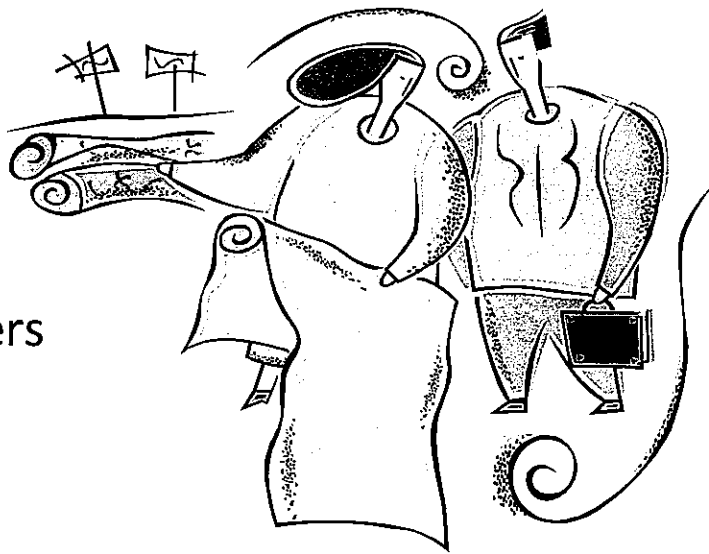


City Council
March 27, 2012
Tuesday



Joint 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

Produced and
Distributed by the City Clerk's Office -3/21/2012-rk



March / April 2012

Tuesday 27th	CITY COUNCIL Joint Worksession w/ Advisory Bodies 4:00 p.m., Committee of the Whole 5:00 p.m., and Regular Meeting 6:00 p.m.
Wednesday 28th	LEASE COMMITTEE Special Meeting 3:00 p.m. PORT AND HARBOR ADVISORY COMMISSION Regular Meeting 5:00 p.m.
Thursday 29th	LIBRARY LANDSCAPE COMMITTEE Noon to 1:00 p.m. at Library. PARKS AND RECREATION ADVISORY COMMISSION Special Meeting 5:30 p.m.
Monday 2nd	PUBLIC ARTS COMMITTEE Worksession 4:00 p.m. and Special Meeting 5:00 p.m.
Tuesday 3rd	LIBRARY ADVISORY BOARD Regular Meeting 5:00 p.m.
Wednesday 4th	PLANNING COMMISSION Worksession 5:30 p.m. and Regular Meeting 6:30 p.m.
Thursday 5th	KACHEMAK DRIVE PATH COMMITTEE Meeting 5:30 p.m.
Monday 9th	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.

COWLES COUNCIL CHAMBERS
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



WORKSESSION
4:00 P.M. TUESDAY
MARCH 27, 2012

MAYOR JAMES C. HORNADAY
COUNCIL MEMBER BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER BARBARA HOWARD
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER KEVIN HOGAN
CITY ATTORNEY THOMAS KLINKNER
CITY MANAGER WALT WREDE
CITY CLERK JO JOHNSON

MEETING NOTICE

WORKSESSION AGENDA

1. CALL TO ORDER, 4:00 P.M.

Councilmember Wythe has requested excusal.

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 5

Memorandum 12-041 from Economic Development Advisory Commission as backup.

Page 139

Memorandum 12-042 from Parks and Recreation Advisory Commission as backup.

Page 141

Memorandum 12-043 from Library Advisory Board as backup.

Page 145

Memorandum 12-044 from Lease Committee as backup.

Page 147

Memorandum 12-045 from Port and Harbor Advisory Commission as backup.

Page 149

Memorandum 12-046 from Planning Commission as backup.

Page 151

4. COMMENTS OF THE AUDIENCE

5. ADJOURNMENT NO LATER THAN 4:50 P.M.

Next Regular Meeting is Monday, April 9, 2012 at 6:00 p.m., a Worksession at 4:00 p.m., and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

2012 Land Allocation Plan
City of Homer
DRAFT
Adopted by Resolution 2012-

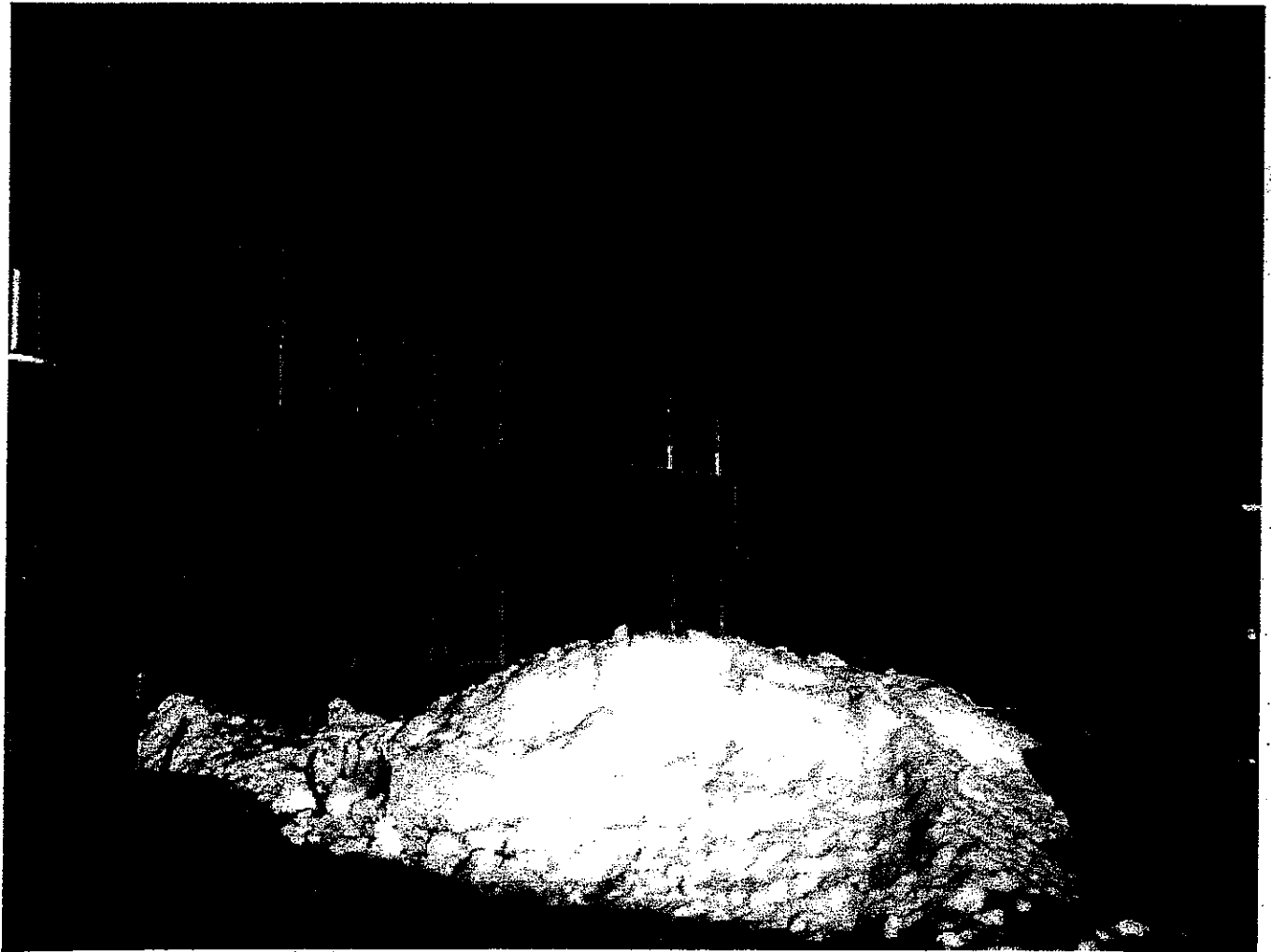


Table of Contents

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

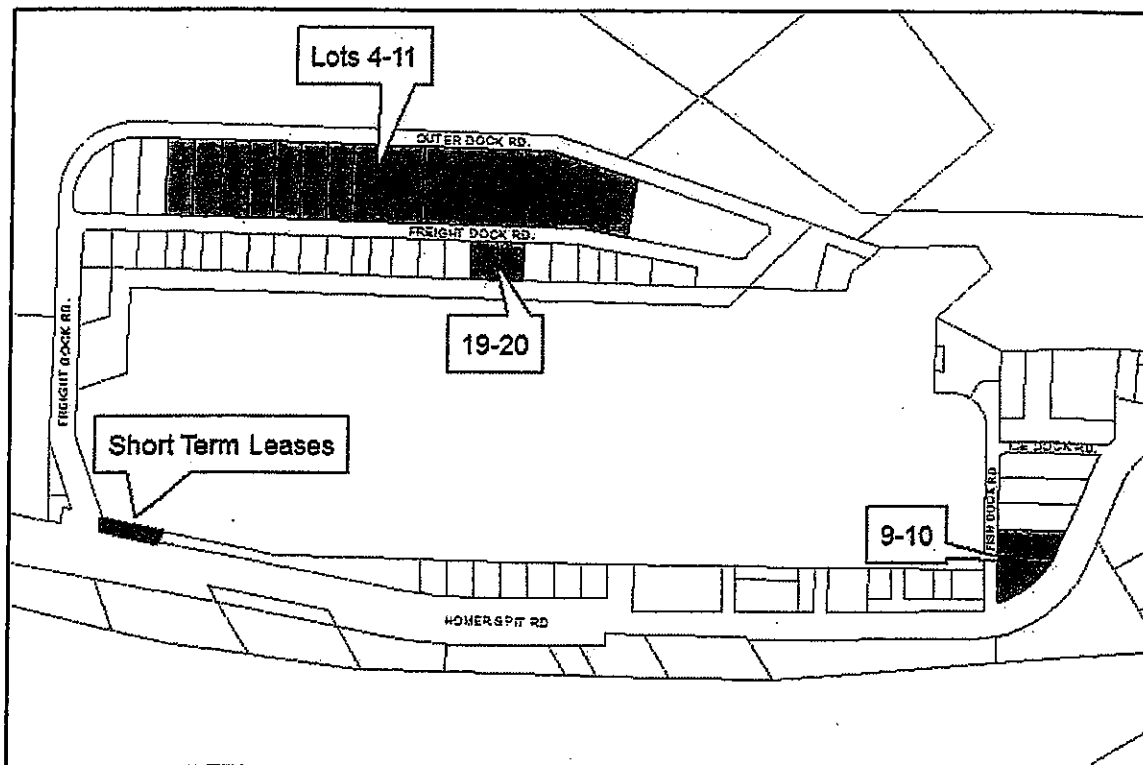
Appendix - Homer Harbor Map

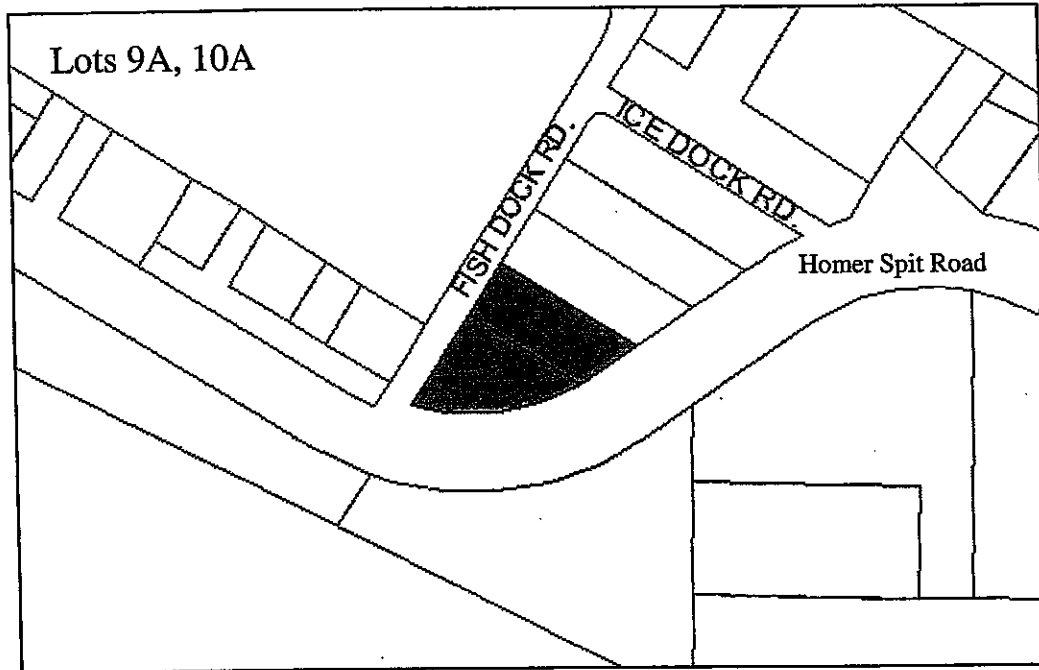
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

Section A

Lands available for lease

The following lots are available for lease in 2012. Lease procedures follow the City of Homer Lease Policy, and City Code.





Designated Use: Lease
Acquisition History:

Area: 1.05 acres (0.52 and 0.53 acres)

Parcel Number: 18103477, 78

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

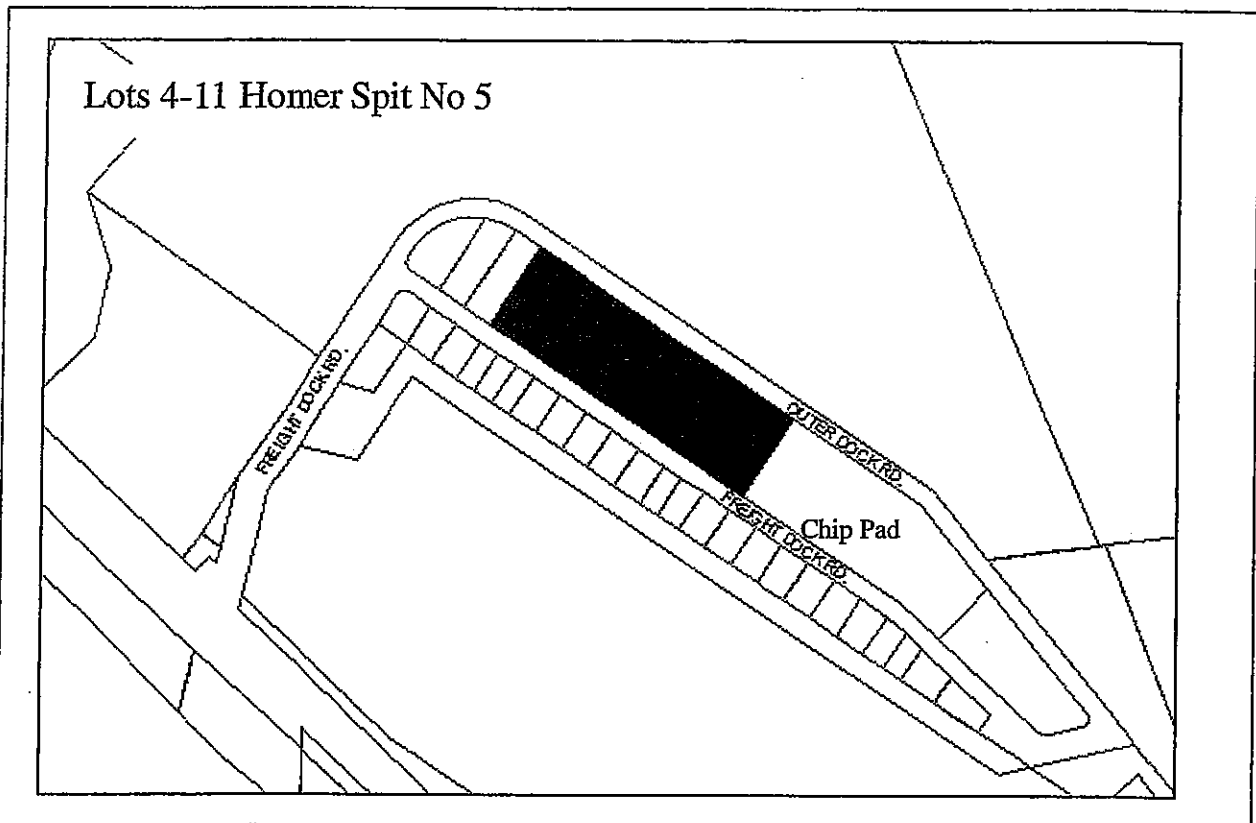
Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

Address:

Former Manley building lots.

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

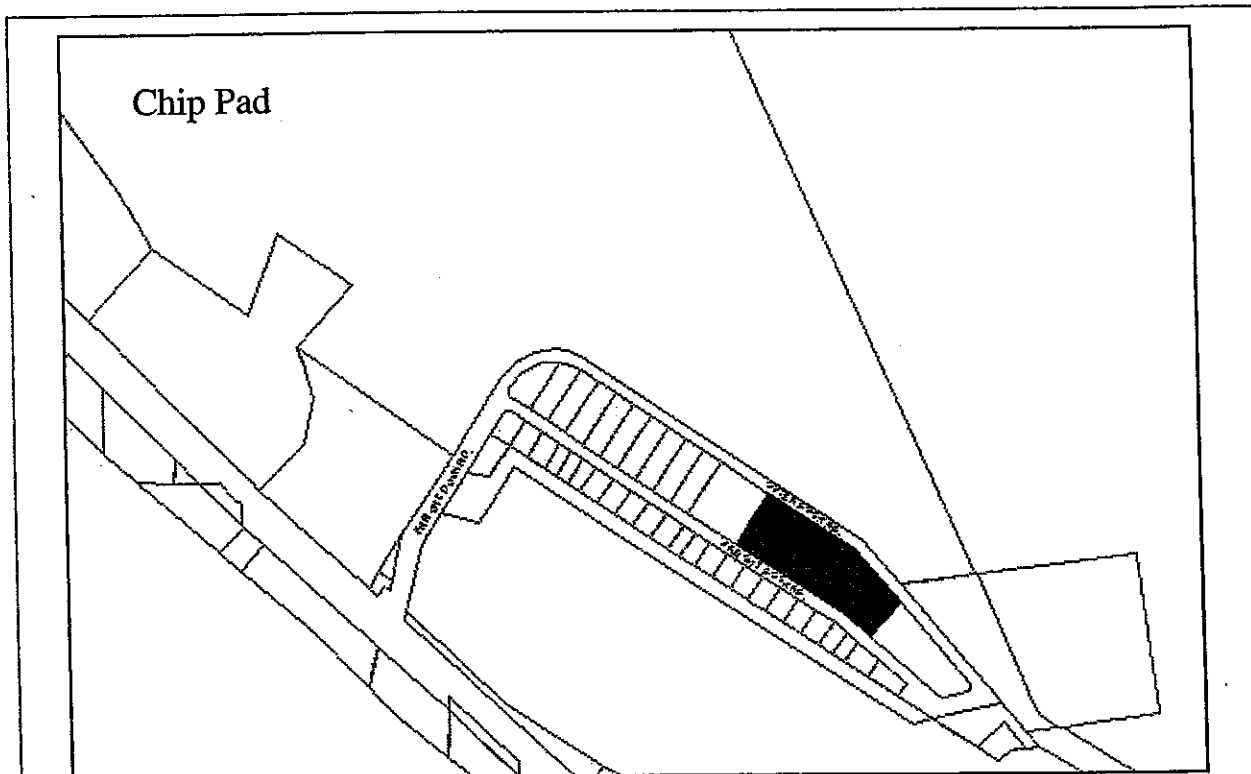
Address:

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.

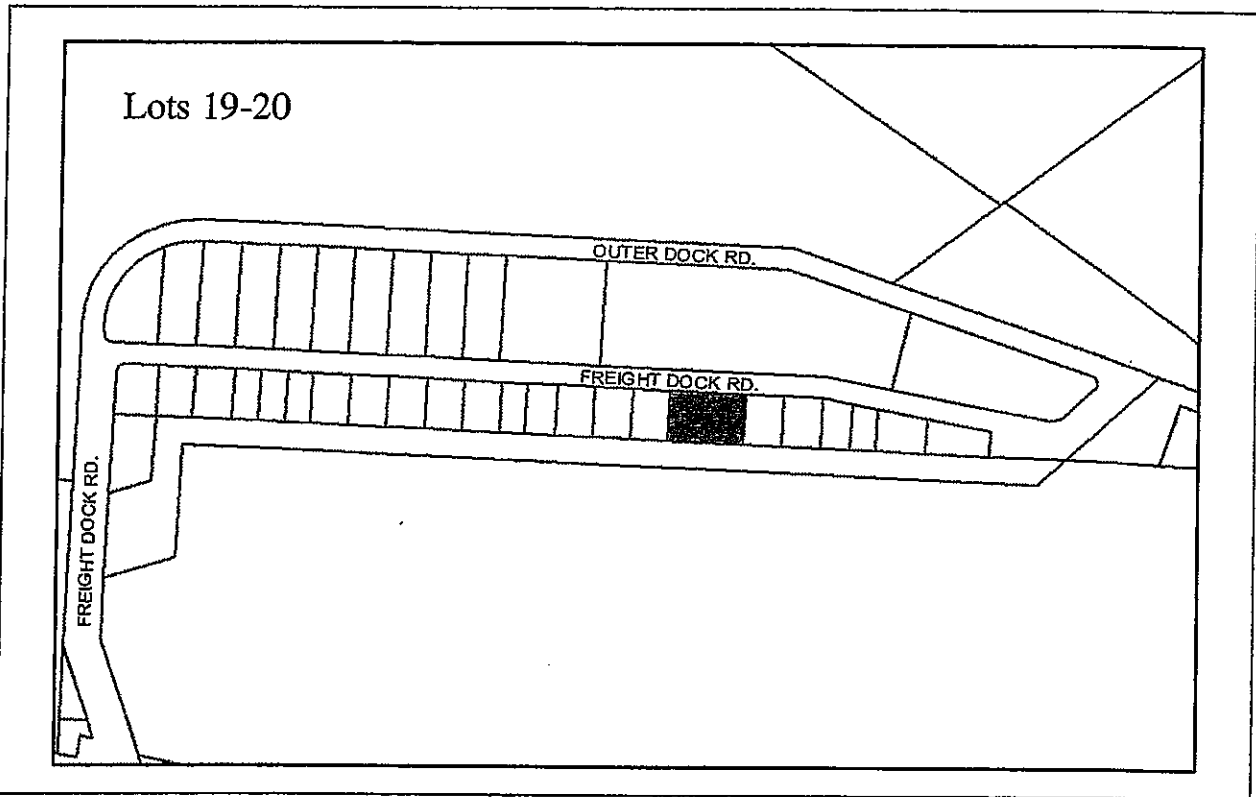
Resolution 10-35(A) prepare a plan for organized parking and fee collection.

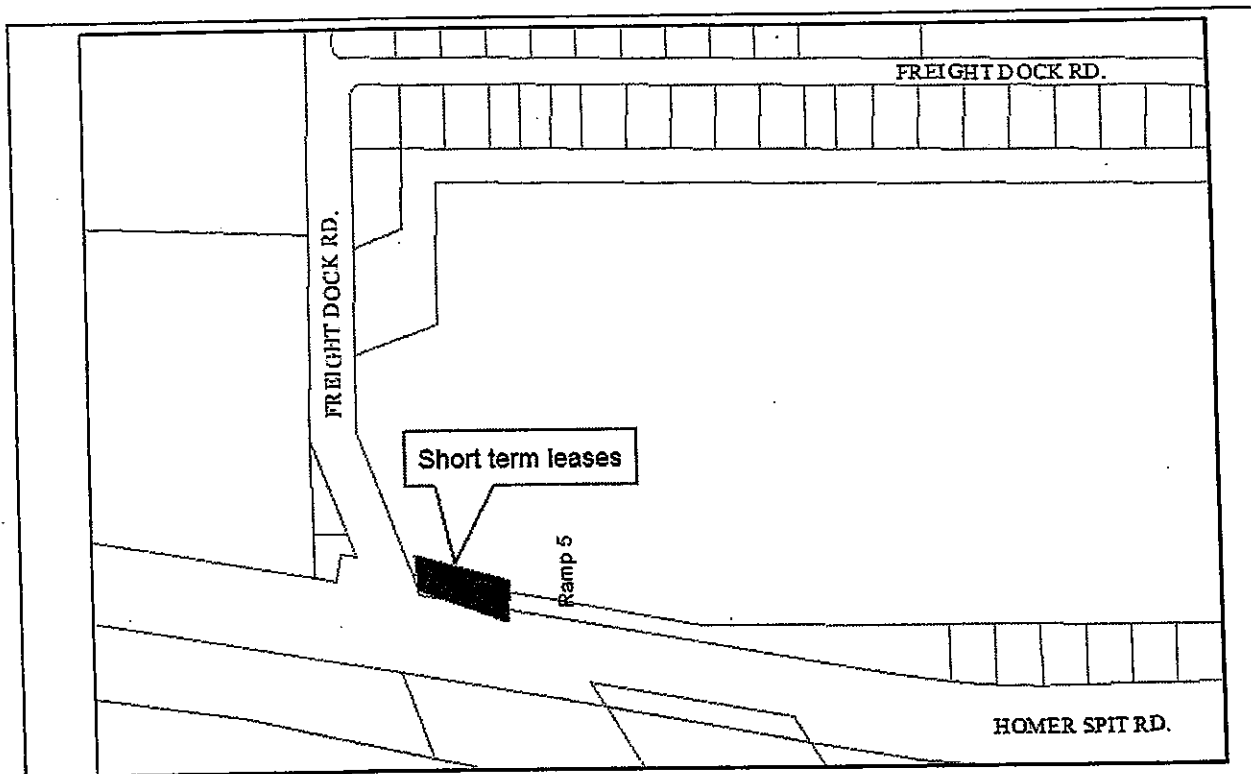
Finance Dept. Code:

**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

Peninsula Scrap and Salvage has been leasing part of the part intermittently to barge out scrap metal.

**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.

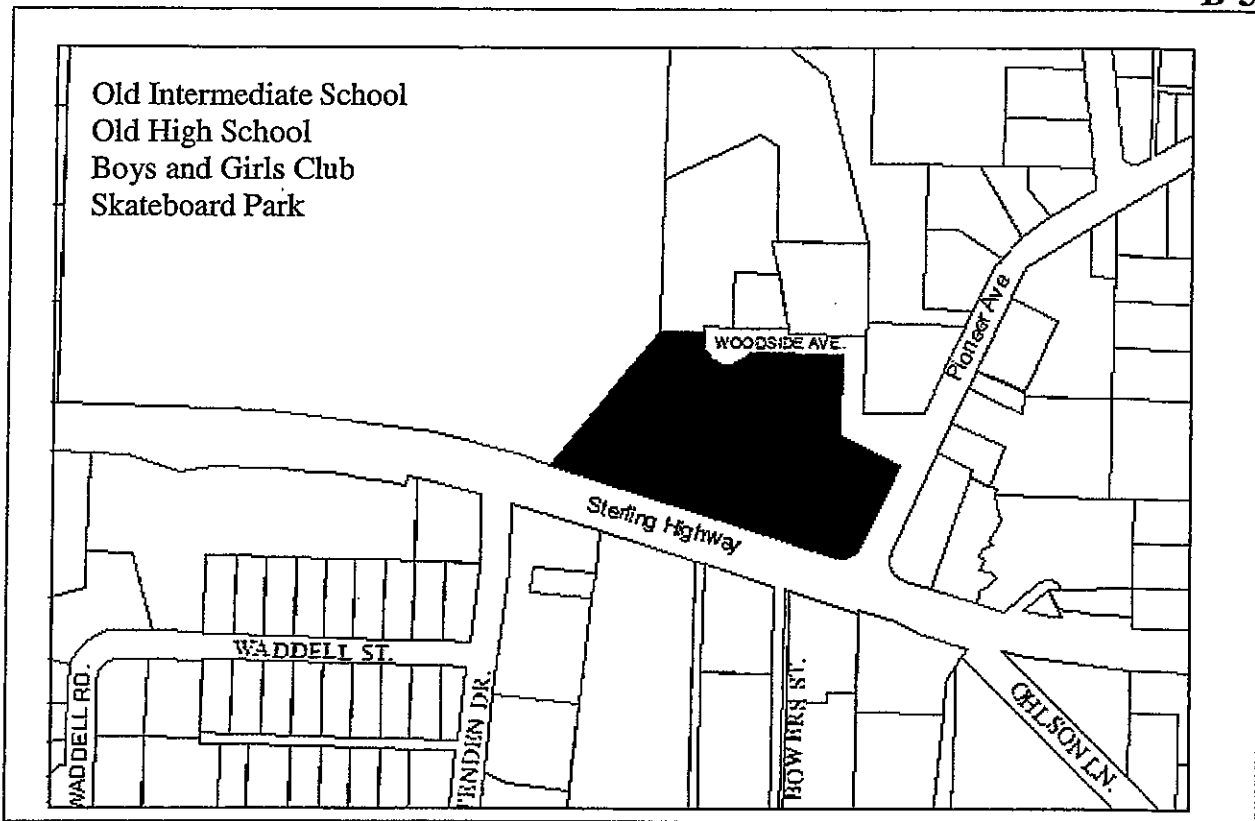
Finance Dept. Code:

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.

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	
<p>Notes: Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KPB.</p>	
Finance Dept. Code:	



Designated Use: 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

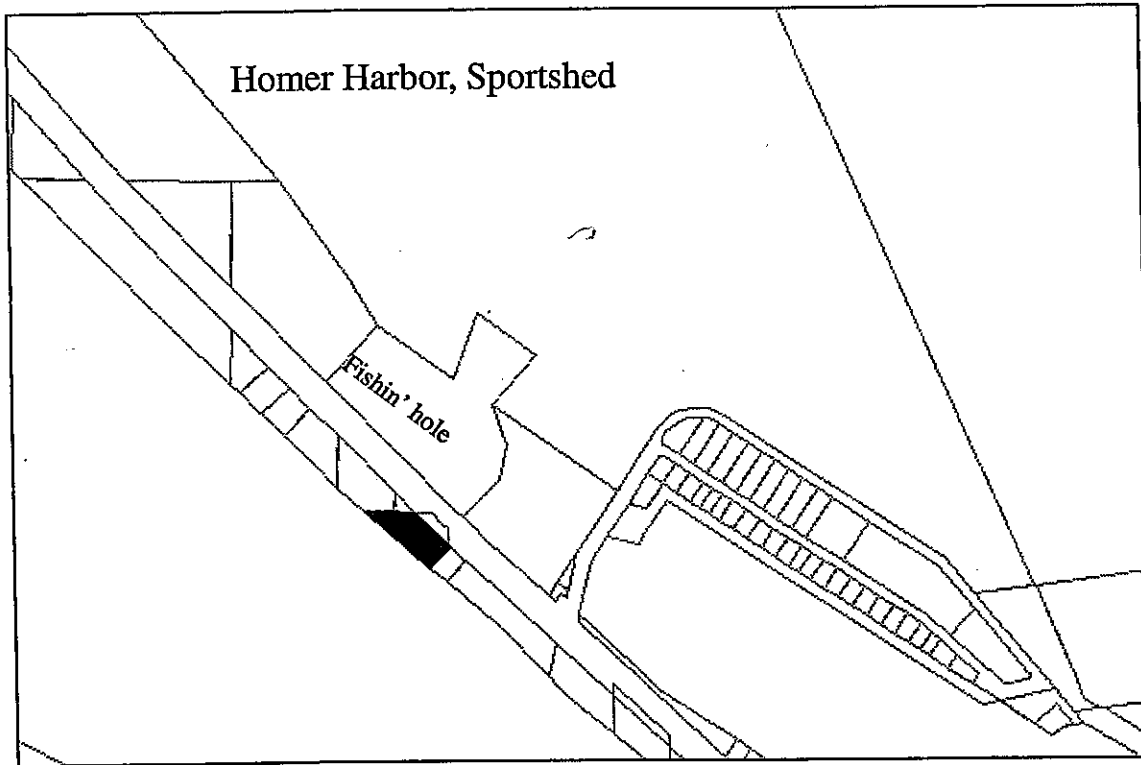
Wetlands: Creek on western edge

Infrastructure: Paved access and parking. Water and Sewer.

Notes: Currently Leased to the Boys and Girls Club.

- 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

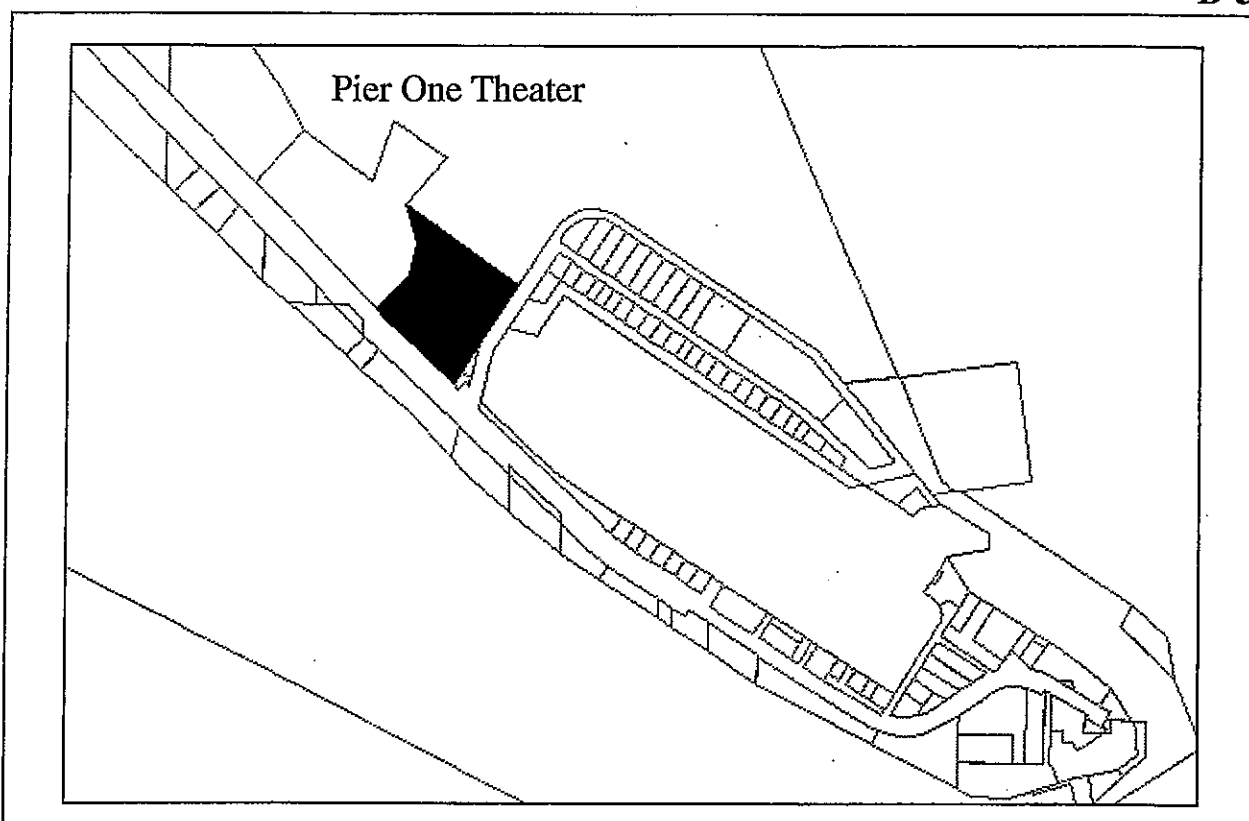
Wetlands: None

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: 2029 two 5 year options

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

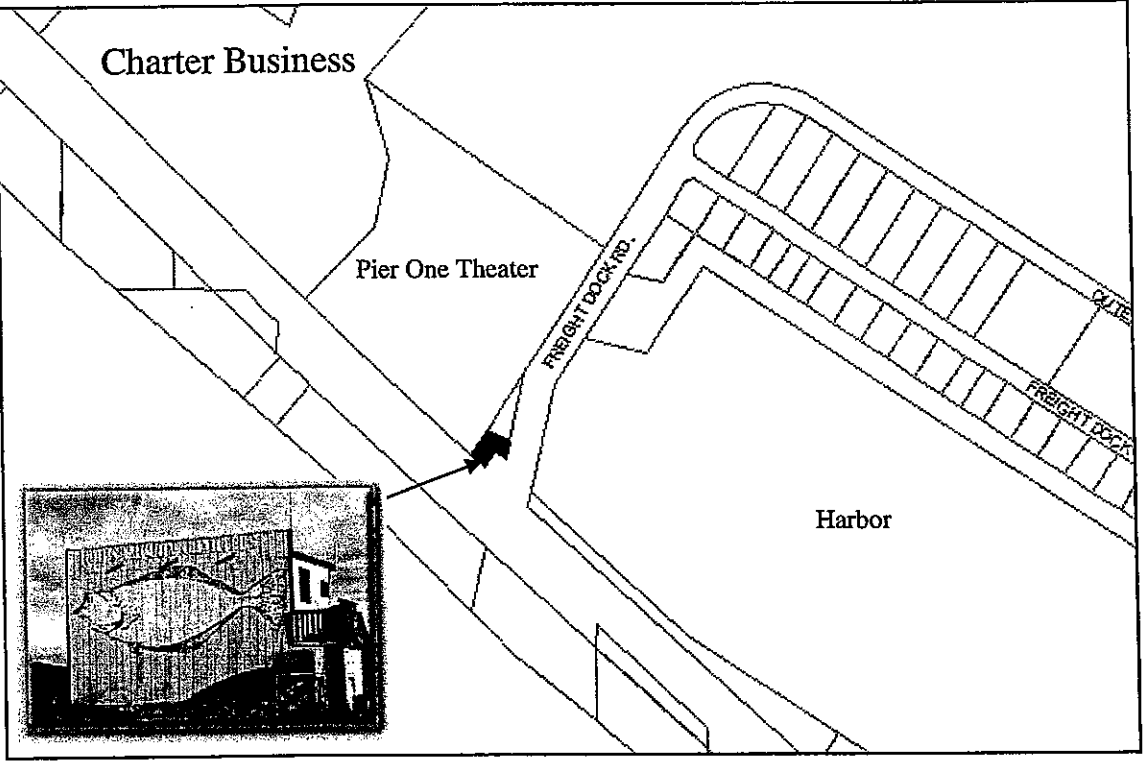
Resolution 2011-37(A): Develop a plan which will consider designation of a 10,000 sq. ft. portion to make the land available for Request for Proposals.

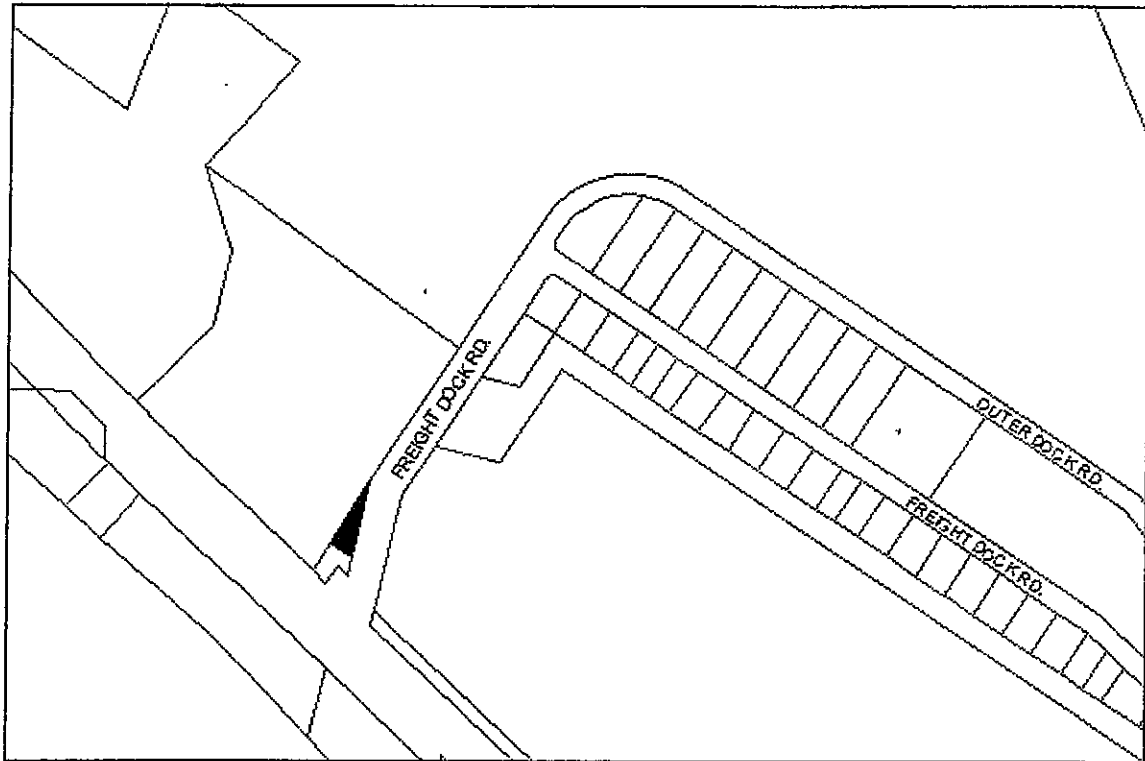
Leased to: Pier One Theater

Resolution 2011-104(A). Lease in progress.

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: March 31, 2013, one 5 year option	
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

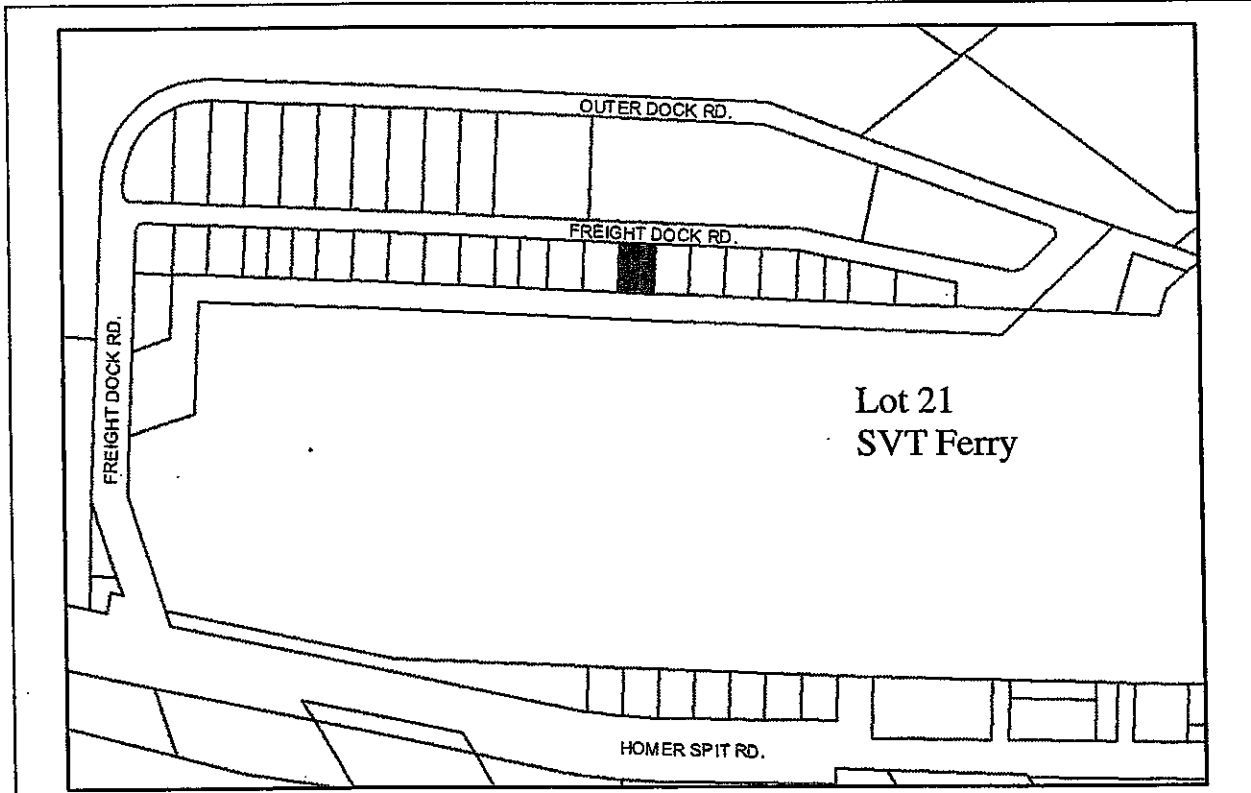
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 1114 Freight Dock Road

Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV
Expiration: March 31, 2013, one 5 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

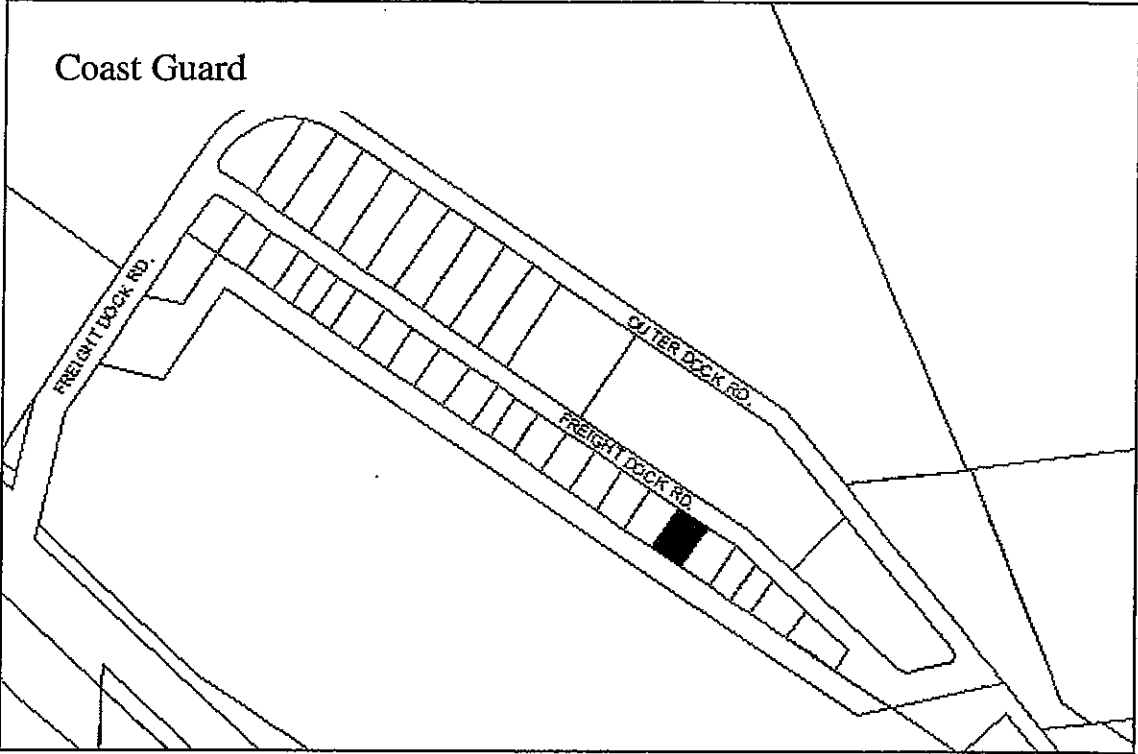
Wetlands: N/A

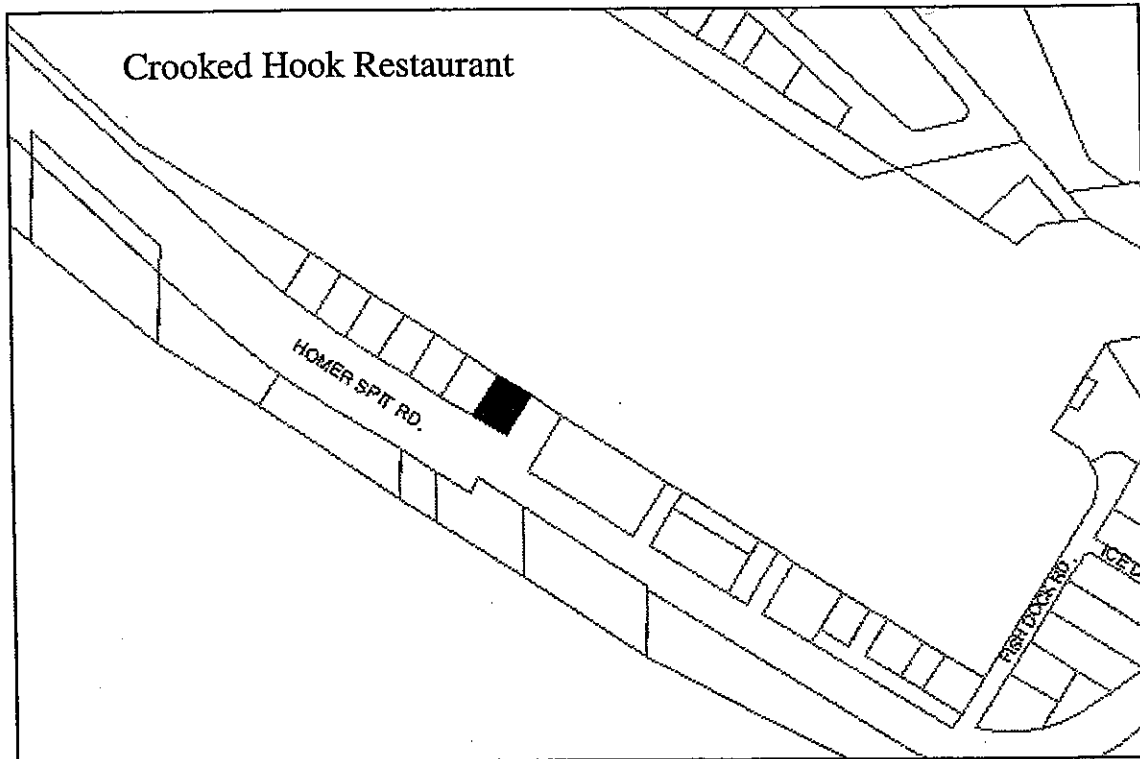
Infrastructure: Water, sewer, paved road access

Address: 4323 Freight Dock Road

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

Finance Dept. Code: 400.600.4650

	
Designated Use: Leased to USCG	
Acquisition History:	
Area: 0.34 acres	Parcel Number: 18103218
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: September 30, 2016	
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

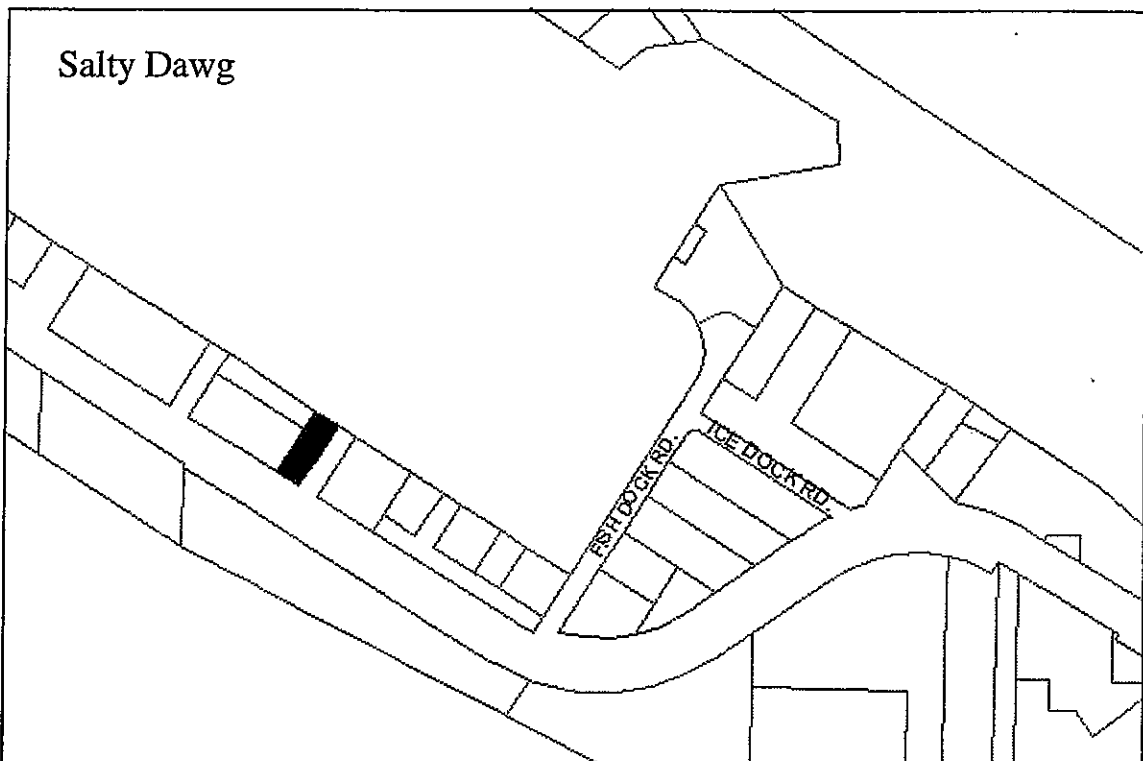
Wetlands: None

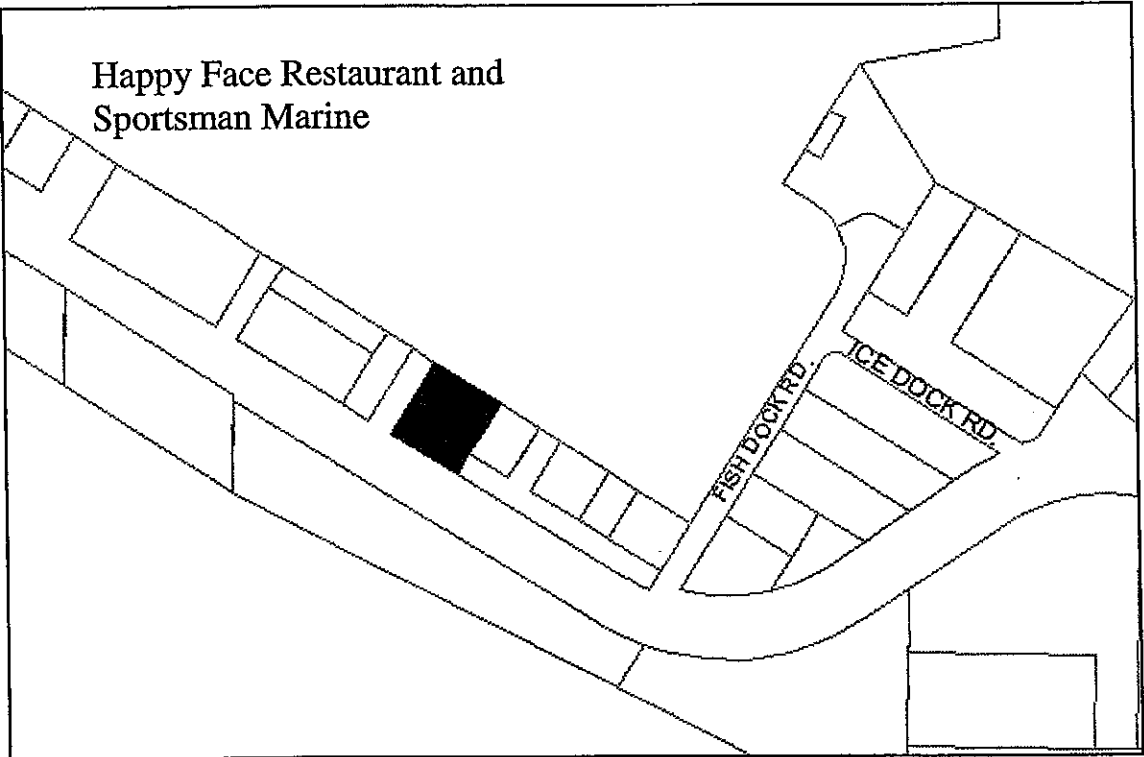
Infrastructure: Paved road, water and sewer

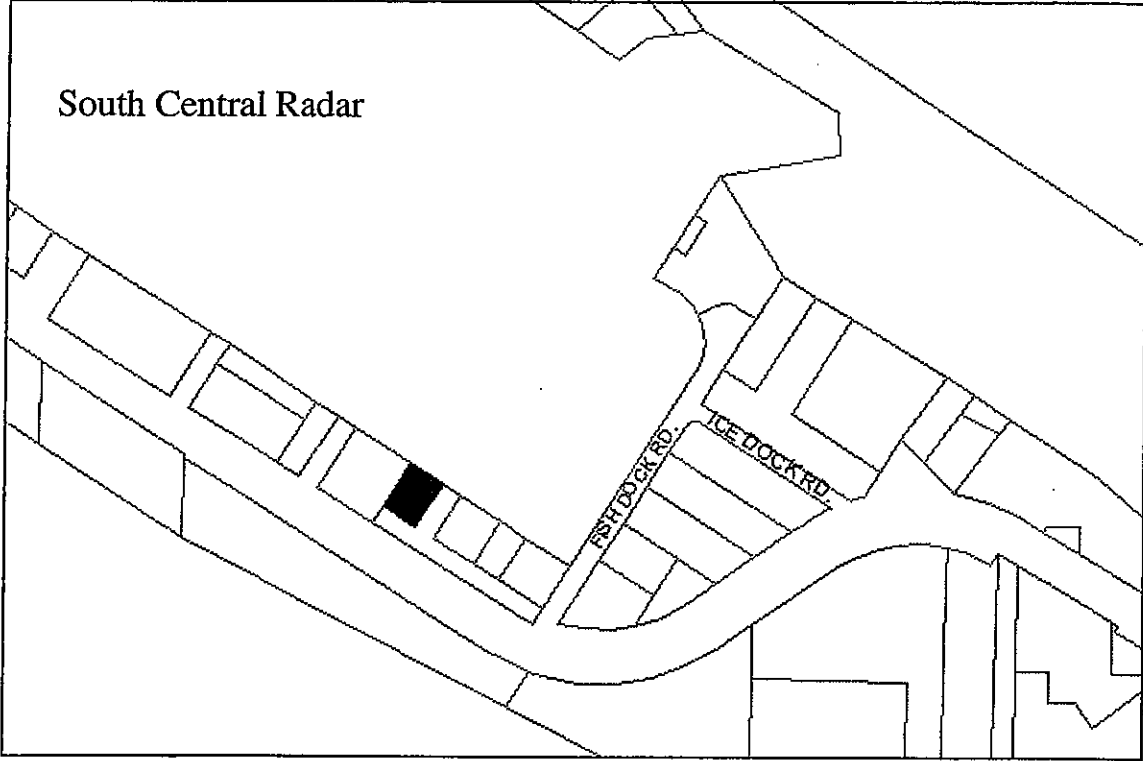
Address: 4262 Homer Spit Road

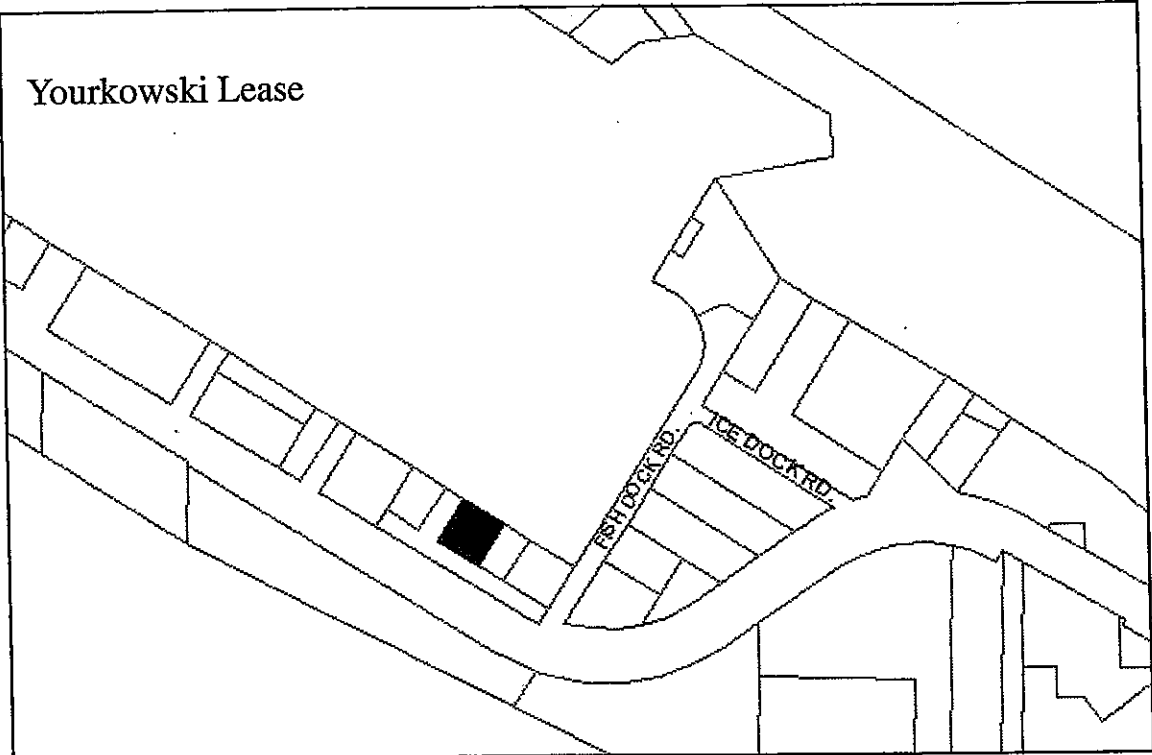
Leased to: Jose Ramos/El Pescador, Restaurant is now Crooked Hook
Expiration: Lease expires 2/1/2016, no options.

Finance Dept. Code:

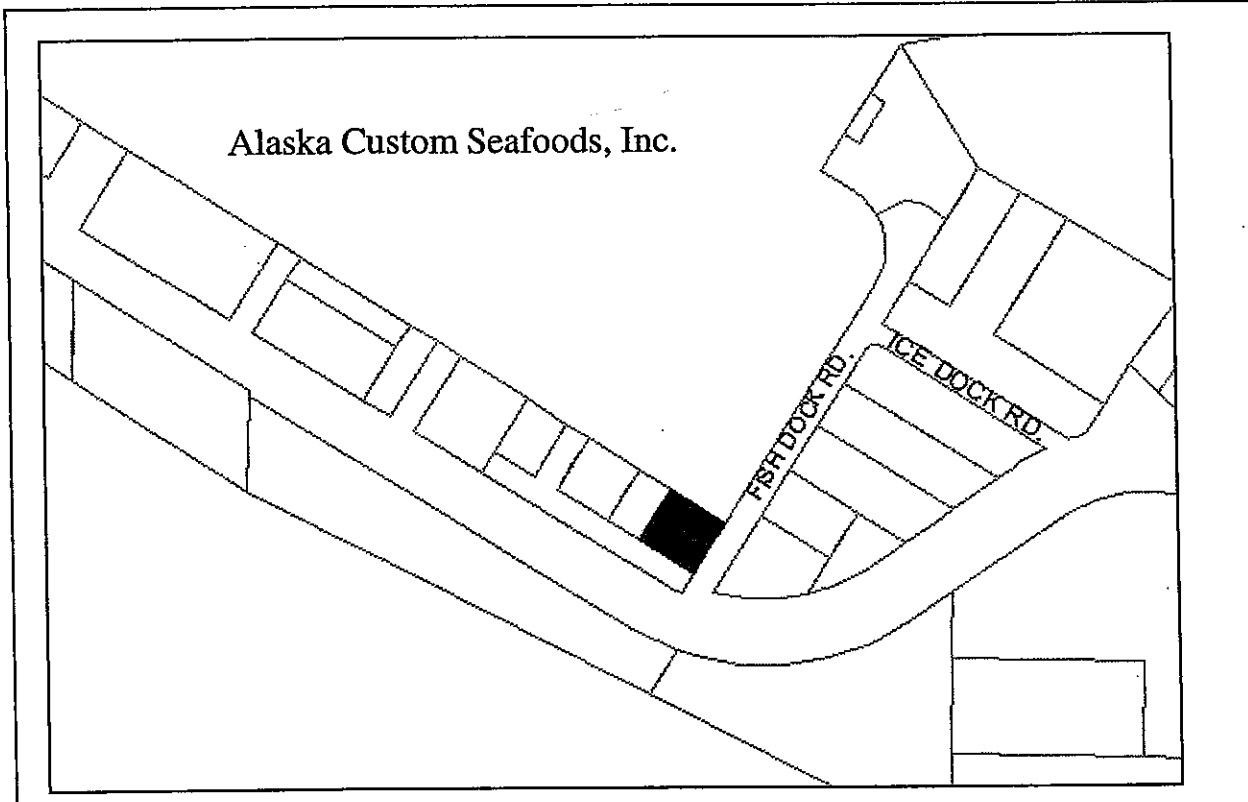
	
Designated Use: Leased Lands	
Acquisition History:	
Area: 0.23 acres	Parcel Number: 18103309
2009 Assessed Value: \$235,400 (Land: \$95,900 Structure: \$139,500)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, 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 Expiration: 11/1/2013, two additional 5 year renewal options	
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

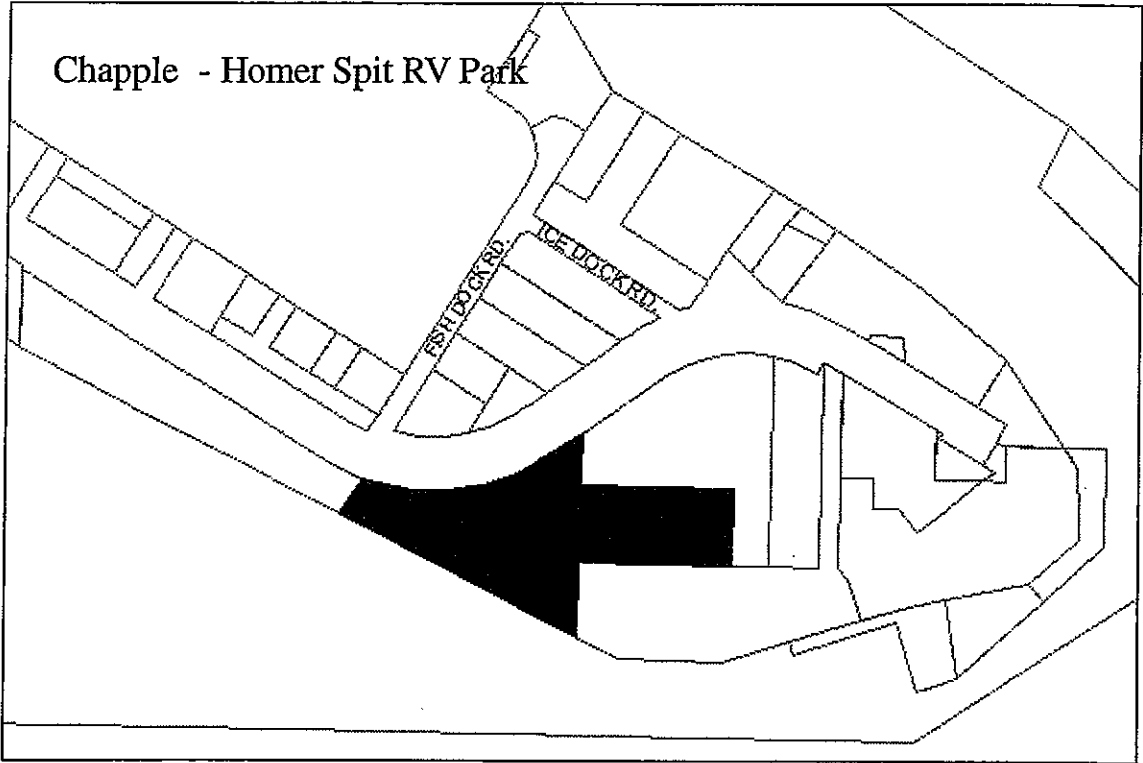
Infrastructure: Paved road, water and sewer.

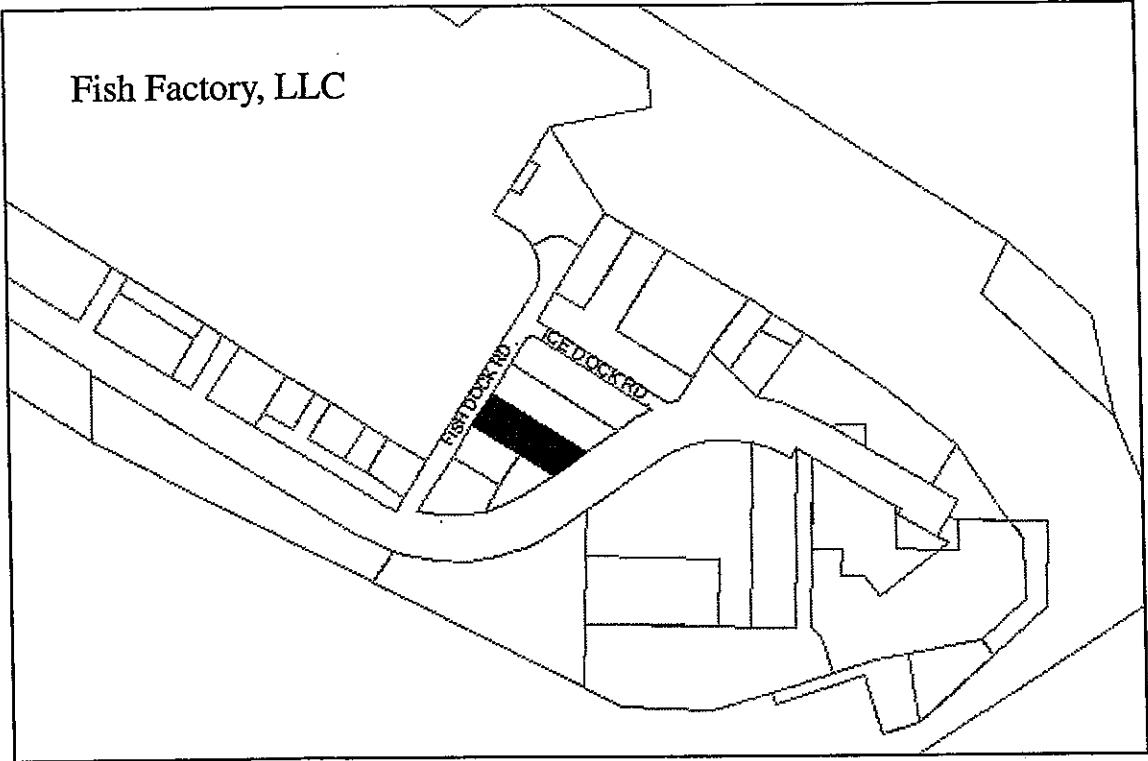
Address: 4474 Homer Spit Road

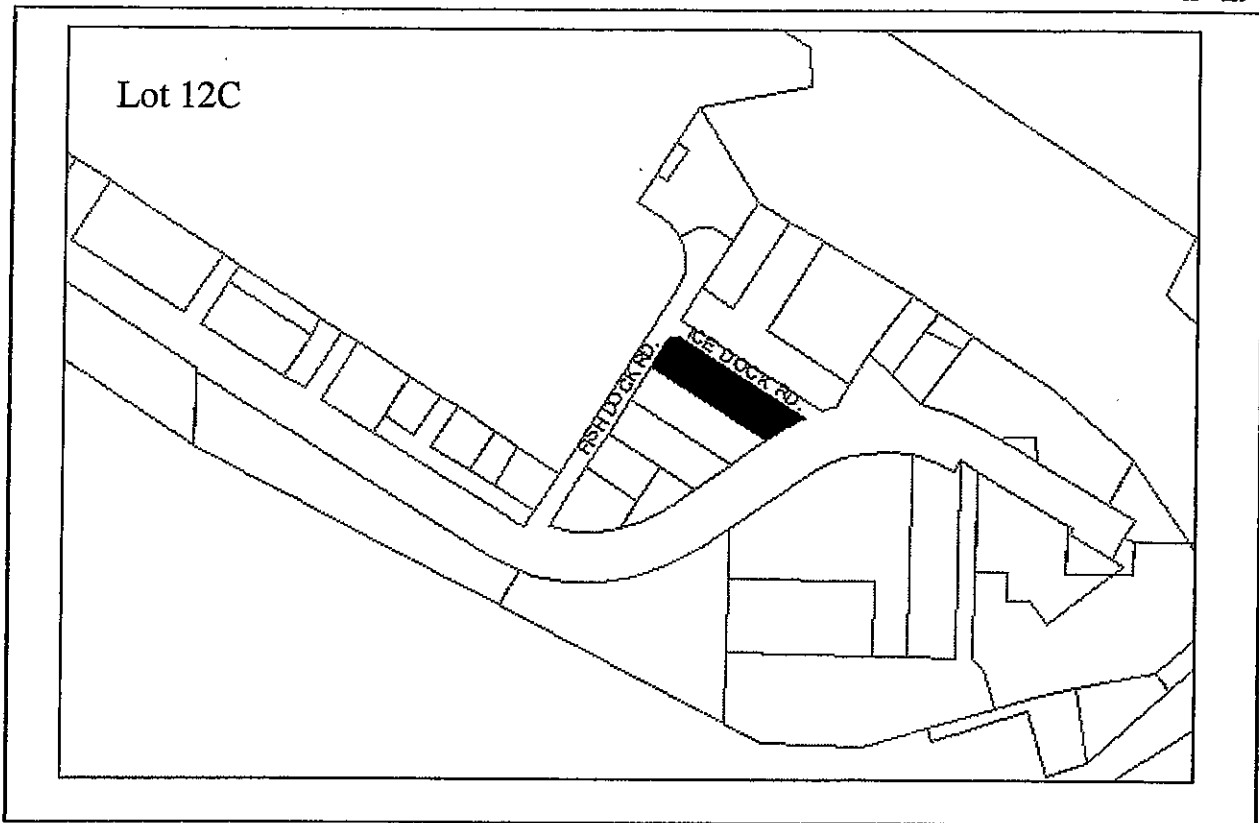
Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc.
 Leased month to month. New lease is in progress.

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:

<p>Chapple - Homer Spit RV Park</p> 	
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.	
Finance Dept. Code:	

 <p>Fish Factory, LLC</p>	
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

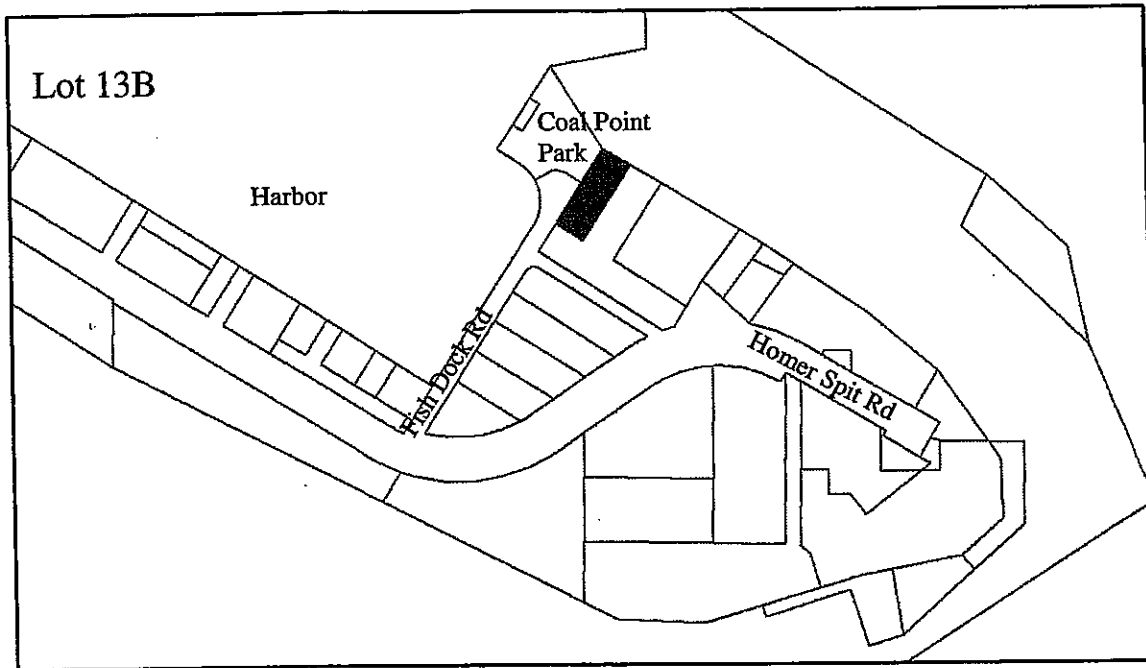
Address: 4501 Ice Dock Road

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: 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

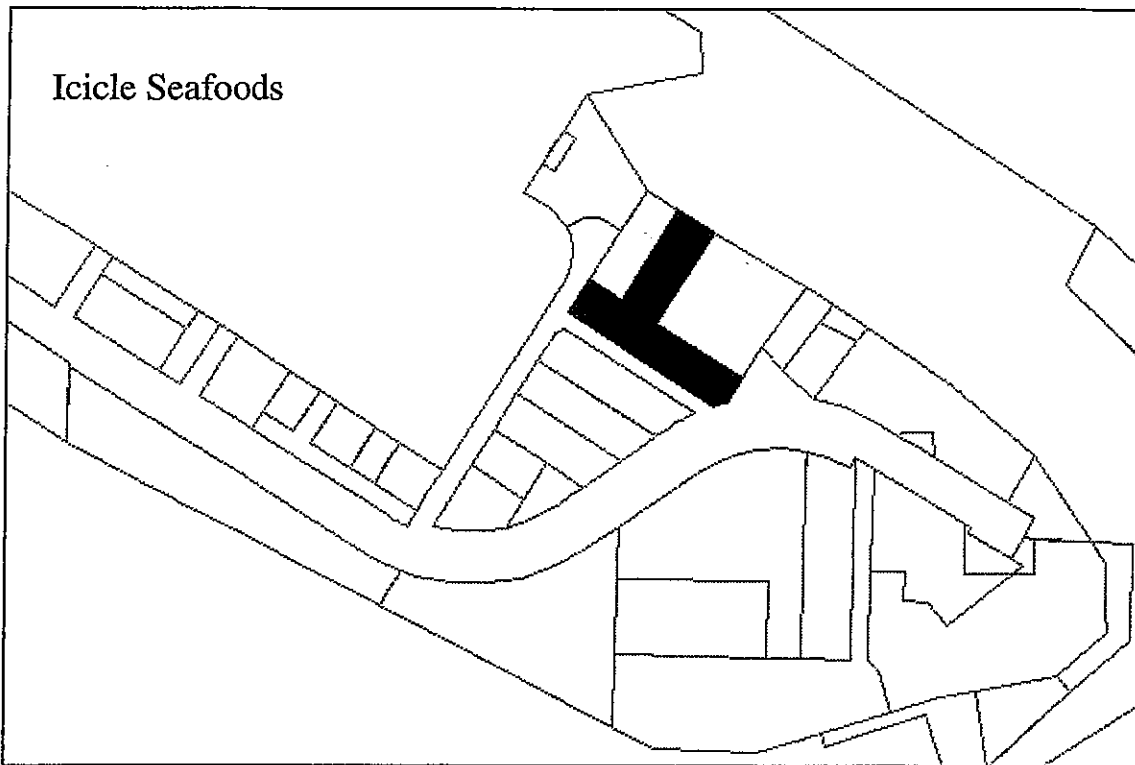
Infrastructure: Water, sewer, paved/gravel road access

Address: Fish Dock Road

Snug Harbor is in negotiations to lease this lot and construct a building. Resolution 10-98.

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

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

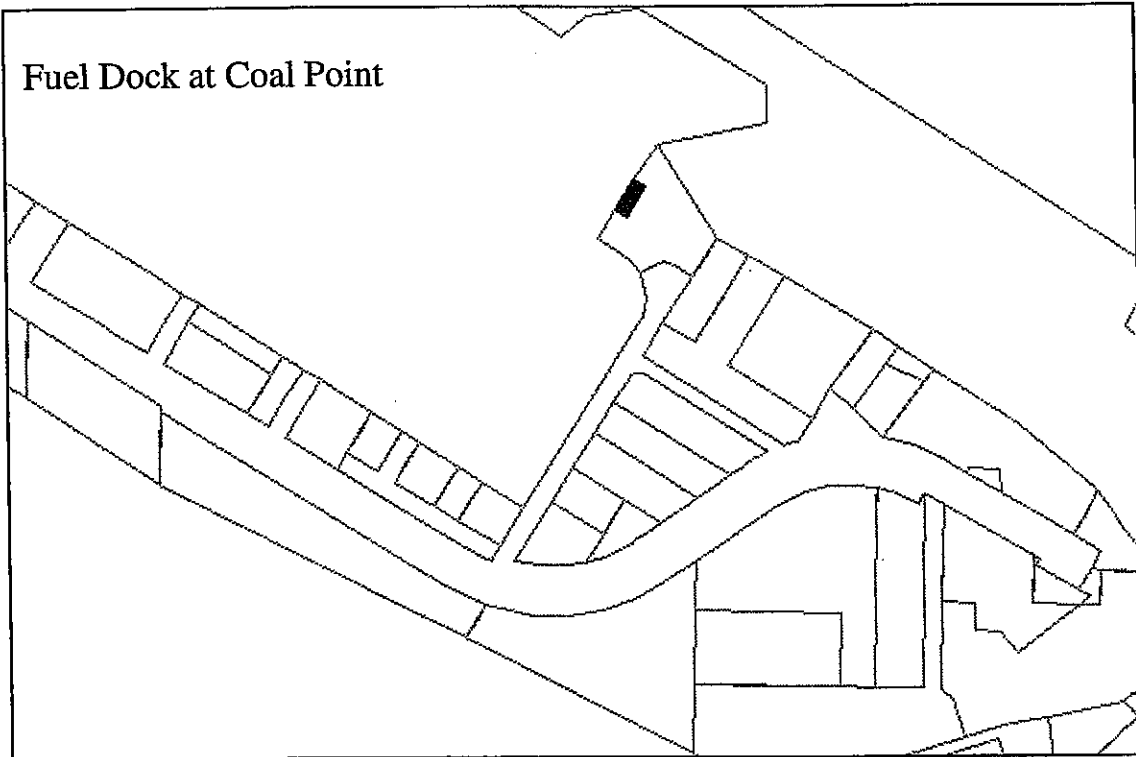
Infrastructure: Water, sewer, paved road access

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

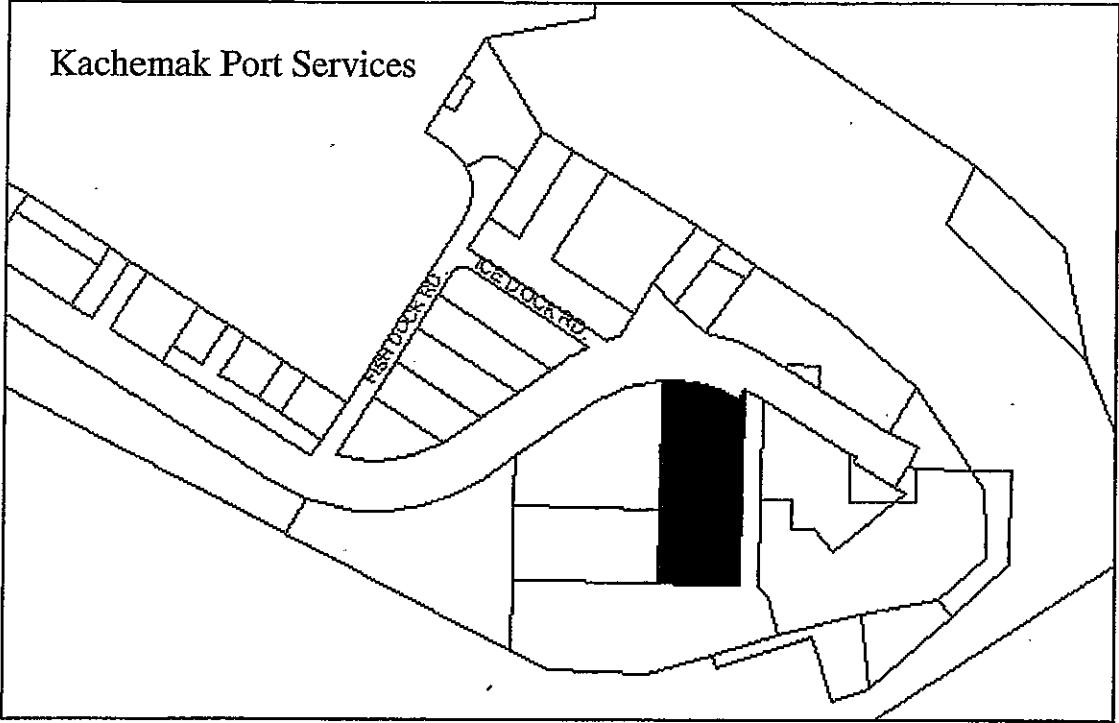
Wetlands: None

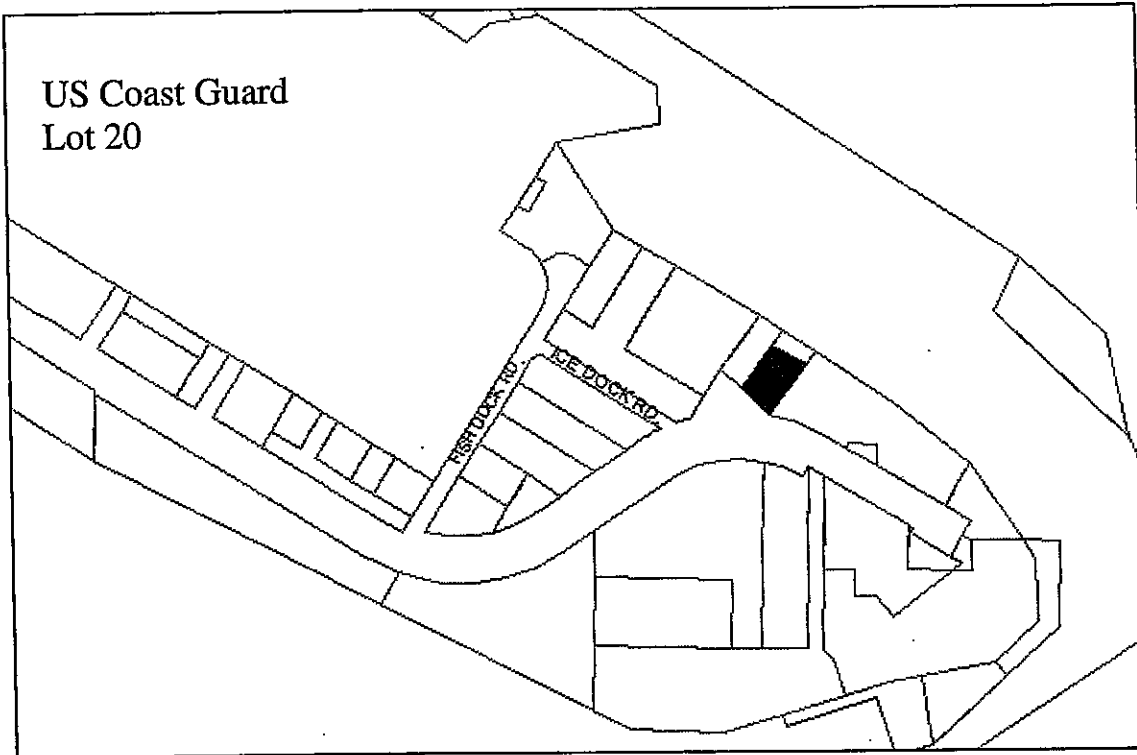
Infrastructure: Paved road, water and sewer.

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. (999 sq ft lease) Alaska Marine Highway lease: Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased) The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.	
Finance Dept. Code:	



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

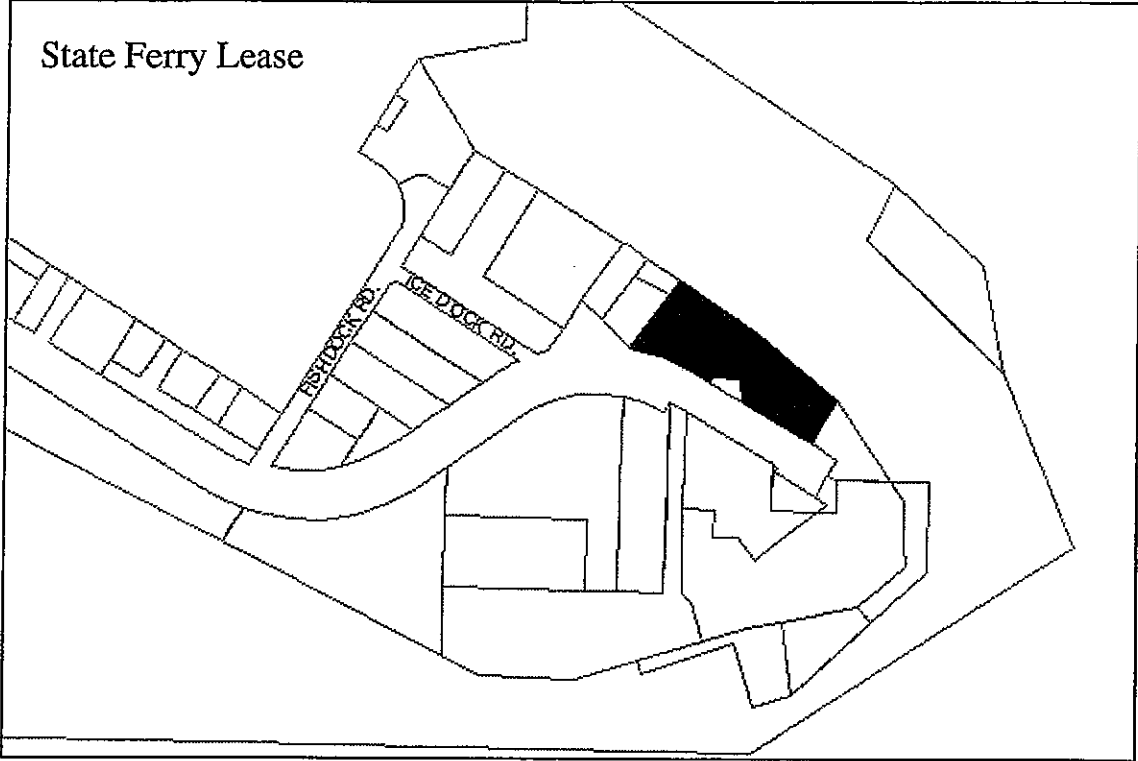
Wetlands: N/A

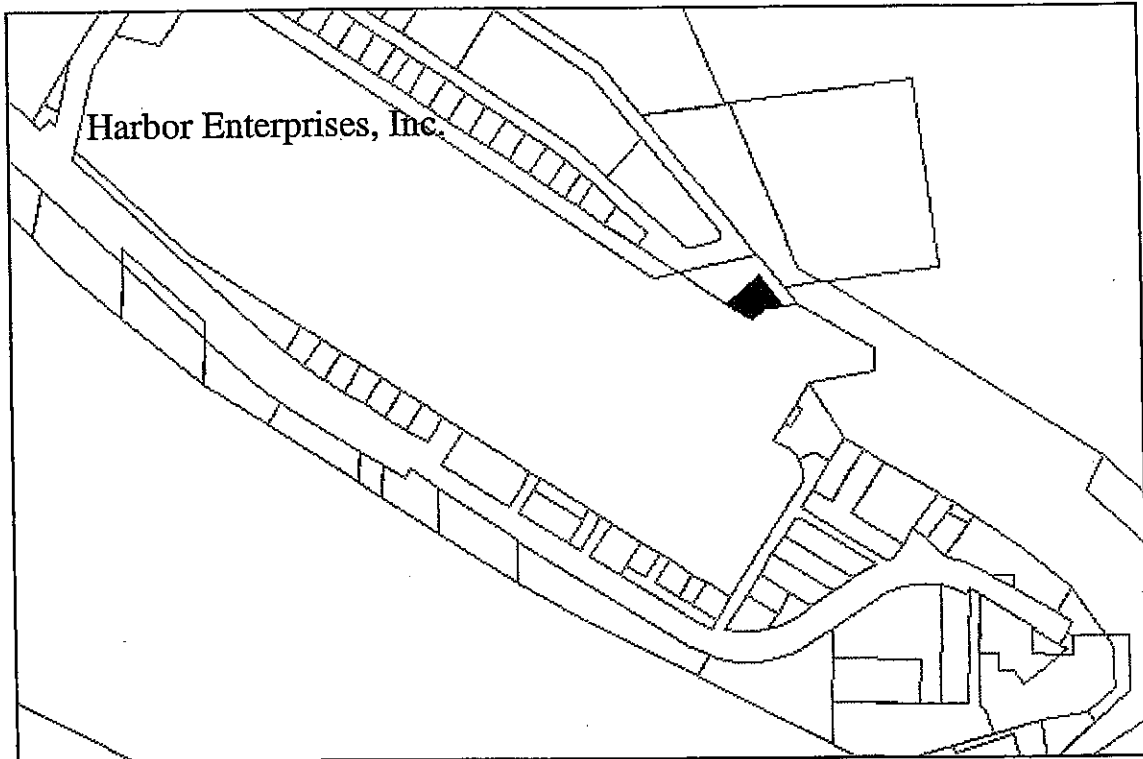
Infrastructure: Water, sewer, paved road access

Address: 4688 Homer Spit Road

Leased to: US Coast Guard.
 Lease expires September 30, 2023

Finance Dept. Code:

<p>State Ferry Lease</p> 	
<p>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.</p>	
<p>Area: 1.83 acres or 79,799 sq ft</p>	<p>Parcel Number: 18103447</p>
<p>2009 Assessed Value: \$1,126,000 (\$460,000 Land, \$666,000 Structure)</p>	
<p>Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A</p>	
<p>Zoning: Marine Industrial</p>	<p>Wetlands: None</p>
<p>Infrastructure: Paved road, water and sewer.</p>	<p>Address: 4690 Homer Spit Road</p>
<p>Leased to: Alaska Marine Highway Expiration: April 30, 2060 MOA on file regarding ferry terminal and city maintenance shop.</p>	
<p>Finance Dept. Code:</p>	



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

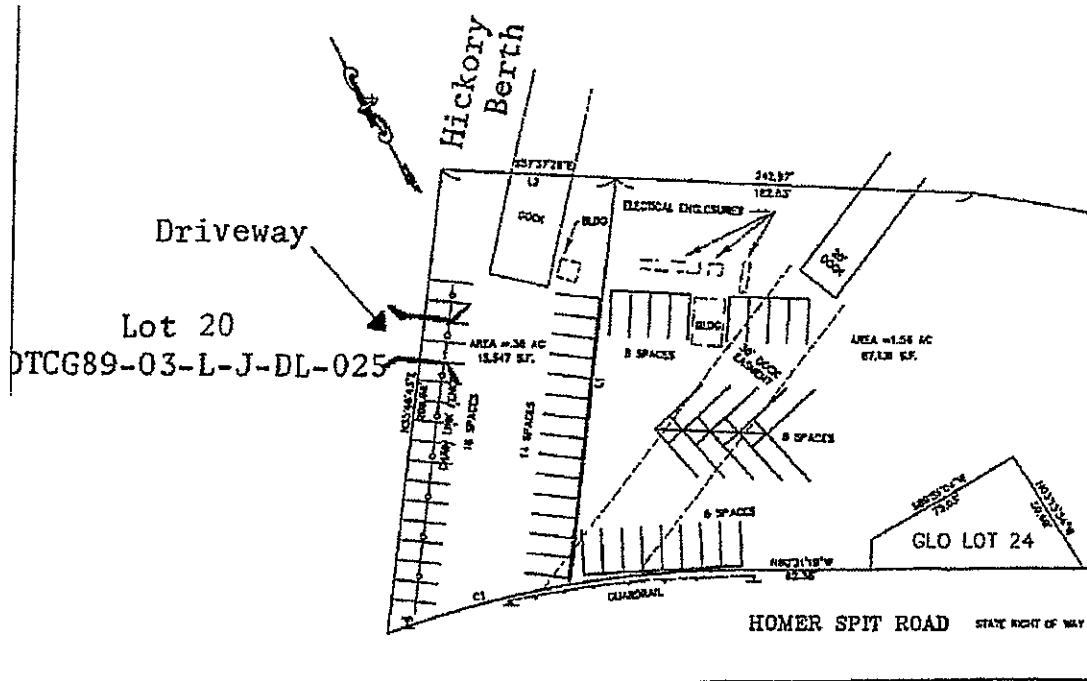
Infrastructure: Paved road, water and sewer.

Address: 4607 Freight Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales
Expiration: 12/1/2018 no options left.

Finance Dept. Code:

Hickory Lease



Designated Use:
Acquisition History:

Area:

Parcel Number:

2009 Assessed Value:

Legal Description:

Zoning:

Wetlands:

Infrastructure: Paved road, water and sewer.

Address:

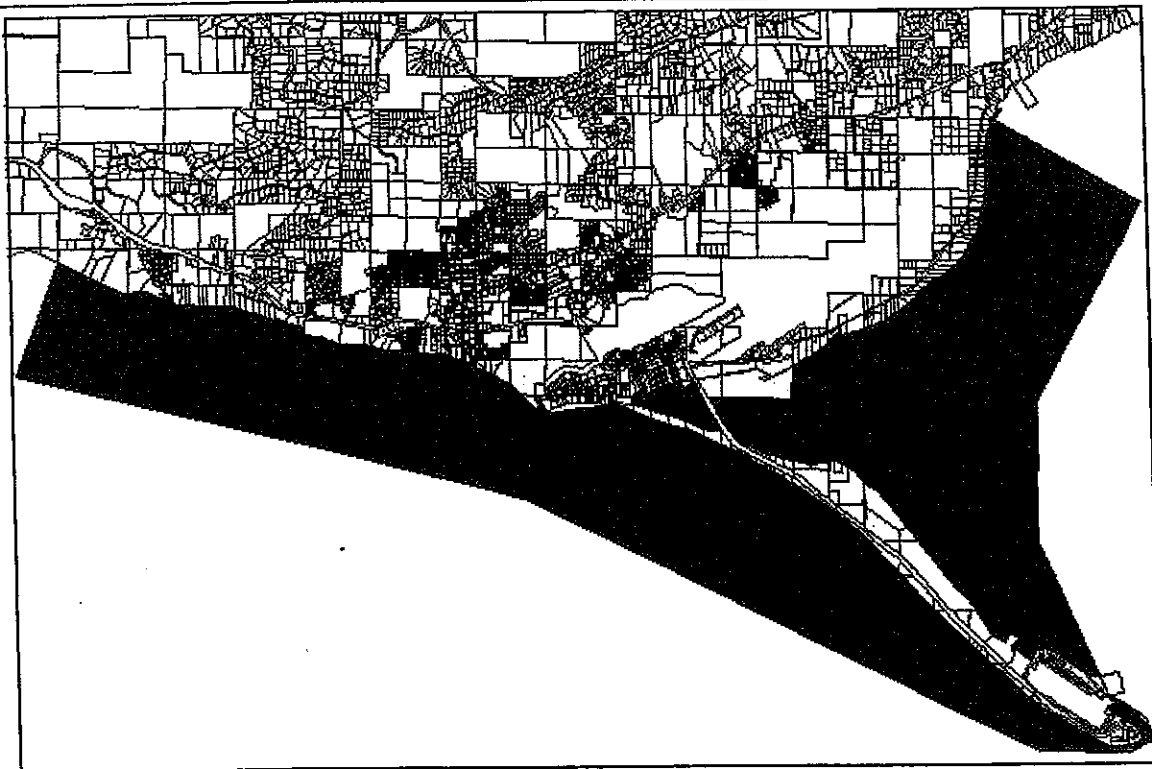
West trestle of the Pioneer Dock, for mooring and parking on west trestle and Lot 45A.

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

Finance Dept. Code:

Section C

Other City Lands
Generally Undesignated



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.

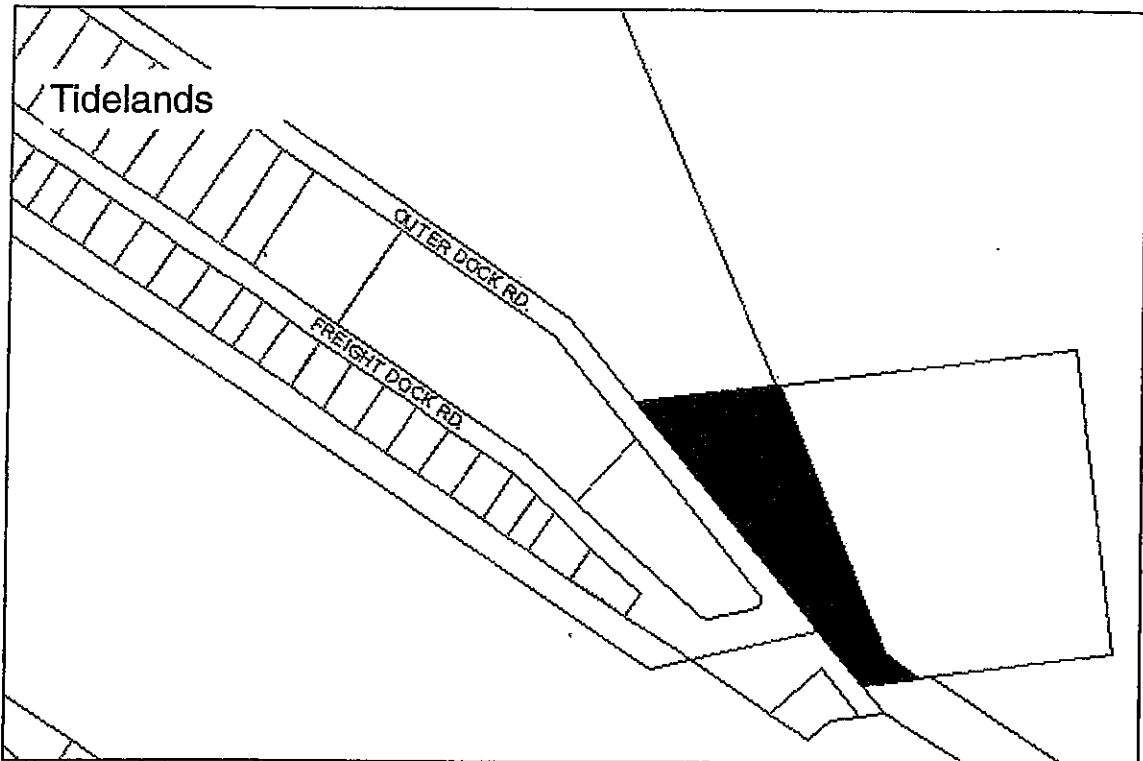
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

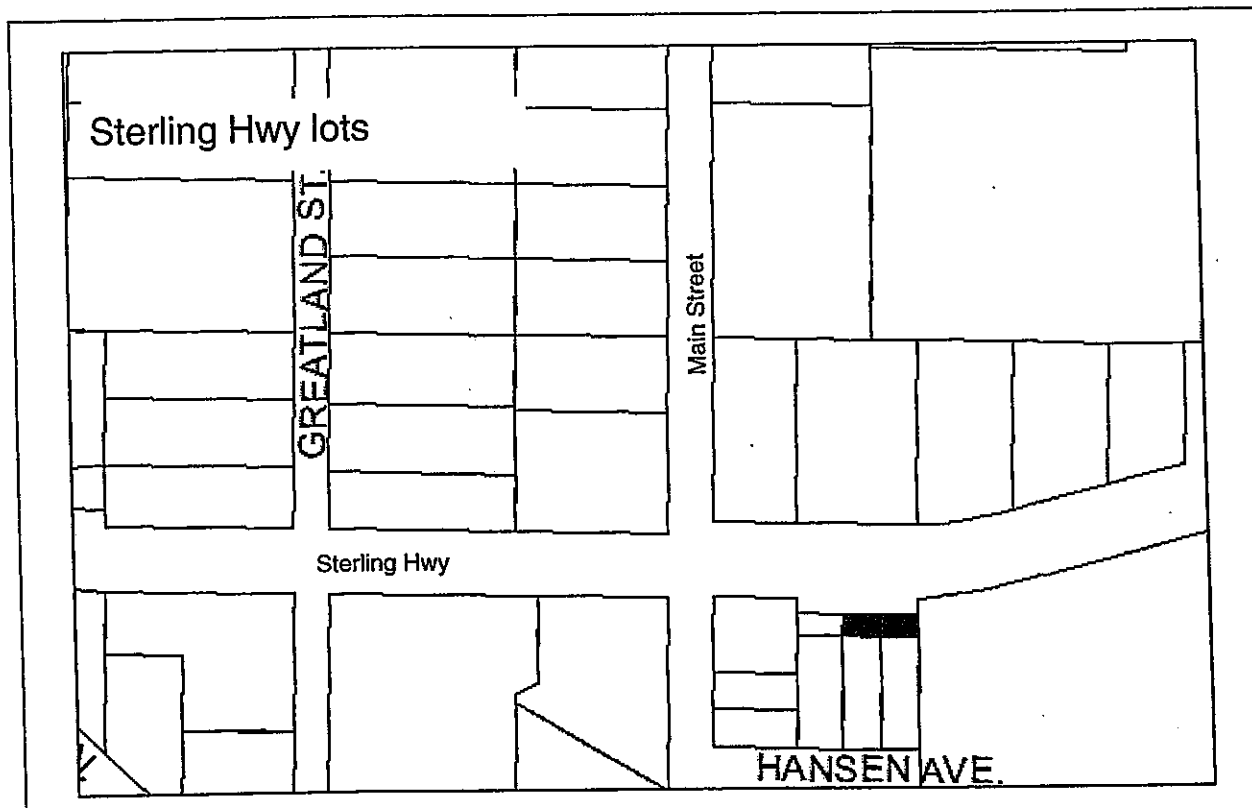
18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$20,890,100, includes Pioneer Dock improvements

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:	

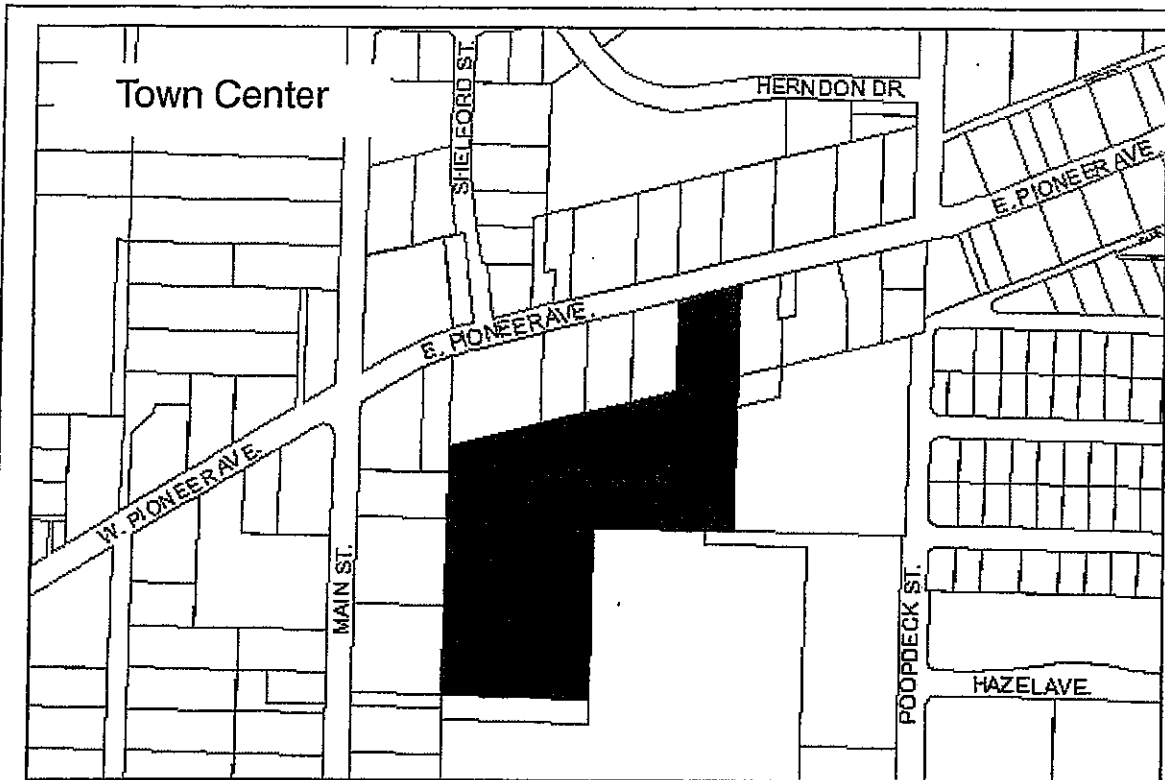
**Designated Use:** Undesignated**Acquisition History:** Detling Deed 6/10/82**Area:** 0.03 acres each. Total of 2,613 sq ft**Parcel Number:** 177154 02, 03**2009 Assessed Value:** \$1,400

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: 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

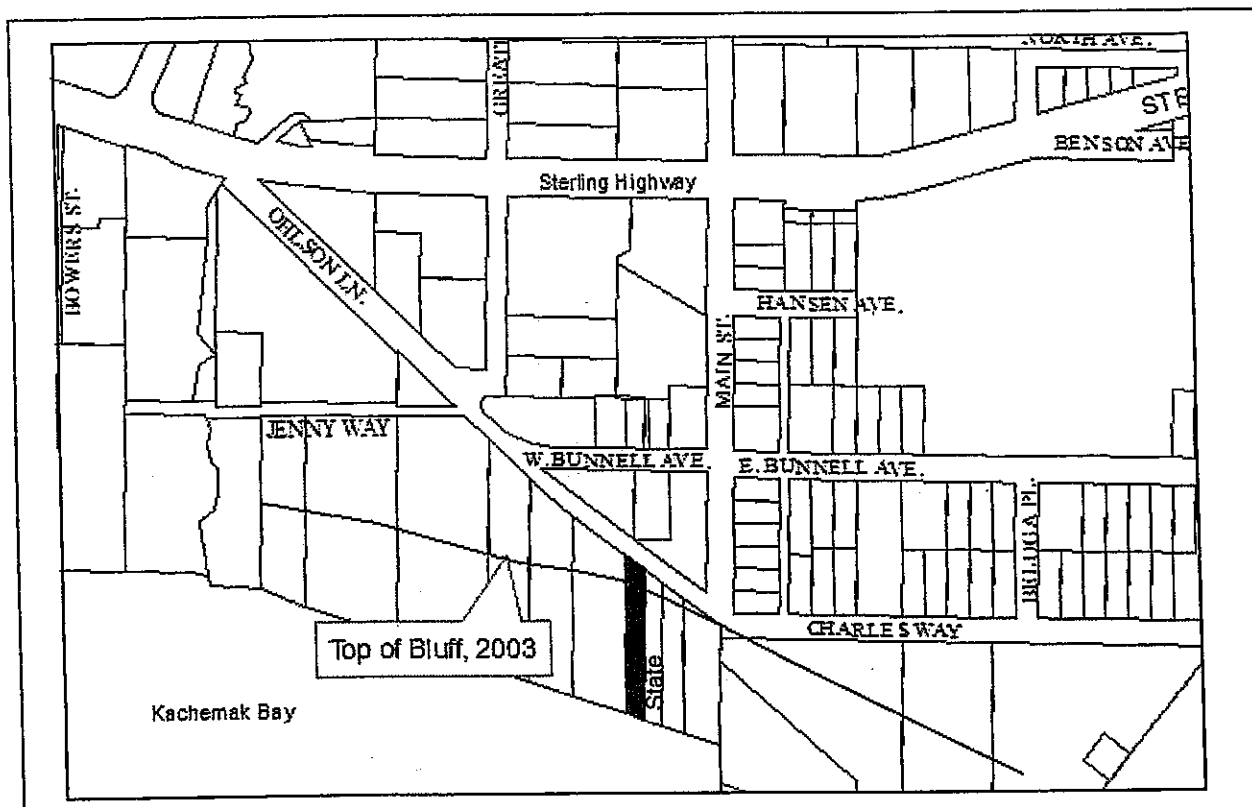
Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

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

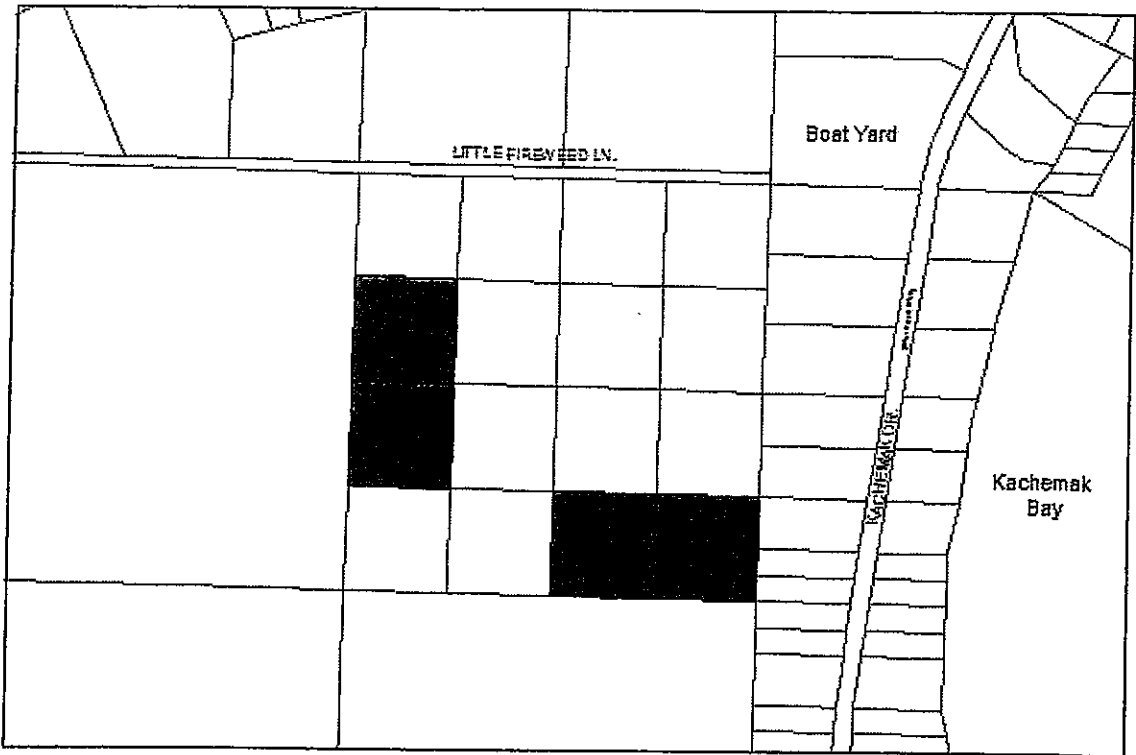
Zoning: Central Business District

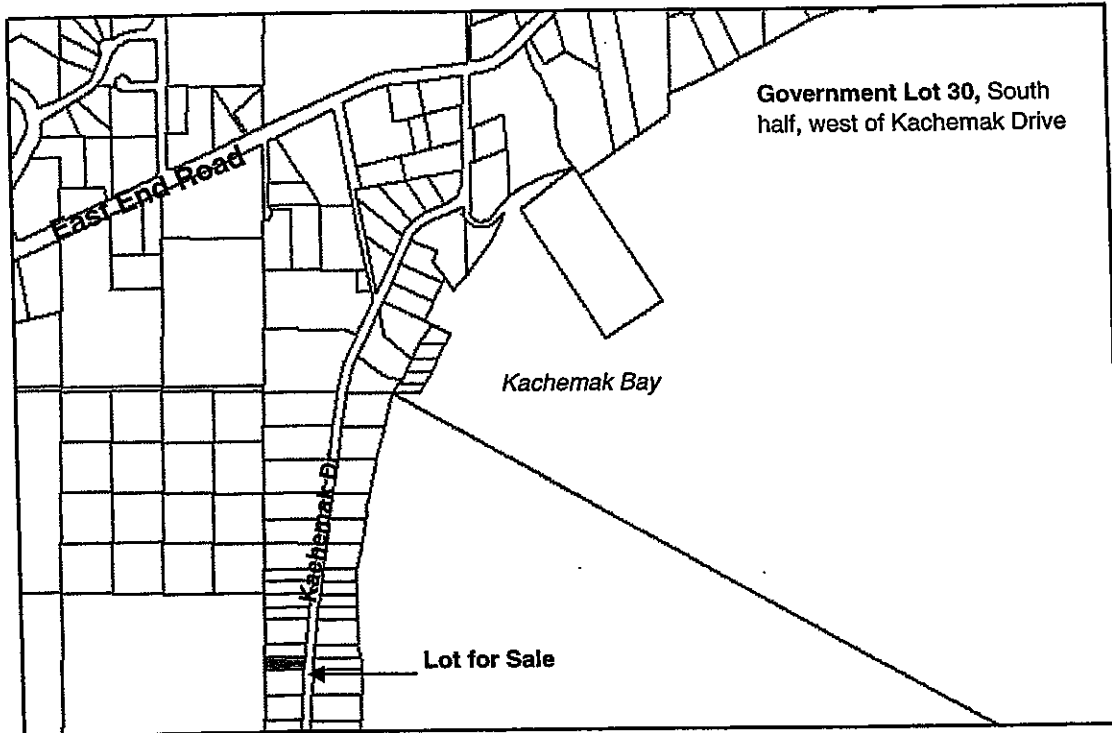
Wetlands: None. Bluff property.

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.	
<p>Notes: Two adjacent lots are privately owned. The rest of the square lots are owned by the Kenai Peninsula Borough.</p> <p>There is limited legal access to the eastern lots. There may be no legal access to the western lots.</p>	
Finance Dept. Code:	



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

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

Area: 0.49 acres

Parcel Number: 17908050

2009 Assessed Value: \$2,300

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

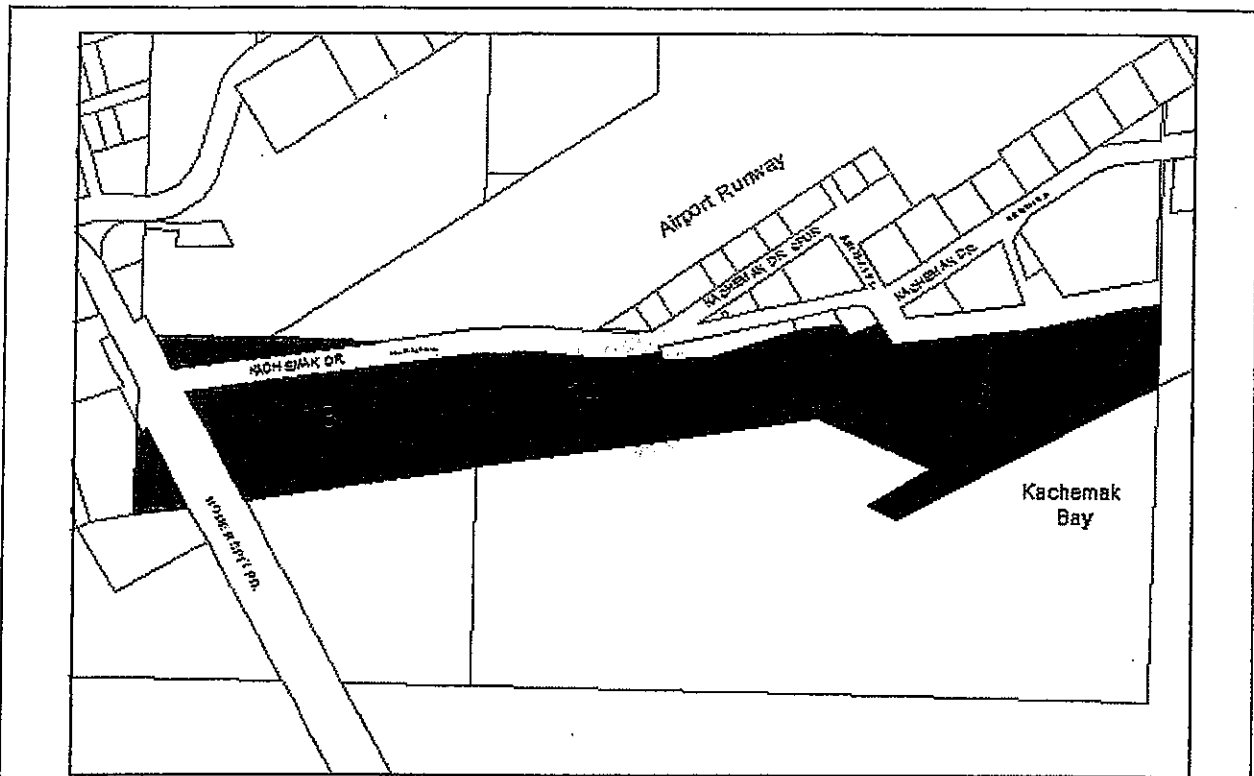
Zoning: Rural Residential

Wetlands: Will require wetland permit for development

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

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

Finance Dept. Code:



Designated Use: 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

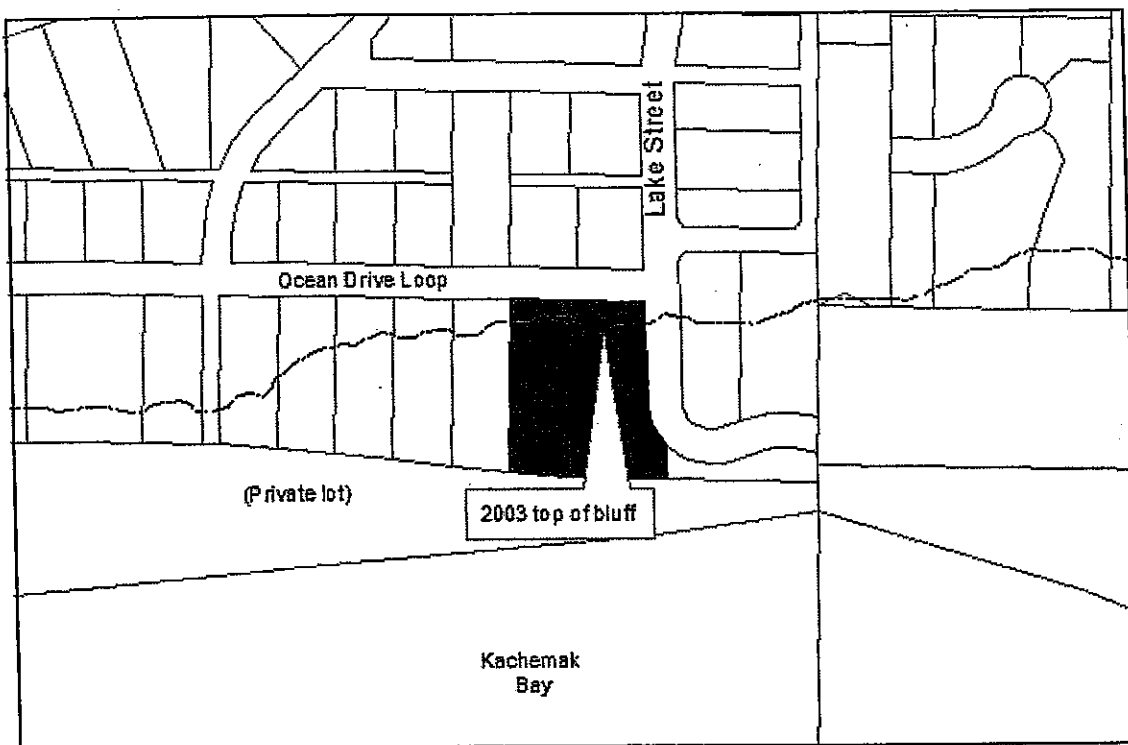
Wetlands: Coastal wetlands and critical habitat. Flood Hazard area.

Infrastructure: Water, sewer and paved road access

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

See also section E page 25.

Finance Dept. Code:



Designated Use: Sell (Resolution 2009-33)

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

Area: 1.66 acres

Parcel Number: 177174-06, 07

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

Legal Description: Lot 43 and 44, Oscar Munson Subdivision

Zoning: Rural Residential

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

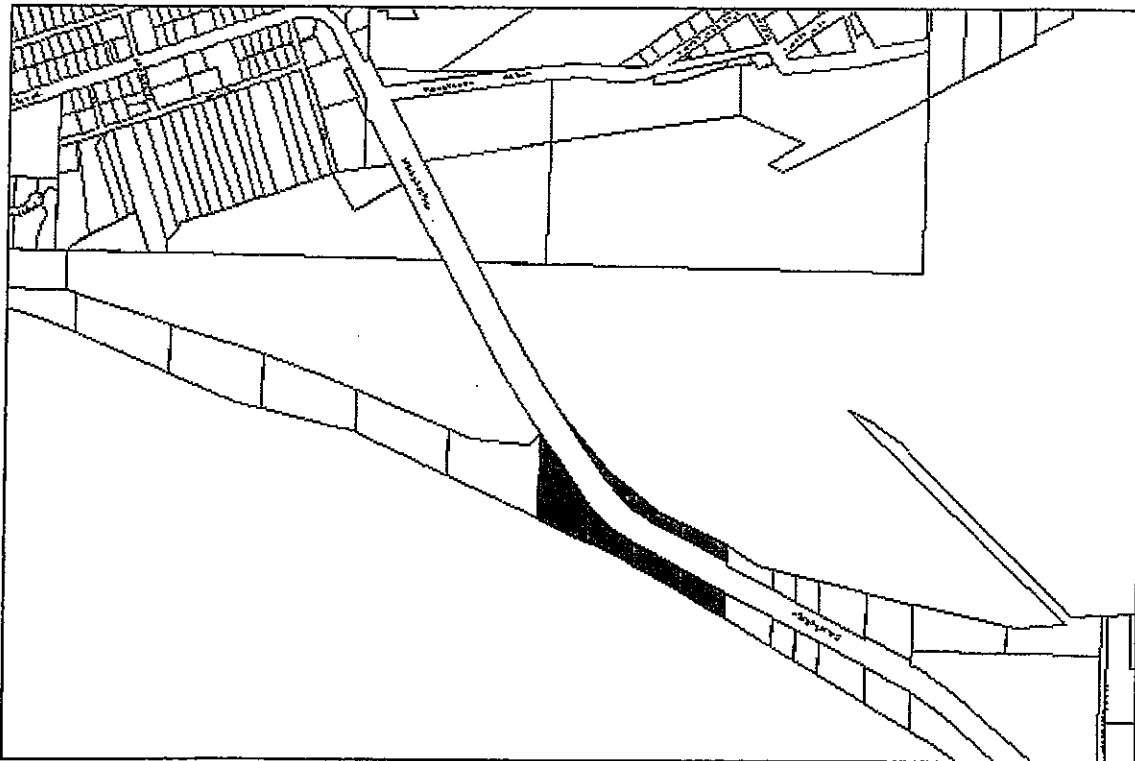
Infrastructure: Gravel road, water and sewer, seawall.

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

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

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

Finance Dept. Code:



Designated Use: 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

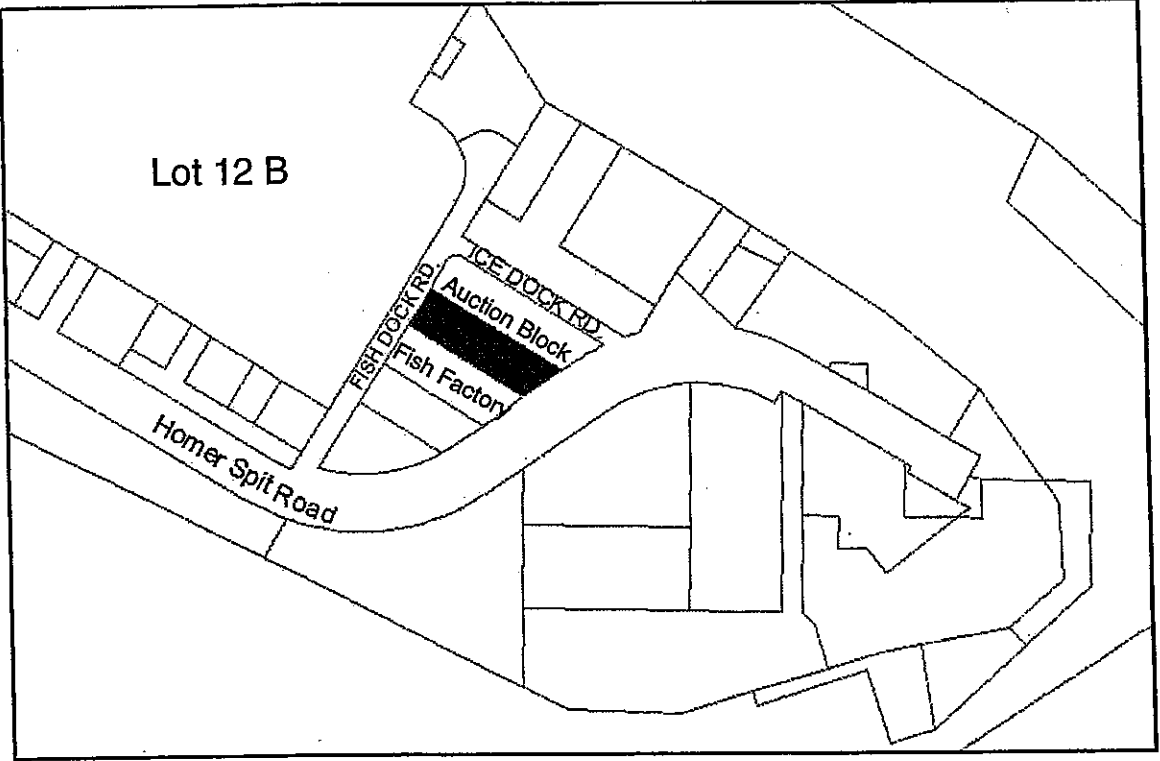
Zoning: N of Homer Spit Rd: Marine Industrial.
 S of road, Open Space Recreation

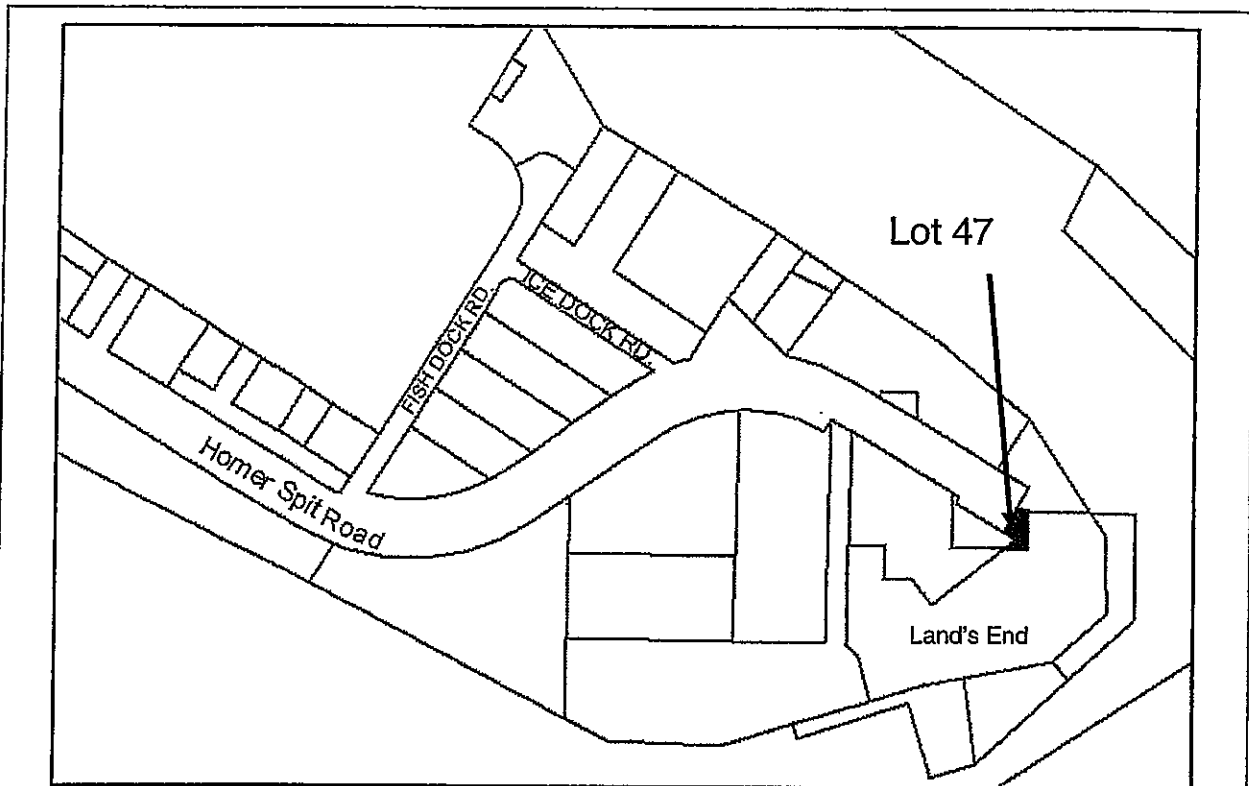
Wetlands: Tidal

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

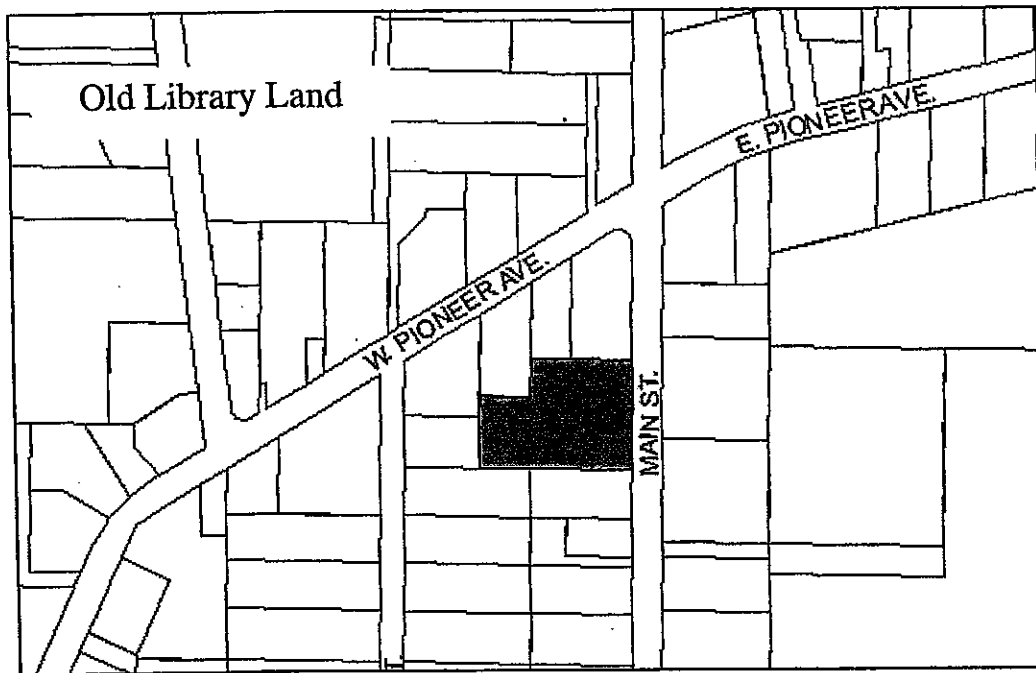
Infrastructure: Paved road, sewer through lot

Notes:

Finance Dept. Code:

Section D

City Facilities



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

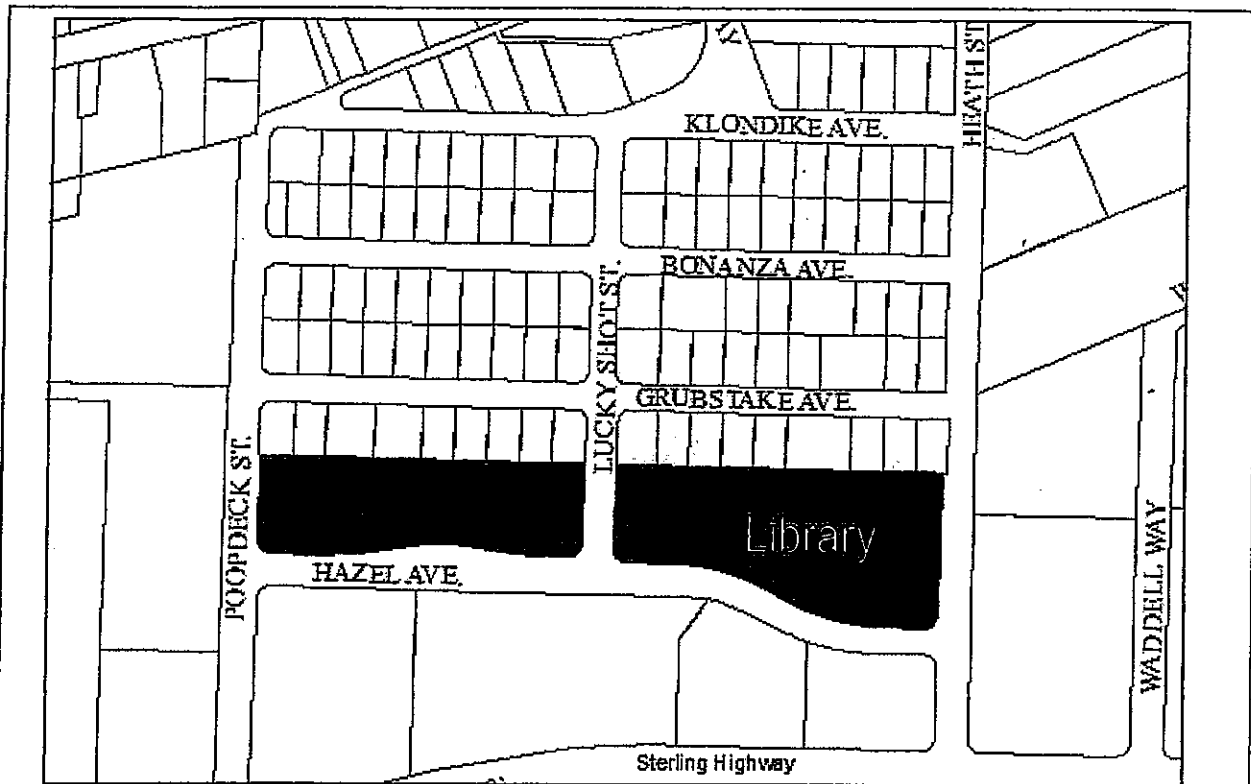
Infrastructure: Paved road, water, sewer

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. Resolution 11-037(A) Offer for sale, and if not sold, designate as a conservation buffer. February 2012 update: Land will be put on the market again in the spring.

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

Finance Dept. Code:



Designated Use: Library. Resolution 2003-72

Acquisition History: KPB Ord 93-09

Area: 5.25 acres

Parcel Number: 17710739, 17710740

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

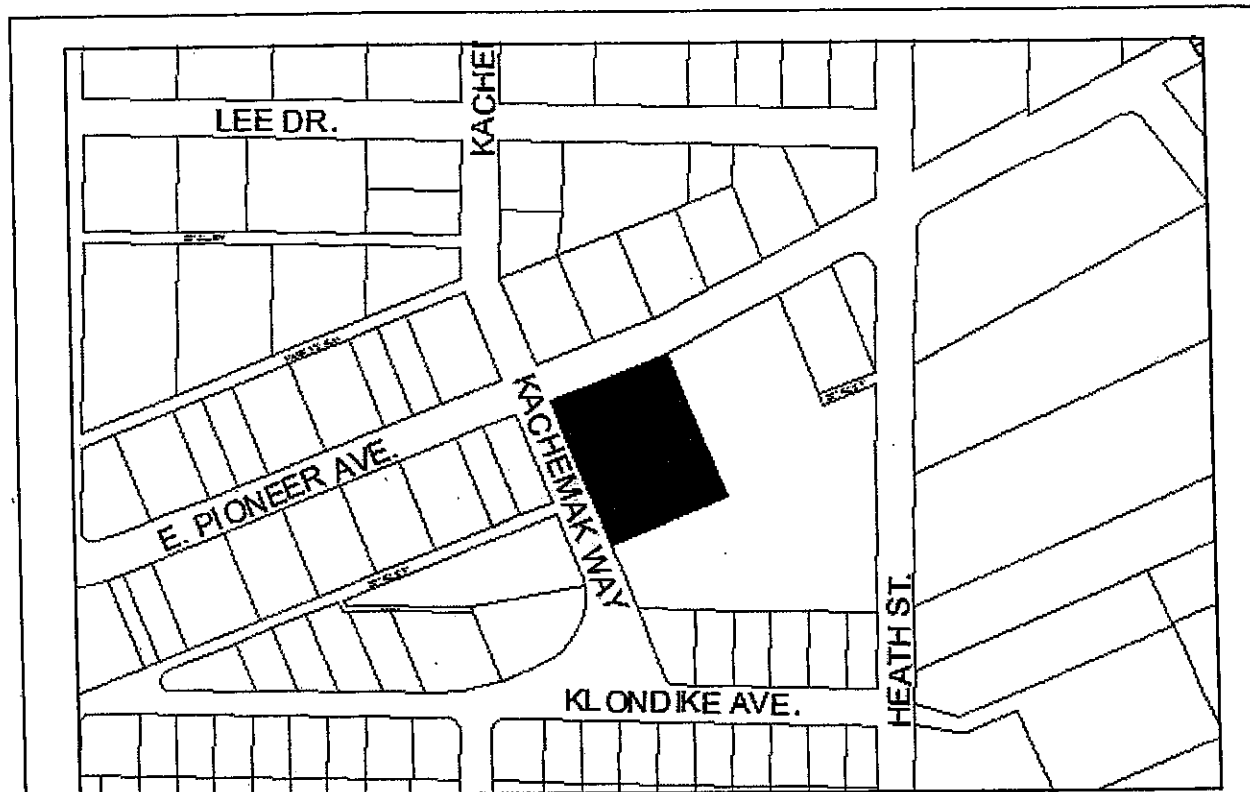
Zoning: Central Business District

Wetlands: Some wetlands present

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

Notes:

Finance Dept. Code:



Designated Use: 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

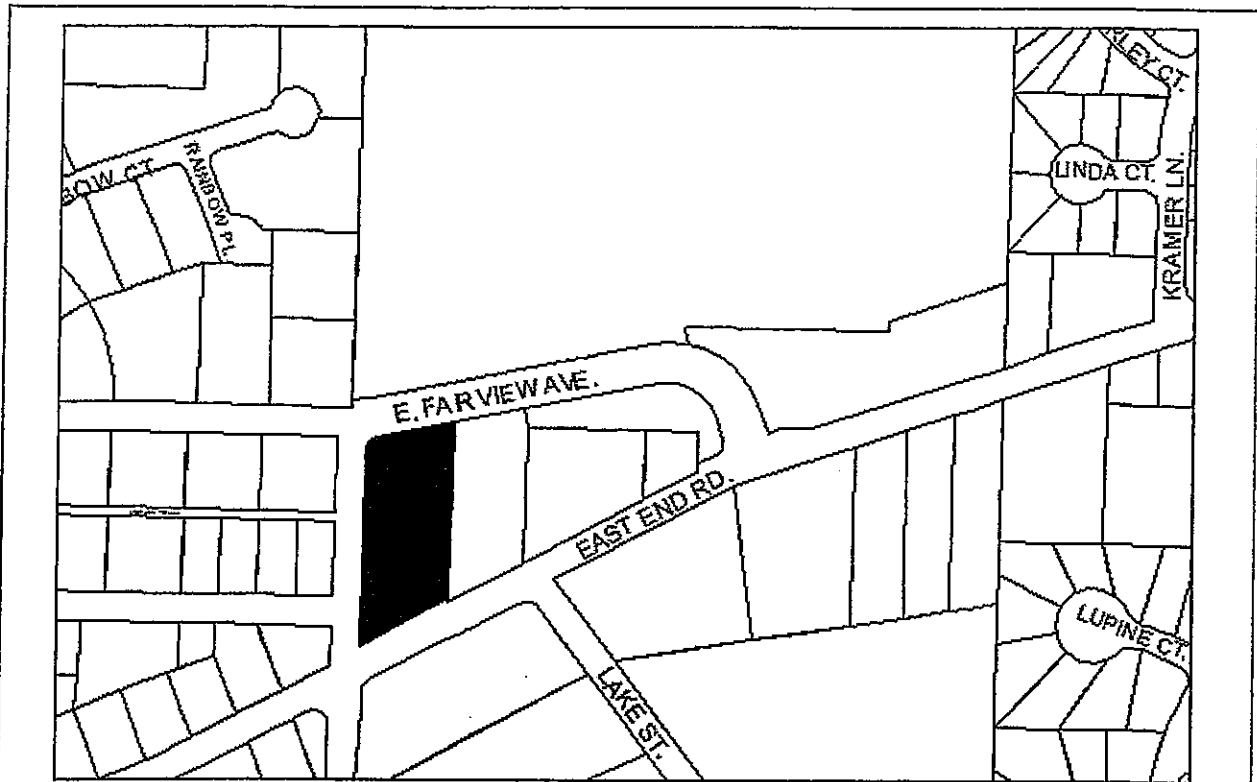
Zoning: Central Business District

Wetlands: None

Infrastructure: Paved road access, water and sewer.

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

Finance Dept. Code:



Designated Use: Police and fire stations

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

Area: 1.57 acres

Parcel Number: 17702057

2009 Assessed Value: \$2,054,700 (Land: \$\$208,000 Structure: \$1,846,700)

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

Zoning: Central Business District

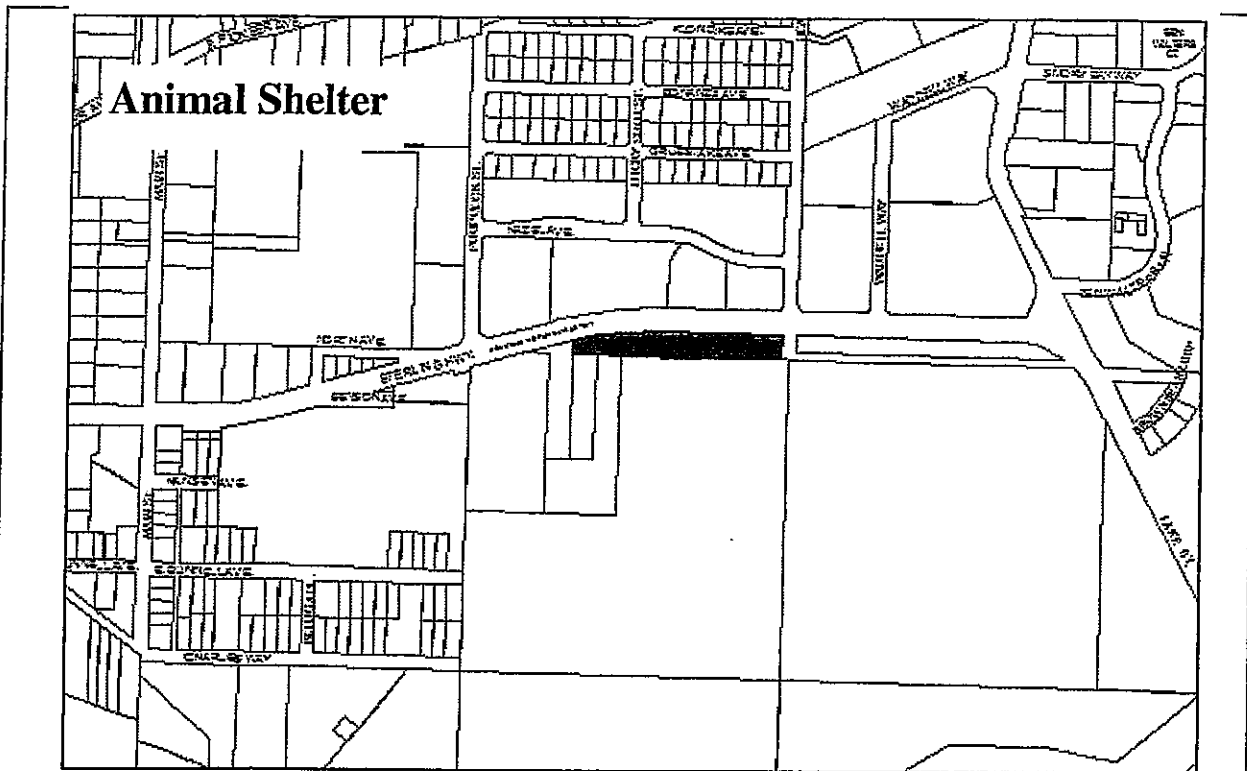
Wetlands: N/A

Infrastructure: Water, Sewer, Paved access

Notes:

Finance Dept. Code:

Designated Use: Water Tank (A Frame Tank) Acquisition History: Dehel Deed 6/1/65	
Area: 0.5 acres	Parcel Number: 17504011
2009 Assessed Value: \$30,700	
Legal Description: HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	
Zoning: Rural Residential	Wetlands: Possible drainage through site
Infrastructure: N/A	
Notes:	
Finance Dept. Code:	



Designated Use: 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

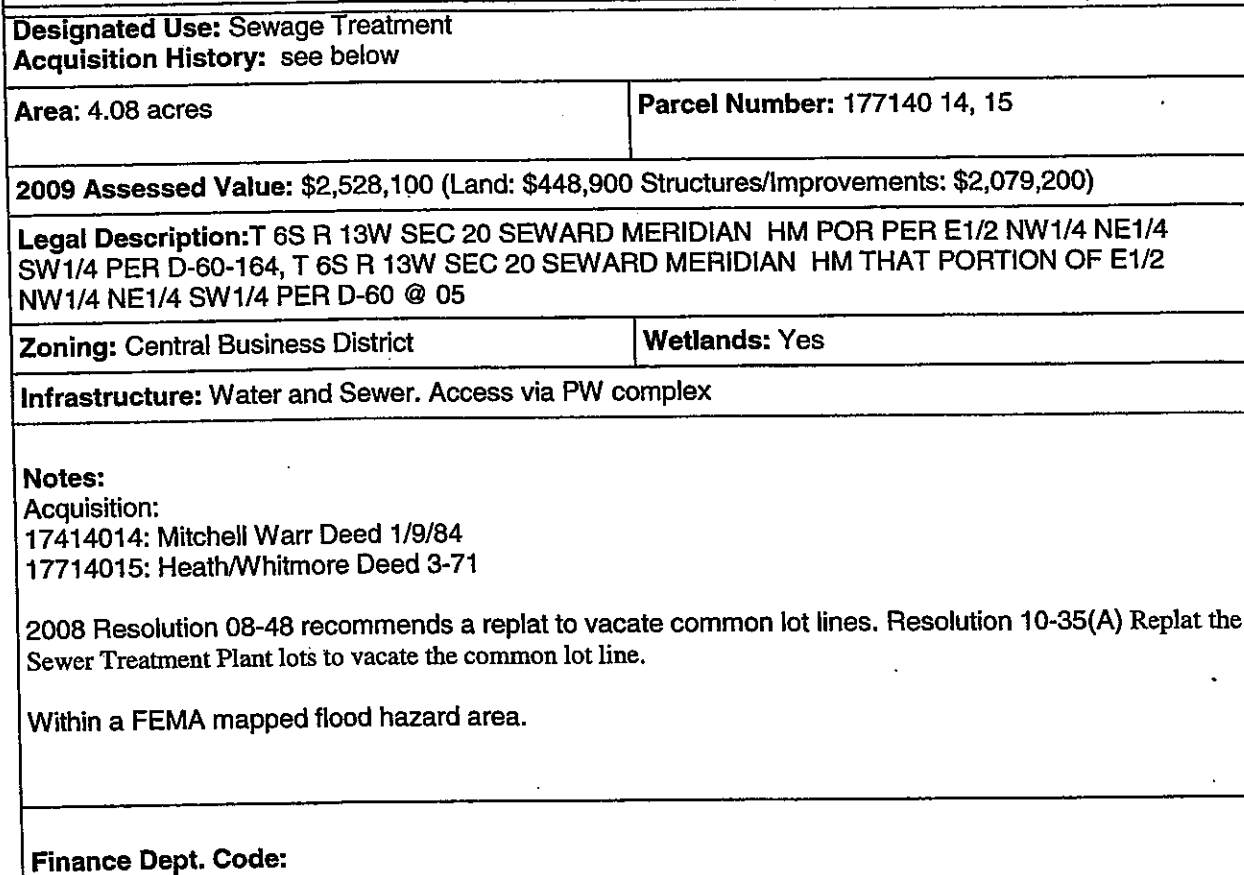
Wetlands: N/A

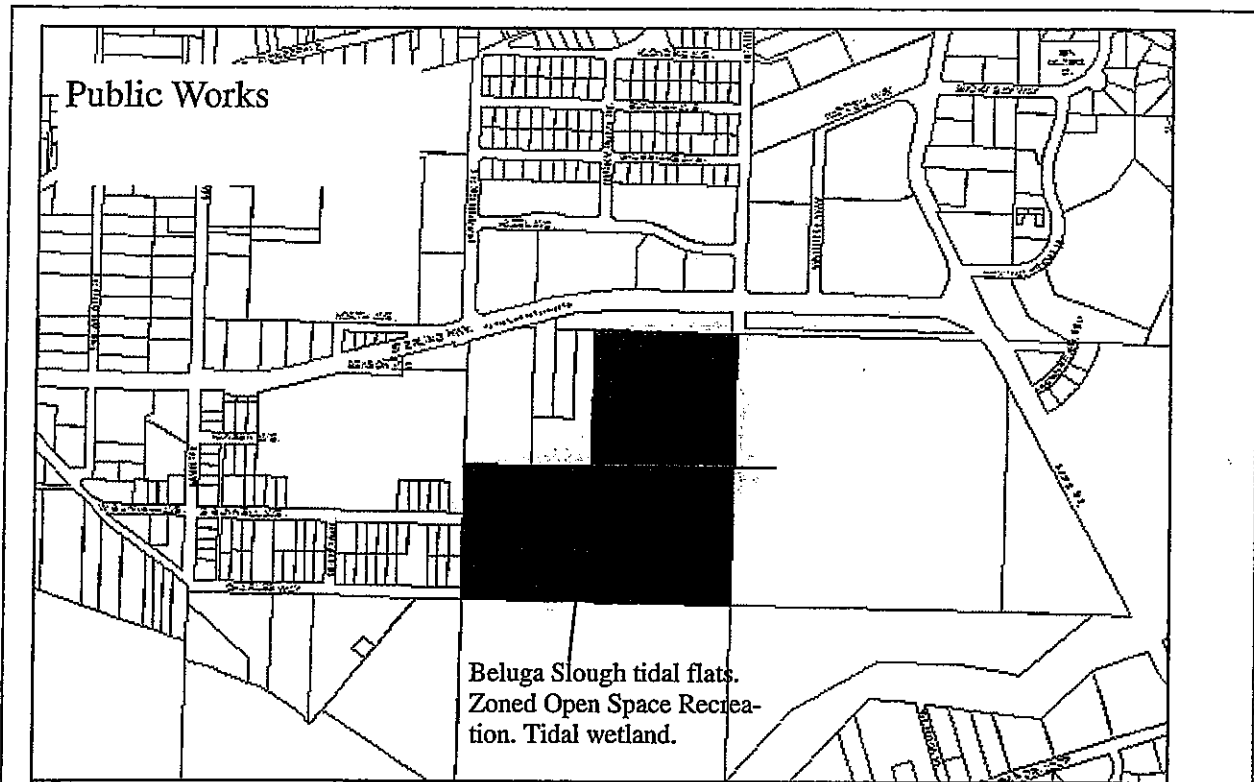
Infrastructure: Water, Sewer, gravel access via Public Works

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: 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

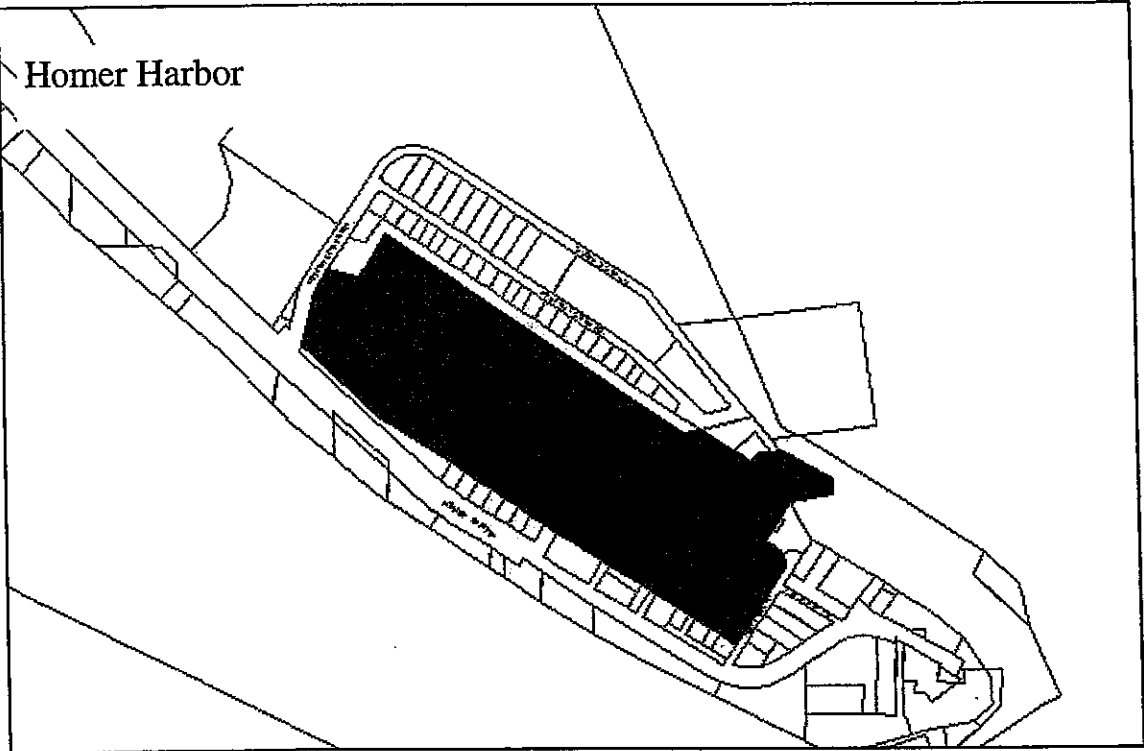
Wetlands: Yes

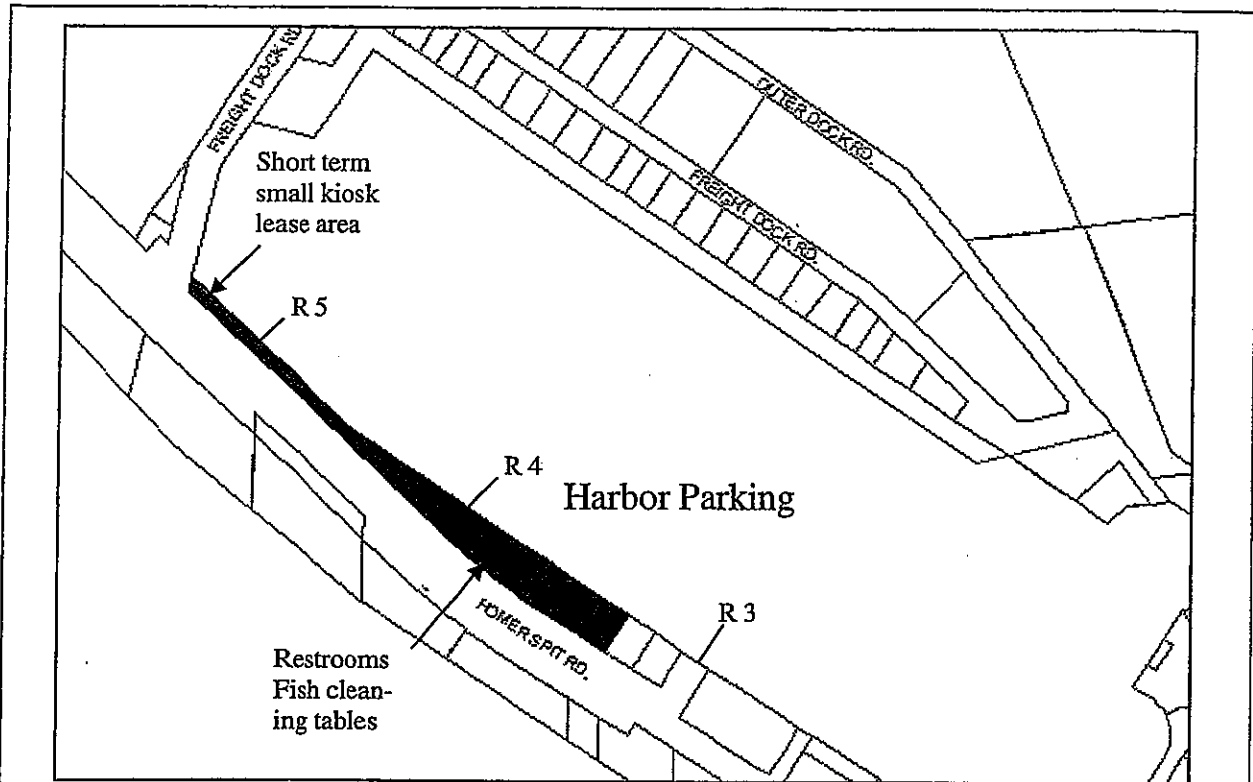
Infrastructure: Paved Road, water and sewer

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

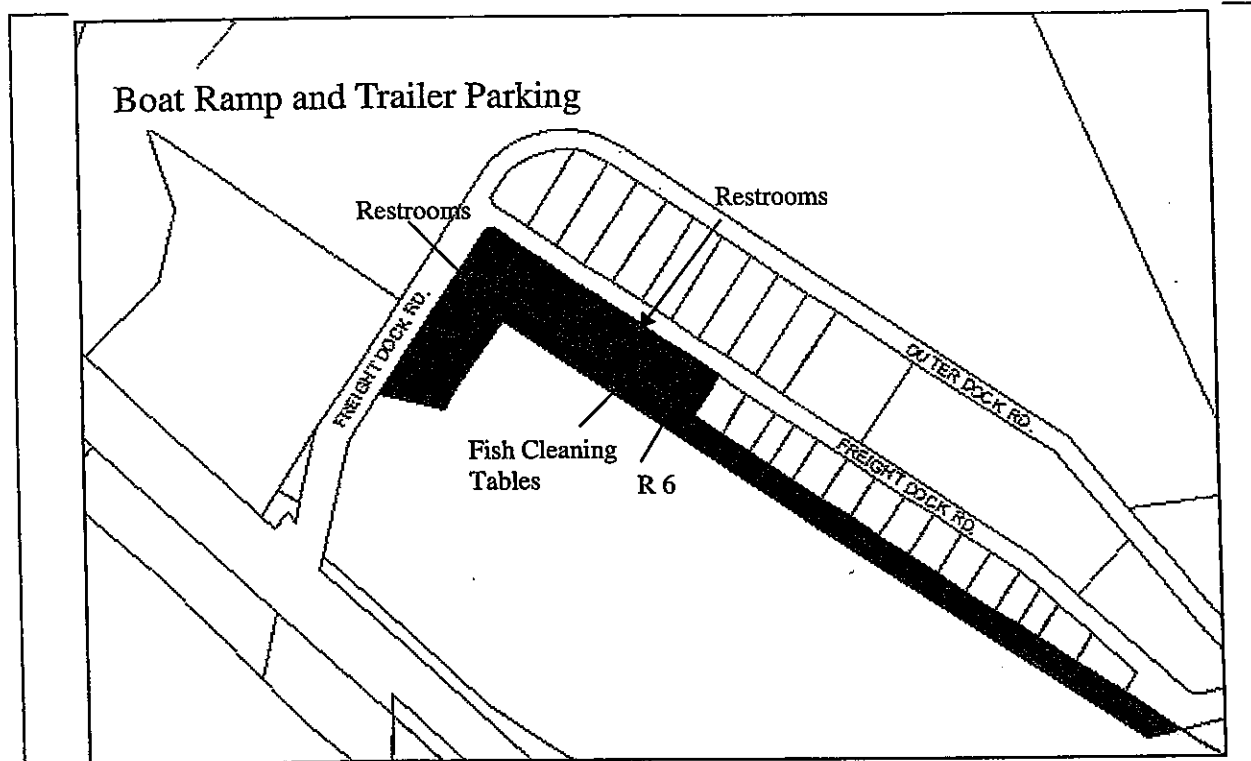
Zoning: Marine Commercial

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

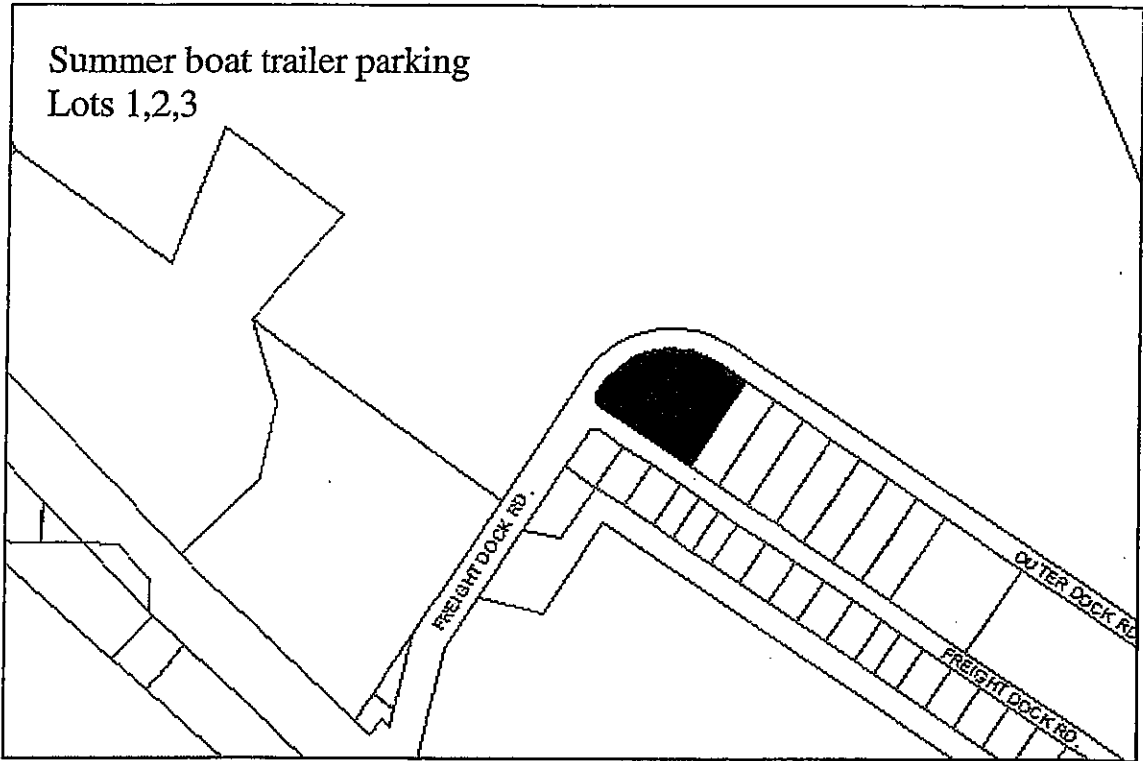
Wetlands: N/A

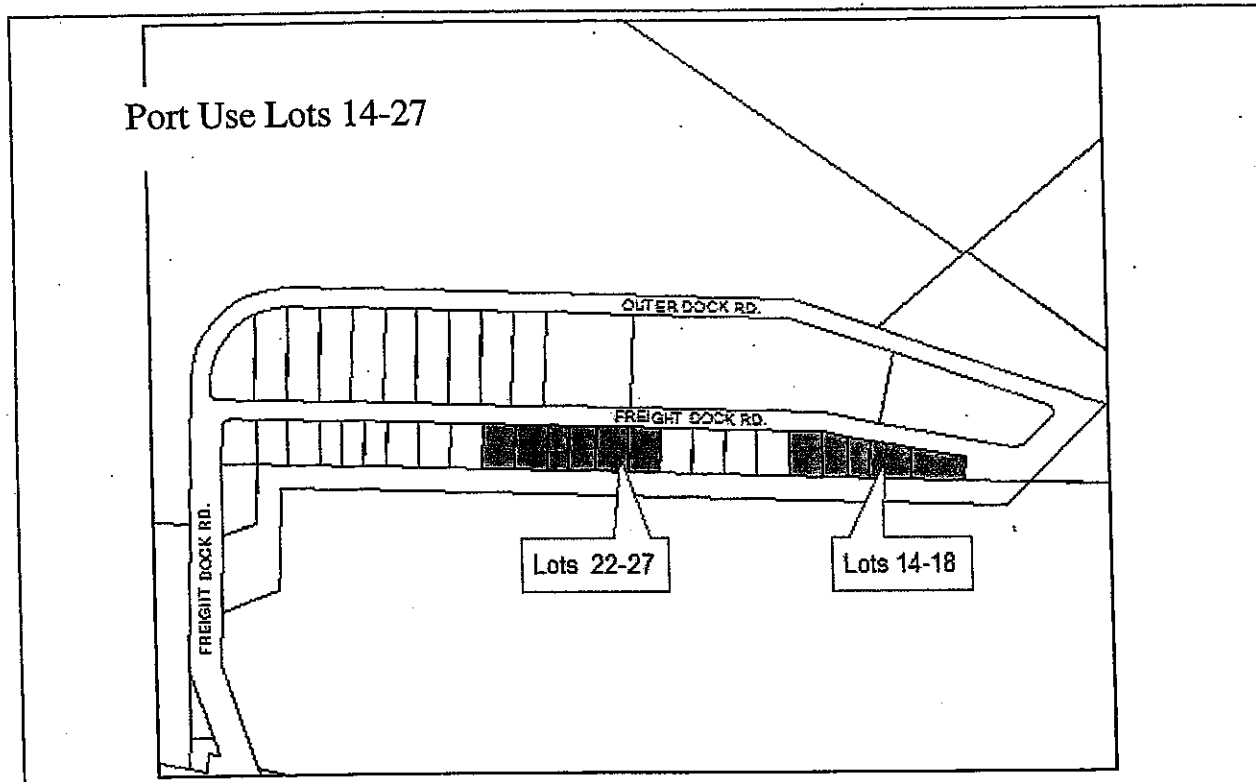
Infrastructure: Gravel road access, water and sewer, public restrooms

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:

 <p>Summer boat trailer parking Lots 1,2,3</p>	
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: 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

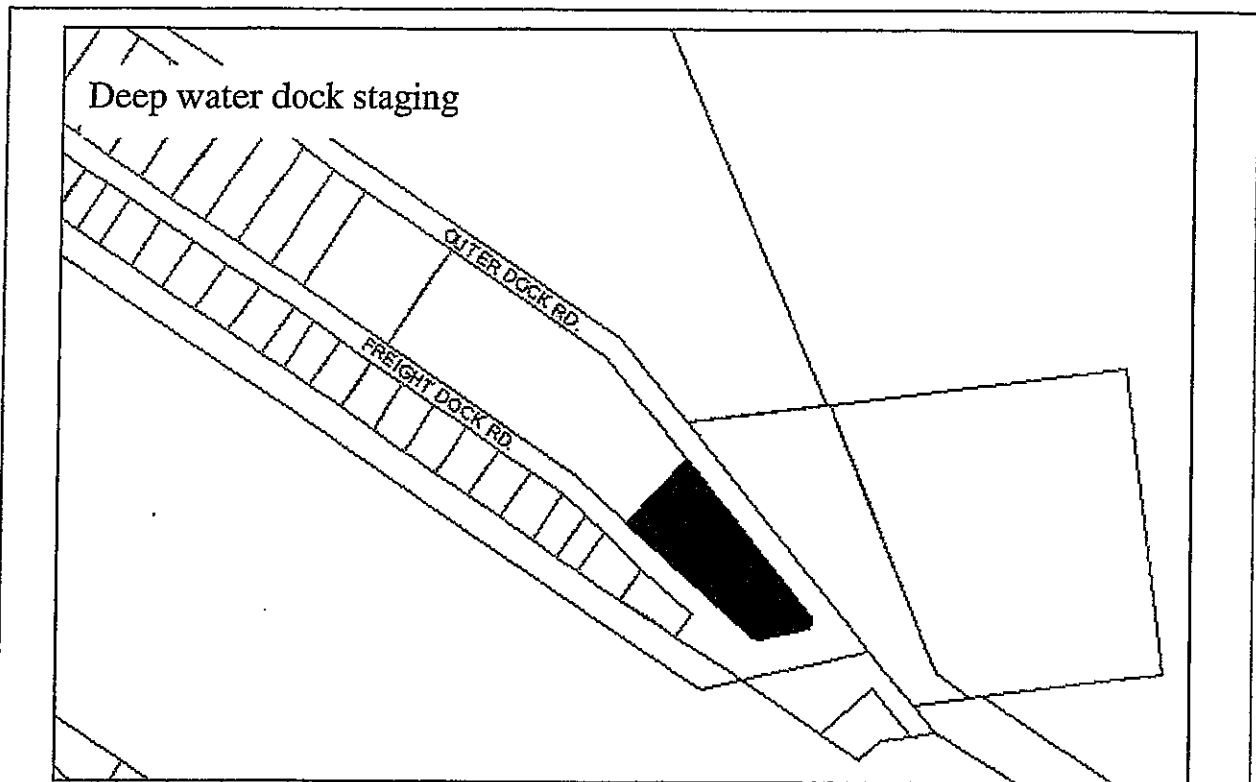
Infrastructure: gravel road, water and sewer

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: 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

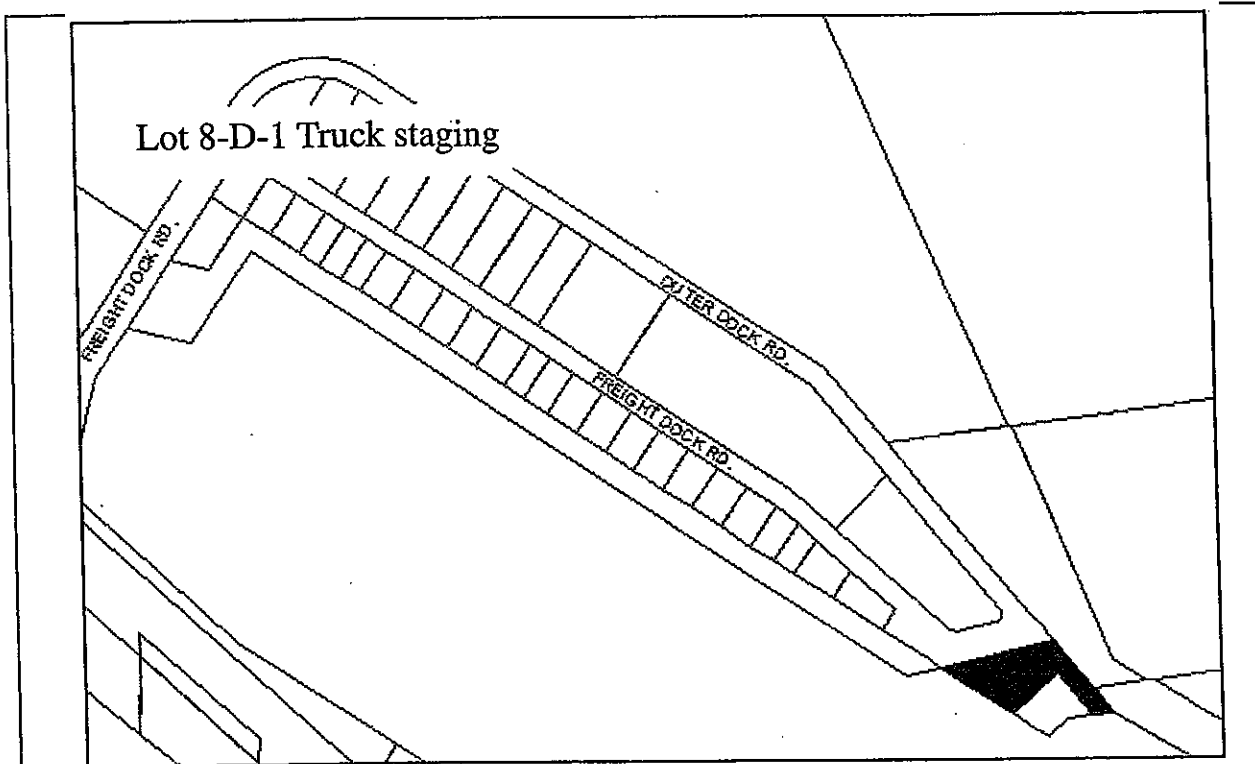
Wetlands: N/A

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: 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

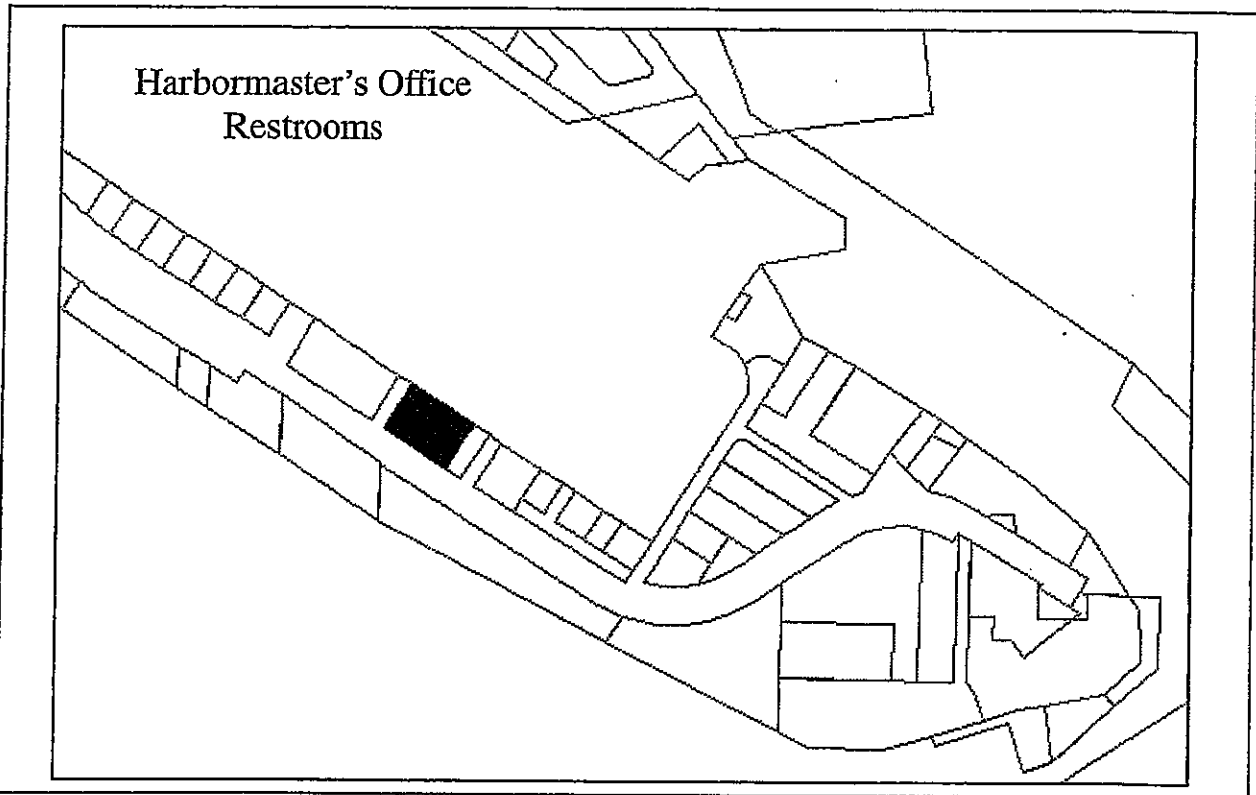
Wetlands: N/A

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:



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)

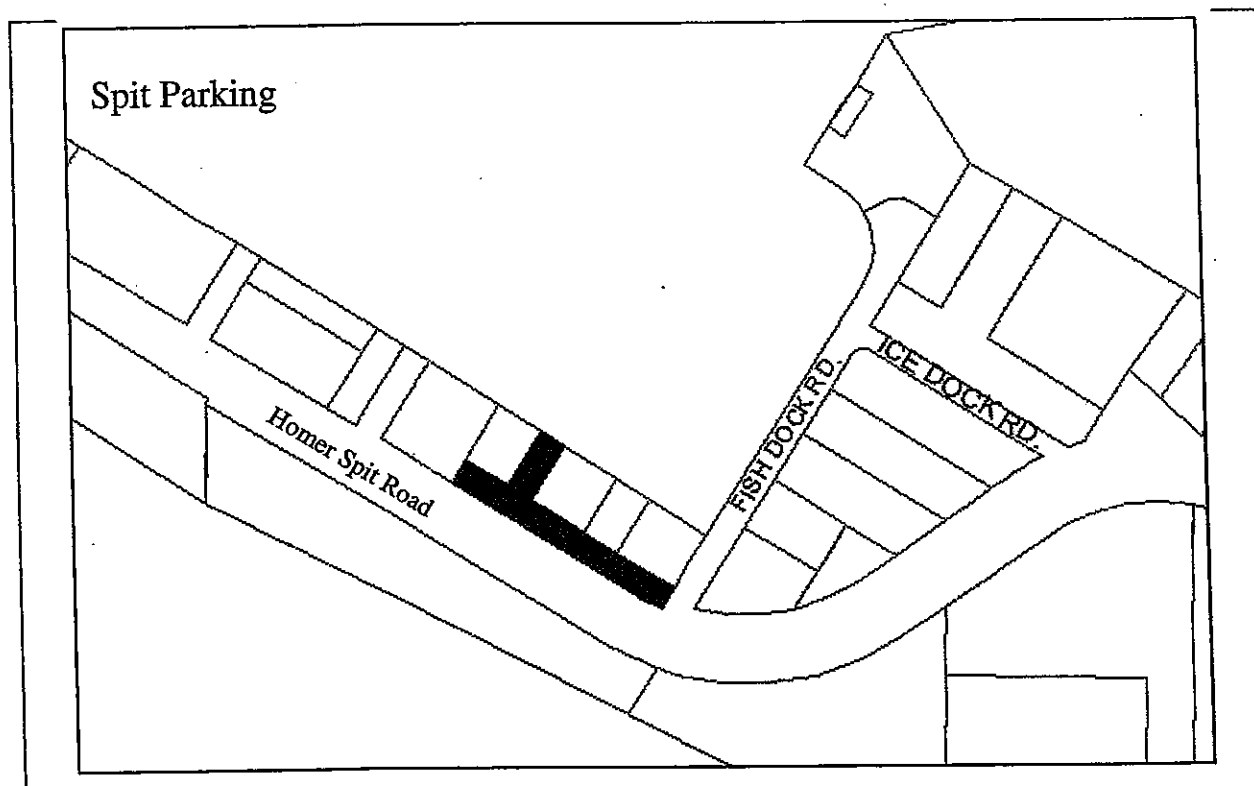
Legal Description: Homer Spit Subdivision Amended, Lots 28 and 29

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

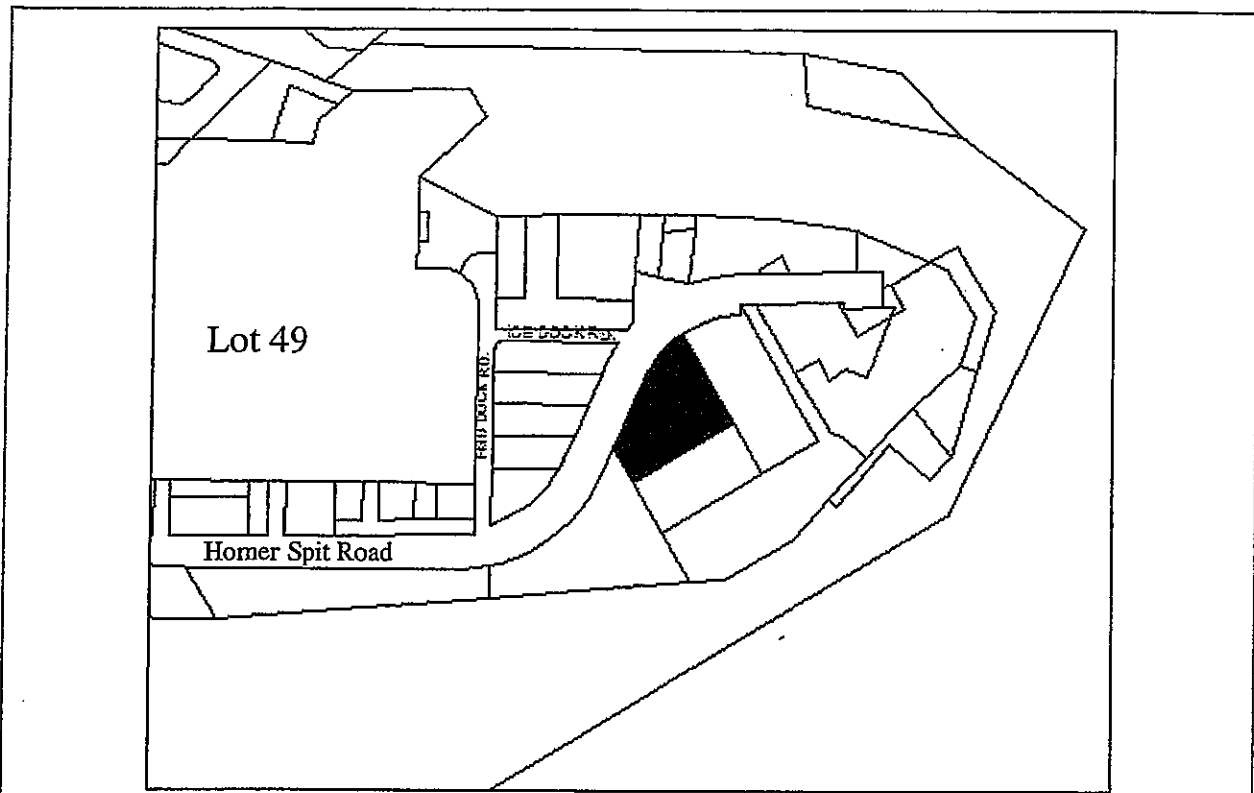
Wetlands: N/A

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:

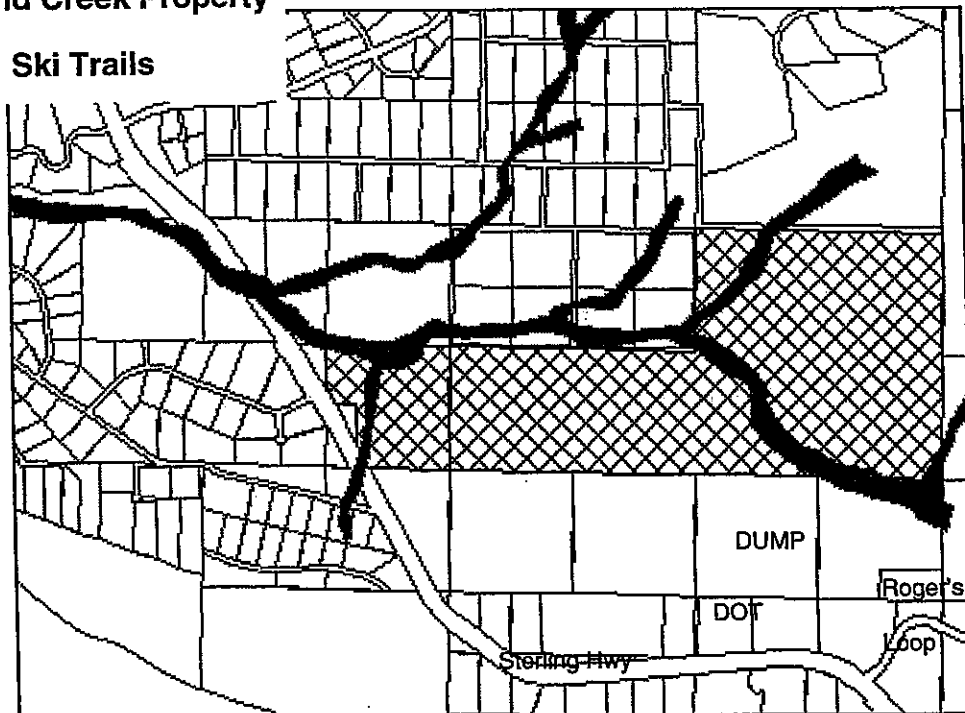
Resolution 2007-51: Continue to use for dredge material dewatering.

Finance Dept. Code:

Section E

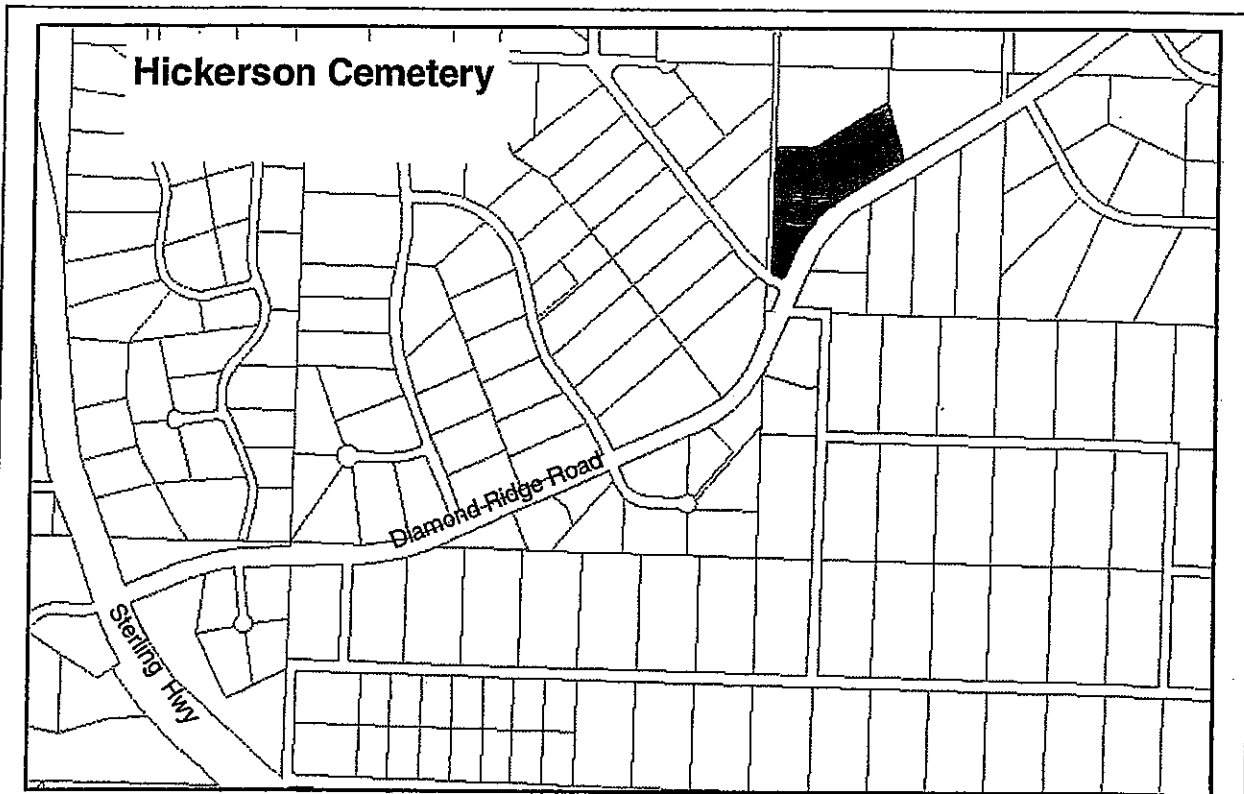
Parks + Beaches

Cemeteries + Green Space

Diamond Creek Property**Ski Trails****Designated Use:** Public Purpose for park land**Acquisition History:** Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership**Area:** 273 acres (240 acres and 33 acres)**Parcel Number:** 17302201, 17303229**2009 Assessed Value:** \$393,700**Legal Description:** HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 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

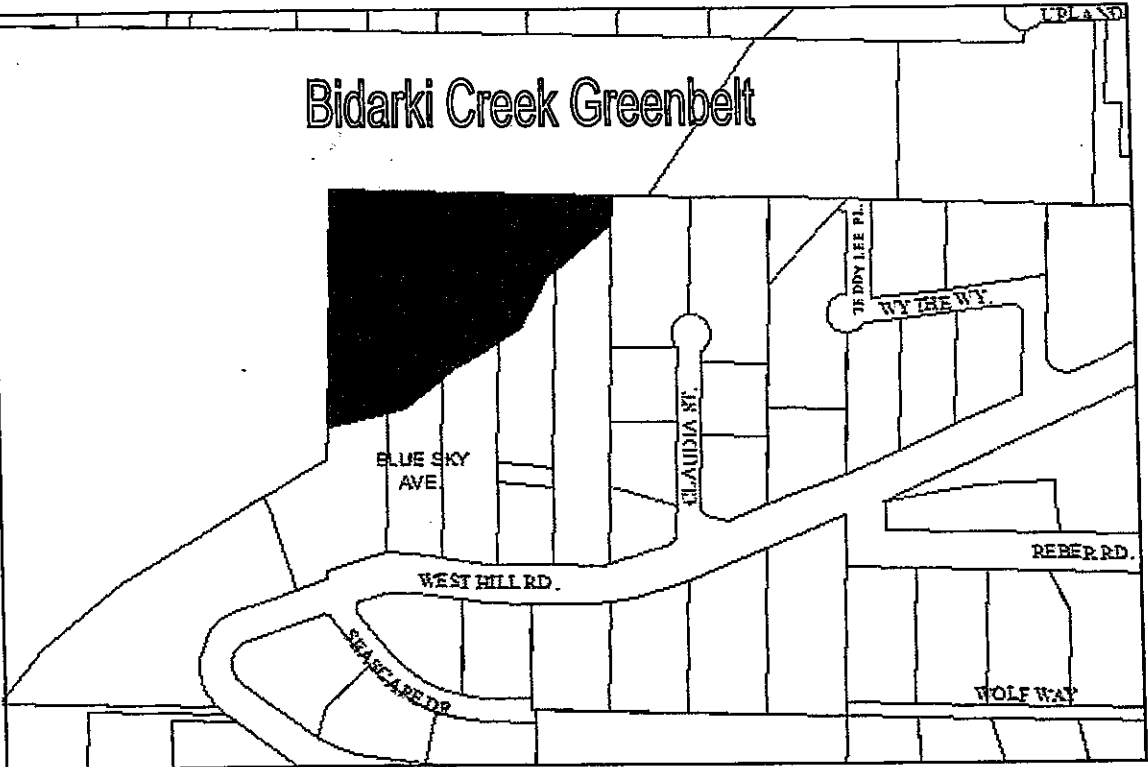
Zoning: Not within city limits

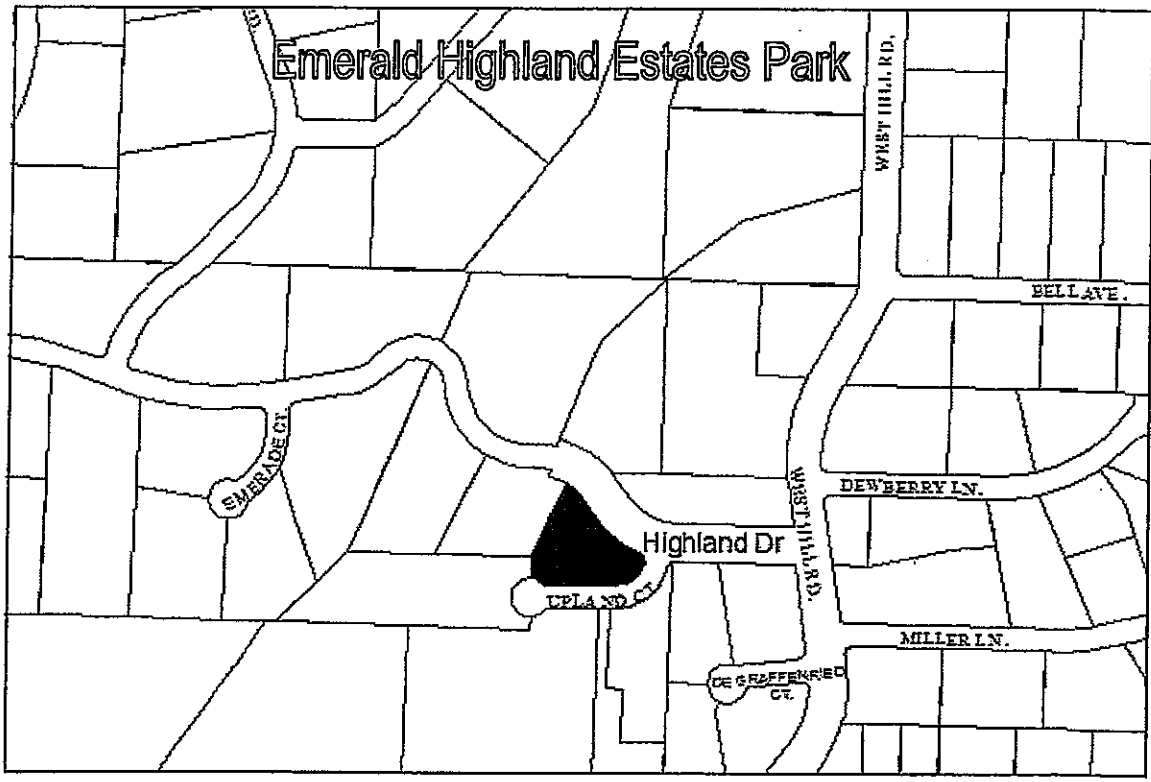
Wetlands: N/A

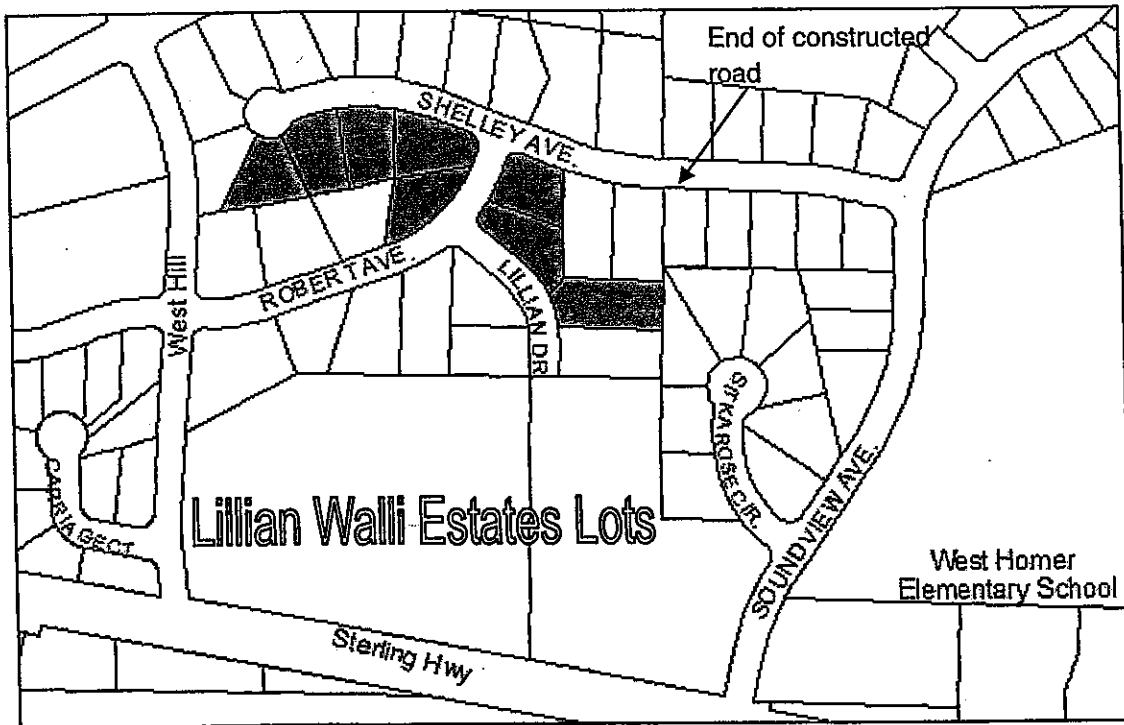
Infrastructure: paved access

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	
<p>Notes: This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.</p> <p>History: Resolution 2004-24A, Land Allocation Plan Resolution 2007-03 Emerald Park Master Plan</p>	
Finance Dept. Code:	



Designated Use: 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

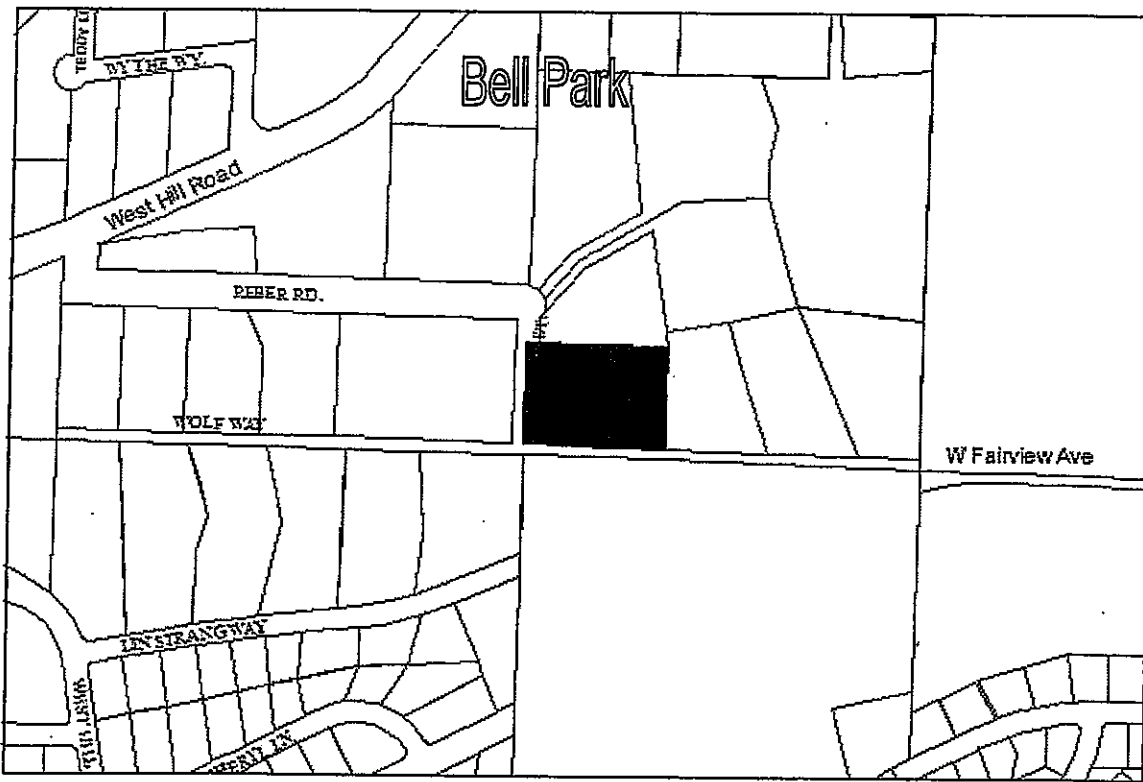
Wetlands: All lots mapped as potential wetlands

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

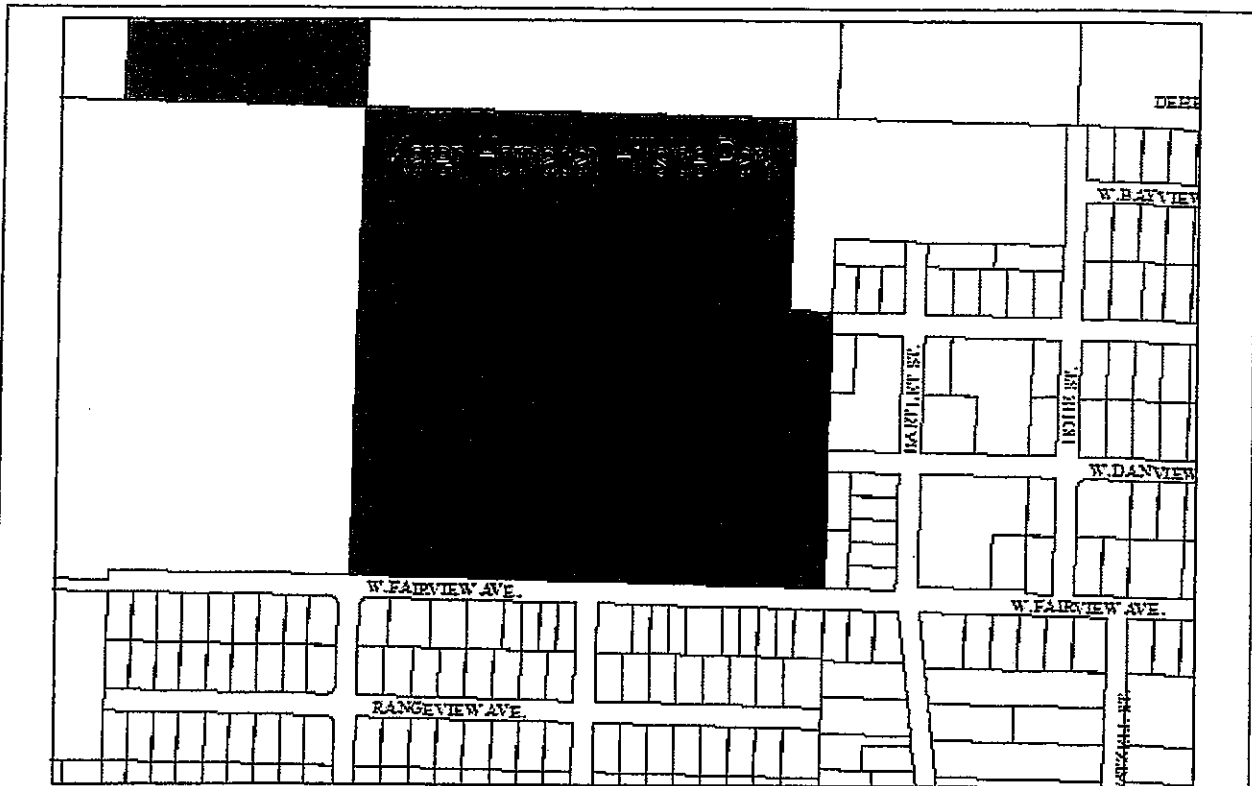
Notes: Resolution 2004-24A Land Allocation Plan: The Lillian Walli Estates Subdivision off of West Hill Road and the Sterling Highway presents some challenges for the City. The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park. Staff recommends this decision 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.	
<p>Notes: Park contains the gravesite of W.R. Bell. It can be expected that the land to the south will be come a housing development. Some homes will be accessed from W Fairview Ave.</p> <p>2009: Completion of Reber Trail, with HART funds and a state trails grant.</p>	
Finance Dept. Code:	

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

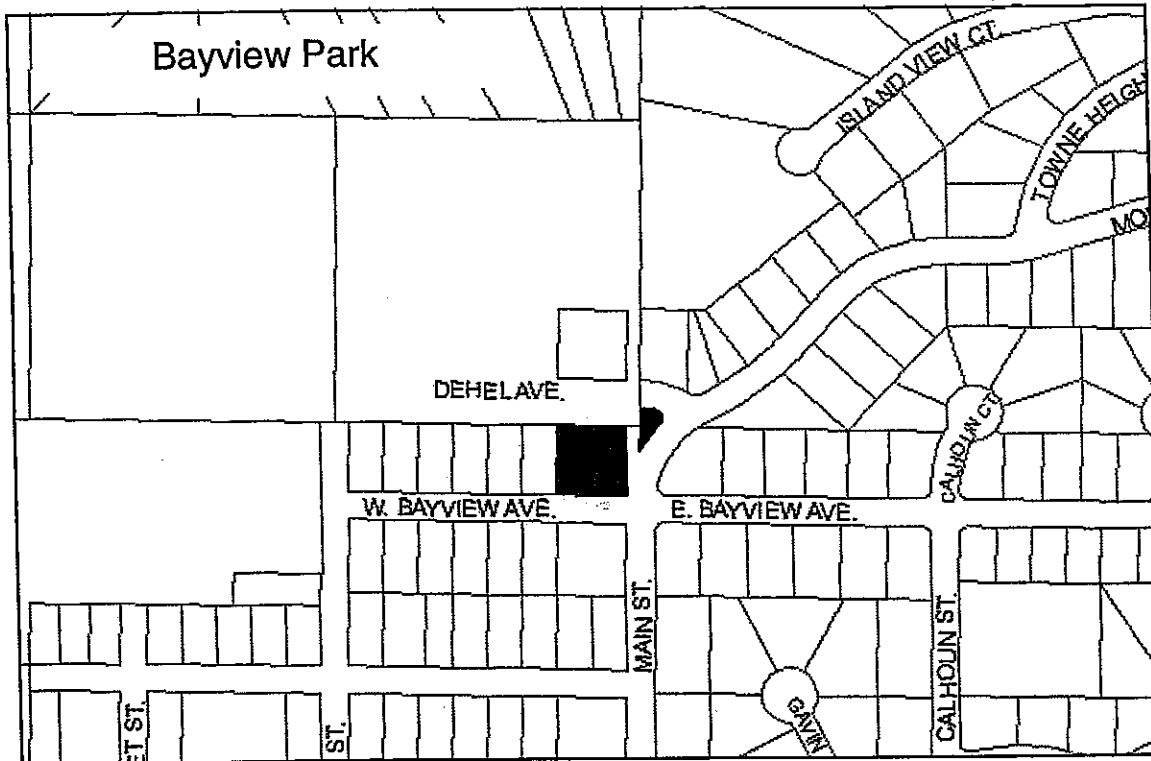
Wetlands: Some drainages

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

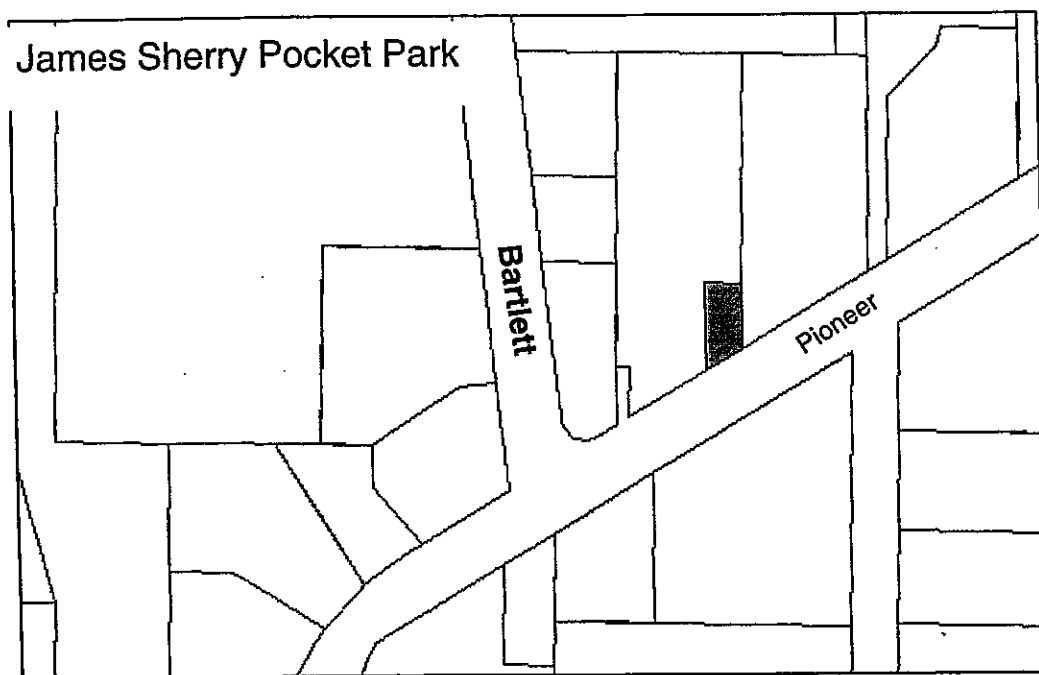
Wetlands: N/A

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

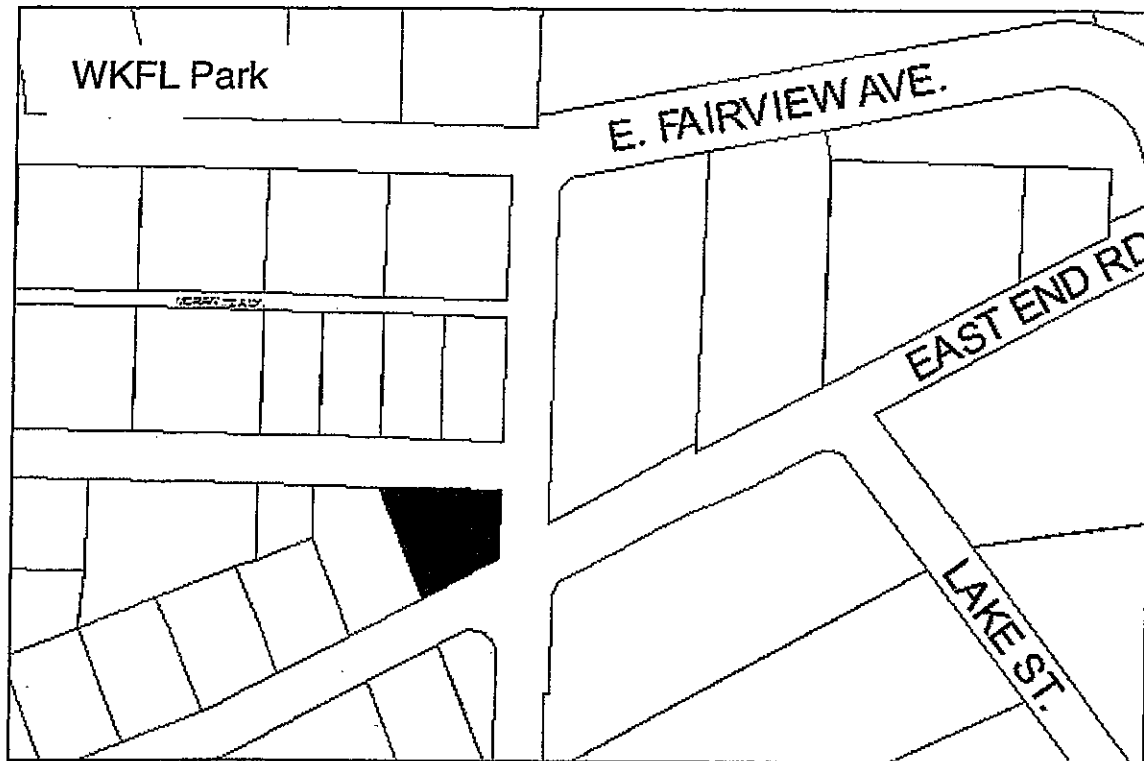
Wetlands: Ditch across property

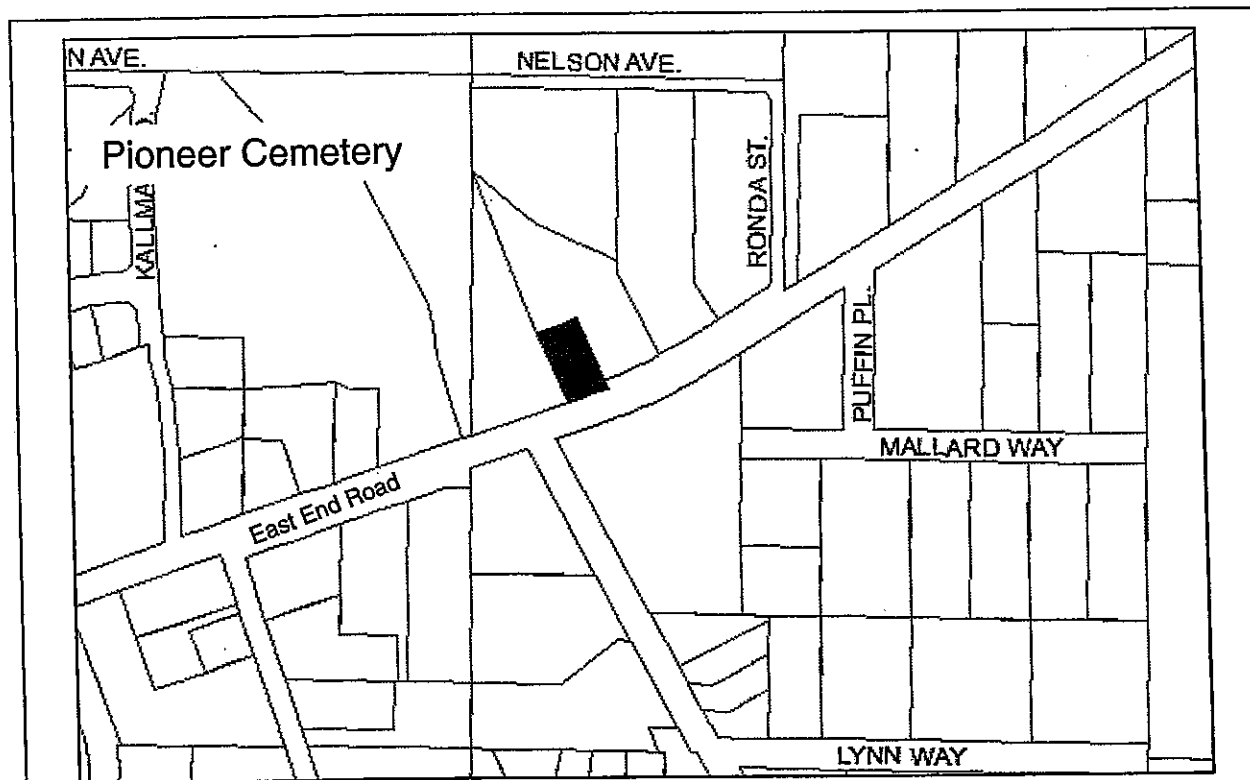
Infrastructure: Water and Sewer, paved sidewalk

Notes:

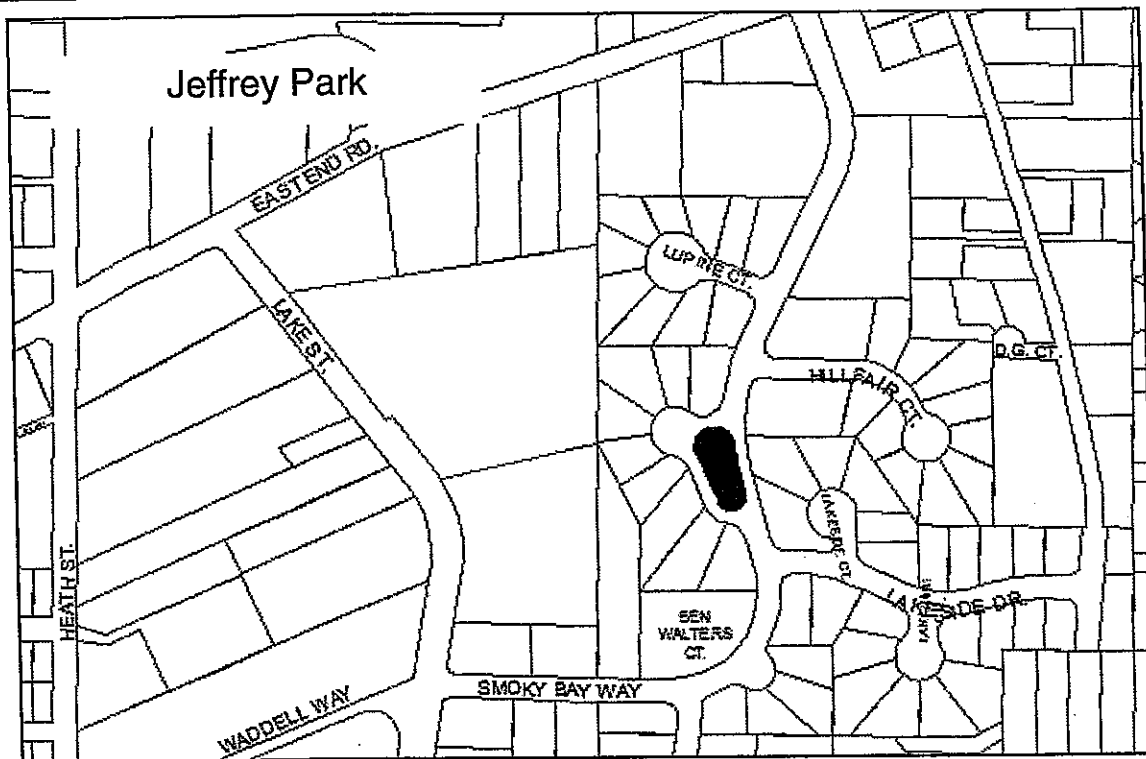
HEA/phone company utility infrastructure on lot—big green boxes.

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

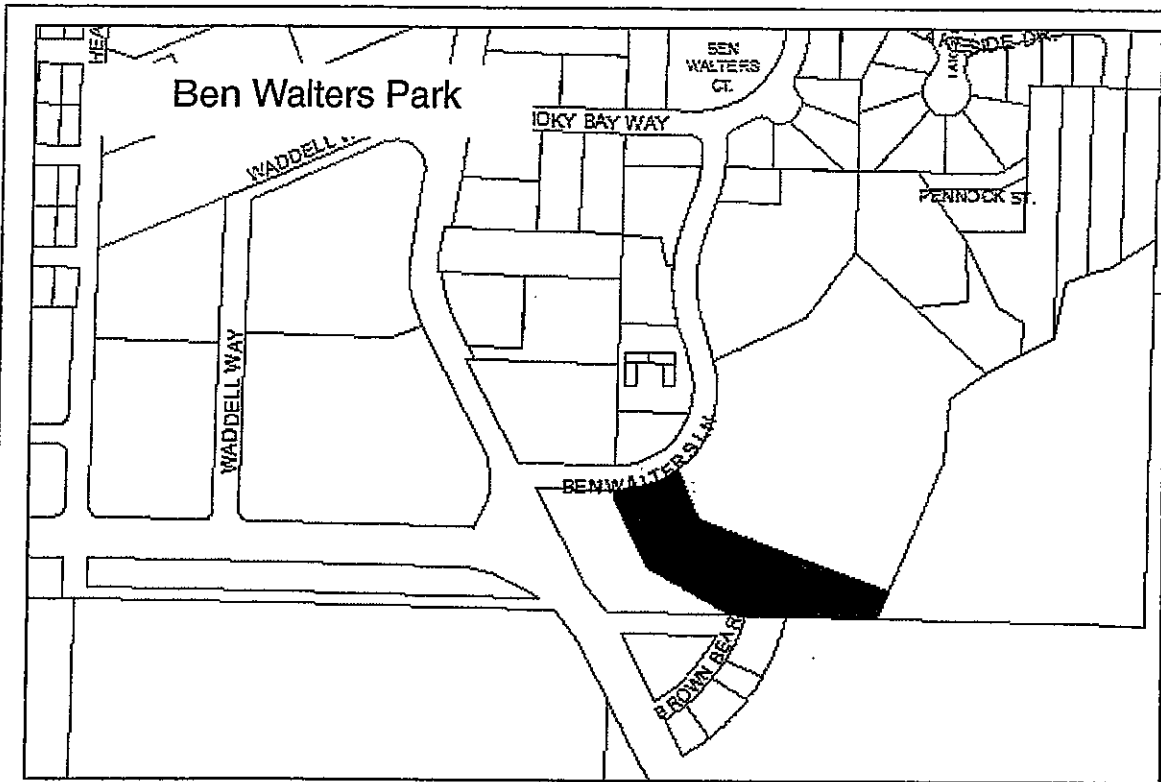
Zoning: Urban Residential

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

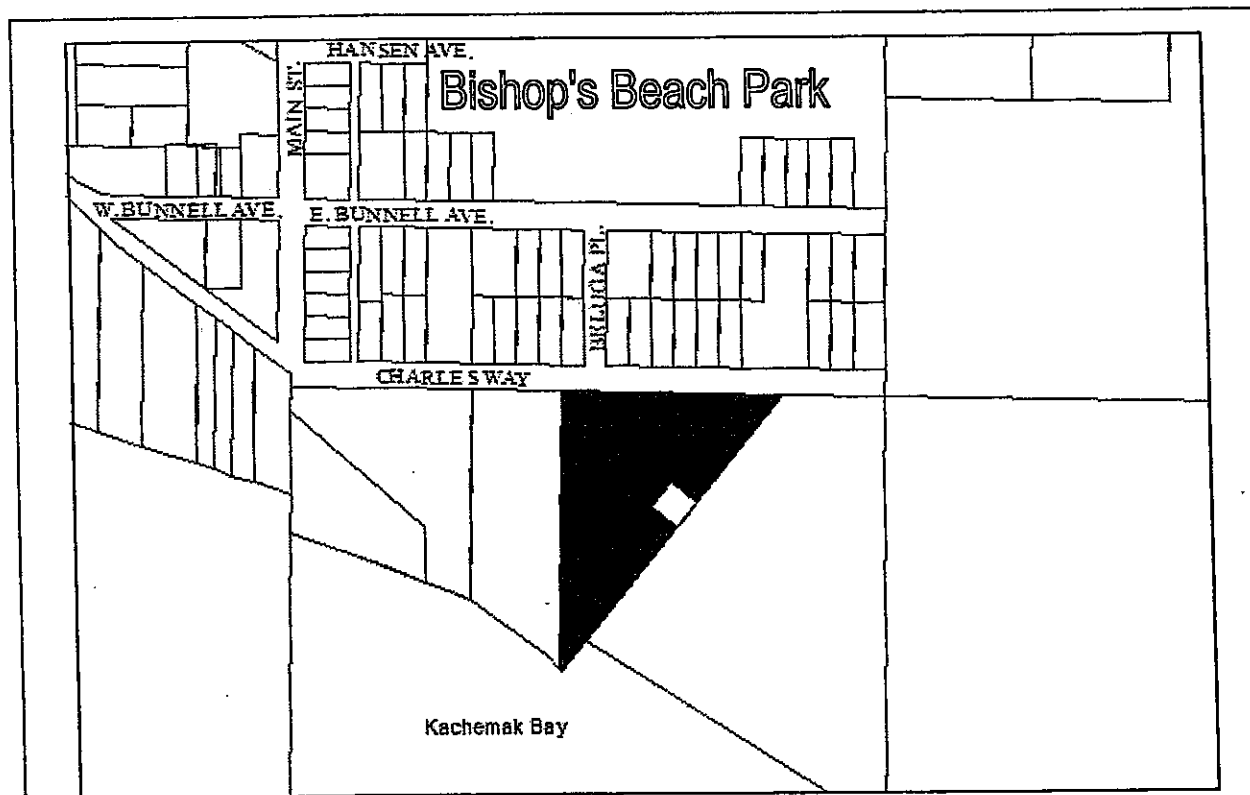
Zoning: Central Business District

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

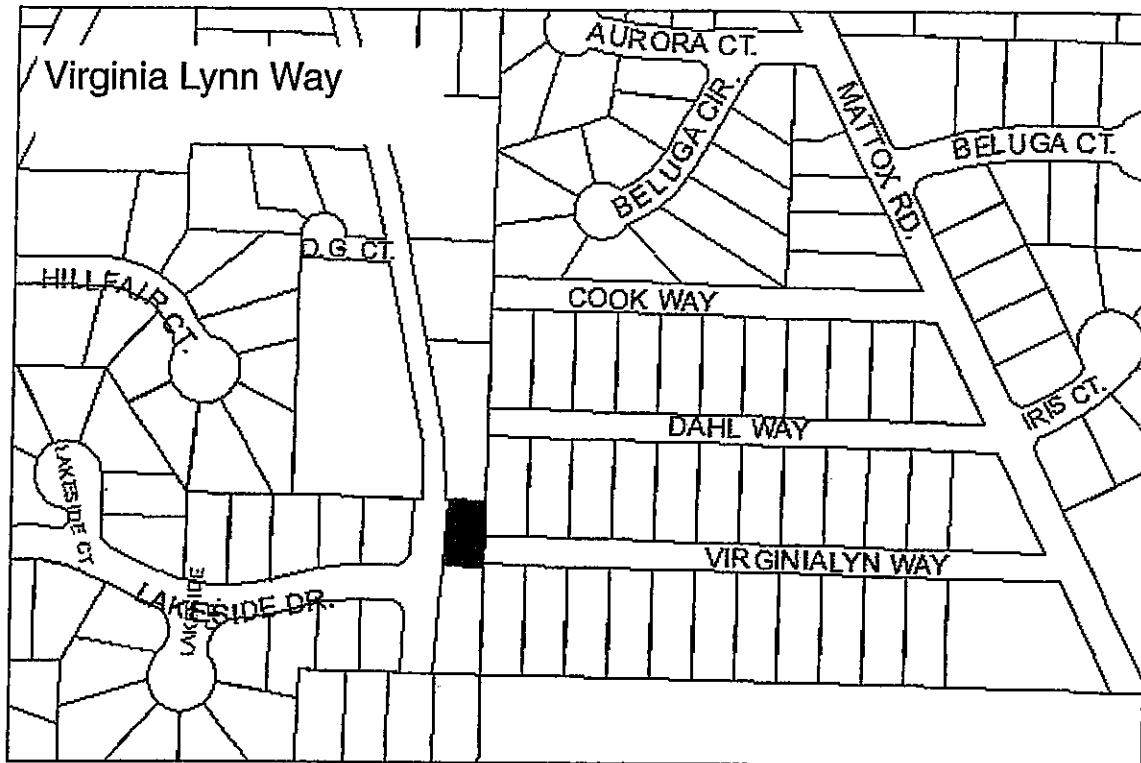
Zoning: Central Business District

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 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

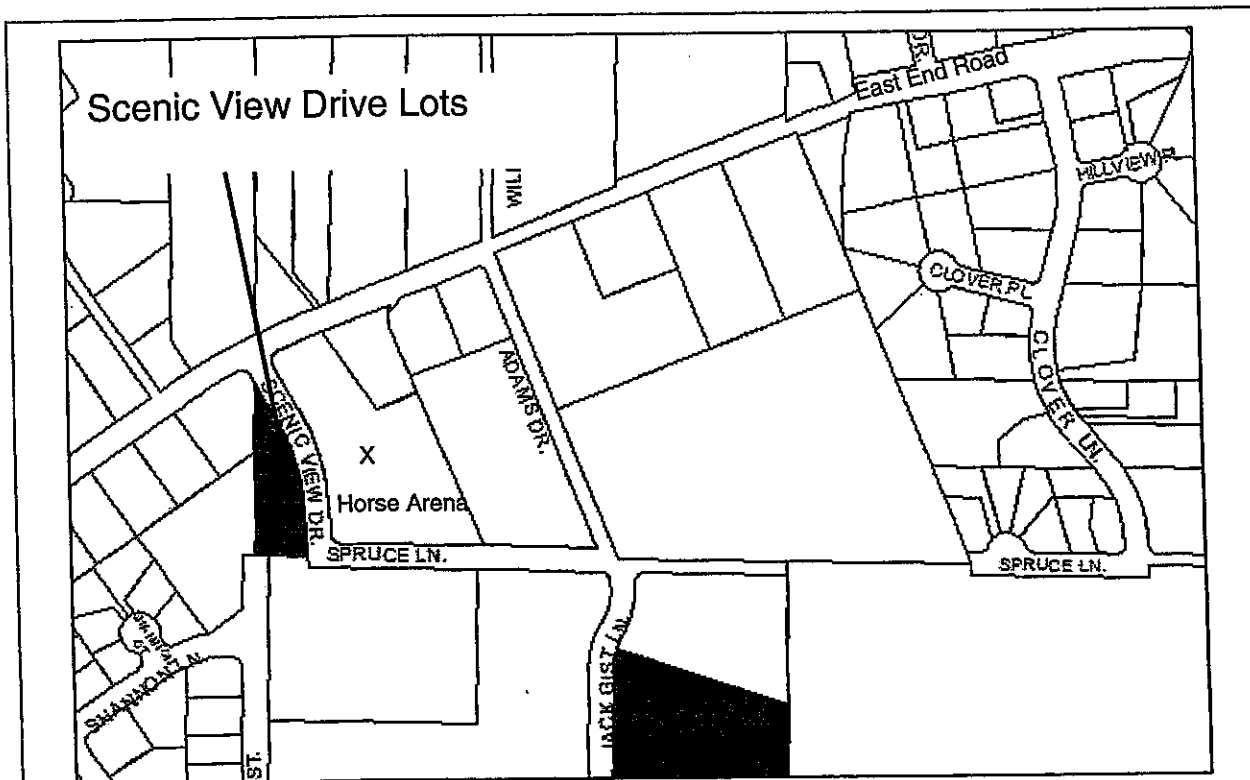
Wetlands: possibly on a small portion

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. 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: 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

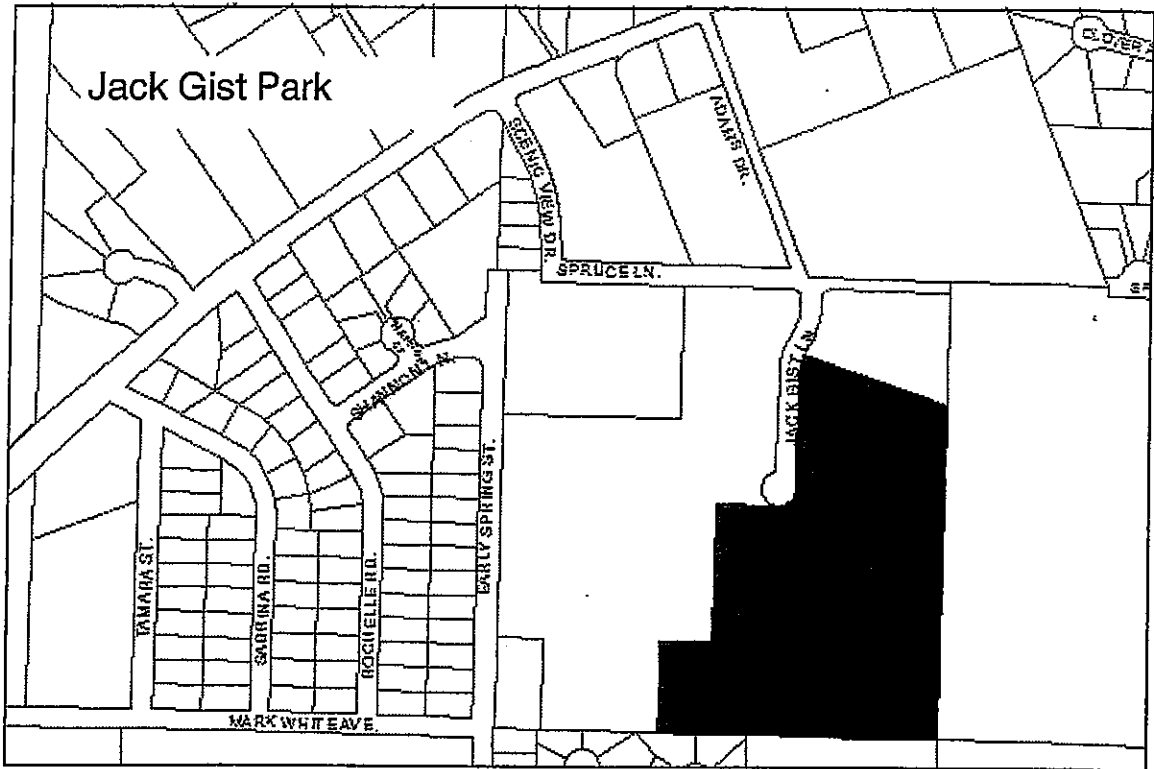
Zoning: Rural Residential

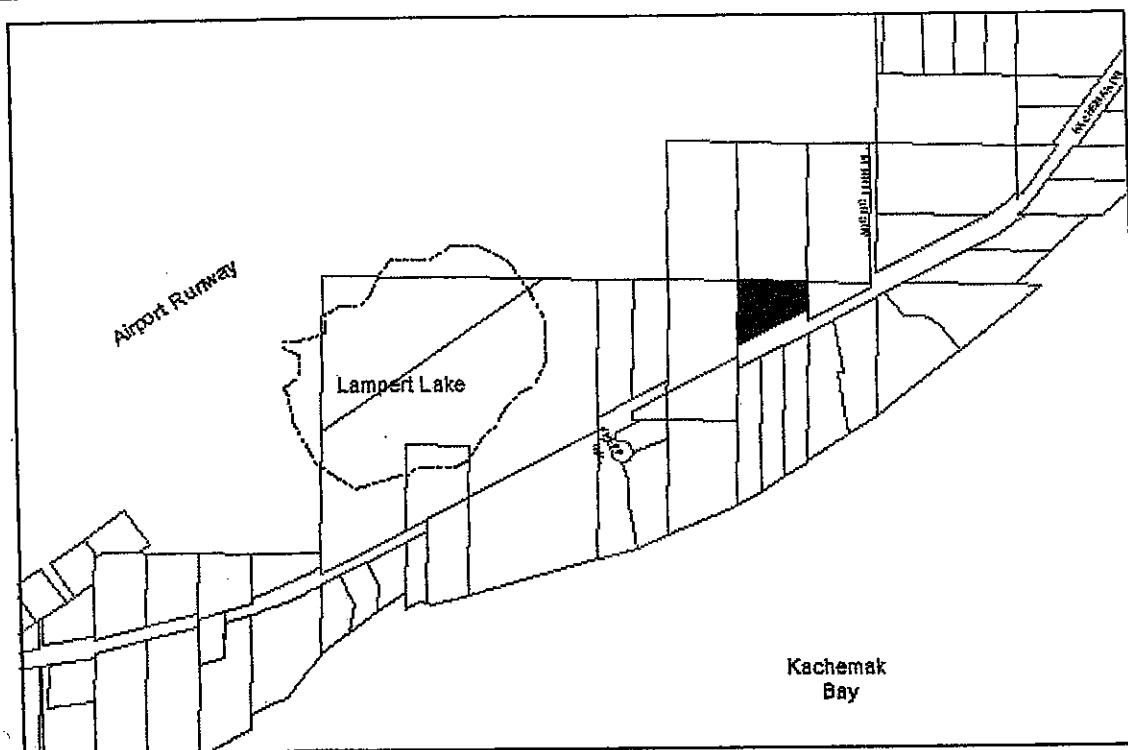
Wetlands: Yes, the back half of the lots has a creek and wetlands.

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: Future Kacheamk Drive Trail and rest area Resolution 2011-37(A)
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

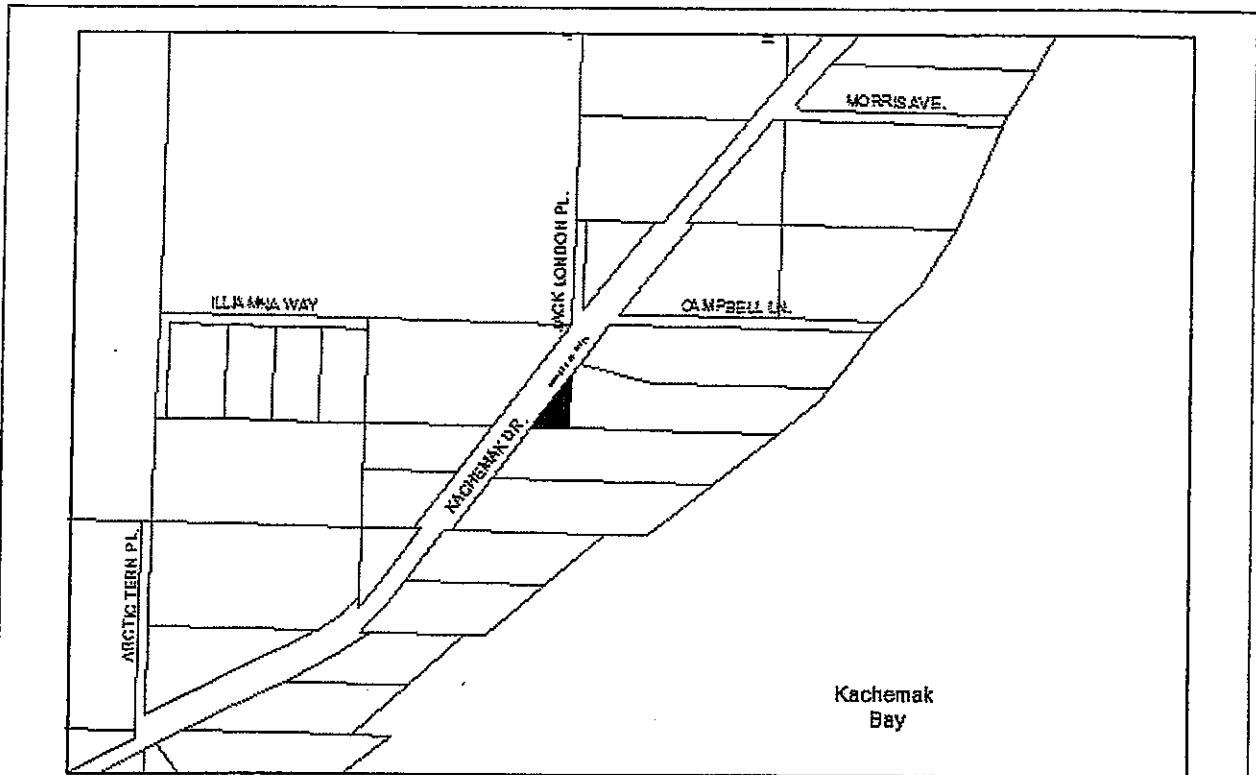
Zoning: General Commercial 2

Wetlands: 100% Wetlands

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: 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

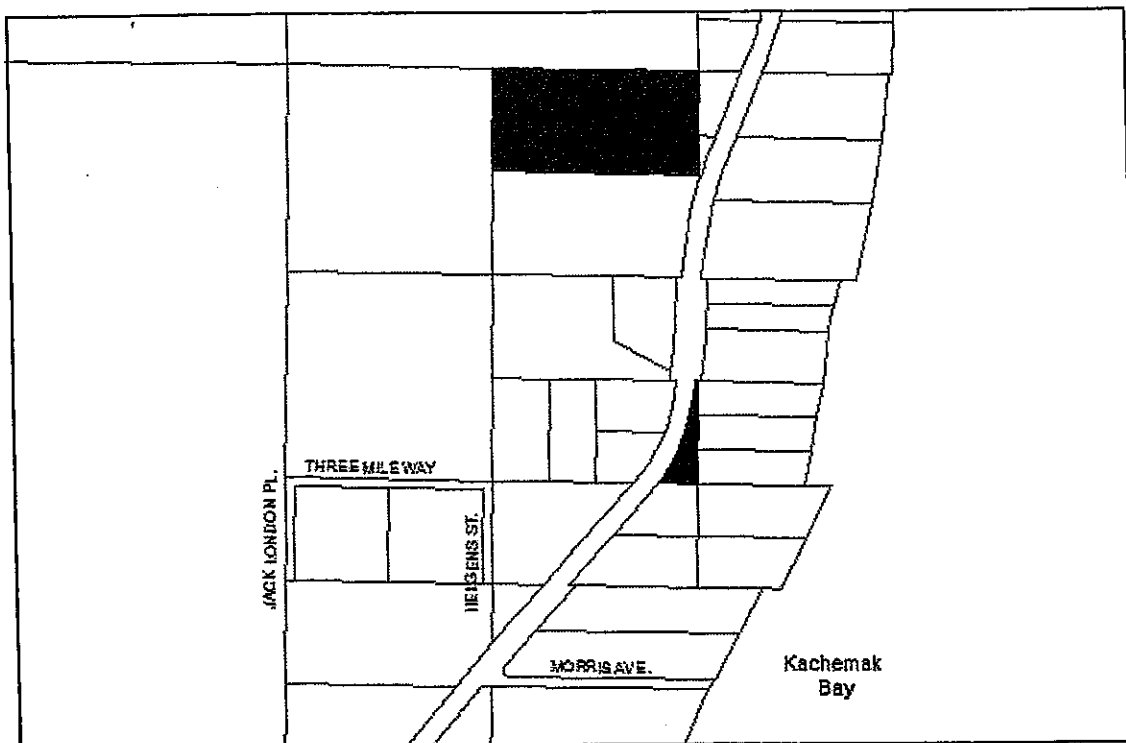
Zoning: Rural Residential

Wetlands: No wetlands

Infrastructure: Paved road access

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

Finance Dept. Code:



Designated Use: 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

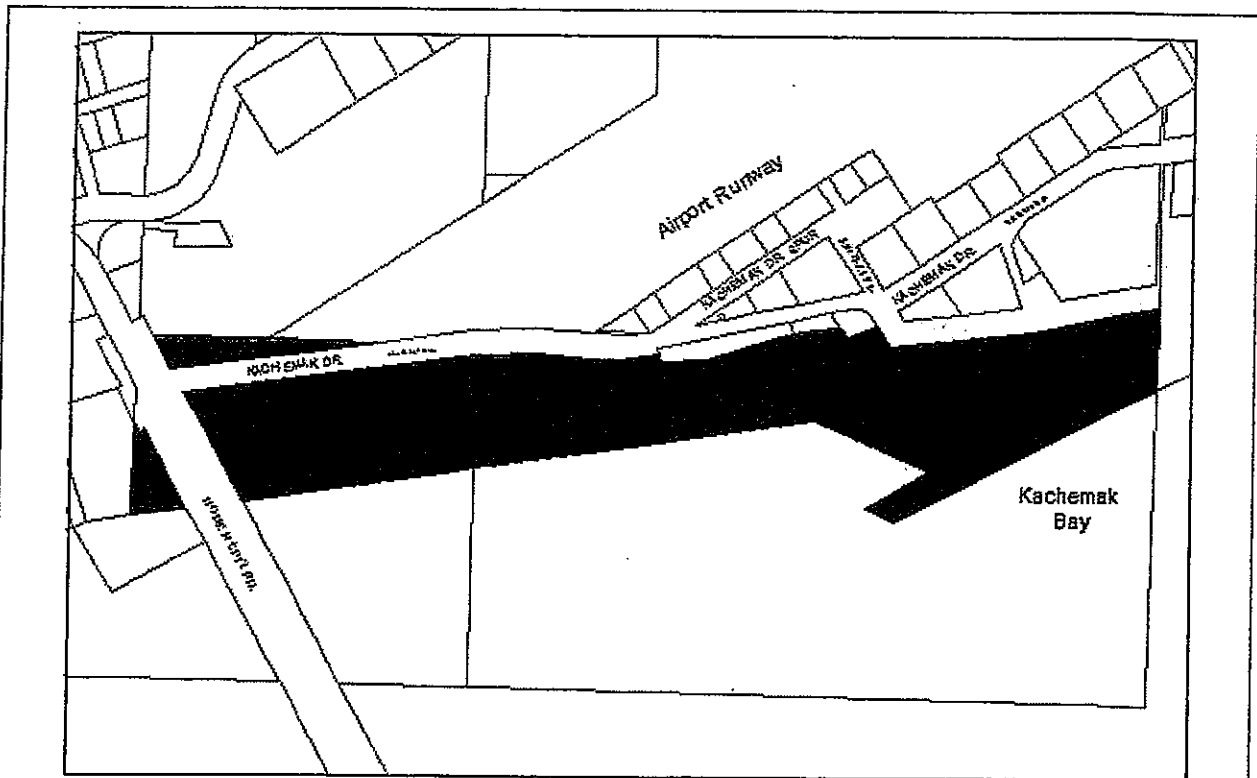
Wetlands: Lot 36 is wetland. Lot 1 is not.

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: 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.

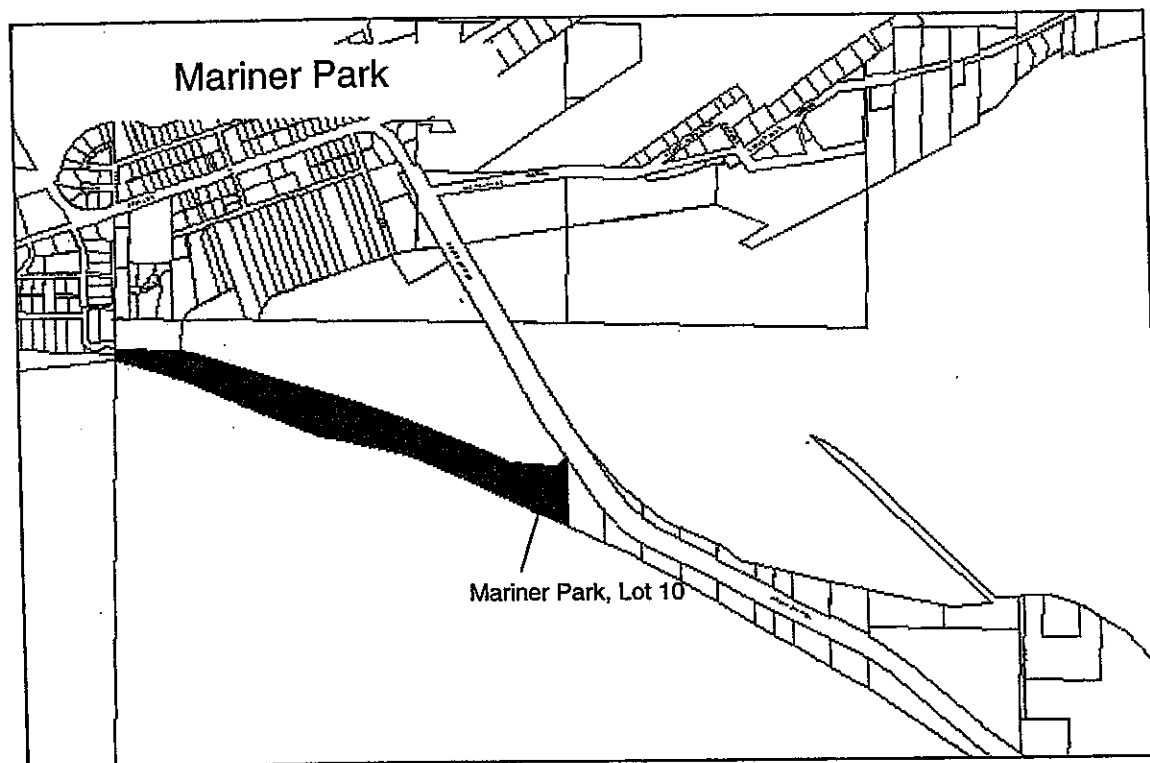
Infrastructure: Water, sewer and paved road access

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 ("whissern"). They are recognized as sites of international importance. <http://www.whsm.org/>

See also section C page 9.

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

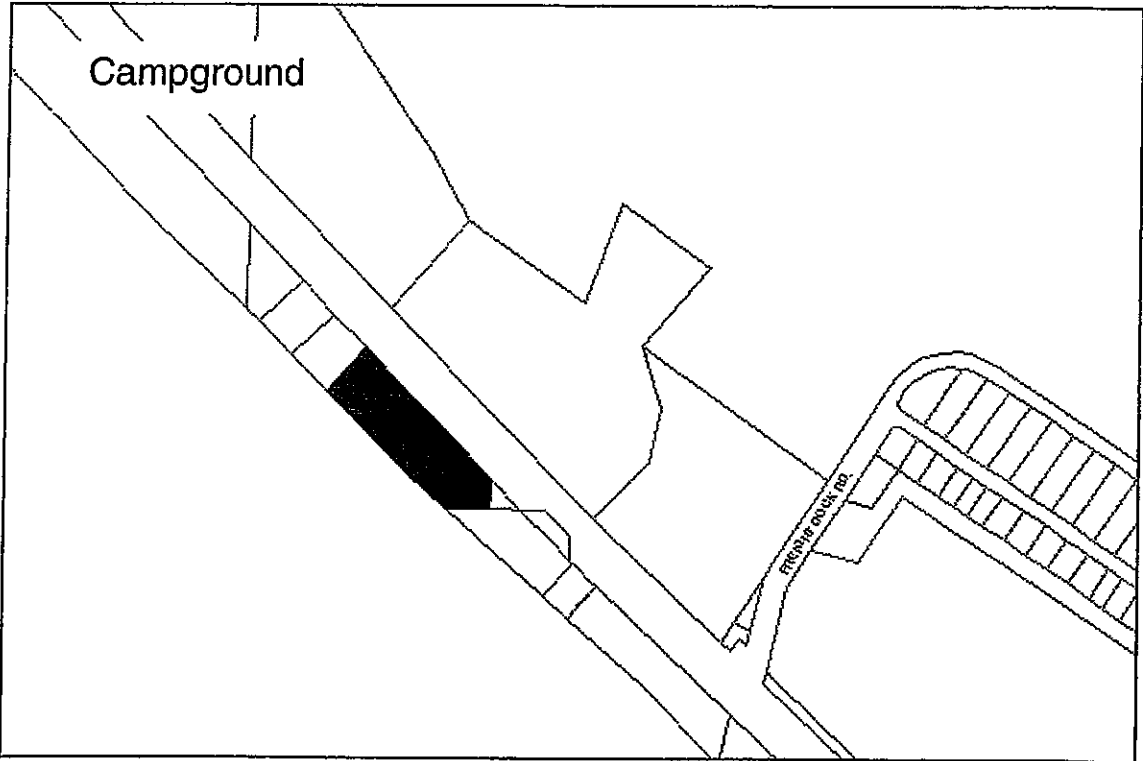
Infrastructure: No infrastructure

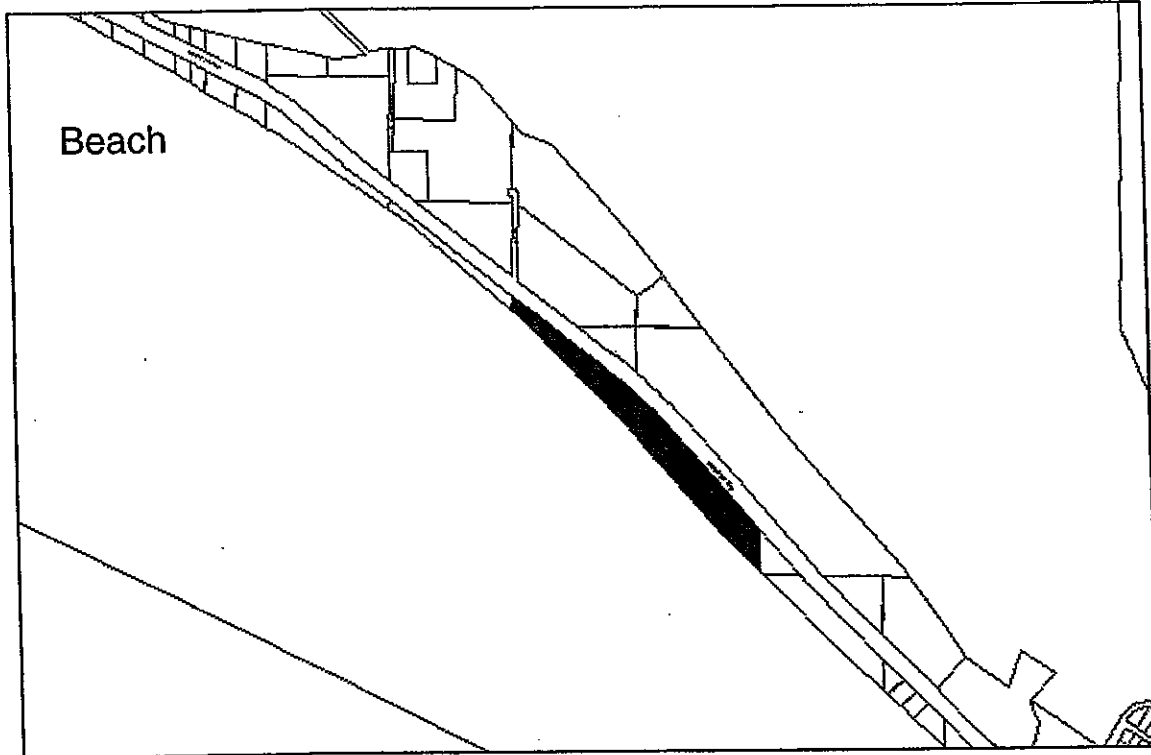
Notes: Acquisition of Lots 11-145 should be researched to see how they were acquired.

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 ("whissers"). They are recognized as sites of international importance. <http://www.whsmn.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

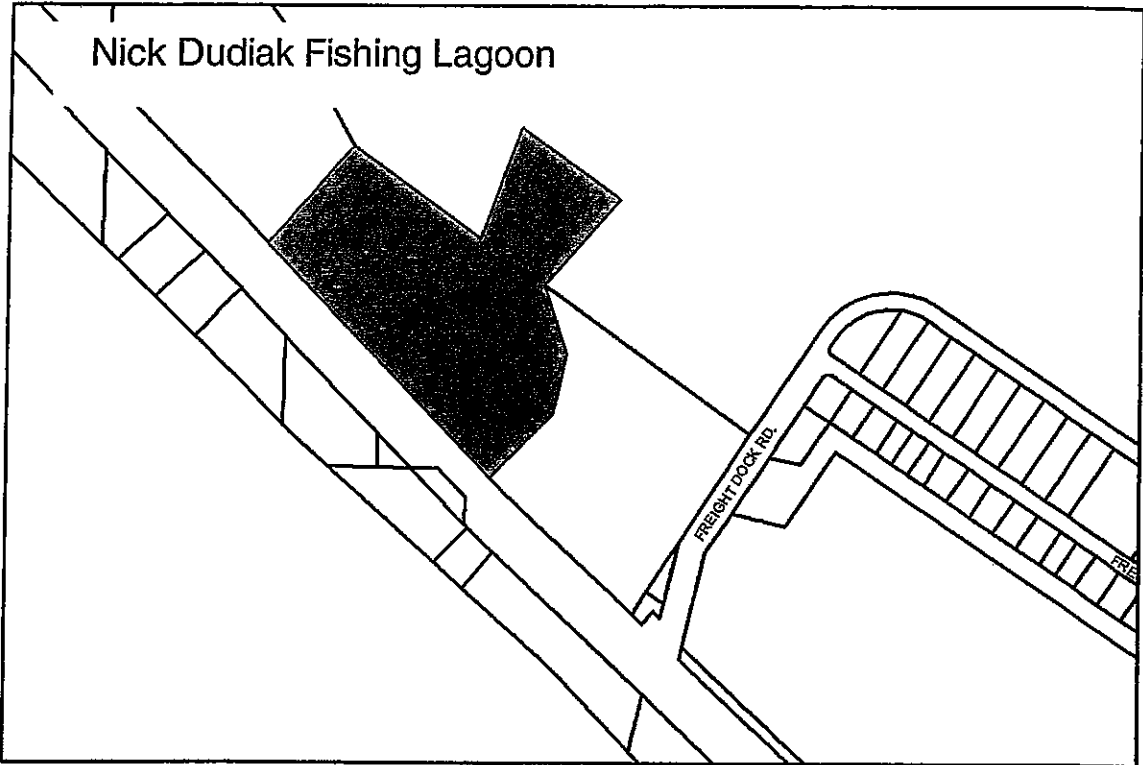
Zoning: Marine Industrial. Lot 6: Open Space Rec **Wetlands:** Tidal

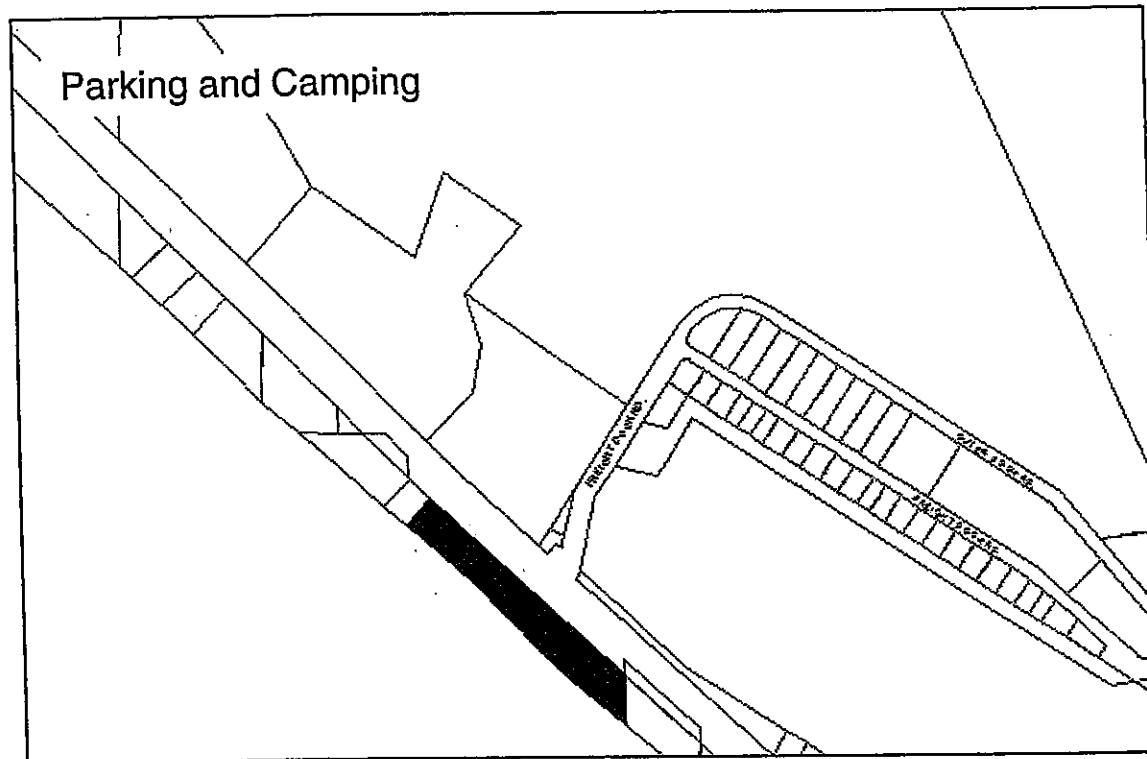
Infrastructure: Paved Road access

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

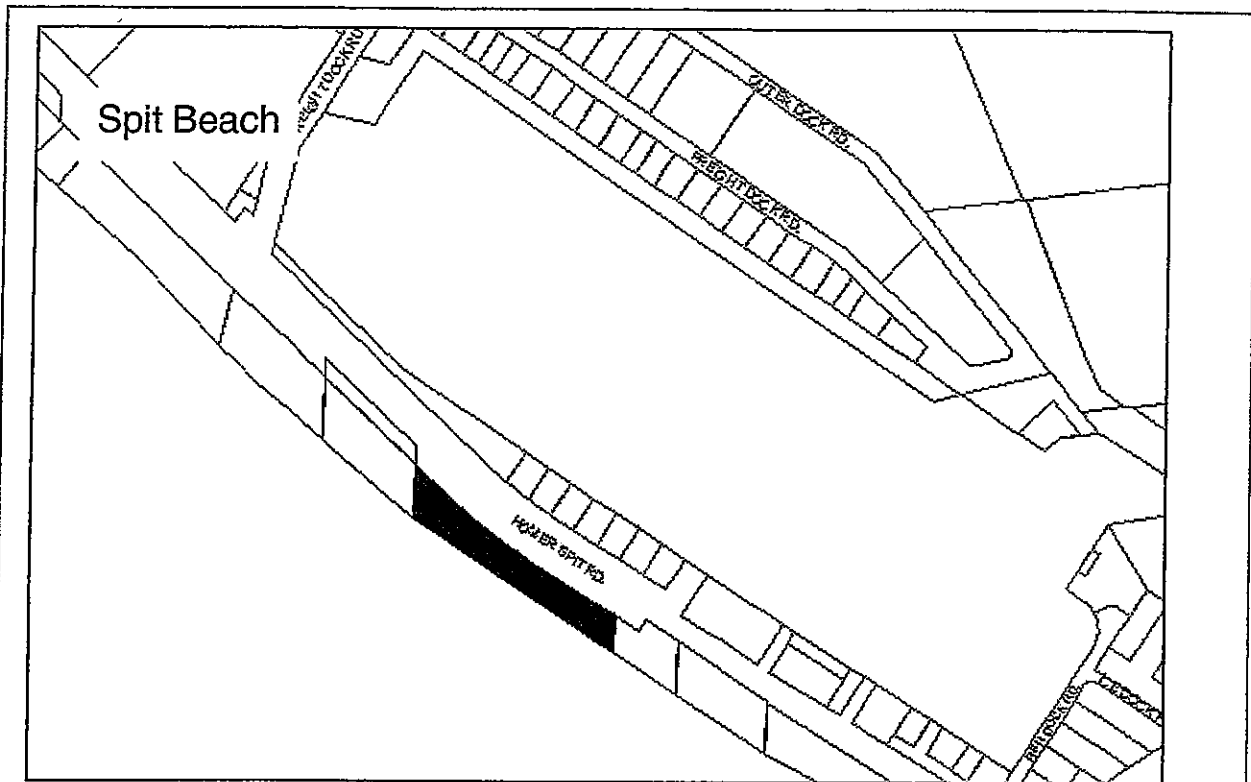
Legal Description: Homer Spit Amended Lots 7 and 9

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.

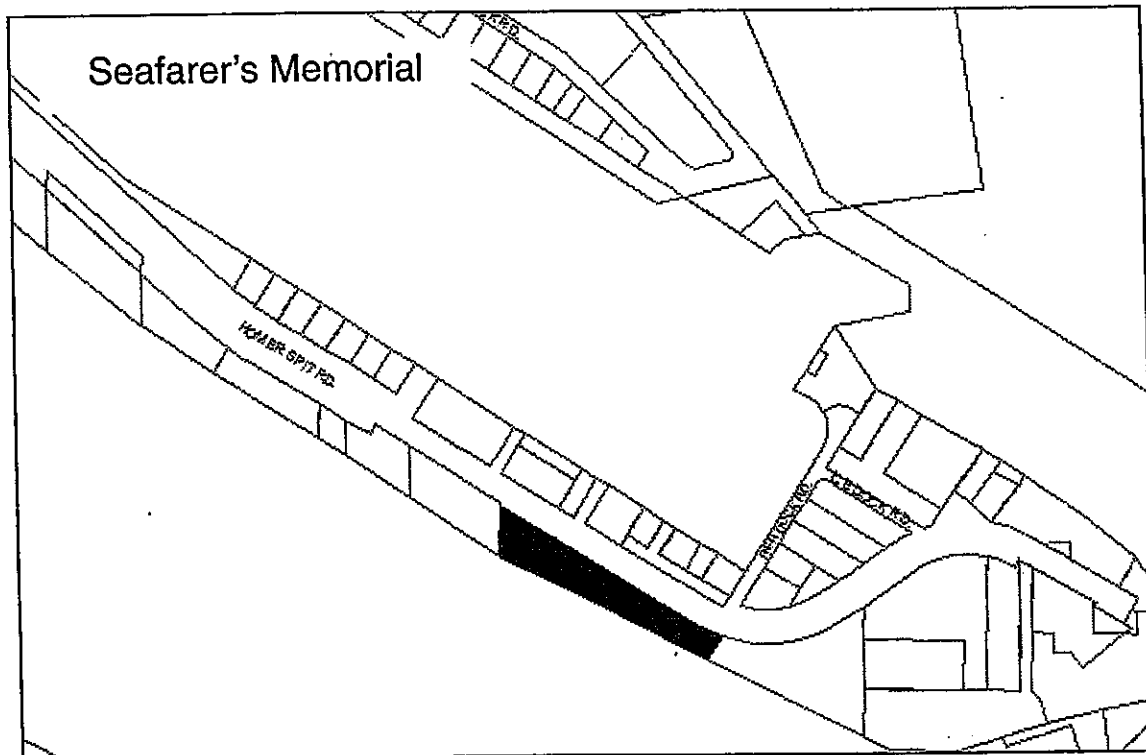
Zoning: Open Space Recreation

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

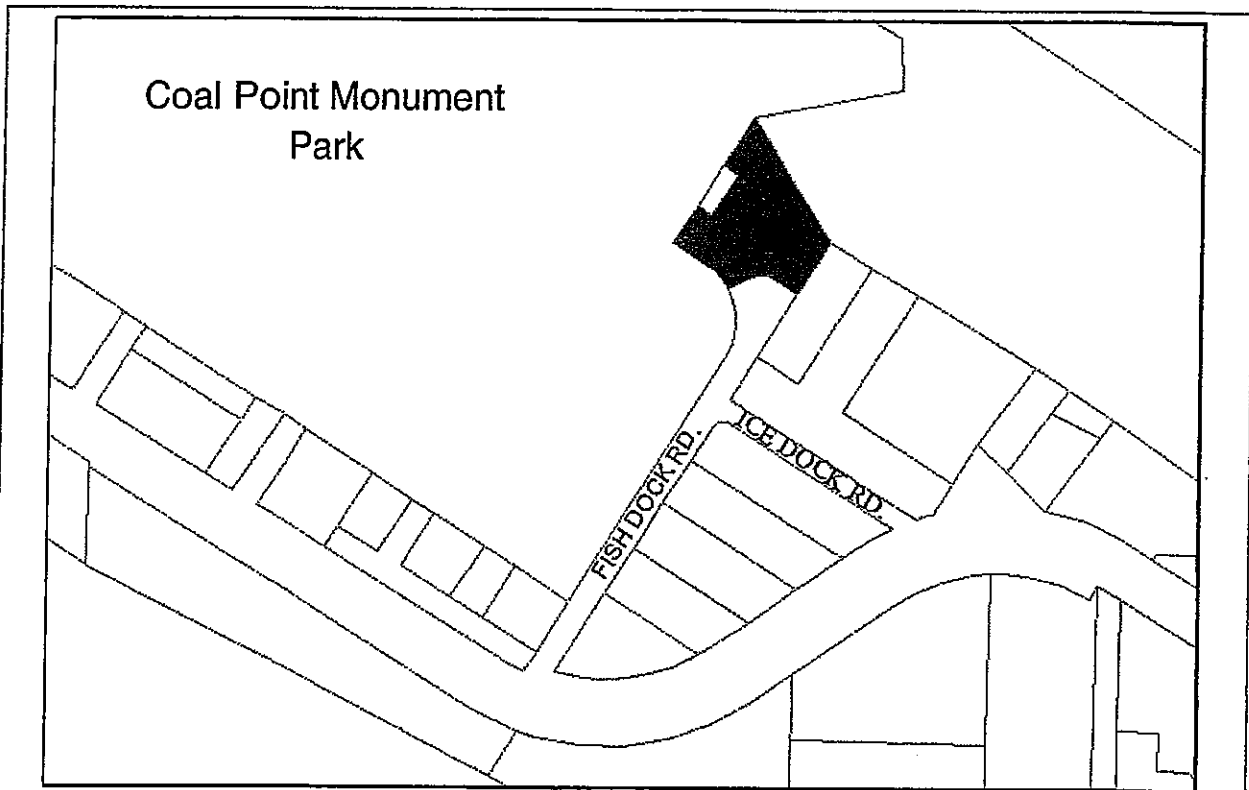
Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



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

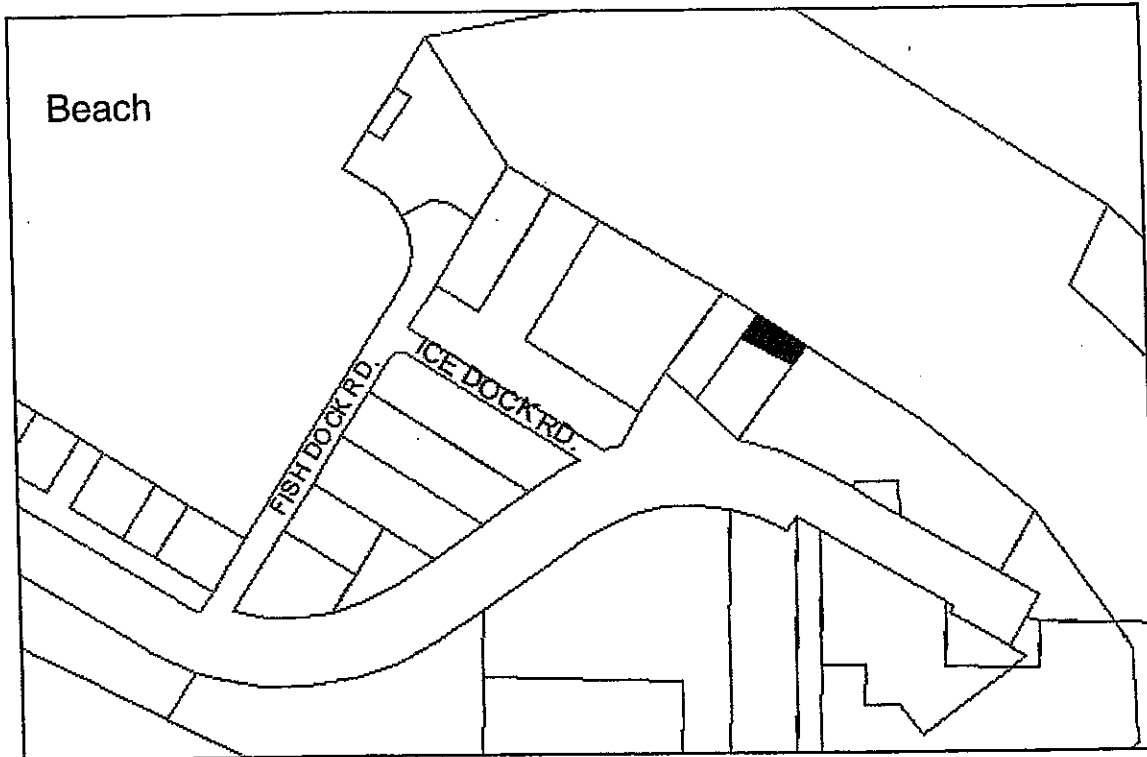
Zoning: Marine Industrial

Wetlands:

Infrastructure: gravel 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

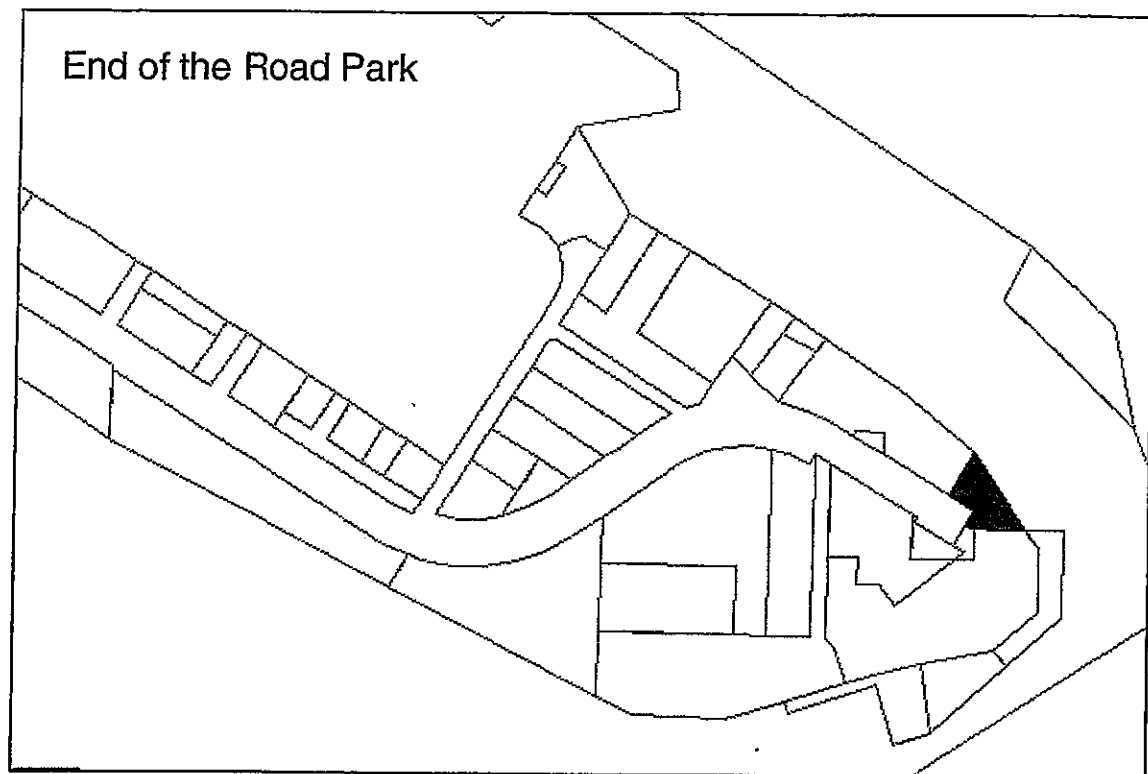
Zoning: Marine Industrial

Wetlands: N/A tidal, flood plain

Infrastructure:

Notes:

Finance Dept. Code:



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:

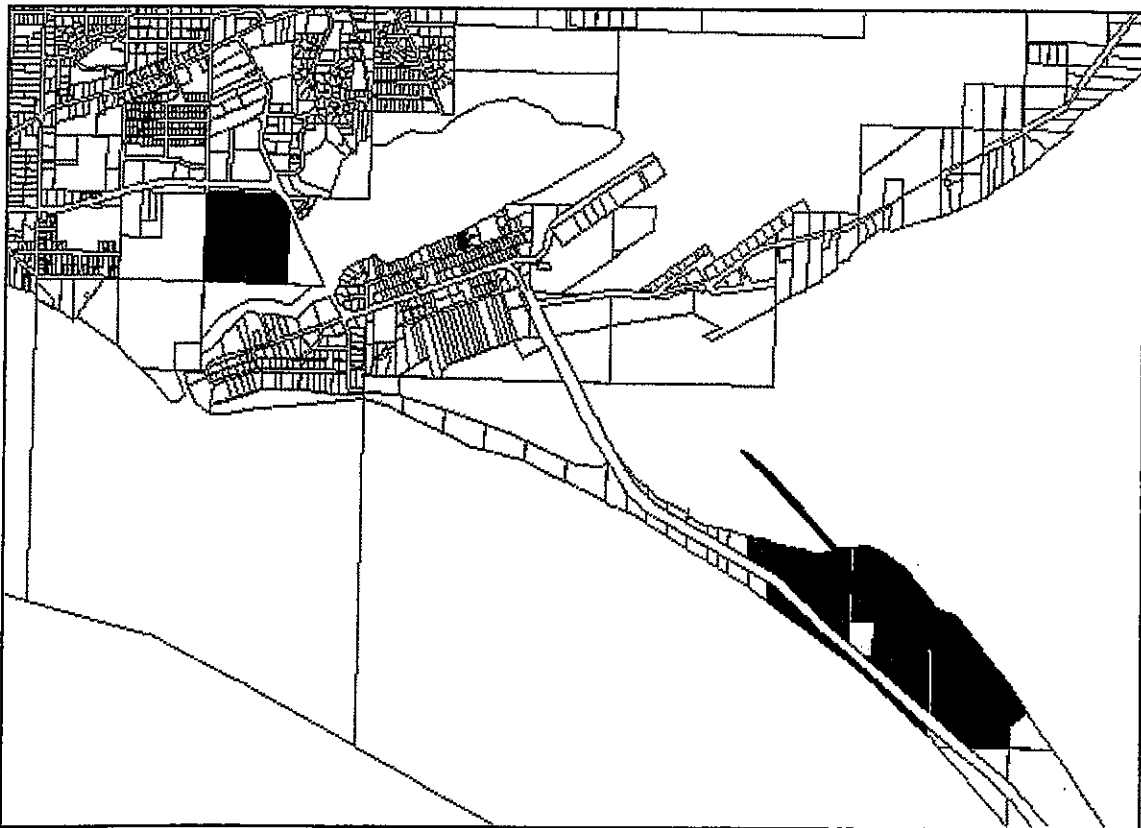
- The land is used as End of the Road Park.

Finance Dept. Code:

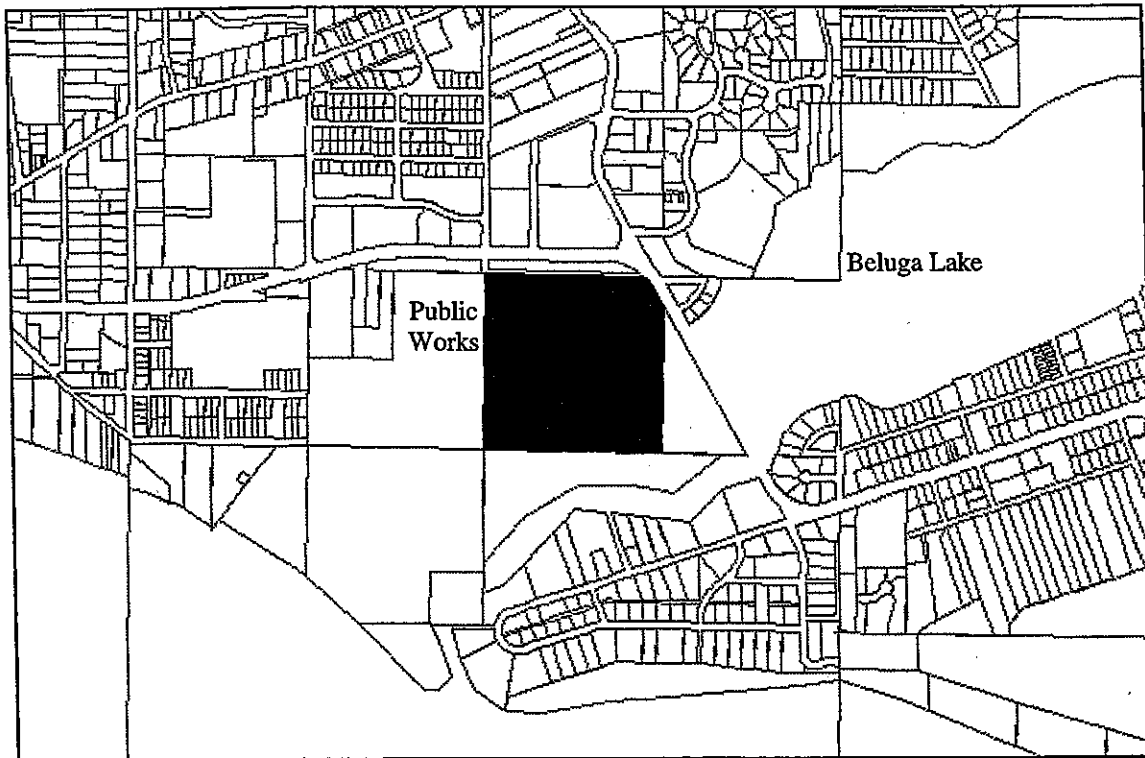
Homer Conservation Easement Lands

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.

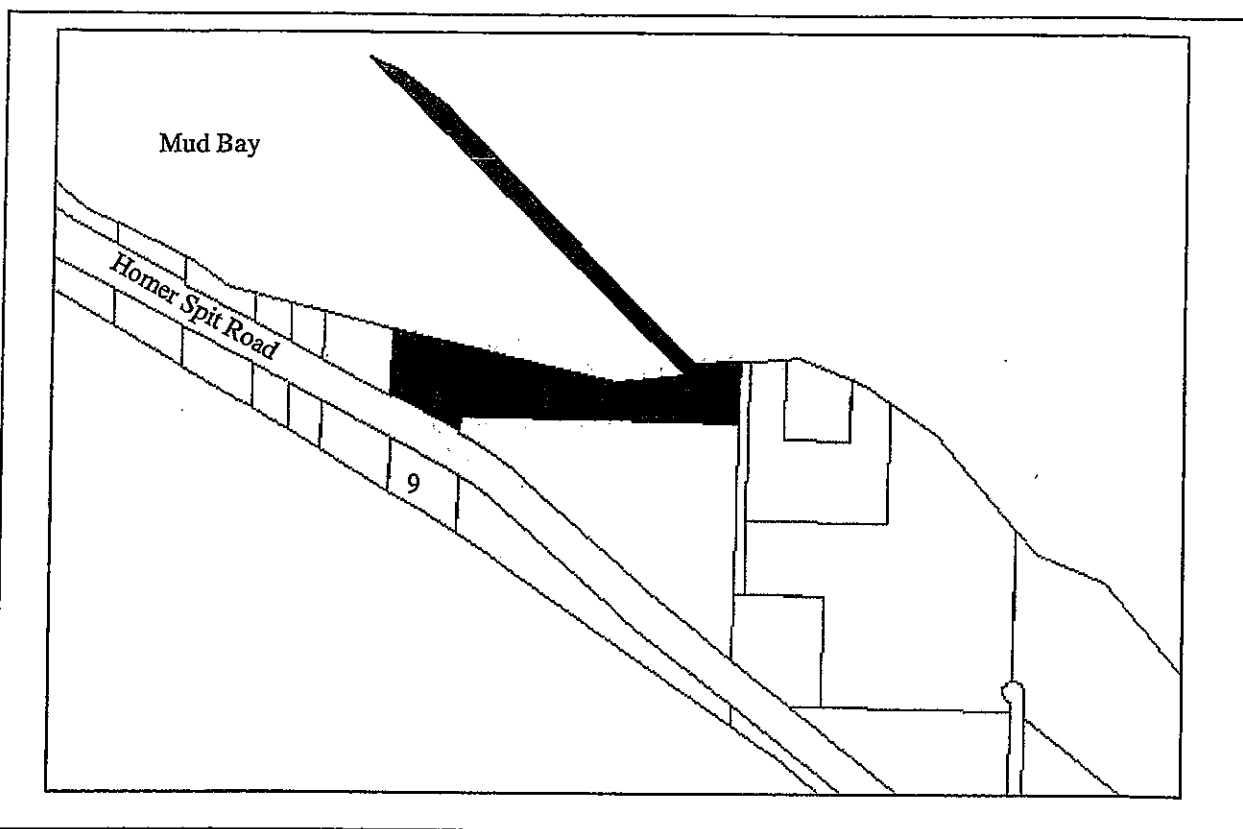


This section updated 1/27/2012

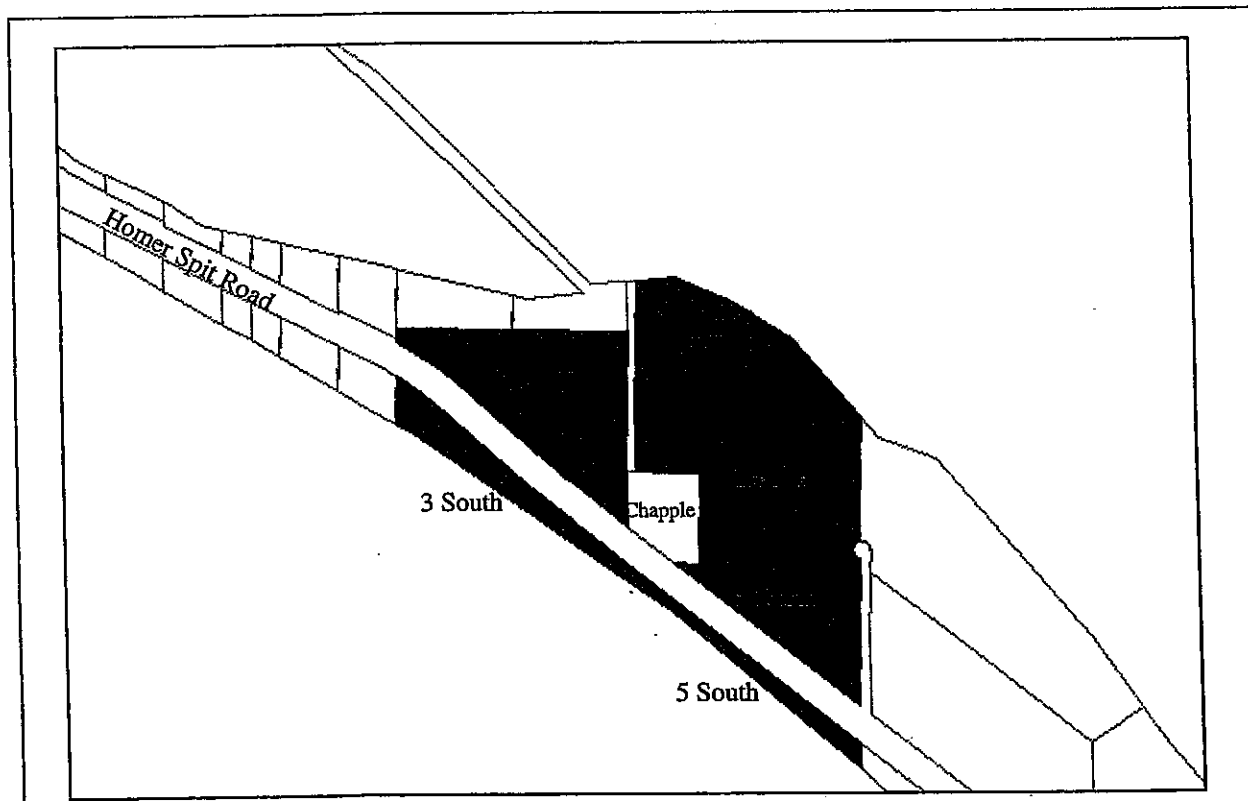
**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** 39.24 acres**Parcel Number:** 17714006**2009 Assessed Value:** \$48,400**Legal Description:** HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD**Zoning:** Conservation**Wetlands:** Beluga Slough Estuary**Notes:**

- Conservation Easement document recoded 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 (no EVOS Conservation Easement)	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: <ul style="list-style-type: none"> • 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

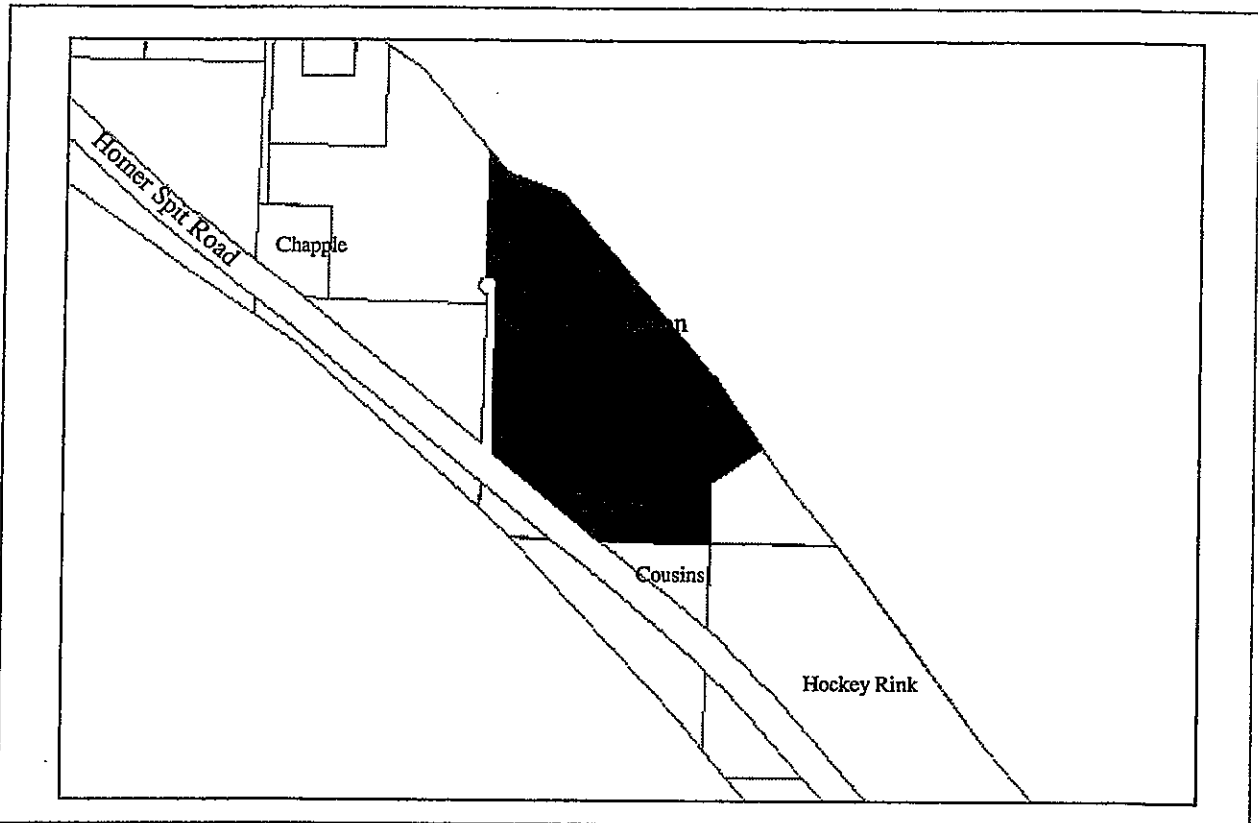
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

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:

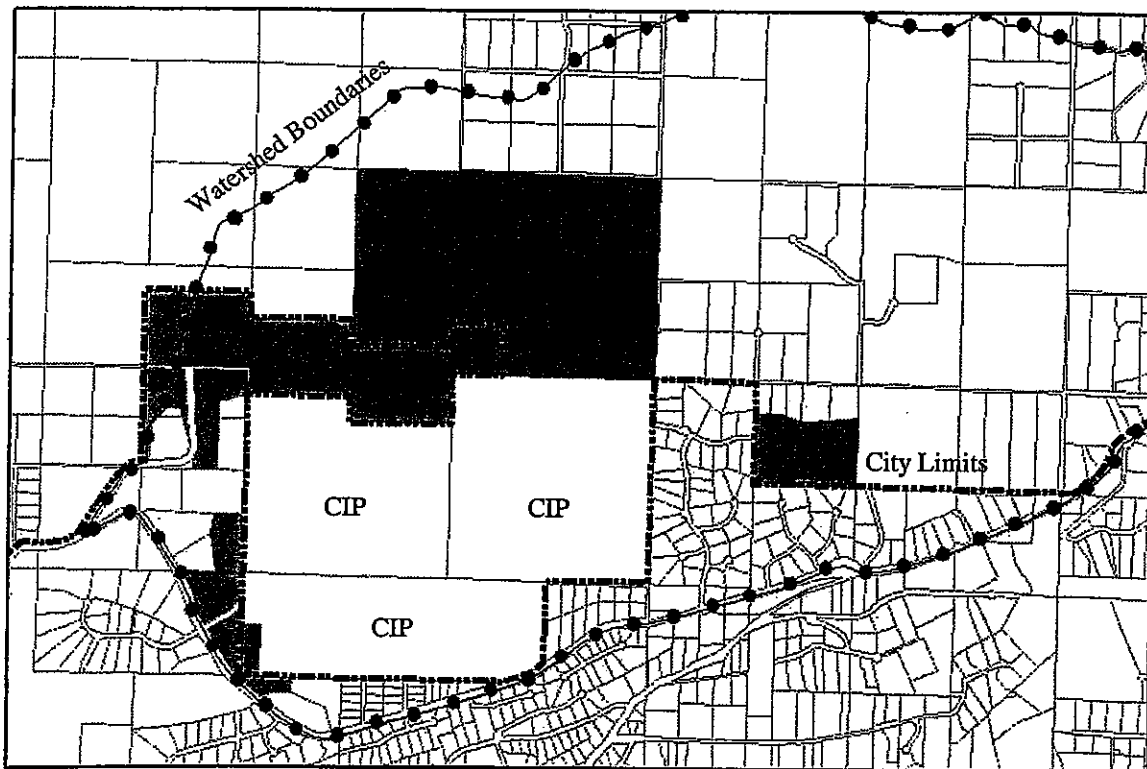
- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008.
- Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD.
- Parcels are within a FEMA-mapped flood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

Finance Dept. Code:

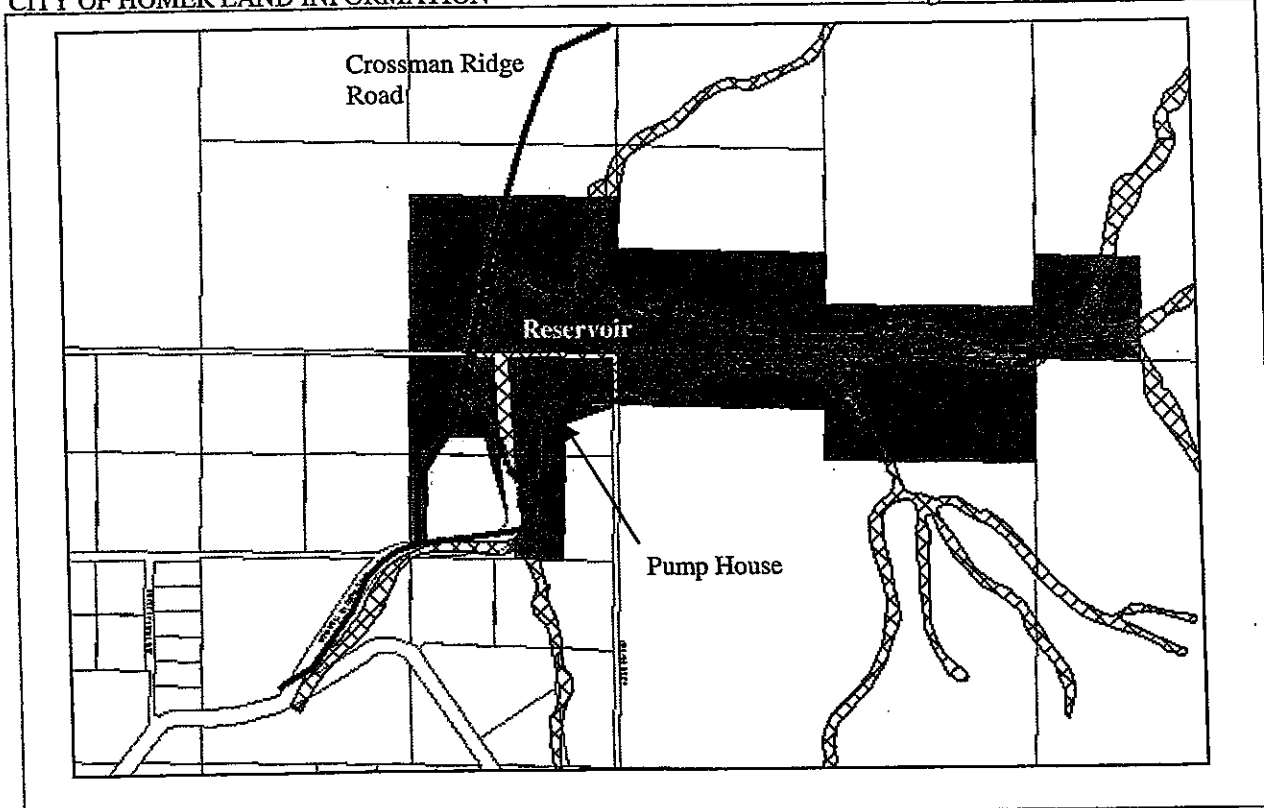
City Lands within the Bridge Creek Watershed Protection District

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 395.6 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 February 6, 2012



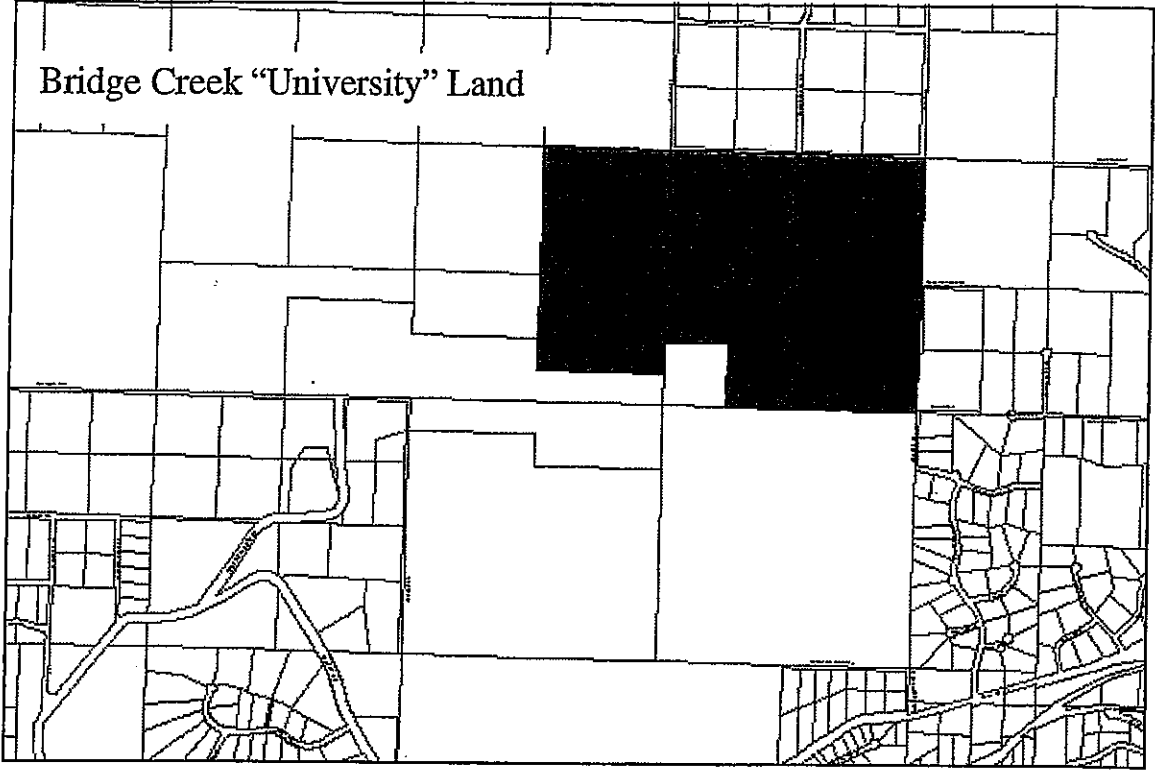
Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

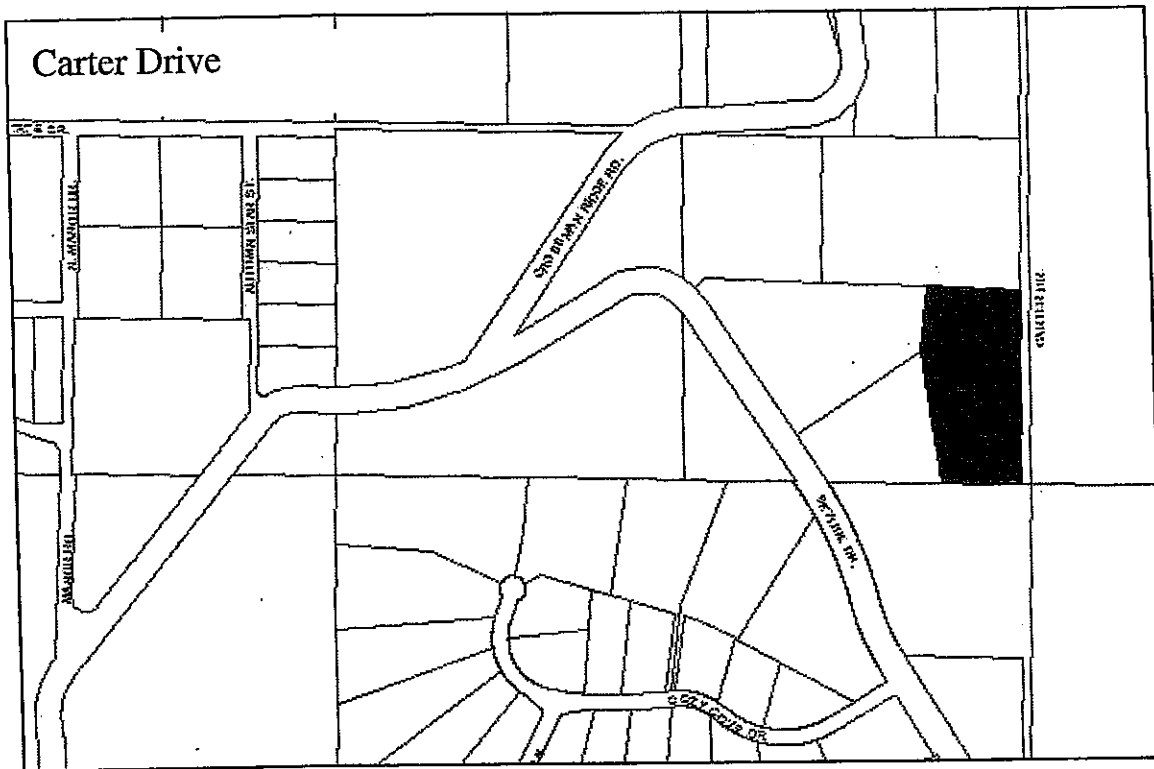
Area: 120.9 acres **Zoning:** Conservation **2009 Assessed Value:** \$463,400

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:

 <p>Bridge Creek "University" Land</p>	
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: A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality.

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

Area: 5.93 acres

Parcel Number: 173070760

2009 Assessed Value: \$105,900 (Land \$69,500 Structure \$36,400)

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

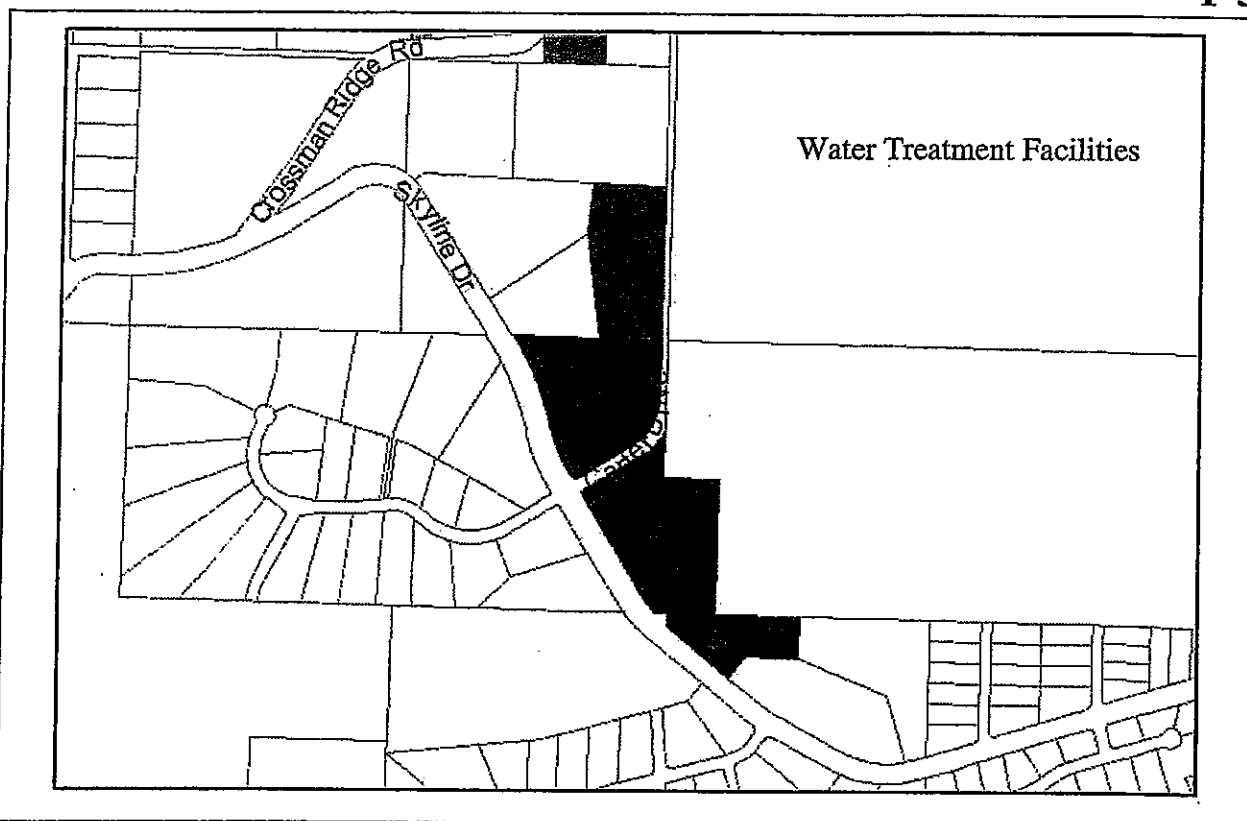
Zoning: Rural Residential, Bridge Creek WPD

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

Infrastructure: Driveway access to property.

Notes: Property includes a small cabin.

Finance Dept. Code:



Designated Use: Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.

Acquisition History: Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin

Area: Lot 1: 3.873 acres
 Lot 2: 8.34 acres
 Lot 34: 3 acres

Parcel Number: 17907094, 95, 96, 17308034

2010 Assessed Value: Lot 34: land \$85,600, Improvements \$301,500

Legal Description: Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34

Zoning: Rural Residential, Bridge Creek WPD

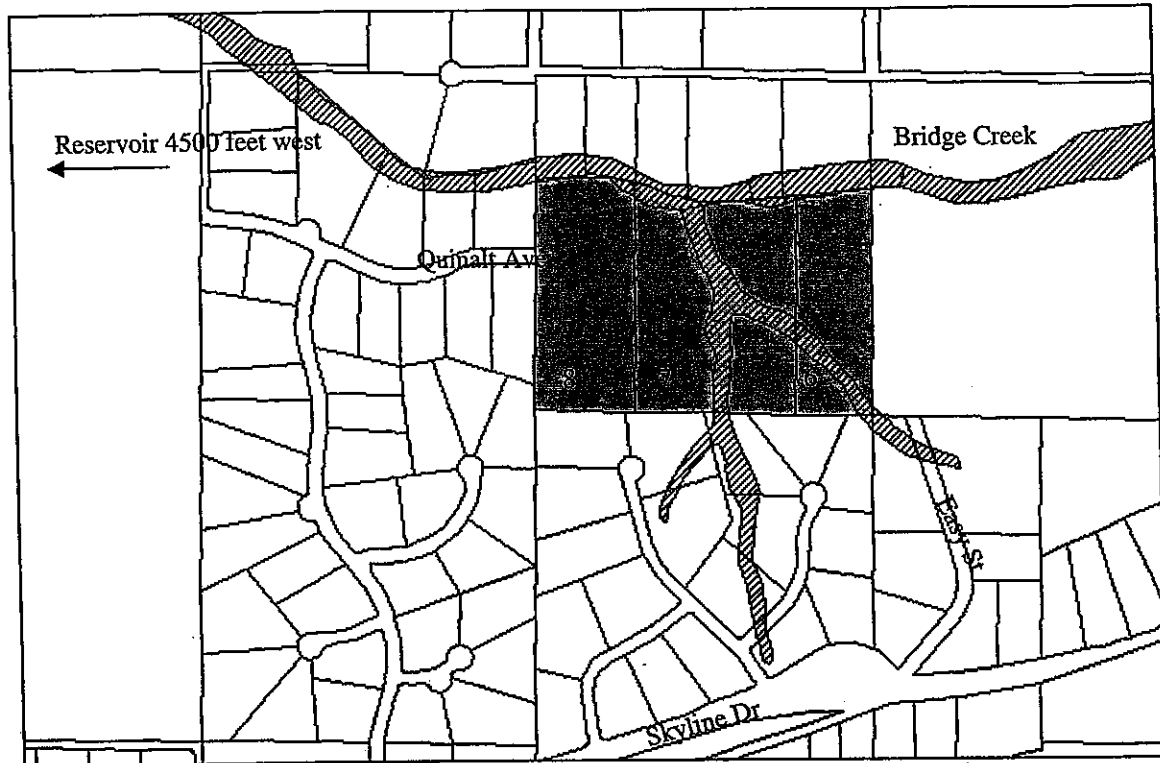
Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Paved road, electricity

Notes:

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr
 Western half of lot 2 has old water tank. Former water treatment plant site.
 Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant.
 Lot 34 site of 1 million gallon water tank.

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:

City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	A-2
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-2
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	A-3
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	A-3
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	A-3
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	A-3
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	A-3
18103228	4290 FREIGHT DOCK RD	0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 9	A-3
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	A-3
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	A-3
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-4
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	A-5
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	A-5
18103324		Portion	Homer Spit Sub No 2 Lot 12-A	A-6
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-10
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-11
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-12
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-13
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-14
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-15

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-16
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 08900034 HOMER SPIT SUB AMENDED LOT 50	B-17
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 08900034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-17
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-18
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-19
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	B-2
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-20
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-21
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-22
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-23
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 GOVT LOT 20 PER A/L 207 @ 73	B-24
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-25
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-26
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-3
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-4
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-5
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-6
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-7

City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-8
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-9
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	C-10
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	C-10
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	C-11
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-11
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-11
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-11
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-11
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-11
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-11
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-12
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-13
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	C-2
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	C-2

City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS VESTED TO S	C-2
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-3
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY- PASS ROAD	C-4
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	C-5
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	C-4
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	C-5
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	C-6
17908009		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 10	C-7
17908015		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 21	C-7
17908025		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 24	C-7
17908026		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25 SOUTH HALF OF GOVERNMENT LOT 30 LYING WEST O	C-7
17908050	4757 Kachemak Drive	0.49	KACHEMAK DRIVE	C-8
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-10
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-11

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-11
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-11
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-11
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-11
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-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-12
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-12
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-12
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-12
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-12
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-12
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-12
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-12
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-12
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-12
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-12
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-13
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-13
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-13

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-14
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-14
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-14
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-14
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-14
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-14
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-14
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-14
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-14
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-14
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	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-15
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-16
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-17
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-17
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS	D-18
18103441		0.60	AREA	
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE	D-19
18103436	4603 HOMER SPIT RD	2.00	@ 205/928	
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-2
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-3

City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-3
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-4
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-5
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-6
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-7
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-8
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-8
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-9
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17513328	3859 BARTLETT ST	0.25	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B	E-11
17513329		0.85	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-15
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16

City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
			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
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-19
17730239		0.21	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4	E-2
17302201		33.00	EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-20
17939003		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 5	E-20
17939004		0.16	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 4	E-20
17939005		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 3	E-20
17939006		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 2	E-20
17939007		0.19	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 SCENIC VIEW SUB NO 6 LOT 1	E-21
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0830087 JACK GIST SUB LOT 2	E-22
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 23 SEWARD MERIDIAN HM THAT PORTION SCENIC BAY SUB LOT 4	E-23
17915003		0.24	OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY DRIVE	E-24
17910001		5.00	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 36	E-24
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-24
17940107		14.08	T 6S R 13W SEC 22 SEWARD MERIDIAN HM POR GOVT LOT 3 S OF BLKS 300 & 400A HOMER AIRPORT LEASED LANDS	E-25

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-25
18101032		10.78	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 EXCLUDING KACHEMAK BAY DR	E-25
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-26
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-26
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-26
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-26
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-26
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-26
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-27
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-27
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-28
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-28
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-28
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-28
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-29
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-30
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-30
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-31

City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-31
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-31
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-32
18103426		1.09 @ 921	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187	E-33
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-34
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-35
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
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
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
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

City Lands

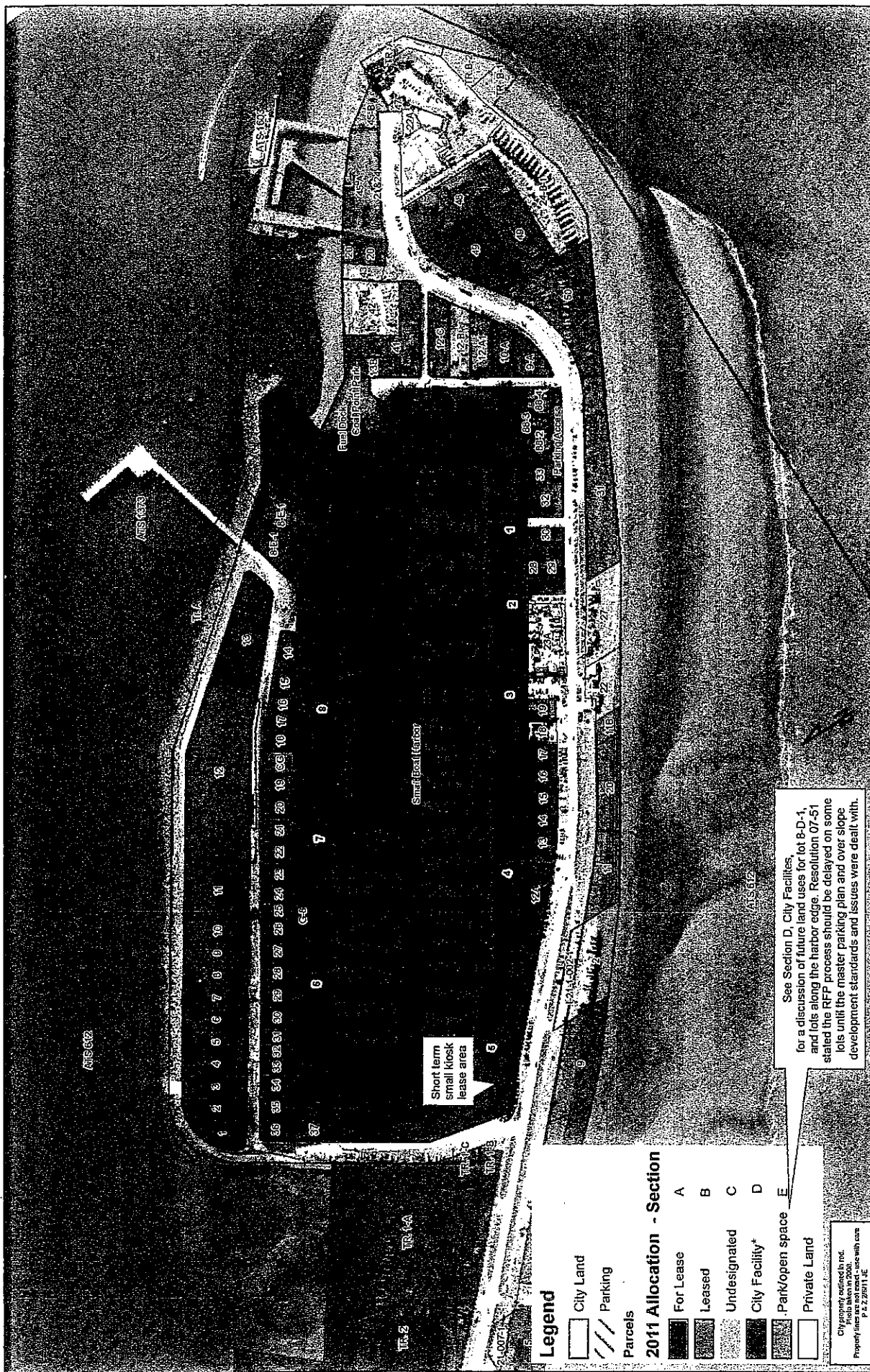
PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17524126		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 60	E-7
17524127		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59	E-7
17524128		0.38	T 6S R 14W SEC 24 SEWARD MERIDIAN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

City Lands

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

City Lands

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



Legend

- City Land
- Parking

Parcels

2011 Allocation - Section

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

City property outlined in red.
 Fields shown in 2008.
 Property lines
 P. 2.2/2011 JE



**CITY OF HOMER
CITY HALL**

MEMORANDUM 12-041

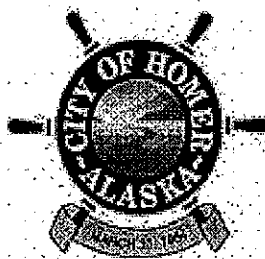
To: Mayor and Council
From: Economic Development Advisory Commission
Date: March 14, 2012
Subject: 2012 Land Use Allocation Plan

At the March 13th meeting of the Economic Development Commission the four members present discussed the 2012 Land Use Allocation Plan. The Commission examined each parcel in the plan and at this time have no specific recommendations to forward to the Council.

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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MEMORANDUM 12-042

TO: MAYOR HORNADAY AND CITY COUNCIL
THRU: WALT WREDE, CITY MANAGER
FROM: PARKS AND RECREATION ADVISORY COMMISSION
DATE: FEBRUARY 29, 2012
RE: RECOMMENDATIONS FOR THE 2012 LAND ALLOCATION PLAN

BACKGROUND

At the regular meeting on February 16, 2012 the Commissioners discussed the 2012 Draft Land Allocation Plan. The following is an excerpt from the minutes of that discussion and resulting recommendations.

A. Review and Recommendations for the 2012 Land Allocation Plan

Chair Bremicker thanked staff for including directions on how to proceed with the recommendations.

Staff provided a brief summary of what action the commission need to take and that there will be a Joint Worksession at 4:00 p.m. with City Council and Commissions, Committees and Board on the 2012 Land Allocation Plan.

Discussion ensued on various city owned parcels and made the following recommendations:

BRANN/LOWNEY - MOVED TO RECOMMEND PARCEL NUMBER 17719209, PAGE C-5, BE RETAINED FOR GREEN SPACE RECREATIONAL USES AND NOT BE CONSIDERED FOR LAND TRADE AND CHANGE THE ZONING AS REQUIRED.

There was a brief discussion that this would be a good spot for soccer fields or some similar sports field.

VOTE. YES. BRANN, LOWNEY, BREMICKER, ARCHIBALD

Motion carried.

BRANN/ARCHIBALD - MOVED TO RECOMMEND THAT PARCEL NUMBER 18103117, PAGE B-5, BE IMPROVED AS RECOMMENDED IN THE SPIT COMPREHENSIVE PLAN, THAT THE CAMPGROUND BE UPGRADED AND IMPROVED AND PROHIBIT DREDGE SPOILS FROM BEING PLACED ON THE PARCEL.

There was a brief discussion.

VOTE. YES. LOWNEY, ARCHIBALD, BREMICKER, BRANN

Motion carried.

LOWNEY/BREMICKER - MOVED TO FURTHER RECOMMEND THAT PARCELS USED FOR RECREATIONAL PURPOSES OR INTENT ON THE HOMER SPIT HAVE THE ZONING CHANGED FROM MARINE INDUSTRIAL TO OPEN SPACE RECREATIONAL, TO INCREASE THE DIVERSITY OF THE HOMER SPIT.

There was a brief discussion on the possible opposition and the value that recreation brings to the Spit and the City as a whole.

VOTE: YES. LOWNEY, BREMICKER, BRANN, ARCHIBALD

Motion carried.

BREMICKER/ARCHIBALD - MOVED TO RECOMMEND PARCEL NUMBER 17910001, 17911005 PAGE E-25 BE OFFERED FOR SALE TO A CONSERVATION GROUP OR SIMILAR PURPOSE AND THE FUNDS RECEIVED DESIGNATED FOR IMPROVEMENTS TO EXISTING RECREATIONAL FACILITIES.

There was a brief discussion.

VOTE: YES. BRANN, ARCHIBALD, BREMICKER, LOWNEY

Motion carried.

ARCHIBALD/BRANN - MOVED TO RECOMMEND PARCEL NUMBERS 18101030, 18101032 AND 17940107, PAGE E-25 REMAINS AS PREVIOUSLY DESIGNATED.

There was a brief discussion on the benefits that the proposed Pedestrian Bike path would be for part of this area.

VOTE: YES. BRANN, ARCHIBALD, LOWNEY, BREMICKER

Motion carried.

MOVED TO RECOMMEND PARCEL NUMBERS 1810108 AND 1810114, PAGE C-11, HAVE CLARIFICATION ON DESIGNATION FOR APPROPRIATE RECOMMENDATION TO BE MADE.

There was a brief discussion.

VOTE: YES. BRANN, ARCHIBALD, BREMICKER, LOWNEY

Motion carried.

BRANN/ARCHIBALD - MOVED TO RECOMMEND PARCEL 17717406 AND 17717407, PAGE C-10, BE RETAINED AS OPEN VIEW SPACE AND PUBLIC BEACH ACCESS AND NOT BE SOLD.

There was a brief discussion on the lack of beach access in this area.

VOTE: YES. BRANN, ARCHIBALD, LOWNEY, BREMICKER

Motion carried.

BREMICKER/BRANN - MOVED TO SELL PARCEL NUMBER 17908050, PAGE C-8, TO A CONSERVATION GROUP OR SIMILAR PURPOSE AND RETAIN FUNDS FOR USE IMPROVING EXISTING RECREATIONAL FACILITIES.

There was a brief discussion.

VOTE: YES. BREMICKER, LOWNEY, BRANN, ARCHIBALD

Motion carried.

BRANN/ARCHIBALD - MOVED TO RECOMMEND PARCEL NUMBER 17520009, PAGE C-6, BE MAINTAINED AND DESIGNATED AS A PUBLIC TRAIL AND BEACH ACCESS ROUTE.

There was a brief discussion.

VOTE. YES. ARCHIBALD, LOWNEY, BREMICKER, BRANN

Motion carried.

ARCHIBALD/LOWNEY – MOVED TO RETAIN PARCEL 17504003, PAGE E-8, FOR FUTURE PARK EXPANSION.

There was a brief discussion.

VOTE. YES. ARCHIBALD, BRANN, LOWNEY, BREMICKER

Motion carried.

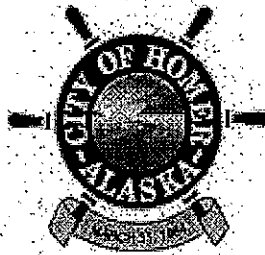
Recommendation

Parks and Recreation Advisory Commission recommend the City Council approve these recommendations and have the 2012 Land Allocation Plan reflect the designations.

Office of the City Clerk

Jo Johnson, CMC, City Clerk

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



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MEMORANDUM 12-043

TO: MAYOR HORNADAY AND CITY COUNCIL
FROM: LIBRARY ADVISORY BOARD
DATE: MARCH 19, 2012
SUBJ: RECOMMENDATIONS FOR THE 2012 LAND ALLOCATION PLAN

Background

At the February regular meeting the Library Advisory Board discussed the parcel on page D2 of the draft Land Allocation Plan. The following recommendations were made:

New Business

A. Review and Recommendations for the 2012 Land Allocation Plan

Chair Faulkner opened discussion on the purpose of the Land Allocation Plan and what the Board's responsibilities were in regards to the annual review.

A brief discussion on the history of the parcel that the Board was interested in on page D2 of the draft land allocation plan; the likelihood that it would ever be bought due to the extreme slope and stumps make it just about impossible for sale; the Board questioned access also to the parcel and agreed it should be designated as conservation area if it cannot be sold.

SEAMAN/SCHROEDER -- MOVED TO RECOMMEND THE PARCEL ON PAGE D-2 OF THE LAND ALLOCATION PLAN BE SOLD AND THE PROCEEDS USED TO PAY DOWN THE LOAN ON THE HOMER LIBRARY AND THE BOARD ADDITIONALLY RECOMMENDS IF THE PARCEL IS NOT SOLD IT SHOULD BE DESIGNATED AS A CONSERVATION BUFFER.

There was no further discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Recommendation

No Action required. Informational only.

Office of the City Clerk

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Renée Krause, CMC, Deputy City Clerk I



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MEMORANDUM 12-044

TO: MAYOR HORNADAY AND CITY COUNCIL
THROUGH: WALT WREDE, CITY MANAGER
FROM: LEASE COMMITTEE
DATE: FEBRUARY 29, 2012
RE: RECOMMENDATIONS FOR THE 2012 LAND ALLOCATION PLAN

Background

The Lease Committee discussed recommendations for the 2012 Land Allocation Plan at their February 16, 2012 special meeting under New Business Item B. An excerpt from the unapproved minutes follows:

B. Land Allocation Plan 2012 – Review and Recommendations to City Council

Chair Yager brought to item to the floor for discussion.

ABBOUD/MAURAS – MOVED TO DISCUSS.

Discussion on the parcels that are currently under negotiation remove or keep included until a lease has been negotiated. It would be reasonable to include in the recommendation to council lands that are currently approved for lease but do not have a lease executed can be added to the lands available for RFP.

Mr. Hawkins brought up the recommendation that the Committee sent to Council last year included verbiage that was not included in Resolution that was approved by Council. He suggested that the committee make the recommendation again this year.

HAWKINS/MAURAS - MOVED TO RECOMMEND CITY COUNCIL DESIGNATE A PORTION OF LOT 12A NO CLOSER THAN 150 FEET TO RAMP FIVE AND UP TO FREIGHT DOCK ROAD, BE MADE AVAILABLE FOR RENT TO ITINERANT MERCHANTS FOR A FLAT RATE WITH THE SQUARE FOOTAGE AND LOCATION TO BE DETERMINED AS NEEDED BY THE HARBORMASTER OR CITY MANAGER.

There was a brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Yager inquired if there were additional recommendations for the land allocation plan.

ABBOUD/MAURAS – MOVED TO RECOMMEND ADDING LOT 88-3 TO LANDS AVAILABLE FOR LEASE.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Staff recommended that the committee restate the individual lots to be available for lease.

ZIMMERMAN/NEECE - MOVED TO RECOMMEND CITY COUNCIL OFFER THE FOLLOWING LOTS AVAILABLE FOR LEASE. LOTS 4-12 ON FREIGHTDOCK RD; LOT 19-20 ON FREIGHTDOCK ROAD, AND LOTS 9-10 ON FISHDOCK ROAD AS LANDS AVAILABLE FOR REQUEST FOR PROPOSAL.

There was a brief discussion on description of lot 12.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

RECOMMENDATION

The Lease Committee recommends offering for Lease by Request for Proposal Lots 4-12, 19 and 20 on Freightdock Road and Lots 9-10 on Fishdock Road; and Lot 88-3 on the Homer Spit Road in those lands as available for Lease for 2012.

The Lease Committee further recommends that the Lot 12 A, an area from Freight Dock Road to within 150 feet from Ramp five be designated for short term, one to two year leases for small kiosk businesses for a flat rate with the square footage and location to be determined as needed by the Harbormaster or City Manager. The Lease Committee additionally recommends that lands previously awarded for lease be put back into the land available for lease and issue a Request for Proposal if those leases cannot be negotiated within a reasonable time period this year.



City of Homer

Port / Harbor

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Web Site <http://port.ci.homer.ak.us>

MEMORANDUM 12-045

TO: HOMER CITY COUNCIL & CITY MANAGER WALT WREDE
FROM: PORT & HARBOR ADVISORY COMMISSION
DATE: MARCH 5, 2012
RE: LAND ALLOCATION PLAN 2012 RECOMMENDATION

Background

The Port and Harbor Advisory Commission discussed recommendations for the 2012 Land Allocation Plan at their February 22, 2012 regular meeting under New Business Item B. An excerpt from the unapproved minutes follows:

B. Land Allocation Plan

The Commission briefly discussed the recommendations from last year and the recommendation the Lease Committee proposed at their last meeting.

HOWARD/WEDIN MOVED TO CONTINUE TO HAVE LOTS 4-12 AND LOTS 19 AND 20 ON NORTHEASTERLY SIDE OF THE HARBOR, MAINTAIN SHORT TERM SMALL KIOSK AREA FOR LEASE, HAVE LOTS 9A AND 10A AVAILABLE FOR LEASE, AND SOLICIT RFP FOR LOT 88-3.

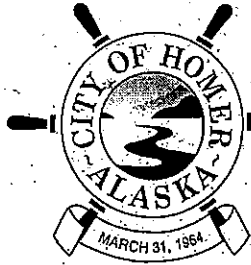
There was brief discussion.

VOTE: YES: HOTTMAN, ULMER, WEDIN, HARTLEY, ZIMMERMAN, HOWARD

Motion carried.

Recommendation

Port and Harbor Advisory Commission recommends to continue to have available for lease Lots 4 – 12 and Lots 19 and 20 on the northeasterly side of the harbor, short-term small kiosk areas, and Lots 9A and 10A; and to solicit RFP's for Lot 88-3.



City of Homer Planning & Zoning

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MEMORANDUM 12-046

TO: Mayor Hornaday and Homer City Council
FROM: Homer Advisory Planning Commission
DATE: March 9, 2012
SUBJ: 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.

COWLES COUNCIL CHAMBERS
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



COMMITTEE OF THE WHOLE
5:00 P.M. TUESDAY
MARCH 27, 2012

MAYOR JAMES C. HORNADAY
COUNCIL MEMBER BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER BARBARA HOWARD
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER KEVIN HOGAN
CITY ATTORNEY THOMAS KLUNKNER
CITY MANAGER WALT WREDE
CITY CLERK JO JOHNSON

**MEETING NOTICE
COMMITTEE OF THE WHOLE AGENDA**

1. CALL TO ORDER, 5:00 P.M.

Councilmember Wythe has requested excusal.

2. AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)

3. Anderson Group, Lobbyists Report

4. Memorandum 12-049, from City Clerk, Re: Resignation of Councilmember Kevin Hogan.
Page 155

5. REGULAR MEETING AGENDA

6. COMMENTS OF THE AUDIENCE

7. ADJOURNMENT NO LATER THAN 5:50 P.M.

Next Regular Meeting is Monday, April 9, 2012 at 6:00 p.m., a Worksession at 4:00 p.m., and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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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MEMORANDUM 12-049

TO: MAYOR AND CITY COUNCIL
FROM: JO JOHNSON, CMC, CITY CLERK
DATE: MARCH 19, 2012
SUBJECT: RESIGNATION OF COUNCILMEMBER KEVIN HOGAN

Councilmember Hogan submitted a formal notice of resignation effective March 12, 2012.

Homer City Code 1.24.040 (I) Bylaws for Council Procedure and HCC 1.24.050 Filling a Vacancy state:

I. Vacancies:

An elected municipal office is vacated under the following conditions and upon the declaration of vacancy by the Council. The Council shall declare an elective office vacant when the person elected:

1. Fails to qualify or take office within thirty days after his election or appointment;
2. Resigns and his resignation is accepted;
3. Is physically or mentally unable to perform the duties of the office as determined by two-thirds vote of the Council;
4. Is convicted of a felony or misdemeanor described in AS 15.56 and two-thirds of the members of the Council concur in expelling the person elected;
5. Misses three consecutive regular meetings unless excused;
6. Is convicted of a felony or of an offense involving a violation of the oath of office;
7. Is convicted of a violation of AS 15.13 concerning Alaska Public Offices Commission reporting requirements;
8. No longer physically resides in the municipality and the City Council by two-thirds vote declares the seat vacant; and
9. Is physically absent from the municipality for ninety consecutive days unless excused by the City Council.

1.24.050 Filling a vacancy. a. If a vacancy occurs in the City Council the remaining members shall, within thirty days, appoint a qualified person to fill the vacancy. If less than thirty days remain in a term, a vacancy may not be filled.

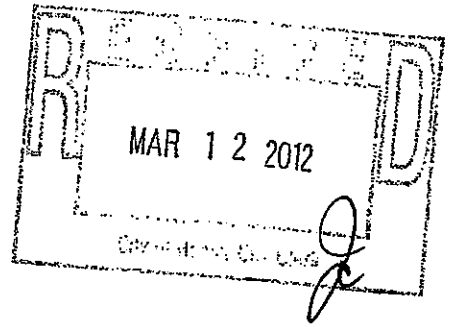
b. Notwithstanding (a) of this section, if the membership is reduced to fewer than the number required to constitute a quorum, the remaining members shall, within seven days appoint a number of qualified persons to constitute a quorum.

c. A simple majority, not a quorum, vote of the remaining Councilmembers is required to select and appoint persons to fill Council vacancies.

- d. A person appointed under this section serves until the next regular election, when a successor shall be elected to serve the balance of the term.
- e. A vacancy in the office of Mayor occurring within six months before a regular election shall be filled by the Council. The person appointed serves until the next regular election when a successor is elected to serve the balance of the term. If a member of the Council is appointed Mayor, the member shall resign the seat on the Council. If a vacancy occurs more than six months before a regular election, the governing body shall call a special election to fill the unexpired term. (Ord. 05-60, 2005; Ord. 90-22, 1990)

RECOMMENDATION:

Accept Councilmember Hogan's resignation and declare the seat vacant. Authorize the Clerk to advertise the vacant seat and determine a deadline for applicants to apply.



Personal Memo

From the desk of
Kevin Hogan
4735 Tamara St.
Homer AK 99603

To: The Honorable James Hornaday
Mayor City of Homer

Dear Jim

It is with regret that I must inform you that I find it necessary to resign my seat on the Homer City Council effective at the close of the 3/12/12 council meeting.

It has been a great honor to serve with you and the other council members.

Best Wishes

Kevin

CALL TO ORDER
PLEDGE OF ALLEGIANCE
AGENDA APPROVAL

COWLES COUNCIL CHAMBERS
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



REGULAR MEETING
6:00 P.M. TUESDAY
MARCH 27, 2012

MAYOR JAMES C. HORNADAY
COUNCIL MEMBER BETH WYTHE
COUNCIL MEMBER FRANCIE ROBERTS
COUNCIL MEMBER BARBARA HOWARD
COUNCIL MEMBER DAVID LEWIS
COUNCIL MEMBER BRYAN ZAK
COUNCIL MEMBER KEVIN HOGAN
CITY ATTORNEY THOMAS KLUNKNER
CITY MANAGER WALT WREDE
CITY CLERK JO JOHNSON

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 12, 2012. City Clerk. Recommend adoption. Page 165
- B. **Memorandum 12-047**, from Mayor, Re: Appointment of Nicholas Schmitt to the Economic Development Advisory Commission. Page 183

6. VISITORS

7. **ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS**

A. Borough Report

B. Commissions/Board Reports:

1. Library Advisory Board Page 187
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 Report by John Velsko Page 197

8. **PUBLIC HEARING(S)**

A. **Ordinance 12-11(A)**, An Ordinance of the City Council of the City of Homer, Alaska, Amending the Homer City Zoning Map to Rezone Portions of the Rural Residential (RR) and General Commercial Two (GC2) Zoning Districts to Conservation (CONS). Planning. Introduction March 12, 2012, Public Hearing and Second Reading March 27, 2012. Page 201

Memorandum 12-033 from City Planner as backup. Page 209

B. **Ordinance 12-12**, An Ordinance of the City Council of Homer, Alaska, Amending the 2012 Operating Budget to Purchase Water Meter Reading Software/Hardware from the Water and Sewer Reserve Accounts in an Amount Not to Exceed \$15,425. City Manager/Public Works Director. Introduction March 12, 2012, Public Hearing and Second Reading March 27, 2012. Page 285

Memorandum 12-034 from Public Works Superintendent as backup. Page 289

C. **Ordinance 12-13**, An Ordinance of the City Council of the City of Homer, Alaska, Enacting Homer City Code Chapter 11.24, Utility Use of Rights-of-Way. City Manager/Public Works Director. Introduction March 12, 2012, Public Hearing and Second Reading March 27, 2012. Page 295

9. ORDINANCE(S)

- A. **Ordinance 12-15**, An Ordinance of the City Council of Homer, Alaska, Repealing and Reenacting HCC Chapter 17.04 Regarding Special Assessment Districts. Lewis/City Manager. Recommended dates: Introduction March 27, 2012, Public Hearing and Second Reading April 9, 2012. Page 305
- B. **Ordinance 12-16**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2012 Operating Budget by Appropriating and Transferring \$86,000 from the General Fund Balance to the Utility Fund, Water Operating Account, and Appropriating and Transferring \$86,000 from the General Fund Balance to the Utility Fund, Sewer Operating Account, to Compensate for the Reduction of Water and Sewer Customer Charges by Resolution 12-025. Mayor. Recommended dates: Introduction March 27, 2012, Public Hearing and Second Reading April 9, 2012. Page 353

10. CITY MANAGER'S REPORT

- A. City Manager's Report Page 357
- B. Bid Report Page 363
- C. Games Report
1. Friends of the Homer Public Library Page 365

11. CITY ATTORNEY REPORT

12. COMMITTEE REPORT

- A. Public Arts Committee
- B. Transportation Advisory Committee
- C. Permanent Fund Committee
- D. Lease Committee
- E. Port and Harbor Improvement Committee
- F. Employee Committee Report

13. PENDING BUSINESS

- A. **Ordinance 12-01(S)(A)**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.60.040, Definitions; Homer City Code 21.60.060, Signs Allowed on Private Property With and Without Permits; Homer City Code 21.60.070, Permits Required; Homer City Code 21.60.080 Design, Construction, and Maintenance; Homer City Code 21.60.090, Signs in the Public Right-Of-Way; **Homer City Code 21.60.095, Electoral Signs**; Homer City Code 21.60.100, Signs Exempt from Regulation Under this Chapter; Homer City Code 21.60.110 Signs Prohibited Under this Chapter; Homer City Code 21.60.130, Temporary Signs-Private Property; Homer City Code 21.60.150, Time of Compliance-Nonconforming Signs and Signs Without Permits; and Homer City Code 21.60.170, Enforcement and Remedies; and Repealing ~~Homer City Code 21.60.095, Electoral Signs~~; Homer City Code 21.60.120, General Permit Procedures; Homer City Code 21.60.140, Temporary Signs-Public Rights-Of-Way; and Homer City Code 21.60.160, Violations; Regarding the Regulation of Signs. Planning/City Attorney. Recommended dates: Public Hearing and Second Reading April 9, 2012.

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Memorandum 12-007 and 12-051 from City Planner as backup.

Page 389

Memorandum 12-008 from City Attorney as backup.

Page 393

Memorandum 12-048 from Economic Development Advisory Commission as backup.

Page 395

14. NEW BUSINESS

- A. **Memorandum 12-049**, from City Clerk, Re: Resignation of Councilmember Kevin Hogan.

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15. RESOLUTIONS

- A. **Resolution 12-022**, A Resolution of the City Council of Homer, Alaska, Re-Adopting the Established Investment Policies of the Permanent Fund. City Clerk/Permanent Fund Committee.

Page 463

- B. **Resolution 12-023**, A Resolution of the City Council of Homer, Alaska, Amending the Fee Schedule for Port and Harbor Long Term Parking Fees. City Clerk/Port and Harbor Advisory Commission. Recommended dates: Public Hearing April 9, 2012.

Page 481

Memorandum 12-050 from Port and Harbor Director as backup.

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- C. **Resolution 12-024**, A Resolution of the City Council of Homer, Alaska, Amending the Port of Homer Terminal Tariff No. 600 to Provide for Long Term Parking Fees. City Clerk/Port and Harbor Advisory Commission. Recommended dates: Public Hearing April 9, 2012.

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- D. **Resolution 12-025**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule to Provide that a Multifamily Residential Account Customer is Charged Only a Single Monthly Sewer and Water Customer Charge. Mayor. Recommended dates: Public Hearing April 9, 2012. Page 497
- E. **Resolution 12-026**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule to Provide that a Multifamily Residential Account Customer is Charged Only a Single Monthly Sewer and Water Customer Charge and Increasing the Water and Sewer Customer Charge for All Customers to Cover the Resulting Budget Deficit. Lewis. Recommended dates: Public Hearing April 9, 2012. Page 501
- F. **Resolution 12-027**, A Resolution of the City Council of Homer, Alaska, Forming a Water and Sewer Rate Task Force. Mayor. Page 509
- G. **Resolution 12-028**, A Resolution of the City Council of Homer, Alaska, Awarding a Contract to Pacific Pile and Marine, LP, of Seattle, Washington, in the Amount of \$70,500 for the Deep Water Dock Fender Repair Project and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director. Page 511
- Memorandum 12-052 from Public Works Director as backup Page 513

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 Monday, April 9, 2012 at 6:00 p.m., Worksession at 4:00 p.m., and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the 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 12-08 a Regular Meeting of the Homer City Council was called to order on March 12, 2012 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, WYTHE, ZAK

ABSENT: ROBERTS (excused)

STAFF: CITY MANAGER WREDE
CITY CLERK JOHNSON
CITY ATTORNEY KLINKNER
CITY PLANNER ABBOD
COMMUNITY AND ECONOMIC
DEVELOPMENT COORDINATOR KOESTER
FINANCE DIRECTOR MAURAS
LIBRARY DIRECTOR DIXON
PORT AND HARBOR DIRECTOR HAWKINS
PUBLIC WORKS DIRECTOR MEYER

Councilmember Roberts has requested excusal.

Mayor Hornaday declared Councilmember Roberts' absence as excused and there was no objection from the Council.

Council met as a Committee of the Whole from 5:00 p.m. to 5:46 p.m. to discuss Regular Meeting Agenda items.

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

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:

PUBLIC COMMENTS ON ANY ITEM ON THE AGENDA - Written comments on natural gas pipeline; **RESOLUTIONS** - **Resolution 12-018**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule to Provide that a Multifamily

Residential Account Customer is Charged Only a Single Monthly Sewer and Water Customer Charge. Hogan; Multi-Family Unit Water Rates for Other Communities on the Peninsula and Current and Proposed Charges for Water for Multi-Family Properties in Homer; **Resolution 12-021**, A Resolution of the City Council of Homer, Alaska Approving the Establishment of a Campground Host Program in City Parks and Authorizing the City Manager to Execute the Appropriate Documents and Initiate the Program. City Manager/Parks and Recreation Advisory Commission; Revised Campground Host – Volunteer Program Provisions (Atty. Klinkner)

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Shelly Erickson, city resident, spoke in opposition of funding the infrastructure for Enstar. It is risky and putting the citizens of Homer at risk.

Deb Cox, city resident, spoke in support of Resolution 12-019 for overall improvements at Karen Hornaday Park.

Donna Rae Faulkner, city resident, conferred with Shelly Erickson on the gas line. She expressed opposition to Ordinance 12-14.

Phil Needham, Homer resident, spoke in favor of Resolution 12-019, specifically the ball fields for the Little League. Much drainage work has been done at the Karen Hornaday Park. Money is needed for fences, new gates, and dugouts. The high school kids may be willing to help.

Wylie Donich, city resident, spoke in favor of Resolution 12-019, specifically for the needed ball field improvements. The fields are in disrepair and unsafe.

Nahoa Jette, Homer resident, spoke in favor of Resolution 12-019. Little League is a large organization for Homer affecting 200 kids. When outside teams visit it is embarrassing due to the state of disrepair of the ball fields at Karen Hornaday Park.

Chris Donich, Homer resident, advocated for Resolution 12-019. Many teams come from out of town for the baseball tournaments. Although there are businesses that contribute to Little League most of the money goes to uniforms and equipment.

Jerry Morrison, Homer resident, supports Resolution 12-109.

Walt Suomela, Homer resident, supports Resolution 12-018. He read and presented a petition with 14 signatures on water rates.

Keren Kelley, city resident and Executive Director of Homer Senior Citizens, spoke in support of Resolution 12-018. The increased water rates for the center and the senior citizens create a hardship.

Jane Beck, Homer resident, supports Resolution 12-018 and asked Council to consider the fairness of water rates. She owns two 6-plexes on adjoining lots and purchased individual water meters for one 6-plex. She asked that individual meters be read and was told the City was unable to provide the services.

Miranda Weiss, city resident and co-coordinator of HOPP, supports Resolution 12-019 in the Little League getting funds for ball field improvements and the other funds for Karen Hornaday Park.

Larry Tripp owns two 4-plexes and his bill went up to \$320. He could buy bulk water for \$70. If there is an increase in service charges it needs to be against everyone, commercial and residential.

Dave Mastolier, city resident, supports Resolution 12-018. He owns two 4-plexes and the City was quick to notify him the rates were going up \$4,300 per year. No one notified him prior to voice his opinion. The rate increase is outrageous.

Larry Slone commented Resolution 11-094(S) adopted in December modified rates for apartments from a \$45 single rate to \$45 for each unit. The increase was to pay for ongoing maintenance of the water/sewer enterprise fund. Funds were set aside previously \$200,000 - \$500,000 per year; we are running out of money to put into maintenance. Although he will see an increase in his rates for his tri-plex, he is willing to pay his fair share.

Mike Hayes supports Resolution 12-019 for the ball fields. The goal is to increase the Little League numbers and after school programs. There is a lot of interest in baseball.

Gary Thomas, city resident, spoke on Resolution 12-018 for the Quiet Creek Homeowners Association. Ordinance 11-26 was adopted pertaining to the number of water meters per lot, instead of meters in every unit. Then Resolution 11-094(S) was passed that only required one meter for multi-units but would charge for all units. Water rates have increased in the five buildings in Quiet Creek, yet there was less usage. He urged Council to vote yes on Resolution 12-018 and roll the rates back to the previous standards. Council should look for a different way to satisfy the financial needs.

Lloyd Denine owns a tri-plex and had a \$135 increase. He will have to pass the expense on to his renters, an extra \$50 per month. It is not fair to be charged for something we do not have.

Gail Dixon owns a 4-plex and rents to lower income working people who can't afford to buy a house. She provides all utilities. Oil for last year was \$6,300, electricity \$3,100, and the water bill will be \$4,800. It is a lot of money to pass on to her tenants as most of them work for less than \$10 per hour and only 32 hrs. per week.

Leonard Wells, city resident, urged Council to pass Resolution 12-018 tonight or take a look if Resolution 11-094(S) had been properly done. With the fiscal notes on the prior resolution he questioned the public hearing associated with it. Something needs to be done on the water rates and the City could use general funds if it chose to.

Willie Flyum, city resident, asked Council to vote yes on Resolution 12-018. His rates went up \$250 because of the \$45 fee on each unit. He would have appreciated if the City had sent a letter of the rate increase so he didn't have to take the water bill to each tenant to explain the \$45 per month increase.

RECONSIDERATION

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 Special and Regular Meeting minutes of February 27, 2012. City Clerk. Recommend adoption.
- B. **Memorandum 12-032**, from Mayor, Re: Appointment of David Groesbelk to the Library Advisory Board.

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.

VISITORS

ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORTS

REPORT/COMMISSION

A. Mayor's Proclamation – 30th Anniversary Alaskan Coastal Studies

Mayor Hornaday read the proclamation and presented it to Beth Trowbridge and Dave Aplin of the Alaskan Coastal Studies.

Mayor Hornaday called for a recess at 6:53 p.m. and reconvened the meeting at 6:58 p.m.

Mayor Hornaday offered kudos to the parents, kids, and teachers at West Homer Elementary, rated a top elementary school in the nation. The recent Kachemak Bay Science Conference offered great discussions and arguments.

B. Borough Report

C. 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

PUBLIC HEARING(S)

ORDINANCE(S)

- #### **A. Ordinance 12-11, An Ordinance of the City Council of the City of Homer, Alaska, Amending the Homer City Zoning Map to Rezone Portions of the Rural Residential (RR) and General Commercial Two (GC2) Zoning Districts to Conservation (CONS). Planning. Recommended dates: Introduction March 12, 2012, Public Hearing and Second Reading March 27, 2012.**

Memorandum 12-033 from City Planner as backup.

Mayor Hornaday called for a motion for the adoption of Ordinance 12-11 for introduction and first reading by reading of title only.

WYTHE/LEWIS - SO MOVED.

WYTHE/LEWIS - MOVED TO AMEND BY INSERTING AFTER THE 2ND WHEREAS: "WHEREAS, THE HOMER COMPREHENSIVE PLAN CLASSIFIES THE BLUFF POINT CONSERVATION AREA DESCRIBED AS KENAI PENINSULA BOROUGH PARCEL NO. 173-160-06 FOR CONSERVATION USE, AND THE STATE OF ALASKA HAS ACQUIRED THIS PARCEL FOR CONSERVATION OR INCLUSION IN KACHEMAK BAY STATE PARK; AND."

There was no discussion.

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

Motion carried.

Councilmember Hogan expressed opposition to the ordinance, although he appreciates the information brought forward from Planning of the impacts to the birds and the FAA safety zone.

VOTE: (main motion as amended) YES. WYTHE, ZAK, HOWARD, LEWIS

VOTE: NO. HOGAN

Motion carried.

- B. **Ordinance 12-12**, An Ordinance of the City Council of Homer, Alaska, Amending the 2012 Operating Budget to Purchase Water Meter Reading Software/Hardware from the Water and Sewer Reserve Accounts in an Amount Not to Exceed \$15,425. City Manager/Public Works Director. Recommended dates: Introduction March 12, 2012, Public Hearing and Second Reading March 27, 2012.

Memorandum 12-034 from Public Works Superintendent as backup.

Mayor Hornaday called for a motion for the adoption of Ordinance 12-12 for introduction and first reading by reading of title only.

WYTHE/LEWIS - SO MOVED.

Councilmember Hogan asked if the meter reading software/hardware had gone out for RFP (Request for Proposals) for other items that would meet the same service.

City Manager Wrede answered we did not go out for RFP. The meters and meter readers were bought as a unit. For it to go out to bid we would have to replace all home meters, a major expense.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- C. **Ordinance 12-13**, An Ordinance of the City Council of the City of Homer, Alaska, Enacting Homer City Code Chapter 11.24, Utility Use of Rights-of-Way. City Manager/Public Works Director. Recommended dates: Introduction March 12, 2012, Public Hearing and Second Reading March 27, 2012.

Mayor Hornaday ruled Councilmember Wythe had a conflict of interest. Councilmember Wythe excused herself from participation.

Mayor Hornaday called for a motion for the adoption of Ordinance 12-13 for introduction and first reading by reading of title only.

LEWIS/HOWARD - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Wythe returned to join the meeting.

- D. **Ordinance 12-14**, An Ordinance of the City Council of Homer, Alaska, Repealing and Reenacting HCC Chapter 17.04 Regarding Special Assessment Districts. City Manager. Recommended dates: Introduction March 12, 2012, Public Hearing and Second Reading March 27, 2012.

Memorandum 12-035 from City Attorney as backup.

Mayor Hornaday ruled Councilmember Wythe had no conflict of interest.

Mayor Hornaday called for a motion for the adoption of Ordinance 12-14 for introduction and first reading by reading of title only.

LEWIS/ZAK - SO MOVED.

Councilmember Hogan expressed opposition to the ordinance.

Councilmember Howard commented she appreciates the cleanup for the Special Service District, but there are three whereas clauses that support natural gas. The citizens should be allowed to weigh in.

Councilmember Wythe commented anytime we are going to create a forced assessment she supports a unanimous vote. If not using the LID (Local Improvement District) as a primary process for approval she favors more than four council members in acceptance.

City Manager Wrede suggested the ordinance could be amended.

VOTE: YES. LEWIS, ZAK

VOTE: NO. WYTHER, HOWARD, HOGAN

Motion failed.

CITY MANAGER'S REPORT

A. City Manager's Report

1. Natural Gas: We are following through with the action plan discussed by the Council at the workshop last month. The Council has now passed a resolution in support of the \$1.00 per MCF tariff. At this meeting, two ordinances are up for introduction. One governs utilities, including gas mains, constructed within the ROWs. The other amends the Local Improvement District chapter of the code to allow for gas utility LIDs. We are discussing alternative methods for financing the distribution system build-out including one that we will do some work on in Juneau this week. I am preparing a progress report of the work Homer is doing in preparation for gas to distribute to the Governor and the Legislature. The next big step is for Council to initiate the LID process. I anticipate bringing you the first resolution starting the process in April. Enstar is in the process of providing me with cost estimates for doing distribution work in the entire town. They are also looking into whether the tariff could be amended to allow lots that front on the main transmission line to be part of an assessment district. The answer has big implications for

how much each lot would pay. I covered a lot here quickly. Please don't hesitate to ask questions.

2. Customer Charge / Multi-family Dwellings: The new customer charge for residential units in multi-family dwellings which was approved by the Council last year is about to go into effect. Some of you have been contacted by apartment building owners who have expressed disapproval. It might be a good time to remind ourselves why the Council enacted this change since there appears to be some confusion and misinformation out there. Customer charges for residential units within multi-family dwellings are very common. The staff has been recommending this for a number of years and Council approved it this summer as part of setting the overall fee schedule for the next two years. Recall that the Council changed the commodity fee from commercial to residential and added the customer fee for each unit. Customer charges cover the fixed costs associated with maintaining the infrastructure. In December, the Council dropped the requirement that each unit have a separate meter and went with an administrative charge instead in part, to save money for contractors and dwelling owners. The Council made the change to customer charges for a number of reasons including:

- Fairness: it was seen as unfair that single family homes paid a customer charge but apartments did not. Everyone benefits from the distribution system, fire hydrants etc. being maintained properly. This spreads the cost more equitably.
- Increase Customer Base: One of the goals of the Council has been to increase the customer base to balance the budget and keep the Water and Sewer Fund in the black. This added approximately 400 customers and significant additional revenue.
- Stable Fees: The Council did not wish to raise the basic fees for water and sewer for the next two years. The Council was able to keep fees at the current level with no increases by reducing its contribution to depreciation reserves to a minimal amount and spreading costs more equitably among the residential customer base.

NOTE: Since the last meeting, Council member Hogan has sponsored a resolution that would rescind the resolution which formally establishes the customer service charge for units in multi-family dwellings. The resolution retains the commodity charge at residential rates as opposed to restoring them to commercial rates as they were before. This will result in an estimated \$175,000 budget deficit. Also, you have been provided with a legal opinion which states that the resolution Mr. Hogan wants to rescind was adopted legally. The opinion takes no position as to whether public notice could have been improved as a matter of policy.

3. Lake Street / Refined Scope of Work: You may recall that a rebuild of Lake Street is included in the STIP. Rick Abboud has been working with DOT/PF and encouraging them to construct separated sidewalks and/or a bike trail on either side of the road. He and Carey have also suggested that a bike lane on the West side of the road would also be beneficial as an alternative. Last week we had a teleconference with DOT/Pf about Lake Street. DOT/PF stated that because of drainage, drainage infrastructure maintenance, ROW issues, and other concerns, they felt that a separated sidewalk or bike path on the

West side would be problematic. They suggested a bike lane instead and asked if that was acceptable to the City. Under that scenario, Lake Street would have a sidewalk on one side and a bike lane on the other. Not ideal, but a big improvement over what we have now. We told them that would likely be acceptable but before a plan like that gets finalized, I wanted to see if Council has any objections or comments.

4. E-Mail Training: Last year the Council had a discussion with City Attorney Holly Wells about the Council's use of e-mail to conduct official, council related business. There was discussion about what is subject to disclosure as a public record and what is not. There was discussion about the possible problems with doing official business on your personnel computer, especially if that computer is not tied into the City server. I have spoken to Holly about this recently and she is ready to talk to Council about this when you are ready. There was talk about a possible training session, technological solutions, and possible code or operating manual amendments. So, Council has a lot on its plate right now but this seems like something we should address sooner rather than later. Let me know what you think and Jo and I will set something up.
5. Community Economic Development Strategy (CEDS): The Council has adopted a Community and Economic Development Strategy. We would like to begin implementing some of the objectives in the plan and are looking for a good place to start. One of Katie's responsibilities is to work with the EDC on recommendations to the Council about how to prioritize and implement the objectives in the plan. A strategic plan for implementing the CEDS is on the EDC work plan. Before the Commission dives into this, it would be useful to get some feedback from the Council about what its priorities are with respect to economic development. That might help the Commission to focus its time and energy in a direction that that Council would find most helpful. If Council is interested in this approach, let me know and we'll discuss it further.
6. Juneau Trip: At the request / recommendation of the City Lobbyist, I will be travelling to Juneau Wednesday March 14th to Friday, March 16th. Linda thinks it would be a good idea to have a presence while the Senate is still working on the Capital Budget. There are two meetings scheduled in the Governor's office and meetings with key legislators. The focus will be updates on progress with the gasline and the gas distribution system, financing for the distribution system, harbor project priorities, the Deep Water Dock, and other top CIP priorities, especially the Nick Dudiak Fishing Lagoon and the Skyline Fire Station.
7. KPB Ordinance 2012-06: Mayor Hornaday inquired about the impacts this ordinance might have on Homer residents and businesses. Attached is an analysis and some background information prepared by City Planner Rick Abboud. Please let us know if you wish to discuss this further or in more detail.
8. Term Contracts: Carey has issued a request for proposals for engineering services for term contracts. The two are for engineers to provide civil (roads, trails, drainage, etc) and water and sewer engineering services. Another RFP is on the way for marine engineering. Term contracts have worked very well for us in the past. They allow us to move quickly and be more efficient because we do not have to issue an RFP every time a new project comes up. This will help us move ahead quickly on some of the capital projects we have and in some cases, provide the project management assistance we need.
9. Denali Commission Grant: The City has been waiting for months to get the "official" word that the Denali Commission grant for engineering and design of several priority

- (revenue bond) harbor projects has been awarded. We received that word over the past week. We expect to receive a grant agreement soon and will be bringing you an ordinance accepting the grant and appropriating the money.
10. HB 312: This is a bill that we are watching closely which could have big impacts for Homer residents if natural gas arrives in the community. Katie testified in favor at a hearing last week and Linda Anderson is working on it as well. Council has not formally expressed an opinion on this one so we want to bring it to your attention and make sure you knew that we are working on it. HB 312 would provide low interest loans to businesses and residents who wish to make the conversion to natural gas.
 11. Building Art: The Public Arts Committee is implementing the memorandum that was adopted at the last meeting. The Committee has inventoried all of the public art in the City collection and is putting it on display in the various public areas at City Hall. The work is not yet complete but I think the public will be pleased when it sees it. Sometime this spring we plan to have an open house and that will be an opportunity for Homer residents to see the new expansion and renovation of the building. It will also be a good time to see the public art on display. It might be worth doing something in conjunction with First Friday.
 12. Community Recreation Program: New schedules for sports activities at the High School and Middle school have been established that put a severe squeeze on Community Recreation Programs; particularly in the spring. Some of the most popular programs (most participants and most revenue) will be seriously impacted and may even have to be cancelled. The future of the program is uncertain and the current contract with the School District expires at the end of June. This has renewed interest in moving some if not all of the Community Rec. Programs to the HERC Building. It would be good if Council could have a discussion about this sometime soon.
 13. Capital Projects: We are making a concerted effort to move some of the City's capital projects forward. If everything goes according to plan, we should be designing and permitting the extension of the Spit Trail this spring and summer in anticipation of construction next spring at the latest. Some work has already begun on the cruise ship improvements (the \$6 Million Legislative Grant). Progress is being made on the Beluga Slough Trail and on Karen Hornaday Park Improvements. The Deep Water Dock expansion feasibility studies should commence this summer.

City Manager Wrede reported that Council has always considered fairness of the water/sewer enterprise funds. Expenses have to meet the revenues. The commercial users are upset or residential users are upset. It always will be a fairness issue on how to allocate expenses. When Council began water/sewer rate discussions they considered the fairness of residential users paying a customer charge when apartments did not. There are 55 miles of line, pressure reducing stations, lift stations, an expensive water treatment plant, and award winning water. There are only 1,500 customers. A customer charge for units within multi-family dwellings has been discussed before. Everyone else on the Kenai Peninsula does the same thing, although they may do it a little bit differently. Some communities charge a customer charge even though there is not a meter, but they charge less for single families. Apartment owners argued loudly that they should not be charged commercial rates. Council found a compromise by lowering multi-family

commercial rates down to residential but installed a customer charge on apartments and multi-family dwellings so all residences would pay the same customer and commodity charge.

The Denali Commission Grant of \$440,000 is specifically for Ramp 3, the float replacement, and system 5 upgrades.

Councilmember Howard asked that workshops be scheduled for Council to receive email training, discuss the Community Economic Development Strategy (CEDS), and discuss the Community Recreation Program. City Manager Wrede suggested a 2-hour worksession for CEDS and the Community Recreation Program, an hour for each on an off council meeting date. The CEDS could be a joint meeting with the Economic Development Advisory Commission to show the commission Council's priorities. Councilmember Wythe asked if Council could meet prior to meeting with EDC to establish their direction on CEDS. April 9th was suggested for the worksession. Another date for email training is to be considered at Council's meeting of March 27th.

Councilmember Hogan commented on #8 Term Contracts and asked if the Procurement Policy required Council to approve issuance of an RFP.

City Manager Wrede answered he had told Council the RFP would be issued for engineering services term contracts and Council approved. A resolution to approve the firm selected will come before Council for approval.

Councilmember Hogan commented he does not agree with term contracts and would rather RFP for contractual services.

City Manager Wrede answered we are RFPing for contractual charges. This cuts red tape, adds efficiency, and cuts costs. Some are projects we never plan on, such as the damage to the Deep Water Dock. If we have to RFP for every project it could add months to the process with a selection committee and a resolution before Council. Selection of a term contract for engineering services provides flexibility and the ability to do things efficiently and quickly.

Councilmember Wythe commented there are many projects and money in grant funds to be used in an expedient manner. It behooves us to put a term contractor in to reduce two months wait and allow the Public Works Director to manage Public Works. It reduces the costs and moves projects along.

Councilmember Howard asked if the Community Recreation Program was an urgent concern.

City Manager Wrede answered Council will be faced with the question of the Community Recreation Program this spring. The Boys and Girls Club will move out of the HERC building in May and the building mothballs. The contact with the school district will be up July 1. There are big decisions to make.

Councilmember Howard suggested Council discuss the Community Recreation Program first.

Mayor Hornaday asked about keeping the building open and the costs associated with it.

City Manager Wrede answered we can give good numbers on what it costs to keep the building and the Community Recreation Program open and the variables as to how much revenue we can raise. If we start to change the use of the HERC building we may need to comply with more building codes, including sprinklers and asbestos management. The City has a couple hundred thousand in depreciation accounts. The Borough Mayor expressed an interest in talking to the Borough Assembly. We didn't realize the extent when we took possession of the HERC building for \$1.

Councilmember Wythe asked that we look at the use of the facility partially for the public and partially for rental. Covenants for use of the property are needed information when looking at a determination.

City Manager Wrede commented the City Attorney's opinion from review of the covenants is that the building may be used for a public purpose. The Borough Mayor talked about the Borough Assembly removing the restriction that the City of Homer can't sell the property. If we can't use the building since it is a liability, we could ask to change the restriction to sell the building and the proceeds could be used for public purpose.

Mayor Hornaday expressed interest in all aspects to keep the Community Recreation Program running.

City Manager commented there is a lot of support for recreation and something for the kids to do.

B. Bid Report

CITY ATTORNEY REPORT

Attorney Klinkner provided a written report to Council. There were no questions asked of him.

COMMITTEE REPORT

- A. Public Arts Committee
- B. Transportation Advisory Committee
- C. Permanent Fund Committee
- D. Lease Committee
- E. Port and Harbor Improvement Committee
- F. Employee Committee Report

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- A. **Resolution 12-018**, A Resolution of the City Council of Homer, Alaska, Amending the City of Homer Fee Schedule to Provide that a Multifamily Residential Account Customer is Charged Only a Single Monthly Sewer and Water Customer Charge. Hogan.

Mayor Hornaday called for a motion for the adoption of Resolution 12-018 by reading of title only.

HOGAN/ZAK - SO MOVED.

Councilmember Lewis does not support the resolution. He has talked with a lot of homeowners who feel they are subsidizing apartments. They were shocked to find out they were paying a monthly fee when multi-use users were not. Multifamily are like individual residents; they are not commercial. There are some individuals that are just barely making it, including renters, and he doesn't feel the rate adjustment is fair.

Councilmember Zak supports the resolution. Council defeated other ordinances to allow residents of Kachemak City to hook into water. It would provide more users on the system, reducing costs for all.

Councilmember Hogan commented it is just a bandaid. There are a lot of inequities in the water and sewer enterprise fund. The rate structure is based on discrimination; we charge less for one group, more for another, and it is not working. He expressed the most disappointment in Council turning down the establishment of an advisory commission for the water/sewer enterprise fund.

Citizens are smart enough to come up with a solution for the revenue problem and smart enough to offer advice on the expense side. We need to address both sides. He hopes Council will address the rate structure before June. We need to get on it now and involve the citizenry.

Councilmember Wythe expressed opposition to the resolution. In response to Councilmember Hogan she added the community has a lot of intelligent people and to imply the Council by acting on behalf of the citizenry is ensuing they are ignorant is kind of absurd. Council is not a dictatorship; they were voted by citizens of the community and are doing the best job they can. It is an expensive water/sewer system with a small portion of people contributing to it. She doesn't believe that those citizens who do not utilize the water/sewer system should contribute through subsidizing the water/sewer enterprise fund with the general fund. Until we get some infilling with additional properties using water and sewer, the rates will not be any better. The cost is not due to bad management, it is an expensive system to maintain and we still have to maintain the infrastructure. There are a lot of accusations implying a bad faith job of running the system. If we had been able to provide some remedy for a reduction in rate she may have been able to offer support for the resolution. But by taking half back and not the other half by saying we are going back to multi-family residential rates, with no reduction in water rate costs is not a viable option. It is bad business to go in the hole by \$200,000 to pay for the fund. She prefers to address it soon with the next potential meeting being April 9th.

Councilmember Lewis asked if a person has a residence and leaves for months and wants the water shut off, is there a charge for the shutoff and the water/sewer rate.

Finance Director Mauras answered the customer pays one half of the monthly customer charge while absent.

Mayor Hornaday expressed great concern for the low income people; \$45 a month is a lot for some people.

Finance Director Mauras reminded everyone that the rates that went out for multi-users was incorrect and a new corrected billing is going out tomorrow. Multi-users water usage was charged at commercial rates rather than residential rates. If a person has a problem with the number of units they are being charged for they should contact the Finance Department.

Mayor Hornaday commented he cannot support a deficit budget.

VOTE: YES. HOGAN, ZAK

VOTE: NO. LEWIS, WYTHE, HOWARD

Motion failed.

- B. **Resolution 12-019**, A Resolution of the City Council of Homer, Alaska, Amending the Overall Karen Hornaday Park Project Budget, Including a New Allocation of Funds for Ball Field Improvements, Northern Parking Lot Improvements, and Day Use Area Improvements. City Manager/Parks and Recreation Advisory Commission.

Memorandums 12-036, 12-037, 12-038 and 12-039 from Parks and Recreation Advisory Commission as backup.

Mayor Hornaday called for a motion for the adoption of Resolution 12-019 by reading of title only.

WYTHE/LEWIS – SO MOVED.

Councilmember Howard asked if we are giving the money directly to the Little League.

City Manager Wrede answered no, the grant allocates how the money will be spent and the Little League will not get the money directly. When the Little League is ready to buy supplies the City of Homer will purchase them.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- C. **Resolution 12-020**, A Resolution of the City Council of Homer, Alaska, Amending the Homer Public Library Policies for Computer Use and Internet Safety. City Clerk/Library Director.

Memorandum 12-040 from Library Advisory Board as backup.

Mayor Hornaday called for a motion for the adoption of Resolution 12-020 by reading of title only.

WYTHE/LEWIS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- D. **Resolution 12-021**, A Resolution of the City Council of Homer, Alaska Approving the Establishment of a Campground Host Program in City Parks and Authorizing the City Manager to Execute the Appropriate Documents and Initiate the Program. City Manager/Parks and Recreation Advisory Commission.

Mayor Hornaday called for a motion for the adoption of Resolution 12-021 by reading of title only.

WYTHE/HOWARD - SO MOVED.

The Clerk will correct the resolution per reviser authority: strike first "a" in line 14, first whereas sentence.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

COMMENTS OF THE AUDIENCE

Larry Slone commented Resolution 11-094(S) offered flexibility as to how to implement it. An apartment may be vacant for a month or two. He would appreciate Council addressing that.

COMMENTS OF THE CITY ATTORNEY

City Attorney Klinkner had no comment.

COMMENTS OF THE CITY CLERK

City Clerk Johnson had no comment.

COMMENTS OF THE CITY MANAGER

City Manager Wrede had no comment.

COMMENTS OF THE MAYOR

Mayor Hornaday had no comment.

COMMENTS OF THE CITY COUNCIL

Councilmember Hogan commented we frequently have a lot of people here expecting to get justice from the City Council. They don't get justice; they get the results of the political process. If they are looking for justice they need to go elsewhere. The courts are a fair way to address justice. Councilmember Hogan disclosed that in the near future he will be in litigation with the City and resigned effective this meeting. A written letter of resignation was submitted to Mayor Hornaday.

Councilmembers Howard, Lewis, Wythe, and Zak had no comment.

ADJOURNMENT

There being no further business to come before the Council, Mayor Hornaday adjourned the meeting at 7:42 p.m. The next Regular Meeting is Tuesday, March 27, 2012 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. A Worksession is scheduled for Monday, March 19, 2012 from 4:00 p.m. to 6:00 p.m. All meetings scheduled to be held in the 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 12-047

TO: HOMER CITY COUNCIL

FROM: JAMES C. HORNADAY, MAYOR

DATE: MARCH 20, 2012

SUBJECT: APPOINTMENT OF NICHOLAS SCHMITT TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION.

Nicholas Schmitt is appointed to the Economic Development Advisory Commission to fill the vacant position of Alex Simpson. His appointment will expire April 1, 2013.

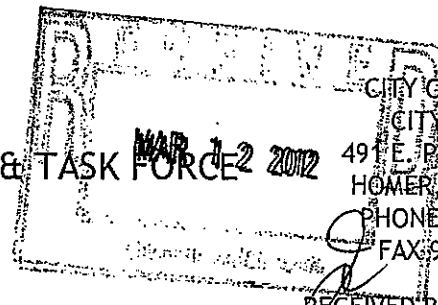
RECOMMENDATION:

Confirm the appointment of Nicholas Schmitt to the Economic Development Advisory Commission.

Fiscal Note: N/A



CITY OF HOMER
COMMISSION, COMMITTEE, BOARD & TASK FORCE
APPLICATION FORM



RECEIVED BY CLERK'S OFFICE

The information below provides some basic background for the Mayor and Council.
This information is public and will be included in the Council Information packet.

Name Nicholas Schmitt Date 3/13/12

Physical Address Fals Creek Rd City _____

Mailing Address PO Box 3021 Homer AK Zip Code 99603

Phone 907-235-5195 Work # 907-235-6574 Cell # 907-299-8429

Email Address _____

NOTE: The above information will be published in the City Directory and within the City web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council.

Please indicate the commission(s), committee(s), board or task force you are interested in:

Select	COMMISSION/COMMITTEE/BOARD/TASK FORCE	REGULAR MEETING SCHEDULE
<input type="checkbox"/>	ADVISORY PLANNING COMMISSION	1ST & 3RD WEDNESDAY OF THE MONTH AT 7:00 P.M. WORKSESSIONS AT 5:30 P.M.
<input checked="" type="checkbox"/>	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2ND TUESDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	LIBRARY ADVISORY BOARD	1ST TUESDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	PARKS & RECREATION ADVISORY COMMISSION	3RD THURSDAY OF THE MONTH AT 6:30 P.M.
<input type="checkbox"/>	PORT & HARBOR ADVISORY COMMISSION	4TH WEDNESDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	PUBLIC ARTS COMMITTEE	3RD THURSDAY OF THE MONTH AT 11:00 A.M. WORKSESSIONS AT 10:00 A.M.
<input type="checkbox"/>	TRANSPORTATION ADVISORY COMMITTEE	3RD TUESDAY OF THE MONTH AT 5:30 P.M.
<input type="checkbox"/>	PERMANENT FUND COMMITTEE	QUARTERLY - 2ND THURSDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	LEASE COMMITTEE	QUARTERLY - 2ND THURSDAY AT 3:00 P.M.
<input type="checkbox"/>	OTHER - PLEASE ENTER THE COMMITTEE/TASK FORCE	

I have been a resident of the City for ____ ☐ mos. ☐ yrs I have been a resident of the area for 9 mos. ☒ yrs.

I am presently employed as: East Road Services - operator and skilled labor

List any special training, education or background you have which is related to your choice of commission, committee, board, or task force: I have been sum of the crew in homer and the conflict

with development and how they affect the community around Homer. I have been in construction most my working life and would like to see it prosper but maintain the unique character that make Homer - Homer.

Have you ever served on a similar commission, committee, board or task force? No

If so, when & where: _____

When are you available for meetings? ☒ Weekly ☐ Monthly ☐ Bi-Monthly

I am interested in serving on the above because:

I have a interest in the political system and would be very beneficial to me to see first hand how it works.

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

☒ Yes ☐ No If yes, please list organizations: East Road Services, Inc - impbid

Questions regarding the Homer Advisory Planning Commission:

Have you ever developed real property, other than your personal residence? yes If yes, briefly describe the development:

I have been in construction in all aspects my entire working life.

Questions regarding the Port & Harbor Advisory Commission:

Do you use the Homer Port and/ or Harbor on a regular basis? No

If yes, is you use primarily: ☐ Commercial ☐ Recreational ☐ Both

Please include any additional information that may assist the Mayor in his decision making:

I am a volunteer with KES and would like a chance to give back to the community in this form as well.

When you have completed the form please review all the information and then click on the submit or print button.

Print Form

Submit by Email

VISITORS

ANNOUNCEMENTS
PRESENTATIONS
BOROUGH REPORT
COMMISSION REPORTS

City of Homer

Library Advisory Board

Age Rep

Homer Library Landscaping Long Term Plan

**Prepared by the Library Advisory Board Landscaping Committee*
March 2012**

I. Overall Goals for Library Property Landscaping:

- A. To establish library gardens and grounds that are esthetically pleasing and accessible to the public but that minimize the time and cost of maintenance.
- B. To reduce dependence on financial support by the Friends of the Homer Library (FHL) by increasing volunteer and City of Homer (COH) participation in ongoing maintenance.

II. Landscaping Plan Overview and Purpose

- A. The Homer Public Library (HPL) sits on a 3-acre parcel. Approximately half of the parcel is in hardened surfaces (parking lot, sidewalks, building, etc). The remaining half of the property is maintained or unmaintained grounds.
 - i. Eight areas (gardens) are actively landscaped and maintained annually.
 - ii. The remaining areas have minimal to no landscaping and annual maintenance. These areas pose current and future maintenance problems for the COH because of alder encroachment and establishment of invasive plant species.
 - iii. The location and size of each garden and landscaping area is shown in the attached figure.
- B. The purpose of this long term plan is to evaluate the current status of each garden and landscaping area and develop plans to ensure the landscaping will meet the overall goals for the HPL in the future.

III. Goals and Implementation Strategies for Individual Gardens:

- A. **Entry Garden** (garden in front of and to the south of entrance)
 - i. Goal: "Self-maintaining" Alaska native perennial garden.
 - ii. Current status: This garden, initially planted in sub-standard soil that included many invasive weeds, was dug up and replanted in 2009 by Gardens by Design (GBD) with Alaska native species and close relatives. That project was funded primarily by the COH with funds designated for library landscaping. During 2010 and 2011, GBD provided periodic maintenance (weeding, etc.). Ongoing maintenance of this and other gardens has been funded by the FHL (2010 - \$7,018; 2011 - \$6,060).
 - iii. Plan to reach goal: The garden is well-established and is on a maintenance schedule, which includes periodic weeding and redistribution of plants.

LAB Landscaping Committee

- iv. Short-term strategy and resources needed to reach goal: For 2012, continue contract between FHL and professional landscaper for periodic maintenance; recruit and train volunteers for initial War on Weeds and ongoing weeding.
 - v. Long-term strategy: Increase volunteer and COH participation for ongoing maintenance.
- B. North Meadow** (garden north of entrance)
 - iv. Goal: "Self-maintaining" Alaska native perennial garden.
 - v. Current status: This garden, also planted in sub-standard soils that included many invasive weeds, currently includes Alaska native plantings of perennial herbs and shrubs. GBD, as time and budget allow as part of its ongoing maintenance, has been slowly working towards invasive weed removal and additional plantings as available from other gardens. Since this garden was not dug up and replanted, it is a very slow process.
 - vi. Plan to reach goal: Complete and then maintain systematic weeding process, with particular emphasis on reed canary grass and other invasive weeds; add new plantings as available.
 - vii. Short-term strategy and resources needed to reach goal: For 2012, continue contract between FHL and professional landscaper for periodic maintenance (note: GBD only works on this garden as time and budget allow); work with Homer Soil & Water Conservation District (SWCD) to identify and help remove invasive species; train volunteers to recognize and pull weeds; add new plantings as available.
 - viii. Long-term strategy: Increase volunteer and COH participation for ongoing maintenance.
- C. Triangle Garden** (small, isolated triangular garden on the south side of atrium)
 - i. Goal: "Self-maintaining," fully formed lilac bush.
 - ii. Current status: Planted with lilac and Karl Foerster feather reed grass, maintenance reduced by covering ground with newspaper and Typar, and topped with gravel. Currently maintained by GBD as part of their ongoing maintenance contract.
 - iii. Plan to reach goal: This garden is established and requires minimal maintenance.
 - iv. Short-term strategy and resources needed to reach goal: For 2012, continue contract between FHL and professional landscaper for periodic maintenance.
 - v. Long-term strategy: Increase volunteer and COH participation for ongoing maintenance.
- D. Margaret Pate Garden** (small garden adjacent to building by children's library and in raised bed on southeast side of building)

- i. Goal: Perennial garden with ongoing maintenance (weeding, etc.).
 - ii. Current status: Planted with perennials from Margaret Pate's garden, maintenance reduced by covering ground with newspaper and Typar, and topped with gravel. Currently maintained by GBD as part of their ongoing maintenance contract.
 - iii. Plan to reach goal: This garden is established but requires ongoing maintenance (weeding, etc.).
 - iv. Short-term strategy and resources needed to reach goal: For 2012, continue contract between FHL and professional landscaper for periodic maintenance; recruit and train volunteers for initial War on Weeds and ongoing weeding.
 - v. Long-term strategy: Increase volunteer and COH participation for ongoing maintenance. NOTE: This garden is compact and has potential for being "adopted" by volunteer individuals or groups.
- E. **Raised Bed Garden** (small perennial garden in raised bed on south side of building)
 - i. Goal: Perennial garden with ongoing maintenance (weeding, etc.).
 - ii. Current status: Planted with perennials from various sources; maintenance reduced by covering ground with newspaper and Typar, and topped with gravel. Very dry site, needs drought tolerant plants. Currently maintained by GBD as part of their ongoing maintenance contract.
 - iii. Plan to reach goal: This garden is established but requires ongoing maintenance. It also has room for more plants.
 - iv. Short-term strategy and resources needed to reach goal: For 2012, continue contract between FHL and professional landscaper for periodic maintenance; recruit and train volunteers for initial War on Weeds and ongoing weeding.
 - v. Long-term strategy: Increase volunteer and COH participation for ongoing maintenance. NOTE: This garden is compact and also has potential for being "adopted" by volunteer individuals or groups.
- F. **Courtyard Garden** (concrete planter in courtyard between parking lot and entrance)
 - i. Goal: Self-maintaining Alaska native perennial garden.
 - ii. Current status: Designed and planted in 2010 by GBD (funded by FHL; cost - \$3,969) with Alaska native perennials and close relatives.
 - iii. Plan to reach goal: This garden is fully established but does require minimal annual maintenance.
 - iv. Short-term strategy and resources needed to reach goal: For 2012, continue contract between FHL and professional landscaper for periodic maintenance.

- v. Long-term strategy: Increase volunteer and COH participation for ongoing maintenance.
- G. **Library Trail Garden** (property north of parking lot on either side of lighted library path that extends from Lucky Shot trail to parking lot crossing)
 - i. Goal: Establish a "People's Garden" along trail.
 - ii. Current status: Small area adjacent to parking lot is planted with native shrubs; the remainder of the area is an unmaintained variety of grasses with alders emerging; numerous invasive species present, including reed canary grass; COH keeps trail clear but there is no other ongoing maintenance along the trail.
 - iii. Plan to reach goal: Collaborative effort among neighbors, COH, FHL, HPL, and other individuals and groups to establish and maintain a "People's Garden" that emphasizes sustainability and is of community and educational benefit.
 - iv. Short-term strategy and resources needed to reach goal: Seek start-up funding from the People's Garden Grant Program; incorporate initial work into this spring's War on Weeds; recruit volunteers to establish garden
 - v. Long-term strategy: COH to continue to keep trail clear and basically maintained; volunteers (initial collaborators and others) to maintain the bordering garden.
- H. **Rotary Garden** (small planted garden at northwest corner of parking lot)
 - i. Goal: Perennial garden with ongoing maintenance.
 - ii. Current status: Planted and maintained each year by Rotary Club of Homer-Kachemak Bay.
 - iii. Plan to reach goal: This garden is established but requires ongoing maintenance.
 - iv. Short- and long-term strategy and resources needed to reach goal: The Rotary has assumed full responsibility for maintaining this garden. It is a model for what could be achieved with other areas.
- I. **Mowed Grounds** (property on south and east sides of building that are being mowed as of summer 2011)
 - i. Goal: Mow regularly to reduce seeds of invasive weeds blowing into maintained gardens.
 - ii. Current status: Unmaintained variety of grasses with spruce, alder, redberry elder, and other shrub species; numerous invasive species present. In 2011, a private citizen was so frustrated with the overgrown weeds that dominated this area that he hired Dutch Boy with his own funds to come, in and mow (cost unknown). The FHL then hired two workers for 32 hours to rake and

haul away the long cut grass and weeds (cost – \$320). The COH mowed the grounds for the rest of the summer. GBD reported that the mowing came too late in 2011 to prevent weed seed blowing into the gardens, but that timely mowing in the future will greatly reduce this invasion. The mowing also dramatically improved visibility and public access to gardens, paths, ponds and benches.

iii. Plan to reach goal: COH to begin regular mowing as soon as practicable in 2012; continue throughout summer.

iv. Short and long term strategy and resources needed to reach goal: COH to provide regular mowing.

J. Hazel Avenue Grounds (property between parking lot and Hazel Ave.)

i. Goal: Control alders and mow as needed for security and integrity of drainage, but otherwise leave natural with minimal maintenance.

ii. Current status: Unmaintained variety of grasses with maturing spruce and emerging alders; numerous invasive species present, including reed canary grass; shrubs and alders are encroaching on rock drainages (see below).

iii. Plan to reach goal: Initial effort to cut or remove alders that negatively impact security and drainage; ongoing maintenance.

vi. Short- and long-term strategy and resources needed to reach goal: COH to continue to provide selective mowing and removal of alder and other invasive plants as needed.

K. Rock Drainages (rock areas on east and west and north sides of building)

i. Goal: Provide adequate drainage as intended in building design.

ii. Current status: Rock drainages are being encroached by grasses and alders.

iv. Plan to reach goal: Initial effort to cut or remove alders that negatively impact drainage; ongoing maintenance.

vii. Short- and long-term strategy and resources needed to reach goal: COH to continue to provide selective mowing and removal of alder and other invasive plants as needed.

IV. Maintenance Challenges:

A. Invasive weeds: A number of invasive weeds, including dandelions, reed canary grass and red clover, are present in the library grounds and gardens. These weeds are difficult to eliminate, especially after they get established.

B. Encroaching alder: Alders, although native to the area, are taking hold in places that threaten the integrity of drainages, trails, security, and even in some instances the structure itself. Again, once established the alders are very difficult to eliminate.

V. Costs, Possible Funding Sources, and Volunteer Requirements:

To be determined:

The Library grounds are extensive and diverse, and this committee has had neither the resources nor the time to fully resolve these questions. At this point, there are also significant unknowns, such as the success in securing funding to establish a People's Garden, as well as increasing volunteer participation in maintenance efforts. This committee recommends that we proceed this spring and summer as recommended in this plan, and then re-visit these questions over next winter.

***Library Advisory Board/Landscaping Committee:**

Monica Cogger, LAB/LC Chair

Tamara Fletcher, LAB

Ann Dixon, HPL Library Director

Angie Otteson, COH Parks Maintenance

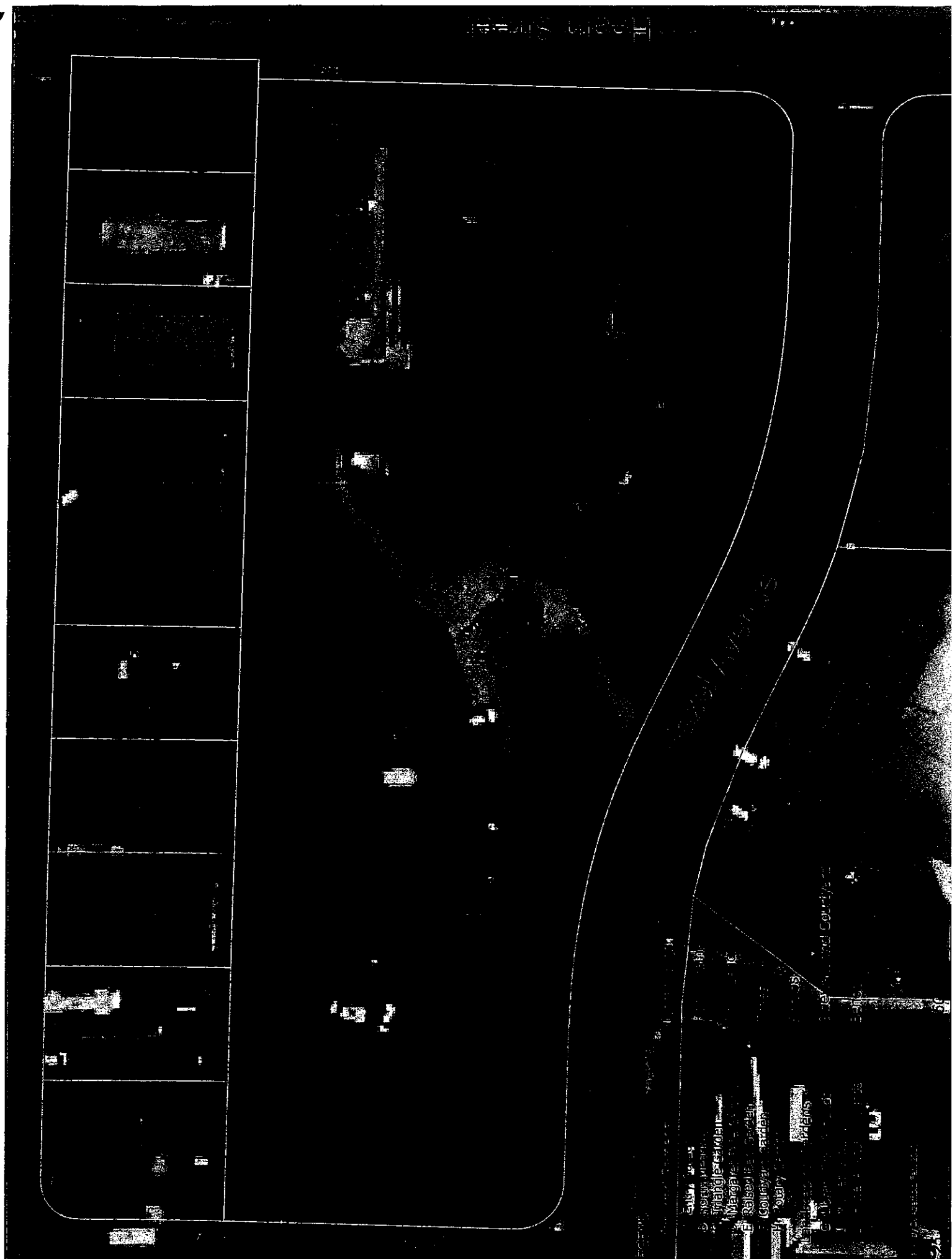
Marylou Burton, FHL Treasurer

Donna Aderhold, COH Citizen

Megan Murphy COH Citizen

Kyra Wagner, Sustainable Homer

PIVIER LIBRAKT LANDSCAPING



John Velsko

Prince William Sound Regional Citizens' Advisory Council

jvelsko@hotmail.com

235-7836 ph./299-1215 cell

March 14, 2012

Greetings Mr. Mayor, City Council & City Manager,

On January 19th & 20th the PWSRCAC held a Board meeting in Anchorage which I attended. Some of the business discussed is listed below;

- Heard a presentation by Des Powers of C-Core Technologies, on recent improvements to ice detection radar technology and how they apply to the marine oil transportation and offshore oil production industries in Alaska.
- A candid roundtable conversation with Rear Admiral Thomas Ostebo, 17th Coast Guard District, Alaska was enjoyed by the PWSRCAC Board. The Admiral touched on the importance of open communications between the Coast Guard, oil shippers and the PWSRCAC.
- Approved a contract to review Alyeska Pipeline's remote control system of the Valdez Marine Terminal operations. Recently, Alyeska transferred operational control of the pipeline & terminal operations to Anchorage for cost & operating efficiencies. The PWSRCAC Board has determined that the organization would like to verify that adequate protections & safeguards are in place with the new system to detect & prevent any potential oil spills.
- The Board heard a presentation from representatives of AVTEC – Alaska Maritime Training Center in Seward – about their new interactive ship & tug simulators for Prince William Sound, a first for Alaska. Mention was also made of a new Able Bodied Seaman apprenticeship program at AVTEC, where eligible Alaskans can be placed into paid maritime positions in the Alaska trade while learning a marketable marine skill. If the Council, Mayor or City Manager knows of any interested young Alaskans, please have them visit the AVTEC website at <http://avtec.labor.state.ak.us/>. Evidently, there are more jobs than qualified applicants.

As always, if you have any questions or wish to discuss these issues further please feel free to contact me at any time or visit the PWSRCAC website at www.pwsrcac.org.

Regards,

John Velsko

PUBLIC HEARING(S)

**CITY OF HOMER
PUBLIC HEARING NOTICE
CITY COUNCIL MEETING**

Ordinance 12-11(A), 12-12, and 12-13

A **public hearing** is scheduled for **Tuesday, March 27, 2012** during a Regular City Council Meeting. The meeting begins at 6:00 p.m. in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Ordinance 12-11(A), 12-12, and 12-13 internet address:
<http://www.cityofhomer-ak.gov/ordinances>

Ordinance 12-11(A), An Ordinance of the City Council of the City of Homer, Alaska, Amending the Homer City Zoning Map to Rezone Portions of the Rural Residential (RR) and General Commercial Two (GC2) Zoning Districts to Conservation (CONS). Planning.

Ordinance 12-12, An Ordinance of the City Council of Homer, Alaska, Amending the 2012 Operating Budget to Purchase Water Meter Reading Software/Hardware from the Water and Sewer Reserve Accounts in an Amount Not to Exceed \$15,425. City Manager/Public Works Director.

Ordinance 12-13, An Ordinance of the City Council of the City of Homer, Alaska, Enacting Homer City Code Chapter 11.24, Utility Use of Rights-of-Way. City Manager/Public Works Director.



All interested persons are welcomed to attend and give testimony. Written testimony received by the Clerk's Office prior to the meeting will be provided to Council.

** Copies of proposed Ordinances, in entirety, are available for review at Homer City Clerk's Office. Copies of the proposed Ordinances are available for review at City Hall, the Homer Public Library, the City of Homer Kiosks at City Clerk's Office, Captain's Coffee, Harbormaster's Office, and Redden Marine Supply of Homer and the City's homepage - <http://clerk.ci.homer.ak.us>. Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: clerk@ci.homer.ak.us or fax 235-3143.

Jo Johnson, CMC, City Clerk

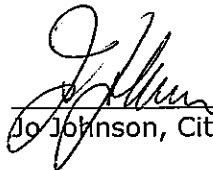
Publish: Homer Tribune: March 21, 2012

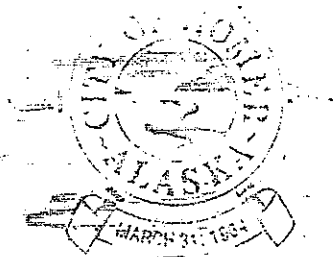


CLERK'S AFFIDAVIT OF POSTING

I, Jo Johnson, qualified City Clerk for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for Ordinances 12-11(A) Amending the Home City Zoning Map to Rezone Portions of the Rural Residential (RR) and General Commercial Two (GC2) Zoning Districts to Conservation (CONS), Ordinance 12-12 Amending the 2012 Operating Budget to Purchase Water Meter Reading Software/Hardware from the Water and Sewer Reserve Accounts, and Ordinance 12-13 Enacting Homer City Code Chapter 11.24, Utility Use of Rights-of-Way was posted at Homer City Hall, at the Homer Public Library, at the City of Homer kiosks located at City Clerk's Office, Captain's Coffee Roasting Co., Harbormaster's Office, and Redden Marine Supply of Homer on March 14, 2012 and that the City Clerk posted same on City of Homer Homepage on March 14, 2012.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 14th day of March, 2012.


Jo Johnson, City Clerk



ORDINANCE REFERENCE SHEET
2012 ORDINANCE
ORDINANCE 12-11

An Ordinance of the City Council of the City of Homer, Alaska, Amending the Homer City Zoning Map to Rezone Portions of the Rural Residential (RR) and General Commercial Two (GC2) Zoning Districts to Conservation (CONS).

Sponsor: Planning

1. City Council Regular Meeting March 12, 2012 Introduction
 - a. Memorandum 12-033 from City Planner as backup
 - b. Staff Reports PL 12-08 with minutes and 12-05
 - c. Email from Kachemak Heritage Land Trust
2. City Council Regular Meeting March 27, 2012 Public Hearing and Second REading
 - a. Ordinance 12-11(A) as amended by Council March 12, 2012
 - b. Memorandum 12-033 from City Planner as backup
 - c. Staff Reports PL 12-08 with minutes and 12-05
 - d. Email from Kachemak Heritage Land Trust

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CITY OF HOMER
HOMER, ALASKA

Planning

ORDINANCE 12-11(A)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, AMENDING THE HOMER CITY ZONING MAP TO REZONE PORTIONS OF THE RURAL RESIDENTIAL (RR) AND GENERAL COMMERCIAL TWO (GC2) ZONING DISTRICTS TO CONSERVATION (CONS).

WHEREAS, Chapter 4 Goal 1 Objective C of the Homer Comprehensive Plan states, "Develop clear and well-defined land use regulations and update the zoning map in support of the desired pattern of growth"; and

WHEREAS, The Homer Comprehensive Plan classifies an 80-acre parcel northwest of the Homer Airport owned by the Kenai Peninsula Borough and described as Kenai Peninsula Borough Parcel No. 179-010-26 for conservation use, and the Kenai Peninsula Borough Assembly adopted Resolution 2011-97 classifying this parcel for Preservation; and

WHEREAS, The Homer Comprehensive Plan classifies the Bluff Point Conservation Area described as Kenai Peninsula Borough Parcel No. 173-160-06 for conservation use, and the State of Alaska has acquired this parcel for conservation or inclusion in Kachemak Bay State Park; and

WHEREAS, The Homer Advisory Planning Commission held a public hearing on the rezonings described herein on February 15, 2012 as required by Homer City Code 21.95.040, and

WHEREAS, The Homer Advisory Planning Commission found that (i) the proposed rezonings are consistent with the Homer Comprehensive Plan and will further specific goals and objectives of the Plan; (ii) the proposed rezonings apply zoning districts that are better suited to the areas that are the subject of the rezonings than the districts that the rezonings would replace; and (iii) there is a public need and justification for the rezonings, the rezonings are in the best interest of the public, and the rezonings will not have a negative effect on the public health, safety or welfare.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer Zoning Map is amended to transfer the parcels listed on the attached Exhibit A from the Rural Residential (RR) zoning district to the Conservation (CONS) zoning district as shown on the attached Exhibit B.

Section 2. The Homer Zoning Map is amended to transfer the parcels listed on the attached Exhibit A from the General Commercial 2 (GC2) zoning district to the Conservation (CONS) zoning district as shown on the attached Exhibit C.

Section 3. The City Planner is authorized to note on the Homer Zoning Map the amendments enacted by this ordinance as required by Homer City Code 21.10.030(b).

Section 4. This is a non-Code ordinance of a permanent nature and shall be noted in the ordinance history of Homer City Code 21.10.030.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of
____ 2012.

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:

Walt E. Wrede, City Manager

Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

Exhibit A

Tax Parcel 17316006. Rezone from Rural Residential to Conservation.

Legal Description: T6S R14W Sec 15 Seward Meridian HM Govt Lot 1

Tax Parcel 17901026. Rezone from General Commercial Two to Conservation.

Legal Description: T6S R13W Sec 15 Seward Meridian HM NW $\frac{1}{4}$ SE $\frac{1}{4}$ & NE $\frac{1}{4}$ SW $\frac{1}{4}$

Exhibit B

Dump

Rural Residential

City Limits

Sterling Highway

X

Conservation

This lot to change from
Rural Residential
to Conservation zoning.

Kachemak Bay



City of Homer
Planning and Zoning Department

2/8/2012

Legend

 City Limits

Adjacent Existing Zoning

Zone

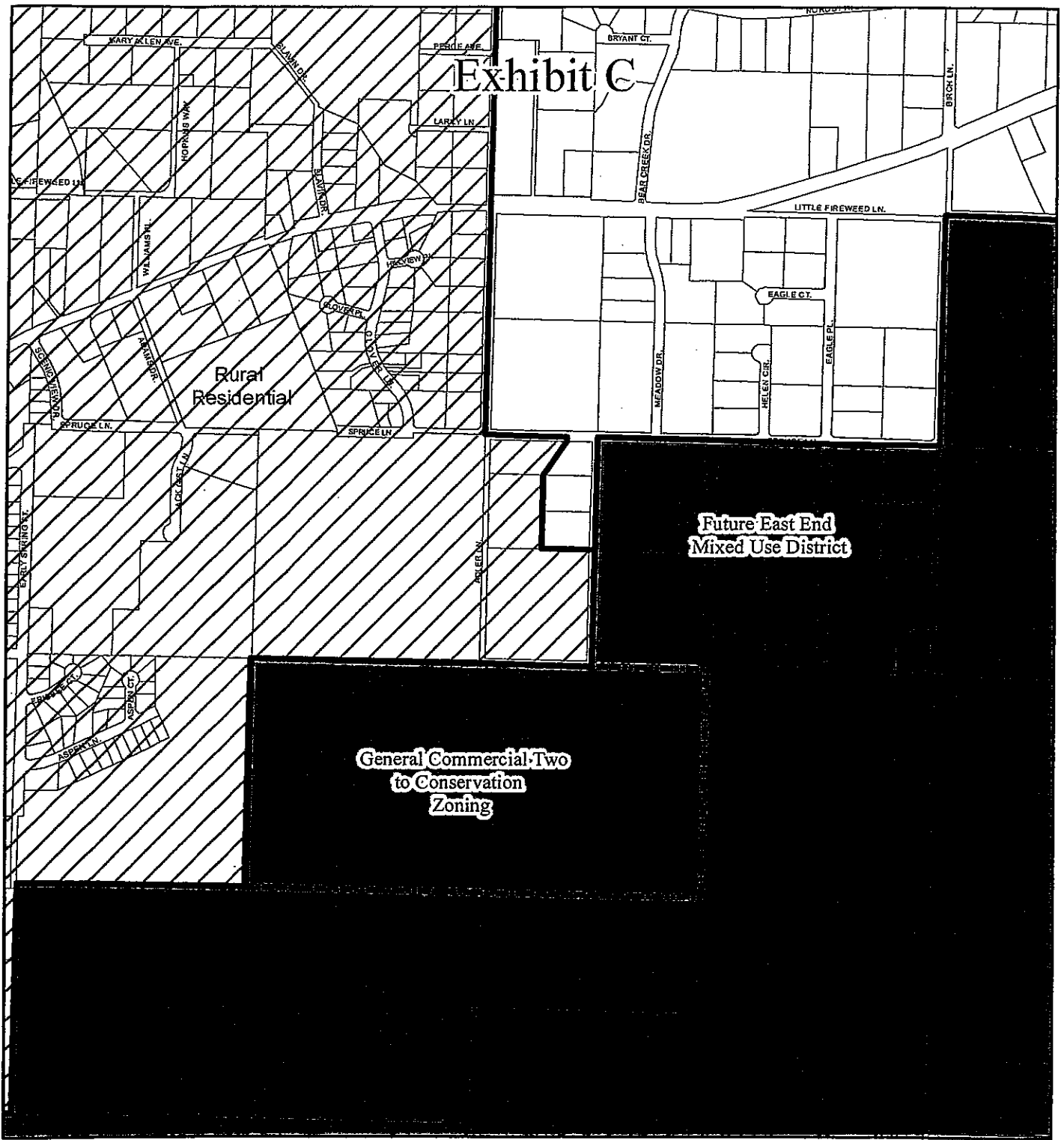
 Rural Residential

 Conservation






*Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.*

Exhibit C



City of Homer
Planning and Zoning Department
2/8/2012

Legend

-  Proposed Conservation
- Existing Adjacent Zoning**
-  General Commercial 2
-  Rural Residential



Disclaimer:
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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 12-033

TO: Mayor Hornaday and Homer City Council
THRU: Walt Wrede, City Manager
FROM: Rick Abboud, City Planner
DATE: March 6, 2012
SUBJ: **Ordinance 12-11**, An Ordinance of the City Council of the City of Homer, Alaska, Amending the Homer City Zoning Map to Rezone Portions of the Rural Residential (RR) and General Commercial Two (GC2) Zoning Districts to Conservation (CONS). Planning. Recommended dates: Introduction March 12, 2012, Public Hearing and Second Reading March 27, 2012.

Introduction

The Planning Commission is forwarding the Draft Ordinances for review. The HAPC has had work session and a public hearing regarding this issue.

Why

Amending the map by adding these lands to the Conservation District (EEMU) directly fulfills objectives of the Homer Comprehensive Plan. The Land Use Recommendation Map indicates the proposed land desirable to be declared a Conservation District. The parcels currently function as conservation, and having them in the Conservation District only reflects the current reality of their functions. Further explanation about the current disposition of the lands can be found in the staff reports.

In Staff Report 12-05 you will find that originally I proposed that the entire area surrounding the airport, including the land designated as critical habitat, be included in the Conservation District. After hearing from nearby land owners and State of Alaska DOT, I withdrew state lands surrounding the airport from the proposed district because of a conflict with the airport. A letter from AKDOT is included in the backup material. This item was originally scheduled for public hearing February 1st and the meeting was canceled. Notices to neighboring property owners were sent out again and the hearing was held February 15th.

Staff and Planning Commission recommendation:

Adopt Ordinance 12-11

Attachments

1. Draft Ordinance 12-XX
2. Staff Report PL 12-08 and minutes
3. Staff Report PL 12-05 (canceled, no minutes)
4. Email from Kachemak Heritage Land Trust to Julie Engebretsen

Introduced by:	Mayor, Smith
Date:	09/20/11
Action:	Adopted as Amended
Vote:	8 Yes, 0 No, 1 Absent

**KENAI PENINSULA BOROUGH
RESOLUTION 2011-097**

A RESOLUTION TO CLASSIFY BOROUGH LAND LOCATED WITHIN THE HOMER CITY LIMITS, LOCATED WITHIN SECTION 15, T6S, R13W, S.M., ALASKA, CONTAINING 80 ACRES MORE OR LESS, PURSUANT TO KPB 17.10.080

WHEREAS, the Kenai Peninsula Borough has received title to subject land; and

WHEREAS, pursuant to KPB Chapter 17.10.080, classification provides direction for the management of borough land; and

WHEREAS, the subject parcel is located within the Homer city limits; and

WHEREAS, City of Homer Ordinance 09-40(S) and KPB Ordinance 2010-24 adopted the 2008 City of Homer Comprehensive Plan for that area of the borough within the boundaries of the City of Homer; and

WHEREAS, City of Homer Resolution 11-063 encourages the assembly to designate 80 acres, KPB Parcel Number 179-010-26 northwest of the Homer airport as wildlife habitat; and

WHEREAS, the City of Homer Comprehensive Plan classifies this 80 acres as conservation use; and

WHEREAS, the Kenai Peninsula Borough Planning Commission at its regular scheduled meeting of September 12, 2011, recommended adoption by unanimous consent;

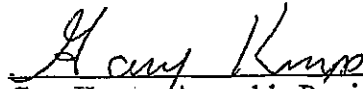
NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. Based on the findings of fact, analysis, and conclusions contained in the staff report of September 12, 2011, the following described borough land shall be classified as follows:

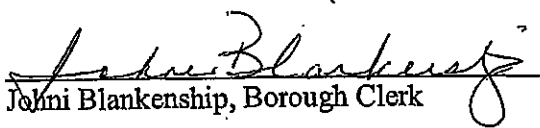
PARCEL	GENERAL LOCATION	LEGAL	ACRES	PROPOSED CLASSIFICATION
179-010-26	Homer	NW1/4SE1/4 & NE1/4SW1/4, T6S, R13W, Section 15, S.M.	80	Preservation

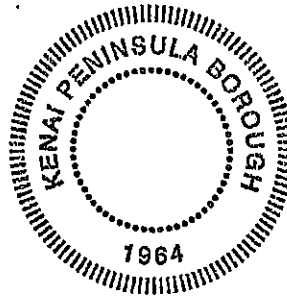
SECTION 2. This resolution shall take effect immediately upon adoption.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 20TH DAY OF SEPTEMBER, 2011.


Gary Knopp, Assembly President

ATTEST:


John Blankenship, Borough Clerk



Yes: Haggerty, Johnson, McClure, Murphy, Smalley, Smith, Tauriainen, Pierce
No: None
Absent: Knopp

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 15, 2012

- A. Staff Report PL 12-08, Draft Ordinance 12-xx Amending the Zoning Map to rezone portions of the Rural Residential and General Commercial Two districts to Conservation

City Planner Abboud reviewed his staff report.

Vice Chair Dolma opened the public hearing. There were no public comments and the hearing was closed.

VENUTI/BOS MOVED TO APPROVE THE AMENDMENTS TO THE ZONING MAP TO REZONE PORTIONS OF RURAL RESIDENTIAL AND GENERAL COMMERCIAL TWO DISTRICTS TO CONSERVATION AND FORWARD IT TO CITY COUNCIL FOR ADOPTION.

The Commission briefly discussed the history of the zoning. It was noted that relabeling the land won't make any difference regarding bird strikes, which have been minimal given the proximity to the airport. The Borough had it zoned as Preservation and this change will bring it in line with the City's designation of Conservation.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PLAT CONSIDERATION

- A. Staff Report 12-03 Thompson Subdivision, Upton Addition Preliminary Plat

City Planner Abboud reviewed the staff report.

SONNEBORN/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 12-03 THOMPSON SUBDIVISION, UPTON ADDITION PRELIMINARY PLAT.

There was brief comment that everything appears to be in order.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PENDING BUSINESS

- A. Staff Report PL 12-09, Sign Ordinance

City Planner Abboud reviewed his staff report. He explained that the Economic Development Advisory Commission was tasked by Council to review and make recommendations, and they voted to support the Commission's work as presented.

Some Commissioners expressed that people want sandwich boards and they should be a permitted use. Other Commissioners disagreed noting that there is a small group of business owners calling out for this. There are a lot of communities that don't allow sandwich boards. The proliferation of the signs is a real issue.



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.cityofhomer-ak.gov

STAFF REPORT PL 12-08

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Planning Technician
MEETING: February 1, 2012, Feb. 15, 2012
SUBJECT: Draft Ordinance 12-xx, Amending the Zoning Map to rezone portions of the Rural Residential and General Commercial Two districts to Conservation.

Requested Action: Conduct a public hearing and make a recommendation on the City Council on the proposed zoning map changes.

NOTE:

Staff originally advertised this ordinance to include more lands to be rezoned. However, based on airport comments and advice from the city attorney, staff withdrew state owned airport lands from the ordinance. Under state law, municipal zoning does not apply to airport lands. Because the last meeting was cancelled, staff re-advertised the ordinance, using the new boundaries.

GENERAL INFORMATION

This ordinance proposes to rezone two areas of the City. The first proposal is to rezone a piece of Rural Residential land to Conservation. The property is located on the far western boundary of the City, and is part of the state lands commonly called Overlook Park. The property is adjacent to existing conservation lands. The second proposal is to rezone an 80 acre parcel, owned by the Kenai Peninsula Borough north of the airport to Conservation. The lands to be rezoned are currently zoned General Commercial Two, and Urban Residential.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff has reviewed the ordinance per 21.95.050 and recommends the Planning Commission conduct a public hearing, and recommend approval to the City Council.

ATTACHMENTS

1. Staff Memorandum; review of HCC 21.95.050
2. Draft ordinance and attachments
3. Public Notice
4. Attorney Klinker comments
5. Homer Airport Comments from DOT
6. Staff report 12-05 (Meeting was cancelled and proposed ordinance changed from this staff report)





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.cityofhomer-ak.gov

MEMORANDUM

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Planning Technician
MEETING: February 15, 2012
SUBJECT: Draft Ordinance 12-xx, Amending the Zoning Map to rezone portions of the Rural Residential and General Commercial Two districts to Conservation.

This memo contains the planning staff review of the zoning code amendment as required by HCC 21.95.050.

21.95.050 Planning Department review of zoning map amendment. The Planning Department shall evaluate each amendment to the official zoning map that is initiated in accordance with HCC 21.95.020 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Staff response: The proposed amendments are consistent with the Comprehensive Plan and follow the guidelines of the Land Use Recommendations Map found in Chapter 4, Land Use, of the Plan.

b. Applies a zoning district or districts that are better suited to the area that is the subject of the amendment than the district or districts that the amendment would replace, because either conditions have changed since the adoption of the current district or districts, or the current district or districts were not appropriate to the area initially.

Staff response:

1. 80 acre parcel north of the airport. Since initial zoning of the area around the airport in 1982 with the adoption of the Homer Zoning Code, it has become apparent that heavy industrial zoning is not appropriate to the area. A large part of the General Commercial Two district was designated as Critical Habitat Area in 1996 in recognition of important wetlands and area moose habitat. Through the Comprehensive Plan, the community has outlined those areas more appropriate for industrial development, and those areas that would better serve community needs through conservation. The proposed map amendment follows the guidelines in the Plan.

2. Conservation zoning near Bluff Point (western edge of the City). The land is beach bluff property on a bench. It is much lower in elevation than adjacent residential lots along the Sterling Highway. When this area was annexed in 2002, it was owned by a private citizen who requested rural residential zoning. Staff thinks it may have been a lot selected as part of the Alaska Native Claims Settlement Act. Over the past ten years, the property has returned to the state, and the citizen has passed away. The land, and the adjacent land, is an area the state purchased with Exxon Valdez Oil Spill money for conservation or inclusion in the Kachemak bay State Park. With this change in ANCSLA selection, lack of physical access for residential development, and proximity to other conservation lands, it is appropriate to rezone this property to Conservation.

c. Is in the best interest of the public, considering the effect of development permitted under the amendment, and the cumulative effect of similar development, on property within and in the vicinity of the area subject to the amendment and on the community, including without limitation effects on the environment, transportation, public services and facilities, and land use patterns.

Staff response:

1. 80 acre parcel north of the airport. It is in the best interest of the public to rezone this portion of the Beluga Wetlands area as conservation. There are few public services or facilities available, and development would have a negative effect on the environment. The area is important moose and bird habitat, and contains extensive wetlands.

2. Bluff point conservation area. It is in the best interests of the public to rezone this parcel to conservation. There are no public services or access available for rural residential development and the land is adjacent to other conservation areas.

**CITY OF HOMER
HOMER, ALASKA**

Planning

ORDINANCE 12-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, AMENDING THE HOMER CITY ZONING MAP TO REZONE PORTIONS OF THE RURAL RESIDENTIAL (RR) AND GENERAL COMMERCIAL TWO (GC2) ZONING DISTRICTS TO CONSERVATION (CONS).

WHEREAS, Chapter 4 Goal 1 Objective C of the Homer Comprehensive Plan states, "Develop clear and well-defined land use regulations and update the zoning map in support of the desired pattern of growth"; and

WHEREAS, the Homer Comprehensive Plan classifies an 80-acre parcel northwest of the Homer Airport owned by the Kenai Peninsula Borough and described as Parcel No. 179-010-26 for conservation use, and the Kenai Peninsula Borough Assembly adopted Resolution 2011-97 classifying this parcel for Preservation; and

WHEREAS, The Homer Advisory Planning Commission held a public hearing on the rezonings described herein on _____, 2012 as required by Homer City Code 21.95.040, and

WHEREAS, The Homer Advisory Planning Commission found that (i) the proposed rezonings are consistent with the Homer Comprehensive Plan and will further specific goals and objectives of the Plan; (ii) the proposed rezonings apply zoning districts that are better suited to the areas that are the subject of the rezonings than the districts that the rezonings would replace; and (iii) there is a public need and justification for the rezonings, the rezonings are in the best interest of the public, and the rezonings will not have a negative effect on the public health, safety or welfare.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer Zoning Map is amended to transfer the parcels listed on the attached Exhibit A from the Rural Residential (RR) zoning district to the Conservation (CONS) zoning district as shown on the attached Exhibit B.

Section 2. The Homer Zoning Map is amended to transfer the parcels listed on the attached Exhibit A from the General Commercial 2 (GC2) zoning district to the Conservation (CONS) zoning district as shown on the attached Exhibit C.

Section 3. The City Planner is authorized to note on the Homer Zoning Map the amendments enacted by this ordinance as required by Homer City Code 21.10.030(b).

Section 4. This is a non-Code ordinance of a permanent nature and shall be noted in the ordinance history of Homer City Code 21.10.030.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____ 2012.

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:

Walt E. Wrede, City Manager

Date: _____

Thomas F. Klinkner, City Attorney

Date: _____

Exhibit A

Tax Parcel 17316006. Rezone from Rural Residential to Conservation.

Legal Description: T6S R14W Sec 15 Seward Meridian HM Govt Lot 1

Tax Parcel 17901026. Rezone from General Commercial Two to Conservation.

Legal Description: T6S R13W Sec 15 Seward Meridian HM NW $\frac{1}{4}$ SE $\frac{1}{4}$ & NE $\frac{1}{4}$ SW $\frac{1}{4}$

Exhibit B

Dump

Rural Residential

City Limits

Sterling Highway

X

Conservation

This lot to change from
Rural Residential
to Conservation zoning.

Kachemak Bay



City of Homer
Planning and Zoning Department

2/8/2012

Legend

 City Limits

Adjacent Existing Zoning

Zone

 Rural Residential

 Conservation



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Homer, its council, board,
departments, employees and agents are
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contained herein, or deductions, interpretations
or conclusions drawn therefrom.

PUBLIC NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, February 15, 2012 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska on the following matters:

Draft Ordinance 12-xx Amending the Zoning Map to rezone portions including T 6S R 13W SEC 15 SEWARD MERIDIAN HM NW ¼ SE ¼ & NE ¼ SW ¼ and T 6S R 14W SEC 15 SEWARD MERIDIAN HM GOVT LOT 1 of the Rural Residential, and General Commercial Two districts to Conservation. One parcel is located near Overlook Park on the Western edge of the city limits, and one parcel is located south of Bottom Lane, north of the Homer airport.

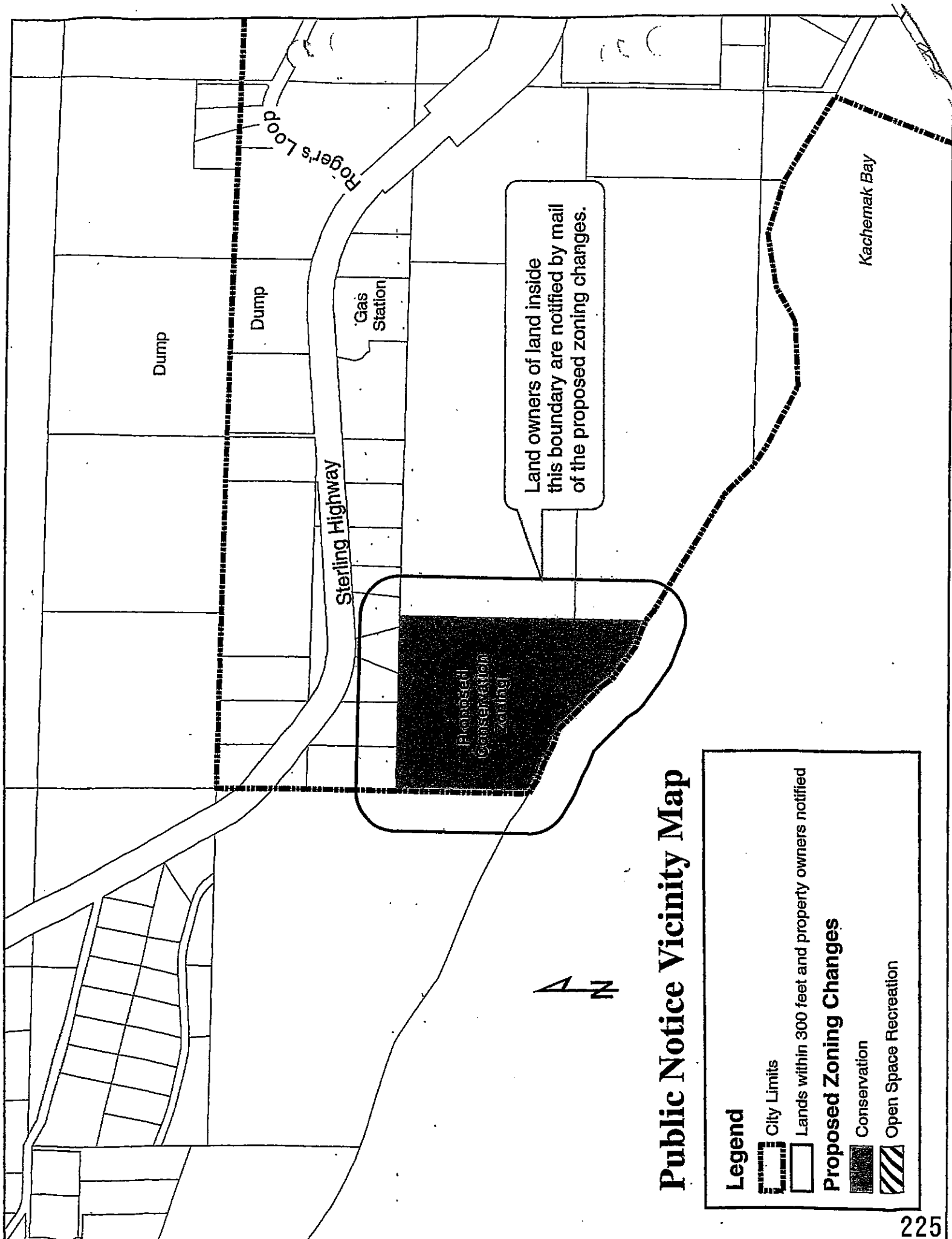
Anyone wishing to present testimony concerning these matters may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

For additional information, please contact Rick Abboud in the City Planning and Zoning Office at 235-8121, ext. 2236.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY.

PLEASE PUBLISH ONCE

ACCOUNT 100.130.5227



Public Notice Vicinity Map

Legend

City Limits

Lands within 300 feet and property owners notified

Proposed Zoning Changes

Conservation

Open Space Recreation

Public Notice Vicinity Map

The area proposed for conservation zoning has been reduced. The original proposal and last public notice involved a much larger area. Marked lots are within 300 feet and property owners notified.

Proposed Conservation Zoning

Beluga Lake

FAA Road

Airport Runway

Kachemak Drive

Ocean Drive

Legend

- Proposed Rezone
- Lands within 300 feet

Kachemak Bay

2/2/2012

Julie Engebretsen

From: Thomas Klinkner [tklinkner@BHB.com]
Sent: Friday, January 27, 2012 4:07 PM
To: Julie Engebretsen
Cc: Holly Wells
Subject: Airport and City Zoning

Julie,

This responds to your message to Holly of Wednesday, January 25.

Although AS 35.30.020 requires the State Department of Transportation to comply with local planning and zoning ordinances to the same extent as other landowners, AS 02.25 provides specifically for the Department to adopt zoning regulations for state airports. The Alaska Attorney General has issued an opinion that the Department's zoning authority under AS 02.25 prevails over the deference to local zoning prescribed by AS 35.30.020. Thus (1) Homer Airport land is not subject to City zoning; and (2) the City's purported rezoning of airport land from Urban Residential to Open Space Recreational will have no effect on an airport lessee's right to construct a dock on airport land.

Thomas F. Klinkner | Birch Horton Bittner & Cherot
1127 W 7th Avenue | Anchorage, AK 99501
Tel: (907) 276-1550 | Fax: (907) 276-3680
Email: tklinkner@bhb.com | Website: www.birchhorton.com

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birchhorton.com

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SEAN PARNELL, GOVERNOR

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

DIVISION OF MAINTENANCE AND OPERATIONS
CENTRAL REGION

P.O. Box 1327
Seldovia, AK 99669
907-262-2199
Fax 907-262-5343

February 1, 2012

Homer Advisory Planning Commission
c/o City of Homer
491 East Pioneer Avenue
Homer, AK 99603

Re: Draft ordinance 12-XX to amend zoning to create conservation area adjacent to and including some portions of the Homer airport.

Dear Homer Advisory Planning Committee:

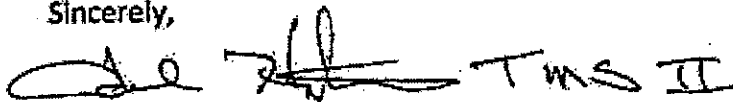
The Alaska Department of Transportation and Public Facilities (DOT&PF) is the owner and operator of the Homer Airport. Consistent with federal grant commitments and standard airport management practices, the DOT&PF is committed to managing the airport in a safe manner. The proposed ordinance conflicts with the goal of safe airport operations, and we specifically object to the proposed ordinance on the following basis:

- Per state statute (AS 02.25.010, Airport Zoning Regulations), state airports are ensured uniform state oversight and local governments are not given authority to zone them. The adoption of this ordinance would contribute to unrealistic expectations regarding airport management. It seems both imprudent and ill-advised to create public expectations that run counter to both state statute and safe airport management practices. If local governments were permitted to non-uniformly zone airports in their boundaries, it would create aviation safety and security issues for the system of airports.
- Per AS 16.20.500-16.20.530 (C) (see attached) the DOT&PF has the authority to work with the Alaska Department of Fish and Game to prohibit the enhancement or creation of bird habitat within the vicinity of the Homer Airport on the lands described therein. If this re-zone is approved and the lands promoted for habitat/conservation, wildlife may become pressured into the proposed conservation zone as development outside of the area increases. This may create hazards related to bird strikes and related human injury or loss of life. As wildlife encroaches onto the airport, it will be necessary to haze them from airport land and perimeters, contributing to further stress and potential mortality for these populations. Wildlife feeding and breeding patterns would be interrupted and the additional effort to keep the airport safe would consume staff time.

- FAA advises a distance of 5 miles between airports and "Wildlife attractants" to protect the approach and departure of airspace from wildlife hazards. A conservation designation adjacent to airport property may promote wildlife propagation. As stated above, the attraction of additional wildlife near the airport inhibits our goal of providing a safe airport environment.
- Although legally the ordinance would not apply to airport land, its existence may impose a conflict with the airport's ability to comply with federal regulations for airport management. Over recent years the FAA has been increasing its airport land use compliance requirements, which include activities that occur on lands adjacent to airports that could result in conflicts with standard airport practices. In situations where serious conflicts exist, the ability for that airport to receive federal funds may be curtailed, and penalties imposed. This could eventually make the airport ineligible for federal funding.

Thank you for the opportunity to convey our concerns and objections to the proposed ordinance.

Sincerely,

Handwritten signature of Carl High, consisting of a stylized 'C' followed by 'H' and 'TMS II'.

Carl High
Kenai District Maintenance Manager, DOT&PF

HOMER AIRPORT CRITICAL HABITAT ACT

The Homer Airport Critical Habitat Area (HACHA) was established in 1996 and is composed of approximately 290 acres and borders HOM to the north. The Homer Airport Critical Habitat Act, an Alaska state statute, (sections AS 16.20.500-16.20.530 ((C) - (ii), and (e)), specifically provides the authority to the Department of Transportation and Public Facilities in cooperation with the Department of Fish and Game, to prohibit the enhancement or creation of bird habitat in the vicinity of HOM or within the Homer Airport Critical Habitat Area (Attachment 1 and 2).

The Federal Aviation Administration (FAA) approved the Homer Wildlife Hazard Management Plan as part of the Federal Aviation Regulation Part 139.337 requirement due to wildlife strikes at the airport (Attachment 3). The FAA Wildlife Strike Database reports wildlife strikes at the Homer Airport between January 1990 – January 2012 (Attachment 4).

The FAA issued Advisory Circulars 150/5200-33B Hazardous Wildlife Attractants on or Near Airports (Attachment 5) to provide guidance on certain land uses that have the potential to attract hazardous wildlife on or near public-use airports. AC 150/5200-33B includes a table that ranks 25 species groups as to the relative hazard to aircraft, many of which live in the HACHA. AC 150/5200-33B also recommends a distance of 5 statute miles between the farthest edge of the airports airport operating area and the hazardous wildlife attractant if the attractant could cause hazardous wildlife movement into or across the approach or departure of airspace (pages 1 and 2). AC 150/5200-33B (page 8) also recommend immediately correcting, in cooperation with local, state, and Federal regulatory agencies, any wildlife hazards arising from existing wetlands located on or near airports.

HOM currently has a federal depredation permit for control actions that ensures compliance with the Migratory Bird Treaty Act, the Bald and Golden Eagle Protection Act, and the Endangered Species Act (original wildlife control permits on file in the Airport Managers office). Taking any actions, other than controlling wildlife access to airport properties, would negate any benefits provided by the depredation permit.

**ATTACHMENT 1 ALASKA STATUTES
05 FISH AND GAME CRITICAL HABITAT AREAS
Section 16.20.630**

Sec. 16.20.630. Homer Airport Critical Habitat Area established.

(a) The following described area is established as the Homer Airport Critical Habitat Area:

(1) Tract A:

Township 6 South, Range 13 West, Seward Meridian

Section 21: that portion of the S1/2NE1/4NW1/4 upland of the ordinary high water line of Beluga Lake, comprising 9.3 acres, more or less;

(2) Tract B:

Township 6 South, Range 13 West, Seward Meridian

Section 21: that portion of the NE1/4 upland of the ordinary high water line of Beluga Lake that is encompassed by a boundary beginning at the section corner common to Sections 15, 16, 21, and 22, Township 6 South, Range 13 West, Seward Meridian; thence proceeding South 00 degrees 01 minute 00 seconds East along the section line common to Sections 21 and 22, Township 6 South, Range 13 West, Seward Meridian, to the point of intersection with a line located 1,520 feet South of and parallel to the northern section line of Section 21, Township 6 South, Range 13 West, Seward Meridian; thence along the line located 1,520 feet South of and parallel to the northern section line of Section 21, Township 6 South, Range 13 West, Seward Meridian, to the point of intersection with the ordinary high water line of Beluga Lake; thence in a northwesterly direction along the meanders of the ordinary high water line of Beluga Lake to the point of intersection with the West boundary line of NE1/4, Section 21, Township 6 South, Range 13 West, Seward Meridian, being common to the center quarter line of Section 21, Township 6 South, Range 13 West, Seward Meridian; thence North 00 degrees 01 minute 00 seconds West along the West boundary line of NE1/4, Section 21, Township 6 South, Range 13 West, Seward Meridian, to the point of intersection with the section line common to Sections 16 and 21, Township 6 South, Range 13 West, Seward Meridian; thence East along the section line common to Sections 16 and 21, Township 6 South, Range 13 West, Seward Meridian, to the point of beginning; comprising 70.4 acres, more or less;

(3) Tract C:

Township 6 South, Range 13 West, Seward Meridian

Section 15: S1/2SW1/4, comprising 80 acres, more or less;

(4) Tract D:

Township 6 South, Range 13 West, Seward Meridian

Section 22: that portion of the NW1/4 northwesterly of a line parallel to, northwesterly of, and 750 feet perpendicular from the monumented runway centerline of the Homer Airport, comprising 60 acres, more or less;

(5) Tract E, comprising 74 acres, more or less:

Township 6 South, Range 13 West, Seward Meridian

Section 15: those portions of SW1/4SE1/4 and E1/2SE1/4 northwesterly of a line parallel to, northwesterly of, and 750 feet perpendicular from the monumented runway centerline of the Homer Airport;

Section 22: that portion of the NW1/4NE1/4 northwesterly of a line parallel to, northwesterly of, and 750 feet perpendicular from the monumented runway centerline of the Homer Airport.

(b) Notwithstanding AS 16.20.500 - 16.20.530, the land in Township 6 South, Range 13 West, Section 21 described in (a) of this section is subject to the following:

- (1) the right of unobstructed passage by aircraft over the land;
- (2) the right of aircraft to use the airspace above the land without restrictions on noise, dust, or fumes, other than those imposed under federal and state laws governing air and water quality;
- (3) the authority of the Department of Transportation and Public Facilities to
 - (A) prohibit the construction of obstructions and permanent structures on the land;
 - (B) clear the land and keep the land clear, including removal of trees, brush, soil, berms, hills, irregularities in the topography, stockpiles, rocks, buildings, structures, and other obstructions;
 - (C) prohibit or remove an activity, installation, or object on the land that
 - (i) creates electrical interference with radio communication or navigational instruments of aircraft or the Homer Airport;
 - (ii) may enhance bird habitat on or in the vicinity of the Homer Airport;
 - (iii) hinders the ability of pilots to distinguish between airport lights and other lights;
 - (iv) results in glare in the eyes of pilots using the Homer Airport;
 - (v) impairs visibility in the vicinity of the Homer Airport; or

(vi) endangers the landing, departure, or maneuvering of aircraft at the Homer Airport;

(D) prohibit development on the land for any purpose, other than public access across the land;

(E) require

(i) approval of the Department of Transportation and Public Facilities for the design and construction of access across the land;

(ii) relocation of access across the land as necessary to satisfy applicable standards of airport design, safety, and security;

(F) install navigational aids on the land; and

(G) enter upon the land for the purpose of enforcing or implementing this subsection.

(c) Notwithstanding AS 16.20.500 - 16.20.530, the land in Township 6 South, Range 13 West, Sections 15 and 22 described in (a) of this section is subject to the following:

(1) the right of unobstructed passage by aircraft over the land;

(2) the right of aircraft to use the airspace above the land without restrictions on noise, dust, or fumes, other than those imposed under federal and state laws governing air and water quality;

(3) the authority of the Department of Transportation and Public Facilities to

(A) prohibit the construction of obstructions and permanent structures extending above the imaginary surface of the Homer Airport as determined under regulations of the Federal Aviation Administration;

(B) clear the land and keep the land clear of obstructions extending above the imaginary surface of the Homer Airport as determined under regulations of the Federal Aviation Administration, including removal of trees, brush, soil, berms, hills, irregularities in the topography, stockpiles, rocks, buildings, structures, and other obstructions;

(C) prohibit or remove an activity, installation, or object that

(i) creates electrical interference with radio communication or navigational instruments of aircraft or the Homer Airport;

(ii) may enhance bird habitat on or in the vicinity of the Homer Airport;

(iii) hinders the ability of pilots to distinguish between airport lights and other lights;

(iv) results in glare in the eyes of pilots using the Homer Airport;

(v) impairs visibility in the vicinity of the Homer Airport; or

(vi) endangers the landing, departure, or maneuvering of aircraft at the Homer Airport;

(D) enter upon the land for the purpose of enforcing or implementing this subsection.

(d) The Department of Fish and Game shall cooperate with the Department of Transportation and Public Facilities in implementing (b) and (c) of this section.

(e) Neither the Department of Fish and Game nor another person may create, develop, or enhance bird habitat within the Homer Airport Critical Habitat Area.

(f) The state land described in (a) of this section may not be transferred to municipal or private ownership or to another state agency unless covenants or easements in the land, containing provisions substantially similar to (b) and (c) of this section, are reserved to the Department of Transportation and Public Facilities for the benefit of the Homer Airport.

(g) The Department of Fish and Game shall establish and appoint an advisory committee to work with the department and advise on the management of the Homer Airport Critical Habitat Area. If the department develops a management plan for the critical habitat area, the department shall consult with the advisory committee, and the plan must allow guaranteed access to and continued public fishing, hunting, and trapping activities and opportunities in the area. Among appointments to the advisory committee, the department shall include

(1) industry and commercial users and hunters, trappers, fishermen, and recreational users recommended by the City of Homer;

(2) an official representing the City of Homer; and

(3) a representative of the Department of Transportation and Public Facilities.

ATTACHMENT 2
ALASKA STATUTES 05 FISH AND GAME CRITICAL HABITAT AREAS
Section 16.20.500 – 16.20.530

Article 05. FISH AND GAME CRITICAL HABITAT AREAS

Sec. 16.20.500. Purpose.

The purpose of AS 16.20.500 - 16.20.690 is to protect and preserve habitat areas especially crucial to the perpetuation of fish and wildlife, and to restrict all other uses not compatible with that primary purpose.

Sec. 16.20.510. Regulations.

The Board of Fisheries and the Board of Game, where appropriate, shall adopt regulations they consider advisable for conservation and protection purposes governing the taking of fish and game in state fish and game critical habitat areas.

Sec. 16.20.520. Multiple land use.

Before the use, lease, or other disposal of land under private ownership or state jurisdiction and control, within state fish and game critical habitat areas created under AS 16.20.500 - 16.20.690, the person or responsible state department or agency shall notify the commissioner of fish and game. The commissioner shall acknowledge receipt of notice by return mail.

Sec. 16.20.530. Submission of plans and specifications.

(a) When a board determines that the following information is required, it shall instruct the commissioner, in the letter of acknowledgment required under AS 16.20.520, to require the person or governmental agency to submit:

- (1) full plans for the anticipated use;
- (2) full plans and specifications of proposed construction work;
- (3) complete plans and specifications for the proper protection of fish and game; and
- (4) the approximate date when the construction or work is to commence.

(b) The board shall require the person or governmental agency to obtain the written approval of the commissioner as to the sufficiency of the plans or specifications before construction is commenced.

ATTACHMENT 3 HOMER WILDLIFE HAZARD MANAGEMENT PLAN

Homer Wildlife Hazard Management Plan, 1.2 Wildlife Strike History, Table 1. Wildlife Strikes near Miss Activity within 5 miles of HOM (late 1980's-2001), pages 1-2:

DATE	TYPE OF AIRCRAFT	NUMBER/SPECIES	DAMAGE	COMMENTS
Late 80's	AK-Air-nautical Twin Otter	1 coyote	Unknown	Found on runway by airport manager
1990	Cessena	1 mallard	Minor	Occurred on approach
1993	Cessena	1 ring-necked pheasant	Unknown	Occurred at an altitude less than 100 ft. on approach
Mid 1990s	Unknown	1 sandhill crane	Unknown	Found by airport maintenance at the approach end of Runway 21
4/2/95	Unknown	1 warbler species	unknown	Found by airport maintenance on runway
11/11/97	PA-31 Navajo	1 moose	None	Occurred during take-off on Beluga lake
11/21/00 *	Cessena	5 blaucous-winged gulls	None	Near Miss occurring during the approach over the approach lights of Runway 3
5/14/01 *	C-130	1 bald eagle	None	Near Miss resulted in an aborted approach to runway 21
9/17/01 *	Cessena	2 ring-necked pheasants	None	Near Miss occurred in front of taxiing aircraft
10/14/01	Unknown	1 white-winged crossbill	Unknown	Found by airport maintenance on the approach to runway 21

* **Near Miss:** an incident in which a wildlife species comes within 50 feet of an operating aircraft, or the aircraft or wildlife species takes evasive action to avoid a collision.

ATTACHMENT 4
FEDERAL AVIATION ADMINISTRATION
WILDLIFE STRIKE DATABASE

Search The FAA Wildlife Strike Database (search criteria: Homer Airport, from 1/1/1990 – 1/31/2012, all aircraft type, all engine type, all damage, all species). <http://wildlife-mitigation.tc.faa.gov/wildlife/database.aspx>

DATE	PHASE OF FLT	SPECIES	BIRDS SEEN	BIRDS STRUCK	SIZE	REMARKS
8/12/2010		Unknown bird or bat				
10/15/2008	Landing	Unknown bird or bat			Medium	
10/5/2008	En Route				Medium	
8/11/2008	Take-off run	Coyote	1	1	Large	DURING T/O, COYOTE RAN ACROSS RWY AND WAS HIT BY THE LDG GEAR. COYOTE WAS KILLED. PILOT CONTD FLT TO ANC WITH LDG GEAR IN DOWN & LOCKED POSITION. AFTER LDG, INSPN FOUND NO DMG. TIME OUT OF SERVICE WAS LESS THAN 1/2 HR.
5/15/2006	Approach	Wilson's snipe			Small	
4/19/2005	Take-off run	Unknown bird or bat			Medium	
10/24/2001	Approach	Unknown bird – small	2 to 10	1	Small	Insufficient remains on aircraft, blood stain only
10/14/2001		White-winged crossbill		1	Small	CARCASS FOUND BY ARPT MX. ID BY WS BIOL. DAY.
4/2/1995		Wood Warblers		1		WARBLER FOUND ON RWY BY APRT MX

ATTACHMENT 5
ADVISORY CIRCULAR 150/5200-33B HAZARDOUS WILDLIFE
ATTRACTANTS ON OR NEAR AIRPORTS



U.S. Department
of Transportation
Federal Aviation
Administration

Advisory Circular

**Subject: HAZARDOUS WILDLIFE
ATTRACTANTS ON OR NEAR
AIRPORTS**

Date: 8/28/2007

AC No: 150/5200-33B

Initiated by: AAS-300 Change:

1. **PURPOSE.** This Advisory Circular (AC) provides guidance on certain land uses that have the potential to attract hazardous wildlife on or near public-use airports. It also discusses airport development projects (including airport construction, expansion, and renovation) affecting aircraft movement near hazardous wildlife attractants. Appendix 1 provides definitions of terms used in this AC.

2. **APPLICABILITY.** The Federal Aviation Administration (FAA) recommends that public-use airport operators implement the standards and practices contained in this AC. The holders of Airport Operating Certificates issued under Title 14, Code of Federal Regulations (CFR), Part 139, Certification of Airports, Subpart D (Part 139), may use the standards, practices, and recommendations contained in this AC to comply with the wildlife hazard management requirements of Part 139. Airports that have received Federal grant-in-aid assistance must use these standards. The FAA also recommends the guidance in this AC for land-use planners, operators of non-certificated airports, and developers of projects, facilities, and activities on or near airports.

3. **CANCELLATION.** This AC cancels AC 150/5200-33A, *Hazardous Wildlife Attractants on or near Airports*, dated July 27, 2004.

4. **PRINCIPAL CHANGES.** This AC contains the following major changes, which are marked with vertical bars in the margin:

- a. Technical changes to paragraph references.
- b. Wording on storm water detention ponds.
- c. Deleted paragraph 4-3.b, *Additional Coordination*.

5. **BACKGROUND.** Information about the risks posed to aircraft by certain wildlife species has increased a great deal in recent years. Improved reporting, studies, documentation, and statistics clearly show that aircraft collisions with birds and other wildlife are a serious economic and public safety problem. While many species of wildlife can pose a threat to aircraft safety, they are not equally hazardous. Table 1

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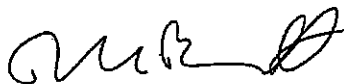
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rank the wildlife groups commonly involved in damaging strikes in the United States according to their relative hazard to aircraft. The ranking is based on the 47,212 records in the FAA National Wildlife Strike Database for the years 1990 through 2003. These hazard rankings, in conjunction with site-specific Wildlife Hazards Assessments (WHA), will help airport operators determine the relative abundance and use patterns of wildlife species and help focus hazardous wildlife management efforts on those species most likely to cause problems at an airport.

Most public-use airports have large tracts of open, undeveloped land that provide added margins of safety and noise mitigation. These areas can also present potential hazards to aviation if they encourage wildlife to enter an airport's approach or departure airspace or air operations area (AOA). Constructed or natural areas—such as poorly drained locations, detention/retention ponds, roosting habitats on buildings, landscaping, odor-causing rotting organic matter (putrescible waste) disposal operations, wastewater treatment plants, agricultural or aquaculture activities, surface mining, or wetlands—can provide wildlife with ideal locations for feeding, loafing, reproduction, and escape. Even small facilities, such as fast food restaurants, taxicab staging areas, rental car facilities, aircraft viewing areas, and public parks, can produce substantial attractions for hazardous wildlife.

During the past century, wildlife-aircraft strikes have resulted in the loss of hundreds of lives worldwide, as well as billions of dollars in aircraft damage. Hazardous wildlife attractants on and near airports can jeopardize future airport expansion, making proper community land-use planning essential. This AC provides airport operators and those parties with whom they cooperate with the guidance they need to assess and address potentially hazardous wildlife attractants when locating new facilities and implementing certain land-use practices on or near public-use airports.

6. MEMORANDUM OF AGREEMENT BETWEEN FEDERAL RESOURCE AGENCIES. The FAA, the U.S. Air Force, the U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency, the U.S. Fish and Wildlife Service, and the U.S. Department of Agriculture's Wildlife Services signed a Memorandum of Agreement (MOA) in July 2003 to acknowledge their respective missions in protecting aviation from wildlife hazards. Through the MOA, the agencies established procedures necessary to coordinate their missions to address more effectively existing and future environmental conditions contributing to collisions between wildlife and aircraft (wildlife strikes) throughout the United States. These efforts are intended to minimize wildlife risks to aviation and human safety while protecting the Nation's valuable environmental resources.



DAVID L. BENNETT
Director, Office of Airport Safety
and Standards

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Table 1. Ranking of 25 species groups as to relative hazard to aircraft (1=most hazardous) based on three criteria (damage, major damage, and effect-on-flight), a composite ranking based on all three rankings, and a relative hazard score. Data were derived from the FAA National Wildlife Strike Database, January 1990–April 2003.¹

Species group	Ranking by criteria			Composite ranking ²	Relative hazard score ³
	Damage ⁴	Major damage ⁵	Effect on flight ⁶		
Deer	1	1	1	1	100
Vultures	2	2	2	2	64
Geese	3	3	6	3	55
Cormorants/pelicans	4	5	3	4	54
Cranes	7	6	4	5	47
Eagles	6	9	7	6	41
Ducks	5	8	10	7	39
Osprey	8	4	8	8	39
Turkey/pheasants	9	7	11	9	33
Hérons	11	14	9	10	27
Hawks (buteos)	10	12	12	11	25
Gulls	12	11	13	12	24
Rock pigeon	13	10	14	13	23
Owls	14	13	20	14	23
H. lark/s. bunting	18	15	15	15	17
Crows/ravens	15	16	16	16	16
Coyote	16	19	5	17	14
Mourning dove	17	17	17	18	14
Shorebirds	19	21	18	19	10
Blackbirds/starling	20	22	19	20	10
American kestrel	21	18	21	21	9
Meadowlarks	22	20	22	22	7
Swallows	24	23	24	23	4
Sparrows	25	24	23	24	4
Nighthawks	23	25	25	25	1

¹ Excerpted from the *Special Report for the FAA, "Ranking the Hazard Level of Wildlife Species to Civil Aviation in the USA: Update #1, July 2, 2003"*. Refer to this report for additional explanations of criteria and method of ranking.

² Relative rank of each species group was compared with every other group for the three variables, placing the species group with the greatest hazard rank for ≥ 2 of the 3 variables above the next highest ranked group, then proceeding down the list.

³ Percentage values, from Tables 3 and 4 in Footnote 1 of the *Special Report*, for the three criteria were summed and scaled down from 100, with 100 as the score for the species group with the maximum summed values and the greatest potential hazard to aircraft.

⁴ Aircraft incurred at least some damage (destroyed, substantial, minor, or unknown) from strike.

⁵ Aircraft incurred damage or structural failure, which adversely affected the structure strength, performance, or flight characteristics, and which would normally require major repair or replacement of the affected component, or the damage sustained makes it inadvisable to restore aircraft to airworthy condition.

⁶ Aborted takeoff, engine shutdown, precautionary landing, or other.

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