 62.1). Architects, engineers and public officials are required to meet the minimum requirements of both in the design of any new building. LEED strives to exceed these requirements, and the new Homer Public Library exceeds the requirements of both.



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Let's look at some specific comparisons to comparable buildings constructed under similar code requirements. The two most similar projects constructed in Alaska during the same time period are the Haines Library (2003) and Islands and Ocean Visitors' Center in Homer (2003), neither of which was designed as a LEED project. On a square foot basis, the Homer Public Library uses approximately 25% less energy than each of these buildings. The goal established during design of Homer's Library was to exceed the baseline performance of ASHRAE 90.1 by 20% to 30%. That goal has been achieved as evidenced by comparison with its peers. What's more, after adjustments for location (heating and cooling degree days) the Homer Public Library's energy performance stands up against many of the most celebrated libraries constructed in the Pacific Northwest during the same time period including the Ballard Library in Seattle (2004) and the Hillsdale Library in Portland (2004).

Now let's continue to the most exciting part of this story. During design of Homer's new library, both the design team and the building committee recognized this conundrum: Heating outside air is expensive and energy intensive; but outside air is required for good health, as are access to daylight and views. Due to outside air requirements there becomes a point of diminishing return at which additional insulation and fewer windows have minimal impact on energy usage since so much of the energy cost is devoted to heating outside air. But there is another way of thinking about outside air that is permissible by code. To understand this next discussion I need to give a brief overview of ventilation strategies.

The building codes and referenced standards recognize two types of buildings: naturally ventilated and mechanically ventilated. In general, mechanically ventilated buildings allow for greater control of occupant comfort in terms of temperature. In theory this means that mechanically ventilated buildings should receive fewer complaints from occupants. But in reality this is seldom true. Naturally ventilated buildings are defined as buildings with sufficient operable windows to allow occupants to control their own comfort. Those operable windows bring in the required fresh air. Numerous studies have shown that well-designed naturally ventilated buildings result in fewer user complaints since people by nature will tolerate larger swings of temperature when they have control over their own environment.

Here's where the difference becomes relevant to energy usage. In most mechanically ventilated buildings the amount of outside air being heated is a constant, and is based on a maximum occupant load. In naturally ventilated buildings the amount of outside air being heated is user controlled, and is therefore adjustable based on the number of occupants. Case studies in Alaska have shown that naturally ventilated buildings can use as much as 65% less heating fuel than similarly constructed mechanically ventilated buildings.

This comparison is relevant to the Homer Public Library because Homer's new library was designed to meet code requirements as both a naturally ventilated building and a mechanically ventilated building. It is presently being operated as a mechanically ventilated building. This means there is an opportunity for significant additional energy savings.

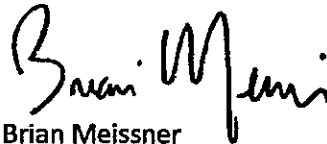
It is time to take that next step. Start operating the library as a hybrid ventilation system as it was originally designed. This means significantly turning down the amount of outside air in the mechanical system to an amount that is adequate for a baseline occupant load, then using the user-controlled natural ventilation system to handle additional occupants. This change will have little impact on user comfort but will result in significant energy savings. Our team of architects and engineers is standing by to help you with these adjustments and to help monitor the results to ensure that the appropriate balance between energy efficiency and indoor health is achieved.

A next step, if needed, is to add demand control ventilation and CO2 sensors. During design of the library those technologies had not reached a level of development that the stakeholders were comfortable implementing them, but the technologies have improved significantly in the past few years.

Energy efficiency has been and remains an important part of any sustainably designed building, especially at a time of increasing energy costs. It is one of a wide range of considerations that make up a healthy indoor environment and an enriching library experience by staff and patrons alike.

Sincerely,

ECI/Hyer, Inc.



Brian Meissner



From 2010 U.S. Census

PL 94-171 Redistricting Data for Places

Population – All Ages

Area	Total	White	American Indian/ AK Native	Race Alone					Hispanic/Latino	
				Black	Asian	Pacific Islander	Other	Two or More Races	Hispanic	Not Hispanic
Adak city	326	64	18	13	171	5	20	35	29	297
Akiak city	71	6	36	1	1	0	0	27	8	63
Aklavik CDP	627	22	596	1	1	0	0	7	1	626
Akiak city	346	18	321	0	0	0	0	7	1	345
Aktutan city	1,027	239	56	184	445	15	40	48	214	813
Alakanuk city	677	14	643	0	3	0	0	17	0	677
Alatna CDP	37	1	36	0	0	0	0	0	0	37
Alcan Border CDP	33	30	0	0	0	0	1	2	3	30
Aleknagik city	219	33	166	0	0	0	0	20	0	219
Aleneva CDP	37	37	0	0	0	0	0	0	0	37
Allakaket city	105	1	100	0	0	0	0	4	0	105
Ambler city	258	29	218	1	0	0	0	10	0	258
Anaktuvuk Pass city	324	23	270	1	0	1	0	29	7	317
Anchorage municipality	291,826	192,498	23,130	16,226	23,580	5,901	6,846	23,645	22,061	269,765
Anchor Point CDP	1,930	1,741	73	5	18	1	7	85	42	1,888
Anderson city	246	216	7	4	2	1	2	14	9	237
Angoon city	459	48	348	4	0	0	2	57	36	423
Aniak city	501	102	348	1	0	0	1	49	6	495
Anvik city	85	3	79	0	0	0	0	3	0	85
Arctic Village CDP	152	7	135	0	0	0	0	10	0	152
Atka city	61	3	58	0	0	0	0	0	0	61
Atmautluak CDP	277	4	271	2	0	0	0	0	0	277
Atkasuk city	233	16	215	0	0	0	0	2	0	233
Attu Station CDP	21	19	1	0	0	1	0	0	4	17
Badger CDP	19,482	16,323	950	534	322	33	182	1,138	880	18,602
Barrow city	4,212	712	2,577	41	384	99	34	365	131	4,081
Bear Creek CDP	1,956	1,582	210	12	31	4	6	111	36	1,920
Beaver CDP	84	1	82	0	0	0	0	1	4	80
Beluga CDP	20	18	2	0	0	0	0	0	0	20
Bethel city	6,080	1,417	3,953	53	153	24	36	444	136	5,944
Bettles city	12	9	0	1	0	0	0	2	0	12
Big Delta CDP	591	547	14	1	2	3	2	22	9	582
Big Lake CDP	3,350	2,884	234	7	18	3	22	182	104	3,246
Birch Creek CDP	33	0	33	0	0	0	0	0	0	33
Brevig Mission city	388	18	355	2	0	0	2	11	2	386
Buckland city	416	11	397	0	0	0	0	8	0	416
Buffalo Soapstone CDP	855	719	28	14	4	2	3	85	27	828
Butte CDP	3,246	2,934	140	10	19	5	8	130	101	3,145
Cantwell CDP	219	169	34	1	0	0	4	11	3	216
Central CDP	96	89	4	0	0	0	0	3	1	95
Chalkyitsik CDP	69	10	59	0	0	0	0	0	0	69
Chase CDP	34	34	0	0	0	0	0	0	0	34
Chefornak city	418	14	400	1	0	0	0	3	0	418
Chena Ridge CDP	5,791	4,852	358	74	105	2	45	355	186	5,605
Chenega CDP	76	30	40	0	0	0	0	6	2	74
Chevak city	938	22	890	0	3	0	1	22	1	937
Chickaloon CDP	272	235	17	0	2	0	1	17	4	268
Chicken CDP	7	7	0	0	0	0	0	0	1	6
Chignik city	91	31	52	0	3	0	1	4	1	90
Chignik Lagoon CDP	78	16	49	0	1	0	3	9	3	75
Chignik Lake CDP	73	2	69	0	0	0	0	2	0	73

Chiniak CDP	47	43	2	0	0	0	0	2	0	47
Chisana CDP	0	0	0	0	0	0	0	0	0	0
Chistochina CDP	93	34	50	0	0	0	0	9	0	93
Chitina CDP	126	81	25	0	0	0	0	20	3	123
Chuathbaluk city	118	4	104	2	0	0	0	8	3	115
Circle CDP	104	10	88	0	0	0	0	6	2	102
Clam Gulch CDP	176	150	10	0	0	1	1	14	1	175
Clark's Point city	62	7	55	0	0	0	0	0	0	62
Coffman Cove city	176	166	7	0	0	0	0	3	2	174
Cohoe CDP	1,364	1,221	61	5	6	2	6	63	30	1,334
Cold Bay city	108	80	13	2	2	0	1	10	5	103
Coldfoot CDP	10	9	1	0	0	0	0	0	0	10
College CDP	12,964	9,483	1,227	419	591	54	146	1,044	687	12,277
Cooper Landing CDP	289	276	4	0	2	0	0	7	0	289
Copper Center CDP	328	150	159	0	1	3	0	15	10	318
Cordova city	2,239	1,573	198	10	244	1	12	201	94	2,145
Covenant Life CDP	86	79	5	0	1	0	0	1	0	86
Craig city	1,201	781	240	4	9	2	5	160	39	1,162
Crooked Creek CDP	105	8	88	0	0	0	0	9	0	105
Crown Point CDP	74	62	3	3	3	0	0	3	4	70
Deering city	122	11	106	0	0	0	0	5	0	122
Delta Junction city	958	844	31	17	11	6	9	40	45	913
Deltana CDP	2,251	2,074	57	21	21	7	6	65	54	2,197
Diamond Ridge CDP	1,156	1,060	36	2	15	0	2	41	24	1,132
Dillingham city	2,329	716	1,301	9	30	4	9	260	68	2,261
Diomedea city	115	5	106	0	0	0	0	4	0	115
Dot Lake CDP	13	9	3	0	0	0	0	1	0	13
Dot Lake Village CDP	62	5	51	0	0	0	0	6	0	62
Dry Creek CDP	94	94	0	0	0	0	0	0	4	90
Eagle city	86	78	7	0	0	0	0	1	0	86
Eagle Village CDP	67	37	26	1	1	0	0	2	0	67
Edna Bay CDP	42	41	0	1	0	0	0	0	0	42
Eek city	296	7	289	0	0	0	0	0	3	293
Egegik city	109	52	43	0	0	5	1	8	2	107
Eielson AFB CDP	2,647	2,126	24	207	69	12	43	166	210	2,437
Ekwok city	115	6	104	0	0	0	0	5	3	112
Elfin Cove CDP	20	14	1	0	0	0	0	5	0	20
Elim city	330	24	296	0	1	0	0	9	1	329
Emmonak city	762	24	734	0	1	0	0	3	1	761
Ester CDP	2,422	2,048	163	52	28	4	15	112	79	2,343
Eureka Roadhouse CDP	29	22	2	0	1	0	0	4	2	27
Evansville CDP	15	7	8	0	0	0	0	0	0	15
Excursion Inlet CDP	12	9	0	0	0	0	0	3	1	11
Fairbanks city	31,535	20,853	3,148	2,830	1,124	262	828	2,490	2,837	28,698
False Pass city	35	7	27	0	1	0	0	0	0	35
Farmers Loop CDP	4,853	4,078	308	40	85	4	31	307	139	4,714
Farm Loop CDP	1,028	913	43	8	9	1	4	50	20	1,008
Ferry CDP	33	32	0	0	0	0	0	1	0	33
Fishhook CDP	4,679	4,094	167	28	57	11	34	288	130	4,549
Flat CDP	0	0	0	0	0	0	0	0	0	0
Fort Greely CDP	539	422	10	23	8	1	43	32	71	468
Fort Yukon city	583	45	520	3	1	3	1	10	2	581
Four Mile Road CDP	43	23	13	0	1	0	0	6	0	43
Fox CDP	417	342	31	2	3	1	4	34	22	395
Fox River CDP	685	677	0	0	8	0	0	0	0	685
Fritz Creek CDP	1,932	1,737	56	9	15	3	14	98	51	1,881
Funny River CDP	877	798	40	1	2	2	10	24	10	867
Gakona CDP	218	173	43	0	0	0	0	2	2	216
Galena city	470	138	299	0	3	0	1	29	11	459
Gambell city	681	26	651	0	1	0	0	3	3	678

Game Creek CDP	18	18	0	0	0	0	0	0	0	18
Gateway CDP	5,552	4,737	234	55	102	25	61	338	204	5,348
Glacier View CDP	234	220	2	0	1	0	0	11	7	227
Glennallen CDP	483	374	37	2	3	10	2	55	7	476
Goldstream CDP	3,557	3,167	121	22	26	1	24	196	90	3,467
Golovin city	156	7	145	0	0	0	1	3	1	155
Goodnews Bay city	243	11	230	0	0	0	0	2	1	242
Grayling city	194	13	169	0	0	0	0	12	0	194
Gulkana CDP	119	28	91	0	0	0	0	0	5	114
Gustavus city	442	404	12	0	5	1	1	19	7	435
Haines CDP	1,713	1,390	192	10	8	0	11	102	29	1,684
Halibut Cove CDP	76	66	5	0	0	0	0	5	1	75
Happy Valley CDP	593	519	35	1	2	0	3	33	12	581
Harding-Birch Lakes CDP	299	279	10	1	0	0	1	8	8	291
Healy CDP	1,021	934	21	4	16	0	1	45	21	1,000
Healy Lake CDP	13	2	11	0	0	0	0	0	0	13
Hobart Bay CDP	1	0	1	0	0	0	0	0	0	1
Hollis CDP	112	100	5	0	1	1	0	5	1	111
Holy Cross city	178	8	163	0	0	0	0	7	0	178
Homer city	5,003	4,470	206	19	48	5	30	225	104	4,899
Hoonah city	760	248	399	3	4	0	1	105	23	737
Hooper Bay city	1,093	21	1,034	0	0	0	1	37	0	1,093
Hope CDP	192	169	8	0	1	1	0	13	6	186
Houston city	1,912	1,572	128	7	11	4	20	170	64	1,848
Hughes city	77	1	74	2	0	0	0	0	0	77
Huslia city	275	18	254	0	0	0	0	3	0	275
Hydaburg city	376	43	290	2	0	1	4	36	12	364
Hyder CDP	87	79	1	0	0	1	2	4	2	85
Iglugig CDP	50	14	20	0	0	0	0	16	6	44
Iliamna CDP	109	36	59	0	0	0	0	14	4	105
Ivanof Bay CDP	7	0	7	0	0	0	0	0	0	7
Juneau city and borough	31,275	21,814	3,692	279	1,919	218	386	2,967	1,588	29,687
Kachemak city	472	433	19	0	6	0	1	13	10	462
Kake city	557	95	385	1	0	1	7	68	10	547
Kaktovik city	239	24	212	0	0	0	0	3	0	239
Kalifornsky CDP	7,850	6,842	392	28	74	13	64	437	272	7,578
Kallag city	190	11	174	0	0	0	0	5	0	190
Karluk CDP	37	2	35	0	0	0	0	0	0	37
Kasaan city	49	26	17	0	1	0	0	5	0	49
Kasigluk CDP	569	19	539	0	0	0	0	11	1	568
Kasilof CDP	549	482	23	1	3	0	6	34	13	536
Kenai city	7,100	5,670	632	49	104	21	61	563	317	6,783
Kenny Lake CDP	355	296	29	1	1	0	1	27	12	343
Ketchikan city	8,050	4,887	1,345	63	868	23	56	808	352	7,698
Kiana city	361	24	326	1	0	0	0	10	1	360
King Cove city	938	152	360	9	342	2	30	43	105	833
King Salmon CDP	374	229	104	0	5	1	2	33	10	364
Kipnuk CDP	639	13	624	0	0	0	0	2	0	639
Kivalina city	374	8	360	0	0	0	0	6	0	374
Klawock city	755	290	365	2	4	1	4	89	21	734
Klukwan CDP	95	8	76	0	1	0	0	10	2	93
Knik-Fairview CDP	14,923	12,579	787	149	215	55	66	1,072	613	14,310
Knik River CDP	744	658	28	10	9	0	4	35	23	721
Kobuk city	151	13	136	0	1	0	0	1	4	147
Kodiak city	6,130	2,469	607	30	2,294	63	280	387	576	5,554
Kodiak Station CDP	1,301	1,118	11	34	17	3	18	100	127	1,174
Kokhanok CDP	170	16	136	0	0	0	1	17	3	167
Koliganek CDP	209	7	200	0	0	0	0	2	0	209
Kongiganak CDP	439	9	420	0	0	0	0	10	8	431
Kotlik city	577	11	561	0	2	0	1	2	1	576

Kotzebue city	3,201	512	2,355	29	40	11	12	242	43	3,158
Koyuk city	332	12	295	0	1	0	0	24	0	332
Koyukuk city	96	1	93	0	0	0	0	2	0	96
Kupreanof city	27	24	0	0	2	0	0	1	0	27
Kwethluk city	721	16	679	0	1	0	0	25	0	721
Kwigillingok CDP	321	11	305	0	0	0	0	5	0	321
Lake Louise CDP	46	45	1	0	0	0	0	0	2	44
Lake Minchumina CDP	13	8	2	0	0	0	0	3	0	13
Lakes CDP	8,364	7,111	439	79	75	7	83	570	354	8,010
Larsen Bay city	87	21	62	0	0	0	0	4	0	87
Lazy Mountain CDP	1,479	1,330	51	5	12	0	8	73	47	1,432
Levelock CDP	69	7	58	0	0	0	0	4	0	69
Lime Village CDP	29	1	27	0	0	0	0	1	0	29
Livengood CDP	13	9	3	0	0	0	0	1	0	13
Loring CDP	4	1	1	0	0	0	0	2	0	4
Lowell Point CDP	80	77	3	0	0	0	0	0	0	80
Lower Kalskag city	282	7	260	1	0	0	0	14	0	282
Lutak CDP	49	45	1	0	0	0	0	3	0	49
McCarthy CDP	28	27	0	0	0	0	0	1	0	28
McGrath city	346	144	127	0	2	3	1	69	9	337
McKinley Park CDP	185	174	0	0	1	0	5	5	6	179
Manley Hot Springs CDP	89	63	12	0	0	0	0	14	6	83
Manokotak city	442	16	423	0	0	0	1	2	1	441
Marshall city	414	11	392	0	1	0	0	10	1	413
Meadow Lakes CDP	7,570	6,450	436	51	78	29	54	472	258	7,312
Mekoryuk city	191	6	178	0	0	0	0	7	0	191
Mendeltna CDP	39	34	0	0	0	0	0	5	2	37
Mentasta Lake CDP	112	26	85	0	0	0	0	1	0	112
Mertarvik CDP	0	0	0	0	0	0	0	0	0	0
Metlakatla CDP	1,405	141	1,162	6	2	10	1	83	26	1,379
Minto CDP	210	9	190	0	0	0	1	10	1	209
Moose Creek CDP	747	583	38	38	22	5	10	51	36	711
Moose Pass CDP	219	206	3	3	1	2	0	4	5	214
Mosquito Lake CDP	309	261	13	0	2	0	4	29	11	298
Mountain Village city	813	34	747	0	6	0	0	26	3	810
Mud Bay CDP	212	199	8	0	2	0	0	3	5	207
Nabesna CDP	5	5	0	0	0	0	0	0	0	5
Naknek CDP	544	242	165	0	2	2	2	131	14	530
Nanwalek CDP	254	27	204	0	0	0	0	23	5	249
Napakia city	354	10	344	0	0	0	0	0	0	354
Napaskiak city	405	12	391	0	0	0	0	2	0	405
Naukati Bay CDP	113	99	7	0	1	0	0	6	0	113
Nelchina CDP	59	51	5	0	0	0	1	2	0	59
Nelson Lagoon CDP	52	11	39	0	1	0	0	1	1	51
Nenana city	378	212	142	1	1	0	1	21	2	376
New Allakaket CDP	66	0	65	0	0	0	0	1	0	66
Newhalen city	190	14	152	1	0	0	0	23	5	185
New Stuyahok city	510	18	477	0	0	1	0	14	6	504
Newtok CDP	354	10	340	0	1	0	0	3	1	353
Nightmute city	280	14	265	0	0	0	0	1	7	273
Nikiski CDP	4,493	3,847	347	5	50	16	22	206	118	4,375
Nikolaevsk CDP	318	294	11	0	1	0	1	11	14	304
Nikolai city	94	7	76	0	0	0	0	11	0	94
Nikolski CDP	18	1	17	0	0	0	0	0	0	18
Ninilchik CDP	883	690	136	2	3	1	4	47	23	860
Noatak CDP	514	13	487	2	0	0	0	12	0	514
Nome city	3,598	1,093	1,971	18	78	9	18	411	85	3,513
Nondalton city	164	26	104	0	0	0	0	34	0	164
Noorvik city	668	25	590	3	0	1	0	49	1	667
North Pole city	2,117	1,686	71	115	85	2	22	136	130	1,987

Northway CDP	71	8	56	0	1	0	0	6	0	71
Northway Junction CDP	54	12	36	0	0	0	0	6	1	53
Northway Village CDP	98	2	76	0	0	0	0	20	0	98
Nuiqsut city	402	40	350	1	0	0	0	11	0	402
Nulato city	264	13	249	0	0	0	1	1	2	262
Nunam Iqua city	187	11	171	0	2	0	0	3	0	187
Nunapitchuk city	496	12	475	0	0	0	0	9	0	496
Old Harbor city	218	24	191	0	0	0	0	3	3	215
Oscarville CDP	70	2	64	0	1	0	0	3	0	70
Ouzinkie city	161	17	128	0	1	0	0	15	3	158
Palmer city	5,937	4,699	544	109	66	21	45	453	272	5,665
Paxson CDP	40	37	0	2	0	0	0	1	0	40
Pedro Bay CDP	42	12	28	0	0	0	0	2	0	42
Pelican city	88	52	30	0	0	0	0	6	1	87
Perryville CDP	113	3	108	0	0	0	0	2	3	110
Petersburg city	2,948	2,358	207	13	95	6	35	234	109	2,839
Petersville CDP	4	3	0	0	0	0	0	1	0	4
Pilot Point city	68	11	45	0	0	0	0	12	0	68
Pilot Station city	568	10	557	0	0	0	0	1	0	568
Pitkas Point CDP	109	2	106	0	0	0	0	1	0	109
Platinum city	61	3	54	0	1	0	0	3	3	58
Pleasant Valley CDP	725	650	27	4	4	0	3	37	12	713
Point Baker CDP	15	11	0	0	0	0	0	4	1	14
Point Hope city	674	39	603	3	0	0	1	28	13	661
Point Lay CDP	189	20	167	0	0	1	0	1	1	188
Point MacKenzie CDP	529	358	123	24	3	2	3	16	17	512
Point Possession CDP	3	3	0	0	0	0	0	0	0	3
Pope-Vannoy Landing CDP	6	3	2	0	0	0	0	1	0	6
Portage Creek CDP	2	1	1	0	0	0	0	0	0	2
Port Alexander city	52	47	2	0	2	0	0	1	1	51
Port Alsworth CDP	159	108	34	7	1	0	0	9	16	143
Port Clarence CDP	24	23	0	1	0	0	0	0	3	21
Port Graham CDP	177	15	126	2	0	0	0	34	0	177
Port Heiden city	102	15	85	0	0	0	0	2	0	102
Port Lions city	194	70	114	0	5	0	0	5	3	191
Port Protection CDP	48	35	9	0	0	0	0	4	2	46
Primrose CDP	78	69	4	0	0	0	0	5	0	78
Prudhoe Bay CDP	2,174	1,853	169	42	35	3	31	41	88	2,086
Quinhagak city	669	15	625	0	0	3	1	25	3	666
Rampart CDP	24	1	23	0	0	0	0	0	0	24
Red Devil CDP	23	4	10	0	0	0	0	9	0	23
Red Dog Mine CDP	309	128	157	0	1	0	5	18	8	301
Ridgeway CDP	2,022	1,780	87	2	18	5	13	117	70	1,952
Ruby city	166	8	147	0	1	0	0	10	1	165
Russian Mission city	312	10	299	0	0	0	0	3	0	312
St. George city	102	10	90	0	0	0	0	2	1	101
St. Mary's city	507	19	464	0	0	0	0	24	0	507
St. Michael city	401	22	369	0	0	0	0	10	3	398
St. Paul city	479	53	394	2	3	1	3	23	17	462
Salamatof CDP	980	693	175	9	21	6	6	70	31	949
Salcha CDP	1,095	980	47	9	15	0	2	42	36	1,059
Sand Point city	976	166	381	24	339	2	13	51	60	916
Savoonga city	671	33	634	0	1	0	0	3	0	671
Saxman city	411	125	208	3	2	0	4	69	17	394
Scammon Bay city	474	2	471	0	0	0	0	1	0	474
Selawik city	829	33	708	1	0	0	0	87	0	829
Seldovia city	255	185	35	3	3	0	0	29	10	245
Seldovia Village CDP	165	96	43	2	1	0	0	23	4	161
Seward city	2,693	1,844	451	83	64	17	16	218	98	2,595
Shageluk city	83	3	75	0	0	0	0	5	0	83

Shaktoolik city	251	9	241	0	0	0	0	1	0	251
Shishmaref city	563	20	534	0	2	0	0	7	1	562
Shungnak city	262	15	247	0	0	0	0	0	1	261
Silver Springs CDP	114	99	9	0	2	0	0	4	1	113
Sitka city and borough	8,881	5,798	1,493	47	529	30	113	871	437	8,444
Skagway CDP	920	837	34	0	5	1	4	39	21	899
Skwentna CDP	37	37	0	0	0	0	0	0	0	37
Slana CDP	147	122	19	1	0	0	0	5	0	147
Sleetmute CDP	86	20	66	0	0	0	0	0	1	85
Soldotna city	4,163	3,574	181	11	66	12	35	284	163	4,000
South Naknek CDP	79	10	65	0	1	0	0	3	0	79
South Van Horn CDP	558	425	37	15	10	5	5	61	28	530
Stebbins city	556	24	530	1	1	0	0	0	0	556
Steele Creek CDP	6,662	5,822	250	52	60	10	72	396	216	6,446
Sterling CDP	5,617	5,044	246	8	44	6	25	244	150	5,467
Stevens Village CDP	78	5	66	1	0	0	1	5	12	66
Stony River CDP	54	3	45	0	1	0	0	5	0	54
Sunrise CDP	18	17	0	0	1	0	0	0	0	18
Susitna CDP	18	18	0	0	0	0	0	0	0	18
Susitna North CDP	1,260	1,103	67	4	9	0	10	67	34	1,226
Sutton-Alpine CDP	1,447	1,010	243	35	26	6	5	122	69	1,378
Takotna CDP	52	26	12	0	0	0	0	14	3	49
Talkeetna CDP	876	801	32	3	4	4	2	30	16	860
Tanacross CDP	136	14	109	0	0	0	0	13	0	136
Tanaina CDP	8,197	7,043	368	69	101	11	82	523	371	7,826
Tanana city	246	24	213	0	1	0	1	7	1	245
Tatitlek CDP	88	27	53	0	1	1	1	5	3	85
Tazlina CDP	297	164	100	0	1	0	0	32	2	295
Teller city	229	9	220	0	0	0	0	0	0	229
Tenakee Springs city	131	124	1	1	1	0	0	4	2	129
Tetlin CDP	127	8	114	0	0	0	0	5	3	124
Thorne Bay city	471	433	10	1	3	2	2	20	8	463
Togiak city	817	45	637	2	0	1	2	130	15	802
Tok CDP	1,258	980	153	8	5	0	5	107	31	1,227
Toksook Bay city	590	26	543	2	1	0	6	12	6	584
Tolsona CDP	30	29	0	1	0	0	0	0	0	30
Tonsina CDP	78	68	7	0	0	0	0	3	0	78
Trapper Creek CDP	481	416	31	2	5	0	0	27	5	476
Tuluksak CDP	373	15	354	1	0	0	0	3	0	373
Tuntutuliak CDP	408	12	391	0	0	0	0	5	0	408
Tununak CDP	327	13	309	0	0	0	0	5	0	327
Twin Hills CDP	74	2	70	0	0	0	0	2	0	74
Two Rivers CDP	719	616	26	1	7	1	9	59	36	683
Tyonek CDP	171	9	151	0	0	0	0	11	9	162
Ugashik CDP	12	3	7	0	0	0	0	2	0	12
Unalakleet city	688	103	532	4	4	0	1	44	7	681
Unalaska city	4,376	1,715	268	300	1,428	96	324	245	666	3,710
Upper Kalskag city	210	14	171	1	0	0	1	23	0	210
Valdez city	3,976	3,242	325	24	76	32	26	251	185	3,791
Venetie CDP	166	3	152	0	1	0	0	10	3	163
Wainwright city	556	45	501	0	0	0	0	10	2	554
Wales city	145	9	123	0	0	0	0	13	0	145
Wasilla city	7,831	6,529	406	106	167	19	92	512	333	7,498
Whale Pass CDP	31	27	0	0	0	3	0	1	1	30
White Mountain city	190	23	155	0	0	0	0	12	2	188
Whitestone CDP	97	91	0	0	2	0	1	3	5	92
Whitestone Logging Camp CDP	17	5	9	0	0	0	0	3	1	16
Whittier city	220	153	12	1	17	7	1	29	11	209
Willow CDP	2,102	1,908	109	0	17	2	6	60	27	2,075

Willow Creek CDP	191	156	19	4	2	0	1	9	9	182
Wiseman CDP	14	13	0	0	0	0	0	1	0	14
Womens Bay CDP	719	615	34	2	8	1	1	58	7	712
Wrangell city and borough	2,369	1,719	384	4	33	1	5	223	37	2,332
Yakutat CDP	662	281	237	2	27	12	1	102	17	645

Population – Age 18 and Over

Area	Total	Race Alone							Hispanic	
		White	American Indian/ AK Native	Black	Asian	Pacific Islander	Other	Two or More Races	Hispanic	Not Hispanic
Adak city	291	55	18	13	169	5	15	16	20	271
Akhiok city	42	5	24	1	1	0	0	11	3	39
Akiachak CDP	388	20	364	1	1	0	0	2	1	387
Akiak city	216	16	198	0	0	0	0	2	1	215
Akutan city	1,010	239	45	184	444	15	40	43	214	796
Alakanuk city	378	11	358	0	3	0	0	6	0	378
Alatna CDP	22	1	21	0	0	0	0	0	0	22
Alcan Border CDP	23	22	0	0	0	0	1	0	1	22
Aleknagik city	158	29	119	0	0	0	0	10	0	158
Aleneva CDP	18	18	0	0	0	0	0	0	0	18
Allakaket city	75	1	73	0	0	0	0	1	0	75
Ambler city	164	27	133	1	0	0	0	3	0	164
Anaktuvuk Pass city	218	22	185	1	0	1	0	9	3	215
Anchorage municipality	216,040	151,621	16,461	11,654	16,710	3,538	4,792	11,264	13,666	202,374
Anchor Point CDP	1,535	1,417	45	1	10	0	7	55	29	1,506
Anderson city	192	169	4	4	2	1	0	12	5	187
Angoon city	350	44	269	2	0	0	2	33	17	333
Aniak city	336	83	223	1	0	0	1	28	4	332
Anvik city	55	2	50	0	0	0	0	3	0	55
Arctic Village CDP	109	7	97	0	0	0	0	5	0	109
Atka city	46	3	43	0	0	0	0	0	0	46
Atmautluak CDP	178	4	173	1	0	0	0	0	0	178
Atkasuk city	142	15	126	0	0	0	0	1	0	142
Attu Station CDP	21	19	1	0	0	1	0	0	4	17
Badger CDP	13,744	11,831	610	358	261	28	127	529	518	13,226
Barrow city	2,827	579	1,642	34	316	75	28	153	72	2,755
Bear Creek CDP	1,528	1,278	145	10	28	4	4	59	21	1,507
Beaver CDP	62	1	60	0	0	0	0	1	1	61
Beluga CDP	18	16	2	0	0	0	0	0	0	18
Bethel city	4,093	1,198	2,476	44	140	13	25	197	85	4,008
Bettles city	12	9	0	1	0	0	0	2	0	12
Big Delta CDP	431	404	10	1	2	2	1	11	8	423
Big Lake CDP	2,560	2,258	166	7	13	3	19	94	58	2,502
Birch Creek CDP	30	0	30	0	0	0	0	0	0	30
Brevig Mission city	223	18	203	0	0	0	0	2	0	223
Buckland city	236	11	221	0	0	0	0	4	0	236
Buffalo Soapstone CDP	603	537	17	8	4	2	2	33	11	592
Butte CDP	2,396	2,201	86	9	18	5	7	70	60	2,336
Cantwell CDP	173	134	29	1	0	0	2	7	2	171
Central CDP	81	75	3	0	0	0	0	3	1	80
Chalkyitsik CDP	45	6	39	0	0	0	0	0	0	45
Chase CDP	32	32	0	0	0	0	0	0	0	32
Cheformak city	257	13	243	1	0	0	0	0	0	257
Chena Ridge CDP	4,432	3,823	261	53	82	1	31	181	115	4,317
Chenega CDP	51	20	27	0	0	0	0	4	1	50
Chevak city	532	16	506	0	1	0	1	8	0	532
Chickaloon CDP	223	194	16	0	2	0	1	10	2	221
Chicken CDP	7	7	0	0	0	0	0	0	1	6
Chignik city	70	23	41	0	3	0	1	2	1	69

Chignik Lagoon CDP	55	15	35	0	1	0	0	4	0	55
Chignik Lake CDP	53	2	50	0	0	0	0	1	0	53
Chiniak CDP	39	36	2	0	0	0	0	1	0	39
Chisana CDP	0	0	0	0	0	0	0	0	0	0
Chistochina CDP	73	30	38	0	0	0	0	5	0	73
Chitina CDP	78	55	15	0	0	0	0	8	1	77
Chuathbaluk city	74	4	62	2	0	0	0	6	1	73
Circle CDP	75	10	62	0	0	0	0	3	2	73
Clam Gulch CDP	147	131	9	0	0	1	1	5	1	146
Clark's Point city	43	4	39	0	0	0	0	0	0	43
Coffman Cove city	147	139	5	0	0	0	0	3	1	146
Cohoe CDP	1,096	993	48	5	6	2	4	38	21	1,075
Cold Bay city	87	66	10	2	2	0	1	6	2	85
Coldfoot CDP	8	7	1	0	0	0	0	0	0	8
College CDP	10,190	7,857	871	314	502	38	101	507	431	9,759
Cooper Landing CDP	266	255	4	0	2	0	0	5	0	266
Copper Center CDP	226	114	99	0	1	2	0	10	6	220
Cordova city	1,717	1,256	154	8	174	1	11	113	59	1,658
Covenant Life CDP	69	62	5	0	1	0	0	1	0	69
Craig city	862	590	180	4	9	1	5	73	25	837
Crooked Creek CDP	71	8	59	0	0	0	0	4	0	71
Crown Point CDP	57	50	3	2	1	0	0	1	4	53
Deering city	86	7	75	0	0	0	0	4	0	86
Delta Junction city	686	614	16	14	9	5	8	20	28	658
Deltana CDP	1,589	1,473	40	13	20	3	5	35	24	1,565
Diamond Ridge CDP	897	831	29	2	12	0	2	21	15	882
Dillingham city	1,647	621	843	6	21	4	9	143	42	1,605
Diomedea city	68	5	62	0	0	0	0	1	0	68
Dot Lake CDP	10	6	3	0	0	0	0	1	0	10
Dot Lake Village CDP	35	3	28	0	0	0	0	4	0	35
Dry Creek CDP	61	61	0	0	0	0	0	0	2	59
Eagle city	70	67	2	0	0	0	0	1	0	70
Eagle Village CDP	52	27	21	1	1	0	0	2	0	52
Edna Bay CDP	39	39	0	0	0	0	0	0	0	39
Eek city	192	7	185	0	0	0	0	0	3	189
Egegik city	93	47	36	0	0	2	1	7	1	92
Eielson AFB CDP	1,666	1,358	11	151	50	8	27	61	130	1,536
Ekwok city	75	5	69	0	0	0	0	1	1	74
Elfin Cove CDP	18	14	1	0	0	0	0	3	0	18
Elim city	201	20	178	0	1	0	0	2	0	201
Emmonak city	478	21	454	0	1	0	0	2	1	477
Ester CDP	1,967	1,686	139	38	23	1	10	70	49	1,918
Eureka Roadhouse CDP	24	20	2	0	1	0	0	1	2	22
Evansville CDP	14	7	7	0	0	0	0	0	0	14
Excursion Inlet CDP	9	6	0	0	0	0	0	3	1	8
Fairbanks city	23,343	16,202	2,328	1,972	914	164	605	1,158	1,763	21,580
False Pass city	25	5	19	0	1	0	0	0	0	25
Farmers Loop CDP	3,712	3,226	195	24	73	4	22	168	90	3,622
Farm Loop CDP	757	689	29	5	7	1	4	22	11	746
Ferry CDP	25	24	0	0	0	0	0	1	0	25
Fishhook CDP	3,243	2,918	100	16	34	5	23	147	76	3,167
Flat CDP	0	0	0	0	0	0	0	0	0	0
Fort Greely CDP	393	313	8	16	8	1	32	15	52	341
Fort Yukon city	416	43	360	3	1	1	1	7	2	414
Four Mile Road CDP	29	18	10	0	1	0	0	0	0	29
Fox CDP	341	284	23	2	3	1	4	24	13	328
Fox River CDP	361	354	0	0	7	0	0	0	0	361
Fritz Creek CDP	1,495	1,369	41	9	11	1	10	54	36	1,459
Funny River CDP	733	686	26	1	2	2	4	12	9	724
Gakona CDP	161	128	32	0	0	0	0	1	1	160

2010-2013 Alaska Statewide Transportation Improvement Program

Revision 15 Incorporated

Need ID: 2344 Region: Central

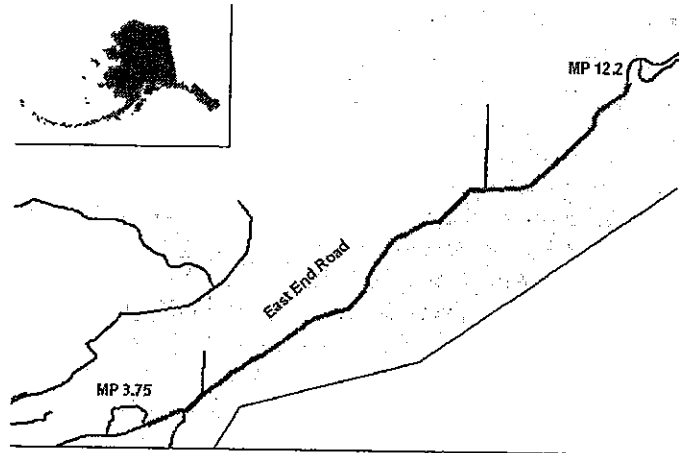
Place Name: Homer

Title:

East End Road mile point 3.7 to 12.2 - Rehabilitation

Project Description:

Rehabilitate East End Road from the end of Phase 1 improvement, near Kachemak Drive, to approximately Waterman Road (mile point 3.7 to 5.5). Rehabilitate the roadway; provide pedestrian facilities; and address safety concerns as warranted. Future phases, beyond mile point 5.5, may be advanced pending funding availability.



PHASE	FUNDING	FFY11	FFY12	FFY13	After FFY13
All amounts x1,000 dollars					
Right of Way	SM	228.0	0	0	
Right of Way	STP	2,297.0	0	0	
Construction	SM	0	487.6	0	
Construction	STP	0	4,912.4	0	
Utilities	SM	0	144.5	0	
Utilities	STP	0	1,455.5	0	
Totals:		2,525.0	7,000.0	0.0	0.0

Program Type: CTP
 Primary Work: System Preservation
 Secondary Work:
 Special Financial:

Project Status	Year
Project Start:	1996
Environmental Clearance:	
Construction Funded:	
Right of Way Authorized:	

Election District(s):

35

PEB Score:

199

Criteria:

Urban and Rural

Borough/Census Area:

Kenai Peninsula Borough

Municipal Planning Organization (MPO):

non-MPO

Average AADT: 1849

Sponsor:

DOT&PF

Pavement Rating: Fair

Predominant Functional Class: Rural Major Collector



8 March 2011

Kenai Peninsula Borough p. 1

STIP

2010-2013 Alaska Statewide Transportation Improvement Program

Revision 15 Incorporated

Need ID: 23178 Region: Central

Place Name: Homer

Title:

Pioneer Avenue Rehabilitation

Project Description:

Resurface approximately 1 mile of Pioneer Avenue from the Sterling Highway to the intersection of Lake Street and East End Road. Project may include bike lanes, drainage, lighting, curb and gutter and sidewalk construction and landscaping. All work to occur within existing ROW.



PHASE	FUNDING	FFY11	FFY12	FFY13	After FFY13
All amounts x1,000 dollars					
Design	SM	0	21.5	0	
Design	STP	0	216.5	0	
Right of Way	SM	0	0	39.8	
Right of Way	STP	0	0	401.2	
Totals:		0.0	238.0	441.0	3,000.0

<p>Program Type: CTP</p> <p>Primary Work:</p> <p>Secondary Work:</p> <p>Special Financial:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Project Status</td> <td>Year</td> </tr> <tr> <td colspan="2">Project Start:</td> </tr> <tr> <td colspan="2">Environmental Clearance:</td> </tr> <tr> <td colspan="2">Construction Funded:</td> </tr> <tr> <td colspan="2">Right of Way Authorized:</td> </tr> </table>	Project Status	Year	Project Start:		Environmental Clearance:		Construction Funded:		Right of Way Authorized:		<p>Election District(s): 35</p> <p>PEB Score: Criteria: N/A</p> <p>Borough/Census Area: Kenai Peninsula Borough</p> <p>Municipal Planning Organization (MPO): not identified</p>
Project Status	Year										
Project Start:											
Environmental Clearance:											
Construction Funded:											
Right of Way Authorized:											

Average AADT: Sponsor: City of Homer

Pavement Rating: Predominant Functional Class:



8 March 2011

Kenai Peninsula Borough p. 2

STIP

2010-2013 Alaska Statewide Transportation Improvement Program

Revision 15 Incorporated

Need ID: 23197 Region: Central

Place Name: Homer

Title:

Lake Street Rehabilitation

Project Description:

Rehabilitate pavement of approx 2500 feet, construct sidewalks on both sides of the road and provide drainage improvements. Lake Street is located in downtown Homer, between the Sterling Highway and Pioneer Avenue.



PHASE	FUNDING	FFY11	FFY12	FFY13	After FFY13
All amounts x1,000 dollars					
Design	SM	0	0	0	
Design	STP	0	0	0	
Right of Way	SM	0	29.9	0	
Right of Way	STP	0	301.1	0	
Construction	SM	0	0	130.8	
Construction	STP	0	0	1,318.2	
Utilities	SM	0	0	31.3	
Utilities	STP	0	0	315.7	
Totals:		0.0	331.0	1,796.0	0.0

Program Type: CTP Primary Work: Secondary Work: Special Financial:	Election District(s): 35 PEB Score: Criteria: N/A Borough/Census Area: Kenai Peninsula Borough Municipal Planning Organization (MPO): not identified										
<table border="1"> <tr> <td>Project Status</td> <td>Year</td> </tr> <tr> <td>Project Start:</td> <td>2010</td> </tr> <tr> <td>Environmental Clearance:</td> <td></td> </tr> <tr> <td>Construction Funded:</td> <td></td> </tr> <tr> <td>Right of Way Authorized:</td> <td></td> </tr> </table>	Project Status	Year	Project Start:	2010	Environmental Clearance:		Construction Funded:		Right of Way Authorized:		
Project Status	Year										
Project Start:	2010										
Environmental Clearance:											
Construction Funded:											
Right of Way Authorized:											

Average AADT:

Sponsor:

City of Homer

Pavement Rating:

Predominant Functional Class:



8 March 2011

Kenai Peninsula Borough p. 3

STIP

2010-2013 Alaska Statewide Transportation Improvement Program

Revision 15 Incorporated

Need ID: 25316 **Region:** Central

Place Name: Homer

Title:

Homer Intermodal Deep Water Dock Feasibility Study

Project Description:

Technical Feasibility study to include Pre-Nepa Analysis.

Earmark SAFETE-LU #AK159



PHASE	FUNDING	FFY11	FFY12	FFY13	After FFY13
All amounts x1,000 dollars					
Planning	HPRL	0	0	0	
Planning	SM	0	0	0	
Totals:		0.0	0.0	0.0	0.0

<p>Program Type: EMRK</p> <p>Primary Work: Planning</p> <p>Secondary Work:</p> <p>Special Financial:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 70%;">Project Status</td> <td style="width: 30%;">Year</td> </tr> <tr> <td colspan="2">Project Start:</td> </tr> <tr> <td colspan="2">Environmental Clearance:</td> </tr> <tr> <td colspan="2">Construction Funded:</td> </tr> <tr> <td colspan="2">Right of Way Authorized:</td> </tr> </table>	Project Status	Year	Project Start:		Environmental Clearance:		Construction Funded:		Right of Way Authorized:		<p>Election District(s): 35</p> <p>PEB Score: Criteria: N/A</p> <p>Borough/Census Area: Kenai Peninsula Borough</p> <p>Municipal Planning Organization (MPO): non-MPO</p>
Project Status	Year										
Project Start:											
Environmental Clearance:											
Construction Funded:											
Right of Way Authorized:											

Average AADT: Sponsor: City of Homer

Pavement Rating: Predominant Functional Class:



2012-2015 Project Nominations

PEB Scores as of 3/7/11, 4:00 PM

NOTE: Projects *highlighted in blue* were scored under the Remote & Trails criteria and the rest were scored under the Urban & Rural Criteria

Project Name	Project Total Score
King Cove Cold Bay Road	Grandfathered
KPB: K-Beach Rd. MP 16-22.2 Rehab & Signalization	356
JNU: Glacier Hwy/Lemon Road	342
FBKS: Old Steese to Mc Grath Connector	335
MSB: Fairview Loop Rd & Knik Goose Bay Rd Intersec Realign & Signal	335
Selawik Bridge Rehabilitation	333
SIT: Sawmill Creek Rd Resurfacing & Bike Ped Improvements	327
Nome Seppala Drive Extension	324
FBKS: Gold Mine Trail Rd Upgrade	323
SIT: Edgecumbe Drive Pavement Rehab.	323
Soldotna: Birch St. Signal @ Sterling Hwy	323
Nome: Center Creek Rd. Improvements	318
SIT: Jeff Davis St. Reconstruction	318
Nome: Bering Street Rehabilitation	316
Hooper Bay Airport Access	315
KTN: Dock St. Resurfacing & Pedestrian Imp	315
KTN: Mission Street - combine with KTN: Dock St. project above	0
Takotna: Gold Creek Bridge	314
Homer: Main St. Intersection Improvements @ Sterling Hwy	310
KPB: North Fork Road, Gravel to Black	310
WRG: Evergreen Rd. Improvements & Ped Access	305
Nelson Lagoon Airport Access	297
Rosie Creek Rd. Improvements	296
Ekwok Landfill Access Road	292
CDV: Whitshed Road Bike and Pedestrian Path	284
KTN: Schoenbar Asphalt Overlay	283
Nome Port Rd. Improvements	279
KPB: N. Cohoe Loop Rd Pavement Rehab, MP 11-16.5	276
MSB: Inner Springer Loop Extension to Industrial Way	276
KPB: Lowell Point Road Rehabilitation	272
Kiana Gravel Source Access	271
KPB: Tustemena Lake Road Gravel to Black (26148)	267
PSG: Birch St. Rehabilitation	259
KTN: Bauer Way/Hopkins Alley Trestle Replacement	259
MSB: East Seldon Road Pavement Rehab, MP 0-2.3	238
Akutan Harbor Access Road	238

Memo

To: Walt Wrede, City Manager

From: Bob Painter, Fire Chief

CC:

Date: March 23, 2011

Re: Hydrant System, Kachemak Drive

Walt,

As you know we recently responded to a large fire located at the Northern Enterprise Boat Yard located on Kachemak Drive. This is the largest fire we have responded to since the Icicle Seafood fire, both in building size and fire loss. Although we were able to save 3 vessels, several more were destroyed by the fire resulting in a severe economic hardship to the business owners, property owner and boat owners. One of the complicating issues of this fire was the lack of readily accessible water from fire hydrants, requiring the use of drop tanks and water tanker shuttles to maintain a constant water supply. While we eventually had our 2 tanker/pumpers, KESA's 2 tankers and three private water haulers supplying a constant water flow, initially that lack of available water was detrimental to effectively fighting the fire and limiting its spread from the area of origin. Due to the amount of fire loading (combustibles, flammable liquids, etc.) in the building the fire quickly grew in both intensity and size, overwhelming our initial water supply. If there had been fire hydrants along Kachemak Drive we could have had an immediate and constant supply of water which could have made the fire easier to control early on, perhaps before spreading to other areas of the building and destroying additional property. As it was, our tankers had to travel to the nearest hydrant located at the intersection of East End Road and Kachemak Drive to refill. The Fire Department realizes that providing water to all parts of the city may be impractical, especially to the more rural areas, but Kachemak Drive is heavily populated, with high dollar value properties (Homer Airport, Boat Yards, etc.), and is subject to serious wildfire potential. We believe that providing a usable fire hydrant system to all areas of the city, especially those along Kachemak Drive be a priority of the City to mitigate future fire loss from the area.

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130
(907) 235-8121
ext: 2224, 2226, or 2227
Fax: (907) 235-3143
Email: clerk@ci.homer.ak.us

MEMORANDUM - REPORT

TO: MAYOR HORNADAY AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK
DATE: MARCH 21, 2011
SUBJECT: CURRENT BID(S) AND REQUEST FOR PROPOSALS

Sealed bids for the City of Homer Public Works Gravel Supply 2011, 2012, and 2013 will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska 99603, until 2:00 p.m., Thursday, May 05, 2011, at which time they will be publicly opened and read.

Sealed bids for the 2011 purchase of a Mid-Size Vehicle (1) 2010 or later Ford Escape Hybrid will be received at the office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska 99603, until 2:00 p.m. Thursday, March 31, 2011 at which time all bids will be publicly opened and read.

Sealed bids for the construction of Carter Drive Access Improvements, West Elementary Trail Construction, Jack Gist Park Drainage and Field Improvements projects will be received at the office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska 99603, until 2:00 PM, Tuesday, April 19, 2011, at which time they will be publicly opened and read.

Sealed bids for the construction of Deepwater Dock - Security Gate and Camera Systems project will be received at the Office of the City Clerk, City Hall, City of Homer, 491 E. Pioneer Avenue, Homer, Alaska, until 2:00 p.m., Thursday, April 21, 2011, at which time they will be publicly opened and read.

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I

491 E. Pioneer Avenue
Homer, Alaska 99603
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MEMORANDUM

TO: MAYOR HORNADAY AND CITY COUNCIL

FROM: JO JOHNSON, CMC, CITY CLERK

DATE: MARCH 21, 2011

SUBJECT: GAMES REPORT

We have received notification by the following entities of 2011 Alaska Gaming Permits:

Organization: Friends of the Homer Library

RECOMMENDATION:

Informational only.

Fiscal Note: Revenues.

2011 Alaska Gaming Permit Application

Organization Information

Department use only
Validation # MAR 14 2011
Date stamp
City of Homer City Clerk

826

Federal EIN	If renewing, enter gaming permit #	Phone number	Fax number
	1206	907 435 3195	907 235 3130
Organization name	Website address		
FRIENDS OF THE HOMER LIBRARY	WWW.FRIENDS HOMER LIBRARY.ORG		
Mailing address	City	State	Zip + 4
508 HAZEL AVENUE	HOMER	AK	99603
Entity type (check one)	Organization type (check one) for definitions, see AS 05.15.690 and 15 AAC 160.995		
<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Association	<input checked="" type="checkbox"/> Charitable <input type="checkbox"/> Civic or service <input type="checkbox"/> Dog mushers' association <input type="checkbox"/> Educational <input type="checkbox"/> Fishing derby association <input type="checkbox"/> Fraternal <input type="checkbox"/> Labor <input type="checkbox"/> Municipality <input type="checkbox"/> Nonprofit trade association <input type="checkbox"/> Outboard motor association <input type="checkbox"/> Police or fire department <input type="checkbox"/> Political <input type="checkbox"/> Religious <input type="checkbox"/> Veterans <input type="checkbox"/> IRA/Native village		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does the organization have 25 or more members who are Alaska residents as defined in your articles of incorporation or bylaws?			

Members in Charge of Games

Members in charge must be natural persons and active members of the organization, or employees of the municipality, and designated by the organization. Members in charge may not be licensed as an operator, be a registered vendor or an employee of a vendor for this organization. If more than one alternate, attach a separate sheet.

Primary member first name	MI	Primary member last name	Alternate member first name	MI	Alternate member last name
MARDILOU		BURTON	CAREY		JAMES
Social security number		Email	Social security number		Email
		BURTONSC@MOSQUITO.NET			CAREY@FRIENDS HOMER LIBRARY.ORG
Daytime phone number		Mobile number	Daytime phone number		Mobile number
907 235 6469			907 435 3195		907 299 1172
Home mailing address			Home mailing address		
PO BOX 810			41060 TRAIL CT		
City	State	Zip + 4	City	State	Zip + 4
HOMER	AK	99603	HOMER	AK	99603
Has the primary member passed the test?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Permit # under which test was taken	Has the alternate member passed the test?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Permit # under which test was taken
		1206			1206

Legal Questions These questions must be answered. If you answer Yes to either question, see instructions.

- ☐ Yes ☒ No Does any member of management or any person who is responsible for gaming activities have a prohibited conflict of interest as defined by 15 AAC 160.954?
- ☐ Yes ☒ No Has any member of management or any person who is responsible for gaming activities ever been convicted of a felony, extortion, or a violation of a law or ordinance of this state, or another jurisdiction, that is a crime involving theft or dishonesty, or a violation of gambling laws?

We declare, under penalty of unsworn falsification that we have examined this application, including any attachments, and that to the best of our knowledge and belief it is true and complete. We understand that any false statement made on the application or any attachments is punishable by law. By our signatures below, we the primary member, the alternate member, and if applicable, the manager of games, agree to allow the Department of Revenue to review any criminal history we may have, in accordance with 15 AAC 160.934.

Primary Member in Charge's signature	Printed name	Date
Marylou Burton	MARYLOU BURTON	3/15/10
President or other officer's signature (see instructions)	Printed name	Date
Sue Mauger	SUE MAUGER	3/15/10
Alternate Member in Charge's signature	Printed name	Date
Carey James	CAREY JAMES	3/15/10
Manager of Games' signature	Printed name	Date

Mail to Alaska Department of Revenue - Tax Division
PO Box 110420 • Juneau, AK 99811-0420
Phone (907)465-2320 • Fax (907)465-3098
www.tax.alaska.gov/gaming

One copy of the application must be sent to the nearest municipality or borough. See instructions for mandatory attachments.

Pay online with OTIS at www.tax.alaska.gov or make check payable to State of Alaska. New applicants must pay by check.

Permit Fee

The permit fee is based on 2010 estimated gross receipts. Check the appropriate box.

<input type="checkbox"/> New applicant	\$20
<input checked="" type="checkbox"/> \$0 - \$20,000	\$20
<input type="checkbox"/> \$20,001 - \$100,000	\$50
<input type="checkbox"/> \$100,001 or more	\$100

Organization name FRIENDS OF THE HOMEL LIBRARY	Gaming permit # 1206	2011 ALASKA GAMING PERMIT APPLICATION GAMES OF CHANCE AND CONTESTS OF SKILL
--	--------------------------------	---

826

Facility-based Games (self-directed)

If more than two facilities, attach a separate sheet.

Facility name HOMEL PUBLIC LIBRARY	Physical address 500 HAZEL AVE	City HOMEL	State AK	Zip + 4 99603
Facility type (check one) <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> Donated	Game type (check all that apply) <input type="checkbox"/> Bingo <input checked="" type="checkbox"/> Raffle <input type="checkbox"/> Pull-tabs <input type="checkbox"/> Animal classic (chicken)* <input type="checkbox"/> Animal classic (rat race)* <input type="checkbox"/> Special draw raffle** <input type="checkbox"/> Calcutta pool**			

Facility name	Physical address	City	State AK	Zip + 4
Facility type (check one) <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> Donated	Game type (check all that apply) <input type="checkbox"/> Bingo <input type="checkbox"/> Raffle <input type="checkbox"/> Pull-tabs <input type="checkbox"/> Animal classic (chicken)* <input type="checkbox"/> Animal classic (rat race)* <input type="checkbox"/> Special draw raffle** <input type="checkbox"/> Calcutta pool**			

* restricted game type ** see instructions for mandatory attachments

Area-based Games

If more than two areas, attach a separate sheet.

Area	Game type (check all that apply) <input type="checkbox"/> Raffle <input type="checkbox"/> Contest of skill <input type="checkbox"/> Fish derby <input type="checkbox"/> Dog mushers' contest <input type="checkbox"/> Classic (specify) _____
Area	Game type (check all that apply) <input type="checkbox"/> Raffle <input type="checkbox"/> Contest of skill <input type="checkbox"/> Fish derby <input type="checkbox"/> Dog mushers' contest <input type="checkbox"/> Classic (specify) _____

Manager of Games

Required only for self-directed pull-tabs and bingo.

Manager first name	MI	Manager last name	Social security number	Daytime phone number
Home mailing address			Email	Mobile phone
City	State	Zip + 4	Has the manager of games passed the test? <input type="checkbox"/> Yes <input type="checkbox"/> No	Permit # under which test taken

Vendor Information

Attach 2011 vendor registration form(s) and fee(s) for each vendor listed below.

Bar or liquor store name	Physical address	City	State AK	Zip + 4
Bar or liquor store name	Physical address	City	State AK	Zip + 4
Bar or liquor store name	Physical address	City	State AK	Zip + 4
Bar or liquor store name	Physical address	City	State AK	Zip + 4
Bar or liquor store name	Physical address	City	State AK	Zip + 4

Operator Information

Designate operator who will conduct activities on the organization's behalf. Attach signed operating contract(s). If more than one operator, attach a separate sheet.

Operator license #	Operator	Facility name	Game type(s)
Physical address		City	State AK
		Zip + 4	

Multiple-beneficiary Permittee Information (MBP)

Designate the MBP with which the organization has signed a partnership or joint-venture agreement.

MBP permit #	MBP name	Facility name	Game type(s)
Physical address		City	State AK
		Zip + 4	

Dedication of Net Proceeds

Describe in detail how the organization will use the net proceeds from gaming activities.

PROCEEDS ARE USED TO SUPPORT SERVICES AND FACILITIES OF THE HOMEL PUBLIC LIBRARY AS WELL AS RUN FREE COMMUNITY PROGRAMS OF AN EDUCATIONAL NATURE.

CITY ATTORNEY REPORT

COMMITTEE REPORT(S)

PENDING BUSINESS

ORDINANCE REFERENCE SHEET
2011 ORDINANCE
ORDINANCE 11-03

An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.040, Definitions Used in Zoning Code; Homer City Code 21.12.020, Rural Residential (RR), Permitted Uses and Structures; Homer City Code 21.14.020, Urban Residential (UR), Permitted Uses and Structures; and Homer City Code 21.16.020, Residential Office (RO), Permitted Uses and Structures; and Homer City Code 21.61.060, Termination of Nonconforming Use or Structure; Regarding the Accessory Use of Storage in Residential Zoning Districts.

Sponsor: Planning

1. City Council Regular Meeting February 15, 2011 Introduction
 - a. Memorandum 11-017 from City Planner as backup
 - b. Draft ordinance
 - c. Staff Report PL 11-02, 10-113, & 10-96 with minutes of January 5, 2011, December 1, 2010, & October 6, 2010
2. City Council Regular Meeting February 28, 2011 Public Hearing and Second Reading
 - a. Memorandum 11-017 from City Planner as backup
 - b. Draft ordinance
 - c. Staff Report PL 11-02, 10-113, & 10-96 with minutes of January 5, 2011, December 1, 2010, & October 6, 2010
3. City Council Regular Meeting March 14, 2011 Second Reading
 - a. Memorandum 11-037 from City Planner as backup
 - b. Memorandum 11-017 from City Planner as backup
 - c. Draft ordinance
 - d. Staff Report PL 11-02, 10-113, & 10-96 with minutes of January 5, 2011, December 1, 2010, & October 6, 2010
 - e. Written public comment
4. City Council Regular Meeting March 29, 2011 Second Reading
 - a. Memorandum 11-048 from City Attorney as backup
 - b. Memorandum 11-051, 11-037, and 11-017 from City Planner as backup
 - c. Draft ordinance
 - d. Staff Report PL 11-02, 10-113, & 10-96 with minutes of January 5, 2011, December 1, 2010, & October 6, 2010
 - e. Written public comment
 - f. Excerpt of March 14, 2011 City Council Regular Meeting Minutes

CITY OF HOMER
HOMER, ALASKA

Planning

ORDINANCE 11-03(A)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 21.03.040, DEFINITIONS USED IN ZONING CODE; HOMER CITY CODE 21.14.020, URBAN RESIDENTIAL (UR), PERMITTED USES AND STRUCTURES; AND HOMER CITY CODE 21.16.020, RESIDENTIAL OFFICE (RO), PERMITTED USES AND STRUCTURES; AND HOMER CITY CODE 21.61.060, TERMINATION OF NONCONFORMING USE OR STRUCTURE; REGARDING THE ACCESSORY USE OF STORAGE IN RESIDENTIAL ZONING DISTRICTS.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.03.040, Definitions used in zoning code, is amended to read as follows:

"Motor vehicle" means a vehicle which is self-propelled except a vehicle moved by human or animal power.

"Vehicle" means a device in, upon, or by which a person or property may be transported or drawn upon or immediately over a highway or vehicular way or area which requires licensing by the DMV; "vehicle" does not include (i) devices used exclusively on stationary rails or tracks; or (ii) mobile homes.

Section 2. Homer City Code 21.14.020, Permitted uses and structures, is amended to read as follows:

21.14.020 Permitted uses and structures. The following uses are permitted outright in the urban residential district:

- a. Single-family dwelling, excluding mobile home.
- b. Duplex dwelling, excluding mobile home.
- c. Multiple-family dwelling, only if the structure conforms to HCC § 21.14.040(a)(2) and excluding mobile home.
- d. Public parks and playgrounds;
- e. Home occupations, provided they conform to the requirements of HCC § 21.51.010
- f. Rooming house and bed and breakfast;
- g. Private floatplane tie-up facility as an accessory use incidentally to residential use;
- h. As an accessory use to a principal residential use, the private outdoor storage in a safe and orderly manner occupying an area not exceeding 1500 square feet or 20%, whichever is greater, of the total contiguous acreage held by a single property owner, and separated by at least five feet from any property line, of any of the following:

- i. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory 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;
- j. Customary accessory uses to any of the permitted uses listed in the UR district, provided that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building.
- k. Day care homes; provided, however, that outdoor play areas must be fenced.
- l. Recreational vehicles, subject to the standards set out in HCC § 21.54.320.
- m. Open space, not including outdoor recreational facilities.
- n. Public schools and private schools.
- o. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts.

Section 3. Homer City Code 21.16.020, Permitted uses and structures, is amended to read as follows:

21.16.020 Permitted uses and structures. The following uses are permitted outright in the residential office district:

- a. Single-family and duplex dwelling, excluding mobile homes;
- b. Multiple family dwelling, provided the structure conforms to HCC § 21.14.040(a)(2) and excluding mobile homes;
- c. Public parks and playgrounds;
- d. Rooming house and bed and breakfast;
- e. Home occupations; provided they conform to the requirements of HCC § 21.51.010;
- f. Professional offices and general business offices;
- g. Personal services;
- h. Museums, libraries and similar institutions;
- i. Nursing facilities, convalescent homes, homes for the aged, assisted living homes;
- j. Religious, cultural and fraternal assembly;
- k. As an accessory use to a principal permitted or conditionally permitted use, the private outdoor storage in a safe and orderly manner occupying an area not exceeding 1500 square feet or 20%, whichever is greater, of the total contiguous acreage held by a single property owner and separated by at least five feet from any property line, of any of the following:
 - l. Other customary accessory uses to any of the permitted uses listed in the residential office 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. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use in a manner consistent with the requirements of the Homer City Code and as long as such animals are kept as pets and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;
 - n. Day care homes; provided, however, that outdoor play areas must be fenced.
 - o. Recreational vehicles, subject to the standards set out in HCC § 21.54.320.

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

Section 4. Homer City Code 21.61.060, Termination of nonconforming use or structure, is amended to read as follows:

21.61.060 Termination of nonconforming use or structure. The right to continue a nonconforming use or structure previously approved under this chapter is subject to termination by the Commission if it finds, after providing the property owner notice and an opportunity to be heard at a public hearing, that

1. in the case of a nonconforming structure, it has subsequently been abandoned or brought into conformity with the Homer Zoning Code, or

2. in the case of a nonconforming use, the use has subsequently been abandoned, changed, discontinued, or ceases to be the primary use of a lot.

Section 5. This Ordinance is of a permanent and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of _____ 2010.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

135 First Reading:
136 Public Hearing:
137 Second Reading:
138 Effective Date:
139 Reviewed and approved as to form:

140
141

142 _____
143 Walt E. Wrede, City Manager

144

145 Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

W/ amendments
made at
3/14/11 mtg.

CITY OF HOMER
HOMER, ALASKA

Planning

ORDINANCE 11-03(A)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING HOMER CITY CODE 21.03.040, DEFINITIONS USED IN
ZONING CODE; ~~HOMER CITY CODE 21.12.020, RURAL RESIDENTIAL~~
~~(RR), PERMITTED USES AND STRUCTURES;~~ HOMER CITY CODE
21.14.020, URBAN RESIDENTIAL (UR), PERMITTED USES AND
STRUCTURES; AND HOMER CITY CODE 21.16.020, RESIDENTIAL
OFFICE (RO), PERMITTED USES AND STRUCTURES; AND HOMER CITY
CODE 21.61.060, TERMINATION OF NONCONFORMING USE OR
STRUCTURE; REGARDING THE ACCESSORY USE OF STORAGE IN
RESIDENTIAL ZONING DISTRICTS.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.03.040, Definitions used in zoning code, is amended to
read as follows:

"Motor vehicle" means a vehicle which is self-propelled except a vehicle moved by
human or animal power.

"Vehicle" means a device in, upon, or by which a person or property may be transported
or drawn upon or immediately over a highway or vehicular way or area which requires licensing
by the DMV; "vehicle" does not include (i) devices used exclusively on stationary rails or tracks;
or (ii) mobile homes.

Section 2. ~~Homer City Code 21.12.020, Permitted uses and structures, is amended to~~
~~read as follows:~~

~~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.~~
- c. ~~Multiple family dwelling, only if the structure conforms to HCC §~~
~~21.14.040(a)(2).~~
- d. ~~Public parks and playgrounds;~~
- e. ~~Rooming house and bed and breakfast;~~
- 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:~~

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

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

49 h. ~~Private stables;~~

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

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

54 jk. ~~As an accessory use incidental to a principal residential use, the private outdoor~~
55 ~~storage of noncommercial equipment, including noncommercial trucks, boats, and not more than~~
56 ~~one recreational vehicle in a safe and orderly manner occupying an area not exceeding 1500~~
57 ~~square feet, and separated by at least five feet from any property line, of any of the following;~~
58 ~~provided no stored equipment, boat or vehicle exceeds 36 feet in length;~~

59 1. ~~commercial fishing gear;~~

60 2. ~~not more than five motor vehicles, including not more than one~~
61 ~~recreational vehicle, owned by a person who resides on the lot. A motor vehicle is stored if~~
62 ~~it is not moved for at least 240 consecutive days;~~

63 3. ~~noncommercial equipment, including noncommercial boats and boat~~
64 ~~trailers, owned by a person who resides on the lot, but excluding motor vehicles, provided~~
65 ~~no stored equipment or boat exceeds 36 feet in length;~~

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

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

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

75 n. ~~Mobile homes, subject to the requirements of HCC § 21.54.060.~~

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

77 p. ~~Recreational vehicles, subject to the requirements of HCC § 21.54.320.~~

78 q. ~~Open space, but not including outdoor recreational facilities described in HCC §~~
79 ~~21.12.030.~~

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

82
83 Section 3. Homer City Code 21.14.020, Permitted uses and structures, is amended to
84 read as follows:
85

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

86 21.14.020 Permitted uses and structures. The following uses are permitted outright in the
87 urban residential district:

- 88 a. Single-family dwelling, excluding mobile home.
89 b. Duplex dwelling, excluding mobile home.
90 c. Multiple-family dwelling, only if the structure conforms to HCC §
91 21.14.040(a)(2) and excluding mobile home.

- 92 d. Public parks and playgrounds;
93 e. Home occupations, provided they conform to the requirements of HCC §

94 21.51.010

- 95 f. Rooming house and bed and breakfast;
96 g. Private floatplane tie-up facility as an accessory use incidentally to residential
97 use;

98 h. ~~As an accessory use incidental to residential use, storage of personal commercial~~
99 ~~fishing gear in a safe orderly manner and separated by at least five feet from any property line;~~

100 hi. As an accessory use incidental to a principal residential use, the private outdoor
101 storage of noncommercial equipment, including noncommercial trucks, boats, and not more than
102 one recreational vehicle in a safe and orderly manner **occupying an area not exceeding 1500**
103 **square feet or 20%, whichever is greater, of the total contiguous acreage held by a single**
104 **property owner,** and separated by at least five feet from any property line, **of any of the**
105 **following:** ~~provided no stored equipment, boat or vehicle exceeds 36 feet in length;~~

106 1. commercial fishing gear;
107 2. not more than five stored motor vehicles, including not more than one
108 recreational vehicle, owned by a person who resides on the lot. A motor vehicle is stored if
109 it is not moved for at least 240 consecutive days.

110 3. noncommercial equipment, including noncommercial boats and boat
111 trailers, owned by a person who resides on the lot, but excluding motor vehicles, provided
112 no stored equipment or boat exceeds 36 40 feet in length.

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

117 jk. Customary accessory uses to any of the permitted uses listed in the UR district,
118 provided that no separate permit shall be issued for the construction of any detached accessory
119 building prior to that of the main building.

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

121 lm. Recreational vehicles, subject to the standards set out in HCC § 21.54.320.

122 mn. Open space, not including outdoor recreational facilities.

123 no. Public schools and private schools.

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

126
[**Bold and underlined added.** Deleted language stricken through.]

Section 4. Homer City Code 21.16.020, Permitted uses and structures, is amended to read as follows:

21.16.020 Permitted uses and structures. The following uses are permitted outright in the residential office district:

- a. Single-family and duplex dwelling, excluding mobile homes;
- b. Multiple family dwelling, provided the structure conforms to HCC § 21.14.040(a)(2) and excluding mobile homes;
- c. Public parks and playgrounds;
- d. Rooming house and bed and breakfast;
- e. Home occupations; provided they conform to the requirements of HCC § 21.51.010;

- f. Professional offices and general business offices;
- g. Personal services;
- h. Museums, libraries and similar institutions;
- i. Nursing facilities, convalescent homes, homes for the aged, assisted living homes;
- j. Religious, cultural and fraternal assembly;
- k. ~~Storage of the occupant's 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 a permitted or conditionally permitted principal use;~~

~~k.l.~~ As an accessory use incidental to a principal permitted or conditionally permitted use, the private outdoor exterior storage of the occupant's personal noncommercial equipment, including noncommercial trucks, boats, campers and not more than one recreational vehicle in a safe and orderly manner occupying an area not exceeding 1500 square feet or 20%, whichever is greater, of the total contiguous acreage held by a single property owner and separated by at least five feet from any property line, ~~as an accessory use incidental to a permitted or conditionally permitted principal use of any of the following:~~ provided no stored equipment, boat or vehicle exceeds 36 feet in length;

- ~~1. commercial fishing gear.~~
- ~~2. not more than five motor vehicles, including not more than one recreational vehicle, owned by a person who resides on the lot. A motor vehicle is stored if it is not moved for at least 240 consecutive days.~~

- ~~3. noncommercial equipment, including noncommercial boats and boat trailers, owned by a person who resides on the lot, but excluding motor vehicles, provided no stored equipment or boat exceeds 36 40 feet in length.~~

l.m. Other customary accessory uses to any of the permitted uses listed in the residential office 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.n. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use in a manner consistent with the requirements of the Homer City Code and as long as such animals are kept as pets and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;

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

176 21.61.060 Termination of nonconforming use or structure. a. The right to continue a
177 nonconforming use or structure previously approved under this chapter is subject to termination
178 by the Commission if it finds, after providing the property owner notice and an opportunity to be
179 heard at a public hearing, that

182 2b. in the case of a nonconforming use, the use has subsequently been
183 abandoned, changed, discontinued, or ceases to be the primary use of a lot.

190 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of
191 2010.

197 JAMES C. HORNADAY, MAYOR

203 JO JOHNSON, CMC, CITY CLERK

210 ABSENT:

-299-

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First Reading:
Public Hearing:
Second Reading:
Effective Date:
Reviewed and approved as to form:

Walt E. Wrede, City Manager

Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

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

MEMORANDUM 11-048

TO: MAYOR AND COUNCIL MEMBERS

FROM: TOM KLINKNER

RE: REGULATION OF OUTDOOR STORAGE IN RESIDENTIAL ZONING DISTRICTS

CLIENT: CITY OF HOMER

FILE NO.: 506,742.500

DATE: MARCH 22, 2011

The purpose of this memorandum is to aid the Council in reviewing Ordinance 11-03(A), by providing comparisons of storage regulations under the current Homer City Code, the Code amendments recommended by the Homer Advisory Planning Commission ("Commission"), and Ordinance 11-03, as amended by the Council. The first set of comparisons highlights changes affecting different types of storage use, and limitations on the lot area used for storage. The second set of comparisons summarizes the regulations governing outdoor storage in the Rural Residential, Urban Residential and Residential Office zoning districts under the current Code and each set of proposed amendments.

I also was asked at the March 14, 2011 Council meeting whether the Council's amendments were so extensive that the Council was required to return the amended ordinance to the Commission for further review. I conclude that the law does not mandate further review by the Commission, though the Council may seek such review if it desires to do so. While zoning code amendments must be subject to the Commission's review and recommendations, the Council "may eventually choose not to follow the recommendations" of the Commission.¹

I. Categories of Storage and Limitation of Area Used for Storage.

1. Fishing Gear.

- Current Code describes as "personal"; current RO regulations limit to "occupant's"
- Planning Commission draft describes as "commercial."

¹ *Griswold v. City of Homer*, 186 P.3d 558, 563 (Alaska 2008).

- Amended Ordinance 11-03 retains current RR regulations, uses "commercial" for UR, RO
2. **Motor Vehicles.**
- Current Code permits only one recreational vehicle, does not limit number of other motor vehicles; limits vehicle length to 36 feet.
 - Planning Commission draft permits only five stored motor vehicles, including up to one recreational vehicle; a motor vehicle is "stored" and thus subject to the limit on the number of motor vehicles only if it is not moved for at least 240 consecutive days; no limit on stored motor vehicle length;
 - Amended Ordinance 11-03 retains current RR regulations, does not limit number of stored motor vehicles in UR or RO
3. **Noncommercial Equipment other than Motor Vehicles.**
- Current Code provides that stored equipment and boats cannot exceed 36 feet in length.
 - Planning Commission draft provides that stored equipment and boats cannot exceed 36 feet in length
 - Amended Ordinance 11-03 retains current RR regulations, does not limit length of stored noncommercial equipment in UR or RO
4. **Area Limitations on Storage.**
- Current Code imposes no area limitation.
 - Planning Commission draft limits area for all outdoor storage to 1500 square feet
 - Amended Ordinance 11-03 retains current RR regulations, limits area for all outdoor storage in UR and RO to 1,500 square feet or 20%, whichever is greater, of total contiguous acreage held by a single property owner.

II. **Comparison of Storage Regulations.**

1. **Storage Uses under Current Code.**

- **Personal Fishing Gear in the RR and UR Districts; Occupant's Personal Fishing Gear in the RO District.** HCC 21.12.020(j); 21.14.020(h), 21.16.020(k)
 - In a safe and orderly manner
 - Separated at least five feet from any property line
 - As an accessory use incidental to residential use in the RR and UR districts; As an accessory use incidental to a permitted or conditionally permitted use in the RO district

- **Noncommercial Equipment in the RR and UR Districts; Occupant's Noncommercial Equipment in the RO District.** HCC 21.12.020(k), 21.14.020(i), 21.16.020(l)
 - In a safe and orderly manner
 - Separated by at least five feet from any property line
 - As an accessory use incidental to residential use in the RR and UR districts; As an accessory use incidental to a permitted or conditionally permitted use in the RO district
 - Includes noncommercial trucks, boats and not more than one recreational vehicle (HCC 21.03.040 defines "Recreational vehicle" as "a vehicular unit, other than a manufactured home, that is designed and manufactured as temporary lodging for travel, recreational and vacation use, and which is either self-propelled, mounted on or pulled by another vehicle.")
 - No stored equipment, boat or vehicle may exceed 36 feet in length.

2. Storage Uses under Commission Draft.

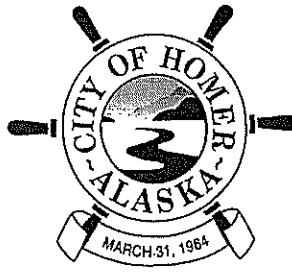
- **Commercial Fishing Gear.** HCC 21.12.020(j), 21.14.020(h), 21.16.020(k)
 - In a safe and orderly manner
 - Separated at least five feet from any property line
 - Occupying an area (combined with other permitted outdoor storage) not exceeding 1,500 square feet per lot
 - As an accessory use incidental to a principal residential use in the RR and UR districts; As an accessory use incidental to a principal permitted or conditionally permitted use in the RO district
- **Motor Vehicles (if not moved for at least 240 consecutive days).** HCC 21.12.020(j), 21.14.020(h), 21.16.020(k)
 - In a safe and orderly manner
 - Separated at least five feet from any property line
 - Occupying an area (combined with other permitted outdoor storage) not exceeding 1,500 square feet per lot
 - As an accessory use incidental to a principal residential use in the RR and UR districts; As an accessory use incidental to a permitted or conditionally permitted use in the RO district
 - Not more than five motor vehicles, including not more than one recreational vehicle (HCC 21.03.040 defines "Recreational vehicle" as "a vehicular unit, other than a manufactured home, that is designed and manufactured as temporary lodging for travel,

recreational and vacation use, and which is either self-propelled, mounted on or pulled by another vehicle.”)

- **Noncommercial Equipment other than Motor Vehicles.** HCC 21.12.020(j), 21.14.020(h), 21.16.020(k)
 - In a safe and orderly manner
 - Separated by at least five feet from any property line
 - Occupying an area (combined with other permitted outdoor storage) not exceeding 1,500 square feet per lot
 - As an accessory use incidental to a principal residential use in the RR and UR districts; As an accessory use incidental to a principal permitted or conditionally permitted use in the RO district
 - Includes noncommercial boats and boat trailers
 - No stored equipment or boat may exceed 36 feet in length.

3. **Storage Uses under Council Amendments to Planning Commission Draft.**

- **RR District: Same as Current Code.**
- **UR and RO Districts:**
 - **Private Outdoor Storage.** HCC 21.12.020(j), 21.14.020(h), 21.16.020(k)
 - In a safe and orderly manner
 - Separated at least five feet from any property line
 - Occupying an area not exceeding 1500 square feet or 20%, whichever is greater, of the total contiguous acreage held by a single property owner
 - As an accessory use incidental to a principal residential use in the UR district; As an accessory use incidental to a principal permitted or conditionally permitted use in the RO district



City of Homer

Planning & Zoning

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MEMORANDUM 11-051

TO: MAYOR HORNADAY AND HOMER CITY COUNCIL
WALT WREDE, CITY MANAGER

FROM: RICK ABOUD, CITY PLANNER

DATE: March 22, 2011

SUBJECT: Ordinance 11-03, Amending Definitions in Zoning Code w/proposed amendments

RE: Considerations

My quick review of the Attorney's memo dated March 22, 2011 brings a few considerations to mind. I understand why the Council may not seek to further the goals as presented in Ordinance 11-03. As is stated, the Council may chose not to follow the recommendations of the Commission. If this is the case, I highly recommend that the Council vote the proposal down.

If the Council believes that a change is in order, then a request should be made to the Planning Commission to develop a recommendation for such. Recommendations for a code change are a duty not taken lightly by the Commission. Each suggestion must be analyzed for its impact on the subject district, neighboring districts and the City as a whole while evaluating whether it is meeting the intent of the Comprehensive Plan and purpose statements found in code for the districts in question. The Planning Commission routinely does this in a series of work sessions, agenda items and public hearing(s) involving many hours of study and debate prior to making a recommendation to Council.

There are many guiding statements used to develop and evaluate code changes suggested in the residential districts including:

Homer Comprehensive Plan
Chapter 4

Goal 3: Encourage high quality buildings and site design that complements Homer's beautiful natural setting.

Goal 5: **Maintain high quality residential neighborhoods**; promote housing choice by supporting a variety of dwelling options.

Appendix b, Land use designations
R-1 (Urban Residential)

Residential is primary use; but allows for other uses where these uses **maintain residential character**.

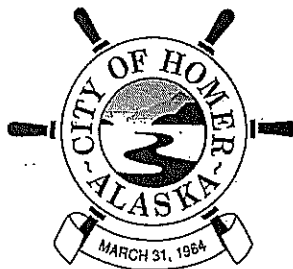
Homer City Code

21.14.010 Purpose. The urban residential district is primarily intended to provide a sound environment for medium-density residential occupancy including single-family, duplex and low-rise multiple-family dwellings of various types and designs and other compatible uses as provided in this chapter. (Ord. 08-29, 2008).

21.16.010 Purpose. The residential office district is primarily intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, which may include professional services, administrative services and personal services, but generally not including direct retail or wholesale transactions except for sales that are incidental to the provision of authorized services. A primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The district provides a transition zone between commercial and residential neighborhoods. (Ord. 08-29, 2008).

21.12.010 Purpose. The purpose of the rural residential district is primarily to provide an area in the City for low-density, primarily residential, development; allow for limited agricultural pursuits; and allow for other uses as provided in this chapter. (Ord. 08-29, 2008).

This is just an example of things that get attention at the Planning Commission level. Some may be able to find other examples of statements that may be perceived as supporting other actions or conclusions and that has to be examined along with many of the 'what ifs' that various scenarios may inadvertently pop up as a result of the proposed amendment. The point being is that you have a Planning Commission and professional staff dedicated to help guide you through the 'minefield' of planning and should carefully consider any action that does not make use of this most valuable resource.



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MEMORANDUM 11-037

TO: MAYOR HORNADAY AND HOMER CITY COUNCIL
WALT WREDE, CITY MANAGER

FROM: RICK ABOUD, CITY PLANNER

DATE: March 4, 2011

SUBJECT: Ordinance 11-03, Amending Definitions in Zoning Code

RE: Clarification

Due to public testimony at the February 28th City Council Meeting, this item was amended and reconsidered. The intent of the ordinance is to simplify enforcement and make it much easier to determine if a violation has occurred. I wish to further clarify some concepts of the ordinance including the issue it is designed to address, the changes that are suggested, explanation of the provision of termination, and an estimation on the amount of parcels it would affect.

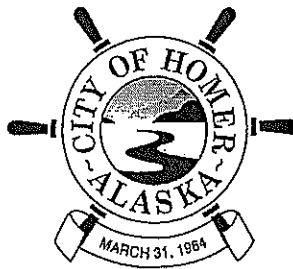
The primary purpose of the ordinance is the creation of a tool to better clarify and address the storage of 'dead' vehicles. Currently, junk vehicles are not allowed to be stored in any of the districts in question. Junk vehicles include those that are "wrecked, scrapped, partially or fully dismantled ..." (not too difficult to determine) or those that are "inoperable" (could be difficult to determine). So instead of gaining a warrant and sending a mechanic out to a site to determine if a vehicle is actually inoperable, it was thought to have an easily identifiable standard to determine if the vehicles (up to five) are in compliance. All that has to be done to refute the claim is for the vehicles in question to move within 240 days.

This ordinance does not change what can be currently stored outside, only how much is acceptable. Current code addresses outdoor storage of "commercial fishing gear, **noncommercial** equipment including **noncommercial** trucks, boats, and not more than one recreational vehicle... provided no stored equipment, boat or vehicle exceeds 36 feet in length." All of this is currently allowed as private outdoor storage (reminder: junk is not allowed) and it was kept in the proposed code and would be regulated by the 1500 square foot allowance. To my knowledge, we have never had a compliant and not enforced anything related to the "accessory" private outdoor storage commercial fishing gear or fishing boats.

It was recommended that the grandfather provision of outdoor storage be terminated after one year. Our attorney is scheduled to be present and should be able to further clarify this provision. My take on this provision is that it is inherently difficult to establish a nonconformity of this sort (what type of documentation is available?). It also seems quite problematic to apply standards of the continuation of a nonconforming use which include provisions that, among other things (HCC 21.61.040), "*No nonconforming use shall be moved in whole or in part to any other portion of the lot that was not*

occupied by the nonconforming use as of the date it became nonconforming" and "If at any time a nonconforming use is abandoned, changed, discontinued, or ceases to be the primary use of a lot, the use of that lot shall thereafter conform to the code provisions applicable in the zone in which the lot is located, and the nonconforming use shall not thereafter be resumed or allowed to continue." A few issues that come to mind is the consequence of moving or changing the storage, especially when expanding and the fact that storage of this sort is never going to be the primary use of the lot. Again perhaps the attorney will comment on this.

Finally, this ordinance as presented only affects a small amount of properties (perhaps less than half a dozen). 1500 feet is as large as or larger than the average house footprint. Storage encompassing an area greater than the existing house (principle use) would technically make storage the principle use and then would be outside of the provision of code to lawfully continue. This ordinance was intended to maintain the integrity of the residential neighborhoods as suggested in the newly adopted comprehensive plan. If the primary concern is the effect of this ordinance on the annexed areas, I would recommend passage as presented except to exclude the Rural Residential District where one would expect to find all of the area subjected to annexation in this ordinance and much larger lots. The higher density areas of the Urban Residential and Residential Office District would be well served by such an ordinance and all of the proposed provisions.



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MEMORANDUM 11-017

TO: Mayor Hornaday and Homer City Council
THRU: Walt Wrede, City Manager
FROM: Rick Abboud City Planner
DATE: January 25, 2011
SUBJ: Draft Zoning Enforcement Ordinance

The Homer Planning Commission discussed the Draft Zoning Enforcement Ordinance at the meetings of October 6, 2010, December 1, 2010 and January 5, 2011.

Recommendation:

The commission moved to forward the draft ordinance zoning enforcement to city council and recommend adoption.

CITY OF HOMER
HOMER, ALASKA

Planning

ORDINANCE 10-

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 21.03.040, DEFINITIONS USED IN ZONING CODE; HOMER CITY CODE 21.12.020, RURAL RESIDENTIAL (RR), PERMITTED USES AND STRUCTURES; HOMER CITY CODE 21.14.020, URBAN RESIDENTIAL (UR), PERMITTED USES AND STRUCTURES; AND HOMER CITY CODE 21.16.020, RESIDENTIAL OFFICE (RO), PERMITTED USES AND STRUCTURES; AND HOMER CITY CODE 21.61.060, TERMINATION OF NONCONFORMING USE OR STRUCTURE; REGARDING THE ACCESSORY USE OF STORAGE IN RESIDENTIAL ZONING DISTRICTS.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.03.040, Definitions used in zoning code, is amended to read as follows:

“Motor vehicle” means a vehicle which is self-propelled except a vehicle moved by human or animal power.

“Vehicle” means a device in, upon, or by which a person or property may be transported or drawn upon or immediately over a highway or vehicular way or area; “vehicle” does not include (i) devices used exclusively on stationary rails or tracks; or (ii) mobile homes.

Section 2. Homer City Code 21.12.020, Permitted uses and structures, is amended to read as follows:

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.
- c. Multiple-family dwelling, only if the structure conforms to HCC § 21.14.040(a)(2).
- d. Public parks and playgrounds;
- e. Rooming house and bed and breakfast;
- 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:

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

1. Other than normal household pets, no poultry or livestock may be housed and no fenced runs may be located within one hundred 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 **a principal** 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 **occupying an area not exceeding 1500 square feet**, and separated by at least five feet from any property line, **of any of the following: provided no stored equipment, boat or vehicle exceeds 36 feet in length;**

1. commercial fishing gear.

2. not more than five motor vehicles, including not more than one recreational vehicle, owned by a person who resides on the lot. A motor vehicle is stored if it is not moved for at least 240 consecutive days.

3. noncommercial equipment, including noncommercial boats and boat trailers, owned by a person who resides on the lot, but excluding motor vehicles, provided no stored equipment or boat exceeds 36 feet in length.

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 lists 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;

n. Mobile homes, subject to the requirements of HCC § 21.54.060.

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.

Section 3. Homer City Code 21.14.020, Permitted uses and structures, is amended to read as follows:

21.14.020 Permitted uses and structures. The following uses are permitted outright in the urban residential district:

a. Single-family dwelling, excluding mobile home.

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

- b. Duplex dwelling, excluding mobile home.
- c. Multiple-family dwelling, only if the structure conforms to HCC § 21.14.040(a)(2) and excluding mobile home.
- d. Public parks and playgrounds;
- e. Home occupations, provided they conform to the requirements of HCC § 21.51.010
- f. Rooming house and bed and breakfast;
- g. Private floatplane tie-up facility as an accessory use incidentally to residential use;
- ~~h. As an accessory use incidental to residential use, storage of personal commercial fishing gear in a safe orderly manner and separated by at least five feet from any property line;~~
- i. As an accessory use ~~incidental to~~ **a principal** 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 **occupying an area not exceeding 1500 square feet,** and separated by at least five feet from any property line, **of any of the following:** provided no stored equipment, boat or vehicle exceeds 36 feet in length;
 - 1. commercial fishing gear.**
 - 2. not more than five stored motor vehicles, including not more than one recreational vehicle, owned by a person who resides on the lot. A motor vehicle is stored if it is not moved for at least 240 consecutive days.**
 - 3. noncommercial equipment, including noncommercial boats and boat trailers, owned by a person who resides on the lot, but excluding motor vehicles, provided no stored equipment or boat exceeds 36 feet in length.**
- j. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory 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;
- k. Customary accessory uses to any of the permitted uses listed in the UR district, provided that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building.
- l. Day care homes; provided, however, that outdoor play areas must be fenced.
- m. Recreational vehicles, subject to the standards set out in HCC § 21.54.320.
- n. Open space, not including outdoor recreational facilities.
- o. Public schools and private schools.
- p. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts.

Section 4. Homer City Code 21.16.020, Permitted uses and structures, is amended to read as follows:

21.16.020 Permitted uses and structures. The following uses are permitted outright in the residential office district:

- a. Single-family and duplex dwelling, excluding mobile homes;

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

b. Multiple family dwelling, provided the structure conforms to HCC § 21.14.040(a)(2) and excluding mobile homes;

c. Public parks and playgrounds;

d. Rooming house and bed and breakfast;

e. Home occupations; provided they conform to the requirements of HCC § 21.51.010;

f. Professional offices and general business offices;

g. Personal services;

h. Museums, libraries and similar institutions;

i. Nursing facilities, convalescent homes, homes for the aged, assisted living homes;

j. Religious, cultural and fraternal assembly;

k. ~~Storage of the occupant's 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 a permitted or conditionally permitted principal use;~~

l. As an accessory use incidental to a principal permitted or conditionally permitted use, the private outdoor exterior storage of the occupant's personal noncommercial equipment, including noncommercial trucks, boats, campers and not more than one recreational vehicle in a safe and orderly manner occupying an area not exceeding 1500 square feet, and separated by at least five feet from any property line, as an accessory use incidental to a permitted or conditionally permitted principal use of any of the following: provided no stored equipment, boat or vehicle exceeds 36 feet in length;

1. commercial fishing gear.

2. not more than five motor vehicles, including not more than one recreational vehicle, owned by a person who resides on the lot. A motor vehicle is stored if it is not moved for at least 240 consecutive days.

3. noncommercial equipment, including noncommercial boats and boat trailers, owned by a person who resides on the lot, but excluding motor vehicles, provided no stored equipment or boat exceeds 36 feet in length.

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

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

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

p. Recreational vehicles, subject to the standards set out in HCC § 21.54.320.

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

Section 5. Homer City Code 21.61.060, Termination of nonconforming use or structure, is amended to read as follows:

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

21.61.060 Termination of nonconforming use or structure. a. The right to continue a nonconforming use or structure previously approved under this chapter is subject to termination by the Commission if it finds, after providing the property owner notice and an opportunity to be heard at a public hearing, that

1a. in the case of a nonconforming structure, it has subsequently been abandoned or brought into conformity with the Homer Zoning Code, or

2b. in the case of a nonconforming use, the use has subsequently been abandoned, changed, discontinued, or ceases to be the primary use of a lot.

b. The right to continue a nonconforming storage use in the rural residential, urban residential or residential office districts shall terminate after one year.

Section 6. This Ordinance is of a permanent and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of _____ 2010.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form:

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

219 Walt E. Wrede, City Manager
220 Date: _____

Thomas F. Klinkner, City Attorney
Date: _____

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



City of Homer Planning & Zoning

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STAFF REPORT PL 11-02

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
MEETING: January 5, 2011
SUBJECT: Staff Report PL 11-01, Draft Zoning Enforcement Ordinance

The zoning enforcement ordinance is returned for public hearing as requested. No changes have been made to the ordinance since the Planning Commission last looked at it in December.

Recommendation

Receive public comments and recommend that it be forwarded to City Council for adoption.

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 5, 2010

Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Staff Report PL 11-02 Draft Ordinance Zoning Enforcement

City Planner Abboud reviewed the staff report. He referenced a lay down letter in support of the draft ordinance.

Patricia Wallace, city resident, said she has lived on Rochelle Road for 19 years and lived Homer 27 years. Off and on in her neighborhood there have been a lot of junk vehicles and just plain clutter and garbage type junk in people's yards. There is still some, but it certainly is getting better. It is very disgusting and hazardous. Homer is a beautiful place, let's take some pride in it and get rid of the eyesores. She would like to thank the people in her neighborhood who have done just that and others in the community who have participated in getting rid of some of this stuff. She thanked the City for helping financially to get rid of abandoned and junk vehicles. She agrees with the 1500 square feet of storage for 2 drivable vehicles, one recreational, one boat less than 36 feet, one work truck, plus 200 square feet for miscellaneous storage. That seems more than fair. If someone needs more storage, they can go rent it. A neighborhood is just that, not a place to accumulate junk and vehicles that don't run or boats that never see the water.

There were no further comments and Chair Minsch closed the public hearing.

KRANICH/HIGHLAND MOVED TO BRING THE DRAFT ORDINANCE TO THE FLOOR FOR DISCUSSION AND POSSIBLE AMENDMENT.

Commissioner Kranich commented that this has been discussed several times at the Commission level and it has been refined to where it should work for most people.

Regarding enforcement, there was discussion that it should be identifiable if a vehicle sits longer than the number of days allowed. It was clarified that line 182 refers to one year after adoption of the ordinance. It was noted that the commercial districts are not included as they have different provisions than the residential chapters, and City Planner Abboud said he could provide the Commission with a better explanation at another time.

KRANICH/DOLMA MOVED TO FORWARD THE DRAFT ORDINANCE ZONING ENFORCEMENT TO CITY COUNCIL AND RECOMMEND ADOPTION.

There was no further discussion.

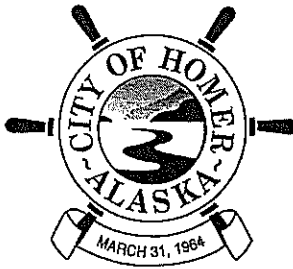
VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Staff Report PL 10-111 Draft Ordinance Amending the City of Homer Comprehensive Plan to Include the Homer Spit Comprehensive Plan and Recommending Adoption to the Kenai Peninsula Borough

City Planner Abboud reviewed the staff report.

Chair Minsch opened the Public Hearing.



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STAFF REPORT PL 10-113

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Dotti Harness-Foster, Planning Technician
MEETING: December 1, 2010
SUBJECT: Storage in UR, RR, RO & Nonconforming (Outdoor Storage)

Introduction

In the City's efforts to meet the intention of residential zoning districts, the City has found that enforcing excessive outdoor storage is problematic. If complaints are a gauge to what is *not acceptable*, it is parcels that have more than six vehicles and that have the appearance of a "continual garage sale." Currently, Homer City Code burdens the City with proving that items stored outside are "incidental to the residential use" and to demonstrate that a vehicle is "inoperable." This draft ordinance eliminates these subjective determinations.

Purpose of the residential districts

The purpose of the residential districts is to provide a sound environment and the preserve and enhance the residential qualities.

Staff interprets that *excessive* outdoor storage *does not* provide a sound environment or preserve and enhance the residential qualities of the neighborhood.

Applicable Comprehensive Plan Goals for residential districts: Chapter 4, Land Use

- Goal 2: Maintain the quality of Homer's natural environment and scenic beauty.
- Goal 3: Encourage high-quality buildings and site development that complement Homer's beautiful natural setting.
- Goal 5: Maintain high-quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.

Draft ordinance

This draft ordinance also eliminates the subjective determination of "orderly manner" and "incidental to residential use" and "operable" vehicle by setting a maximum area for outdoor stage.

Based on work sessions conversations staff has increased the area for outdoor storage coverage to a maximum of 1,500 square feet. The maximum of 1,500 square feet provides for what some people consider "typical Homer storage:"

- 400 sf for two vehicles (Snowbirds may need to store two vehicles for eight months, or 240 days)
 - 300 sf for one Recreational Vehicle
 - 360 sf for one boat (boats less than 36 ft in length)
 - 200 sf for one work truck
 - 200 misc. storage
- 1,460 total coverage

Line 41. Let's assume that the average single-family residence has an approximate footprint of 1,500 sf. When the outdoor storage area exceeds 1,500 sf the "principal residential use" of the property is questionable and overtaken by outdoor storage. ⁱ

Line 44. Outdoor storage "as an accessory use incidental to residential use..." Incidental use begins to conflict with the purpose of both residential and business districts when it dominates the use of the property. If "incidental" is one that is "minor in relation to the primary use" then 1,500 sf seems a Homer typical benchmark. ⁱ

Line 46-47. Staff recommends eliminating references to ownership of commercial fishing gear. Proving ownership of fishing gear is burdensome and the line between commercial and noncommercial boats is thin.

The work session conversation also explored amending the ordinance to include the Central Business District (CBD). Currently, storage in the CBD is limited to "enclosed buildings" per HCC 21.18.020(k)(v) and HCC 21.18.030(i). Extending this draft ordinance into CBD would conflict with the above code citations and the Community Design Manual. Therefore, staff does not recommend extending the draft ordinance into the CBD.

Other communities

As foreclosures increase, some communities have adopted the International Property Maintenance Code which "governs the minimum conditions and the responsibilities of persons for maintenance of structures." In particular, the 2003 IPMC does not allow the storage of inoperative or unlicensed motor vehicles (IPMC 302.8). Properties shall be free from any accumulation of rubbish or garbage (IPMC 307.1).

Juneau *Junkyard* means a lot or portion thereof, where junk is bought, sold, exchanged, scrapped, baled, cleaned, packed, disassembled, handled or stored. The term "junkyard" also includes auto-wrecking yards, house-wrecking yards, used-lumber yards, and **any storage of junk occupying more than 200 square feet** outside an enclosed building. JCC 49.80.

Portland Disabled vehicles. No storage of a disabled vehicles **for more than 7 days unless the vehicle is enclosed within a legally permitted building** or unless it is stored by a

licensed business enterprise dealing in junked vehicles lawfully conducted within the City. PCC 29.20.010 Outdoor Maintenance Requirements.

Remove unless specifically authorized by ordinance to do otherwise:

1. Accumulations of wood pallets.
2. All firewood that is not stacked and useable.
3. Accumulations of vehicle parts or tires.
4. All construction materials except those that are stored in a manner to protect their utility and prevent deterioration...
5. All appliances or appliance parts except for storage of appliances that are reasonably expected to be used at the site and are stored in a manner to protect their utility and prevent deterioration.
6. All indoor furniture except that which is stored in a manner to protect its utility and prevent deterioration and is reasonably expected to be used at the property.
7. All recycling materials except for reasonable accumulations (amounts consistent with a policy of regular removal) that are stored in a well-maintained manner.

Anchorage In 2004 Dykstr v. Municipality of Anchorage a Supreme Court case affirmed that car storage does not meet the purpose of residential district (R-3 Multi-family). The brief notes that "two-and three-car families are commonplace." "Uncommon extremes" violate the "accessory use customarily incidental to a residential neighborhood."ⁱ

Junk means any worn-out, wrecked, scrapped, partially or fully dismantled, discarded tangible material, or combination of materials or items, including junk vehicles as defined in Section 15.20.010. Also included are machinery, metal, rags, rubber, paper, plastics, chemicals and building materials which cannot, without further alteration and reconditioning, be used for their original purpose. ACC 21.35 Definitions.

Junk vehicle means a vehicle that:

1. Is not currently registered....
2. Is stripped, wrecked or otherwise inoperable due to mechanical failure;
3. Has not been repaired because of mechanical difficulties or because the cost of repairs required to make it operable exceeds the fair market value of the vehicle; or
4. Is in a condition which exhibits more than one of the following elements:
 - a. Broken glass;
 - b. Missing wheels or tires;
 - c. Missing body panels or parts; or
 - d. Missing drive train parts

STAFF RECOMMENDS discuss changes presented by staff, amend if so desired and send to public hearing:

- Line 43-44 Amend the draft ordinance to allow private outdoor storage in safe and orderly manners occupying an area not **exceeding 1,500 square feet.**
- Line 46. Eliminate reference to ownership of commercial fishing gear. **commercial fishing gear owned by an occupant who is permitted to engage in commercial fishing under federal or state law.**
- Line 48. Increase the number of **stored** vehicles from **two to five vehicles** and allow storage for upto 240 consecutive days. **not more than two five stored motor vehicles owned by an occupant. A motor vehicle is stored if it is not moved for at least 30 240 consecutive days.**
- Line 70-157 Clarify that the amendments represent all the residential zoning districts.
- Attached: Draft ordinance

ⁱ Dykstra v. Municipality of Anchorage (2004) <http://touchngo.com/sp/html/sp-5766.htm>

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 10-96, Draft Zoning Enforcement Ordinance

City Planner Abboud reviewed the staff report.

DRUHOT/KRANICH MOVED TO MOVE THIS ORDINANCE TO THE NEXT WORKSESSION.

Commissioner Druhot felt they need to have more discussion and review.

VOTE: NO: BOS, MINSCH, HIGHLAND, DRUHOT, VENUTI, KRANICH, DOLMA

Motion failed.

DRUHOT/BOS MOVED TO DISCUSS AND MAKE RECOMMENDATIONS.

There was no objection and discussion ensued.

It was noted that the goal of this ordinance is to maintain the integrity of residential neighborhoods, and to limit the number of cars stored on a residential lot. This ordinance only affects a small number of properties currently.

Some suggestions included:

- They have to be on a parking pad.
- They can't be placed in front of the house.
- More would be allowed if they are fenced in.
- There could be consideration of lot size to the number of vehicles.

There was discussion of the challenges of dealing with junk cars currently and the requirement to have someone who can come in and establish the vehicle is inoperable and having cooperation from the owner to have access to the vehicle.

Chair Minsch called for a short break at 8:15 p.m. The meeting resumed at 8:18 p.m.

BOS/DOLMA MOVED TO HAVE STAFF SCHEDULE THIS FOR A PUBLIC HEARING.

There was brief discussion about lot size.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

No New Business items were scheduled.

INFORMATIONAL MATERIALS



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STAFF REPORT PL 10-96

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
MEETING: October 6, 2010
SUBJECT: Storage in UR, RR, RO & Nonconforming (Outdoor Storage)

Introduction

In our efforts to enforce nuisance property and facilitate of the removal of junk cars, we have found the code problematic in the way it deals with storage, especially junk cars.

Currently, by my interpretation, one of the ways to deal with removal of junk cars is under title 18 where it refers to abandon vehicles. If they are not abandoned, this is not too useful. The other way of going after this would be as junk, using the definition of junk vehicles. It is pretty much illegal to store dismantled vehicles, unless you are permitted as a junk yard, but many junkers may appear to be operable. It just too burdensome to investigate and prove that vehicles are inoperable in order to enforce regulations regards the storage of junk. In order to make it more understandable and enforceable, I suggest that we have some sort of limit on the number of vehicles or the space that they may occupy. I talked to the attorney to develop something more clear cut.

Attorney Comments

The attachment is the first of several documents that I will be working on to develop more effective methods of zoning enforcement. It establishes limitations on storage as an accessory use in residential zones. In particular, it limits the lot area that can be used for storage, requires that stored items be owned by an occupant of the property, limits the number of motor vehicles that can be stored, and limits the period during which nonconforming storage can be grandfathered.

The quantities used for these limitations are merely placeholders, which you and the Planning Commission may adjust to establish quantities that are reasonable for Homer.

Notable Changes

Line 41 removes terminology of "incidental" and further prescribes a "principle" residential use. Not much of a change other than possible narrowing down some possibilities (that I cannot seem to think of an example at this time – do we have the storage of things not incidental to the "primary" residential use?).

Lines 43 - 44 describe an area of not more than 400 square feet. This needs discussion. I do not believe that this number may be appropriate in all situations. Perhaps some number this small or a bit larger may be appropriate for an UR district but, maybe less reasonable for the larger lots found in RR?

Lines 46 – 52 further prescribes that commercial fishing gear is owned by an occupant who is permitted for such an activity, no storage for your buddies.

Not more than 2 “stored” vehicles (not moved for at least 30 days) allowed per property. Is this adequate for the snow birds? Two stored trucks approach 400 square feet.

The changes noted above are identical as written for UR, RR and RO districts.

Lines 170-171 nonconforming storage terminates after one year. Perhaps a date would be added after passage by the City Council.

Recommendation

Review and suggest date for public hearing(s) or schedule time for further review.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

There were no pending business items on the agenda.

NEW BUSINESS

A. Staff Report PL 10-92, Draft Subdivision Code Amendment

City Planner Abboud reviewed the staff report.

KRANICH/HIGHLAND MOVED TO SCHEDULE THE SUBDIVISION ORDINANCE UNDER STAFF REPORT 101-92 FOR PUBLIC HEARING AT THE NEXT MEETING.

Commissioner Kranich explained that the Commission had good discussion at the worksession. The ordinance clarifies granting utility easements which has been ambiguous to the Commission in the past. There is information regarding the Non Motorized Transportation and Trails Plan he encouraged everyone review this to ensure it is correct. City Planner Abboud said he would distinguish what is the Planning Commissions work and what is the staff and attorneys work.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 10-97, Draft Sign Code Amendment

City Planner Abboud reviewed the staff report.

KRANICH/HIGHLAND MOVED TO POSTPONE ACTION AND SCHEDULE AT THE NEXT WORKSESSION AND NEXT MEETING AS AN ACTION ITEM.

It was noted that the next worksession is Commission training with the City Attorney so the Commission agreed to have it on the next available worksession.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

C. Staff Report PL 10-96, Draft Zoning Enforcement Ordinance (Outdoor Storage)

City Planner Abboud reviewed the staff report.

There was brief discussion about including commercial districts, provision for vehicles used for work, and if items can be concealed. It was suggested that seasonal use vehicles like tractors or snow plows can sit through the off season.

KRANICH/DOLMA MOVED TO POSTPONE THIS TO A WORKSESSION FOR FURTHER DISCUSSION.

City Planner Abboud noted that it will likely be December before it comes back.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

- A. City Manager's Report
- B. Eker Estates No. 3 Replat Preliminary Plat and Driveway Permit
- C. Hillstrand's Homestead Preliminary Plat, Excerpt from KPB September 27, 2010 packet
- D. Letter dated September 29, 2010 to James Dolma from Mayor Hornaday regarding appointment to the Homer Advisory Planning Commission

COMMENTS OF THE AUDIENCE

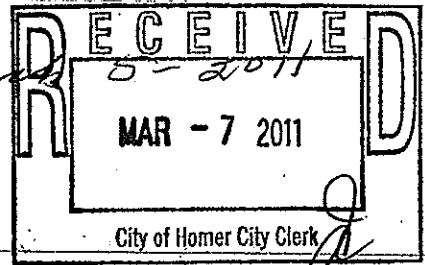
Members of the audience may address the Commission on any subject. (3 minute time limit)

Beau Burgess, city resident, thanked the Commission for taking more time to review the fine details of the steep slope and fill ordinances. He thinks there should be some attention to recourse of how to constructively use concrete and macro woody debris rather than seeing it in a land fill. On a humorous note, he said he does drive a small dump truck and parks it on his property.

Dr. Nancy Livingston, city resident, thanked the Commission for consideration of the fill ordinance and urged them to move something forward in a reasonable time frame and not stall indefinitely something that has been going on for a historical period of time. More complicatedly with the number of subdivisions in Homer the fact that those subdivisions have very small lots and anything done between two property owners on one common line not only affects the two property owners but also properties below them. Drainage down her lot line affects two houses below hers and the home adjacent to hers affects three. She was not afforded an opportunity of agreement with the common land owner but confronted with a situation that caused disastrous damage that should not have to happen to the 59 other homeowners in the subdivision. As it stands there is a total absence of this not recurring by not having any definition to the fill codes. She submits that there needs to be guidelines that are applicable to large and small estates and there needs to be some common base line that is more focused as opposed to just having a privilege for two people who share a common lot line and agree on their property. They can not mandate what happens on other adjoining properties and what might satisfy two may be very damaging to others. That being a given the Commission could consider a moratorium on subdivision or in real estate for selling these properties without people being forewarned through warning waiver and liability.

Scott Adams, city resident, advised the Commission that he was unaware of the CUP 10-08 at 5655 Scenic View Place. He said he is one of the affected land owners and he did not receive any notice about the proposed CUP. He questions where they propose to put the additional building because he thinks it will be on Skyline Drive, which affects his property because they abut a driveway to his property and that happened about 4 years ago. He has the property on Skyline and also on Scenic Place. He said he is not happy about this situation.

March 5 - 2011



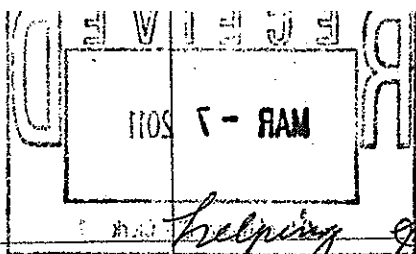
Hello City Council,

My name is Patricia Wallace. I live at 4767 Rockville Rd. Homer, AK. I've been at this same address as a home owner for 19 years. I've lived in Homer for a total of 27 years.

I've noticed through out the years in my neighborhood and other places in Homer there seems to be an on going problem. It's old junk vehicles and other assorted junk. Such as piles of (past its use) building materials, dead snow machines, dead tires, several wind shredded blue tarps still anchored here and there to something. The list goes on and on cluttering up the neighborhood. In some places its getting better. And in some its not. Its very disgusting and hazardous. Homer is a beautiful and special place. Lets show some pride in it. Lets get rid of these eye sores.

I truly want to say thank you to the people in my neighborhood who have done just that. Also to others in different areas of the community who have as well.

Thank you City of Homer for



helping financially to get rid of
adorned or just plain junk
vehicles. Keep up the good
work.

We need all the help we can
get to clean this place up.

This ordinance that's being
discussed tonight in regards to
this problem, I agree with
it and hope it will be
passed and enforced.

If a person needs more
storage for what they have
or accumulate, go rent it.

A neighborhood is just that,
not a place to have a lot
of assorted junk vehicles that
don't run or boats that never
see the water and other things.

We have visitors from all over
the world that come to see this
beautiful, special place, why
show them and us a
junk yard.

Come on lets let our
Pride show. After all, there is
only 1 Alaska.

If you have any questions
or comments, please give me
a call.

Thank you

Patricia Wallace

335-3754

Provided by City resident who

MAR 04 2011 PM 12:48

Vehicle Ordinance

wishes to remain anonymous. ^{uj}

~~Vehicle~~

1) Registered vehicle, running or in storage.

2) Antiques registered as

3) Junk- not running or registered

Ordinance

Vehicle left (for a certain amount of time, to be determined) Must have an environmental safe guards i.e. absorbent pads or drained to insure that motor oil, transmission fluid, battery acid rear end fluid and antifreeze don't contaminate the environment.

Antiques registered vehicles, 1 time inspection and fee.

Junker vehicles not registered and or running will have to pay an inspection fee annual to insure that they have complied with the environmental ordinance.

Excerpt of March 14, 2011 City Council Meeting Minutes:

PENDING BUSINESS

- A. ***Reconsidered - Ordinance 11-03(A)***, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.03.040, Definitions Used in Zoning Code; Homer City Code 21.12.020, Rural Residential (RR), Permitted Uses and Structures; Homer City Code 21.14.020, Urban Residential (UR), Permitted Uses and Structures; and Homer City Code 21.16.020, Residential Office (RO), Permitted Uses and Structures; and Homer City Code 21.61.060, Termination of Nonconforming Use or Structure; Regarding the Accessory Use of Storage in Residential Zoning Districts. Planning. Introduction February 15, 2011, Public Hearing and Second Reading February 28, 2011, Reconsidered February 28, 2011.

Memorandum 11-037 and 11-017 from City Planner as backup.

The motion to reconsider Ordinance 11-03(A) passed at the February 28th meeting.

Motion on the floor: MOTION FOR THE ADOPTION OF ORDINANCE 11-03 BY READING OF TITLE ONLY WITH AMENDMENT TO DELETE LINES 181 AND 182 – “THE RIGHT TO CONTINUE A NONCONFORMING STORAGE USE I THE RURAL RESIDENTIAL, URBAN RESIDENTIAL OR RESIDENTIAL OFFICE DISTRICTS SHALL TERMINATE AFTER ONE YEAR”.

WYTHE/HOWARD – MOVED TO AMEND LINES 53 THROUGH 64 THAT WE REVERT THAT SECTION BACK TO THE ORIGINAL LANGUAGE, AND THAT IS ADDRESSING THE RURAL RESIDENTIAL.

Councilmember Wythe thanked everyone for coming out and supporting their rights for their property.

Attorney Klinkner advised if Council’s intent is to do away in the changes of Lines 53 through 64 it may be clearer to strike Section 2 altogether.

Asked if it were a friendly amendment, City Clerk Johnson advised that would not be a friendly amendment and a vote on the motion on the floor was needed.

Councilmember Roberts pointed out the title will need adjustment.

VOTE: (amendment) NO. ROBERTS, WYTHE, ZAK, HOWARD, HOGAN, LEWIS

Motion failed.

WYTHE/HOWARD - MOVED TO AMEND BY STRIKING SECTION 2 WHICH RUNS FROM LINE 29 THROUGH LINE 81.

There was no discussion.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

WYTHE/LEWIS - MOVED TO AMEND THE DEFINITION OF VEHICLE BY ADDING ON THE SECOND LINE AFTER IT SAYS "VEHICULAR WAY OR AREA" TO ADD "WHICH REQUIRES LICENSING BY THE DMV". (Line 26)

Councilmember Wythe commented there were several people that brought up items that are not in the scope of a vehicle as this was intended. Adding that these vehicles are items that have to be licensed to be on a roadway would clarify the language.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

WYTHE/ROBERTS - MOVED TO AMEND THE TITLE TO STRIKE "HOMER CITY CODE 21.12.020 RURAL RESIDENTIAL (RR) PERMITTED USES AND STRUCTURES".

There was no discussion.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/ZAK - MOVED TO AMEND THE LENGTH OF BOAT TO 40 FT. IN LINES 110 AND 158.

Councilmember Lewis commented most pleasure craft are not much larger than 40 ft. If you build a boat larger than that it would need a shed like the one off East End Road. Councilmember Roberts and Wythe expressed agreement with the added length for boats.

VOTE: (amendment) YES. LEWIS, ROBERTS, WYTHE, ZAK, HOWARD

VOTE: NO. HOGAN

Motion carried.

WYTHE/HOWARD – MOVED TO AMEND LINES 148 AND 102 BY STRIKING 1,500 SQ. FT. AND REPLACING THAT WITH 20% OF THE TOTAL CONTIGUOUS ACREAGE HELD BY A SINGLE PROPERTY OWNER.

There are more people than obvious that have contiguous pieces of property. They may have five pieces of property with their house on one and stuff stored on the others. They need the ability to use that property as storage without it having to be the primary residential area. Property owners would still have 20% storage if they do not have a contiguous lot.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Wythe commented she had considered removing the listed restrictions of what you can put on the property if you are living within the 20% allowed for storage.

WYTHE/ZAK – MOVED TO STRIKE ITEMS 1, 2, AND 3 IN BOTH OF THOSE SECTIONS.
(Lines 104-110 and 152-158)

Councilmember Roberts expressed opposition to accepting the amendment with no limitation as to what can be stored there. This is urban residential or residential office, rural residential may be different.

Councilmember Wythe commented that even though you don't find your neighbor's yard appealing, it is still their yard. You can appeal to them to build a fence, clean up their property, or to sell you their property so you can clean it up yourself. But you don't have the right to tell someone how they will have their property.

Councilmember Roberts countered when a person buys urban residential property there is an expectation that the City will protect them in certain manners. The City has some responsibility to protect some of the generic part of the zoning ordinances. The City doesn't have a right to tell people exactly what to do. The City Planner earlier commented if the ordinance passes as slightly amended (deletion of lines 181 and 182) it does not affect many properties. It just gives the Planning Department the ability to makes things appropriate in the town.

Councilmember Hogan doesn't know how much you can polish the ordinance; it will still be distasteful. He is concerned by the direction we are headed in zoning.

VOTE: (amendment) YES. HOWARD, HOGAN, WYTHE, ZAK
VOTE: NO. LEWIS, ROBERTS

Motion carried.

ZAK/WYTHE - MOVED TO AMEND LINES 102-148 TO ADD BACK IN 1,500 SQ. FT. OR 20%, WHICHEVER IS GREATER.

Councilmember Roberts noted the smallest lot is 7,500 sq. ft. meaning 1,500 would be the minimum anyway. The language is not needed.

Councilmember Zak defended leaving the 1,500 minimum amount.

VOTE: (amendment) YES. ZAK, HOWARD, WYTHE
VOTE: NO. HOGAN, LEWIS, ROBERTS

Mayor Hornaday broke the tie with a YES vote.

Motion carried.

WYTHE/LEWIS – MOVED TO AMEND LINE 173 TO STRIKE THE “A”.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Lewis agrees we do need zoning as there is always going to be someone that will make a mess of their lot. We need to be more careful as to how we go about it. Ordinances are advertised on the radio. People need to pay attention.

Councilmember Hogan commented he has received more comments on this ordinance than anything else since he has been on the Council. He will vote against it to send the Planning Commission a message to quit screwing around.

Asked if the ordinance needed an additional public hearing, Attorney Klinkner commented some changes are deletions and preserve the status quo therefore would not need additional consideration. The revision related to the square footage for storage is status quo since the current ordinance did not have a limitation. The only change is the increase in the length of boats, but that was stricken too. It does not need to go back to the Planning Commission as amended.

Councilmember Roberts commented to say the Planning Commission did not do their job is not a fair statement. They were trying to help a problem the Planning Department brought to them. The ordinance as amended now is totally changed.

Councilmember Zak expressed concern since the elimination of lines 97 and 98 that says no personal fishing gear will be allowed. He is confused as to what was deleted on Lines 104-110.

HOWARD/ROBERTS – MOVED TO CONTINUE TO THE NEXT MEETING AND A CLEAN COPY OF ALL AMENDMENTS BE PRESENTED TO US SO THAT WE AND THE PUBLIC KNOW WHAT WE ARE LOOKING AT.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

RESOLUTION(S)

CITY OF HOMER
HOMER, ALASKA

City Clerk/
Library Advisory Board

RESOLUTION 11-031

A RESOLUTION OF THE CITY COUNCIL OF HOMER,
ALASKA, AMENDING THE LIBRARY ADVISORY
BOARD REGULAR MEETING TIME TO 5:00 P.M.

WHEREAS, The Library Advisory Board acts in an advisory capacity to the City Manager and the City Council; and

WHEREAS, The Library Advisory Board meetings regularly start at 6:00 p.m.; and

WHEREAS, The Library Advisory Board recommends adjusting the regular meeting times in order to provide a more consistent and efficient meeting schedule; and

WHEREAS, The Library Advisory Board introduced the amendment at a Special Meeting held December 9, 2010; held a discussion and approved the amendment at the Regular Meeting on January 4, 2011 and during the Special Meeting on March 15, 2011; and

WHEREAS, The Library Advisory Board meetings will be held monthly the first Tuesday of each month at 5:00 p.m.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, amends the Library Advisory Board meeting time to establish 5:00 p.m. as the Regular Meeting time.

PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

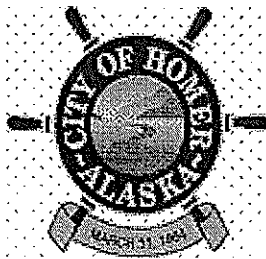
JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A

Office of the City Clerk

Jo Johnson, CMC, City Clerk

Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



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Homer, Alaska 99603-7624

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Extension: 2224

Extension: 2251

Fax: (907) 235-3143

Email: clerk@ci.homer.ak.us

MEMORANDUM 11-045

TO: MAYOR HORNADAY AND CITY COUNCIL

FROM: LIBRARY ADVISORY BOARD

THRU: CITY MANAGER WALT WREDE

DATE: MARCH 17, 2011

SUBJ: AMENDING THE REGULAR MEETING TIME

Background

The Library Advisory Board discussed briefly changing the regular meeting time from 6:00 p.m. to 5:00 p.m. at the Special Meeting held on December 9, 2010 during approval of the 2011 Meeting Schedule and requested this item to be on the next regular agenda.

At the regular meeting on January 4, 2011 and the Special Meeting on March 15, 2011 the Library Advisory Board members discussed and unanimously approved changing the regular meeting time to 5:00 p.m. The excerpt from the minutes of those meetings follows:

*January 4, 2011
Regular Meeting*

NEW BUSINESS

A. Changing the Regular Meeting Time

Chair Faulkner noted this was briefly discussed at the special meeting in December, but was not officially on the agenda so no action was allowed at that time.

There was a brief discussion that a 5:00 p.m. meeting time was preferred by Boardmembers and staff alike.

LARSON/MUNN – MOVED TO RECOMMEND CHANGING THE REGULAR MEETING TIME FROM 6:00 P.M. TO 5:00 P.M.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

*March 15, 2011
Special Meeting*

PENDING BUSINESS

A. Amending the Regular Meeting Time and Draft Resolution 11-xxx

Chair Faulkner introduced the agenda item and requested a motion to submit to council.

WAGNER/MUNN -MOVED TO SUBMIT THE REQUEST TO THE CITY COUNCIL TO CHANGE THE REGULAR MEETING TIME FROM 6:00 P.M. TO 5:00 P.M.

There was no discussion.

VOTE. YES. LARSON, SEAMAN, FAULKNER, MUNN, WAGNER

Motion carried.

Recommendation

Approve the request to change the regular meeting time from 6:00 p.m. to 5:00 p.m. for the Library Advisory Board.

start of the summer reading program. She stated that she was waiting until there was something reportable to the Board.

There was a brief discussion regarding the possibilities with networking with people around the world even with texting, Facebook, etc. It was noted how it was a whole new way of communicating.

There was no further discussion.

C. Review and Update Library Policies and Procedures

Library Director Hill distributed the Circulation Policy Update and Library User Conduct Update for the Boardmembers to review and bring any comments back at the next meeting.

Library Director Hill commented that User Conduct Policy was rewritten on firearms in the library, Parents attending to children, and speaking softly while in the Library. She did work with the City Manager on this issue of firearms in the building. There should not be a need for staff to address the behavior of younger children but occasionally it does come up.

The Circulation Policy - This has been a complete rewrite as the previous policy included other sections that should not have been included in this section. This addresses library cards, lost or stolen or damaged cards, fines and fees, overdue materials, lost materials, refunds or replacement fees, incomplete or damaged materials, holds, loan limit, circulation periods on library materials. There was a brief discussion on revitalizing the movie night; the video collection was increasing so the check-out time was increased to 7 days to accommodate out of town patrons.

She stated that she will be working on the collection development policy, interlibrary loan, library card policy (who is eligible, different cards). Once this has been completed the Board will make a formal approval and recommendation and submit to Council for final approval.

Boardmembers commented on not liking the idea of allowing guns in the library.

There was no further discussion.

NEW BUSINESS

A. Changing the Regular Meeting Time

Chair Faulkner noted this was briefly discussed at the special meeting in December, but was not officially on the agenda so no action was allowed at that time.

There was a brief discussion that a 5:00 p.m. meeting time was preferred by Boardmembers and staff alike.

LARSON/MUNN – MOVED TO RECOMMEND CHANGING THE REGULAR MEETING TIME FROM 6:00 P.M. TO 5:00 P.M.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

It was noted that they may be able to get this on the next council agenda.

was very important for the Chair to attend. She explained the latest information regarding the salary comparison submitted by a councilmember which is included in the council packet and is not aware of where the information came from and what the intent is providing this information. Board member Seaman asked about the issue of charging for internet services and if it was still included in the cuts. Library Director Hill explained that they cannot charge for the service or they will lose the ability to receive Federal grants. She explained the reasons for not charging for this service.

Boardmember Larson felt that there is a certain percentage of the public that do not realize the expense to become as skilled as Ms. Hill is; it is acceptable in this country to receive high salaries if you are a doctor or lawyer, CEO and people of Wall Street to have large salaries but if you are just a worker in the community then you are held to a different, whatever, it comes to people not being educated in the cost to maintain the skills.

Library Director Hill commented that is something that needs a wait and see approach.

Chair Faulkner stated she will be addressing the proposed cut to the \$20,000 book line item at the Council meeting. She may say a few words about the training budget, but she is looking for some assistance as she is having difficulty coming up with the right words. This is a tough one and not able wrap her head around it. Last year was easier.

There is so much information in Library Director Hill's report that was presented to council, and she did not want to regurgitate the information.

Board member Larson felt that the Chair is entitled to speak on the importance of the city being relevant in this world. It is not so much about competing, as being competitive and being knowledgeable about being a citizen in the world today; it has become so complex, that for the public to educate themselves, its more than a formal education, it's lifetime education; we need to be working at sorting out what we need to know in order to be a knowledgeable citizen of this country; our whole life, it is not a matter of you have that many books and that's enough; it is about staying current as a community; it is about staying knowledgeable; because as we look at renewable energy, sustainability and carbon trading; we need to know all these complex things in the world because we are global; how do you spend too much money to be informed. The level that this country is behind in education compared to the world is unbelievable. Chair Faulkner requested Boardmember Larson attend and speak to Council as she is so much more eloquent. It was noted that a listener could hear the passion in her voice. Chair Faulkner will introduce her to the Council. Boardmember Larson agreed to speak on behalf of the Board.

Further discussion regarding the benefits of educational opportunities the Library provides for the community; the dollar amount needed to fulfill match requires to receives grants; Alaskan communities budgets for books are: Kenai \$46,000 +; Soldotna, \$43,000 +; Seward, \$20,800; Kodiak, \$53,000 +; Sitka, \$54,875; Talkeetna, \$19,000; Unalaska, \$23,000; and Wasilla, \$70,000 and that these budgets are before grants and does not include periodicals. The awareness of the financial climate is greatly considered when creating the yearly budget. The Board agreed on the importance to keep the amount; donations are not a substitute for new books, they are used to replace classics that have seen better days and they are used to bring in additional funding for the Friends. Methods of getting the message out to council and the mayor; the legalities of providing internet service free of charge; report submitted to Council regarding the proposed budget amendments; the positive aspects that the library represents and provides the community.

There was no further discussion.

NEW BUSINESS

A. 2011 Meeting Schedule

There was a brief discussion related to changing the time of the regular meeting. It was clarified by the Clerk that the Board could change one meeting time or select meeting days as required, but to establish a new regular meeting time would have to be on the agenda as new business, it would go before the Board the following meeting to approve and submit the recommendation to Council.

Chair Faulkner inquired if 5:00 p.m. would work for the other Board members or 6:00 p.m. Chair Faulkner noted that it would benefit the staff by being able to go home earlier too. Changing the regular meeting time from 6:00 p.m. to 5:00 p.m. was requested to be on the January agenda.

Chair Faulkner requested a motion to approve the 2011 meeting schedule.

LARSON/WAGNER - MOVED TO APPROVE THE 2011 MEETING SCHEDULE AS PRESENTED.

There was a brief discussion regarding each member's ability to attend these scheduled meetings. Board member Wagner commented they all looked good to her. Board member Seaman inquired if everyone will be here for the July 5th meeting. The Board was not sure at this time. Chair Faulkner noted that Boardmember Wagner's last meeting would be in April and encouraged everyone to find new members.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was no further discussion.

B. Welcome to our new Boardmember!

Chair Faulkner welcomed Gillian Munn. Board member Munn is new to Homer and the State of Alaska. She recently moved here from California. Ms. Munn stated she was looking forward to serving on the Board. Chair Faulkner hopes she has fun on the Board.

There were no further comments.

INFORMATIONAL MATERIALS

There were no informational materials.

COMMENTS OF THE AUDIENCE

None.

COMMENTS OF THE CITY STAFF

Library Director Hill welcomed Gillian and for joining the board. She thanked everyone for their support at the meeting and to keep their thoughts positive. She has done everything she can think of to prepare for this and just have to think positive.

Deputy City Clerk Krause wished everyone a Merry Christmas and Happy New Year

COMMENTS OF THE COUNCILMEMBER *(If one is assigned)*

None.

COMMENTS OF THE CHAIR

Chair Faulkner welcomed Gillian Munn again to the Board, wished everyone a Merry Christmas have a Safe Holiday; Thanked Boardmember Larson for the invite to the Christmas party. She thanked everybody for their continued service to this board and the community, because contrary to some folks it does mean a lot, just need to wade through and have our good moments along with the bad and they will need another member in April. So keep looking.

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 11-032

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, IN SUPPORT OF THE CITY'S PARTICIPATION IN THE ALASKA MUNICIPAL LEAGUE JOINT INSURANCE ASSOCIATION (AMLJIA) LOSS CONTROL INCENTIVE PROGRAM.

WHEREAS, The City of Homer is a member of the Alaska Municipal League Joint Insurance Association (AMLJIA); and

WHEREAS, The AMLJIA provides comprehensive risk management assistance and provides workers' compensation, liability and property coverage for the City of Homer; and

WHEREAS, The AMLJIA developed the Loss Control Incentive Program to help reduce member losses individually and pool wide; and

WHEREAS, The AMLJIA will provide all written program materials necessary, and offer assistance to participants; and

WHEREAS, Pool members that participate in the Loss Control Incentive Program and complete the required activities, will have the opportunity to earn a discount on their contribution; and

WHEREAS, It is the City of Homer's policy to provide a safe environment for its students, employees, citizens, and the visiting public; and

WHEREAS, The Loss Control Incentive Program will enhance such an environment.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council elects to participate in the AMLJIA Loss Control Incentive Program for the 2010-2011 policy year.

PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: N/A

**CITY OF HOMER
HOMER, ALASKA**

Hogan

RESOLUTION 11-033

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, URGING THE NORTH PACIFIC FISHERY MANAGEMENT COUNCIL TO ADOPT MEASURES THAT REDUCE THE CHINOOK SALMON PROHIBITED SPECIES CATCH IN THE GULF OF ALASKA COMMERCIAL TRAWL FISHERIES.

WHEREAS, The Kenai Peninsula Borough on March 1, 2011 passed Resolution 2011-019, "A RESOLUTION URGING THE NORTH PACIFIC FISHERIES MANAGEMENT COUNCIL TO ADOPT MEASURES THAT REDUCE THE CHINOOK SALMON PROHIBITED SPECIES CATCH IN THE GULF OF ALASKA COMMERCIAL TRAWL FISHERIES"; and

WHEREAS, The City of Homer concurs and supports the Borough's action; and

WHEREAS, The North Pacific Fishery Management Council is empowered with the authority and has the responsibility to ensure sustainable fish populations in the waters off Alaska; and

WHEREAS, Salmon of all varieties play a key role in the economy of the Kenai Peninsula Borough; and the City of Homer in particular; and

WHEREAS, Sport fishing guides and charters, commercial set netters and drift fishers, and personal use and subsistence fishers all suffer adverse impacts from poor Chinook salmon stocks; and

WHEREAS, Salmon bycatch measures have not yet been implemented in the Gulf of Alaska (GOA) groundfish fisheries; and

WHEREAS, The Chinook salmon is critically important to the Kenai Peninsula economies; and

WHEREAS, The Chinook salmon is an integral part of the Cook Inlet eco-system; and

WHEREAS, The Chinook salmon Prohibited Species Catch (PSC) in the GOA ground fish trawl fisheries during 2010 was over 54,000 fish and has reached unacceptable levels; and

WHEREAS, A PSC limit of 15,000 fish is being considered under Component 1 in Alternative 2 of the Final Council Motion C-3(b) GOA Chinook Salmon Bycatch; and

WHEREAS, Many agencies and organizations are dedicated to the health and survival of the Chinook salmon, the official state fish of Alaska.

NOW, THEREFORE, BE IT RESOLVED that the City of Homer, Alaska does:

SECTION 1. Urge the North Pacific Fishery Management Council to adopt and implement management measures to provide immediate incentives for the GOA Pollock fleet to reduce Chinook salmon PSC.

SECTION 2. That this resolution requests that any measures adopted include the hard cap limit of 15,000 fish per year.

SECTION 3. That copies of this Resolution be provided to Governor Sean Parnell and all members of the North Pacific Fishery Management Council.

SECTION 4. That this Resolution takes effect immediately upon adoption.

PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2011.

CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Introduced by:	Haggerty
Date:	03/01/11
Action:	Adopted
Vote:	8 Yes, 0 No, 1 Absent

**KENAI PENINSULA BOROUGH
RESOLUTION 2011-019**

**A RESOLUTION URGING THE NORTH PACIFIC FISHERIES MANAGEMENT
COUNCIL TO ADOPT MEASURES THAT REDUCE THE CHINOOK SALMON
PROHIBITED SPECIES CATCH IN THE GULF OF ALASKA COMMERCIAL
TRAWL FISHERIES**

WHEREAS, salmon bycatch measures have not yet been implemented in the Gulf of Alaska (GOA) groundfish fisheries; and

WHEREAS, the Chinook salmon Prohibited Species Catch (PSC) in the GOA groundfish trawl fisheries during 2010 was over 54,000 fish and has reached unacceptable levels; and

WHEREAS, a PSC limit of 15,000 fish is being considered under Component 1 in Alternative 2 of the Final Council Motion C-3(b) GOA Chinook Salmon Bycatch; and

WHEREAS, the Chinook salmon is critically important to the Kenai, Kasilof, and Anchor River economies; and

WHEREAS, the Chinook salmon is an integral part of the Cook Inlet eco-system; and

WHEREAS, salmon of all varieties play a key role in the economy of the Kenai Peninsula Borough; and

WHEREAS, sport fishing guides and charters, commercial set netters and drift fishers, and personal use and subsistence fishers all suffer adverse impacts from poor Chinook salmon stocks; and

WHEREAS, many agencies and organizations are dedicated to the health and survival of the Chinook salmon, the official state fish of Alaska;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH;

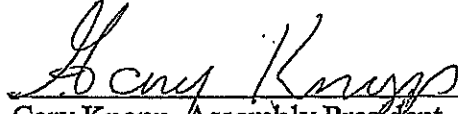
SECTION 1. That the Kenai Peninsula Borough Assembly urges the North Pacific Fisheries Management Council to adopt and implement management measures to provide immediate incentives for the GOA Pollock fleet to reduce Chinook salmon PSC.

SECTION 2. That this resolution requests that any measures adopted include the hard cap limit of 15,000 fish per year.

SECTION 3. That copies of this Resolution be provided to Governor Sean Parnell and all members of the North Pacific Fisheries Management Council.

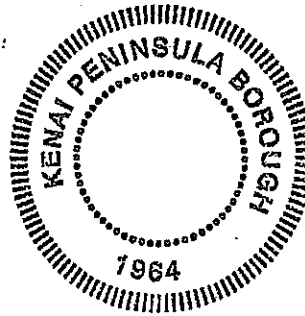
SECTION 4. That this Resolution takes effect immediately upon adoption.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 1ST DAY OF MARCH, 2011.


Gary Knopp, Assembly President

ATTEST:


Johni Blankenship, Borough Clerk



Yes: Haggerty, Johnson, McClure, Pierce, Smalley, Smith, Tauriainen, Knopp
No: None
Absent: Murphy

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port and
Harbor Advisory Commission/
Port and Harbor Director

RESOLUTION 11-034

A RESOLUTION OF THE CITY COUNCIL OF HOMER,
ALASKA, APPROVING A LONG TERM PARKING PLAN
FOR THE PORT AND HARBOR AREA ON THE HOMER
SPIT.

WHEREAS, Long term parking in the port and harbor area has been an issue of concern for many years and has generated a great deal of discussion; and

WHEREAS, The Draft Homer Spit Comprehensive Plan recommends that a permitting system be established to provide for long term parking there; and

WHEREAS, A long term parking plan and permitting system would better meet the needs of port and harbor customers and user groups, provide for a more orderly and efficient use of space, and generate revenues for future parking improvements; and

WHEREAS, The Port and Harbor Advisory Commission has approved a long term parking plan and has submitted a set of recommendations to the Council for consideration.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves the long term parking plan for the port and harbor area as submitted by the Port and Harbor Advisory Commission, described in Memorandum 11-046 dated February 15, 2011 to the Commission and Memorandum 11-047 dated March 16, 2011 to the Council, both of which are attached and incorporated herein.

BE IT FURTHER RESOLVED that the Council specifically approves the following key components of the "Plan"

- Long term parking annual permit fee: \$200.00
- Long Term Parking annual permit fee for vessel owners paying annual moorage: \$100.00
- Long term parking enforcement year around
- Annual permits available for legal vehicles 20' or less / trailers still subject to 7 day rule
- Parking lot restrictions for long term parking, May 1 through October 1, as depicted on attached map
- Existing code definitions for vehicles, junk vehicles, and fines for violations apply

- Fines, \$25.00 per day

PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2011.

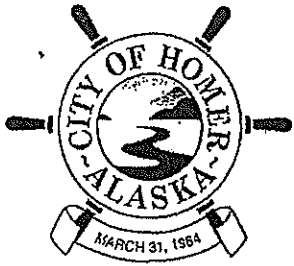
CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: Signage, supplies, estimated cost less than \$5,000.



City of Homer

Port / Harbor

4350 Homer Spit Road
Homer, Alaska 99603-8005

Telephone (907) 235-3160
Fax (907) 235-3152
E-mail port@ci.homer.ak.us
Web Site <http://port.ci.homer.ak.us>

MEMORANDUM

11-046

TO: PORT & HARBOR COMMISSION

FROM: BRYAN HAWKNS, PORT DIRECTOR/HARBORMASTER

SUBJECT: LONG-TERM PARKING ON THE SPIT

DATE: FEBRUARY 15, 2011

Signage

- Current signage reads "Parking Limited to 7 Days: Vehicles/Trailers Parked in Excess of 7 Days Will Be Subject to Impound."
- New signage recommendation: "Long-Term Parking Permit Required for Vehicles Parked in Excess of 7 Continuous 24 Hour Days on City of Homer Port facility. Long-Term Parking Permits (for vehicles under 20 feet) Are Available at the Harbormaster's Office. Vehicles/ Trailers Parked in Excess of This Rule Are Subject to Fines and/or Impound."

Vehicles Defined

- Use Homer City Code 18.20.010(A) for a description.
- Use Homer City Code 18.20.010(C) on Junk vehicles to define which vehicles allowed to purchase a long-term parking permit.

Permits

- Long-term parking permits (in the form of a sticker or hanger for rear view mirror) will be issued for one calendar year January 1 to December 31.
- Two vehicles may be registered to a single parking permit but only one vehicle may use the permit at a time.
- Fee for long-term Parking: \$300.00 annually. Discounted fee for vessel owners that pay annual moorage in the Homer Harbor: \$100.00 annually.

Restrictions and Enforcement

- Long-term parking permits will only be issued to road legal vehicles 20 feet or less in length.
- Long-term parking will be enforced on all City of Homer Port Facilities year-round.
- Parking lot restrictions for long-term parking will be in effect May 1 through October 1; however, permits will be enforced year round on all City of Homer Port Facilities.
- Attached is an overview of lots where long-term parking will not be allowed from May 1 through October 1.
- Over-parked vehicles will be subject to a citation once each day for every day vehicle is in violation. City of Homer parking citations are \$25.00 per incident.

Discussion Points

- Currently we do not charge a fee for handicap parking in the fee lots at ramps one through four. There have been several cases of where this privilege has been abused over the years. Should this policy remain in place? Or should fee parking apply to the handicap spaces as well?
- There are multiple user groups that utilize Homer's Port and Harbor. An attempt to custom craft a permit system that addresses each group's needs would be next to impossible and likely would negate any progress attempted here.

- From an operations side we must have a simple one-size-fits-all method approach to long-term parking if we will be able to actually enforce the rules.
- **Seasonal Fee parking above ramps one, two, three and four.**
- The Port Commission asked for a policy change in the way we collect fees for the day use fee lots. They would like to see a season pass that frequent users could purchase one time per year so they don't have to keep "feeding the Iron Ranger".
- Currently lots one through four are day use fee parking lots from Memorial Day to Labor Day (approximately 100 days). At \$5.00 per day, the total potential earning per space would be \$500.00. If we sold season day use permits for \$250.00, that would provide the option for daily uses to make a one-time purchase and save them the hassle of having to feed the Iron Ranger every day at a 50% discount.
- Possessing a fee pay parking permit would not guarantee the owner a parking space in the day-use fee parking lots. This could only be offered as space available.
- Two vehicles may be registered to a single parking permit but only one vehicle may use the pass at a time.

Attached: Homer City Code 18.20.010(A)
 Homer City Code 18.20.010(C)
 Overview of Seasonal Long-Term Parking & Day Use Fee Lots
 Photo of Current Signage

Chapter 18.20 Abandoned and Junk Vehicles

18.20.010 Definitions

- 18.20.010 Definitions. For the purposes of this Chapter, the following terms, phrases, words, and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.
- a. "Vehicle" is any vehicle which is self-propelled and designed to travel along the ground and shall include, but not be limited to, automobiles, buses, motor-bikes, motorcycles, motor scooters, trucks, tractors, go-carts, golf carts, and all terrain vehicles.
 - b. "Abandoned vehicle" is any vehicle, as defined by subsection (a), that has been discarded, left unattended, standing or parked upon or within 10 feet of the traveled portion of a highway or street, in excess of 48 hours; or that has been discarded, left unattended, standing or parked upon private property without the consent of the owner or person in charge of the property in excess of 24 hours; or that has been discarded, left unattended, standing or parked upon public property without the consent of the person in charge of the property for more than 30 days.
 - c. "Junked vehicle" is any vehicle, as defined by subsection (a), that does not have lawfully affixed thereto an unexpired license plate or plates or registration decal, if required by law for operation, and the condition of which is wrecked, dismantled, partially dismantled or inoperative, whether abandoned or not.
 - d. "Private property" shall mean any real property within the City that is privately owned and is not public property as defined in this section.
 - e. "Public property" shall mean any street or highway, which shall include the entire width between the boundary lines of every way publicly maintained for the purposes of vehicular travel, and shall also mean any other publicly owned property or facility. (Ord. 95-14 (part), 1995; Ord. 88-7, 1988; Ord. 85-41 (part), 1985).

Chapter 10.04 General Port and Harbor Provisions

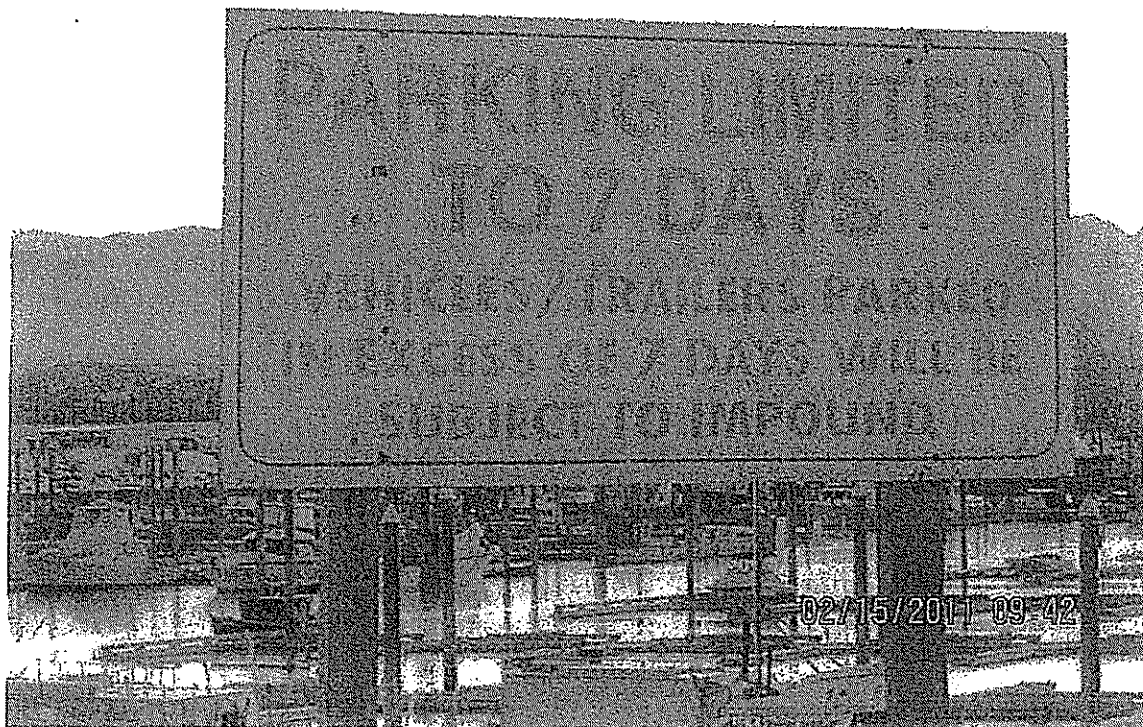
10.04.100 Vehicles and other wheeled conveyances. a. "Restricted parking" areas will be established at such time and places as may be determined by the harbormaster. "Restricted parking" areas pertain to the parking of any vehicle or trailer, private or commercial. Violations of "restricted parking" areas will be fined according to the City traffic code.

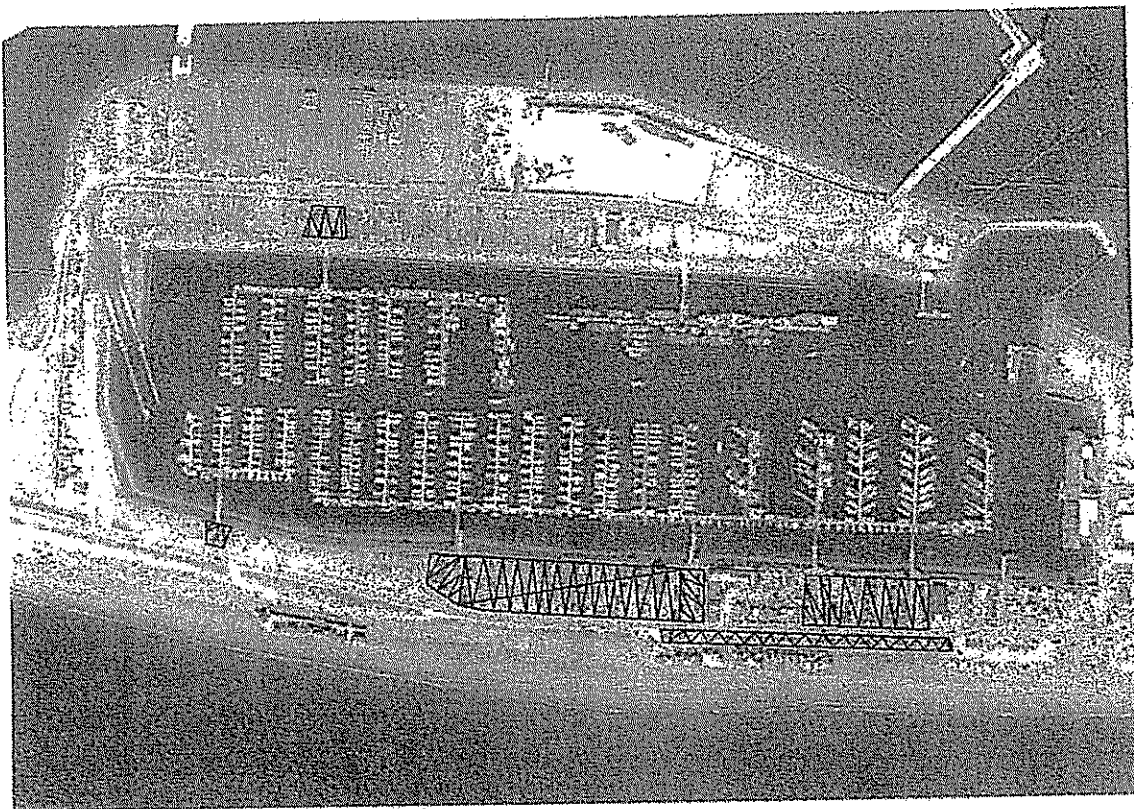
b. No person other than an employee of the City or other person acting on City business shall drive a vehicle upon the inside gravel slope of the Small Boat Harbor except in case of emergency. Parking or leaving boats, trailers and/or other vehicles and equipment related thereto by the public shall be limited to specific areas designated for such use.

c. Hauling out boats on skids is prohibited unless approved in advance by the harbormaster. (Ord. 95-18(S)(part), 1995; Ord. 88-2 (part), 1988).

10.04.110 Violation--Penalty. Any violation of the provisions contained in this title or regulations adopted pursuant to this title shall be unlawful as and punishable as provided in Section 1.16.010 of this Code. (Ord. 95-18(S)(part), 1995; Ord. 88-2 (part), 1988).

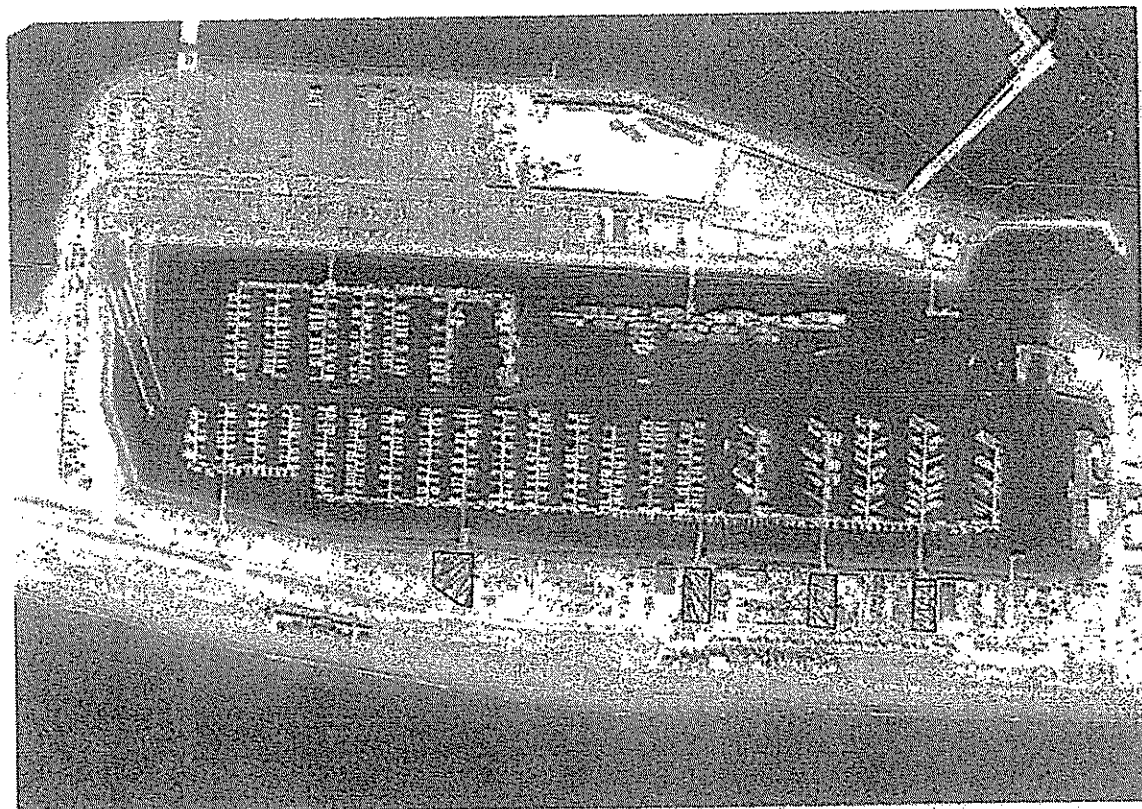






No Long-Term Parking Areas

Day-Use Parking Areas



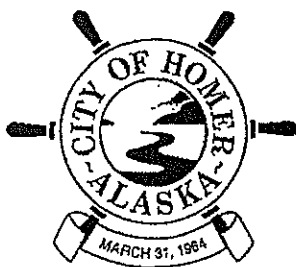
**No Long Term
Parking Allowed
May 1st
Through
October 1st**

Long Term Parking

Available for Vehicles 20' and under, Parked in Excess of 7 Consecutive 24 Hour Days.

Required Permits are Available at the Harbormaster's Office.

Vehicles Over 20' and Trailers are not Eligible for Long Term Parking.



City of Homer

Port / Harbor

4350 Homer Spit Road
Homer, Alaska 99603-8005

Telephone (907) 235-3160
Fax (907) 235-3152
E-mail port@ci.homer.ak.us
Web Site <http://port.ci.homer.ak.us>

MEMORANDUM

11-047

TO: HOMER CITY COUNCIL
VIA: WALT WREDE, CITY MANAGER
FROM: BRYAN HAWKNS, PORT DIRECTOR/HARBORMASTER *BH*
SUBJECT: LONG-TERM PARKING ON THE SPIT
DATE: MARCH 16, 2011

Please review the attached memorandum to the Port and Harbor Commission dated February 15, 2011 on long-term parking on the Homer Spit as this supplies the background on this issue.

The Port and Harbor Commission discussed this subject at their February 23, 2011 meeting, but unfortunately did not have a quorum and weren't able to make the official motions of approval. However, based on the discussion, I would like to note the following changes and discussion points to the recommendations in the attached memorandum.

The annual parking permit would be \$200.00/year. This is changed from the previously suggested \$300.00/year. The discounted price of \$100.00 for vessel owners who pay annual moorage is still the same.

There was further discussion on the fee parking lots above Ramps 1, 2, 3, and 4. It was suggested that a coupon book be created and sold at the Harbormaster's Office. Upon review with my staff, we ask that this option not be pursued at this time. We believe our parking aide will be fully engaged enforcing the new long-term parking program Spit-wide in addition to the changes we instituted last year in the Boardwalk area. If a person would like to pay for multiple days in the Fee Lots they may do so using the envelope system. We have also encouraged day-use parkers to come to the Harbormaster's Office if they need to make changes or pay with a credit/debit card.

Your Port and Harbor Staff are fully aware that the Iron Ranger envelope system is not the most convenient or even the most efficient fee collection system; however, it is fair, low tech, and cost effective.

Recommendation

Direct the Harbormaster to proceed with the necessary actions to implement a long-term parking program and seasonal parking pass for the fee parking lots, in accordance with the memorandum dated February 15, 2011 and the changes included in this memorandum. Please note that there will be associated costs with implementing these changes and upon Council's approval; staff will prepare a budget amendment to fund the expenses from the Port Reserves account.

Attached: Memo to Port & Harbor Commission Re: Long-Term Parking on the Spit dated February 15, 2011
Homer City Code 10.04.100 & 100.04.110
Homer City Code 18.20.010(A) & (C)
Overview of Seasonal Long-Term Parking & Day Use Fee Lots
Photo of Current Signage
Proposed New Signage to Add to Current Signage

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 11-035

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, AWARDED THE CONTRACT FOR THE REFURBISHMENT OF ONE PEDESTAL CRANE ON THE HOMER FISH DOCK TO THE FIRM OF ALASKA HYDRAULICS, INC. OF ANCHORAGE, ALASKA, IN THE AMOUNT OF \$46,780.00 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The Request for Proposals was advertised in the Homer Tribune on January 26 and February 2, 2011 and posted on the Clerk's website; and

WHEREAS, Sealed proposals were due in the Office of the City Clerk by 2:00 p.m. on Thursday, February 24, 2011; and

WHEREAS, Two sealed proposals were received that meet or exceed the basic requirements; and

WHEREAS, Alaska Hydraulics, Inc. of Anchorage, Alaska, submitted the lowest responsive and responsible bid for the Refurbishment of One Pedestal Crane on the Homer Fish Dock; and

WHEREAS, This award is not final until written notification is received by Alaska Hydraulics, Inc. of Anchorage, Alaska, from the City of Homer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards the contract for the Refurbishment of One Pedestal Crane on the Homer Fish Dock to the firm of Alaska Hydraulics, Inc. of Anchorage, Alaska, in the amount of \$46,780.00 and authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 29th day of March, 2011.

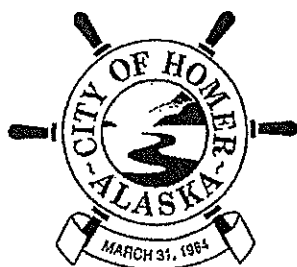
CITY OF HOMER

JAMES C. HORNADAY, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Note: \$46,780.00 Acct. No. 400-600.



City of Homer

Port / Harbor

4350 Homer Spit Road
Homer, Alaska 99603-8005

Telephone (907) 235-3160
Fax (907) 235-3152
E-mail port@ci.homer.ak.us
Web Site <http://port.ci.homer.ak.us>

MEMORANDUM

11-050

TO: HOMER CITY COUNCIL & WALT WREDE, CITY MANAGER
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
SUBJECT: RESULTS FROM THE REFURBISHMENT OF CRANE #7 ON HOMER FISH DOCK RFP
DATE: MARCH 22, 2011

Discussion

The Request for Proposals for the refurbishment of one pedestal crane on Homer Fish Dock closed Thursday, February 24, 2011.

This Request for Proposals was advertised in the Homer Tribune January 26th and February 2nd.

Proposal Results

The Port of Homer requested proposals for the removal of Crane #7 from the City of Homer's Fish Dock to perform a complete overhaul on all components, re-coat to factory specifications, and re-install for service.

There were a total of two responders to the Request for Proposals. A team made up of City staff met for the purpose of evaluating and scoring the responses for the Crane #7 refurbishment as per the grading criteria laid out in the Request for Proposals.

After careful review by staff and a visit to the facility for inspection by George Tyrer, Ice Plant Supervisor, staff recommends awarding the work to Alaska Hydraulics for a total cost of \$46,780.00.

Recommendation

Award the proposal for work to Alaska Hydraulics, 166 E Potter Drive, Anchorage, AK 99518, for a total cost of \$46,780.00.

Fiscal Note

Staff budgeted \$50,000.00 for this project in the 2011 budget under account 456-380-5231.

Attached: 2011 Budget Project Accounts
Crane #7 Refurbishment RFP Ad

CITY OF HOMER

Proposal Receipt Log: **Refurbish Pedestal Crane**
 Due Date and Time: **February 24, 2011 @ 2 p.m.**
 City Clerk's Office

Proposal NO.	Bidder Name and Address	
1.	Alaska Hydraulics, Inc. 410 Shelikof St. Kodiak, AK 99615	2/22/11
2.	Oil and Gas Supply Mile 16 Kenai Spur Hwy. Kenai, AK 99611	2/24/11 12:00 p.m.
3.		
4.		
5.		
6.		
7.		

Staff Member Comments: _____

**CITY OF HOMER
2011 OPERATING BUDGET**

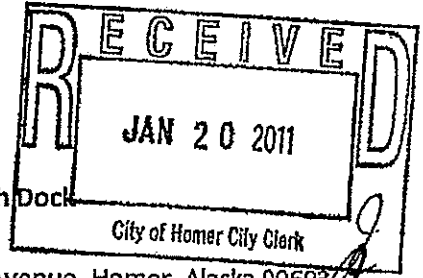
Port & Harbor Reserves
456 - 380

Acct #		2008 Actual	2009 Actual	2010 Budget	2011 Budget
	Beginning Balance	1,108,709	1,219,265	1,383,836	1,388,200
4992	Annual Transfer	324,530	324,530	324,530	470,000
	Transfer from G/F for Ben Walters Dock	60,000			
4801	Interest Income	20,541	11,050	35,752	
4610	Plans & Specs		320		
5990	Energy Fund trsf			(48,620)	
	Expenditures	(294,515)	(171,329)	(37,294)	
	Subtotal	1,219,265	1,383,836	1,658,204	1,858,200
	Encumbered			(270,004)	(160,000)
	Ending Balance	1,219,265	1,383,836	1,388,200	1,698,200

Expenditure Detail		2008		2009		2010		2011	
Ord #		Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
	High Mast Light		636						
	US Army COE Dredge Dewatering	56,000							
	Overslope Design Work	10,000							
	Repair 3 Vehicles	12,000							
	Replace 1972 Loader (Lease)	40,140	2,253	37,887	19,440		9,720		
	Harbor Boardwalk Repair	10,000							
	Wood Grid Repairs	9,982							
	CC Float Finger Hinges	2,100							
	Fish Outfall Pump Station Ctrl Panel	48,200	50,932						
	Electricity Extension for CC Float	46,989							
385	Parking Improvements	200,000	3,000		14,185				
	Rake Drive Unit	25,000	20,000						
	East Boat Feasibility Study	143,000	136,125	107,500					
	Dredge Spoil Loading & Trucking	65,000	10,000	10,000					
	Service Van Welder	6,550	12,777						
	Harbor Tug Refit			17,957	24,086				
	Light Pole & Launch & Ramp			7,000					
	Forks for Loader			5,950	6,200				
936	Ben Walters Dock Replacement	60,000	58,793		2,262				
	DWD Repairs			116,075	91,549		19,078		
	Moorings Buoy			10,000	13,606				
	Fish Dock Access Improvements					40,000			
	SeaCom Fish Dock Billing System					50,000			
done	Rake Drive/Ice Bin Door Rebuild					17,000			
	Potable Water To Floats					40,000	8,496		
	Ice Production Water Line Heat Exchanger					7,000			
	Harbor Tug Safety Equip Upgde							15,000	
	Fish Dk Crane Rebuild							50,000	
	Fish Dk Electrical Conduit overhaul							10,000	
	Fish Dk Ice Deliv Syst Rebuild							20,000	
	Replace Wiggins Forklift							65,000	
		734,961	294,515	312,369	171,330	154,000	37,294	160,000	-

This data is provided for information only, details can be found in the "Projects" tab of the budget.

REQUEST FOR PROPOSALS
By the City of Homer, Alaska
For the Refurbishment of One Pedestal Crane on Homer Fish Dock



Sealed Proposals will be received by the Office of the City Clerk, at 491 E. Pioneer Avenue, Homer, Alaska 99603 until Thursday, February 24, 2011 at 2 p.m. Proposals received after the time fixed for receipt of the Proposal shall not be considered.

For Proposal Requirements contact:

City Clerk
491 E. Pioneer Avenue
Homer, AK 99603
(907) 235-3130

City of Homer Port and Harbor is requesting proposals from qualified firms to rebuild a 29 year old pedestal mounted crane. Proposers are encouraged to consider all advances in related technologies in their proposals. The City's goals for this project are to improve the overall safety and reliability of Crane #7, lower energy/operations overhead, and reduce maintenance staff's workload. The work includes, but is not limited to:

Removal of Crane #7 from the City of Homer's Fish Dock to perform a complete overhaul on all components, re-coat to factory specifications, and re-install for service.

Please direct all questions regarding this project to:

Bryan Hawkins, Port Director/Harbormaster
4350 Homer Spit Road
Homer, AK 99603
(907) 235-3160

The City of Homer reserves the right to accept or reject any or all proposals, and to waive irregularities or informalities in the proposals.

Dated the 20th day of January, 2011

City of Homer


Walt Wrede, City Manager

Advertise:

Homer Tribune 1/26/11 & 2/02/11

Acct. # 400.600.5257

COMMENTS OF THE AUDIENCE
COMMENTS OF THE CITY ATTORNEY
COMMENTS OF THE CITY CLERK
COMMENTS OF THE CITY MANAGER
COMMENTS OF THE MAYOR
COMMENTS OF THE CITY COUNCIL
ADJOURNMENT

