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491 E. Pioneer Avenue Homer, Alaska 99603 www.cityofhomer-ak.gov

City of Homer Agenda

City Council Regular Meeting Monday, April 08, 2019 at 6:00 PM City Hall Cowles Council Chambers

CALL TO ORDER, 6:00 P.M.

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- A. National Library Week April 7-13
- B. National Library Workers Day, April 9
- C. Celebration of Lifelong Learning, April 13

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

A. Ordinance 19-09(S), An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a \$100,000 Service Extension Fees and Authorizing the Extension of City of Homer Water Services to Lot 2B, Puffin Acres Milepost 3, East End Road in Kachemak City. Mayor/Smith. Introduction February 11, 2019, Public Hearing February 25, 2019, Postponed to March 11 and March 26, 2019. (Notice to Rescind issued by Aderhold)

CONSENT AGENDA

(Items listed below will be enacted by one motion. If a 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. City Council Unapproved Regular Meeting Minutes of March 26, 2019. Recommend approval.
- B. Memorandum 19-041 from Mayor Re: Appointment of Kalie Petska-Rubalcava to the Advisory Planning Commission. Recommend approval.
- <u>C.</u> Memorandum 19-042 from Special Projects Coordinator Re: 2020-2025 Capital Improvement Plan and FY 2021 Legislative Request Schedule. Recommend approval.

- D. Memorandum 19-044 from City Clerk Re: Travel Authorization for Councilmember Aderhold to attend the CIRCAC Annual Board Meeting April 5, 2019 in Kenai, Alaska
- E. Ordinance 19-15, An Ordinance of the City Council of Homer, Alaska Amending the 2019 Capital Budget to Appropriate funds in the Amount of \$1,697,865 from the Police Station Project Account for Project Management, Design Support, Early Site Civil Construction and Land Purchase Repayment Associated with the New Homer Police Station Project. City Manager/Public Works Director. City Manager/Public Works Director. Recommended dates Introduction April 8, 2019, Public Hearing and Second Reading April 22, 2019
- F. Memorandum 19-043 from Public Works Director as backup

VISITORS

ANNOUNCEMENTS / PRESENTATIONS / REPORTS

(5 Minute limit per report)

Committee of the Whole Report

Worksession Report

Special Meeting Report

Mayor's Report

Borough Report

Commissions/Board/Committee Reports (5 minute limit per report)

Library Advisory Board

vii. National Library Week Information

Homer Advisory Planning Commission

viii. Memorandum from City Planner Re: CUP Review

ix. Memorandum from City Planner Re: CUP Review

Economic Development Advisory Commission

Parks Art Recreation and Culture Advisory Commission

Port and Harbor Advisory Commission

Americans with Disabilities Act Compliance Committee

PUBLIC HEARING(S)

A. Ordinance 19-13, An Ordinance of the City Council of Homer, Alaska Amending the FY 2019 Operating Budget to Fund a Coastal Engineer's Analysis of the Seawall by

Appropriating \$8,369.78 from the Ocean Drive Loop Special Service District Account and \$1,837.27 from the City Seawall Reserve Account. City Manager. Introduction March 26, 2019, Public Hearing and Second Reading April 8, 2019

- B. Ordinance 19-14, An Ordinance of the City Council of Homer, Alaska Approving a Noncompetitive Lease with Northern Enterprises Boat Yard, Inc. and Authorizing the City Manager to Execute the Appropriate Documents for a New Twenty Year Lease with Options for Two Consecutive Five Year Renewals for an Identified Sixty Square Foot Portion of City Tidelands ATS 612 at an Initial Annual Rate of \$3.65. City Manager. Introduction March 26, 2019, Public Hearing and Second Reading April 8, 2019
- C. Memorandum 19-039 from Port Director/Harbormaster as backup

ORDINANCE(S)

CITY MANAGER'S REPORT

- A. City Manager's Report
- **B.** Bid Report informational only

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

A. Resolution 19-022, A Resolution of the City Council of Homer, Alaska Adopting the 2019 Homer Land Allocation Plan. Aderhold.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is Monday, April 22, 2019 at 6:00 p.m., Worksession at 4:00p.m. Committee of the Whole at 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.

ORDINANCE REFERENCE SHEET 2019 ORDINANCE ORDINANCE 19-09

An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a \$100,000 Service Extension Fee and Authorizing the Extension of City of Homer Water Services to Lot 2B, Puffin Acres Milepost 3, East End Road in Kachemak City.

Sponsor: Mayor

1. City Council Regular Meeting February 11, 2019 Introduction

Resolution 17-014(S), Resolution 04-42(A), and Backup items from March 13, 2017 City Council Regular meeting

2. City Council Regular Meeting February 25, 2019 Public Hearing and Postponed to March 11, 2019 for Second Reading

Ordinance 19-09(S), An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a \$100,000 Service Extension Fees and Authorizing the Extension of City of Homer Water Services to Lot 2B, Puffin Acres Milepost 3, East End Road in Kachemak City. Mayor Smith

3. City Council Regular Meeting March 11, 2019 Second Reading, Postponed to March 26, 2019.

Resolution 17-014(S), Resolution 04-42(A), and Backup items from March 13, 2017 City Council Regular meeting

Ordinance 19-09(S), An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a \$100,000 Service Extension Fees and Authorizing the Extension of City of Homer Water Services to Lot 2B, Puffin Acres Milepost 3, East End Road in Kachemak City. Mayor/Smith

- 4. City Council Regular Meeting March 26, 2019 Second Reading
- 5. City Council Regular Meeting April 8, 2019 (Notice to Rescind issued March 28, Aderhold)

1 2	CITY OF HOMER HOMER, ALASKA		
3		Mayor/Smith	
4	ORDINANCE 19-09(S)		
5			
6	AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,		
7	ACCEPTING AND APPROPRIATING A \$100,000 SERVICE		
8	EXTENSION FEE AND AUTHORIZING THE EXTENSION OF CITY		
9	OF HOMER WATER SERVICES TO LOT 2B, PUFFIN ACRES		
10	MILEPOST 3 EAST END ROAD IN KACHEMAK CITY.		
11	MUSEE ACTION OF THE STATE OF TH	– .	
12	WHEREAS, In 2004, in conjunction with the Alaska Department of Transp		
13	End Road Improvement Project, the City of Homer was afforded a very		
14	opportunity to extend the water and sewer lines along East End Road to Kachema	ik Drive; and	
15 16	WHEREAS, When the East End Sewer was extended, Kachemak City w	as allowed to	
17	pay for a portion of the sewer improvement (based on the area and lots poter		
18	with grant monies and assessments Kachemak City levied on Kachemak City benefited lots;		
19	and	enemed lots,	
20	und		
21	WHEREAS, Resolution 04-42(A) authorized the City of Homer to proc	eed with the	
22	petitioning process as outlined in HCC 7.04.030 that eventually established the E		
23	Sewer Local Improvement District (LID) and the East End Road Water LID; and		
24			
25	WHEREAS, While approximately half of the cost of the construction wa	s allocated to	
26	the lots within the LID, the unallocated portion became known as the "Kachema	k City Share";	
27	and		
28			
29	WHEREAS, The Kachemak City Share of East End Road Water Extension I	mprovements	
30	was calculated at \$265,069.88 (.484% of the total based on the area and lots pote	ntially served	
31	plus a standard 5% administrative fee) for creating water assessments to be colle	ected in some	
32	fashion at such time as connections are permitted; and		
33			
34	WHEREAS, The City of Homer has been approached by East End Par	•	
35	company constructing affordable housing units in Kachemak City, that needs access to		
36	reliable water source; and		
37	WITDEAC Affordable beinging bee been identified as a medit of the City	- المحمد الم	
38	WHEREAS, Affordable housing has been identified as a need by the City		
39	the Comprehensive Plan and Comprehensive Economic Development Strategy; a	iiu	

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81 82 nature and shall not be codified.

WHEREAS, East End Partners, LLC will build 24 units of varying sizes that will help fill 41 42 this need for the greater Homer area; and 43 44 WHEREAS, East End Partners, LLC has proposed to pay a service connection fee of \$100,000 to have access to City water; and 45 46 WHEREAS, The service connection fee will go to the Homer Accelerated Water and 47 Sewer Program (HAWSP) to help fund future water system distribution improvements; and 48 49 50 WHEREAS, The connection of City water fronting Lot 2B does not change the City's 51 policy on extending water outside City limits established in Resolution 04-42(A); and 52 WHEREAS, At which time when a sewer-only customer in Kachemak City hooks up to 53 54 City water, their water usage will be metered and no longer billed under the sewer-only rate structure; and 55 56 57 WHEREAS, A resolution amending the fee schedule to enact a water service fee of 4.85% of total charges charged to every water customer outside of City Limits in lieu of City of 58 59 Homer sales tax will follow upon the passage of this Ordinance. 60 NOW, THEREFORE, THE CITY OF HOMER ORDAINS: 61 62 63 Section 1. The Homer City Council hereby amends the FY 2019 Capital Budget by accepting \$100,000 from East End Partners, LLC and appropriating it to the Homer 64 Accelerated Water and Sewer Program for future water and sewer distribution improvements 65 as follows: 66 67 Appropriation/Transfer From: 68 69 70 <u>Description</u> Amount 71 Service connection fee for Lot 2B, 72 \$100,000 Mile Post 3, East End Road, Kachemak City 73 74 75 Section 2. The \$100,000 service connection fee is an independent arrangement between the City of Homer and East End Partners, LLC and will not be applied to any potential 76 77 future agreement to extend water to the lots along East End Road in Kachemak City that front a water main. 78 79

Section 3. This ordinance is a budget amendment ordinance only, is not permanent in

Page 3 of 3 ORDINANCE 19-09(S) CITY OF HOMER

83	ENACTED BY THE CITY COUNCIL OF H	IOMER, ALASKA, this day of	
84	2019.		
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86			
87		CITY OF HOMER	
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89			
90	ATTECT	KEN CASTNER, MAYOR	
91	ATTEST:		
92			
93	MELICIA LA CODCENI MANG CITY CLEDIV		
94	MELISSA JACOBSEN, MMC, CITY CLERK		
95			
96	YES:		
97	NO:		
98	ABSTAIN:		
99	ABSENT:		
100			
101	First Reading:		
102	Public Hearing:		
103	Second Reading:		
104	Effective Date:		
105			
106	Reviewed and approved as to form.		
107			
108	Katis Kasatau Cita Managan	Hally C Walla City Attacks	
109 110	Katie Koester, City Manager	Holly C. Wells, City Attorney	
111	Date:	Date:	



Office of the Mayor

491 East Pioneer Avenue Homer, Alaska 99603

mayor@ci.homer.ak.us (p) 907-235-3130 (f) 907-235-3143

March 28, 2019

Honorable William R. Overway, Mayor Kachemak City P.O. Box 958 Homer, Alaska 99603

Dear Mayor Overway:

As you have learned, the Homer City Council has approved the connection of water service for the 24 unit low-income housing project located on a lot fronting East End Road, in Kachemak City.

Over the course of discussion and debate, I had been left with the impression that Kachemak City did not object to the connection, but wanted to take the opportunity to discuss a process that might allow other lots to enjoy the same service. That impression was bolstered by my understanding that I would receive a letter that made the non-objection entirely clear, which I could share with the Homer City Council. I however, make it perfectly clear to you and your Council, that I was not prepared to begin discussions over the remaining lots until the ordinance before the Homer City Council was decided. The two events are separate issues.

On March 19 I found an envelope addressed to me on my desk at City Hall. It contained a letter which laid out a process of negotiation for additional water service to lots along East Road that was contingent upon the City of Homer agreeing to three "stipulations". The letter was silent about the matter of the service to the low-income housing project.

I immediately called you, said that this letter was <u>not</u> what I was expecting, and asked you to withdraw the letter and write a simple one liner stating your non-objection. You have described to me the fray that happened, but to sum it up there was no letter written, and I was left to explain to the City Council that the absence of a letter implied non-objection, which is pretty much what you told me to say.

Where we go from here? My opinion, given the poor results of these last efforts, is that Kachemak City should draft some sort of resolution or operational memorandum that the Homer City Council might consider and/or react to. Correspondence to the City of Homer should be delivered to the Clerk or City Manager.

Sincerely:

Ken Castner, Mayor City of Homer

KACHEMAK CITY, ALASKA

P.O. BOX 958, (VIA) HOMER, ALASKA 99603 PH. (907) 235-8897 FAX (907)235-8854

City of Homer 491 E Pioneer Avenue Homer, AK 99603

March 18, 2019

Dear City of Homer,

At the March 13, 2019 Kachemak City Council meeting, the council voted unanimously to authorize Mayor Bill Overway to work with Homer Mayor Ken Castner to draft a proposal regarding extending City of Homer water services to lots in Kachemak City. The proposal should include the following stipulations:

- 1. Water will be available to every parcel that fronts the existing water line along East End Road, at a fixed price to be agreed upon by both cities.
- 2. Property owners in Kachemak City will not be required to hook up to City water.
- 3. The Kachemak City Council will review the proposal and vote on it before it is enacted.

Sincerely,

Mayor

PH. (907) 235-8897 FAX (907)235-8854

City of Homer 491 E Pioneer Avenue Homer, AK 99603

April 2, 2019

Dear City of Homer,

At its April 1, 2019 Special Meeting, the Kachemak City Council voted to not object to Homer's Ordinance 19-09(S) extending water to Lot 2B, Puffin Acres Milepost 3 East End Road.

Sincerely,

Mayor

Session 19-09 a Regular Meeting of the Homer City Council was called to order on March 26, 2019 by Mayor Ken Castner at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: ADERHOLD, ERICKSON, LORD, SMITH, STROOZAS,

VENUTI

STAFF: CITY MANAGER KOESTER

CITY CLERK JACOBSEN

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 2.08.040.)

The following changes were made: <u>RESOLUTIONS</u> Resolution 19-021(S), A Resolution of the City Council of Homer, Alaska, Awarding the Contract for Ambulance Billing Services to the Firm of Systems Designs West, LLC of Poulsbo, Washington in the Amount of \$25.00 per Transport (All Inclusive) and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk. RFP and proposal receipt log as backup

ERICKSON/VENUTI MOVED TO APPROVE THE AGENDA AS AMENDED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

A. Recognition of Tanya McGee for 25 Years of Service at the Homer Food Bank

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Chris Logan, a managing partner of Cosmic SeaWeed, introduced CB Corey her business partner and thanked Council for the opportunity to address the Council and testify in support of Memorandum 19-038 regarding their new business. They are available to answer questions if needed.

Larry Slone, city resident, commented in support of Ordinance 19-13 and obtaining an engineer's evaluation of the condition of the seawall on Ocean Drive Loop. It's an issue that will continue to come up and its timely and important before continuing the conversation to spend money from the City coffers.

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 March 11, 2019. City Clerk. Recommend adoption.
- B. **Memorandum 19-036** from Mayor Castner Re: Reappointment of Kate Finn, Marcia Kuszmaul, and Emilie Springer; and appointment of Robert "Gordy" Vernon to the Library Advisory Board. Recommend approval.
- C. **Memorandum 19-037** from Mayor Castner Re: Reappointment of Robert Archibald as the City's Representative on the Prince William Sound Regional Citizens Advisory Council. Recommend approval.
- D. **Memorandum 19-038** from City Clerk Re: New Marijuana Product Manufacturing Facility License # 19728 for Cosmic SeaWeed, LLC. Recommend approval.
- E. Ordinance 19-13, An Ordinance of the City Council of Homer, Alaska Amending the FY 2019 Operating Budget to Fund a Coastal Engineer's Analysis of the Seawall by Appropriating \$8,369.78 from the Ocean Drive Loop Special Service District Account and \$1,837.27 from the City Seawall Reserve Account. City Manager. Recommended dates Introduction March 26, 2019, Public Hearing and Second Reading April 8, 2019
- F. Ordinance 19-14, An Ordinance of the City Council of Homer, Alaska Approving a Noncompetitive Lease with Northern Enterprises Boat Yard, Inc. and Authorizing the City Manager to Execute the Appropriate Documents for a New Twenty Year Lease with Options for Two Consecutive Five Year Renewals for an Identified Sixty Square Foot Portion of City Tidelands ATS 612 at an Initial Annual Rate of \$3.65. City Manager. Recommended dates Introduction March 26, 2019, Public Hearing and Second Reading April 8, 2019

Memorandum 19-039 from Port Director/Harbormaster as backup

City Clerk Jacobsen read the consent agenda and the recommendations.

ERICKSON/ADERHOLD MOVED TO APPROVE THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

ANNOUNCEMENTS/PRESENTATIONS/REPORTS

A. Committee of the Whole Report

Councilmember Smith reported Council reviewed Ordinance 19-14 and discussed regular agenda items particularly amendments to the Council's Operating Manual.

B. Worksession Report

March 19, 2019 Legislative Worksession

Councilmember Lord reported Senator Stevens provided an update from his perspective of working with the legislature, primarily the conversation revolved around the budget and he felt although the House and Senate are working well together, he pointed out differences in the ways the two bodies are approaching the budget. He expressed confidence in more education funding than what was originally proposed and a lot of his comments were similar to what he expressed during the Town Hall meeting he held the week prior. They also discussed the House Bill recommending doing away with daylight savings time and the City impact.

March 26, 2019 Worksession

Councilmember Aderhold reported Council had their annual review of the Land Allocation Plan and there was discussion on questions regarding overslope development in the Harbor and adding the HERC to the plan as leased property. They also discussed the State retirement system PERS that municipalities are a part of, including the history, what the state and municipalities pay, and what may be coming in the future regarding the municipal portion.

C. Borough Report

Borough Assembly Member Kelly Cooper, commented about a random act of kindness and thanked the person who stacked the cord wood she had delivered to her pole barn, whoever it



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was. The School District requested and additional \$2,423,955 for their FY19 budget, which is the difference between the cap and what's actually funded, and an ordinance is being prepared to provide the funding. These funds may prevent some of the non-tenured teachers from being laid off. They'll be finalizing properties available for sealed bids and over the counter land sales next week, and the information will be available on her Borough web page and on the Borough's Land Management page. She identified potential impacts of the proposed State Budget to the Borough's general fund based on the Governor's proposed budget which includes elimination of the school bond debt reimbursement of \$2.6 million and the fish landing tax of approximately \$727,000, the loss of the Petroleum Property Tax of almost \$15 million, and the senior tax exemption. For the Borough to remain status quo for 2020, the general fund mil rate would have to be increased from 4.7 to 6.29 mil. Services area mil rates would be impacted as well, for example Nikiski Emergency Services would increase from 2.7 to 6.9, on top of the general fund mil rate. Anchor Point would go from 2.75 to 4.35 mils. The road service area would see theirs go from 1.4 to 1.87 mils. The reduction to education funding is a proposed \$22.4 million. She wants people to understand when they say the budget can be balanced at the State level without raising taxes, it's actually a cost shift and there may be taxes associated with that.

D. Commissions/Board/Committee Reports (5 minute limit per report)

Library Advisory Board

Mark Massion, Library Advisory Boardmember, reported the Board hasn't met since the last Council meeting. He commented regarding a meet and greet with a Library Director Candidate, the hiring process is coming along, and there will be a report at the next meeting on National Library Week.

2. Homer Advisory Planning Commission

Tom Bos, Planning Commissioner, reported the Commission has been having ongoing discussion on the permitting process, building locations and lack of a verification procedure for building locations, CUP triggers in various zoning districts, and climate action as it relates to the Comprehensive Plan. They approved a CUP for 5 single family residences in rural residential district, and heard a presentation from Fire Chief Purcell on building heights, fire department capabilities, and safety factors. He announced there is a vacancy on the Planning Commission, and he commended the City and Chamber on an incredible fishing tournament this weekend.

3. Economic Development Advisory Commission

Councilmember Smith commented the EDC had an interesting and well run meeting on the 12th and will let a Commissioner report at another time.

4. Parks Art Recreation and Culture Advisory Commission



5. Port and Harbor Advisory Commission

6. Americans with Disabilities Act Compliance Committee

Councilmember Aderhold reported at their last meeting the Committee went over the current draft of the Transition Plan and hopes to finalize it at their next meeting, then will bring it to Council.

PUBLIC HEARING(S)

A. Ordinance 19-11, An Ordinance of the City Council of Homer, Alaska, Amending the 2019 Operating Budget to Appropriate Matching Funds in the Amount of \$40,097 from the HART Fund for Low-Impact Development Planning through the use of Green Infrastructure. City Manager/Public Works Director. Recommended Dates Introduction March 11, 2019, Public Hearing and Second Reading March 26, 2019.

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

Mayor Castner asked for a motion for the adoption of Ordinance 19-11 by reading of title only for second and final reading.

ERICKSON/VENUTI SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Ordinance 19-12, An Ordinance of the City Council of Homer, Alaska, Amending the 2019 Operating Budget to Appropriate Funds in the Amount of \$42,646 from the Harbor Reserve Account for the Final Design of the Harbor Barge Mooring Facility. City Manager/Port Director. Recommended Dates Introduction March 11, 2019, Public Hearing and Second Reading March 26, 2019.

Memorandum 19-029 from Public Works Director as backup

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

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Mayor Castner asked for a motion for the adoption of Ordinance 19-12 by reading of title only for second and final reading.

ERICKSON/VENUTI SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ORDINANCE(S)

CITY MANAGER'S REPORT

A. City Manager's Report

City Manager Koester reminded listeners about Tsunami Awareness Week and to go to the City's website to learn about what's going on. Tomorrow at 10:30 a.m. there will be a test of the warning system, followed by a notice that it was a test, and cell phones should show an alert if you're signed up to receive them. Saturday at 10 am there will be a fun run/walk on the Blue Line, which is the inundation zone. She said there are questions of why we evacuate below Pioneer and she clarified that in the event of an emergency, we want a very clear landmark that even a tourist may be able to identify. The reality is the inundation zone varies, its 50 feet, and the fun run will bring awareness to that.

She also highlighted information in her written report about moving the City of Homer to a two year budget. She explained the budget process is a lot of complicated work but it doesn't change much from year to year. The Mayor is looking at putting us on a two year cycle and having more accountability measures built into it. She wants to talk to Council and the public before launching in to it.

B. Bid Report (Informational Only)

There was brief discussion clarifying this report is informational only to advise the Council and public about Invitations to Bid and Request for Proposals that are open and available at the City.

PENDING BUSINESS

A. Ordinance 19-09(S), An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating a \$100,000 Service Extension Fees and Authorizing the Extension of City of Homer Water Services to Lot 2B, Puffin Acres Milepost 3, East End Road in

040219 mj

Kachemak City. Mayor/Smith. Introduction February 11, 2019, Public Hearing February 25, 2019, Postponed to March 11 and March 26, 2019.

Mayor Castner announced there is a motion on the floor to adopt Ordinance 19-09(S) by reading of title only for second and final reading that was postponed from March 11th, and opened the floor to discussion.

Councilmember Lord noted the reason for postponing was because Kachemak City Council was meeting and we were waiting to see what happened there. She explained she didn't attend and didn't see anything in the packet and asked if there was any information provided from that meeting.

Mayor Castner responded he and Councilmember Smith attended the meeting and they're in the weeds about what's next. He asked if they were going to write a letter supporting this and they said yeah, we're going to write a letter but we're not going to object to it. They are anxious to talk about what could come next once this is dispensed with.

Councilmember Aderhold commented she's opposed to this particular action because it seems arbitrary that someone comes to us and says we'll give you money and then we accept it, especially without something from Kachemak City in writing, she's not willing to pass this. She's willing to enter into a conversation with Kachemak City about what it might look like to bring water into Kachemak City, but thinks that will be a long discussion.

Councilmember Venuti is also opposed, she doesn't think good planning doesn't come from a reaction to a single developer, property owner, or resident. It's a terrible precedence for hodge-podge development without considering the broader picture of where or how our community want to see itself in the future. Personally she doesn't feel this is a good location for affordable housing because it doesn't fit into our plan, and these residents would be far from existing services and wouldn't be able to vote in city elections, serve on commissions, and be a part of our community, and those are things she would encourage them to do because it's a part of our population that isn't well represented. She looked up some history of the developer and their developments in Ketchikan, Kodiak, and Sitka were built outside city limits. They seem to prefer to build outside city limits and she doesn't think it's the best choice for us.

Councilmember Smith commented the matter at hand is water. There is infrastructure there and a number of problems exist with the way it was constructed in the first place. We had a Council that said by resolution we aren't going to provide water to somebody but yet they established a fee schedule that included them, the responsibility to pay for it, and put stub outs, so there's a contradiction there. Effectively the city residents on the other side of the road who have the 53%, got a 25% discount because they're city residents and get to use HAWSP money but didn't have to pay for the 47%, so they're really getting a 70% discount off the infrastructure, no other city residents get that and he thinks continuity is important. He thinks it's our obligation to recoup that money, it belongs in the HAWSP and we shouldn't be

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subsidizing it with City tax dollars. We talk about doing things in the best interest of the City and having metered water at this location is in our best interest, and infill is in our best interest. He thinks the ideas of interruptablity have validity. The city has the ability to interrupt service when we want to and have cause, which means if they don't pay, their interrupted. He thinks there are ways to ensure we maintain control and if they're getting their water by truck, there's no reason they can't get it by pipe. He's in favor of this because it makes sense. He prefers something on a larger scale, but Kachemak City has to go through their process.

Councilmember Lord said she's had a lot of interesting and across the board conversations about this over the last week. She thinks there's a significant order of operations and she thinks we have to act in our best interests looking into the future as well. That means not putting ourselves in an awkward bind when we've set up a highest dollar bid on access to water. She believe the first conversation we need to have in the community is the resolution of whether or not we provide water outside the city limits. She believes piped water is fundamentally different than hauled water, piped water incurs a better property benefit than hauled water. It raises interesting questions to her of what's a boundary, why do we have a line, and what does the line actually mean. To her that's as important of a question of how do we have a solvent utility. Even without taking a position on whether water should go to the 16 lots on the Kachemak City side, she doesn't believe its responsible or good governance to not first answer what our boundaries mean to us as a community, and as such she cannot support this ordinance.

Councilmember Stroozas commented this ordinance isn't about the other 16 lots that front the water line, it's about a special application and he's not supportive of stranded infrastructure, as he previously brought forth an effort to allow those lots to hook up. This is different and to be able to take this \$100,000 and generate some revenue is a sound business decision. This money goes into HAWSP which helps future Homer residents with getting water in the future at a discounted rate.

Councilmember Erickson commented one of the things about being out East Road she sees a lot of issues that go on. Having a larger facility that has had hauled water, up to two to three times a day she realizes that there's some significant safety issues on the road with water trucks going across the street two or three times a day, with the fill point is across the street from the lot. There are a lot of people going fast out there and a lot of potential for more accidents on that corner. It's no man's land with the City of Homer on one side of the road and Kachemak City on the other, you're kind of caught on who's going to show up in an emergency. On the other hand she has an employee who's next to it and building a house and really wants the water. She conflicted because there are people in Kachemak City who want it, but that's a Kachemak City issue. None of us have any say where this housing will go, it's not in the City so we have no way to say that's not going to work, and putting low income housing will help build up the East End more than it is, so we'll have to deal with the water issue at one point or another. She thinks it's helpful to collect this money and put it back in the fund.

Councilmember Lord questioned for clarification that the Kachemak City share of the waterline portion was calculated at \$265,069.88. With this ordinance we'd be accepting \$100,000 that would go into our fund, and would not be changing or impacting that dollar amount at all. Section 2 of the ordinance reads that it's an independent agreement and will not be applied to any future agreement to extend water to the lots along East End Road and Kachemak City that fronts the water main. She wants to be really clear that's the case under the proposed ordinance and she thinks the idea the ordinance states it doesn't change the city's policy on extending water outside city limits. It's right to have the discussion whether the policy should be changed, and we should have it. To pass an ordinance to take an action that says we have a policy, but this isn't going to effect it, were just doing this one off thing, is fundamentally antithetical to good governance. It's a good business move, but we aren't a private business, we're working in the public's best interest for the long haul. She thinks their mandate is substantially different and the considerations are as well.

Mayor Castner commented he sponsored this ordinance. It is a one off deal, he supports the project, and thinks it's not good form for people say wrong project, wrong place. If you have \$3 million to put up a 28 unit deal, no one is stopping you from building it in the city limits. As far as he's concerned, the ship has sailed as to whether are we going to deliver water. When we allocated a quarter million dollars to Kachemak City, we also tacitly agreed to push water through the pipe. Lastly, it's metered water which means we get metered sewer, and if we had water delivered there, they'd pay us for 3000 gallons of sewage because that's the deal we have with Kachemak City. He stated that as sponsor he stated he's got a yes vote sitting on the table to be used if necessary.

Councilmember Erickson raised a question on the meter fee for sewer, but there wasn't an answer available.

VOTE: YES: SMITH, STROOZAS, ERICKSON NO: VENUTI, ADERHOLD, LORD

Mayor Castner voted yes to break the tie.

Motion carried.

B. **Resolution 19-012,** A Resolution of the City Council of Homer, Alaska, Amending the Council's Operating Manual Regarding Telephonic Participation, Re-Organizing Sections, Clarifying Language, and Adding Appendices for Homer City Code Excerpts. City Clerk.

Memorandum 19-033 from City Clerk as backup

Resolution 19-012(S), A Resolution of the City Council of Homer, Alaska, Amending the Council's Operating Manual Regarding Telephonic Participation, Re-Organizing Sections, Clarifying Language, and Adding Appendices for Homer City Code Excerpts,



and amending policy directives under council conduct statement of mayor and council and public comment/testimony time limits. City Clerk/Mayor.

Mayor Castner announced there is a motion on the floor to adopt Resolution 19-12 by reading of title only was postponed from March 11th, and opened the floor to discussion.

ERICKSON/ADERHOLD MOVED TO SUBSTITUTE RESOLUTION 19-012(S) FOR 19-012.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was brief discussion clarifying the language in the substitute was proposed by Mayor Castner to better clarify the language regarding statements made on behalf of the Council and the process for public comments.

Mayor Castner asked if there were objections to the substitute and announced hearing none the substitute is adopted.

City Clerk Jacobsen explained that ruling adopted Resolution 19-12(S) and if there are still amendment to be made the resolution needs to be reconsidered.

ADERHOLD/SMITH MOVED TO RECONSIDER.

There was no objection.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

The motion to adopt Resolution 19-12(S) was back on the floor for discussion.

Councilmember Aderhold said she had amendments to propose to the attachment A document.

ADERHOLD/ERICKSON MOVED TO AMEND LINE 819 TO REMOVE WORD AT AND INCLUDE BEFORE TO READ REVIEW THE AGENDA BEFORE 11:00 A.M. There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ADERHOLD/ERICKSON MOVED TO ADD A PARAGRAPH AFTER LINE 869 TO READ THE COMMITTEE OF THE WHOLE IS THE MAYOR AND COUNCIL'S OPPORTUNITY TO ASK

- 22 -

QUESTIONS OF CITY DEPARTMENT HEADS AND DIVISION DIRECTORS REGARDING DEPARTMENT ISSUES ON THE REGULAR AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion.

VOTE (main motion as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

RESOLUTIONS

A. **Resolution 19-020,** A Resolution of the City Council of Homer, Alaska, Supporting State of Alaska House Bill 43 to Exempt the State from Daylight Savings Time and Change the Time Zone for the State. Erickson.

Mayor Castner asked for a motion for the adoption of Resolution 19-020 by reading of title only.

ERICKSON/SMITH SO MOVED

Councilmember Stroozas noted Europe is considering doing away with daylight savings time. He also commented his preference of not changing the time zone for Alaska.

Mayor Castner commented about research he did on day light savings time and the incidence of heart attacks around these two days is so significant that for health reasons alone its worth doing away with.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. **Resolution 19-021,** A Resolution of the City Council of Homer, Alaska Awarding the Contract for Ambulance Billing Services to a Firm to be Disclosed in an Amount to be Determined. City Clerk.

Resolution 19-021(S), A Resolution of the City Council of Homer, Alaska, Awarding the Contract for Ambulance Billing Services to the Firm of Systems Designs West, LLC of Poulsbo, Washington in the Amount of \$25.00 per Transport (All Inclusive) and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk.

Mayor Castner asked for a motion for the adoption of Resolution 19-021 by reading of title only.

ERICKSON/VENUTI SO MOVED

LORD/VENUTI MOVED TO SUBSTITUTE RESOLUTION 19-021(S) FOR 19-021

Councilmember Smith said he'd like to know how the proposals stacked up against each other as far as the points going through the RFP process to understand how the fell in competition with each other.

City Manager Koester and City Clerk Jacobsen explained the process where proposals are confidential until the contract is awarded.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the main motion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

COMMENTS OF THE AUDIENCE

Larry Slone, city resident, clarified a comment he made to Council at the last meeting regarding some of them being emotionally unbalanced. What he meant was to encourage them to find an appropriate balance point on the continuum scale with emotions and rationality on opposite ends. He recognizes Council's consideration and concern for the well-being of family, friends, and our community and thinks they are emotionally balanced in their personal lives. Last time he wanted to remind them that in deliberations as Councilmembers they put up filters that can minimize their intent to build community and it comes out different than they intended. He used an example of the situation with Enstar and the frame of reference they use with respect to their valuation based on the stock holders preface, and of us being a Country Bumkin in the big city buying a vehicle from Honest John Enstar.

COMMENTS OF THE CITY ATTORNEY

- 24 -

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen commented that she'll be preparing the next Council Packet using the agenda management program that Council approved in the last mid-year budget amendment. She explained here will be a slightly different look to the agenda and packet and she looks forward to any questions or feedback.

COMMENTS OF THE CITY MANAGER

City Manager Koester had no comment.

COMMENTS OF THE MAYOR

Mayor Castner followed up on Mr. Slone's comments because at the end of the last meeting he chided Mr. Slone for what he thought was a comment he didn't want to see delivered in the Chambers. He was reminded the right of the public to speak their mind is just that, and he apologized to Mr. Slone the next day. As a teaching moment he said when words like that come, people stop listening, so if you want to come up and say "You guys are a bunch of idiots", you should wait until the last six seconds to do it.

COMMENTS OF THE CITY COUNCIL

Councilmember Lord had no comment.

Councilmember Smith commented First Friday is next week and John Fenske's work will be on display at the college. He shared that his family purchased a piece of John's artwork that his dad loved as a gift for him. He passed along a podcast to a Library Board member called The Room of Requirement that's about libraries, and he encourages others to listen to it. He's going to Las Vegas to attend his daughter's wedding.

Councilmember Venuti expressed her disappointment because she didn't know the Mayor was going to vote, she thought that was one of his campaign promises, but maybe she misunderstood. If she'd known he was going to vote she probably would have encouraged the people who called her to call him as well as a voting member, because she received so many calls about the water. She doesn't understand because he sat through the public testimony, and she's a little fearful because Kachemak City wasn't willing to write a letter of support and that raises a red flag. She accepts the vote, but is disappointed that she didn't send her calls the Mayor's way to hear their thoughts and feelings also. She commented about looking at Ocean Drive as a first time visitor, there seem to be some areas that are becoming junky and its building up quickly, and she encouraged people to contact Planning if they have concerns. Just because it's an industrial site doesn't mean it should be accumulated with unlicensed cars and motor homes with broken windows. There is a podcast, www.homeralaskapodcast.com where a gentleman is doing a wonderful job interviewing our local residents. It's been very



interesting to listen and learn about the people in our community. Lastly she commented tomorrow is the 27th and they'll be testing the tsunami warning sirens. She asked that the community take a moment to remember those who lost their lives in the 1964 earthquake.

Councilmember Erickson said this is her favorite time of year because the Mayday trees are starting to bud and you can see little tiny green leaves. It's fun and makes her happy. She encourage people to start cleaning up when they're out and about, as the snow is disappearing. She thanked the Chamber for their work at the Winter King Derby. She wished everyone a great couple of weeks and enjoy the sunshine.

Councilmember Aderhold commented that the Mayday tree is pretty but it's an invasive weed. There was an expression of racism that happened in our community last week and it upset her a lot. She found it very appalling and hurtful. She knows there's racism in the community and she think it's something we need to address. She appreciates those who have reached to those affected and hopefully we'll continue to do that in an open and public way. It's also an opportunity for each of us to reflect on our own biases. She gave a brief update on the KPB Election Stakeholders Group. There have been presentations on the election process by the Borough, the State Division of Elections, and the Anchorage vote by mail effort that have all been very valuable and she's glad to be part of the group. In things that are heard about voting, the ability of people to vote, voter fraud and so forth in the national news, she's been really impressed in the processes she's hearing about at the local and state levels to try to make sure that ensure everyone who is a registered voter can vote, those who aren't registered to vote can't, and that people only vote once. She's been really impressed by the integrity of our system here in Alaska and locally.

Councilmember Stroozas said it's good be home after travelling and visiting family. He shared some of the challenges of participating telephonically. He reported that the Chamber Winter King tournament had 1402 anglers, 450 boats, and a young lady from Eagle River won and she was the first woman to win the tournament. There were record proceeds and a record pay out. He heard Ravn ferried full planes of people coming to fish. The tournament has a lot of legs under it, our community was well showcased, and we should all be proud of the display Homer puts on, for events like that.

ADJOURN

There being no further business to come before the Council Mayor Castner adjourned the meeting at 7:25 p.m. The next Regular Meeting is Monday, April 8, 2019 at 6:00 p.m., Committee of the Whole at 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.

Melissa Jacobsen, MMC, City Clerk	_
Approved:	



(p) 907-235-8121

(f) 907-235-3140

Memorandum 19-041

TO: HOMER CITY COUNCIL

FROM: MAYOR CASTNER

DATE: APRIL 3, 2019

SUBJECT: APPOINTMENT OF KALIE PETSKA-RUBALCAVA TO THE ADVISORY PLANNING

COMMISSION

Enter Supplemental Information Here:

Kalie Petska-Rubalcava is appointed to the Advisory Planning Commission to fill the seat vacated by Mandy Bernard, for a term to expire July 1, 2020.

<u>Recommendation:</u> Confirm the appointment of Kalie Petska-Rubalcava to the Advisory Planning Commission

Published on City of Homer Alaska Official Website (https://www.cityofhomer-ak.gov)

Home > Application for Appointment to an Advisory Body > Webform results > Application for Appointment to an Advisory Body

Submission information-

Form: Application for Appointment to an Advisory Body [1]

Submitted by Visitor (not verified)

Tue, 04/02/2019 - 2:13pm

172.16.64.19

Applicant Information-

Name of Organization

Kalie Petska-Rubalcava

Physical Address

3865 Forest Glen Dr.

Mailing Address

3865 Forest Glen Dr.

Email

kalie.rubalcava@gmail.com

Phone

9072992266

Please select the bodies you are interested in serving on

Advisory Bodies

Advisory Planning Commission 1st & 3rd Wednesdays of the month at 6:30 p.m. Worksession prior to each meeting at 5:30 p.m. except No first meeting in July or Second meetings in November and December

I have been a resident of the city for

21 years

I have been a resident of the area for

21 years

Special Training & Education

Please list any special training, education or background you may have which is related to

- 29 -

your choice of advisory body:

I was raised in a construction based family. As a teenager I worked as a framer and roofer for the family business, Big Mountain Builders. I graduated from Oregon State University with a B.S in Civil Engineering in 2016. I worked for CH2M Hill in Corvallis, Oregon as an Engineer in Training for two years. During my time at CH2M Hill I was primarily responsible for commercial water and wastewater design.

We moved back to Homer in June 2018. I currently work for Pegasus Engineering doing residential and commercial septic system design. I have one more year of working under a licensed Professional Engineer before I will be able to take the exam to become a Registered Professional Engineer in the State of Alaska. In addition to working for Pegasus Engineering, I own Swift Water Design, LLC. Under my own business I prepare permitting for residential construction and provide engineering services where a P.E. license is not required. I prepare many Zoning Permits, and US Army Corp of Engineers Wetland Permits for residents of Homer.

Prior Service

Have you ever served on a similar advisory body? If so please list when, where and how long:

NA

Why are you interested?

Please briefly state why you are interested in serving on the advisory body selected:

I have a strong background in construction and I believe I can add valuable insight and perspective to the planning needs of Homer. I believe the hands on experience I have in combination with the technical knowledge I have about earthwork, planning, construction, and engineering with be an asset to the City of Homer.

Other memberships

Do you currently belong to any organizations specifically related to the area of the advisory body you selected?

NA

Related to the Advisory Planning Commission

If you are applying to serve on the Advisory Planning Commission have you ever developed real property other than a personal residence. If so briefly explain:

I used to work for my parents at Big Mountain Builders. I have project managed speculation homes in the past under my father's guidance. As a Civil Engineer I perform percolation test and septic designs for developments on the Kenai Peninsula. This summer I will owner-build a home in Homer.

Additional related information

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

- 30 -

This position was brought to my attention by Franco Venuti. I went to a board meeting a few weeks ago and found it to be extremely interesting, and think I could be of great value to the committee as many of the topics directly relate to my field of profession and the clients I serve. I look forward to serving my community with the knowledge I am able to share.

Finish

When you have completed this application please review all the information and hit the submit button. Thank you for applying!

Source URL: https://www.cityofhomer-ak.gov/node/9051/submission/29821

Links

[1] https://www.cityofhomer-ak.gov/cityclerk/application-appointment-advisory-body

3 of 3 4/2/2019, 2:51 PM



(p) 907-235-8121

(f) 907-235-3140

Memorandum 19-042

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: JENNY CARROLL, SPECIAL PROJECTS AND COMMUNICATIONS COORDINATOR

DATE: APRIL 1, 2019

SUBJECT: 2020-2025 CIP; FY2021 LEGISLATIVE REQUEST DEVELOPMENT SCHEDULE

Please see the attached schedule for developing the 2020-2025 Capital Improvement Plan (CIP). The schedule is set up to engage Department heads, advisory commissions, local non-profit organizations and agencies in the process of recommending, updating and prioritizing projects for inclusion in the 2020-2025 CIP.

Afterward, I will compile the public's recommendations into a draft CIP for your consideration, amendment and eventual approval at the September 23, 2019 City Council meeting.

City Council approval of the CIP development schedule is the first step in the process.

Recommendation: Approve 2020-2025 CIP Schedule and FY2021 Legislative Request Development Schedule.



FY 2021 LEGISLATIVE REQUEST DEVELOPMENT SCHEDULE

ACTION TIMEFRAME

City Council Approval of CIP Schedule	April 22, 2019
Solicit New/Revised Project Information from City Departments, Local Agencies and Non-profits	April 30
Input for New Draft Requested By	May 31
Prepare and Distribute Draft CIP to City Advisory Groups for Review and Input:	Meeting Dates:
Economic Development Advisory Commission	June 11, August 13
Planning Commission	June 19, July 17
Parks, Art, Recreation & Culture Advisory Commission	June 20, August 15
Port & Harbor Advisory Commission	June 26, July 24
Library Advisory Board	August 6
Administrative Review and Compilation	August 15 - August 21
City Council Worksession to Review Proposed Projects	August 26
Introduction of Resolution on CIP-Legislative Request Public Hearing on CIP-Legislative Request	September 9
Public Hearing on CIP-Legislative Request Adoption of Resolution by City Council	September 23
Administration Forwards Requests for Governor's Budget	September 30
Distribution of CIP & State Legislative Request	October 2
Compilation/Distribution of Federal Request	October 2019 & January 2020



(p) 907-235-8121

(f) 907-235-3140

Memorandum 19-044

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: MELISSA JACOBSEN, CITY CLERK

DATE: APRIL 3, 2019

SUBJECT: TRAVEL AUTHORIZATION FOR COUNCILMEMBER ADERHOLD TO ATTEND THE CIRCAC

ANNUAL BOARD MEETING APRIL 5, 2019 IN KENAI ALASKA

On March 15, 2019 Carla Stanley, Homer's representative to the Cook Inlet Regional Citizens Advisory Council (CIRCAC), emailed Councilmembers regarding CIRCAC's upcoming Board meeting on April 5th.

Ms. Stanley explained she is only able to attend telephonically and suggested that a Councilmember attend in person so that Homer is well represented at the meeting.

City Manager Koester addressed it in the March 26th City Manager's Report and Councilmember Aderhold expressed interest in attending and there was no objection or interest in attending expressed by other Councilmembers.

Cost estimates for travel include roundtrip mileage from Homer to Kenai.

RECOMMENDATION: Approve the travel authorization for Councilmember Aderhold to attend the CIRCAC Annual Board Meeting in Kenai, Alaska.



From the Cook Inlet Regional Citizens Advisory Council website

https://www.circac.org/expert-panel-established-for-cook-inlet-pipelines-project/

ORDINANCE REFERENCE SHEET 2019 ORDINANCE ORDINANCE 19-15

Ordinance 19-15, An Ordinance of the City Council of Homer, Alaska Amending the 2019 Capital Budget to Appropriate funds in the Amount of \$1,697,865 from the Police Station Project Account for Project Management, Design Support, Early Site Civil Construction and Land Purchase Repayment Associated with the New Homer Police Station Project. City Manager/Public Works Director. City Manager/Public Works Director. Recommended dates Introduction April 8, 2019, Public Hearing and Second Reading April 22, 2019

Sponsor: City Manager/Public Works Director

1. City Council Regular Meeting April 8, 2019 Introduction

Memorandum 19-043 from Public Works Director

1 2		CITY OF HO HOMER, AL	
3		HOWLK, AL	City Manager/
4			Public Works Director
5		ORDINANCE	
6			
7	AN ORDIN	ANCE OF THE CITY CO	UNCIL OF HOMER, ALASKA
8	AMENDING	G THE 2019 CAPITAL I	BUDGET TO APPROPRIATE
9	FUNDS IN	THE AMOUNT OF \$1,0	697,865 FROM THE POLICE
10			R PROJECT MANAGEMENT,
11		-	CIVIL CONSTRUCTION AND
12			SSOCIATED WITH THE NEW
13	HOMER PO	DLICE STATION PROJECT	Т.
14			
15	WHEREAS, The Po	olice Station project desig	gn is 65% complete; and
16			
17			sign, establishing a maximum allowable
18	-	•	dditional funds need to be appropriated to
19	cover work in support of t	he project; and	
20			
21			ted to project management, design support,
22	early site civil constructio	n, and HART repayment	for land on which the new police station will
23	be constructed (see Mem	orandum 19-043).	
24			
25	NOW, THEREFOR	E, THE CITY OF HOMER	ORDAINS:
26	. . .		
27		•	by amends the FY 2019 Capital Budget to
28			Project Account costs related to project
29	which the new police stati		struction, and HART repayment for land on
30 31	which the new police stati	ion will be constructed.	
32	Expenditure:		
33	Experiantore.		
34	Account No.	<u>Description</u>	<u>Amount</u>
35	<u></u>	<u> </u>	
36	151-7010	Police Station	\$1,697,865
37	• ,		. 5,,
38	Section 2. This is a	a budget amendment ord	linance, is temporary in nature, and shall not
39	be codified.		
40			
41	ENACTED BY THE	CITY COUNCIL OF HOM	IER, ALASKA, this 22nd day of April, 2019.
42			

43

Page 2 of 2 ORDINANCE 19-xx CITY OF HOMER

44		CITY OF HOMER
45		
46		
47		
48		KEN CASTNER, MAYOR
49		
50	ATTEST:	
51		
52		
53		
54	MELISSA JACOBSEN, MMC, CITY CLERK	
55		
56		
57		
58	Introduction:	
59	Public Hearing:	
60	Second Reading:	
61	Effective Date:	
62		
63	YES:	
64	NO:	
65	ABSTAIN:	
66	ABSENT:	
67		
68	Reviewed and approved as to form:	
69		
70		
71	Katie Koester, City Manager	Holly Wells, Attorney
72		
73	Date:	Date:

Public Works 3575 Heath Street

Homer, AK 99603

publicworks@cityofhomer-ak.gov (p) 907- 235-3170

(f) 907-235-3145

Memorandum 19-043

TO: Katie Koester, City Manager

FROM: Carey S. Meyer, Public Works Director

DATE: April 3, 2019

SUBJECT: Appropriation Authorization

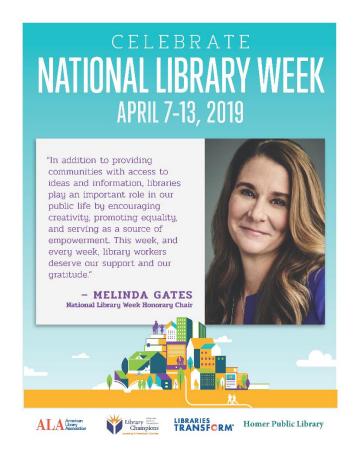
New Police Station – 2nd Appropriation

Below is the original budget and existing/proposed expenditure authorizations approved or expected to be approved by the City Council regarding the new Police Station project:

	Approved Budget	Previous	Currently Needed	Future
	Approved Budget	Appropriation	Appropriation	Appropriation
Building Construction	\$4,533,460		\$1,183,565	\$3,349,895
Sally Port	\$126,000			\$126,000
Civil Site Improvements	\$565,000		\$159,500	\$405,500
Accessory Buildings	\$350,000			\$350,000
Design (8% of construction)	\$473,829	\$473,828		
Inspection	\$139,362		\$39,500	\$99,862
1% for Art	\$45,335			\$45,335
Furnishings	\$145,000			\$145,000
Communications	\$205,000			\$205,000
Contingency (10%)	\$659,015		\$57,300	\$601,715
Repay HART for property	\$258,000		\$258,000	\$0
Total Project	\$7,500,000	\$473,828	\$1,697,865	\$5,328,307

To date \$364,900 has been spent from \$474,828 previously appropriated. The project design is 65% complete. Prior to finalizing the design and establishing a final maximum allowable construction cost (MACC), some additional funds need to be appropriated to cover work in support of project design (including project management costs, design support); early civil site construction costs; and HART repayment for land on which the new police station will be constructed. As shown above, the additional appropriation required at this time is \$1,697,865.

Recommendation: The City Council pass an ordinance appropriating \$1,697,865 from the Police Station Project Account for project management, design support, early site civil construction, and land cost repayment associated with the new Homer Police Station project. (151-7010)



It's National Library Week!

With the theme **Libraries = Strong Communities**, National Library 2019 is a fitting occasion to celebrate and reflect on how the Homer Public Library helps strengthen our community.

In January, in the context of two national library studies, the Library Advisory Board did our own review of how local library services have changed over the past ten years.

We found tremendous growth in use and in transformation of the Homer Public Library from a print-based repository to a vibrant community center engaging citizens of all ages in print, digital, online and in-person resources for lifelong learning.

Here are a few highlights.

Since 2007, the Homer Public Library has:

- Built a collection of 18,937 e-books, 11,952 audio books and 14 databases
- Increased circulation 67% among all users (to 165,407 items in 2017) and 71% among juvenile users (to 56,100 items in 2017)
- Expanded age-appropriate programming, increasing children's and adult programs nearly 400% and instituting young adult programs
- Grown online access to library resources, with the number of sessions on the library home page growing 137% from 40,401 to 95,100
- Increased Internet access, hosting 49,156 wired and wireless sessions at the library in 2017

National Library Week is a great time to remember that today's libraries are not just about books but about what they do for and with people. Libraries have long served as trusted and treasured institutions where all members of the community can be together and connect. Through the free exchange of information and commitment to lifelong learning, libraries are cornerstones of democracy, purveyors of hope and champions of civic engagement.

Visit and reconnect with the library this week, attend the Friends of the Homer Library Celebration of Lifelong Learning this Saturday, and renew your appreciation for this most public of public services.

-- Homer Library Advisory Board





491 East Pioneer Avenue Homer, Alaska 99603

Planning@ci.homer.ak.us (p) 907-235-3106 (f) 907-235-3118

MEMORANDUM PL 19-02

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

THROUGH: KATIE KOESTER, CITY MANAGER FROM: RICK ABBOUD AICP, CITY PLANNER

DATE: MARCH 29, 2019 SUBJECT: CUP REVIEW

Inroduction

After the Planning Commission was asked to look into options for reducing the amount of CUPs for the allowance of a setback reduction in the Central Business District, the Commission conducted a general review of all CUPs in the last ten years. This review was done in consideration of attempting to eliminate CUPs if appropriate.

The review started with the creation of spreadsheets that displayed all permitted and conditionally permitted activities throughout the zoning districts. We then created additional sheets that review all of the CUPs that have come before the Commission in the last ten years. As we examined the CUPs, information was broken down for the districts, uses, and conditions of each action.

The most popular CUP (More than one building containing a permitted principal use on a lot) is frequently coupled with other CUP triggers such as lot coverage and structure size. Even if one were to eliminate the 'more than one' in the commercial districts, it would account for little if any reduction in CUP applications.

After careful analysis of the CUPs, it was decided that the benefits of conducting a public hearing outweighed the negative aspects of the additional review. It was acknowledged that each application is different and should be reviewed separately. The Commission found the CUP process a valuable tool for the incorporation of the concerns of neighbors, allowing for the incorporation of specific site designs that can help mitigate possible negative impacts of the proposals.

It was moved that the Commission has determined, after intensive review, that there is no additional actions that can be implemented to reduce conditional use permit applications.

Attachments

Staff reports & minutes from the following recent Planning Commission meetings:

- Dec. 5, 2018 (minutes only)
- January 16
- February 6 & 20
- March 6 & 20

PENDING BUSINESS

A. Staff Report 18-77, Green Infrastructure

Chair Venuti read the title into the record.

City Planner Abboud noted that the memo was provided as a laydown for this meeting. He provided a summary of the information contained within the document.

City Planner Abboud noted that the recommendation is for two commissioners to meet with staff to draft some goals and dive deeper into this topic. With shared understanding and goals the full commission can then consider a work plan.

City Planner Abboud inquired if the commissioners present would be interested in volunteering since there were only four present or waiting to the next meeting when they should have all in attendance.

Commissioner Bentz volunteered.

Commissioner Banks stated he was interested however he was unsure what he would spend his time researching as he did not have the same background as others on the Commission but was certainly willing to assist in the educational presentations.

There was a brief discussion on contacting the absent commissioners and there was no rush to decide this tonight and work on scheduling something in January. It was also noted that it would be beneficial for the Commissioners to do actual site visits to view some of the green infrastructure items.

Commissioner Bentz noted that they currently have funding through the DDGS office for hazard mapping but she believed the State Office was looking into whether a community can have multiple grants at the same time so there may be opportunities to receive some assistance from them on other commission priorities such as setback definitions, steep slopes and a lot of these topics of intertwined and can check off some items on the list can be checked off in a couple of meetings where others need to be carried over a specific time.

City Planner Abboud commented on the focus of the final steps of the grant by NOAA the city actually needs to do something not just a map they are bound to interact with the community so there may be more opportunities for additional grants.

City Planner Abboud will contact the other commissioners and provide information in his staff report for the next meeting.

NEW BUSINESS

A. Staff Report 18-88, HAPC Work List

Chair Venuti read the title into the record.

City Planner Abboud stated he broke this out into a staff report and noted in the future he can contain the information within his staff report to the Commission.

He noted that Deputy City Planner Engebretsen has worked with similar lists or plans with the other commissions that has worked really well. He believed that if there was an item from the list that the Commissioners wanted to work on they can request to move it to the agenda after the Public Hearings and Plats.

City Planner Abboud commented on the following:

- Starting to work on CUP reduction
- Commission may want to break down the green infrastructure into sections
- Medical District may be something that gets addressed right away
- Coastal Bluff definition they did speak to DDGS and there are some items with setbacks and there is a requirement for a more technical definition that may be able to work on
- Transportation Plan this will require funding
- Site Plan requirements permit follow-up is on the internal department radar

Commissioner Bentz requested adding the Climate Action Plan and identifying the Commission's role in the renewal of the plan. She requested a worksession on this item.

City Planner Abboud expressed concern on the fact that it was not turned into City Code but more of a Best Practices Guide.

Commissioner Banks stated that there is a specific section that is related to Planning and he would like to review it and update accordingly. Mr. Banks reported that he just briefly reviewed the document and green infrastructure was not incorporated into it specifically so he would like to do that. He also noted that there are other people talking about this and so it was timely that the Mayor brought this forward.

BANKS/HIGHLAND MOVED TO ADD THE CLIMATE ACTION PLAN, SPECIFICALLY THE PLANNING RELATED SECTION TO THE WORK LIST FOR REVIEW, AUDIT AND UPDATE.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.





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Staff Report PL 19-07

TO: Homer Advisory Planning Commission

FROM: Rick Abboud, City Planner

DATE: January 16, 2019

SUBJECT: Review of permitted and conditionally permitted uses

Introduction

Reviewing for consideration of a reduction in the number of conditional use permits has been added to the worklist. I have created a table of uses that better displays the uses across the various districts.

Caution: The spreadsheet is based on code and is not 'official'. It has been altered slightly to combine some of the most similarly described uses. Many of the combinations are a result of slight difference in word tenses or a use that is listed with different connecting words (ex: the use of word 'and' in one and 'or' in the other; like 'public and private schools' verses 'public or private schools'). I hope to create a list of items for the Clerk to approve and adjust the language accordingly. A larger future project might deal with some other language issues that would require code amendments. It was far too easy to get sidetracked when working on this.

Analysis

The best opportunities for reducing CUP's lies within the 'more than one' structure CUP requirements. I would like to take a close look at the development requirements for this type of project in the commercial districts and identify concerns that we could address. We should be able to review design standards and address the ability of routine code requirements to address concerns. We can add things like all dumpsters must be screened on three sides or all lighting must be down lit, which are recommendations of all the CUP's. Our coverage standards should be able to address density concerns.

The next most popular CUP request deals with the greater than 8000 square feet of building area or greater than 70% lots area (in some commercial districts like MC or MI) or 30% in other commercial districts.

Staff Recommendation

Review the CUP uses and identify uses for more detailed study and considerations for elimination.

Attachments:

Uses table

1	Uses	RR	UR	RO	CB D	TC D	GB D	GC 1	GC 2	EE MU	МС	МІ	OS R	со	SG CO D	BC WP D	SB HO D
	Accessory uses to the uses permitted in the GC2 district that are clearly subordinate to the main use of the lot or building, such as wharves, docks, restaurant or cafeteria facilities for employees; or caretaker or dormitory residence if situated on a portion of the principal lot; provided, that separate permits shall not be issued for the construction of any type of accessory building prior to that of the main building;								✓								
3	Agricultural activities, including general farming, truck farming, livestock farming, nurseries, and greenhouses; provided, that: 1. Other than normal household pets, no poultry or livestock may be housed and no fenced runs may be located within 100 feet of any residence other than the dwelling on the same lot; 2. No retail or wholesale business sales office is maintained on the premises; Agricultural activities, including general farming, truck farming, nurseries, tree farms and greenhouses;	✓								✓							
	Air charter operations and floatplane tie-up facilities; Airports and air charter operations;							√	√								
	Apartment units located in buildings primarily devoted to business or commercial uses; Appliance sales and service;				√			✓									
	As an accessory use incidental to residential use, storage of personal commercial fishing gear in a safe orderly manner and separated by at least five feet from any property line; As an accessory use incidental to residential use, the private outdoor storage of noncommercial equipment, including noncommercial trucks, boats, and not more than one recreational vehicle in a safe and orderly manner and separated by at least five feet	√	✓ ✓														
10	from any property line, provided no stored equipment, boat or vehicle exceeds 36 feet in length; As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts;	√	✓	J	√											√	
	As an accessory use, one small wind energy system per lot. Auto and trailer sales or rental areas;							✓	√	√	√	>					
15	Auto repair and auto and trailer sales or rental areas, but only on Main Street from Pioneer Avenue to the Sterling Highway, excluding lots with frontage on Pioneer Avenue or the Sterling Highway, subject to the following additional requirements: Vehicles awaiting repair or service, inoperable vehicles, vehicles for parts, and vehicles awaiting customer pickup shall be parked indoors or inside a fenced enclosure so as to be concealed from view, on all sides. The fence shall be a minimum height of eight feet and constructed to prohibit visibility of anything inside of the enclosure. The portion of any vehicle exceeding eight feet in height may be visible outside of the fence. Vehicle parts (usable or unusable), vehicle service supplies, and any other debris created in the repair or servicing of vehicles shall also be stored indoors or inside the fenced enclosure out of view of the public;				✓			<i>J</i>									
17 18 19 20 21 22 23 24 25 26	Auto, trailer, truck, recreational vehicle and heavy equipment sales, rentals, service and repair, excluding storage of vehicles or equipment that is inoperable or in need of repair; Auto, trailer, truck, recreational vehicle and heavy equipment sales, rentals, service and repair; Banks, savings and loans, credit unions and other financial institutions; Boat and marine equipment sales, rentals, manufacturing, storage yard, service and repair; Boat and marine equipment sales, rentals, service and repair; Boat launching or moorage facilities, marinas, boat charter services; Boat launching or moorage facilities, marinas; Building supply and equipment sales and rentals; Business offices for water-dependent and water-related activities such as fish brokers, offshore oil and gas service companies, and stevedores; Campgrounds;							<i>J</i>	✓	<i>J J</i>	<i>J J</i>	✓					
27 28	Caretaker, business owner or employee housing as an accessory use to a primary use, and limited to no more than 50 percent of the floor area of a building and for u occupant for more than 30 consecutive days; Cold storage facilities; Construction, assembly and storage of boats and boat equipment;								y	✓	√ ✓	>					

1	Uses	RR	UR	RO	CB D	TC D	GB D	GC 1		EE MU	МС	МІ	OS R	со	SG CO D	BC WP D	SB HO D
	Customary accessory uses that are clearly subordinate to the main use of the lot or building such as piers or wharves; provided, that separate permits shall not be issued for the construction of an accessory structure prior to that of the main structure;										√						
31	Customary accessory uses to any of the permitted uses listed in the CBD district; provided, that a separate permit shall not be issued for the construction of any detached accessory building prior to that of the main building; Customary accessory uses to any of the permitted uses listed in the GBD district; provided, that separate permit shall not be issued for the construction of any type of accessory				1		✓										
33	building prior to that of the main building. Customary accessory uses to any of the permitted uses listed in the GC1 district; provided, that no separate permit shall be issued for the construction of any type of accessory building prior to that of the main building;							√									
	Customary accessory uses to any of the permitted uses listed in the UR district; provided, that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building;		✓														
	Customary accessory uses to any of the uses permitted in the EEMU district that are clearly subordinate to the main use of the lot or building, including without limitation wharves, docks, storage facilities, restaurant or cafeteria facilities for employees; or caretaker or employee dormitory residence if situated on a portion of the same lot as the principal use; provided, that no permitshall be issued for the construction of any type of accessory building prior to the establishment of the principal use;									J							
36	Day care facilities;															✓	
38	Day care homes and facilities; provided, however, that outdoor play areas must be fenced; Day care homes;	√		√	✓ 	✓ 										√	
39	Day care homes; provided, however, that outdoor play areas must be fenced;		√														
40	Day care homes; provided, that a conditional use permit was obtained for the dwelling, if required by HCC 21.24.030; all outdoor play areas must be fenced;							√									
	Dormitory; Drive-in car washes;				√			√	✓	/							
	Dry cleaning, laundry, and self-service laundries;							1		✓ ✓							
_	Dry docks;											√					
_	Duplex dwelling, excluding mobile home;		√														
	Duplex dwelling; Dwelling units and nonresidential uses in the same building, if each use is otherwise	√														√	
	allowed by this chapter;					√	✓										
48	Dwelling units located in buildings primarily devoted to business uses;							√									
	Entertainment establishments;				V	V		√									
_	Farmers' market; Financial institutions;				√ √	√ √	√										
-	Fish and wildlife habitat protection and enhancement.				_		/							1			-
_	Floatplane tie-up facilities and air charter services;				1									•			
	Garden supplies and greenhouses;							1		1							
	General business offices and professional offices;						√	√									
_	Heavy equipment and truck sales, rentals, service and repair;							✓									
	Heliports; Home occupations on a lot whose principal permitted use is residential, provided they conform to the requirements of HCC21.51.010;									1							
	Home occupations, provided they conform to the requirements of HCC 21.51.010;	√	√	1	1	1	1										
	Hotels and motels; Itinerant merchants, provided all activities shall be limited to uses permitted outright				✓ ✓	J	√	√ √	✓ ✓	✓	√	√					
	under this zoning district; Lodging as an accessory use, limited to no more than 50 percent of the floor area of										y						
	a building; Lumberyards;							y			_						
US	Editibet yards,							–									
64	Manufacture and assembly of pottery and ceramics, musical instruments, small molded products, electronic instruments and equipment and electric - 49 -								√								
	Manufacturing of electronic equipment, electrical devices, pottery, ceramiles, masses instruments, toys, novelties, small molded products and furniture;							√									

1	Uses	RR	UR	RO	CB D	TC D	GB D	GC 1	GC 2	EE MU	МС	МІ	OS R	со	SG CO D	BC WP D	SB HO D
	Manufacturing, fabrication and assembly;									/							
	Manufacturing, processing and packing of sea products;											/					
68	Manufacturing, processing, cooking, and packing of seafood products;										/						
	Marijuana cultivation facilities, manufactoring facilities, retail facilities, and testing acilities				,			,	,	,							
69	as defined by State law.				'			√	√	√							
70	Marine equipment sales, rentals, service, repair and storage;										<	<					
71	Marine recreation activities such as fishing and boating;												✓				
72	Marine-life and wildlife sanctuary or preserve;												✓	√			
	Marine-life raising or production for recreational purposes, but not for commercial fishing												/	'			
	purposes;														ldot		
_	Ministorage;				√										ldot	√	
	Mobile commercial structures;								√	✓				L'			
	Mobile food services on City-owned land only;					✓								L'			
	Mobile food services;				√			✓	>	√	√	\					
78	Mobile homes, subject to the requirements of HCC 21.54.100;	√			✓											>	
79	More than one building containing a permitted principal use on a lot;					√				<		<					
80	Mortuaries and crematoriums;									✓				'			,
81	Mortuaries;				√			√									
	Multiple-family dwelling, only if the structure conforms to HCC 21.14.040(a)(2) and		,	,													1
82	excluding mobile home;		√	√			L	L						L	L		
		,															
83	Multiple-family dwelling, provided the structure conforms to HCC 21.14.040(a)(2);	V												'		V	1
84	Museums and libraries;				1	√	1										
85	Museums, libraries and similar institutions;			1													
86	Nursing facilities, convalescent homes, homes for the aged, assisted living homes;			✓										'			
_	Offices for tourism-related charter and tour businesses, such as fishing, flightseeing, day																
	excursions and boat charters and tours;										✓			'			1
_	Offices;					1											
	One detached dwelling unit, excluding mobile homes, as an accessory building to a	1												'			
89	principal single-family dwelling on a lot subject to the requirements of HCC 21.12.040	Ĭ												'			
_	One detached dwelling unit, excluding mobile homes, as an accessory building to a																
	principal single-family dwelling on a lot.		V	√	✓									'			,
	Open air businesses;							1	/	/							
92	Open space, but not including outdoor recreational facilities described in HCC 21.12.030;	✓												'			1
	Open space, not including outdoor recreational facilities;		1														
	Open space, such as park, playground and related recreation activities;												/				
_	Open space;						1						•				
-55																=	
	Other customary accessory uses incidental to any of the permitted uses listed in the RR													'			,
	district; provided, that no separatepermit shall be issued for the construction of any	✓												'			,
	detached accessory building prior to that of the main building;													'			1
	Other customary accessory uses incidental to any of the principal permitted uses listed in															=	
	the BCWP district, such as limited personal use gardening as described in													'		1	
	HCC 21.40.090(c);													'		_	
	Other customary accessory uses to any of the permitted uses listed in the													'			
	Residential Office District; provided, that no separate permit shall be issued for the			✓										'			
	construction of any detached accessory building prior to that of the main building;													'			
	Parking lots and parking garages, in accordance with Chapter 21.55 HCC;				1	1		V	/	/							
	Parks and open space;				–	_		✓ ✓	•	✓ ✓							
	Parks;				1	1		-			/	/					
	Personal service (establishments);			1	√	√	/			1	•	•					
	Plumbing, heating and appliance service shops, only if such use, including the storage of			Ť	–	–	Ť			•							
	materials, is wholly within an enclosed building;				✓	✓								'			
	Plumbing, heating and appliance service shops;									1					\vdash		
	Port and harbor facilities;									٧		/			\vdash		
103	n ore and narror rudinices,											٧			\vdash		
	Private exterior storage of the occupant's personal noncommercial equipment, including																
	noncommercial trucks, boats, campers and not more than one recreationa			1										'			
	safe and orderly manner and separated by at least five feet from any proper - 50 -			*										'			
106	an accessory use incidental to a permitted or conditionally permitted principal asset													'			
	Private floatplane tie-down as an accessory use incidental to residential use;	1	1												\vdash		
±07	invace noutplane de down as an accessory ase incluental to residential ase,		· •	1	1	<u> </u>	<u> </u>	<u> </u>		1							

	Hee	RR	HD	RO	СВ	тс	GB	GC	GC	EE	мс	N/I	os	со	SG	BC WP	SB
1	Uses	ĸĸ	UK	KU	D	D	D	1	2	ΜU	IVIC	IVII	R	CO	D	D	D
	Private stables;	✓								√							
	Private storage in yards, in a safe and orderly manner, of equipment, including trucks,															ı	
	boats, recreational vehicles and automobiles; provided, that all are in good mechanical															,	
	and operable condition, and if subject to licensing, currently able to meet licensing requirements; and further provided, that the stored items do not create impervious cover															√	
109	in excess of the limits in HCC21.40.070;																
	Private, public, and commercial schools;					1											
						•											-
111	Production, processing, assembly and packaging of fish, shellfish and seafood products;								√	√						1	
112	Professional offices and general business offices;			1	1												
	Public and private schools;		1				✓									√	
	Public parks and playgrounds;	✓	√	√												√	
	Public, private and commercial schools;				V												
	Publishing, printing and bookbinding;				✓	√		\	√								
11/	Recreation vehicle sales, rental, service and repair;							√							$\vdash \vdash$		
	Recreational vehicle parks only if located south of the Sterling Highway (Homer Bypass)															1	
	from Lake Street west to the boundary of the Central Business District abutting Webber				1											1	
	Subdivision, and from Heath Street to the west side of Lakeside Village Subdivision,				•											1	
	provided they shall conform to the standards in HCC 21.54.200 and following sections;															1	
	Recreational vehicle parks, provided they shall conform to the standards in Article II of							,					,				
119	Chapter 21.54 HCC;							√					√				
	Recreational vehicle parks, provided they shall conform to the standards in								1		1	1				1	
	Chapter 21.54 HCC;								•		•	•					
	Recreational vehicles, subject to the standards in HCC 21.54.320(a), (b) and (c);		,	,						√							
	Recreational vehicles, subject to the standards set out in HCC 21.54.320;	√	√	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	,	,	,			,					\vdash	,	
	Religious, cultural and fraternal assembly; Research and development laboratories			√	√	√	√		V	✓ ✓					\vdash	√	
	Restaurant as an accessory use;								>	· ·		y					
	Restaurants and clubs;						/					•					
	Restaurants, clubs and drinking establishments that provide food or drink for consumption																
127	on the premises;				√	✓										1	
128	Restaurants, including drive-in restaurants, clubs and drinking establishments;							1		√							
129	Restaurants;										√						
																1	
	Retail and wholesale sales of building supplies and materials, only if such use, including				√											1	
	storage of materials, is wholly contained within one or more enclosed buildings;														\vdash		
	Retail business where the principal activity is the sale of merchandise and incidental services in an enclosed building;				√	✓										1	
	Retail business(es);						1	1		1							
	Retail sale of building supplies and materials, only if such use, including storage of						•	•		•						-	
	materials, is wholly contained within an enclosed building;					✓											
	Retail stores limited to the sale of seafood products, sporting goods, curios, and arts and										,						
134	crafts;										√					1	
	Rooming house and bed and breakfast;							√								√	
	Rooming house, bed and breakfast and hostel;	✓	√	√	√	√	✓										
137	Single-family and duplex dwelling, excluding mobile homes;			√													
	Single family and duplay duallings and access and access to the state to																
	Single-family and duplex dwellings, only as an accessory use incidental to a									1							
	permitted principal use; provided, that no permitshall be issued for the construction of an accessory dwelling prior to the establishment of the principal use;																
	Single-family dwelling, excluding mobile home;		1														
	Single-family dwelling; Single-family dwelling;	1	· ·													/	
	Single-family, duplex, and multiple-family dwellings, but not including mobile	–															
	homes or townhouses;					√											
	Single-family, duplex, and multiple-family dwellings, including townhouses, but not				,		,										
	including mobile homes;				'		√										
	Storage and distribution services and facilities, including truck terminals, warehouses and															Ī	
	storage buildings and yards, contractors' establishments, lumberyards and sales, or								✓	✓							
	similar uses;																
	Storage of heavy equipment, vehicles or boats;									√						\rightarrow	
	Storage of personal commercial fishing gear in a safe and orderly manner and by at least five feet from any property line as an accessory use incidental to -51 -	,															
	by at least five feet from any property line as an accessory use incidental to -51 - residential use;	√															
	Storage of personal commercial fishing gear in a safe and orderly manner;															/	
∓ +0	storage of personal commercial issuing gear in a sale and diderly mainter,		l		1	1	1	1		1				1		~	

1	Uses	RR	UR	RO	CB D	TC D	GB D	GC 1	GC 2	EE MU	мс	МІ	OS R	со	SG CO D	BC WP D	SB HO D
147	Storage of the occupant's personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to a permitted or conditionally permitted principal use;			√													
148	Studios;				√	√	✓			√							
	Taxi operation limited to a dispatch office and fleet parking of no more than five vehicles; maintenance of taxis must be conducted within an enclosed structure, and requires prior approval by the City Planner of a site, access and parking plan; Taxi operation;				1			<i>J</i>	y	√							
	Temporary (seasonal) roadside stands for the sale of produce grown on the premises;	√														√	
	The outdoor harboring or keeping of dogs, small animals and fowl as an accessory to a residential use in a manner consistent with the requirements of all other provisions of the Homer City Code and as long as such animals are pets of the residents of the dwelling and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;		✓							y							
153	The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use in a manner consistent with the requirements of the Homer City Code and as long as such animals are kept as pets and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;			√													
154	The repair, replacement, reconstruction or expansion of a single-family or duplex dwelling, including a mobile home, that existed lawfully before its inclusion in the GC1, GC2 or EEMU zoning districts, notwithstanding any provision of Chapter 21.61 HCC to the contrary; provided, that a mobile home may not be used to replace or expand such a dwelling;									✓							
155	Townhouses subject to the standards of HCC 21.53.010(c), (f), (h), (i), and (o) only;					√											
_	Trade, skilled or industrial schools;							√	>	√							
157	Transient or itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district, and only on City-owned land;					√											
	Underground bulk petroleum storage; Up to four recreational vehicles on a lot as a temporary dwelling not to exceed 90								>							>	
160	days' occupancy per vehicle in any calendar year; Warehouse and marshaling yards for storing goods awaiting transfer to marine vessels or off-loaded from a marine vessel and awaiting immediate pickup by land-based transportation;											√					
_	Warehousing, commercial storage and mini-storage;							V		✓ ✓							-
	Welding and mechanical repair; Wharves and docks, marine loading facilities, ferry terminals, marine railways;							√		V		/					
	Wholesale businesses, including storage and distribution services incidental to the products to be sold;							√		✓		•					

																	SB
1	Conditional Uses	RR	UR	RO	CB D	TC D	GB D	GC 1			мс	МІ	OS R	со	CO D	WP D	HO D
	Agricultural activity and stables, if they conform to HCC 21.40.090, but not including															/	
2	farming of swine;												,		_		
3	Any structures used for uses permitted outright in the district; Assisted living home;	,	,										√		_		
5	Auto fueling stations;	✓	√		1					/							
6	Boat sales, rentals, service, repair and storage, and boat manufacturing;				•					•		1					
7	Bulk petroleum product storage above ground;								1								-
8	Bulk petroleum product storage;									>							
9	Bulk petroleum storage;											√					
	Campgrounds;							✓	✓			√	√				
11	Cemeteries;	√														√	
12	Commercial greenhouses and tree nurseries offering sale of plants or trees grown on premises;	✓															
	Construction camps;								y	1					-		
	Crematoriums;							1	•	•					-		-
	Customary accessory uses to any of the permitted uses listed in the TCD district; provided,							•									
	that a separate permit shall not be issued for the construction of any type ofaccessory					1											
15	building prior to that of the main building;																
	Day care facilities; provided, however, that outdoor play areas must be fenced;	√	1	√				√	√								
17	Drinking establishments;										1						
	Drive-in car washes, but only on the Sterling Highway from Tract A-1 Webber Subdivision				1												
	to Heath Street;				•												
	Educational and interpretive displays and signs.											,		✓			
20	Extractive enterprises related to other uses permitted in the district;											√					
21	Extractive enterprises, including crushing of gravel, sand and other earth products and batch plants for asphalt or concrete;									√							
21	Extractive enterprises, including the mining, quarrying and crushing of gravel, sand and														\rightarrow	\dashv	-
22	other earth products and batch plants for asphalt or concrete;								✓								
	Fishing gear and boat storage;												/				
24	Greenhouses and garden supplies;				1	1							Ţ				
25	Group care home;	√	1	1													
26	Group care homes and assisted living homes;				√	√			√								
27	Helipads											✓					
28	Helipads, but only as an accessory use incidential to a hospital conditional use			√													
29	Heliports;			,								√					
_	Hospitals and medical clinics;		,	√												\rightarrow	
	Hospitals; Hotels and motels;		✓								./				-		
32	If approved by a conditional use permit, the setback from a dedicated right-of-way may										•						
33	be reduced.						✓										
	If approved by a conditional use permit, the setback from a dedicated right-of-way,																
34	except from the Sterling Highway or Lake Street, may be reduced				√												
									V								
_	If approved by conditional use permit, buildings up to 55 feet in height may be allowed.								•								
	Impound yards;								√	√							
37	Indoor recreational facilities and outdoor recreational facilities;				√							,					
38	Indoor recreational facilities;	√	✓			√		✓	√	✓	√	√	✓				
_	Junk yard; Kennels;	V							√ √	√					\dashv	\dashv	
40	Light or custom manufacturing, repair, fabricating, and assembly, provided such use,	'							٧	~					\dashv	\dashv	
41	including storage of materials, is wholly within an enclosed building;				✓	✓											
	Lodging;										1						
	Manufactoring of electronic equipment, electrical devices, pottery, ceramics, musical					,											
43	instruments, toys, novelties, small molded products and furniture					✓											
44	Mobile home parks;	√			√			√	√								
45	More than one building containing a permitted principal use on a lot.	√	√	√	√		√	✓	√		√					√	
46	Mortuaries;			√													
47	Multiple-family dwelling;							√							_	\dashv	
40	No building may be located in a required setback area without an approved conditional										1	√					
48	use permit.														\dashv	\dashv	
	No lot shall contain more than 8,000 square feet of building area (all building area),			1	1	1	1	1	1	/							
49	nor shall any lot contain building area in excess of 30 percent of the lot are - 54 -			`	`	`	ľ	`		•							
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Conditional Uses Conditional Uses Conditional Uses R UR RO D D D D D D D D D D D D D D D D D D																SG	ВС	SB
So bot Shall contain more than 8.000 square feet of building area all buildings combined, nor shall any to contain building area an excess of 70 percent of whe tot sea without an 90 percent of 100 percent of which the search without an 90 percent of 100 percent of which the search of 100 percent of 100	_	Conditional Hospi			-										60			
son or shall any for contain building area in excess of 779 percent of the field area without an sproved confortional use permit. One small wind emergy system of any capacity on the lot. Other conservation uses that will enhance the Conservation District, approved by the strain of the conservation provided, however, a finding of no adverse impact to the strain of the strain and willidire recurses and habitat must be found. 3.5 Other ones spoke and recreation uses: 3.5 Other ones spoke and recreation uses: 3.6 Other uses similar to usepermitted and conditionally permitted in the 8CWP district, as approved by written decision of the Planning Commission upon application of the supervised by written decision of the Planning Commission upon application of the supervised by written decision of the Planning Commission upon application of the supervised by written decision of the Planning Commission upon application of the supervised by written decision of the Planning Commission upon application of the supervised by written decision of the Planning Commission upon application of the supervised by written decision of the Planning Commission upon application of the supervised by written decision of the Planning Commission upon application of the supervised by written decision of the Planning Commission upon application of the supervised by written decision of the Planning Commission upon application of the Supervised By written decision of the Planning Commission upon application of the Supervised By written decision of the Planning Commission upon application of the Supervised By written decision of the Planning Commission upon application of the Supervised By written and the Supervised By written and the Supervised By written and Supervised By written Supervised By written Supervised By written Supervised By written Supervised By writ	1		KK	UK	KO	U	ט	D	1	2	MU	IVIC	IVII	К	CO	D	U	ט
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56 Outdoor recreational facilities; 7 Outslope development; 7 Ou	55																•	
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155 Planned unit development, limited to water-dependent or water-relateduses and	63	Planned unit developments									>							
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79 or more enclosedbuildings; 80 Self-service laundries; Shelter for the homeless, provided any lot used for such shelter does not abut a residential zoning district; Shelter for the homeless, provided any lot used for such shelter does not abut an RO, RR, or UR zoning district; Storage of heavy equipment or boats over 36 feet in length as anaccessory use incidental to a permitted or conditionally permitted principal use; Storage of heavy equipment, vehicles or boats over 36 feet in length as an accessory																		
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Shelter for the homeless, provided any lot used for such shelter does not abut a residential zoning district; Shelter for the homeless, provided any lot used for such shelter does not abut an RO, RR, or UR zoning district; Storage of heavy equipment or boats over 36 feet in length as anaccessory use incidental to a permitted or conditionally permitted principal use; Storage of heavy equipment, vehicles or boats over 36 feet in length as an accessory	_						,											
81 residential zoning district; Shelter for the homeless, provided any lot used for such shelter does not abut an RO, RR, or UR zoning district; Storage of heavy equipment or boats over 36 feet in length as anaccessory use incidental to a permitted or conditionally permitted principal use; Storage of heavy equipment, vehicles or boats over 36 feet in length as an accessory	80	·					<i>y</i>											
Shelter for the homeless, provided any lot used for such shelter does not abut an RO, RR, or UR zoning district; Storage of heavy equipment or boats over 36 feet in length as anaccessory use incidental to a permitted or conditionally permitted principal use; Storage of heavy equipment, vehicles or boats over 36 feet in length as an accessory	21					✓				✓								
82 or UR zoning district; Storage of heavy equipment or boats over 36 feet in length as anaccessory use incidental to a permitted or conditionally permitted principal use; Storage of heavy equipment, vehicles or boats over 36 feet in length as an accessory	01	-																-
Storage of heavy equipment or boats over 36 feet in length as anaccessory use incidental to a permitted or conditionally permitted principal use; Storage of heavy equipment, vehicles or boats over 36 feet in length as an accessory	82								✓									
83 to a permitted or conditionally permitted principal use; Storage of heavy equipment, vehicles or boats over 36 feet in length as an accessory	-	-																
Storage of heavy equipment, vehicles or boats over 36 feet in length as an accessory	83			√														
	1																	-
		Storage of heavy equipment, vehicles or boats over 36 feet in length as an accessory	1															
	84	useincidental to a permitted or conditionally permitted principal use;																

															SG	ВС	SB
					СВ	TC	GB	GC	GC	EE			os		СО	WP	но
1	Conditional Uses	RR	UR	RO	D	D	D	1	2	ΜU	MC	МІ	R	СО	D	D	D
	The location of a building within asetback area required by HCC21.28.040(b). In addition to meeting the criteria for a conditional usepermit under HCC 21.71.030, thebuilding must meet the following standards: 1. Not have a greater negative effect on the value of the adjoining property than abuilding located outside thesetback area; and 2. Have a design that is compatible with that of thestructures on the adjoining property. Timber harvesting operations, timber growing, and forest crops, provided they conform										✓	✓				>	
	to HCC21.40.100;																
87	Townhouses;		√	√				√									—
88	Uses, activities, structures, exceptions, or other things described as requiring a conditionaluse permit in HCC 21.40.080(a),21.40.110(b) or any other provision of this chapter;															√	
89	Where a suitable fire suppression system is provided a building may exceed 35 feet in height, if and to the extent approved by a conditional use permit.					√											

1	Prohibited Uses	SGCOD	BCWPD
	All uses that would cause a degradation of the water quality or endanger the suitability		
	of the Bridge Creek Reservoir as a water supply source for the City's public water utility.		√
2	[Ord. 08-29, 2008].		
	Any use or structure requiring an Alaska Department of Environmental Conservation		
	(ADEC) approved septic or sewer system that is not connected to a properly functioning		√
3	ADEC approved septic or sewer system;		
4	Asphalt manufacture or refining; paving mixture (batch) plant;	J	
	Automobile and vehicle sales, showrooms and sales lots; vehicle repair or auto	,	
5	repair; vehicle maintenance; public garage;	√	
6	Car washes, truck washes, and other vehicle washes;	√	
			,
7	Dog lots or other aggregations of more than six dogs over the age of five months;		/
8	Farming of swine;		√
9	Heavy equipment sales, service, and storage;	J	
10	Impound yards;		√
11	Itinerant merchants;	√	
12	Junkyards and recycling yards and facilities;		√
		√	
	Junkyards; impound yards; automobile wrecking; recyclingyards; and similar uses;	V	
14	Mobile food service. [Ord. 08-29, 2008].	√	
15	Mobile home parks;	J	
	Racetracks;		√
17	Recreational vehicle sales, storage, repair;	√	
18	Service stations;	√	
		√	
19	Short- and long-term commercial storage facilities warehousing and mini-storage;	V	
		√	
20	Taxi operation, dispatch office andvehicle fleet parking, storage and maintenance;	•	
	Use of motorized vehicles, off-road vehicles, personal motorized watercraft or		
	motorized boats on City of Homer properties or upon or in the waters on those		√
21	properties, unless the use is expressly authorized by the City of Homer;		

Further brief comments were made on addressing the requirements of the CDM, the openness of the Applicant to the Commission's suggestions and how thoroughly and thoughtfully presented the project was to the Commission.

VOTE, NON-OBJECTION, UNANIMOUS CONSENT.

Motion carried.

Chair Venuti called for a recess at 8:25 p.m. The meeting was called back to order at 8:33 p.m.

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

A. Staff Report PL 19-07 Review of permitted and conditionally permitted uses

Chair Venuti introduced the item by reading the title into the record and requested City Planner Abboud to review his report.

City Planner Abboud reviewed his staff report noting that the spreadsheet he has provided in the packet is not official, he has combined some uses, some of the language must be corrected which can be submitted to the Clerk's Office for correction without changing Homer City Code.

City Planner Abboud stated that this was a lengthy task and he provided some examples on requiring a CUP such as suggesting that when the commercial project is over 8000 sf he believed that they should kick that number up since it is more likely that a commercial project will go over that number.

Discussion ensued on the following points:

- 35 foot limitation is based on the ISO rating (Fire Insurance) not the lack of proper fire equipment as previously assumed
- General housekeeping of the code to provide corrections and standardization
- Addressing the top reason for issuing Conditional Use Permits was Item #45 on the spreadsheet "More than one building containing a permitted principle use on a lot"
- Buffers and density requirements

Commissioner Bentz - Recommended to have this on a worksession and then bringing it back as pending business for the next meeting.

There was no further discussion.



Planning

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Staff Report PL 19-11

TO: Homer Advisory Planning Commission

FROM: Rick Abboud, City Planner

DATE: February 6, 2019

SUBJECT: Review of "more than one" conditionally permitted uses

Introduction

"More than one" CUP's are, by far, the most popular CUP we process. In fact, 57% of the CUP's since 2007 have included "more than one". I have created a spreadsheet to further break down the characteristics of these CUP's.

Caution: This spreadsheet provides a good overview of the information, but is not exact. I have condensed some the information. For example, all types of landscaping requirements are just listed once as "landscaping" and do not go into individual standards of each CUP. I have also not displayed several conditions that are specific requirements of code. For instance, you will find storm water plans listed sparingly. Only in a few instances were they not prescribed in code, like the Homer Medical CUP. This site was literally only a few square feet away from the trigger, but it was a condition of the CUP. In some incidences, a condition in code was enumerated in a CUP for emphasis to the applicant, like lighting standards.

Analysis

The data tells us a few things. First, nine (9) of the CUPS (green and strike-through) have been addressed in code by adding an allowance for an additional dwelling. Next, you will notice that one half of the CUP's dealing with "more than one" also triggered a CUP for another reason, the most popular (approximately 25% of the total or 50% of the CUP's that were triggered for something in addition to "more than one") being building area greater than 8000 square feet.

What has becoming the most popular "more than one" CUP, without an additional trigger, is multiple residences mostly in the RR district. The commonality of these proposals is that they are found adjacent to water and sewer services. For the most part, conditions made are minimal, mostly lighting and dumpster screening. Lighting and dumpster screening is a product of the CUP process and may not be triggered otherwise, unless the development is found in a commercial district. Generally, we may not have many conditions on well thought out plans that do their best to address concerns in the application.

At this point, I am looking for helpful observations. After sorting out the additional triggers for 'more than one' CUP's, we are left with mostly 4 or more structures. We could consider the

Staff Report PL 19-11 Homer Advisory Planning Commission Meeting of February 6, 2019 Page 2 of 2

impact and usefulness of a CUP under the various district when regulating for dimensional, open space, and buffer requirements or any other requirements the Commission may see fit.

After this, were are lead into a conversation about the other triggers for the CUP's, particularly the over 8000 square feet of building area which accounts for a majority of other triggers.

Staff Recommendation

Review the CUP uses and identify uses for more detailed study and considerations for elimination.

Attachments:

More than one uses tables

- Additional triggers
- By year
- By district

All CUP's since 2007

Sorted by additional CUP triggers

"more than one" CUP's since 2007

	"more tha	in one" CUP's	since 2007		
	CUP	District	additional CUP triggers	Buildings	Conditions
	10-04	CBD	8000	2-college	parking, landscaping, screen dumpster, pave
	11-06	MC	8000	5	architectural features
	11-10	GC1	8000	6-boatyard	water and sewer provision
	11-11	GC1	8000	6-transfer station	
	16-02	RO	8000	7	w & s, lighting, screen dumpster, drainage, setback
	17-05	EEMU	8000	4	SWP
	18-10	EEMU	8000	4 commercial	update of 17-05
		CBD	8000	6-Pratt	apadic of 17 05
2011	18-11				nove serson dumneter
2011	11-04	RO	8000, medical clinic	2-SVT	pave, screen dumpster
	08-05	CBD	8000, other uses	2	pave, landcaping, screen dumpster
2012	12-01	MC	8000, other uses, setback, hotel	6	landscaping, screen dumpster, timeline, architectual standards
	16-04	CBD	8000, public facilities	4- police/fire	
	15-02	CBD	8000, public utility	6- public works	landscaping
	17-02	CBD	8000, setback	10	setback (exception), sceen dumpster, lighting
	07-09	GC1	8000/30	6-ministorage	lighting, landscaping
	10-03	MI	8000/30	2	pave, screen dumpster, landscaping
	07-12	GC1	8000/30, multi-family	3-mixed uses	lighting, sunset, landscaping, phase one EA, pavement, traffic control
	16-03	UR	indoor rec	2-SPARC	W & S approval, lighting, FD road standard
	08-03	CBD	manufacturing	7-yurts	fencing, lighting, remove rv's, landscaping
2016	16-01	RO	medical clinic	2 commercial	landscaping, lighting
2010	18-06	GC1	multifamily	4 multifamily	lighting
	14-04	BCWD, RR	other uses, erosion and sediment	2	lighting
	12-03	MC	other uses, resturants, caretakers	4	setback correction, timeline for construction and setback resolution
			20 V		27 - 5
	11-09	CBD	setback	2 dwellings	lighting
	15-03	MI	setback	2- restrooms	parking design
	15-05	TC	setback decrease	2-offices	parking design
	15-07	GC1	setback PUD	4 mixed uses	retro Fire Marshal, w & s, screen dumpster, architectural, landscaping
2007	07 01	RR		2	as-built
	07-08	RR		2	as built, verify adequate septic, connect to utilies, lighting-
2008	08-02	MC		8+, garage	extensive amendment dealing with Land's end site, large development
	08-04	RR		2	lighting
2009	09-02	RR		4	denied, not meeting definitions in code to develop
	09-03	CBD		2	driveway restrictions, landscaping, sunset
	09-06	UR		2	
2010	10-02	RO		2-multifamily	lighting
	10-07	RR		6	bluff setback, proof of DEC compliance
	10-08	RR		2	setback-confirmation, driveway permit
	11-07	RR		3 triplexs	parking, DEC certification, population cap using DEC criteria
2013	13-01	RR		2	
	13-04	RR		3	
	13-08	RR		2	
	13-09	RR		2	DEC documentation
	13-10	RR		2	Dec documentation
	13-13	CBD		7-mixed uses	lanscaping, landscaping timeline, screen dumpster, w&s issues, sunset
2014	14-01				
2014		RO		2-multifamily	lighting, screen dumpster
	14-03	RR		4	lighting
2015	15-01	RR		7	lighting, screen dumpster, depict utility easements
	15-04	RR		3	
	15-06	UR		4-duplexes	water and sewer extension, screen dumpster, fence, driveway design
	16-05	RR		4	
2017	17-01	RR		7	lighting, sceen dumpster, building siting
	17-04	RR		6	lighting
2018	18-03	RO		2	lighting, screen dumpster
	18-04	GB, SGCOD		6	lighting, screen dumpster, timeline
	18-05	RO		3 multifamily, office	lighting, screen dumpster
	18-08	GC1		9	lighting
	18-12	RR		7	Lighting, screen dumpster, parking layout
	18-13	RR		6	lighting, screen dumpster
	19-02	CBD		3 commercial	lighting, screen dumpster, landscaping
				- commercial	

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		:		
				÷

Sorted by year

"more than one" CUP's	since	2007
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	CUP	District	additional CUP's	Buildings	Conditions
2007	07-01	RR		2	as-built
	07-08	RR		2	as built, verify adequate septic, connect to utilies, lighting-
	07-09	GC1	8000/30	6-ministorage	lighting, landscaping
	07-12	GC1	8000/30, multi-family	3-mixed uses	lighting, sunset, landscaping, phase one EA, pavement, traffic control
2008	08-02	MC		8+, garage	extensive amendment dealing with Land's end site, large development
	08-03	CBD	manufacturing	7-yurts	fencing, lighting, remove rv's, landscaping
	08-04	RR		2	lighting
	08-05	CBD	8000, other uses	2	pave, landcaping, screen dumpster
2009	09-02	RR		4	denied, not meeting definitions in code to develop
	09-03	CBD		2	driveway restrictions, landscaping, sunset
	09-06	UR		2	
2010	10-02	RO		2-multifamily	lighting
	10-03	MI	8000/30	2	pave, screen dumpster, landscaping
	10-04	CBD	8000	2-college	parking, landscaping, screen dumpster, pave
	10-07	RR		6	bluff setback, proof of DEC compliance
	10-08	RR		2	setback confirmation, driveway permit
2011	11-04	RO	8000, medical clinic	2-SVT	pave, screen dumpster
	11-06	MC	8000	5	architectural features
	11-07	RR		3 triplexs	parking, DEC certification, population cap using DEC criteria
	11-09	CBD	setback	2 dwellings	lighting
	11-10	GC1	8000	6-boatyard	water and sewer provision
	11-11	GC1	8000	6-transfer station	water and sever provision
2012	12-01	MC	8000, other uses, setback, hotel	6	landscaping, screen dumpster, timeline, architectual standards
2012	12-01	MC	other uses, resturants, caretakers	4	setback correction, timeline for construction and setback resolution
2013	13-01	RR	other ases, restarants, caretakers	2	setback correction, timeline for construction and setback resolution
2013	13-01 13-04	RR		3	
	13-04	RR		2	
	13-09	RR		2	DEC documentation
	13-05	RR		2	DEC documentation
	13-13	CBD		7-mixed uses	lanscaping, landscaping timeline, screen dumpster, w&s issues, sunset
2014	14-01	RO		2-multifamily	lighting, screen dumpster
2014	14-01	RR		4	lighting
			other uses presion and sediment	2	
2015	14-04	BCWD, RR	other uses, erosion and sediment	7	lighting
2015	15-01	RR	8000 muhlin utilitu.		lighting, screen dumpster, depict utility easements
	15-02	CBD	8000, public utility	6- public works	landscaping
	15-03	MI	setback	2- restrooms 3	parking design
	15-04	RR			nauling design
	15-05	TC	setback decrease	2-offices	parking design
	15-06	UR CC1	the L BUD	4-duplexes	water and sewer extension, screen dumpster, fence, driveway design
2016	15-07	GC1	setback PUD	4 mixed uses	retro Fire Marshal, w & s, screen dumpster, architectural, landscaping
2016	16-01	RO	medical clinic	2 commercial	landscaping, lighting
	16-02	RO	8000	7	w & s, lighting, screen dumpster, drainage, setback
	16-03	UR	indoor rec	2-SPARC	W & S approval, lighting, FD road standard
	16-04	CBD	8000, public facilities	4- police/fire	
	16-05	RR		4	In Latin Company Company Company
2017	17-01	RR		7	lighting, sceen dumpster, building siting
	17-02	CBD	8000, setback	10	setback (exception), sceen dumpster, lighting
	17-04	RR		6	lighting
	17-05	EEMU	8000	4	SWP
2018	18-03	RO		2	lighting, screen dumpster
	18-04	GB, SGCOD		6	lighting, screen dumpster, timeline
	18-05	RO		3 multifamily, office	lighting, screen dumpster
	18-06	GC1	multifamily	4 multifamily	lighting
	18-08	GC1		9	lighting
	18-10	EEMU	8000	4 commercial	update of 17-05
	18-11	CBD	8000	6-Pratt	
	10 11				
	18-12	RR		7	Lighting, screen dumpster, parking layout
		RR RR CBD		7 6 3 commercial	Lighting, screen dumpster, parking layout lighting, screen dumpster lighting, screen dumpster, landscaping

Sorted by Zoning District

"more	than	one"	CUP's	since	2007	

"more th	an one" C	UP's since 20	007		
	CUP	District	additional CUP's	Buildings	Conditions
	14-04	BCWD, RR	other uses, erosion and sediment	2	lighting
	08-03	CBD	manufacturing	7-yurts	fencing, lighting, remove rv's, landscaping
	08-05	CBD	8000, other uses	2	pave, landcaping, screen dumpster
	09-03	CBD	555, 54.75. 455	2	driveway restrictions, landscaping, sunset
	10-04	CBD	8000	2-college	parking, landscaping, screen dumpster, pave
				and the same	lighting
	11-09	CBD	setback	2 dwellings	
	13-13	CBD	and the street	7-mixed uses	lanscaping, landscaping timeline, screen dumpster, w&s issues, sunset
	15-02	CBD	8000, public utility	6- public works	landscaping
	16-04	CBD	8000, public facilities	4- police/fire	
	17-02	CBD	8000, setback	10	setback (exception), sceen dumpster, lighting
	18-11	CBD	8000	6-Pratt	
2019	19-02	CBD		3 commercial	lighting, screen dumpster, landscaping
	17-05	EEMU	8000	4	SWP
	18-10	EEMU	8000	4 commercial	update of 17-05
	18-04	GB, SGCOD		6	lighting, screen dumpster, timeline
	07-09	GC1	8000/30	6-ministorage	lighting, landscaping
	07-12	GC1	8000/30, multi-family	3-mixed uses	lighting, sunset, landscaping, phase one EA, pavement, traffic control
	11-10	GC1	8000	6-boatyard	water and sewer provision
	11-11	GC1	8000	6-transfer station	
	15-07	GC1	setback PUD	4 mixed uses	retro Fire Marshal, w & s, screen dumpster, architectural, landscaping
	18-06	GC1	multifamily	4 multifamily	lighting
	18-08	GC1	marchanny	9	lighting
2009	08-02	MC		8+, garage	extensive amendment dealing with Land's end site, large development
2008			8000	5 garage	architectural features
2012	11-06	MC			
2012	12-01	MC	8000, other uses, setback, hotel	6	landscaping, screen dumpster, timeline, architectual standards
	12-03	MC	other uses, resturants, caretakers	4	setback correction, timeline for construction and setback resolution
	10-03	MI	8000/30	2	pave, screen dumpster, landscaping
	15-03	MI	setback	2- restrooms	parking design
	10-02	RO		2-multifamily	lighting
2011	11-04	RO	8000, medical clinic	2-SVT	pave, screen dumpster
2014	14-01	RO		2-multifamily	lighting, screen dumpster
2016	16-01	RO	medical clinic	2 commercial	landscaping, lighting
	16-02	RO	8000	7	w & s, lighting, screen dumpster, drainage, setback
2018	18-03	RO		2	lighting, screen dumpster
	18-05	RO		3 multifamily, office	lighting, screen dumpster
2007	07-01	RR		2	as-built
	07-08	RR		2	as-built, verify adequate septic, connect to utilies, lighting
	08-04	RR		2	lighting
2009	09-02	RR		4	denied, not meeting definitions in code to develop
	10-07	RR		6	bluff setback, proof of DEC compliance
	10-08	RR		2	setback confirmation, driveway permit
	11-07	RR		3 triplexs	parking, DEC certification, population cap using DEC criteria
2013	13-01	RR		2	F=
2013	13-01	RR		3	
	13-04	RR		2	
	13-08	RR		2	DEC documentation
					DEC documentation
	13-10	RR		2	P. L.C.
	14-03	RR		4	lighting
2015	15-01	RR		7	lighting, screen dumpster, depict utility easements
	15-04	RR		3	
	16-05	RR		4	
2017	17-01	RR		7	lighting, sceen dumpster, building siting
	17-04	RR		6	lighting
	18-12	RR		7	Lighting, screen dumpster, parking layout
	18-13	RR		6	lighting, screen dumpster
	15-05	TC	setback decrease	2-offices	parking design
	09-06	UR		2	
	15-06	UR		4-duplexes	water and sewer extension, screen dumpster, fence, driveway design
	16-03	UR	indoor rec	2-SPARC	W & S approval, lighting, FD road standard
	10 00	O.1.		2 5.7 1.1.5	

CUP's sine	ce 2007				
2007	CUP 07-01	District RR	conditional use(s) more than one	Buildings 2	Conditions as-built
2007	07-01	MC	public utility	2	as-pulit
	07-03	CBD	other		many
	07-08	RR	more than one	2	as-built, verify adequate septic, connect to utilies, lighting
	07-09 07-10	GC1 CBD	8000/30 30%	6-ministorage	lighting, landscaping landscaping, screening, sunset
	07-11	BCWD	Public utility, >6000		parking
	07-12	GC1	more than one, 8000/30, multi-family	3-mixed uses	lighting, sunset, landscaping, phase one EA, pavement, traffic control
	07-13	RR	greenhouse		lighting
2000	07-14 08-01	MC GC1	Restaurants, setback, manufacturing, 30% amend 98-02		limit capasity, lighting, sunset landscaping
2008	08-01	MC	amend 97-02	8+, garage	landscaping, paving
	08-03	CBD	more than on, manufacturing	7-yurts	fencing, lighting, remove rv's, landscaping
	08-04	RR	more than one	2	lighting
	08-05 08-06	CBD RO	more than one, 8000, other uses daycare	2	pave, landcaping, screen dumpster lighting, fenced play area
	08-07	MC	amend 08-02		setback
	08-09	BCWD	stream buffer		erosion and sediment control plan, timeline, limit access, DEC compliance, record document
3000	09-01 09-02	RR RR	tower	4	gain nonconforming
2009	09-02	CBD	more than one more than one	2	denied, not meeting definitions in code to develop driveway restrictions, landscaping, sunset
	09-04	CBD	setback		lighting
	09-06	UR	more than one	2	
	09-07 09-08	MI RR	Restaurant indoor rec		timeline, sunset, lighting, hours of operation, landscape, parking, use
2010	10-01	MC	amend 86-02		threater, solitory against a speciation, antisseepe, partially, and
	10-02	RO	more than one	2-multifamily	lighting
	10-03 10-04	MI CBD	more than one, 8000/30 more than one, 8000	2 2-college	pave, screen dumpster, landscaping parking, landscaping, screen dumpster, pave
	10-06	RR	Public utility	z conege	parking
	10-07	RR	more than one	6	bluff setback, proof of DEC compliance
2044	10-08	RR	more than one	2	setback confirmation, driveway permit
2011	11-01 11-02	BCWD MI	stream buffer bulk petro storage, 8000/30		timeline, replanting,
	11-03	RO	daycare		fenced play area
	11-04	RO	more than one, 8000/30, medical clinic	2-SVT	pave, screen dumpster
	11-06 11-07	MC RR	more than one, 8000 more than one	5 3 triplexs	architectural features parking, DEC certification, population cap using DEC criteria
	11-07	CBD	amend 10-04	3 triplexs	screen dumpster, landscaping
	11-09	CBD	more than one, setback	2 dwellings	lighting
	11-10	GC1	more than one, 8000	6-boatyard	water and sewer provision
	11-11 11-13	GC1 RR	more than one, 8000 amend 10-06	6-transfer station	
2012	12-01	MC	more than one, 8000, other uses, setback, hotel	6	landscaping, screen dumpster, timeline, architectual standards
	12-02	RR	commercial greenhouse		lighting
2013	12-03 13-01	MC RR	more than one, other uses, resturants, caretakers more than one	4	setback correction, timeline for construction and setback resolution
2025	13-02	MI	setback	_	
	13-03	CBD	setback		
	13-04 13-05	RR GC1	more than one	3	hardeness are a discount.
	13-05	CBD	multi family setback		landscape, sceen dumpster parking, dumpster, timeline
	13-07	MC	heliport		FAILED
		RR	more than one	2	
		RR RR	more than one more than one	2	DEC documentation
	13-11	CBD	setback	-	lansdscaping, screen dumpster, timeline
		RR	tower		WITHDRAWN
2014	13-13 14-01	CBD RO	more than one	7-mixed uses 2-multifamily	lanscaping, landscaping timeline, screen dumpster, w&s issues, sunset lighting, screen dumpster
2014	14-02	RR	daycare	2-muchanny	FAILED
		RR	more than one	4	lighting
		BCWS, RR CBD	more than one, other uses, erosion and sediment setback	2	lighting
		MI, MC, SBHOD	setback		lighting, landscaping building color palette, lighting, screen dumpster
		CBD	setback		approve nonconforming before zoning permit
		RO	daycare facility	7	fenced play area, hours of operation, w&s connect, lighting, nonconforming status
		RR CBD	more than one more than one, 8000, public utility	6- public works	lighting, screen dumpster, depict utility easements landscaping
		MI	more than one, setback	2- restrooms	parking design
		RR	more than one	3	
		TC UR	more than one, setback decrease more than one	2-offices 4-duplexes	parking design water and sewer extension, screen dumpster, fence, driveway design
		GC1	more than one, setback PUD	4 mixed uses	retro Fire Marshal, w & s, screen dumpster, architectural, landscaping
		RO	more than one, medical clinic	2 commercial	landscaping, lighting
		RO UR	more than one, 8000 more than one, indoor rec	7 2-SPARC	w & s, lighting, screen dumpster, drainage, setback W & S approval, lighting, FD road standard
		CBD	more than one, 8000, public facilities	4- police/fire	w & 3 approval, lightnig, ro road standard
		RR	more than one	4	
2017		RO RR	8000, medical clinic more than one,	7	stormwater plan, pave, pedestrian path, landscaping, sceen dumpster
		CBD	more than one, 8000, setback	10	lighting, sceen dumpster, building siting setback (exception), sceen dumpster, lighting
		BCWD	grading		erosion control measures
		RR	more than one	6	lighting
		EEMU RR	more than one, 8000 bluff setback	4	SWP slope inspection report, limit disturbance, vegetation, timeline, record doc
		MI	tower		seal feed lines, color, lighting
		CBD	8000		lighting plan, landscaping
2018		CBD CBD	gas station setback		fence, lighting
		RO	more than one	2	lighting lighting, screen dumpster
	18-04	GB, SGCOD	more than one	6	lighting, screen dumpster, timeline
		RO GC1	more than one	3 multifamily, office	lighting, screen dumpster
		GC1 GC1	more than one, multifamily more than one	4 multifamily 9	lighting lighting
	18-09	RO	8000, medical clinic	_	scren dumpster, timeline
		EEMU	more than one, 8000	4 commercial	update of 17-05
		CBD RR	more than one, 8000 more than one	6-Pratt 7	Lighting account dynamics and him buyers
		RR	more than one	6	Lighting, screen dumpster, parking layout lighting, screen dumpster
		RO	medical clinic		lighting, screen dumpster
2019		RO CBD	medical clinic update more than one, 8000, unlisted uses	3 comme* **1	buffer
			area errey estady armitical ases	5 comme '	lighting, screen dumpster, landscaping

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Preconstruction and Post Construction verifications

REPORTS

A. Staff Report 19-09, City Planner's Report

City Planner Abboud provided a summary of his report for the commission noting the following:

- A request from the City Council to review the regulatory requirements for flood elevations on the Homer Spit
- A future worksession on the Climate Action Plan
- A member on the Borough Transportation Steering Committee.

There were no questions or comments from the commission.

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

A. Staff Report 19-11, Review of Permitted and Conditionally Permitted Uses

City Planner Abboud reviewed the spreadsheet provided on the Conditional Use Permits issued since 2007 noting that they were categorized by conditions and district located. He further reviewed the list commenting that the majority were issued for "more than one" structures and second most used was "more than 8000 square feet".

City Planner Abboud suggested that the Commission could consider the impact and usefulness of a CUP under the various district when regulating for dimensional, open space, and buffer requirements or any other requirements. He was open to their input on identifying uses for additional study or consideration of elimination.

The Commission discussed or questioned the following items:

- Did any Conditional Use Permit for a "more than one" ever fail?
 - There did not appear to be any permits failed by previous Commissions other than the two listed
- The requirement to address down lit lighting and the screened dumpster could be written into code so it would not need to be addressed on each application received.
 - Lighting requirements are only addressed for commercial districts not in the residential districts
 - o Dumpster is normally triggered by multi-family or commercial projects
- Are existing buildings grandfathered in or how is that handled?
 - o Those situations are addressed by Homer City Code 21.59.010. Nuisances.
 - Lighting issues require a cultural change and the ability to purchase the required fixtures such as shielded lighting fixtures

- Making changes and include those recommendations in the application process and staff to verify the retail businesses can stock the materials
 - Staff cannot effect the changes in retailers inventory that would require the consumer to demand the change by consistent requests
- Triggers for various permit requirements in the districts, that information all in one place would be helpful for the Commission
- Make and effect changes that would ease some of the work load of the Planning Department with regard to the large projects
 - Sprawl versus height, two 10,000 sf buildings versus a two-story 20,000 sf building on a lot
 - Concentrate developments in regards to a conscientious effort to reduce the use of the earth
- Reason why the Commission is reviewing reductions in CUP's is litigation cost reduction and more than one is not significant in litigation but more along the lines of cost
- The average number of the "more than one" CUP is minimal
- On one recent application the Commission did come up with some conditions on a "more than one" other than the down-lit lighting and screened dumpster and if the Commission did eliminate this type of CUP the Commission would not necessarily see this type of application and they would not have the public involved and have the opportunity to offer recommendations to make the project fit in better with the neighborhood.
- The Commission should consider fully all aspects and results that not having these types of applications come before them prior to changing the process.
- Public comment received on coming in to testify on a project and it has no effect to the application since it is allowed by the regulation, so what is the point of providing the testimony. What can the Commission say?
 - It is not easy, if the applicant addresses the requirements in code and there is no undue circumstance proven, then there is nothing that can really be done but if the applicant has crossed the line then the commission will have to determine what regulations were not followed.
 - Preference to see more density, it is difficult to fit multifamily housing in established neighborhoods but they should be responsive to the market as the average cost of a house does not equate to the average wage earned

Vice Chair Banks inquired if there were any additional recommendation or changes to the conditional use permits or any additional comments from the Commission.

City Planner Abboud stated that he will address the recommendations and suggestions made by the Commission and bring this back to a future meeting.

NEW BUSINESS

A. Staff Report 19-10, Planning & Zoning Permitting Process



Planning

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Staff Report PL 19-16

TO: Homer Advisory Planning Commission

FROM: Rick Abboud, City Planner

DATE: February 20, 2019

SUBJECT: Review of "more than one" conditionally permitted uses

Introduction

After having a look at the various CUP's in consideration of district, multiple triggers, and conditions, I was asked to make a display of the various requirements and other regulation triggers throughout the districts. I have produced a spreadsheet that compares the requirements in relation to the districts.

Caution: This spreadsheet provides a good overview of the information, but is not exact. I have condensed some the information. For the most accurate display of information, please consult your code book.

Analysis

Recently the most popular CUP is for 'more than one' in the Rural Residential District. These are tempered with the requirement of 10,000sf per dwelling unit with the provision of public water and sewer. They also seem to gather the most attention at public hearings, especially in well-established subdivisions. If they were to subdivide, more money and land would have to be committed to infrastructure. In the end, many of the proposals (if they still made fiscal sense) could be developed with the deletion of a structure to make up for the land needed for road construction.

A side conversation ensued about the multiples in RR. We would be more responsive to goals of the climate action plan if we were to allow even more density. This leads us down the path of rezoning areas served by water and sewer to make that allowance. But, this is somewhat of a digression of the issue of cutting back on the amount of CUP's.

Considering the most common conditions placed on the 'more than one's', lighting and dumpster screening were the most cited. Again, I want to remind that the absence of other conditions may be driven by working with the office in the development of the application. That aside, my latest spreadsheet shows that in all districts except RR and UR are bound by lighting standards in code.

Staff Report PL 19-16 Homer Advisory Planning Commission Meeting of February 20, 2019 Page 2 of 7

When the standards in code are compared with the suggestions/standards in the Community Design Manual (CDM), I fail to see much utility in the CDM version. We already cover the ground in most districts. Below is the relevant code and CDM language for comparison.

Dumpster screening is unique to CUP's. We could try to craft some code to make a requirement that might captures the areas of concern and add a lighting standard with them to cover the ground in RR and UR. My first thoughts are with the multi-units or multi-family dwellings on a lot. A multi-family by definition is 3 or more units. That way they don't apply to single family homes.

Lighting

Lighting requirement come from two sources, the Community Design Manual and city code. They differ somewhat. Code only prescribes the Design Manual Standards in the Town Center District, otherwise the Design Manual Standards are only applicable to CUP's in the districts indicated in the manual.

HCC 21.59, Off-Site Impacts

HCC 21.59.010(d), Heat and Glare. No activity shall produce objectionable heat or glare that unreasonably annoys or disturbs a person of ordinary sensibilities beyond the lot line of the site).

21.59.020 Lighting standards – General.

The intent of lighting standards is to reduce glare and light trespass and to improve the nighttime visual environment. Standards of varying levels may apply if made applicable by other provisions of the zoning code. [Ord. 08-29, 2008].

21.59.030 Lighting standards – Level one.

When level one lighting standards apply, the following are required:

- a. Outside luminaires installed at a height of 15 feet or greater above grade in all new developments or replaced in existing developments shall be cut-off luminaires.
- b. Up-lighting shall be installed so that it allows its direct illumination to fall only on the targeted building or sign.
- c. No outside lighting shall be installed so as to cause light trespass or glare.
- d. The height of any driveway or parking lot luminaire shall be a maximum of 28 feet above grade. All building-mounted luminaires shall have a maximum height of 15 feet above grade.
- e. Prohibited lighting includes search lights and laser lights.
- f. Exceptions to this section may be granted to the extent necessary in any of the following situations:
- 1. Where the City Planner has determined there are special requirements, such as historic decorative considerations, public monuments, or flag lighting; provided, however, that all such lighting shall be selected and installed to shield the lamp(s) from direct view to the greatest extent possible, and to minimize upward lighting, glare and light trespass.

Staff Report PL 19-16 Homer Advisory Planning Commission Meeting of February 20, 2019 Page 3 of 7

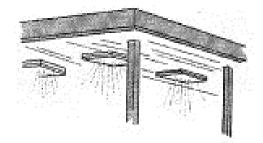
- 2. In an urban area where there is high night-time pedestrian traffic and an engineer experienced in outdoor lighting has provided a written opinion satisfactory to the City Planner that for pedestrian safety reasons it necessary to permit the installation of semi-cutoff luminaires.
- 3. Where a determination has been made by the Commission, after a public hearing process, that there is a compelling safety interest that cannot be adequately addressed by any other method.

Community Design Manual Building Lighting:

Lighting may be used to accent a building but shall not be used to denote a corporate or commercial image except on allowed signage. Lighting may be directed to a building but should generally not emanate from a building.

- **1.** Avoid back-lit panels and awnings. Translucent panels and awnings illuminated from behind are prohibited. This shall not exclude soft light being emitted from windows.
- **2.** <u>Keep light source hidden from public view.</u> Except for decorator lights with frosted lenses or which use clear bulbs (e.g., candelabra bulbs) light sources shall be concealed behind soffits, within recessed containers, behind shrubbery, etc.
- **3.** <u>Avoid bright lighting on outdoor surfaces of buildings.</u> Outdoor building lighting is limited to low levels except that more intense lighting is allowed at building entrances.
- **4.** Avoid colored lighting on buildings. Colored lighting is limited to temporary holiday lighting only.
- **5.** Apply utility lighting sparingly. Utility light fixtures which have an industrial or utilitarian appearance may be used for security lighting on buildings, but shall not be used in areas of concentrated lighting (e.g., service station canopies) unless the fixtures are not seen from public rights-of way.

High intensity light sources may not be visible to the public. Fixture designs of an industrial or utility appearance shall be avoided.



Staff Report PL 19-16 Homer Advisory Planning Commission Meeting of February 20, 2019 Page 4 of 7

6. <u>Lighted accents, canopies, color bars, stripes or areas</u>. Buildings with lighted accent areas are using this device to call attention to the business. These areas should be used sparingly and are counted as part of the allowed sign area.

OUTDOORLIGHTING

Applicable Areas

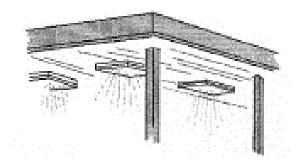
Within Areas Zoned CBD, RR, UR, RO, GBD, SGCOL and the portion of GC1 lying south of Beluga Lake:

All uses

The primary purpose of outdoor lighting is to improve visibility and safety within outdoor spaces. However, light can also enhance a setting if the intensity and source of the light corresponds to the visual character of the surroundings.

1. <u>Keep light source hidden from public view.</u> Except for streetlights installed in rights-of-way, all light sources, whether on public or private property, shall be hidden or conform to light standards specified herein. Light sources (e.g., light bulbs) shall not be visible except on approved decorator lights. Sources of high intensity light, whether behind a lens or not, shall not be visible to the public.

High intensity light sources may not be visible to the public Fixture designs of an industrial or utility appearance shall be avoided.

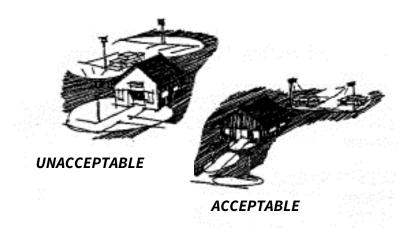


Indirect lighting keeps light source hidden from the public's view. Recessed spot lighting - 75 - upplement indirect lighting where more airect lighting is desired.

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2. <u>Use downward directional lighting.</u> All lights more than 7 feet above the ground shall be downward directional lighting.

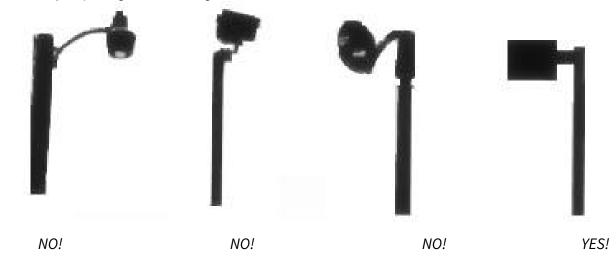


- **3.** Avoid lighting large areas with a single source. Large areas may be lit with a number of low intensity sources close to the area requiring illumination; illumination of a large area with a remote single source of light shall be avoided.
- **4.** <u>Avoid excessive light throw.</u> Lighting shall not be cast beyond the premises and shall be limited to illumination of surfaces intended for pedestrians or vehicles. Illumination of landscaped areas shall be avoided unless lighting is part of the landscape design or the area is intended for recreational use.
- **5.** Choose approved outdoor light designs. The following lighting types are approved:
 - a. <u>"Shoe box" style pole lamps</u> to be approved as appropriate for district (downward directional).
 - b. <u>Ornamental pole lamps</u> to be approved as appropriate in color and style for

Staff Report PL 19-16 Homer Advisory Planning Commission Meeting of February 20, 2019 Page 6 of 7

district.

- c. <u>Bollard lights</u> to be approved as appropriate in color and style for district.
- **6.** <u>Avoid light fixture designs which have an industrial appearance.</u> Designs of an industrial or utility appearance shall be avoided on all fixtures visible to the public, e.g., mercury vapor lights, cobra lights, etc.



Except for the "shoe-box" style light on the right (which is downward directional), these other lights are too industrial in their appearance and are designed for illuminating large areas with a single light source.

Finally

Creating the tables has been fairly intensive, but has helped to clarify the big picture. There are still some possible displays/tables that may clarify some of the issues we are looking at in regards to revising the CUP standards for structures greater than 8000sf. Please consider what you might want to look at in relation to the subject.

Note:

In the uses table, you will find that the CUP requirement for a structure containing more than 8000sf of building area (all buildings combined) is coupled with the requirement that the building area not be in excess of 30% of the lot area in RO and the commercial districts except MC and MI where 70% is acceptable.

Staff Report PL 19-16 Homer Advisory Planning Commission Meeting of February 20, 2019 Page 7 of 7

Staff Recommendation

Discuss possible steps forward.

Attachments:

Development Requirements Table

2. ADD A PLAT NOTE CONCERNING THE HOME LOCATED IN THE SECTION LINE EASEMENT. SAMPLE LANGUAGE COULD INCLUDE THE FOLLOWING STATEMENT: ACCEPTANCE OF THIS PLAT DOES NOT SIGNIFY ACCEPTANCE OF ANY NONCONFORMING STRUCTURES. THE BOROUGH CAN PROVIDE GUIDANCE ON THE WORDING

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

A. Staff Report 19-16, Review of conditionally permitted uses

Chair Venuti read the title into the record and gave the floor to City Planner Abboud.

City Planner Abboud reviewed Staff Report 19-16 for the commission. He made the following points:

- The spreadsheets are wonderful tools, they are not exact, check the code book
- Asterisk represent a variation in conditions
- Gain and loss of requiring infrastructure versus letting owners build multiple dwellings along with platting
- Allowing more density would be responsive to the Climate Action Plan
 - Would require rezoning areas served by water and sewer
 - o Digression on the issue of reducing conditional use permits
- Lighting standards and Dumpster Screenings changes to city code that would capture the necessity of those requirements
- Requirements to review the CDM is difficult since it wanders, inconsistency and requires some work
 - Review of the lighting requirements between City Code and the CDM

Chair Venuti commented on property owner's installation of lighting fixtures that impact neighbors and they are not aware of how much the light may impact their neighbors.

City Planner Abboud responded that there is plenty to chase around on the situation with lights in Homer and they could try to address this but it is challenging since they are being directed to address other things.

Commissioner Smith inquired about mercury light fixtures owned by Home Electric Association is the same standard applied.

City Planner Abboud responded that he would divide everything up on property owners; they cannot rule on lighting in the right of ways. He would hope that those lights get replaced since they are inefficient and old. He stated that they could speak to HEA. Property owners are charged and it would be nice to see if they could usher in a change.

Commissioner Smith commented that maybe with the work on the Climate Action Plan they can encourage HEA to make some updates.

Chair Venuti inquired that with the intent to reduce CUP and in review of the table which issues stand out to the staff.

City Planner Abboud did not make a recommendation since they all come with caveats; and the question remains on where should lines should be drawn.

Further points and comments were made on the following:

- the request to reduce the conditional use permit applications were in order to reduce the potential for litigation
- It was noted that two considerations that most CUP's were issued were for the more than one structure and more than 8000 square feet and if it okay to be larger than 8000 sf how much larger do they allow
- Addressing more than two in the commercial district
- Previous applications not being developed and constructed as presented
- Foundations in the correct location on the property, conditionally approving the project then inspect before fully approving the application
- Following up on applications and enforcement of regulations
- Requiring asbuilts
- Majority of litigation occurred on the applications resulting in reduction of the setbacks in the Central Business District

Further discussion and comments ensued including code changes to eliminate the lighting standards and dumpster screening as a recommendation to reduce CUP's; the majority of the Commissioners were hesitant in making changes that would reduce the number of Conditional Use Permits that would come before them; buildings and or parking encroaching into right of ways and using Pioneer Avenue as an example if they continue allowing the pattern to continue could cause some issues in the future; following up immediately on projects when it is found that they are not following the conditionally approved project presented to the commission; getting it right in the front end of the project and not have to remediate too much in the back end; Add a condition that applicant must meeting deadlines and that they must report back to the Commission and this would remove the onus from the Planning staff.

City Planner Abboud responded that Planning Technician Brown will be addressing that issue of bringing in the surveyors now that he is back from vacation. He noted that the Planning Department can certainly enforce the regulations but with three staff it is difficult to meet all the deadlines plus conduct the extras that the public, administration and commission desire.

Chair Venuti inquired if they are able to apply conditions that are not in code.

City Planner Abboud responded that it is preferred that conditions applied should be in code because otherwise you would be catching people unaware since they follow what is outlined in code.

A discussion ensued on recommendations and suggestions on green infrastructure such as an informational pamphlet so that the applicant is aware of certain goals of the Planning Department and the applicant then will not be caught unaware.

Chair Venuti called for a recess at 7:49 p.m. The meeting was called back to order at 7:54 p.m.

Commissioner Bentz commented that there was a distinct difference between code changes and best practice educational materials and the previous comment made on adding additional conditions she believed that if it is not explicitly defined then the applicant would not have the fore knowledge that it may be required. All the supplemental information provided is just that – information; especially if the applicant is just hitting the check boxes. Whatever the commission recommends should be in code so that it does not create contention and failure. She further believed that they should continue the audit of the code for green infrastructure is the direction that they should go so they can make specific code changes and conditions that could apply to permit applications.

Commissioner Smith agreed with Commissioner Bentz and stated that they should codify everything and also include recommendations from surveyors and heavy equipment operators in regards to assisting with the decision processes.

NEW BUSINESS

INFORMATIONAL MATERIALS

A. City Manager's Report for the February 11, 2019 Homer City Council meeting

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Abboud reported receiving an email that missed his Planner's report. This was a request from FEMA wanting more specific information on updating the code requirements from DGGS. He had mentioned some items but did not have specifics. He related that they would like a response by March 1st.

Commissioner Bentz requested clarification on what FEMA wanted.

City Planner Abboud responded that they wanted action.

Commissioner Bentz then stated that City Planner Abboud could provide them in his response a description on the approach by which they would take to incorporating it so he could respond that once information was received DGGS will be invited to present a worksession to the



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Staff Report PL 19-19

TO: Homer Advisory Planning Commission

FROM: Rick Abboud, City Planner AICP

DATE: March 6, 2019

SUBJECT: Review of "more than one" conditionally permitted uses

Introduction We created tables and have taken note of the districts, types of CUP's, and conditions applied to those approved. Generally, we have found that most types of CUP's benefit from the additional involvement of the public, Planning Commission, and the application process.

We have found that most CUP's are unique and conditions and proposals may vary greatly. Additionally, many CUP's have multiple 'triggers'. Due to these facts, we find it unlikely that we could simply address an item or two that might make a significant dent in the amount of applications that are processed annually.

While we were taking an in-depth review of code, we have identified some opportunity to address some CUP scenarios in some specific districts.

Analysis The Commission asked for some language to address the standard conditions of lighting and dumpster screening that is commonly a condition of the popular 'more than one' CUP's. My suggestion is for the development of code that addresses lighting standards in the UR and RR districts that apply to a lot that supports 3 or more dwelling units.

The lighting standards amendment fits into the code fairly well. We can add language to UR and RR,

21.1X.090 Lighting standards.

The level one lighting standards of HCC 21.59.030 apply to all developments that support 3 or more dwelling units on a lot.

Screening requirements for dumpsters is a bit more complicated and will require input from the attorneys. My concept involves adding language to 21.50.020, Site Development Standards. I believe we could add a subsections in level 1 and level 2 standards (we need both because the standards are not cumulative) or possibly, with attorney input, we could add a section labeled screening. An example is provided for discussion.

HCC 21.50.020 (e) Screening. All development activity shall conform to the following:

1. <u>The use of a dumpster is allowed when the dumpster is screened on 3 sides by a 6 foot tall</u> fence.

It may be useful to get some practical input on this item from someone experienced with servicing dumpsters. Perhaps some sort of situational concerns might be appropriate. An exception could be crafted for dumpsters that are not visible from the street. This also introduces a myriad number of nonconforming concerns of those currently not screening dumpsters.

Another idea is that we could add language to the multi-family requirements. In this scenario, the heavier commercial districts are not included and it would not reach nonresidential developments.

So far, this does not address the motivation for which the commission was tasked, consideration for CUP reduction. I plan to bring my spreadsheet to the meeting for display on the screen. When I sort the CUP information you can see the difficultly in any particular proposal to eliminate any significant amount of CUP's and perhaps that is our answer to reviewing the possible reduction in CUP's that we have experienced. We could head in a bit of a different direction in addressing some triggers that might encourage economic development or those that might be 'more business friendly'.

EEMU and MI permits 'more than one' which do not require a CUP until exceeding 8000/30% in EEMU and 8000/70% in MI. I would like to have a conversation about the prospect of permitting more than one structure in the commercial districts. It seems that eliminating this as a CUP requirement in GC2 is not very controversial. What is thought of the prospect for GC1 and then CBD? Are we willing to consider building areas greater than 8000 (remember this is not building square footage, but only refers to the footprint) and over 30% of the lot area. For a conversation starting point, I suggest considering 15,000 and 40%. Once a retail business is over 15,000, large retail standards are triggered (note: this is a separate subject that deserves a conversation).

Considerations for elimination of 'more than one' include application of the Design Manual (in general, another subject worthy of greater discussion) which is triggered in CBD by CUP's. This is not an issue in GC1 or GC2. I do believe that we would enhance Homer's business opportunities if 'more than one' is permitted and dimensional requirement are loosened.

Staff Recommendation

Discuss possible steps forward.

- Review the Planning and Zoning Section of the Climate Action Plan by the Planning Staff and provide comparison on what the plan has recommended and what action has been accomplished by the city.
- Postpone the proposed Medical District until after the Appeal Decision is finalized.

City Planner Abboud advised the Commission that if they pursued the requirement in the permitting process to have the applicant come before the Commission with regard to issues found upon site visits that this action falls in the realm of enforcement. If the applicant appeals that puts the Commission in a quagmire.

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

A. Staff Report 19-18, Zoning Permit Process

Chair Venuti introduce the item into the record by reading of the title.

City Planner Abboud summarized the report and provided some input on how the various items on the work list intermingled along with revision of forms, such as including questions on dealing with aspects of green infrastructure; the expenditure of staff time to review and explain these items with the applicants.

A discussion ensued on requiring asbuilts is easy; willingness to put green infrastructure in regulations then they have to figure out a way to get people to do what they should do; review work on previous projects for best practices.

This will be on the agenda for the next meeting and will try to have a visitor for the worksession.

B. Staff Report 19-19, Review of Permitted and Conditionally Permitted Uses

Chair Venuti Introduced the item by reading of the title into the record.

City Planner Abboud reviewed the staff report stating it summarized the work done so far. He commented on the following:

- Code changes for lighting requirements could be written by staff but that the dumpster screening regulations would need to go to the City Attorney for review and recommendation since it was not as straight forward.
- Dumpster regulations would bring up issues of non-conforming dumpsters.
- Does not address the Council's request to reduce the number of Conditional Use Permits.

- Further discuss permitting more than one structure in the GC2, this includes application of the Design Manual which is triggered by Conditional Use Permits in the CBD, this does not apply in the GC1 and GC2

Discussion ensued on the large project requirements commercial versus residential; Addressing the more than one structure in the commercial districts, open GC2, GC1 there were a few more considerations and in the CBD there were even more restrictions to consider.

City Planner Abboud responded that over time maybe one or two Conditional Use Permits were issued when comparing the "more than one structure" category with "over 8000 sf" category.

Further discussion on the things that the City oversees versus what they should be concerned about ensued and that those items fell under a Building Department not planning and zoning. The commission commented that it should forward a recommendation to Council that the Commission has thoroughly reviewed the Conditional Use process and that it does not believe there is any way to sufficiently amend the City Code to reduce the number of applications since there are too many variables other than the Code Amendments the commission spoke about tonight.

City Planner Abboud will wrap up what they talked about here bring it back for the Commission review and public hearing.

NEW BUSINESS

A. Staff Report 19-20, Building Height Maximum

Chair Venuti introduced the item by reading of the title into the record.

City Planner Abboud commented on the topic and learning about the availability of residential sprinkler systems, three story buildings and how they measure height from Fire Chief Purcell at the worksession. He is not sure what direction to take on this issue noting that the City could possibly eliminate the issue of three stories if they are sprinklered.

Further discussion ensued with the Commission commenting on the following topics:

- FEMA requirements for the Spit and how that effects the height requirements
- Commercial three story building requirements on Fire Suppression systems
- Requiring conditions for commercial
- Evaluation of East End Mixed Use and codify the height with an exception in one district,
 Marine Commercial
- The need for three story commercial buildings
- Recommend Staff draft sprinkler code and bring back more info on the proposed regulation
- Have Fire Department involvement





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Staff Report PL 19-23

TO: Homer Advisory Planning Commission

FROM: Rick Abboud, City Planner AICP

DATE: March 20, 2019

SUBJECT: Review of "more than one" conditionally permitted uses

The Planning Commission suggested some recommendations at the last meeting in regards to conditional use permits. I have broken the recommendations from the Planning Commission into two separate items.

1. Because of the frequency of adding conditions for lighting standards in districts that currently do not address them in code, we have a draft code amendment adding the standards to lots that support 3 or more dwelling units in RR and UR.

This has been made into a separate ordinance to make it easier to segregate from the recommendations that may have an effect on the total amount of CUP application we process. What this really does is add the common condition found in CUP's located in the RR and UR districts to code. If adopted, you will not see this item as a CUP condition because it will be a requirement of code.

Staff Recommendation

Discuss and give consideration to move to a public hearing

2. Also requested was the elimination of the 'more than one' conditional uses in the commercial districts.

I have reviewed the commercial districts that have 'more than one' as a conditional use. The districts for consideration of replacing the now required CUP with a permitted use include CBD, GC1, GC2, and MI. In EEMU, CUP's are not currently required for 'more than one'. I do not recommend a change of policy for the 'more than one' CUP in the Gateway Business District in consideration of the view shed concerns for the entry to town. The Commission may wish to discuss this.

When removing this item from the CUP list, other dimensional requirements may still trigger a CUP. Past experience might lead us to believe that few CUP's may be avoided, but it could trigger a demand for something that avoids the require extra review. Most 'more than one' CUP's also consist of more than 8,000 square feet of building area, which would

Staff Report PL 19-23 Homer Advisory Planning Commission Meeting of March 20, 2019 Page 2 of 2

still be present in all the districts proposed to be amended. Another trigger found to commonly complement the 'more than one' pertains to the percentage of building area on the lot. CBD, GC1, GC2 require a CUP when the total building area is in excess of 30% of the lot area, MI is triggered when the total building area is in excess of 70%.

Staff Recommendation

Review the language of the proposed draft ordinance and make recommendations for revision and/or move to a public hearing.

Attachments

Draft ordinance 19-xx Lighting Standards
Draft ordinance 19-xx Permitted and Conditional Uses

1 2 3	CITY OF HOMER HOMER, ALASKA Plann	ing
4	ORDINANCE 19-xx	ıııg
5 6 7 8	AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA ADDING RURAL RESIDENTIAL ZONING DISTRICT 21.12.060 LIGHTING STANDARDS AND URBAN RESIDENTIAL ZONING	
9 10	DISTRICT 21.14.060 LIGHTING STANDARDS.	
11 12	WHEREAS,; and	
13 14	WHEREAS,; and	
15 16	WHEREAS,	
17 18 19	NOW THEREFORE, THE CITY OF HOMER ORDAINS: Section 1. Homer City Code 21.12 Rural Residential District is amended	to read as
20 21	follows:	to read as
22 23	21.12.060 Lighting standards.	
24 25	The level one lighting standards of HCC 21.59.030 apply to all developments that three or more dwellings on single a lot in this district.	<u>it support</u>
26 27		
28 29 30	<u>Section 2:</u> Homer City Code 21.14, Urban Residential District, is amended to rea follows:	a as
31 32	21.14.060 Lighting standards.	
33 34 35 36	The level one lighting standards of HCC 21.59.030 apply to all developments th support three or more dwellings on single a lot in this district.	<u>at</u>
37 38 39	<u>Section 5</u> : This ordinance is of a permanent and general character and shall be included the City Code.	uded in
40 41 42	ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER THIS DAY OF 2019.	,

Ordinance 19-xx City of Homer 43 CITY OF HOMER 44 45 46 47 48 49 KEN CASTNER, MAYOR 50 51 ATTEST: 52 53 54 MELISSA JACOBSEN, MMC, CITY CLERK 55 56 57 58 YES: 59 NO: 60 **ABSTAIN:** ABSENT: 61 62 63 64 First Reading: Public Hearing: 65 Second Reading: 66 Effective Date: 67 68 69 Reviewed and approved as to form: 70 71 72 Holly Wells, City Attorney 73 Mary K. Koester, City Manager

Page 2 of 2

74 75

Date:_____

Date:_____

1 2	CITY OF HOMER HOMER, ALASKA
3	Planning
4	ORDINANCE 19-xx
5	
6	AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7	AMENDING CENTRAL BUSINESS ZONING DISTRICT 21.18.020
8	PERMITTED USES AND STRUCTURES 21.18.030 CONDITIONAL
9	USES AND STRUCTURES, GENERAL COMMERCIAL 1 ZONING
10	DISTRICT 21.24.020 PERMITTED USES AND STRUCTURES
11	21.24.030 CONDITIONAL USES AND STRUCTURES, GENERAL
12	COMMERCIAL 2 ZONING DISTRICT 21.26.020 PERMITTED USES
13	AND STRUCTURES 21.26.030 CONDITIONAL USES AND
14	STRUCTURES, AND MARINE COMMERCIAL ZONING DISTRICT
15	21.28.020 PERMITTED USES AND STRUCTURES 21.28.030
16	CONDITIONAL USES AND STRUCTURES.
17	
18	WHEREAS,; and
19	
20	WHEREAS,; and
21	
22	WHEREAS,
23	
24	NOW THEREFORE, THE CITY OF HOMER ORDAINS:
25	
26	Section 1. Homer City Code 21.18.020 is hereby amended to read as follows:
27	04 40 000 B
28	21.18.020 Permitted uses and structures. The following uses are permitted outright in the
29	Central Business District, except when such use requires a conditional use permit by reason of
30	size, traffic volumes, or other reasons set forth in this chapter:
31 32	a. Retail business where the principal activity is the sale of merchandise and
33	
34	incidental services in an enclosed building;
35	b. Personal service establishments;
36	b. Fersonal service establishments,
37	c. Professional offices and general business offices;
38	c. 1 Totessional offices and general business offices,
39	d. Restaurants, clubs and drinking establishments that provide food or drink for
40	consumption on the premises;
41	33ap. 13
42	e. Parking lots and parking garages, in accordance with Chapter 21.55 HCC;

43	
44	f. Hotels and motels;
45	
46	g. Mortuaries;
47	
48	h. Single-family, duplex, and multiple-family dwellings, including townhouses, but not
49	including mobile homes;
50	
51	i. Floatplane tie-up facilities and air charter services;
52	
53	j. Parks;
54	J
55	k. Retail and wholesale sales of building supplies and materials, only if such use,
56	including storage of materials, is wholly contained within one or more enclosed
57	buildings;
58	
59	l. Customary accessory uses to any of the permitted uses listed in the CBD district;
60	provided, that a separate permit shall not be issued for the construction of any
61	detached accessory building prior to that of the main building;
62	decidence decessory surraining prior to that or the main surraining,
63	m. Mobile homes, provided they conform to the requirements set forth in HCC
64	21.54.100;
65	
66	n. Home occupations, provided they conform to the requirements of HCC 21.51.010;
67	
68	o. Ministorage;
69	
70	p. Apartment units located in buildings primarily devoted to business or commercial
71	uses;
72	
73	q. Religious, cultural, and fraternal assembly;
74	
75	r. Entertainment establishments;
76	
77	s. Public, private and commercial schools;
78	,
79	t. Museums and libraries;
80	
81	u. Studios;
82	
83	v. Plumbing, heating and appliance service shops, only if such use, including the
84	storage of materials, is wholly within an enclosed building;

85	
86	w. Publishing, printing and bookbinding;
87	
88	x. Recreational vehicle parks only if located south of the Sterling Highway (Homer
89	Bypass) from Lake Street west to the boundary of the Central Business District
90	abutting Webber Subdivision, and from Heath Street to the west side of Lakeside
91	Village Subdivision, provided they shall conform to the standards in HCC 21.54.200
92	and following sections;
93	
94	y. Taxi operation limited to a dispatch office and fleet parking of no more than five
95	vehicles; maintenance of taxis must be conducted within an enclosed structure, and
96	requires prior approval by the City Planner of a site, access and parking plan;
97	
98	z. Mobile food services;
99	
100	aa. Itinerant merchants, provided all activities shall be limited to uses permitted
101	outright under this zoning district;
102	
103	bb. Day care homes and facilities; provided, however, that outdoor play areas must be
104	fenced;
105	
106	cc. Rooming house, bed and breakfast and hostel;
107	
108	dd. Auto repair and auto and trailer sales or rental areas, but only on Main Street from
109	Pioneer Avenue to the Sterling Highway, excluding lots with frontage on Pioneer
110	Avenue or the Sterling Highway, subject to the following additional requirements:
111	Vehicles awaiting repair or service, inoperable vehicles, vehicles for parts, and vehicles
112	awaiting customer pickup shall be parked indoors or inside a fenced enclosure so as
113	to be concealed from view, on all sides. The fence shall be a minimum height of eight
114	feet and constructed to prohibit visibility of anything inside of the enclosure. The
115	portion of any vehicle exceeding eight feet in height may be visible outside of the
116	fence. Vehicle parts (usable or unusable), vehicle service supplies, and any other
117	debris created in the repair or servicing of vehicles shall also be stored indoors or
118	inside the fenced enclosure out of view of the public;
119	
120	ee. Farmers' market;
121	
122	ff. Dormitory;
123	
124	gg. Financial institutions;
125	

126	hh. As an accessory use, one small wind energy system per lot having a rated capacity
127	not exceeding 10 kilowatts;
128	
129	ii. One detached dwelling unit, excluding mobile homes, as an accessory building to a
130	principal single-family dwelling on a lot;
131	
132	jj. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing
133	facilities as defined by State law.
134	, and the second
135	kk. More than one building containing a permitted principle use on a lot.
136	
137	
138	Section 2. Homer City Code 21.18.030 is hereby amended to read as follows:
139	<u>=====================================</u>
140	21.18.030 Conditional uses and structures. The following uses may be permitted in the
141	Central Business District when authorized by conditional use permit issued in accordance
142	with Chapter 21.71 HCC:
143	With chapter 21.11 free.
144	a. Planned unit developments, excluding all industrial uses;
145	a. I tallica anti developments, excluding all madstrat ases,
146	b. Indoor recreational facilities and outdoor recreational facilities;
147	b. maddi recreational facilities and datador recreational facilities,
148	c. Mobile home parks;
149	c. Mobile nome parks,
150	d. Auto fueling stations;
151	a. Auto facting stations,
152	e. Public utility facilities and structures;
153	c. I ablic diffic and structures,
154	f. Pipeline and railroads;
155	1.1 specific and rain odds,
156	g. Greenhouses and garden supplies;
157	g. oreemouses and garden supplies,
158	h. Light or custom manufacturing, repair, fabricating, and assembly, provided such
159	use, including storage of materials, is wholly within an enclosed building;
160	use, including storage of materials, is wholly within an enclosed building,
161	i. Shelter for the homeless, provided any lot used for such shelter does not abut a
162	residential zoning district;
163	residential zonnig district,
164	i Mara than and building containing a parmitted principal use on a let-
165	j. More than one building containing a permitted principal use on a lot;
	ki Group care homes and assisted living homes:
166	k i . Group care homes and assisted living homes;
167	

168	₽ k . Drive-in car washes, but only on the Sterling Highway from Tract A-1 Webber
169	Subdivision to Heath Street;
170	
171	m.l. One small wind energy system having a rated capacity exceeding 10 kilowatts;
172	provided, that it is the only wind energy system of any capacity on the lot;
173	
174	n <u>m</u> . Other uses approved pursuant to HCC 21.04.020.
175	
176	Section 3: Homer City Code 21.24.020, is hereby amended to read as follows:
177	
178	21.24.020 Permitted uses and structures The following uses are permitted outright in the
179 180	General Commercial 1 District, except when such use requires a conditional use permit by
181	reason of size, traffic volumes, or other reasons set forth in this chapter.
182	a. Air charter operations and floatplane tie-up facilities;
183	a.711 charter operations and noutplane lie up facilities,
184	b. General business offices and professional offices;
185	,
186	c. Dwelling units located in buildings primarily devoted to business uses;
187	
188	d. Auto repair;
189	
190	e. Auto and trailer sales or rental areas;
191	
192	f. Auto fueling stations and drive-in car washes;
193	g. Building supply and equipment sales and reptals.
194 195	g. Building supply and equipment sales and rentals;
195 196	h. Restaurants, including drive-in restaurants, clubs and drinking establishments;
197	ii. Nestaurants, metuding drive in restaurants, etubs and drinking establishments,
198	i. Garden supplies and greenhouses;
199	,
200	j. Heavy equipment and truck sales, rentals, service and repair;
201	
202	k. Hotels and motels;
203	
204	l. Lumberyards;
205	
206	m. Boat and marine equipment sales, rentals, service and repair;
207	
208 209	n. Mortuaries;
mu	

210 211	o. Open air businesses;
212	p. Parking lots and parking garages, in accordance with Chapter 21.55 HCC;
213	p. 1 arking tots and parking garages, in accordance with chapter 21.55 free,
214	q. Manufacturing of electronic equipment, electrical devices, pottery, ceramics,
215	musical instruments, toys, novelties, small molded products and furniture;
216	masical modulation, coys, movetiles, small moduca products and farmitare,
217	r. Publishing, printing and bookbinding;
218	
219	s. Recreation vehicle sales, rental, service and repair;
220	
221	t. Retail businesses;
222	
223	u. Trade, skilled or industrial schools;
224	
225	v. Wholesale businesses, including storage and distribution services incidental to the
226	products to be sold;
227	
228	w. Welding and mechanical repair;
229	
230	x. Parks and open space;
231	
232	y. Appliance sales and service;
233	
234	z. Warehousing, commercial storage and mini-storage;
235	
236	aa. Banks, savings and loans, credit unions and other financial institutions;
237	
238	bb. Customary accessory uses to any of the permitted uses listed in the GC1 district;
239	provided, that no separate permit shall be issued for the construction of any type of
240	accessory building prior to that of the main building;
241	
242	cc. Dry cleaning, laundry, and self-service laundries;
243	
244	dd. Taxi operation;
245	
246	ee. Mobile food services;
247	# Windows to combants and the delication of the Property of th
248	ff. Itinerant merchants, provided all activities shall be limited to uses permitted
249 250	outright under this zoning district;
/ 11.7	

251 252		ecreational vehicle parks, provided they shall conform to the standards in Article Chapter 21.54 HCC;
252 253	11 01 0	chapter 21.54 ncc,
255 254	hh D	ay care homes; provided, that a conditional use permit was obtained for the
254 255		ling, if required by HCC 21.24.030; all outdoor play areas must be fenced;
256	awei	ing, if required by free 21.24.030, all outdoor play areas must be refreed,
257	ii Ro	oming house and bed and breakfast;
258	11. 10	onning nouse and bed and breaklast,
259	ii. Do	rmitory;
260	JJ. 2 3	,
261	kk. A	s an accessory use, one small wind energy system per lot;
262		, , , , , , , , , , , , , , , , , , ,
263	ll. Ma	rijuana cultivation facilities, manufacturing facilities, retail facilities, and testing
264		ties as defined by State law.
265		
266	mm.	More than one building containing a permitted principle use on a lot.
267		
268	Section 4.	Homer City Code 21.24.030 is hereby amended to read as follows:
269		
270		onditional uses and structures. The following uses may be permitted in the
271		nmercial 1 District when authorized by conditional use permit issued in
272	accordance	with Chapter 21.71 HCC:
273		
274	a. Ca	mpgrounds;
275		
276	b. Cre	ematoriums;
277	.,	
278	c. Mu	ltiple-family dwelling;
279	d D	hilia walika da alika wanata was
280	a. Pu	blic utility facility or structure;
281 282	o Mo	bile home parks;
283	e. MC	bute notifie parks,
284	f Dla	nned unit developments;
285	1.1 (a	inied diffe developments,
286	g To	wnhouses;
287	8. 10	Williadses,
288	h. Pir	pelines and railroads;
289		
290	i. She	elter for the homeless, provided any lot used for such shelter does not abut an RO,
291		r UR zoning district;
292	,	

293	J. More than one building containing a permitted principal use on a lot;
294	
295	kj. Day care facilities; provided, however, that outdoor play areas must be fenced;
296	
297	₹. Other uses approved pursuant to HCC 21.04.020;
298 299	ml Indoor regrestional facilities
299 300	m <u>l</u> . Indoor recreational facilities;
301	nm. Outdoor recreational facilities.
302	n <u>m.</u> odtaoor recreationat racinites.
303	Section 5: Homer City Code 21.26, General Commercial 2 District, is amended to read as
304	follows:
305	
306	21.26.020 Permitted uses and structures.
307	
308	The following uses are permitted outright in the General Commercial 2 District, except when
309	such use requires a conditional use permit by reason of size, traffic volumes, or other reasons
310	set forth in this chapter:
311	
312	a. Production, processing, assembly and packaging of fish, shellfish and seafood
313	products;
314	b Construction accomply and storage of boots and boot equipment.
315 316	b. Construction, assembly and storage of boats and boat equipment;
317	c. Manufacture and assembly of pottery and ceramics, musical instruments, toys,
318	novelties, small molded products, electronic instruments and equipment and
319	electrical devices;
320	,
321	d. Research and development laboratories;
322	
323	e. Trade, skills or industrial schools;
324	
325	f. Publishing, printing and bookbinding facilities;
326	
327	g. Auto, trailer, truck, recreational vehicle and heavy equipment sales, rentals, service
328	and repair, excluding storage of vehicles or equipment that is inoperable or in need of
329	repair;
330	h. Storago and distribution convices and facilities including truck terminals
331 332	h. Storage and distribution services and facilities, including truck terminals, warehouses and storage buildings and yards, contractors' establishments,
333	lumberyards and sales, or similar uses;
334	tamberyards and sates, or similar discs,
/_/ T	

335336	i. Airports and air charter operations;
337	j. Underground bulk petroleum storage;
338	j. Onderground back petroleum storage,
339	k. Cold storage facilities;
340	n. cold storage racinities,
341	l. Parking lots and parking garages, in accordance with Chapter 21.55 HCC;
342	ar ariang to a and pariang garages, in accordance than enapter 22100 free,
343	m. Mobile commercial structures;
344	
345	n. Accessory uses to the uses permitted in the GC2 district that are clearly subordinate
346	to the main use of the lot or building, such as wharves, docks, restaurant or cafeteria
347	facilities for employees; or caretaker or dormitory residence if situated on a portion of
348	the principal lot; provided, that separate permits shall not be issued for the
349	construction of any type of accessory building prior to that of the main building;
350	
351	o. Taxi operation;
352	
353	p. Mobile food services;
354	
355	q. Itinerant merchants, provided all activities shall be limited to uses permitted
356	outright under this zoning district;
357	
358	r. Recreational vehicle parks, provided they shall conform to the standards in Chapter
359	21.54 HCC;
360	
361	s. Hotels and motels;
362	
363	t. Dormitory;
364	
365	u. As an accessory use, one small wind energy system per lot;
366	
367	v. Open air business;
368	
369	w. Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing
370	facilities as defined by State law.
371	
372	x. More than one building containing a permitted principal use on a lot.
373	Continue C. Homer City Code 21 20 020 in howely among ded to word as follows
374	Section 6. Homer City Code 21.26.030 is hereby amended to read as follows:
375	

376	21.26.030 Conditional uses and structures. The following uses may be permitted in the
377	General Commercial 2 District when authorized by conditional use permit issued in
378	accordance with Chapter 21.71 HCC:
379	
380	a. Mobile home parks;
381	
382	b. Construction camps;
383	
384	c. Extractive enterprises, including the mining, quarrying and crushing of gravel, sand
385	and other earth products and batch plants for asphalt or concrete;
386	
387	d. Bulk petroleum product storage above ground;
388	
389	e. Planned unit developments, excluding residential uses;
390	
391	f. Campgrounds;
392	
393	g. Junk yard;
394	
395	h. Kennels;
396	
397	i. Public utility facilities and structures;
398	
399	j. Pipelines and railroads;
400	
401	k. Impound yards;
402	
403	l. Shelter for the homeless, provided any lot used for such shelter does not abut an
404	urban, rural or office residential zoning district;
405	
406	m. More than one building containing a permitted principal use on a lot;
407	
408	n <u>m</u> . Day care facilities; provided, however, that outdoor play areas must be fenced;
409	
410	θ n . Group care homes and assisted living homes;
411	0.1
412	₽ o . Other uses approved pursuant to HCC 21.04.020;
413	an Indoor regrestional facilities
414	वृ p . Indoor recreational facilities;
415	ra Outdoor recreational facilities
416 417	۴ g . Outdoor recreational facilities.
4 1/	

8	
9	Section 7: Homer City Code 21.28.020 is hereby amended to read as follows:
21 22	21.28.020 Permitted uses and structures. The following uses are permitted outright in the Marine Commercial District, except when such use requires a conditional use permit by
23	reason of size, traffic volumes, or other reasons set forth in this chapter:
4	
5 5 7	 a. Offices for tourism-related charter and tour businesses, such as fishing, flightseeing day excursions and boat charters and tours;
	b. Marine equipment sales, rentals, service, repair and storage;
	 Retail stores limited to the sale of seafood products, sporting goods, curios, and art and crafts;
	d. Business offices for water-dependent and water-related activities such as fish
	brokers, off-shore oil and gas service companies, and stevedores;
	e. Customary accessory uses that are clearly subordinate to the main use of the lot or
	building such as piers or wharves; provided, that separate permits shall not be issued
	for the construction of an accessory structure prior to that of the main structure;
	f. Mobile food services;
	g. Itinerant merchants, provided all activities shall be limited to uses permitted
	outright under this zoning district;
	h. Recreational vehicle parks, provided they shall conform to the standards in Chapte
	21.54 HCC;
	i. Restaurants;
	i. Nestaurants,
	j. Cold storage facilities;
	J. 22.2 20.4 age (acitities)
	k. Campgrounds;
	l. Manufacturing, processing, cooking, and packing of seafood products;
	m. Parks;
	n. Boat launching or moorage facilities, marinas;

460	o. Caretaker, business owner or employee housing as an accessory use to a primary		
461	use, and limited to no more than 50 percent of the floor area of a building and for us		
462	by an occupant for more than 30 consecutive days;		
463			
464	p. Lodging as an accessory use, limited to no more than 50 percent of the floor a		
465	a building;		
466			
467	q. As an accessory use, one small wind energy system per lot;		
468			
469	r. More than one building containing a permitted principal use on a lot.		
470			
471	Section 8. Homer City Code 21.28.030 is hereby amended to read as follows:		
472			
473	21.28.030 Conditional uses and structures. The following uses may be permitted in the		
474	Marine Commercial District when authorized by conditional use permit issued in accordance		
475	with Chapter 21.71 HCC:		
476			
477	a. Drinking establishments;		
478			
479	b. Public utility facilities and structures;		
480			
481	c. Hotels and motels;		
482			
483	d. Lodging;		
484			
485	e. More than one building containing a permitted principal use on a lot;		
486			
487	fe. Planned unit developments, limited to water-dependent and water-related use	es,	
488	with no dwelling units except as permitted by HCC 21.28.020(o);		
489			
490	g <u>f</u> . Indoor recreational facilities;		
491			
492	h g . Outdoor recreational facilities;		
493			
494	ih. The location of a building within a setback area required by HCC 21.28.040(b). I	ln	
495	addition to meeting the criteria for a conditional use permit under HCC 21.71.030,	the	
496	building must meet the following standards:		
497	<u>-</u>		
498	1. Not have a greater negative effect on the value of the adjoining property	,	
499	than a building located outside the setback area; and		
500			

501	Have a design that is compatible with that of the structures on the adjoining		
502	property.		
503			
504	<u>Section 5</u> : This ordinance is of a permanent and general character and shall be included in		
505	the City Code.		
506			
507	ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER THIS DAY OF		
508	2019.		
509			
510		CITY OF HOMER	
511			
512			
513			
514			
515516		VEN CASTNED MAYOD	
517		KEN CASTNER, MAYOR	
518	ATTEST:		
519	ATTEST.		
520			
521	MELISSA JACOBSEN, MMC, CITY CLERK		
522	M22.037.07.03332.11, MM3, 311.1 322.11.1		
523			
524			
525	YES:		
526	NO:		
527	ABSTAIN:		
528	ABSENT:		
529			
530			
531	First Reading:		
532	Public Hearing:		
533	Second Reading:		
534	Effective Date:		
535			
536	Reviewed and approved as to form:		
537			
538			
539			
540	Mary K. Koester, City Manager	Holly Wells, City Attorney	
541			
542	Date:	Date:	

UNAPPROVED

BANKS/SMITH MOVED TO ADD CONDITION THREE THAT THE LEACH FIELD WILL BE AT LEAST 40 FEET FROM THE DEPICTED TOP OF BLUFF LINE.

There was no discussion.

VOTE. (Amendment). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Further discussion ensued on the zoning area, uses permitted, language distinguishing a hotel such as the Aspen Suites project and this project. It was noted that this project falls under the rooming house definition. If one property owner in the zoning district is allowed then another should be allowed but there is a deeper discussion outside the CUP requirements that would be needed. Additional comments on the intent of the rural residential district and this project leaning to commercial but fits with what is going on in the immediate area.

VOTE. (Main). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

PENDING BUSINESS

A. Staff Report 19-23, Permitted and conditionally permitted uses

Chair Venuti introduced the item into the record by reading of the title.

City Planner Abboud summarized the report on the Lighting standards and provided some input from previous discussions and this was proposed as one condition that is typically addressed in most CUP's before the Commission. He then reviewed the "more than one" recommendation which was the second most reason for a CUP. He stated that removing this requirement still leaves other conditions that would trigger the CUP.

City Planner Abboud did not recommend changes in the Gateway Business District.

Commissioner Smith brought forward a lighting issue with the project on Robin Street and questioned if the Planning Department was aware of this issue.

City Planner Abboud is aware of that problem and has been assured by the property owner that they are getting the electrician to address those unshielded lights. He noted that it was not an option to leave as is and it will need to be addressed.

Comment and discussion ensued on a recommendation made at the March 6, 2019 commission meeting with regards to the "More than one structure" condition; having lighting standards

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across the board including Rural Residential Districts; difficulties in enforcement of the regulations; quality of life issues on lighting; and Commercial districts should already be compliant.

Commissioner Bos asked how they are to amend this draft ordinance to be effective.

Commissioner Banks recommended deleting the words "that support three or more dwellings on a single lot" on lines 23-24 and lines 31-32 and take a wait and see approach.

Commissioner Smith agreed to a certain extent as there are some exceptions to allowing side broadcasting lights for driveways for example. He personally would not be able to back into his driveway in the winter without the aid of two 75 watt lights.

City Planner Abboud responded with the citation from city code about light trespass or glare. He stated that they could review the lighting standards and address certain things and commented on existing circumstances that may or may not meet standards.

Further discussion ensued on light trespass issues over safety issues; that the design manual criteria differs from city code requirements; and specific city code and exceptions.

Chair Venuti inquired if the commission was ready to make a motion.

BANKS/SMITH MOVED TO DELETE THE WORDS "THAT SUPPORT THREE OR MORE DWELLINGS ON A SINGLE LOT" ON LINES 23-24 AND 31-31 IN DRAFT ORDINANCE AND FORWARD TO PUBLIC HEARING.

Discussion ensued on how the ordinance would read.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Venuti stated the next issue to address was the "more than one" to reduce the conditional use permits.

There was a brief discussion on previous discussion on the recommendations from the commission at the February 20 and March 6th meetings and that the removal of the "more than one" would not really reduce the number of permits issued significantly and that each CUP application is different and should be reviewed separately. Further comments made by Commissioners supported consensus that the Commission cannot see additional methods to reduce the number of conditional use permits.

BANKS/HIGHLAND MOVED THAT THE CITY PLANNER FORWARD A MEMORANDUM TO CITY COUNCIL THAT THE COMMISSION HAS DETERMINED AFTER INTENSIVE REVIEW THAT THERE IS

NO ADDITIONAL ACTIONS THAT CAN BE IMPLEMENTED TO REDUCE CONDITIONAL USE PERMIT APPLICATIONS.

There was no further discussion.

VOTE, NON-OBJECTION, UNANIMOUS CONSENT.

Motion carried.

Chair Venuti called for a recess at 7:47 p.m. at the request of the Commission. The meeting was called back to order at 7:52 p.m.

B. Staff Report 19-24, Climate Action Plan

Chair Venuti introduced the item by reading of the title.

City Planner Abboud reviewed his report for the commission. He noted that after his review it appeared that Green Infrastructure might contribute to the goals of the plan.

Commissioner Banks inquired how they should address the review, individually address each issue or after the City Planner reviewed in its entirety.

There was no response from the Commission.

City Planner Abboud proceeded to review the remainder of his report. He commented on the following:

- Reallocation of HART funds
- Non-motorized Transportation Trail Plan review with input from Public Works
- Complete Streets Designs
- Town Center Plan
- Evaluating Site Plans, Building Mass but no building inspections
- Building Codes and inspectors
- LEED is not practical for Alaska

A brief discussion was held on funding received recently that was thought to be because the City had the Climate Action Plan.

Further discussion and comment ensued on the following:

- The compilation submitted by the City Planner was a good starting point
- They could add items such as Green Infrastructure and use of Natural Gas
- Provide information and best management practices to developers related to Micro Green Infrastructure for managing stormwater drainage
- Building Codes and Inspection

Planning



491 East Pioneer Avenue Homer, Alaska 99603

Planning@ci.homer.ak.us (p) 907-235-3106 (f) 907-235-3118

MEMORANDUM PL 19-03

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

THROUGH: KATIE KOESTER, CITY MANAGER FROM: RICK ABBOUD, CITY PLANNER

DATE: MARCH 29, 2019

SUBJECT: Climate Action Plan

The Planning Commission has been discussing the Climate Action Plan. In order to understand the plan better, Allan Parks was invited to make a presentation at the work session held on February 20th. He provided materials regarding the plan and climate planning.

The Planning Commission reviewed the Land Use/Planning & Zoning section at the meeting of March 20th. Discussion ensued about elements of the plan that have been incorporated into the Homer Comprehensive Plan. Additional discussion arouse around updating the plan. The Commission has an interest in taking a closer look at the section addressing land use and zoning.

It did seem apparent that participation from those well versed in current climate action thought would be essential. It was not determined what direction a review of the entire plan might entail. The Commission made a motion to request direction from the City Council to update the planning and zoning section of the Climate Action Plan.

Attachments

Staff report 19-24 Meeting minutes of March 20, 2019 Land Use/Planning & Zoning section of the Climate Action Plan Material from Allen Parks



Planning

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Staff Report PL 19-24

TO: Homer Advisory Planning Commission

FROM: Rick Abboud, City Planner

DATE: March 20, 2019 SUBJECT: Climate Actions

Introduction

At the last meeting, it was requested that we take a look at the Climate Action Plan section on Land Use/Planning & Zoning.

Analysis

It looks as though the document addresses a few planning related concepts. Basically, it is a call for more compact development and improved non-motorized transportation. These items seem to be well supported in the Comprehensive plan. Below is the section in the Climate Action Plan, the italics are the plan and the blue type is my response to the item.

One opportunity that seems to be missed is addressing how green infrastructure might contribute to the goals of the plan. Not being a subject matter expert, I am not certain of how this issue is thought of in the context of such a plan. Although we are certainly addressing the issue regardless of its possible connection with the goal of reducing CO2 levels.

LAND USE/PLANNING & ZONING

Through land use planning, including transportation planning, local government has enormous influence over community energy use and greenhouse gas emissions. Development that reduces the need to drive and encourages non-motorized and public transportation will significantly reduce the use of fossil fuels.

Many of these same strategies (often referred to as "smart growth") help reduce costs in providing services. Denser "cluster development," for example, reduces taxpayer expenditures for water and sewer lines, road construction and road maintenance, and street lights. These reductions are tied directly to reductions in energy use and greenhouse gas emissions. Another benefit of more compact development is that less soil is disturbed, which helps prevent the release of CO2 stored in the soil.

Staff Report PL 19-24 Homer Advisory Planning Commission Meeting of March 20, 2019 Page 2 of 2

In September 2007, the Urban Land Institute and the National Center for Smart Growth Research and Education at the University of Maryland published Growing Cooler: The Evidence on Urban Development and Climate Change. After reviewing dozens of empirical studies, the authors predict that if sprawling development continues to fuel growth in driving, the increase in total miles driven will overwhelm expected gains from vehicle efficiency and low-carbon fuels. Lead author Reid Ewing stated, "The research shows that one of the best ways to reduce vehicle travel is to build places where people can accomplish more with less driving."

Depending on several factors, from mix of land uses to pedestrian-friendly design, compact development reduces driving from 20 to 40 percent, and more in some instances. Typically, Americans living in compact urban neighborhoods where cars are not the only transportation option drive a third fewer miles than those in automobile-oriented suburbs, the researchers found.

At the same time, the book documents market research showing a shift in future housing demand to smaller homes and lots, townhouses, and condominiums in neighborhoods where jobs and activities are close at hand. Homer planners and developers would be wise to recognize the benefits of such development and encourage these trends.

The City of Homer will develop and implement land use plans that explicitly recognize the urgent need to reduce greenhouse gas emissions.

1. Support current (or stronger) language in the draft Homer Comprehensive Plan Update that calls for denser, more compact development and increased emphasis on developing infrastructure for non-motorized transportation.

Chapter 4 of the Comprehensive Plan has several objectives and implementation items that support infill and development of more density and mixed uses. Chapter 4, Goal 1 addresses infill, density, and global impacts. Goal 4 also addresses infill and density.

Non-motorized transportation is addressed in its own plan, which we may propose to review in a transportation plan update. Non-motorized transportation is supported in Chapter 5, Objective A, B, & C

2. Update City planning and zoning regulations to promote land use strategies that include compact, mixed-use development, higher density development, and infill.

This is addressed in the implementation items associated with the Chapter 4 objectives listed above including 1-A-1, 1-B-2, 1-B-4, 1-B-6, 1-C-1, 1-D-3.

Staff Report PL 19-24 Homer Advisory Planning Commission Meeting of March 20, 2019 Page 2 of 2

3. Implement the City of Homer Non-Motorized Transportation and Trails Plan, including construction of specific trails, sidewalks, and safe crossings recommended in the plan, and revisions to Homer City Code, Title 21, to require non-motorized circulation systems.

This is something that we could make into an annual review and recommendations.

4. Institute traffic calming measures and "complete street" designs to make bicycling and walking safer and more pleasant. ("Complete streets" are those which are designed to encourage and safely accommodate pedestrians, bicyclists, and transit users as well as automobiles. A number of cities and states have passed complete-street legislation.)

This is a tough nut to crack for Homer. We have only a few examples of these principles being acted upon. We find some elements worked into projects but they are generally constrained by physical and fiscal elements.

5. Develop Homer's "Town Center" in line with the guiding principles in the Homer Town Center Development Plan and use this as a model for future development as Homer grows.

We have the plan. We do not have development.

The City of Homer will make use of the permitting process to encourage development that helps reduce greenhouse gas emissions.

1. Provide assistance to developers and builders in evaluating plans to increase energy efficiency and promote non-motorized transportation.

We could work on this thought. No particular incentive or regulation exists.

2. Adopt building codes and incentives to increase energy efficiency in all new residential and commercial development.

Every meeting we being up issues that are best handled by building codes and inspectors.

3. Keep abreast of new LEED (Leadership in Energy and Environmental Design) standards for neighborhood development and building remodeling and consider adopting these standards in the permitting process.

Staff Report PL 19-24 Homer Advisory Planning Commission Meeting of March 20, 2019 Page 2 of 2

I feel that this concept needs to reevaluated for practical concerns.

Staff Recommendation

Discuss and make recommendations.

NO ADDITIONAL ACTIONS THAT CAN BE IMPLEMENTED TO REDUCE CONDITIONAL USE PERMIT APPLICATIONS.

There was no further discussion.

VOTE, NON-OBJECTION, UNANIMOUS CONSENT.

Motion carried.

Chair Venuti called for a recess at 7:47 p.m. at the request of the Commission. The meeting was called back to order at 7:52 p.m.

B. Staff Report 19-24, Climate Action Plan

Chair Venuti introduced the item by reading of the title.

City Planner Abboud reviewed his report for the commission. He noted that after his review it appeared that Green Infrastructure might contribute to the goals of the plan.

Commissioner Banks inquired how they should address the review, individually address each issue or after the City Planner reviewed in its entirety.

There was no response from the Commission.

City Planner Abboud proceeded to review the remainder of his report. He commented on the following:

- Reallocation of HART funds
- Non-motorized Transportation Trail Plan review with input from Public Works
- Complete Streets Designs
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- LEED is not practical for Alaska

A brief discussion was held on funding received recently that was thought to be because the City had the Climate Action Plan.

Further discussion and comment ensued on the following:

- The compilation submitted by the City Planner was a good starting point
- They could add items such as Green Infrastructure and use of Natural Gas
- Provide information and best management practices to developers related to Micro Green Infrastructure for managing stormwater drainage
- Building Codes and Inspection

- Seeking Direction from City Council on what they would like the Commission to accomplish
- Creating a subcommittee to work on this item
- Mayor requested recommendation from the Commission to review and revise the Plan
- Obtaining updates from adaptation
- Some items are progressing on their own such as homes being built to code standards and efficiency standards
- Home owner builders are a little bit harder to encourage and approach would need to be focused on the education on the savings that would be earned with expending the funds in the beginning
- Advocacy for addressing Climate Change was needed on the local level, perform analysis on all city buildings with regards to CO2 emissions and the Commission should have a worksession in April to review what Mr. Parks submitted to the commission and Mr. Olsen should be invited to speak to Council on the inroads that are being conducted.
- Moderator and Expert was required and the Commission would be required to perform the work. Planning Staff can only put the plan on the table. No new information besides an article was submitted by Mr. Parks. There were no recommendations on what should be addressed.
- The Commission requires direction from City Council regarding the Climate Action Plan
- Debate on whether the Commission should undertake the review of the Climate Action Plan and the viewpoints on the populace, political or otherwise.

Deputy City Clerk Krause called for a point of order noting that the discussion has deviated from the agenda item.

Commissioner Banks noted that the agenda item was the Planning and Zoning section of the Climate Action Plan. He believed that they have deviated somewhat but what he wanted to do was separate this out and review and update or recommended changes to it. Now do they request permission and a methodology from Council to do that review and hold a public session to gather information or do they proceed and come up with recommendations and forward to City Council.

City Planner Abboud commented that he was thinking of the metadata analysis that he would have to do to make any salient recommendations on this and commented on the Non-motorized Transportation Plan and infill and then the requirement of funding. Since there is no funding that means people have to do a lot of work and he would have to drop everything to work on this.

Commissioner Highland appreciated Commissioner Banks statement as a foundation.

Chair Venuti asked if Commissioner Highland would like to make a motion.

Commissioner Banks restated his two items or paths that the Commission could take regarding the Climate Action Plan at the request of Commissioner Highland.

Chair Venuti inquired if that was a motion. Commissioner Banks stated it was not, just restating the two directions he previously mentioned that the Commission could take.

Commissioner Bos asked for the first path to be restated.

Request direction from city council to update the planning and zoning section of the climate action plan.

Commissioner Bos preferred to submit a request for direction from City Council before the Commission undertakes further action or time on this.

HIGHLAND/BANKS MOVED TO POSTPONE THE DECISION UNTIL THE NEXT MEETING.

There was a brief discussion on postponing the discussion until Commissioner Bentz was present so that they could have her professional input.

Chair Venuti inquired if there was any dissent to the motion. Dissent was indicated and Chair Venuti requested a roll call vote.

Commissioner Banks asked for discussion first to hear from Commissioner Bos.

Commissioner Bos stated that he preferred not to postpone the discussion he like to recommendation refer it to Council and if they liked it enough they would send it back to the Commission.

Commissioner Banks stated that he requested postponement since he is not quite clear what he or the commission wants they voted to put it on the worklist but haven't agreed on what they want to work on and he believes that delaying it the two weeks would allow them to be succinct in what recommendations or work the commission would like to do.

Commissioner Highland inquired if the Commission was required to ask permission to work on the Climate Action Plan.

City Planner Abboud explained that as long as the Commission understood that they can do all the work and forward recommendations to City Council but since it was not directed to the Commission the Council may not take it up. He provided some input on providing some recommendations on the plan, no budget allocated to do this right and being limited in their actions.

Commissioner Bos reiterated his stance on requesting direction from Council. Commissioner Highland called for the question.

VOTE. YES. VENUTI, BANKS, HIGHLAND. VOTE. NO. SMITH, BOS.

Motion failed.

Commissioner Smith commented that he was in support on going forward with direction from City Council.

Chair Venuti requested a motion to forward a request to City Council.

Commissioner Bos stated he would support the statement made previously by Commissioner Banks.

Deputy City Clerk Krause read the statement:

BOS/BANKS MOVED TO REQUEST DIRECTION FROM CITY COUNCIL TO UPDATE THE PLANNING AND ZONING SECTION OF THE CLIMATE ACTION PLAN.

There was no discussion.

Chair Venuti inquired if there was any dissent to the motion. Dissent was indicated. Chair Venuti requested a roll call vote.

VOTE. YES. BANKS, BOS, SMITH, VENUTI VOTE. NO. HIGHLAND.

Motion carried.

C. Staff Report 19-25, Building Height

Chair Venuti introduced the item by reading of the title.

City Planner Abboud provided information and review on the discussion from the worksession with Fire Chief Purcell regarding ISO rating and building height limitations. He referenced the memorandum in the packet and suggested the Commission work through section one and if time allowed section two.

City Planner Abboud provided a brief explanation on how the vertical distance is measured currently in Homer City Code 21.35.030. He clarified how effectively the Fire Department fights fire now as well as he understood Chief Purcell's explanation.

Further discussion and comments ensued on determining building heights and how the determination of 35 feet in maximum height.

LAND USE/PLANNING & ZONING

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Depending on several factors, from mix of land uses to pedestrian-friendly design, compact development reduces driving from 20 to 40 percent, and more in some instances. Typically, Americans living in compact urban neighborhoods where cars are not the only transportation option drive a third fewer miles than those in automobile-oriented suburbs, the researchers found.

At the same time, the book documents market research showing a shift in future housing demand to smaller homes and lots, townhouses, and condominiums in neighborhoods where jobs and activities are close at hand. Homer planners and developers would be wise to recognize the benefits of such development and encourage these trends.

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- 2. Update City planning and zoning regulations to promote land use strategies that include compact, mixed-use development, higher density development, and infill.

"Planners in local government...are planning things that will be here in 50 and 100 years. Every single thing should be demonstrating sustainability. Every single one should have significant reductions in greenhouse gases, particularly in transportation, built in. If not, planners will be seen as absolute pariahs by their children and grandchildren. They'll say 'How could you have done that when everyone knew?" "

—Urban planner and author Peter Newman

"Compact development provides an
insurance policy
against the worst
effects of climate
change and oil price
spikes. In the worst
case, current or future
residents of compact
development will
have a variety of
viable transportation
options, while the
residents of sprawl
will not."

from Growing Cooler:The Evidence on UrbanDevelopment and ClimateChange



Compact mixed-use development that includes sidewalks and trails creates a pleasant environment and encourages residents and visitors to walk instead of drive. (Photo from "Growing Cooler: The Evidence on Urban Development and Climate Change")

- 3. Implement the City of Homer Non-Motorized Transportation and Trails Plan, including construction of specific trails, sidewalks, and safe crossings recommended in the plan, and revisions to Homer City Code, Title 21, to require non-motorized circulation systems.
- 4. Institute traffic calming measures and "complete street" designs to make bicycling and walking safer and more pleasant. ("Complete streets" are those which are designed to encourage and safely accommodate pedestrians, bicyclists, and transit users as well as automobiles. A number of cities and states have passed complete-street legislation.)
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ICLEI USA http://icleiusa.org

Assessing Risk

US Climate Resilience https://toolkit.climate.gov/case-studies/town-plan-community-climate-and-conversations

KBNERR

Syverine Bentz -held a Adaptation workshop in 2017 Coastal Training Program Coordinator 907-235-1592 syverine@alaska.edu

<u>Coastal communities losing ground on climate change planning, study shows</u>
Local-scale climate change stressors and policy response: the case of Homer, Alaska Abstract

Northern communities are experiencing greater climate variability, with extreme climate impacts occurring more frequently and with more intensity; with the need for adaptation to reduce the risk becoming more immediate. Specific stressors and decision dynamics surrounding the nature of local government policy and planning for climate adaptation are underrepresented in the scholarship. This paper seeks to contribute to the literature by exploring the case of Homer, Alaska. Through narratives of key informants connected to the community's climate change agenda, this research explores primary climate stressors and the nature of adaptation policy integration. Findings suggests that while Homer is experiencing a variety of climate change impacts, adaptation remains a low priority for city officials. This study sheds light on some of the challenges of integrating climate adaptation policy with strategic community planning, and in turn provides decision-makers with insight into considerations for mainstreaming resilience thinking at a local government scale.

<u>Estimating Future Costs for Alaska Public Infrastructure At Risk from Climate Change https://pubs.iseralaska.org/media/887e29a9-457c-47b0-97d8-bd33370c8462/JunelClCLE.pdf</u>



Coastal communities losing ground on climate change planning, study shows

February 20, 2019 by Katie Willis in Earth / Environment



These condos in Homer, Alaska, are only a few metres above sea level and are likely to be threatened by intensifying storm surges and flooding caused by climate change, says a U of A urban planning expert. Credit: Jeff Birchall

Coastal communities like Homer, Alaska, are losing ground when it comes to planning for climate change even as they're already seeing its effects, according to new research out of the University of Alberta.

The small city on Alaska's Kenai Peninsula is a destination for tourists visiting the Homer Spit, a long, sandy strip dotted with restaurants, shops and other attractions. A small part of the community is here, only a few metres above sea level; the rest sits atop the surrounding bluffs.

But climate change is affecting both the spit and the bluffs, meaning it might not look this way for long, said Jeff Birchall, assistant professor in the U of A's School of Urban and Regional Planning, who led a study looking at how Homer is responding to climate change.

"The major stresses faced by Homer are storm surges and intense precipitation," Birchall noted. "Intense rain-on-snow events are occurring more often and can cause flash floods, which often result in erosion and bluff instability. Increased storm surge activity further challenges bluff integrity by undermining the base of coastal bluffs."

During storm surges, water and debris can block the only road connecting the spit to the mainland, and intensified waves can collapse boardwalks and damage infrastructure. But despite this, policy-makers are encouraging development of these beautiful but increasingly unstable areas of the community, Birchall found.



Homer's tourist-friendly location on a sandy spit and the surrounding bluffs make it vulnerable to storms that can cause damage and cut off access to the only road connecting the spit to the mainland. Credit: Jeff Birchall

Changing building codes and zoning can help to improve climate change resiliency and redirect development to more sustainable areas, but "there are major obstacles to making these kinds of changes," said Birchall, who was recently elected to the Royal Canadian Geographical Society.

In many cases, <u>small communities</u> don't have the resources to make major changes—and many more don't have the political mandate, he noted.

"It is often easier to get buy-in from both <u>policy-makers</u> and community members to make changes that improve energy efficiency and subsequently help save money," he added. "And while these <u>preventative measures</u> are necessary, the impacts of <u>climate</u> change are already here, and addressing them is important."

Birchall said if communities like Homer don't address the effects of <u>climate change</u>, and build resilience into their strategic planning, the results could be catastrophic in the long run.

The study, "Local-Scale Climate Change Stressors and Policy Response: The Case of Homer, Alaska," was published in the *Journal of Environmental Planning and Management*.

More information: S. Jeff Birchall et al. Local-scale climate change stressors and policy response: the case of Homer, Alaska, *Journal of Environmental Planning and Management* (2019). DOI: 10.1080/09640568.2018.1537975

Provided by University of Alberta

"Coastal communities losing ground on climate change planning, study shows" February 20, 2019 https://phys.org/news/2019-02-coastal-ground-climate.html



How Much Might Climate Change Add to Future Costs for Public Infrastructure?

June 2007 UA Research Summary No. 8 By Peter Larsen and Scott Goldsmith

Institute of Social and Economic Research • University of Alaska Anchorage

Scientists expect Alaska's climate to get warmer in the coming years—and the changing climate could make it roughly 10% to 20% more expensive to build and maintain public infrastructure in Alaska between now and 2030 and 10% more expensive between now and 2080.

These are the first estimates of how much climate change might add to future costs for public infrastructure in Alaska, and they are preliminary.

"Public infrastructure" means all the federal, state, and local infrastructure that keeps Alaska functioning: roads, bridges, airports, harbors, schools, military bases, post offices, fire stations, sanitation systems, the power grid, and more. Privately owned infrastructure will also be affected by climate change, but this analysis looks only at public infrastructure.

A warming climate will damage Alaska's infrastructure because it was designed for a cold climate. The damage will be concentrated in places where permafrost thaws, flooding increases, and coastal erosion gets worse. But the extra costs will likely diminish over time, as government agencies increasingly adapt infrastructure to changing conditions.

Keep in mind that we're **not** projecting how much Alaska's climate may change in the future. Scientists from around the world are doing that. We're estimating how much the future costs for public infrastructure in Alaska might increase, based on what scientists expect to happen.

The estimates are from a model we developed with UAA's School of Engineering and the University of Colorado at Boulder. They are in *net present value*, a method of estimating costs over long periods. (See note in Figure 1.)

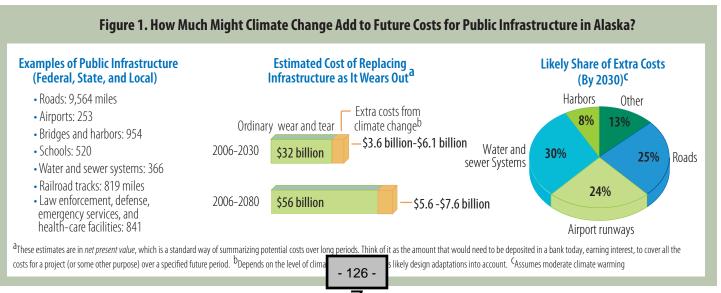
• Even without climate change, costs of maintaining and replacing public infrastructure in Alaska are considerable—an estimated \$32 billion between now and 2030 and \$56 billion between now and 2080.

- Damage from climate change could add \$3.6 to \$6.1 billion (10% to 20%) to future costs for public infrastructure from now to 2030 and \$5.6 to \$7.6 billion (10% to 12%) from now to 2080. These estimates take into account different possible levels of climate change and assume agencies adapt infrastructure to changing conditions.
- Extra infrastructure costs from climate change in the next 25 years will mostly be for maintaining or replacing roads, runways, and water and sewer systems. Those types of infrastructure are most vulnerable to thawing permafrost, flooding, and coastal erosion—and they're expensive to replace.

We're publishing these estimates, even though they're preliminary, because they show the magnitude of extra costs agencies could face and the potential value of efforts to mitigate climate change. We also hope they will stimulate more efforts to better understand and measure the problem.

We plan to improve both our modeling techniques and cost estimates in the future. To make those improvements, we need more information about existing infrastructure. We also need to refine our methods for estimating effects of climate change on building conditions and to learn more about techniques for adapting infrastructure. The climate projections we used are among the best available today—but as time goes on scientists will learn more about climate trends and will update their projections.

In the following pages we start by providing background about recent climate change in Alaska, using data from the Geophysical Institute at the University of Alaska Fairbanks. Next we discuss the climate projections that are the basis for our estimates, then describe the steps involved in creating our life-cycle model. Finally, we present our preliminary estimates of future infrastructure costs in more detail.



What is Happening?

Alaska's climate has gotten warmer in recent decades. Map 1 shows that average annual temperatures around Alaska increased from 2 degrees to 5 degrees Fahrenheit from 1949 to 2005. Climate models project that both temperature and precipitation will continue increasing in Alaska. The recent climate change was more pronounced in the Arctic than it was elsewhere—and scientists also expect future change to be more substantial in the Arctic.

The Intergovernmental Panel on Climate Change has concluded that people are responsible for much of the warming climate worldwide, by putting CO_2 and other greenhouse gases into the atmosphere. But natural climate variability and other factors also contribute. The findings aren't as definite at the scale of Alaska, but scientists believe much of the warming in the Arctic is probably also due to human activities, with natural variability playing a role.

Warmer temperatures will affect both natural and man-made systems in Alaska, with many economic and social consequences. One effect will be to increase building and maintenance costs for public infrastructure, although not all areas or all infrastructure will be equally affected.

About the ISER Model

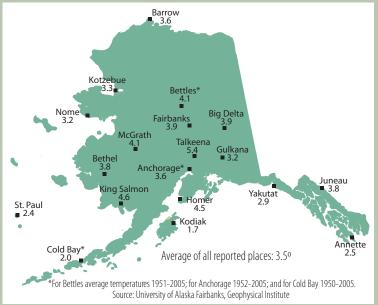
With help from engineers at the University of Alaska and researchers at the University of Colorado, we created a model to begin assessing how much climate change could add to the future costs for Alaska's public infrastructure. We didn't attempt to estimate the economic value of mitigating greenhouse gases. We just looked at potential extra costs for infrastructure, given the projected changes in climate. Here are a few important points about our current model.

- The model deals with uncertainty about climate change by incorporating a range of climate projections. It also takes into account the natural variability in temperature and precipitation from year to year.
- The model uses thawing permafrost, increased flooding, and more coastal erosion to gauge damage to infrastructure.
- As a basis for estimating costs, the model uses the life span of infrastructure. We assume warming temperatures mean infrastructure has to be replaced more often. (It's also possible that the changing climate could actually increase the life of some structures, but we haven't so far identified any such exceptions.)
- These preliminary estimates are based on costs of replacing existing infrastructure as it wears out, in existing communities. So far we haven't estimated how the amount and location of public infrastructure might change in the future.
- The model assumes that costs of replacing any given type of infrastructure—say, schools—are the same statewide. We know that costs in remote areas are higher, but in our initial work we weren't able to account for such cost differences.
- Assumptions about future inflation and other factors, as well as characteristics of the model, are summarized in Table 4 on page 8.

Steps in Building the Model

Building the ISER model required several steps: (1) acquiring climate projections; (2) creating a database of public infrastructure throughout Alaska; and (3) estimating the replacement costs and life spans for existing infrastructure, with and without the effects of climate change.

Map 1. Increase in Average Annual Temperatures, Alaska Locations, 1949 - 2005, In Degrees Fahrenheit



Climate Projections: What's Expected?

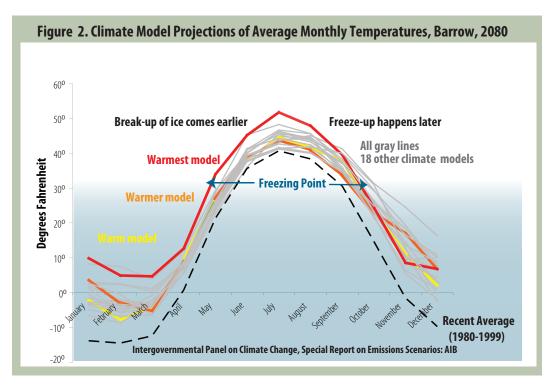
To start our analysis, we needed to know what experts see for the future. In 2000, the Intergovernmental Panel on Climate Change (IPCC) issued a *Special Report on Emissions Scenarios*, which laid out a range of climate scenarios, each with specific assumptions about future levels of greenhouse gas emissions, population growth, and much more. One of those scenarios is known as the A1B scenario. That scenario is considered middle-of-the-road, and scientists from many countries use it when making climate projections.

Joel Smith, one of the authors of a more recent IPCC report—the 2007 *Fourth Assessment Report*—asked the Institute for the Study of Society and the Environment at the National Center for Atmospheric Research to provide ISER with projections from 21 climate models based on the A1B scenario. He also recommended three of those projections for use in our analysis.

Figure 2 shows how the three climate projections we used—warm, warmer, and warmest—fit into the pattern of all 21 projections for Barrow in 2080. The warm model projection is from Australia, the warmer model projection is from the U.S. National Oceanic and Atmospheric Administration, and the warmest model projection is from Japan. (See back page for complete citations.) Notice that under any of the projections, temperatures around Barrow are expected to rise enough by 2080 that break-up of ice will come earlier and freeze-up later than today.

For this initial work, the National Center for Atmospheric Research provided us with projections for six representative locations around Alaska. (In later work, we plan to incorporate projections for more locations.) For areas where we didn't have projections, we estimated changes by interpolating from the known locations. Map 2 shows the locations of Alaska for which we had projections and compares projected temperatures with historical averages.

Precipitation is also expected to increase around the state, but not by as much as temperatures. Projected changes are small in the northern areas and larger in southeast Alaska, as Table 1 shows.



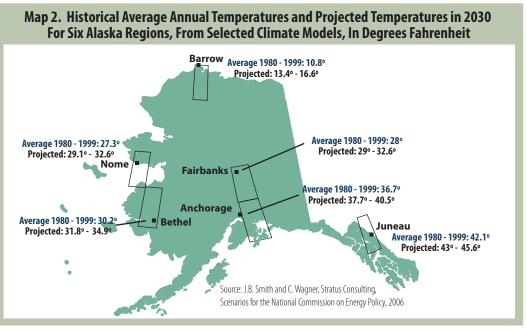


Table 1. Historical and Projected Annual Precipitation, Alaska Locations, From Selected Climate Models, In Inches							
Alaska Location	Historical Precip. (1980-1999)	Warm Model Projection 2030 2080		Warmer Model Projection 2030 2080		Warmest Model Projection 2030 2080	
Anchorage	16.8	17.7	17.4	17.5	19.4	17.5	20.2
Barrow	4.2	4.3	4.7	4.4	4.8	4.5	5.6
Bethel	16.7	18.1	18.6	17.7	18.1	17.5	20.4
Fairbanks	10.7	11.3	11.2	11.3	12.5	11.1	13.4
Juneau	61.0	60.3	65.2	64.9	73.1	63.3	73.3
Nome	17.4	19.2	20.2	18.2	19.3	18.8	21.8
Sources: Lawrence Livermore National Lab (PCMDI Collection); NCAR/ISSE; ISEF - 128 - AF Geophysical Institute, 2006							

Assembling a Database and Estimating Replacement Values

Our next step toward estimating future public infrastructure costs for Alaska was trying to find out what exists today. We hoped to find out how much infrastructure there is, how long the various types typically last, where it's all located, when it was built, and how much it would cost to replace it.

We collected all the publicly available data about infrastructure around the state. We relied on many sources, including the State Office of Risk Management; the Denali Commission; and the Alaska Departments of Natural Resources, Transportation and Public Facilities, and Education and Early Development.

The available information isn't complete, and in some cases may not be accurate. Getting accurate information about all the public infrastructure in Alaska is difficult, for several reasons—including Alaska's huge size, security concerns in the aftermath of 9/11, and the fact that public agencies didn't necessarily have reasons to collect and maintain that information in the past.

There are about 350 cities, towns, and villages spread across the state's 375 million acres. Some are on road systems or are regularly served by ferries or airlines. But many are far from regular transportation systems and are accessible by water only part of the year and by air taxis or charter airlines year-round, weather permitting. Different federal, state, and local agencies are responsible for the different types of infrastructure in all those diverse places.

Map 3 helps illustrate just how scattered public infrastructure is in Alaska. It shows the general distribution of transportation infrastructure around the state—major roads, bridges, airports, harbors, and the Alaska Railroad. Other kinds of infrastructure are distributed in similar patterns.

A lot of infrastructure is concentrated in the more heavily populated areas of southcentral Alaska, along the major road systems into the interior, and in southeast Alaska. But there is also infrastructure in hundreds of small, isolated communities along river systems in the interior and southwest Alaska, along the coasts, on the North Slope, on the Pribilofs and other islands in the Bering Sea, and along the Aleutian chain.

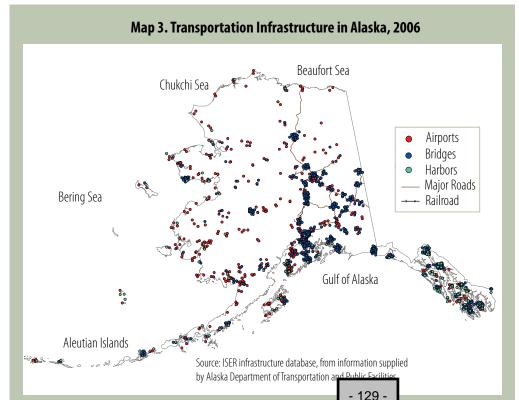
We weren't able to verify all the information for the hundreds of communities in our database. But we hope that when government agencies see the information we have so far, they will tell us what we're missing or what we have wrong. Table 2 shows information in the database right now.

- Currently the database contains nearly 16,000 individual elements of public infrastructure in 19 categories. We placed each item in a category, identified it by location, and assigned it a useful life and replacement value. We also assigned each a set of values associated with local permafrost conditions, susceptibility to flooding, and proximity to the coast.
- The infrastructure in our database has an estimated price tag of around \$40 billion today. Much of that is in various types of transportation infrastructure—especially roads—which are expensive to build and maintain in Alaska. Sanitation systems are also expensive to build and very difficult to maintain in remote northern, western, and interior places.
- The database clearly undercounts and undervalues some types of infrastructure, especially defense facilities and power and telephone lines. Information about the extent and value of defense facilities is often suppressed for reasons of national security. The database may also in some cases overcount infrastructure.
- Agencies often don't report replacement costs for infrastructure. Whenever possible, we got replacement costs from public agencies. But when no replacement cost was reported, we estimated, using average insured value or other available information.

Table 2 shows.

the actual age of infrastructure in Alaska is also scarce. For this initial work we made assumptions about the useful life of various types of infrastructure, based on information from the Alaska Division of Finance and personal communications with employees of government agencies and academic researchers. We also assumed, in the absence of specific information, that the various types of existing infrastructure are equally distributed along an age continuum, from new to near the end of useful life. The length of "useful life" varies among different types of infrastructure, as

Information on the expected useful life and



Type of Infrastructure	Count/Length	Useful Life (Years)	Replacement Cost per Unit (In \$2006)	Units	Total Replacement Costs Today (In \$2006)
Airports	253	20	\$20 million	Whole	\$5.06 billion
Bridges	823 31.4 miles	40	\$10,000	Per Foot	\$1.7 billion
Court facilities	42	40	\$16 million	Whole	\$678 million
Defense facilities ^b	178	40	\$305,000	Whole	\$54 million
Emergency Services (Fire stations, other)	233	20	\$467,000	Whole	\$108 million
Energy (Fuel tanks, other structures off power grid)	234	30	\$32,000	Whole	\$7 million
Misc. government buildings	1,571	30	\$1 million	Whole	\$1.6 billion
Power grid (lines, transformers substations) ^b	68 768 miles of line	15	\$100,000	Per Mile	\$77 million
Misc. health buildings (clinics, other non-hospital facilities)	346	30	\$1.6 million	Whole	\$565 million
Harbors	131	30	\$10 million	Whole	\$1.3 billion
Public hospitals	18	40	\$44.7 million	Whole	\$806 million
Law enforcement facilities (police and trooper stations, prisons, other correctional)	66	30	\$4 million	Whole	\$259 million
Alaska Railroad	45 structures 819 miles track	30	\$2.8 million	Per Mile	\$2.3 billion
Roads	10,476 roads 4,564 miles paved 5,000 miles unpaved	20	\$1 million (unpaved) \$3 million (paved)	Per Mile	\$18.7 billion
Schools	520	40	\$2.5 million	Whole	\$1.3 billion
Sewer systems	124	20	\$30 million	Whole	\$3.7 billion
Telecommunications (towers, satellites, other)	275	10	\$300,000	Whole	\$82 million
Telephone lines ^b	20 222 miles	15	\$50,000	Per Mile	\$11.1 million
Water systems	242	20	\$5 million	Whole	\$1.2 billion
Totals:	15,665				\$39.4 billion

^aPreliminary database, compiled from publicly available information in 2006.

Sources: Denali Commission; Alaska Departments of Transportation and Public Facilities, Administration (Risk Management), Commerce, Community and Economic Development, Natural Resources, Education and Early Development; ISER

bThe counts and the replacement costs in these categories are obviously low, especially for defense facilities. In part for security reasons, little public information is available about the size and value of defense facilities.

Method of Estimating Additional Costs –

The three climate projections and the infrastructure database gave us the foundation for building our life-cycle cost estimation model, to assess the effects of climate change on future infrastructure costs. We made estimates for the years 2030 and 2080, the years for which we acquired climate projections. (Those projection years are in fact averages for 20-year spans—2020–2039 for 2030 and 2070–2089 for 2080.)

- Our model assumes that existing infrastructure is replaced as it wears out, that it is replaced in the same community, and that no new infrastructure is added.
- Our model assumes that climate change will damage infrastructure by thawing permafrost, increasing flooding, and creating more coastal erosion. These effects will occur not only because of increasing temperatures and precipitation but also because the lack of shore-fast ice will make coastal places more vulnerable to erosion caused by storms.
- Thawing permafrost and other changes can add to the costs of maintaining and replacing infrastructure in various ways. But in this initial work we used a reduction in the useful life of infrastructure—meaning that it wears out faster and has to be replaced sooner—as a proxy for different ways the costs of infrastructure might increase.
- We first estimated infrastructure replacement costs in the coming years, assuming no climate change. That estimate served as the basis for assessing additional costs that could result from climate change. Infrastructure in Alaska is expensive to build and maintain, even without taking climate change into account.
- We then estimated a range of additional building and maintenance costs resulting from climate change. Most scientists believe Alaska's climate will continue to get warmer, but it's impossible to perfectly predict how much and how fast the climate will change over the next several decades. We took that uncertainty into account by (1) using three different climate projections and (2) applying the historical natural variability in annual temperatures and precipitation to each of the three projections, to assess the range of possible conditions—and therefore the range of possible additional costs. For each of the three climate projections, we did repeated model runs to assess the potential range of costs.
- We first estimated additional costs assuming that agencies simply react as conditions change—the no-adaptation case. They continue to design and construct infrastructure, taking local conditions into account, and finding new methods for dealing with problems as they develop. But in this case, we assume they don't act strategically—that is, they don't anticipate and plan for continuing trends in climate change and future vulnerabilities of infrastructure. We don't believe that in fact agencies would react so passively. Still, this no-adaptation case offers a useful starting point for further analysis. It provides a benchmark for measuring the efficacy of adaptation measures. It also gives agencies an idea of how big a problem they could face, in an environment of continuing change.
- We next estimated costs assuming that agencies act strategically to minimize the ongoing effects of climate change on infrastructure—the adaptation case. For example, they would try to design bridges to take into account projected climate change throughout the life of the bridge. We believe this adaptation case better reflect what agencies will actually do.

How Much Might Climate Change Add to Costs? –

Our estimates of additional infrastructure costs are in *net present value*, which is a standard way of summarizing potential costs over long periods. Think of it as an amount that would need to be deposited in a bank today, earning interest, to cover all the future costs for something—in this case, the estimated additional costs for replacing public infrastructure through 2030 and through 2080.

Figure 1 on the front page summarizes our estimates of additional costs resulting from climate change, taking likely design adaptations into account. Those are the averages under each of the three climate projections, and it's most probable that costs would be close to those averages.

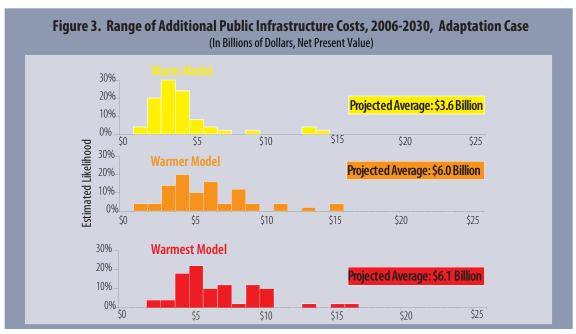
But there is some chance that the additional costs could be much higher or much lower than the averages. That's because in reality temperatures and precipitation in any given year vary from the averages. The three climate projections we used project trends in temperature and precipitation—but there will inevitably be years when either temperature or precipitation, or both, will be higher or lower than the trend projection.

Our model uses historical observations to project how additional infrastructure costs might vary, when temperature and precipitation differ from the projected average. We did repeated model runs—up to 100 for each climate projection—to estimate the range of possible costs.

Figures 3 and 4 show our preliminary estimates of the range of possible additional costs from climate change, taking likely adaptations into account, under each climate projection. Table 3 shows estimates of additional costs both with and without strategic adaptations to climate change. What do the figures and the table show?

- Even without climate change, maintaining and replacing infrastructure in Alaska is an expensive proposition—costing an estimated \$32 billion between now and 2030 and \$56 billion by 2080.
- Climate change could add 10% to 20% to infrastructure costs by 2030 and 10% to 12% by 2080, under different climate projections and taking design adaptations into account. The additional costs are relatively higher in the short run, because agencies haven't had as much time to adapt infrastructure to changing conditions.
- Strategic design adaptations have much more potential to reduce extra costs in the long run. Between now and 2030, adaptations might reduce costs related to climate change by anywhere from zero to as much as 13%, depending on the extent of climate warming. But between now and 2080, adaptations could save anywhere from 10% to 45% of costs resulting from climate change.
- Transportation infrastructure—especially roads and airport runways—will account for most of the additional costs between now and 2030. That's because transportation infrastructure is expensive to build and maintain in Alaska under any circumstances, and many airports and some roads are in areas that will be most affected by a warming climate. But water and sewer systems—which are very expensive to build and difficult to maintain in areas with a lot of permafrost—will also account for nearly a third of the costs resulting from climate change by 2030.

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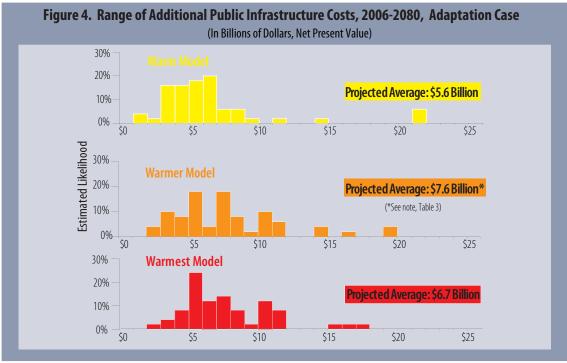


Table 3. Estimating Additional Infrastructure Costs From Climate Change (In Billions of Dollars, Net Present Value)								
	Ordinary wear and tear (No climate change)	Extra Costs from Climate Change Potential Savings from Strategic Adaptations						
		Warm Model		Warmer Model		Warmest Model		
		No Adaptations	With Adaptations	No Adaptations	With Adaptations	No Adaptations	With Adaptations	
2006-2030	\$32	\$3.6	\$3.6	\$6.1	\$6.0	\$7.0	\$6.1	0%-13%
2006-2080	\$56	\$6.2	\$5.6	\$10.6	\$7.6*	\$12.3	\$6.7	10%-45%

Warm model is CSIRO-Mk3.0, Australia; warmer model is GFDL-CM2.0, U.S. NOAA; warmest model is MIROC3.2.(hires), Japan.

^{*}Although it seems counter-intuitive, additional costs are estimated to be higher under the warmest model than under the warmest model by 2080. That's largely because the ISER model projects that in the long run both the incentives for and the savings from adaptati - 132 - after under more rapid climate change than under more moderate change.

Table 4. Characteristics of ISER Life-Cycle Model				
Functional Form	Probabilistic life-cycle analysis			
Discount Rate	2.85%/year (real)			
Base Year	2006			
Projected Years	2030, 2080			
Depreciation Matrix Version	January 31, 2007			
Climate Model Base Years	1980-1999			
Observed Climate Variability Data Source	University of Alaska Fairbanks, Geophysical Institute			
Distribution Shape for Observed Regional Climate	Gaussian			
Extreme Climate Events Probability	Less than 1st percentile, greater than 99th percentil (for observed range of climate)			
Extreme Climate Events Scalar	+10% increase in effects on useful life			
Natural Variability Forward in Time	Static at observed regional annual variances			
Infrastructure Growth Forward in Time	Static at 2006 count			
Permafrost State Forward in Time	Static at 1965 location (USGS)			
Software System	SAS 9.1 TS Level 1M3, XP PRO Platform			
Hardware System	Dell Dimension 8300 (Intel Pentium 3.06 GHz; 500 GB Hard Drive)			

Climate Models Used in Analysis

Warm Mode

Modeling Group: CSIRO Atmospheric Research,

Australia

Model Identification: CSIRO-Mk3.0

Warmer Model

Modeling Group: U.S. Department of Commerce, National Oceanic and Atmospheric Administration, Geophysical Fluid Dynamics Laboratory Model Identification: GFDL-CM2.0

Warmest Model

Modeling Group: Center for Climate System Research (University of Tokyo); National Institute for Environmental Studies; and Frontier Research Center for Global Change (JAMSTEC), Japan

Model Identification: MIROC3.2(hires)

Directions for Future Research

We anticipate that continuing research in a number of areas will allow us to refine our model and the cost estimates, both for the state as a whole and for regions and particular types of infrastructure.

- *Climate projections*: Our technical advisors tell us that the climate projections we used in our analysis have a useful life of about two to five years. As time passes, we will need to get new projections. We hope the new generation of climate projections will be available for smaller geographic areas.
- Infrastructure database: We need more complete information about the count, the useful life, the age, and the replacement costs of public infrastructure in Alaska. What we have currently is a good start toward creating the first comprehensive database of federal, state, and local infrastructure in the state. Also, as time goes on and more public infrastructure is built, we need to work with public agencies to make sure new infrastructure is added to our database.
- *Changes in building conditions*: We need to learn more about how changes in temperature, storm severity, and other anticipated climate changes affect building conditions, including the stability of soils, erosion, and other factors.
- Effects of building conditions on life-cycle costs of infrastructure: We need to learn more about how changing building conditions resulting from climate change affect the life-cycle costs for infrastructure. Also, we need better information about how building on permafrost affects soil temperatures, regardless of climate change.
- *Maintenance costs*: We need to learn more about how changing building conditions resulting from climate change affect costs of maintaining infrastructure.
- Adaptation techniques: We need more information about the array of techniques that could be used to adapt infrastructure to changing climate conditions. What would specific adaptations cost? And which would not only ameliorate the effects of climate change on infrastructure but also be cost-effective?

About Shishmaref, Kivalina, and Newtok-

The U.S. Army Corps of Engineers reports that increasing erosion along the Bering Sea coast means the villages of Shishmaref, Kivalina, and Newtok in western Alaska will need to be moved in the next 10 to 15 years, at an estimated cost of up to \$455 million. We have not included that estimate in our cost projections, because it includes a very wide range of costs associated with relocating entire communities. The corps did not report what share is specifically for public infrastructure.

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The authors ask that any one with better information about public infrastructure in Alaska, or comments about our research methods, please call or send an e-mail message to Peter Larsen at 907-786-5449 or ANPHL@uaa.alaska.edu.

- 133 - r: Linda Leask • Graphics: Clemencia Merrill





Local-scale climate change stressors and policy response: the case of Homer, Alaska

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Northern communities are experiencing greater climate variability, with extreme climate impacts occurring more frequently and with more intensity; with the need for adaptation to reduce the risk becoming more immediate. Specific stressors and decision dynamics surrounding the nature of local government policy and planning for climate adaptation are underrepresented in the scholarship. This paper seeks to contribute to the literature by exploring the case of Homer, Alaska. Through narratives of key informants connected to the community's climate change agenda, this research explores primary climate stressors and the nature of adaptation policy integration. Findings suggests that while Homer is experiencing a variety of climate change impacts, adaptation remains a low priority for city officials. This study sheds light on some of the challenges of integrating climate adaptation policy with strategic community planning, and in turn provides decision-makers with insight into considerations for mainstreaming resilience thinking at a local government scale.

Keywords: community planning; climate resilience; coastal communities; climate adaptation; decision-makers

1. Introduction

Climate change is one of the most important and complex challenges facing society today. The scientific consensus on climate change holds that the burning of fossil fuels has increased the concentration of atmospheric greenhouse gas (GHG) emissions (Hansen, Sato, and Ruedy 2012), which has resulted in an increase in global average temperatures. Policy mechanisms to entice a move toward a low-carbon economy and thus mitigate climate change have taken center stage in international policy discussions, with governments from around the world taking action in the form of long-term mitigation strategies (Birchall 2014b, 2017). A growing body of literature exploring public and private sector organizational strategies to reduce GHG emissions (Birchall 2014a; Birchall, Murphy, and Milne 2015; Dhanda and Hartman 2011; Spash 2010) has emerged.

However, as GHG emissions continue to increase unabated, with climate models forecasting a further rise in global temperature, more extreme weather events and a rise in sea-level (IPCC 2013), the need for adaptation to reduce the risks of dangerous climate change is becoming more immediate. Adaptation is particularly important at the local level, where cities and communities are on the front line of climate impacts

(Forino *et al.* 2017). Yet, scholarship in this area demonstrates a bias for efforts around climate mitigation over adaptation (Baynham and Stevens 2014; Measham *et al.* 2011). With urban centers projected to absorb the majority of global population growth over the next 40 years (Carter *et al.* 2015; Jones 2012), consideration for adaptation will become more pressing. This growth will stress ageing infrastructure and exacerbate the threat climate change poses to communities (Butler, Deyle, and Mutnansky 2016; Picketts *et al.* 2015).

Cities and communities are thus acutely vulnerable (particularly those on the coast) (e.g. Wallace 2017) and must incorporate climate change adaptation into planning schemes (e.g. official community plans, zoning, regulations) if they are to become resilient to extreme climate variability (Baynham and Stevens 2014; Sano *et al.* 2011; Stults and Woodruff 2017).

Gaining political buy-in for climate adaptation can be difficult, however. Decision-makers that maintain climate change impacts are too rare, or only relevant in the future, can hinder proactive adaptation actions (Moench 2014). Moreover, given the shifting mandates of local authorities, adaptation planning can be overshadowed by other pressing priorities (Berrang-Ford, Ford, and Paterson 2011). This is compounded further when direction from higher levels of government is unclear (Juhola, Haanpaa, and Peltonen 2012; Kettle and Dow 2014).

While climate change is featuring more prominently on local government agendas (Bulkeley and Betsill 2013), research suggests that local efforts are fragmented, with a propensity toward rhetoric, manifesting as a peripheral agenda (Carter *et al.* 2015; Kithiia and Dowling 2010) instead of integrated with existing strategic policy (Baker *et al.* 2012; Funfgeld and McEvoy 2012; Giordano 2012).

Indeed, where adaptation is evident, local initiatives are often found to be focused on the short-term (or reactionary), rather than long-term (or anticipatory) strategic planning (Pearce *et al.* 2011; Preston, Westaway, and Yue 2011). What's more, emphasis is typically placed on rudimentary hard structures (e.g. armor and seawalls) (Betzold and Mohamed 2017; Geisler and Currens 2017), instead of flexible policy mechanisms (Davoudi, Brooks, and Mehmood 2013; Hino, Field, and Mach 2017; Labbe *et al.* 2017; Manning *et al.* 2015; Rulleau and Rey-Valette 2017).

Literature has emerged around assessing climate adaptation readiness, where tracks of inquiry explore governance systems' capacity for adaptation (Ford and King 2015; Masson *et al.* 2014). Resilience and debate around what makes a community resilient to climate change is becoming increasingly prevalent (Porter and Davoudi 2012; Davoudi, Brooks, and Mehmood 2013; Moench 2014; Reed *et al.* 2015; Lu *et al.* 2017). Yet, while scholarship is growing, specific stressors and the decision dynamics surrounding the extent of local government policy and planning for climate adaptation remain less understood (Labbe *et al.* 2017). This is particularly the case in the far north, where communities are experiencing the impacts of climate change faster than anywhere else on Earth (Ford *et al.* 2010; Pearce *et al.* 2011; Smit and Wandel 2006).

With Homer, Alaska, as a case study, this empirical work thus aims to narrow the knowledge gap and contribute to the literature by investigating primary climate stressors and the extent of adaptation policy integration in a northern coastal community. Through narratives of key informants connected to Homer's climate change agenda, this paper sheds light on the community's preparedness for increasing climate variability. Homer is not unique in its need to adapt to climate change. Findings from this study may provide other communities with a similar set of climate-related stressors,

and/or policy-related challenges, with a sense of shared experience, and insight into how to initiate, or move forward on a climate change agenda.

2. The City of Homer, Alaska

The City of Homer, Alaska was selected for this case study as it offers an interesting opportunity to explore climate change risk and policy response. Research in this area typically focuses on large cities (Hamin, Gurran, and Mesquita Emlinger 2014). With a population of approximately 5,000 (City of Homer 2017a, 2017b), Homer provides an opportunity to investigate climate adaptation planning from the perspective of a smaller community.

Homer is a coastal community located in southern Alaska, on the southern extent of the Kenai Peninsula (Figure 1). Because of Homer's location, the Pacific Ocean has a moderating affect on its temperature, resulting in mild winters and relatively cool summers. However, as climate continues to shift, the area has experienced a mean seasonal temperature rise of 3.9 °C in the winter, 2.3 °C in the spring, 1.9 °C in the summer, and 1.4 °C in autumn (1949–2016) (converted from Alaska Climate Research Centre 2017); and in the coming decades, temperature is forecasted to increase a further 2–4 °C (Mauger *et al.* 2016). Along with dramatic shifts in temperature, precipitation has become more variable and extreme (National Resources Defense Council 2011).

Homer is characterized by surrounding steep bluffs of silt and sand, and a prominent sandy spit that extends into Kachemak Bay. As a result of these physical features, Homer's most pressing climate change risk is the increase in extreme weather events. In particular, interviewees observe that a rise in intense precipitation and intense storm surges contribute to dramatic coastal and bluff erosion (Environmental Stakeholders), which ultimately threatens public and private assets.

With respect to policy, Homer is the only municipality in the State that has demonstrated interest in climate change resilience through the completion of a stand-alone climate adaptation plan (Lyles, Berke, and Heiman Overstreet 2017). Gaining Council approval in 2007, the Homer Climate Action Plan was largely influenced by the International Council for Local Environmental Initiatives' (ICLEI) Climate Resilient Communities Program, and motivated by a lack of leadership at State and Federal levels of government (City of Homer 2007a).

3. Approach

Through the case study of Homer, Alaska, this paper investigates specific stressors and the decision dynamics around local government policy and planning for climate adaptation. Case study research often draws disapproval from positivist scholars who consider the approach to lack rigour and accuracy (Liamputtong 2011). Indeed, while the use of one case study over several has the potential to elicit criticism for lack of depth, Brower, Abolafia, and Carr (2000) argue that a single case can provide contextually rich insight. Siggelkow (2007) echo this notion, and employ the example of a fictitious talking pig to suggest that even "a single case can be a very powerful" (20). Ultimately, a qualitative, or inductive approach was adopted for this study, as it allows for the generation of rich narratives from the everyday experience (Ford *et al.* 2010; Yin 2014).

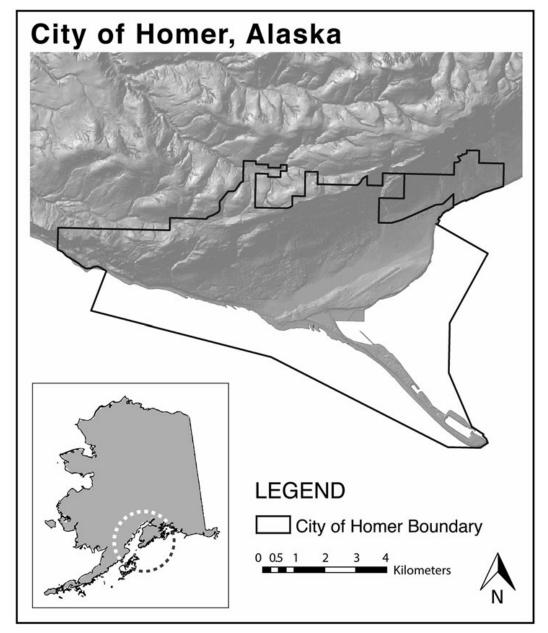


Figure 1. The City of Homer, Alaska. Source: Coordinate System: NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet; Projection: Transverse Mercator; Datum: North American 1983; Data Source: Kenai Peninsula Borough Alaska; Geographic Information Systems; Date Created: May 15, 2018.

As the intent of the research was to be investigative and probing, it included semistructured interviews with key informants connected to Homer's climate change agenda. Participants were selected purposively using criterion sampling. Because climate adaptation necessitates the incorporation of a variety of perspectives (Horney *et al.* 2017; Measham *et al.* 2011; Masson *et al.* 2014), and to increase the rigor of the study, a range of local decision makers and stakeholders with relevant experience were included (n = 8):

• Senior planners (3), from Homer and the State of Alaska's Community Resilience and Climate Adaptation Program, who could speak to governance

around climate risk identification and adaptation plan conception and development; and, how implementation is incorporated into community planning;

- Elected official (1) (city councilor), who could address community vision and the importance of climate change thinking; and,
- Environmental stakeholders (4), including environmental professionals and climate experts from the Kachemak Bay National Estuarine Research Reserve, and the University of Alaska.

Initial recruitment involved an email detailing the research objectives, the nature of the study, as well as information regarding security and confidentiality (including preservation anonymity).

Interview questions were generally designed to stimulate discussion around climate change impacts and challenges, as well as the state of the community's climate adaptation policy response. For instance:

In your view, how do the physical impacts of climate change influence your community?

When it comes to climate change adaptation, what are the key drivers for action in your community?

How would you characterize the nature and extent of your community's climate change adaptation agenda?

Moreover, interviews were executed in a manner that facilitated fluid dialog and allowed interviewees' the chance to relate their story (Feldman *et al.* 2004).

Interviews and follow-up occurred between August and December 2016. Interviews were in-person, on site in Homer, with the exception of three which took place in Anchorage (2) and Fairbanks (1). Ranging in duration from 40 minutes to 90 minutes, interviews were digitally recorded, then professionally transcribed verbatim. To further assure accuracy of the transcripts, interviewees were provided the opportunity to review their respective transcript before data analysis occurred. Transcripts were modified to limit speech ticks (e.g. "you know," "kinda"), false starts, and punctuation.

The authors manually coded the transcripts, then compared the emerging themes. While influenced by the research objectives and the interview protocol, themes were primarily generated through a thorough examination of the transcripts, including organizing the data from across the transcripts into key topics, ideas, or quotes (e.g. physical impacts, infrastructure vulnerabilities, policy response etc.). Because analysis of qualitative data is an iterative endeavor, with 'messy' interactions (Bryman and Burgess 2002), the authors were mindful to preserve the nuanced dynamics between the discourses. Further, the theme development process was clearly documented, so as to ensure what is "claimed to be analyzed is being analyzed" (Pepper and Wildy 2009, 23).

Through analysis of narratives derived from key informants, a better understanding of individuals' experiences was achieved (Kleres 2011). This, in turn, provided insight into the community's general resolve and preparedness for climate change. In order to triangulate the findings and further improve reliability (Engward and Davis 2015), research also included the review of strategic planning documents (e.g. adaptation related strategies and hazard mitigations plan, official community plan).

4. Primary stressors

Climate change impacts are not new in Alaska; however, they have begun to rise in occurrence and magnitude (ADEC 2010; Lader et al. 2017; Melvin et al. 2016). According to the interviewees, Homer is experiencing a range of climate-related stressors. For example, erratic precipitation overloads stormwater systems during intense rainfall events and threatens freshwater supply during periods of drought (Senior Planners); warmer ambient temperatures have allowed aphids, historically marginalized by cold winter temperatures, to devastate native spruce trees (Environmental Stakeholders), and higher temperatures for extended periods of time, along with a transition to a savannah-like landscape, is increasing the threat of wild fire; and, warmer and more acidic coastal waters have a multitude of effects on the marine ecosystem (Environmental Stakeholders; National Resources Defense Council 2011). However, the two most pressing stressors, as ranked unanimously by the interviewees, relate to the Homer Spit (storm surges) and the bluffs (erosion) that surround the city. The following section highlights how climate change is influencing the Homer Spit and the community's surrounding bluffs.

4.1. Homer spit (storm surges)

The Homer spit is a City owned, natural unconsolidated sand spit, extending southeast from the mainland approximately 7.4 km into Kachemak Bay (City of Homer 2011). Immediately following the 1964 earthquake, which devastated much of Alaska, large portions of the Spit suffered subsidence and collapsed into the sea. According to Waller (1966), following the magnitude 9.2 event, the spit lowered by approximately 1.3–1.8 m, resulting in 70% coverage at high tide.

Today, the spit is continually being physically morphed by deposition and erosion of sediments. Though common in a dynamic coastal system (Wicks and Atkinson 2017), increasingly powerful wind and wave action originating from the Gulf of Alaska, as observed elsewhere along Alaska's coast (Terenzi, Jorgenson, and Ely 2014), further exacerbate the trend (National Resources Defense Council 2011).

The spit's relative elevation is keeping pace with sea level rise, owing to tectonic uplift and isostatic rebound associated with glacial melt on the Kanai Peninsula (Larsen *et al.* 2004, 2005). However, vulnerability to inundation remains, as storm surges are becoming more erratic, and increasing in both occurrence and strength (Senior Planners; Environmental Stakeholders). This challenge is apparent in other regions of the State and is expected to increase as the climate continues to warm (Overbeck, Buzard, and Maio 2017).

In Homer, when fall/winter storms coincide with high tide, vulnerability can increase further (Bromirski, Flick, and Miller 2017). For instance, during such storms, access to the spit is often hindered as a result of waves over-topping the seawall and propelling debris (e.g. boulders and logs) onto the Sterling Highway, the only road connecting the Spit to the mainland (Senior Planners).

The spit is occupied by a number of critical assets, including a thousand-slip harbour for deep and shallow draft vessels, ferry and cruise ship terminals, coast guard facilities, a marine industrial complex (fishing, ice and fuel storage), commercial and residential buildings, as well as campgrounds and an arena. The closing off of stretches of the Sterling Highway does indeed leave assets on the Spit disconnected from the city; however, vulnerability is more directly linked to low elevation in general. Assets on the Spit sit approximately 7 m above sea level (US Army Corps of Engineers 2007). When large storm surges occur, flood zone elevations become high and extensive (Senior Planners).

Though flooding is a challenge, it is the destructive force of the wave action that results in the greatest damage. As an interviewee described, "there have been several storm events that scoured the outside of the spit and undermined the foundation of older buildings" (Senior Planners); campgrounds have been "completely washed away" (Senior Planners); the boardwalk and parking lots have been undermined, leaving structures to collapse. Ultimately, infrastructure designed to last a number of years, will fail in a single season (Senior Planners; Elected Official).

Thus far, Homer's adaptive approach to increasing storm surge activity is to armor vast extents of the south-west side of the spit with heavy rock. Moving forward, one interviewee summed up the spit's fate as follows: "I think the writing's on the wall, ... if you want to save it you're going to have to armor the whole thing" (Elected Official). Unfortunately, armor rock is not a local resource, making it an expensive solution in the long-run, particularly given the need for ongoing maintenance.

Increasing risk further, in order to accommodate a greater number of commercial and recreational vessels, city officials plan to expand the deep water portion of the harbor on the spit. Though the Homer Spit Comprehensive Plan generally encourages economic development on the spit (City of Homer 2011), further densification presents clear infrastructure related challenges linked to storm surges. Moreover, expanding the harbor will also lead to additional maintenance costs for dredging, an expensive commitment given elevated sediment loading connected to increasing glacial melt (Environmental Stakeholders).

4.2. Bluffs (erosion/instability)

The topography of Homer is characterized by prominent bluffs and shallow-rooted vegetation, with a geology of highly erodible peat soils and sandstone. The interviewees consider the bluffs to be relatively unstable, and have seen a steady progression of bluff slumping (Environmental Stakeholders; Senior Planners). Drawing on previous erosion studies (e.g. US Army Corps of Engineers 2007) and more recent observations, city officials acknowledge that bluff erosion will worsen in the near-term, irrespective of climate change (Senior Planners). This is echoed by the National Resources Defense Council (2011), which highlights that shoreline erosion is becoming more pronounced and increasingly extensive along Homer's shoreline. Indeed, the interviewees understand that increased intense precipitation (rain) associated with climate change (National Resources Defense Council 2011; Lader *et al.* 2017) will result in erosion and bluff collapse occurring at a greater rate (Senior Planners).

This challenge also exists in the colder months, as a result of a rise in rain on snow events (e.g. Bieniek *et al.* 2018; McAfee, Walsh, and Rupp 2014). As an interviewee explained, when intense (cold) rain falls onto impermeable frozen ground, it can create a flash flood scenario (Environmental Stakeholders). As flood waters flow over the crest of a bluff and draw towards the sea, more easily erodible soils break down, destabilizing the bluff and often resulting in debris and rock falls. A further threat to bluff integrity relates to wave action associated with the rise in storms originating from the sea (Terenzi, Jorgenson, and Ely 2014). Increased wave action against the shoreline has the effect of

undermining the bluff, weakening the base and contributing to collapse (Edil 2010; Wicks and Atkinson 2017).

While the bluffs that surround Homer are becoming an increasing risk in general, they nevertheless afford pleasant views of the Pacific Ocean and Kachemak Bay, the Kenai Mountains, and Grewingk Glacier, and thus attract development. Of particular concern for city officials is the increase in impervious surfaces (Senior Planners), which, like frozen ground, leads to greater runoff when intense rainfall occurs, resulting in further destabilization of the bluffs and property loss (Elected Official). This point is further illustrated in the storm water handbook (City of Homer 2007b), where it is noted that a high water table is another contributing factor to overland flooding and erosion in Homer; shallow subsurface water flows can result in slumping/erosion due to increased weight of soil.

Bluff erosion has also affected road integrity:

There's not a lot of solid bedrock near the surface, so the nature is that [the ground] always slumps, and we are definitively getting more events. We had a road collapse last year that had only recently been put in. (Senior Planners)

Road collapse is a chronic concern for city officials, in particular the Sterling Highway, as it is the only route connecting Homer with neighboring communities.

With respect to adaptation, homeowners are taking the lead on rendering bluff property suitable for development. As one interviewee conceded, "home owners are spending big chunks of money to maintain their property; [the view is] beautiful, but, there's a limit to what engineering will do for you there" (Senior Planners). Similarly, homeowners have taken it upon themselves to build seawalls (some made of fiberglass, some of railway ties) to limit wave action and undermining of banks on oceanfront property (Elected Official).

5. Policy response

This section discusses Homer's policy response to climate change, and situates the discussion in the relevant literature.

5.1. Low priority

Climate change is not a new phenomenon, nor is the need for local authorities to cope with climate variability. Indeed scholarship suggests that local governments are the level of government most influenced by the impacts of climate change (Forino *et al.* 2017). As atmospheric GHG emissions continue to rise, however, communities are experiencing greater climate variability, with extreme climate impacts occurring more frequently and with more intensity (Wallace 2017). In northern latitudes, the effects of climate change tend to be disproportionally felt, with Arctic temperatures increasing faster than the global mean (IPCC 2014), and Alaska warming 2x as fast as the rest of the country over the past 60 years (Stewart *et al.* 2013).

Despite observed impacts on the Spit (storm surge) and the bluffs (erosion/instability), officials in Homer believe they are not under critical threat at this time (Senior Planners). As one interviewee noted: "in many respects, climate change will be moderate here" (Environmental Stakeholder). Nevertheless, though some interviewees do indeed support this characterization, they caution that circumstances could shift

rapidly. To this point, while Homer is experiencing a variety of climate change impacts, the sense of security stems from the notion that, at present, the impacts are not sufficiently severe to be overwhelming.

Perhaps it is not surprising then that momentum around climate adaptation remains a low priority for officials in Homer (Senior Planners; Elected Official). According to one interviewee, at this point, "climate change is something [they] are not really paying attention to" (Senior Planners). This attitude is evident in the literature, and is often compounded when officials discount climate risks because impacts are deemed rare or uncertain (Hamin, Gurran, and Mesquita Emlinger 2014; Moench 2014).

Action in Homer is likely further hindered by those on council who deny the existence of climate change in general: "I can say with confidence there's people on [council] who would probably dismiss climate change as being a thing" (Elected Official). While the interviewees highlight that the City Manager and the Planning Department believe in climate change, party politics and/or lack of leadership awareness and support can impede forward action on climate adaptation (Measham *et al.* 2011; Pasquini *et al.* 2015).

5.2. Extent of policy integration

In Homer, while discourse around climate adaptation is minimal, two key strategic documents do provide the opportunity for broad consideration: The Climate Action Plan (City of Homer 2007a) and the All-Hazard Mitigation Plan (City of Homer 2016). With respect to the former, rather than climate adaptation, the Climate Action Plan is largely focused on mitigation and energy savings, since that was held to be more palatable internally at the time of adoption (Senior Planners; Environmental Stakeholders).

A general bias for mitigation is not uncommon (Measham *et al.* 2011). Literature in this area does note, however, that while mitigation is often the favoured initial effort, adaptation becomes preferred over time (Bosello, Carraro, and De Cian 2010). Moreover, governments are recognizing the value of adaptation and beginning to transition away from actions that are purely mitigative to ones that are more complimentary in nature (Bulkeley and Tuts 2013).

Indeed, the Climate Action Plan does include recommendations for inclusion of climate adaptation in long-range planning. However, though the need for climate resilience is apparent, actions remain elusive, lost in rhetoric: "so, we have documents that say we should plan for climate change... doing those things might not ever happen" (Senior Planners). Stults and Woodruff (2017) echo this finding, and suggest that policies that show little detail around how adaptation actions will be executed, tend to fall short of implementation. To this point, in 2009, the Climate Action Plan Implementation Project Final Report was prepared for the City (City of Homer 2009). The intent of the report was to assist with implementation of actions from the Climate Action Plan, yet adaptation is absent from the report.

The All-Hazard Mitigation Plan, though intended to identify and plan for an array of environmental risks, likewise does not integrate climate change adaptation into long-term planning. Still, while not climate change driven, the Plan does indicate the need for proactive planning around flood protection, and calls for further mapping of flood plains and drainage systems (City of Homer 2016).

Homer, like other communities around the globe, has taken on a wait and see approach to climate adaptation (Butler, Deyle, and Mutnansky 2016). In this sense,

adaptation is primarily a peripheral agenda (Carter *et al.* 2015) and generally left out of the decision making processes for strategic policy and planning. Scholarship in this area cautions that failure to incorporate adaptation into long-term strategic planning risks poor land-use decisions and costly maladaptations down the line (Baynham and Stevens 2014; Jones *et al.* 2016).

Notwithstanding risk associated with the Spit and the city's bluffs, Homer has not experienced a large climate change-related event. Given that such events often precipitate buy-in for action on climate adaptation (e.g. Demski *et al.* 2017; Rulleau and Rey-Valette 2017), it may not be unexpected that adaptation is a low priority for city officials.

Nonetheless, when climate impacts do arise, city officials take action, closing Sterling Highway on the Spit during a storm surge, for instance. Still, one of the interviewees recognizes that "there is not much planning going into [the response]" (Senior Planners). This is also supported by the literature, where Labbe *et al.* (2017) identify a need for the development of concrete planned adaptations, including upgrading infrastructure, bolstering emergency preparedness and planning in general.

While climate adaptation is not currently a mainstream consideration, there is a growing sense within Homer that adaptation and resilience thinking should be incorporated into the forefront of all strategic planning (Elected Official). Though some city officials express concern surrounding the complexity of integration, research suggests that incorporation of adaptation does not require a paradigm shift in thinking (Kithiia and Dowling 2010), but instead active consideration during the policy and planning decision-making processes (Funfgeld and McEvoy 2012).

Homer, like many cities, has become complacent around climate change adaptation, in many instances relying on Federal programs for financial assistance following an environmental event. City officials would like to become more proactive, and autonomous with respect to climate resilience (Senior Planners). However, as is common in other small communities, officials in Homer are ill-equipped to effectively advance a climate adaptation agenda (Nalau, Preston, and Maloney 2015).

Because of the constrained fiscal situation within the United States in general, and Alaska in particular, it remains difficult for city officials to solicit experts to train key staff (e.g. planners, policy makers, council members) on how to effectively incorporate adaptation thinking into existing frameworks (Thorne *et al.* 2017). This dearth in decision-maker knowledge around climate change in general, and resilience in particular, results in further marginalization of climate adaptation policy and planning in Homer. A lack of steering from higher levels of government have further exacerbated inaction (Juhola, Haanpa, and Peltonen 2012; Kettle and Dow 2014).

Moreover, the shunting of responsibilities from higher levels of government to lower levels of government can be a further challenge. Since local authority mandates are in a constant state of change, it may be difficult for city officials interested in adaptation planning to follow through with implementation (Berrang-Ford, Ford, and Patterson 2011). These factors serve to reduce a community's ability to effectively prepare for climate variability (Tyler and Moench 2012).

5.3. Other considerations: private property rights and foreshore naturalization

As city officials warm to the notion of climate resilience and the need to adopt appropriate municipal rules, citizens may be reluctant to follow suit: "people are going to have that push-pull... [individuals] like to have their freedom and will take the

damage when it comes" (Senior Planners). This resonates with Manning *et al.* (2015)'s findings, where the authors highlight local government limitations around private property rights.

Coastal development continues in spite of climate related risk (Gibbs 2015). Bluff and coastal areas in Homer offer dramatic views of the ocean, mountains and glaciers, and therefore attract development. Though Homer does have restrictions in place, private property owners can overcome the constraints by demonstrating sound engineering. For example, within the Homer Zoning Code, provisions exist for building in flood-prone areas, requiring a development permit that includes demonstration of anchoring, appropriate building materials and methods, and other flood-proofing information (City of Homer 2017a, 2017b, Chapter 21.41). Similarly, the Homer Zoning Code considers slopes a special area/zone, requiring a minimum setback of 12 m from slope/bluff crest. While the intent of this requirement is to limit development in unsafe space, a development permit can override the restriction (City of Homer 2017a, 2017b, Chapter 21.44).

One city official admitted that regulations "aren't the tightest" in Homer, adding that "property rights are still pretty big here; we are not into regulating away people's use of the land..." (Senior Planners). Indeed, current zoning does not factor in projected increases in extreme weather, such as intense precipitation and storm surges. Yet, while private property rights are entrenched, and limit local government actions, citizens expect their local authority to protect them from harm (e.g. Manning *et al.* 2015). To this, one interviewee identified that "the best [they] can do is make people aware [of the risk]" (Senior Planners).

In an effort to work with private property owners, Homer has a foreshore naturalizing policy. When opportunities present, the city purchases waterfront/riparian property, whereupon it institutes open space restrictions to allow only passive recreation (Elected Official; Senior Planners). Though not climate change driven, the open space policy is intended to improve stormwater management (City of Homer 2010). Even so, as evidenced by the literature (Jones, Hole, and Zavaleta 2012), naturalizing the coast does help reduce City and private property exposure to the impacts of climate change.

Nonetheless, scholarship demonstrates a preference for hard structures (Betzold and Mohamed 2017). Resisting environmental change with rock armour or seawalls, however, risks providing a false sense of security (Cooper and Pile 2014; Rulleau and Rey-Valette 2017), tends to provide only a short-term buffer (Geisler and Currens 2017) and necessitate costly ongoing maintenance (Butler, Deyle, and Mutnansky 2016). Indeed, officials in Homer identified that infrastructure on the coast routinely fails to reach design lifespans (Environmental Stakeholders; Senior Planners). Naturalization, on the other hand, effectively dissipates storm surge energy and reduces erosion, facilitates ecosystem health, and promotes public access to the shore (Sano et al. 2011).

6. Conclusions

As atmospheric GHG emissions continue to rise, climate variability is quickly becoming a reality for local governments around the world. Communities in the north are particularly vulnerable, and are experiencing impacts faster than anywhere else on Earth. The case of Homer, Alaska, provides the opportunity to explore climate stressors and adaptation policy response from the perspective of a smaller community, a

scale underrepresented in the literature. While Homer is experiencing a variety of climate change impacts, the most immediate challenges relate to storm surges and bluff erosion/instability. Yet, because impacts are not sufficiently severe to be overwhelming, climate adaptation remains a low priority for city officials.

Through the case study of Homer, Alaska, this paper sheds light on some of the difficulties of integrating climate adaptation policy with long-term strategic community planning and, in turn, provides decision-makers with insight into considerations for mainstreaming resilience thinking at a local government scale. For instance, in the absence of a precipitating event, it may be difficult to gain political buy-in or leadership for anticipatory action. Education and awareness around climate risks is therefore critical in order to build a mandate for embedding adaptation policy into existing strategic frameworks and, indeed, to facilitate implementation of resilience-based regulatory tools and actions. Further, this study highlights that a policy of coastal naturalization, as opposed to hard structures such as seawalls or armour, can help mitigate against a false sense of security and lower asset and infrastructure exposure to risk.

While this study is focused on one small community in Alaska, implications of the findings may translate to other communities with a similar set of climate-related stressors and policy-related challenges. Indeed, the case of Homer demonstrates the importance of political buy-in and senior management leadership in order to generate momentum for policy and actions around climate change resilience, and provides insight into how to improve community preparedness to climate variability in general.

Disclosure statement

No potential conflict of interest was reported by the authors.

Ethical approval

All procedures performed in studies involving human participants were in accordance with the ethical standards of the University of Alberta's Human Ethics Committee and with the 1964 Declaration of Helsinki and its later amendments or comparable ethical standards.

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ORDINANCE REFERENCE SHEET 2019 ORDINANCE ORDINANCE 19-13

An Ordinance of the City Council of Homer, Alaska Amending the FY 2019 Operating Budget to Fund a Coastal Engineer's Analysis of the Seawall by Appropriating \$8,369.78 from the Ocean Drive Loop Special Service District Account and \$1,837.27 from the City Seawall Reserve Account.

Sponsor: City Manager

- 1. City Council Regular Meeting March 26, 2019, Introduction
- 2. City Council Regular Meeting April 8, 2019 Public Hearing and Second Reading

CITY OF HOMER 1 2 **HOMER, ALASKA** 3 City Manager 4 ORDINANCE 19-13 5 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, 6 7 AMENDING THE FY 2019 OPERATING BUDGET TO FUND A 8 COASTAL ENGINEER'S ANALYSIS OF THE SEAWALL BY 9 APPROPRIATING \$8,369.78 FROM THE OCEAN DRIVE LOOP SPECIAL SERVICE DISTRICT ACCOUNT AND \$1,837.27 FROM 10 THE CITY SEAWALL RESERVE ACCOUNT. 11 12 13 WHEREAS, The Homer City Council adopted Emergency Ordinance 11-49(S) which 14 created the Ocean Drive Loop Special Service District; and 15 WHEREAS, The Special Service District was created to raise tax revenues from 16 benefitted property owners to support maintenance and repair of the seawall they own which 17 is located on their properties; and 18 19 20 WHEREAS, In addition, the City contributes \$10,000 annually to a Seawall Reserve 21 Account for the City's portion of repairs to the seawall; and 22 23 WHEREAS, The assessment methodology for funding the construction of the seawall was based on linear footage. Based on this established methodology, property owners are 24 responsible for 82% of associated seawall costs and the City as a property owner is responsible 25 for 18% of associated seawall costs; and 26 27 28 WHEREAS, Since the formation of the Ocean Drive Loop Special Service District in 29 2012, seawall maintenance expenditures have progressively increased; and 30 WHEREAS, From 2012 to 2018, seawall maintenance expenses totaled \$219, 256 while 31 the funding available to cover costs during that period totaled \$314, 665; and 32 33 34 WHEREAS, At the end of FY 2018, the remaining balance of available funds to cover any additional seawall maintenance expenses totaled \$95,409; and 35 36 WHEREAS, Due to the inadequate remaining balance of available funds to cover any 37 38 additional emergency seawall maintenance expenses and the escalating maintenance needs of the seawall, an expert's opinion that prioritizes maintenance and repair practices would assist 39 40 the City in strategically managing seawall maintenance needs and provide the City and Page 2 of 3 ORDINANCE 19-13 CITY OF HOMER

property owners with cost estimates for materials and improvements that will extend the life of the seawall; and

WHEREAS, On February 28, 2019, The City Manager, Public Works Director, and residents of the Special Service District attended a neighborhood meeting to collectively problem solve and devise solutions for how to extend the life of the seawall; and

 WHEREAS, At that meeting, there was general consensus that hiring a coastal engineering firm to conduct an analysis of the seawall, provide maintenance work recommendations, and evaluate potential improvements that would significantly extend the life of the seawall and reduce maintenance needs and costs in the long-term would be in the Special Service District and City's best interests; and

WHEREAS, The City currently holds a term contract with Anchorage-based engineering firm HDR Alaska, Inc. This term contract was competitively solicited in conformance to the City's procurement manual. HDR Alaska, Inc. was selected for their expertise in marine engineering, design, and construction services; and

WHEREAS, The formal proposal provided by HDR Alaska, Inc. to perform a coastal engineering study of the deteriorating seawall and provide potential concepts for long-term shore protection of the seawall totals \$9,721; and

WHEREAS, With a five percent contingency fee of \$486.05 applied to the proposal, the total amount requested to conduct this work is \$10,207.05; and

WHEREAS, City Council approval is required in order to spend \$8,369.78 from the Special Service District Account and \$1,837.27 from the Seawall Reserve Account according to the respective percentages defined by the assessment methodology used for funding the construction of the seawall.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

<u>Section 1</u>. The Homer City Council hereby amends the FY 2019 Operating Budget by funding an engineer's analysis of the seawall by appropriating \$8,369.78 from the Ocean Drive Loop Special Service District Account and \$1,837.27 from the City's Seawall Reserve Account as follows:

Appropriation/Transfer From:

80 <u>Account</u> <u>Description</u> <u>Amount</u>

Page 3 of 3 ORDINANCE 19-13 CITY OF HOMER

82 83	156-0369	City Seawall Reser	ve	\$1,837.27	
84	808-0375	Ocean Drive Loop	Special Service District	\$8,369.78	
85	3.3	•	•	.5 5 .	
86	Section 2. The	City Manager is her	eby authorized to execu	ite the appropriate	
87	documents.				
88	C .: TI:				
89 90	<u>Section 3.</u> This ordinance is a budget amendment ordinance only, is not permanent in nature and shall not be codified.				
91	natore and shall not be codined.				
92	ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this day of,				
93	2019.			•	
94			CITY OF HOMER		
95					
96			L/FN/CACTNIFD MAN/O		
97 98	ATTEST:		KEN CASTNER, MAYO	ĸ	
99	/// 1231.				
100					
101	MELISSA JACOBSEN, M	IMC, CITY CLERK			
102	·	•			
103	YES:				
104	NO:				
105	ABSTAIN:				
106	ABSENT:				
107					
108	First Reading:				
109	Public Hearing:				
110	Second Reading:				
111	Effective Date:				
112					
113	Reviewed and approved	as to form.			
114 115					
116	Katie Koester, City Mana	 ager	Holly C. Wells, C	City Attorney	
117	. ,	-	,	,	
118	Date:		Date:	_	

ORDINANCE REFERENCE SHEET 2019 ORDINANCE ORDINANCE 19-14

An Ordinance of the City Council of Homer, Alaska Approving a Noncompetitive Lease with Northern Enterprises Boat Yard, Inc. and Authorizing the City Manager to Execute the Appropriate Documents for a New Twenty Year Lease with Options for Two Consecutive Five Year Renewals for an Identified Sixty Square Foot Portion of City Tidelands ATS 612 at an Initial Annual Rate of \$3.65.

Sponsor: City Manager

1. City Council Regular Meeting March 26, 2019, Introduction

Memorandum 19-039 from Port Director/Harbormaster as backup

2. City Council Regular Meeting April 8, 2019 Public Hearing and Second Reading

1 2	CITY OF HOMER HOMER, ALASKA
3 4	City Manager ORDINANCE 19-14
5	OND IT WITCE 19 14
6	AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7	APPROVING A NONCOMPETITIVE LEASE WITH NORTHERN
8	ENTERPRISES BOAT YARD INC. AND AUTHORIZING THE CITY
9	MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS FOR
10	A NEW TWENTY YEAR LEASE WITH OPTIONS FOR TWO
11	CONSECUTIVE FIVE YEAR RENEWALS FOR AN IDENTIFIED
12	SIXTY SQUARE FOOT PORTION OF CITY TIDELANDS ATS 612
13	AT AN INITIAL ANNUAL RATE OF \$3.65.
14	
15	WHEREAS, The City of Homer received an application from Northern Enterprises Boat
16	Yard Inc. requesting a lease for sixty square feet of City tidelands ATS 612, which is located
17	directly across from the company's private property; and
18	
19	WHEREAS, Northern Enterprises Boat Yard Inc. is proposing to add a pier and extend
20	the company's existing dock an additional fifty feet into State of Alaska tidelands which are
21	adjacent to City tidelands; and
22	WILEDEAC. The prepared deals extension anto Ctate of Alacka tidelands requires the
23 24	WHEREAS, The proposed dock extension onto State of Alaska tidelands requires the installation of a batter pile, which will encumber twenty six square feet of the adjacent City
25	tidelands; and
26	tidelands, and
27	WHEREAS, A portion of the suspended dock of the extension will cover thirty four
28	square feet of City tidelands; and
29	equal excessions, and
30	WHEREAS, The improvements proposed by Northern Enterprises Boat Yard Inc. are
31	intended to support a travel lift station capable of hauling out large vessels fifty to seventy feet
32	in length with drafts ranging from 3 feet to eight and a half feet; and
33	
34	WHEREAS, The large vessels this travel lift station will service are vessels that have
35	otherwise had to leave Homer in order to receive this service; and
36	
37	WHEREAS, The City of Homer has worked on addressing this marine industry need for
38	years and formed the Large Vessel Haul-Out Task Force to draft solutions; and
39	
40	WHEREAS, The Task Force determined that the best way the City could justify the
41	investment into infrastructure capable of lifting out large vessels was if the infrastructure was

connected to a vessel storage and repair yard with the capacity to store a large amount of boats; and

WHEREAS, Northern Enterprises Boat Yard Inc. currently meets the needs identified by the Task Force to justify their private investment into the proposed dock extension and travel lift station; and

WHEREAS, The travel lift station will serve unmet haul-out needs in Homer's fleet and will double Homer's haul-out capacities while helping the City share in the cost of burden associated with building harbor-related infrastructure; and

WHEREAS, There are no competing business interests directly across from or adjacent to this portion of City tidelands 612; and

WHEREAS, The State of Alaska appraised its tidelands adjacent to the portion of City tidelands Northern Enterprises Boat Yard Inc. wishes to lease in 2014 and determined that the market rent value of 10,324 square feet of State tidelands was \$628 a year; and

WHEREAS, When applying the formulas used to determine the market rent value of the State tidelands adjacent to the City tidelands, the market rent value of the sixty square feet of City tidelands in 2014 would be \$3.65 a year; and

WHEREAS, The amount of revenue generated by this lease would not cover the City's administrative costs and the new appraisal required by City Code, which can range from \$780 to \$1,500 per appraisal; and

 WHEREAS, The 2014 State of Alaska appraisal provides a qualified recommendation for determining the initial base market rent total of \$3.65 for a sixty square foot lease of City tidelands ATS 612 and allows the City to avoid the costly administrative fees required by HCC 18.01.100; and

WHEREAS, The application of the 2014 State of Alaska appraisal determination requires the waiver of HCC 18.01.100 and the fair market value requirement under HCC 18.08.075 (a); and

WHEREAS, City staff will internally review the initial base market rent rate during the first year of the lease and in every fifth year thereafter by either comparing the rate to the most recent appraisal conducted by the State of Alaska, or by hiring an appraiser if there is reason to believe the current lease rate is disadvantageous to the City, in order to adjust the lease rate.

122

82 83 NOW, THEREFORE, THE CITY OF HOMER ORDAINS: 84 85 Section 1. The Homer City Council hereby approves the noncompetitive lease with Northern Enterprises Boat Yard Inc. and authorizes the City Manager to execute the 86 appropriate documents for a new twenty year lease with options for two consecutive five year 87 renewals for an identified sixty square foot portion of City tidelands ATS 612 at an initial annual 88 89 rate of \$3.65. 90 91 Section 2. This lease is hereby exempt from Homer City Code 18.01.100 and 18.08.075 92 (a). 93 Section 3. This ordinance is of a special or temporary character and shall not be 94 included in the City Code. 95 96 97 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____ 98 2019. 99 CITY OF HOMER 100 101 KEN CASTNER, MAYOR 102 103 ATTEST: 104 105 106 MELISSA JACOBSEN, MMC, CITY CLERK 107 108 YES: 109 NO: 110 ABSTAIN: ABSENT: 111 112 First Reading: 113 Public Hearing: 114 Second Reading: 115 Effective Date: 116 117 Reviewed and approved as to form. 118 119 120 Holly C. Wells, City Attorney 121 Katie Koester, City Manager

Page 4 of 4
ORDINANCE 19-14
CITY OF HOMER

123 Date:_____ Date:____



Port and Harbor

4311 Freight Dock Road Homer, AK 99603

port@cityofhomer-ak.gov (p) 907-235-3160

(f) 907-235-3152

MEMORANDUM 19-039

TO: MAYOR CASTNER AND CITY COUNCIL

THROUGH: CITY MANAGER KATIE KOESTER

FROM: BRYAN HAWKINS, PORT DIRECTOR / HARBORMASTER

DATE: MARCH 15th, 2019

SUBJECT: NORTHERN ENTERPRISES BOAT YARD INC. LEASE APPLICATION FOR 60

SQUARE FEET OF CITY TIDELANDS - LARGE TRAVEL LIFT PROJECT

Introduction

Northern Enterprises Boat Yard Inc. ("Northern Enterprises") of Homer has requested a long-term lease for a portion (60 sq. ft.) of City tidelands in Mud Bay directly across from their private property (survey attached). According to Northern Enterprises' application, they wish to lease this small portion of tidelands to "construct a dock pier capable of supporting a travel lift station that can haul out large vessels. This requested portion of City tidelands is needed in order to obtain the increase of required tidelands from the State of Alaska, Department of Natural Resources."

Positive Benefit to the Community

What could this lease mean for the community? Large vessel owners, marine trades support industry, and the City have recognized the need to facilitate hauling out larger vessels in Homer for many years. This public and economic need led the City to form the Large Vessel Haul-Out Task Force. One of the things the task force determined was that the best way to justify the purchase of a sling lift and associated facility was if the sling lift and facility were connected to a vessel storage/repair yard with the capacity to store a large amount of boats. This is exactly what Northern Enterprises has to offer.

The larger vessel sling lift will serve unmet haul-out needs in Homer's fleet and will double Homer's haul out capacities.

Leasing the tidelands puts both public land and private resources to the best advantage. It supports private industry in fulfilling a haul-out repair need that has been prioritized by the community in the CIP, helping to share the cost burden of building harbor-related infrastructure.

Homer is in the business of boats. Facilities that better serve our fleet and that expand the potential for marine trades business brings great economic opportunity to Homer's commercial boat business and is in the best interest of the City of Homer's Harbor Enterprise.

City Code

Because of Northern Enterprises' request to lease 60 square feet of City tidelands, staff has worked to come up with a positive recommendation in support of this lease while making the lease administratively advantageous to the City of Homer. There are two sections of code I would like to draw your attention to: 18.01.100 Appraisal and 18.08.075 Lease Rental Rates (a).

18.01.100 Appraisal

This section of code requires all new leases to be appraised during the first year and every 5th year from the effective date of the lease.

Northern Enterprises currently holds a lease with the State of Alaska for 10,324 square feet at \$628 a year; this tidelands parcel was appraised by the State of Alaska in 2014 and is located directly adjacent to the City tidelands parcel Northern Enterprises wishes to lease. Given the proximity of the City tidelands to the State's tidelands, City staff feel that the 2014 State of Alaska appraisal's market rent value conclusion can be used by the City to determine market rent for this proposal.

Breakdown of 2014 State of Alaska Appraisal

The State of Alaska 2014 appraisal of the property indicated the price per square foot of tidelands in this area would be determined by the following formula (see pages 55-57 of attached appraisal):

3.80/sf (uplands value) x .20 (tidelands: uplands ratio) x 60 sf (subject size) = 45.60 (conclusion of tidelands value)

The appraiser then had to take into account that this is only the tideland value and not fair market rent value. The appraisers determined that the fair market value would be 8% of the total tidelands value.

\$45.60 (market value) X .08 (lease rate)= \$3.65/year (Market Rent)

This means that based on the 2014 State of Alaska appraisal, the revenue generated from the City leasing 60 square feet to Northern Enterprises Boat Yard Inc. would be \$3.65 a year. The fee to appraise one parcel typically costs the City between \$780-\$1,500 dollars. Let's say the City entered into a 20 year lease term based on the \$3.65 rate determined by this appraisal and included an annual 3% CPI adjustment – after those 20 years, the total revenue generated from this 20 year lease would be \$98.08 (spreadsheet attached). It is for this reason staff recommends exempting this lease from HCC 18.01.100 as one appraisal of the property alone will far exceed any revenue generated by this lease. This is the process the State of Alaska follows for these situations under 11 AAC 58.410. Rental (a).

11 AAC 58.410. Rental (a) ... "A full appraisal will not be done if, based on a preliminary appraisal by a department employee who is qualified to determine the value of land under AS 38.05.840, the department finds that the minimum annual rent required by this subsection exceeds the amount likely to be determined by a full appraisal."

Staff instead requests the option to reevaluate the applicant's lease rate every 5 years to give the option to compare the market rent value determined in the most recent State of Alaska appraisal of the adjacent tidelands, or to hire an appraiser if there is reason to believe the current lease rate is disadvantageous to the City, and to then adjust the lease rate to reflect a fair market value.

18.08.075 Lease Rental Rates (a)

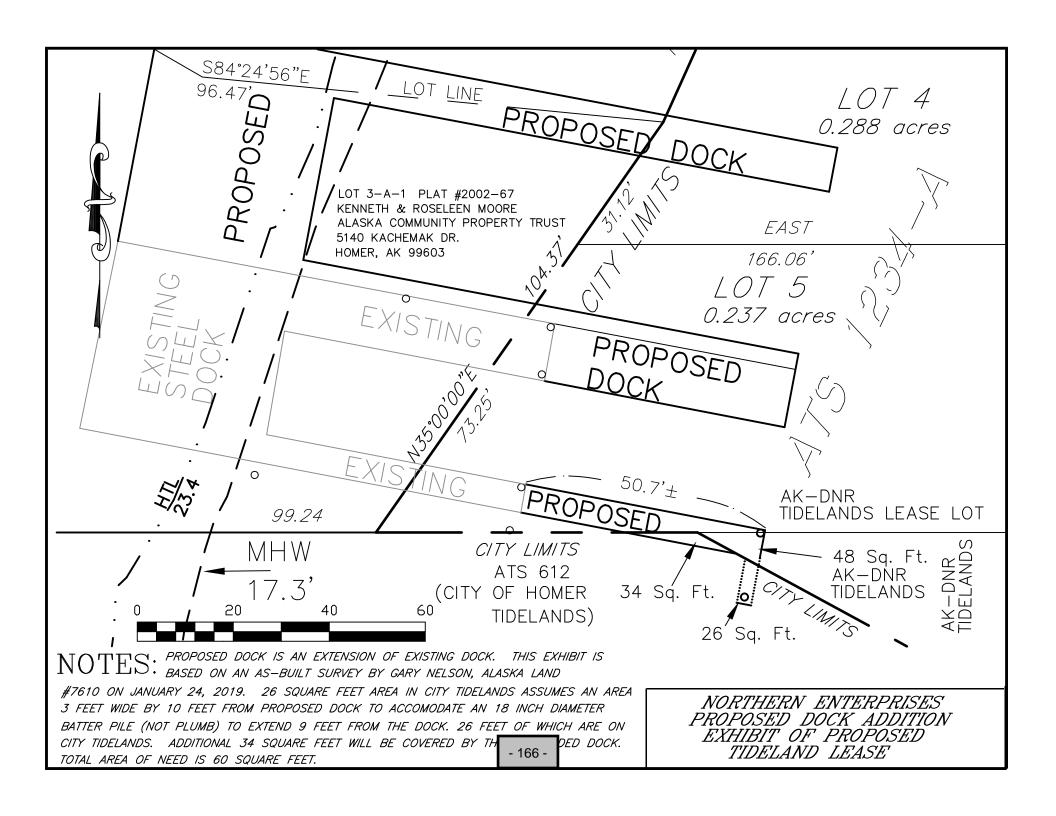
Section (a) of HCC 18.08.75 states all property shall be leased at no less than fair market value.

Staff has requested Council waive the appraisal requirement and that means we also need to waive the fair market value requirement since the State of Alaska appraisal is from 2014.

State of Alaska statute 11 AAC 58.410. Rental (a) requires the state to charge a minimum annual rent rate of \$1,000 for leases of this nature. The City could follow this state statute, however with the positive, public benefit to the community and marine trades Northern Enterprises' proposal will accomplish, staff recommends determining the lease rate by following the 2014 State of Alaska appraisal.

Recommendation:

Staff recommends City Council authorize the City Manager to enter into a new, noncompetitive lease for 60 square feet of City tidelands on ATS 612 to Northern Enterprises Boat Yard Inc. for the initial annual lease rate of \$3.65 adjusted annually based on the Anchorage Consumer Price Index while also exempting this lease from HCC 18.01.100 and HCC 18.08.075 (a). Staff also recommends adding a condition that gives the City the option to reevaluate the applicant's lease rate every 5 years to compare the market rent value determined in the most recent State of Alaska appraisal of the adjacent tidelands, or to hire an appraiser if there is reason to believe the current lease rate is disadvantageous to the City, and adjust the lease rate to reflect the most up-to-date fair market value.



- \$3.65 Year 1
- \$3.76 Year 2
- \$3.87 Year 3
- \$3.99 Year 4
- \$4.11 Year 5
- \$4.23 Year 6
- \$4.36 Year 7
- \$4.49 Year 8
- \$4.62 Year 9
- \$4.76 Year 10
- \$4.91 Year 11
- \$5.05 Year 12
- \$5.20 Year 13
- \$5.36 Year 14
- \$5.52 Year 15
- \$5.69 Year 16
- \$5.86 Year 17
- \$6.03 Year 18
- \$6.21 Year 19
- \$6.40 Year 20
- \$98.08 Total

APPRAISAL REPORT

Market Rent

Lot 5, Alaska Tidelands Survey 1234A Kachemak Bay – East of Kachemak Drive ADL 209326 Homer, AK



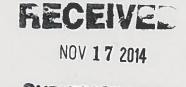
Prepared for

Kenneth D. Moore, Lessee Northern Enterprises 5140 Kachemak Drive Homer, AK 99603 Kevin Hindmarch, Review Appraiser State of Alaska – Department of Natural Resources 550 W. 7th Avenue, Suite 650 Anchorage, AK 99501-3576

Effective Appraisal Date: June 12, 2014







SURVEY SECTION

October 29, 2014

Kenneth D. Moore, Lessee Northern Enterprises 5140 Kachemak Dr. Homer, AK 99603 Kevin Hindmarch, Review Appraiser State of Alaska, Dept. of Natural Resources 550 W. 7th Avenue, Suite 650 Anchorage, AK 99501-3576

Dear Mr. Moore and Mr. Hindmarch:

At the request of Mr. Moore I have prepared an **Appraisal Report** of the current Market Rent of a Kachemak Bay tidelands lot he leases from the State of Alaska. An inspection of the subject property and adjoining uplands lot fronting Kachemak Dr. and comparables analyzed in this report was made on September 19, 2014.

The concluded Market Rent is developed using a three step process which is outlined under the Scope of Work in the Appraisal Assignment section and in more detail in the Property Valuation section of this report. Briefly, the first step requires the valuation of the adjoining uplands lot using the Sales Comparison Approach. For this an extensive search was made to verify the most recent sales and current listings of waterfront lots in the Kachemak Drive neighborhood. Then an uplands:tidelands value ratio and current lease rate for the subject lot are concluded based on results of market-based evidence/research. A complete discussion of the analysis and valuation process are included in the Property Valuation section. Pertinent property details including the Extraordinary Assumptions, Hypothetical Conditions, and Market Rent conclusion are reported in the Summary.

This appraisal is prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, and in conformity with and subject to the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and State of Alaska General Appraisal Requirements.

An overview of the Homer real estate market is included in the Location and Neighborhood Description.

Thank you for this assignment and the opportunity to be of service to you.

Respectfully submitted,

Julie A. Derry

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Assumptions & Limiting Conditions

- 1. This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it may include summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' conclusion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's work file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
- 2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
- 3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
- 4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
- 5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- 7. It is assumed that there are no hidden or unapparent conditions of the property or subsoil that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
- 9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
- 10. It is assumed that all required licenses or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
- 11. Any site plan in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
- 12. It is assumed that the utilization of the land is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
- 13. The appraiser is not qualified to detect hazardous waste and/or toxic substances. Any comment by the appraisers that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, ureaformaldehyde foam insulation,



polychlorinated biphenyl, petroleum leakage, agricultural chemicals or without limitation other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such substance on or in the property or in proximity to it that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

- 14. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers, and in any event, only with proper written qualification and only in its entirety.
- 15. Neither all nor any part of the contents of this report (especially any conclusion as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.
- 16. The appraiser herein by reason of this appraisal are not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- 17. The estimates of Market Value and Market Rent in this report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

Summary



Looking SE to the subject tidelands lot beginning near the end of the dock and extending into Kachemak Bay 167'+/-. The photo was taken about 1 hour after a high tide of 14.9' with all of the tidelands mostly under water.

Property Appraised Market Rent

.237 acre (10,324+/- sq.ft.) tidelands lot – Kachemak Bay

Location East of Kachemak Drive

Adjacent to 5070 Kachemak Dr.

Homer, AK

Legal Description Lot 5, ATS 1234A

ADL 209326

Owner of Record State of Alaska

Lessee Kenneth D. Moore Northern Enterprises

Interest Appraised Market Rent of fee simple estate less mineral

rights



Highest and Best Use

Commercial use in conjunction with the adjacent uplands

Extraordinary Assumptions

This is a retrospective appraisal; accordingly the property condition as of the effective date of value is assumed the same as observed on the date of inspection.

Hypothetical Conditions

- The Market Value of the adjacent uplands that is concluded as part of the tidelands valuation is developed based on a buyer assuming the outstanding balance of the City of Homer water/sewer assessments which is typical for the market.
- 2) The Market Value of the uplands lot is concluded as-if vacant without consideration of the existing site improvements (clearing, installation of gravel and rock rip rap).
- 3) Natural gas mains and service lines have been extended throughout Homer and Kachemak City, including servicing the subject property. As part of those line extensions an assessment will be levied on the properties by the responsible municipality upon completion of cost accounting and certification. The City of Homer currently estimates that assessments will be levied in "early" 2015. The appraisal is prepared under the premise that those assessments, when levied, would be assumed by an owner or buyer as part of a sale transaction.

September 19, 2014

June 12, 2014

October 29, 2014

\$628/year

Inspection Date

Effective Appraisal Date

Date of Report

Market Rent Conclusion



Subject Aerial





Aerial view west over Kachemak Bay to the subject uplands (and dock) at arrow and tidelands lot beyond which is totally submerged. The photo was taken about 1 hour after a 15.1' high tide. The Northern Enterprises Boat Yard is across Kachemak Dr. from the subject. Residential improvements on the waterfront lots north and south of the subject are visible on the east side of Kachemak Dr..



North over the subject at mid left. The tidelands are fully submerged, 1+/- hour after high tide.





Looking SE over Kachemak Dr. to the subject uplands at left. Driveway in foreground at right is to the Northern Enterprises Boat Yard. The dock on the uplands/tideland lots is partially visible at arrow.



NE on Kachemak Dr. with the subject uplands at right. The entrance to the Northern Enterprises Boat Yard is at mid left.





Looking NW from the subject upland's Kachemak Dr. frontage to the entrance to the Northern Enterprises Boat Yard across the street. The road continues NE at mid right to the intersection with East End Rd.

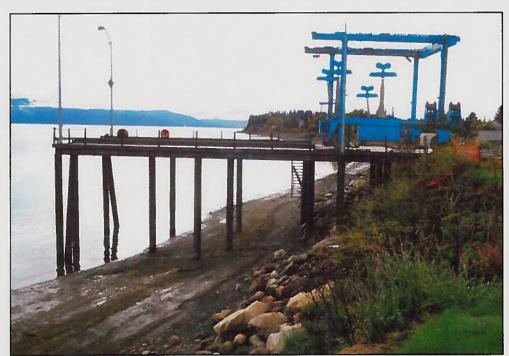


South over the uplands lot from the north boundary. The dock is out of view behind the boat at left. The boats and building at right are on the lot.





East on the uplands lot to the top of the bank/bluff and dock.



South along the bank/bluff of the uplands lot. Most of the dock is on the uplands with the west boundary of the tidelands close to the end of the dock at left.





Close up view of the sloping bank/bluff on the uplands and dock above.



North on the beach to the dock and tidelands lot at right. The photo was taken about 1.5+/-hours after a high tide of 14.9'. The water level is close to the west boundary (inland) for the subject tidelands lot.

Appraisal Assignment

Purpose and Intended Use

This appraisal was requested by the lessee of the subject lot with the Lessor/Owner, the State of Alaska, as the intended client.

The purpose is to estimate the current Market Rent to establish the annual rent due the State of Alaska, Lessor.

The intended users of the appraisal report are the State of Alaska, Department of Natural Resources and the Lessee. No additional users are identified by the appraiser.

The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

Scope of Work

Consistent with the intended use/purpose, the appropriate Scope of Work was developed.

- A physical inspection was made of the lot appraised, adjoining uplands, neighborhood, and market data utilized in the property valuation.
- Additional data/information concerning the subject lot was obtained from utility providers, the City of Homer, and available maps/plats and aerials. The Alaska DNR Case Detail for the subject property was obtained through the State of Alaska Division of Natural Resources (DNR) website and reviewed by the appraiser.
- Kevin Hindmarch, Review Appraiser with the State of Alaska Department of Natural Resources, Division of Land, Mining and Water (DLMW) provided the effective appraisal date.
- Market Rent of the subject tidelands is concluded following a threestep process:
 - 1 Estimate Market Value of the adjoining uplands lot;
 - 2 Analyze and conclude a tidelands/uplands value ratio;
 - 3 Develop and apply a market lease rate.
- The Sales Comparison technique is used to estimate the Market Value of the uplands lot. Comparable Kachemak Dr. waterfront lot sales and listings were researched, confirmed, inspected, and analyzed. Data sources include the appraiser's market data bank, the Multiple Listing Service (MLS), recorded documents, real estate agents/ brokers, and parties to the transactions.
- Analysis of the comparables and other sales/listings not included was made to develop the market-derived adjustments applied in the Sales Comparison technique.



- In step 2 review/analysis of tideland/upland value ratios was done
 to conclude a ratio to apply to the uplands land value. This
 included research of tideland sales/leases to verify transactions
 that could provide a basis for comparison to upland land values.
- Statewide entities active in leasing land were interviewed to verify historical and current market rental rates to apply in the final step of concluding Market Rent of the subject tidelands.
- This appraisal is specifically prepared to be in conformance with the 2014 State of Alaska General Appraisal Requirements (available on-line @ DNR.Alaska.gov/mlw/appraise/pdf/genreq.pdf).
- The Cost and Income Approaches are not applicable to this assignment because the property consists of land, as-if vacant.

Appraisal Reporting Process

Definitions

This assignment is reported as an **Appraisal Report**, described in "Appraisal Specific Definitions: in the Addenda.

Market Value: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. ¹

Note the Market Value definition used is as specified in the State "General Appraisal Requirements". Based on market conditions as of the effective appraisal date, cash sale terms and seller provided financing are considered interchangeable.

Market Rent: The most probable rent that a property should bring in a competitive and open market. ²

Rental Rate: The percentage of market value that a comparable class of private property would bring in the open market with the same conditions of lease as offered by the state.³

 [&]quot;General Appraisal Requirements", State of Alaska Department of Natural Resources, 2014, page 2.
 Ibid.



The Appraisal of Real Estate, Twelfth Edition, Appraisal Institute, 2001, page 22.

Property History

The fee owner of record is the State of Alaska.

The lot is leased to Kenneth D. Moore, dba Northern Enterprises, 5140 Kachemak Dr., Homer, AK 99603. According to Kenai Peninsula Borough ownership records the adjacent uplands (valued as part of this appraisal) are owned by Kenneth and Roseleen Moore Alaska Community Property Trust.

According to the State of Alaska, Division of Lands records for the subject tidelands are reported under ADL 209326. The lessee has a 30-year lease of the tidelands lot; June 1994 to the expiration on June 11, 2024. Annual lease payments are subject to revaluation every five years. The last reappraisal was effective June 12, 2004. The State's "case actions" report in 2009 "Market check indicated no appraisal necessary". As a result the next appraisal was postponed for another five years to June 2014. This appraisal then will be used as the basis for determining any change in Market Rent. The annual rent since 2004 has been \$336.

Property Rights Appraised

Market Rent of the fee simple estate less mineral rights

Legal Description

Lot 5, Alaska Tidelands Survey (ATS) 1234A (Plat 96-3)

The adjacent uplands lot is Lot 3-A-1, Northern Enterprises No. 1 (Plat No. 2002-67).

Both lots are in the Homer Recording District, Third Judicial District, State of Alaska.

State of Alaska records for this property are maintained under ADL (Alaska Division of Lands) 209326.

Effective Date of Value

June 12, 2014

Date of Inspection

September 19, 2014

Date of Report

October 29, 2014

Environmental Risks/Hazards

There were no environmental hazards observed at the time of inspection, however the lot was mostly submerged. No environmental assessment was provided during the course of this assignment.

The reader is specifically referred to paragraph 13 of the following Assumptions and Limiting Conditions.



Prior Appraisal Services

Uniform Standards of Professional Appraisal Practice (USPAP) requires that the appraiser disclose any services provided as an appraiser or in any other capacity in the prior three years pertaining to the subject property.

I (Julie Derry) have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

Hypothetical Condition (1)

- The Market Value of the adjacent uplands that is concluded as part of the tidelands valuation is developed based on a buyer assuming the outstanding balance of the City of Homer water/sewer assessments which is typical for the market.
- 2) The Market Value of the uplands lot is concluded as-if vacant without consideration of the existing site improvements (clearing, installation of gravel and rock rip rap).
- 3) Natural gas mains and service lines have been extended throughout Homer and Kachemak City, including servicing the subject property. As part of those line extensions an assessment will be levied on the properties by the responsible municipality upon completion of cost accounting and certification. The City of Homer currently estimates that assessments will be levied in "early" 2015. The appraisal is prepared under the premise that those assessments, when levied, would be assumed by an owner or buyer as part of a sale transaction.

Extraordinary Assumption (1)

This is a retrospective appraisal; accordingly the property condition as of the effective date of value is assumed the same as observed on the date of inspection.

Marketing Time-Uplands (1)

18 -24 months

Exposure Time-Uplands (1)

12 - 18 months

Legal Constraints

Potential constraints on site development result primarily from state and federal regulations affecting tidelands, discussed in the Property Description section.

Existing Improvements

None considered; the lot is valued as-if vacant.

(1) See "Appraisal Specific Definitions" in the Addenda.











Location / Neighborhood Characteristics and Market Overview

Summary

The subject is located within a generally triangular shaped commercial/industrial district west/southwest of the East End Rd./Kachemak Drive intersection. The neighborhood originally developed because it was outside the boundaries of the City of Homer and Kachemak City which resulted in lower taxes and no zoning. In March 2002 the area was annexed into the Homer city limits. The area is now zoned East End Mixed Use which permits a wide variety of commercial/industrial uses and outside storage.

The focal point in the neighborhood is the 25-acre Northern Enterprises Boat Yard located west/northwest of Kachemak Drive from the subject tidelands/uplands. Appeal of the neighborhood is enhanced by the ease of access from the Homer Spit, Airport, or city center via Kachemak Drive and/or East End Rd. Residential uses are predominate on the Kachemak Bay frontage lots on the east and southeast side of Kachemak Drive, both south of the subject which is zoned Rural Residential and on the lots north which are zoned East End Mixed Use, the same as the subject uplands.

Location

The subject tidelands and adjoining uplands are southwest of the Kachemak Drive/East End Rd. intersection about 4/10 mile. The immediate area is 4+/- miles northeast of the heart of the Homer city center/commercial district. Access is available from the southwest via Kachemak Drive or from the north on East End Rd.; both are paved, 2-lane State maintained roads. East End Rd. has a paved bike/pedestrian path on the north side of the road.

The Neighborhood

Neighborhood boundaries consist of Kachemak Bay on the east and south, East End Rd. to the north and the State of Alaska Airport Reserve on the west. Prior to annexation by the City of Homer in March 2002 this triangular shaped area was commonly referred to as the "golden triangle". It had developed as a compact, mostly commercial/industrial business district; spurred by its location just north of the Homer city limits and south of the boundaries of Kachemak City. As a result development was not subject to zoning restrictions, city sales tax and had a lower real property tax rate.

Kachemak Drive extends southwest from the subject, generally following the Kachemak Bay bluff around to and intersecting with the Homer Spit Rd., 3.5+/- miles southwest. Development along Kachemak Drive predominately consists of single family residences on bluff frontage lots south or east of the road. Appeal of these lots is enhanced by their Bay frontage and excellent Bay/mountain view amenities. Privately-owned lots/acreage north or west of the road is generally one-lot deep and borders undeveloped Airport Reserve beyond. Development on this side of the road has been limited due to a high proportion of wetlands. There are some single family residences and varied, primarily aviation-related uses on the south



side of the Airport Runway near the Homer Spit Rd. intersection. Usability of lots in the neighborhood has been enhanced in recent years with extension of public water and sewer as well as natural gas within the past year.

End East Rd. to the north is the primary traffic route to residences and property east of the Homer Business District. Reconstruction of East End Rd. from the Pioneer Avenue intersection to the Kachemak Dr. intersection just north of the subject was completed in Fall 2005; straightening and realigning the road, widening it, and adding a paved pedestrian/bike path on the north side. Reconstruction of East End Rd. from the Kachemak Dr./East End Rd. intersection east is now underway. Many area residents live along or on property accessible by East End Rd. The appeal of the area is enhanced by the typically sloping terrain and good to excellent view amenities of Kachemak Bay and the Kenai Mountains to the south.

Development within the immediate vicinity west and north/northwest of the subject is commercial/industrial. The subject uplands/tidelands are the site of a dock which accommodates a 60-ton marine travel lift to haul out/put in a variety of commercial charter, fishing, and private vessels, the only facility of its kind in the Homer area. Most of the boats are stored/repaired across the street in the 25+/- acre, fenced Northern Enterprises marine repair/storage yard. The facility also includes varied industrial buildings leased to businesses catering to marine-related repair/supplies.

Northern Enterprises has clearly developed as a business catalyst for the immediate neighborhood. Other nearby uses include a general contractor's office/storage yard, excavating contractor yards, a boat builder, three mini-storage facilities, a cold storage plant, and a mix of retail uses. North of the Northern Enterprises yard is Redden Net-Kachemak Gear Shed, located in a 45,000+/- sq. ft. building fronting on East End Rd. The Gear Shed is a major Homer retailer of clothing and a primary supplier of marine supplies and parts. Residential use is predominant on the waterfront lots north of the subject to the East End Rd. intersection and continuing east on East End Rd.

After annexation by the City, land in this "triangle" had been zoned General Commercial I which permits a variety of commercial/industrial uses with outside vehicle and boat storage/staging. The East End Mixed Use district was created in March 2012 and now encompasses this area, including both the subject uplands lot and tidelands. The EEMU classification generally allows similar uses to the GC1 category but with a slightly broader category of commercial uses. This classification applies only to this specific area. Lots on both sides of Kachemak Drive south of the subject and east of the Airport Reserve, are zoned Rural Residential.



Homer Area Tideland Lots

On the north shore of Kachemak Bay, in the Homer, area there are only a handful of tideland lots that have actually been platted. Besides the subject tidelands, **State-owned tideland lots** include:

- Lots 1 4, ATS 1234A, unleased/vacant, adjacent to the north of the subject ,
- ATS 644, a 10.37 acre lot ¼ mile northeast of the subject, apparently unleased,
- ATS 1603, 1.37 acres at the tip of the Homer Spit, a portion of the site occupied by the city of Homer "Pioneer Dock", and
- ATS 1373, 11.91 acres of submerged land originally leased by the City of Homer for construction of the "Deep Water Dock".

The only privately owned tidelands in Homer are:

Lands End S/D Tidelands Tract B-1 and Tract B-2.

The two small lots are at the tip of the Homer Spit and owned by the owners of adjacent Land's End Resort. The .56 and .64 acre lots are undeveloped.

All of the remaining tidelands surrounding the original Homer city limits (prior to annexation of the immediate neighborhood of the subject) are City owned. No tideland lots have been platted/leased.

There are some privately owned tidelands on the south shore of Kachemak Bay and also some leased from the State of Alaska. This area of the Bay has physical features and property values very dissimilar to those on the north side.

Market Overview-Vacant Land

From the peak of the real estate market in 2005 market activity for vacant land in Homer has experienced a steady decline. This is not unique to Homer since the decrease has been experienced Peninsula-wide. The following table provides a snapshot of market activity for vacant lots and acreage during this time frame. It is prepared from MLS sales data for the central Homer core over the past ten years. Since the MLS data includes all vacant land, the activity reported includes Residential, Commercial, Residential Office, etc. zoned land classifications. Reviewing the individual transactions shows most of the listings/sales represent residential land, and only a few are waterfront lots.



10-year Comparison Report

Property Type: Vacant Land Area: 490 – Homer

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sold Price	% Sold Price Change	Avg. DOM
2004	64	\$48,067	NA	\$44,196	NA	271
2005	72	\$72,111	50.02%	\$70,306	59.08%	197
2006	52	\$91,235	26.52%	\$80,864	15.02%	232
2007	35	\$78,994	-13.42%	\$77,070	-4.69%	148
2008	34	\$92,563	17.18%	\$84,162	9.20%	276
2009	22	\$70,754	-23.56%	\$63,390	-24.68%	328
2010	12	\$55,400	-21.70%	\$46,233	-27.07%	347
2011	22	\$73,459	32.60%	\$65,595	41.88%	314
2012	20	\$57,407	-21.85%	\$50,380	-23.20%	260
2013	33	\$74,515	29.80%	\$64,921	28.86%	267

Year-to-date total sales reported are 19. Recognizing this reflects 9 months of the year potentially one might expect 27 sales for the year if market activity keeps pace with the average number of sales that occurred in 2013. This would reflect a decrease from 2013 which showed an increase when compared to the number of sales reported for 2009 through 2012 and particularly in comparison from the lowest point in 2010. Market activity for 2013 is close to that reported for 2007 and 2008. The upward trend for both 2013 and 2014 is encouraging however significantly less than reported during the height of the market in 2004/2005.

The average sale and listing prices reported in the previous table show varied ups and downs from year-to year. However, it is difficult to accurately interpret these numbers as reflecting actual changes in sale prices over time because the average list and sold prices clearly depend on the type of property that is listed each year. One year there may be a number of higher priced view or commercial lots listed. Then the next year lower priced properties are on the market, thus indicating a decline in prices from the previous year.

Tracking market activity reported in MLS for only waterfront lot sales indicates the following results for the period of January 1, 2004 through year-to-date 2014. The majority of properties locally are listed with local real estate agents and marketed through MLS.



Waterfront Land Sales 2004 - 2014*

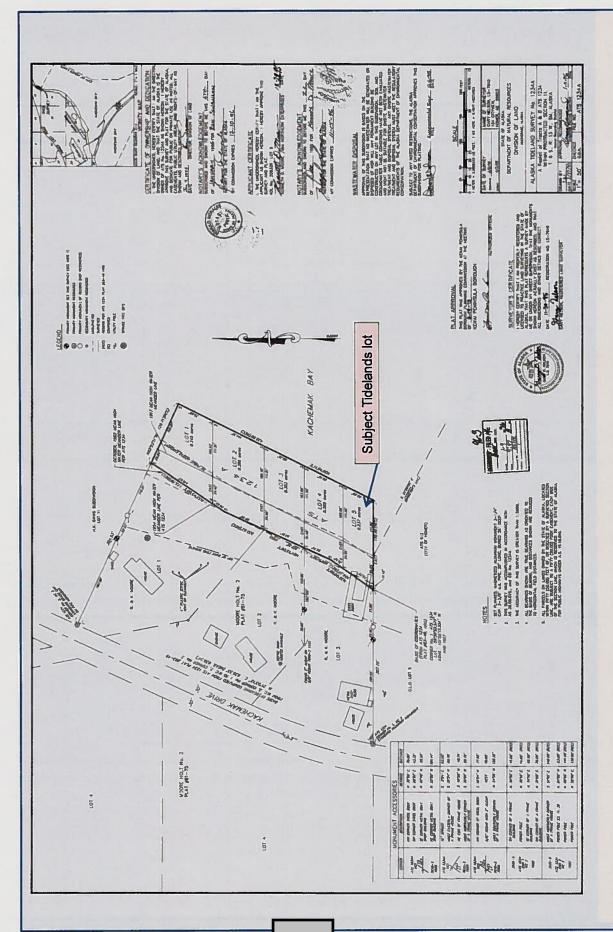
2004	<u>2005</u>	2006	2007	2008	2009	2010	2011	2012	2013	<u>2014</u>
5	3	4	1	0	0	0	0	1	2	4

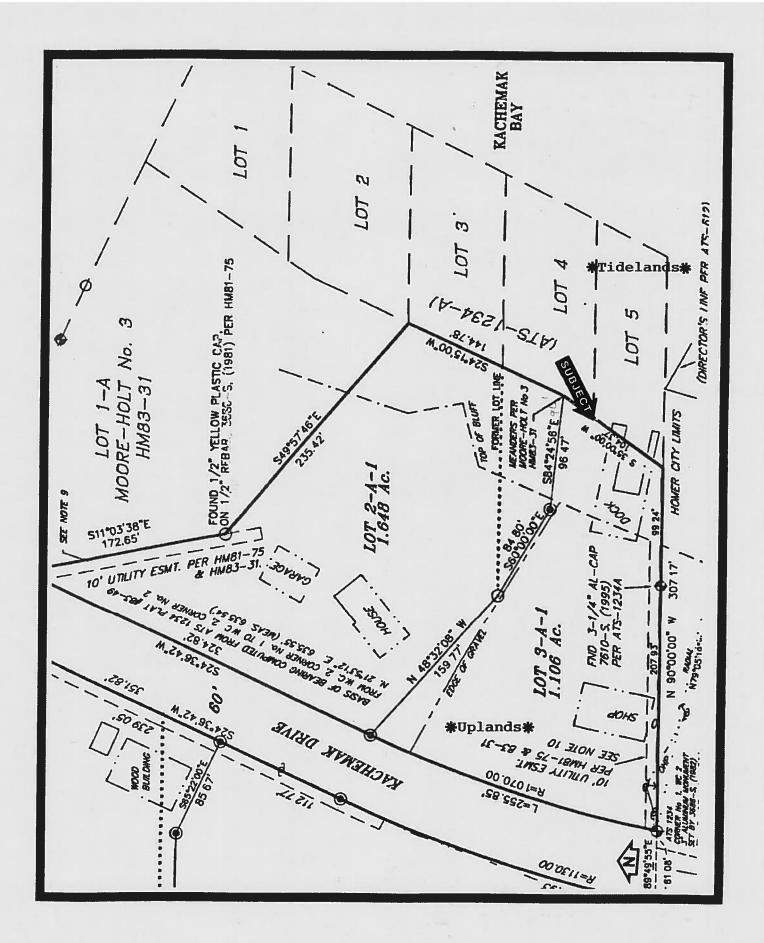
*Reported in MLS

It is not surprising that there were no waterfront lot sales from 2008 through 2012 in the depths of the real estate decline. The sale prices of waterfront lots are typically much higher than other lots marketed in the Homer area. Two of the 2012 - 2014 lot sales are on Kachemak Dr. and are analyzed in the valuation of the subject uplands discussed in the Property Valuation section. The remaining sales are west of the Homer CBD and are not considered readily comparable to the subject since they are larger lots with a steep 200'+ high bluff amenity and thus lack direct access to the Kachemak Bay beach. Most of the lots east of the subject south of East End Rd. are similar with high steep bluffs lacking beach access.

Currently in MLS there are five "Homer" waterfront listings; one on Kachemak Dr. and included as Comparable 3a in this appraisal. The other four are larger lots west of the CBD. Comparable 7 was formerly listed on craigslist and currently has a "for sale" sign posted on the lot.

Plat Map - Tidelands Lots





Property Description

Overview

Since the Market Value of the subject tidelands is estimated based on a percentage (ratio) of the adjacent uplands Market Value a description of the physical features, zoning, etc. of the uplands lot is incorporated into this discussion of the tidelands.

The lots are valued as-if vacant and unimproved; available for development. No consideration is given to site improvements installed by the Lessee of the tidelands on either lot (dock, gravel fill, rock rip rap, etc.).

Size

Tidelands: .237 acres – **10,324+/- sq. ft**. **Uplands** – Total Lot: 1.106 acres – 48.177 sq.ft.

Estimated site area above the bluff: 40,077+/- sq.ft. (.92 acre)

For consistency in the analysis of waterfront lots/acreage sizes of the comparables are compared to the subject based on the area inland from the edge of the bank/bluff overlooking the Kachemak Bay beach. Based on the 2002 survey of the subject uplands which identifies the location of the top of the bluff 8,100+/- sf is estimated to be at beach level; leaving 40,077+/-sf of uplands. Site area at the toe of the sloping bank is subject to daily tidal inundation and typically not considered readily usable except for construction of docks or buildings on piers/pilings.

Road Access/ Frontage

The uplands has 256+/- feet of frontage on the **two-lane**, **paved State maintained Kachemak Drive**. Access to the tidelands is at beach level over the adjoining uplands.

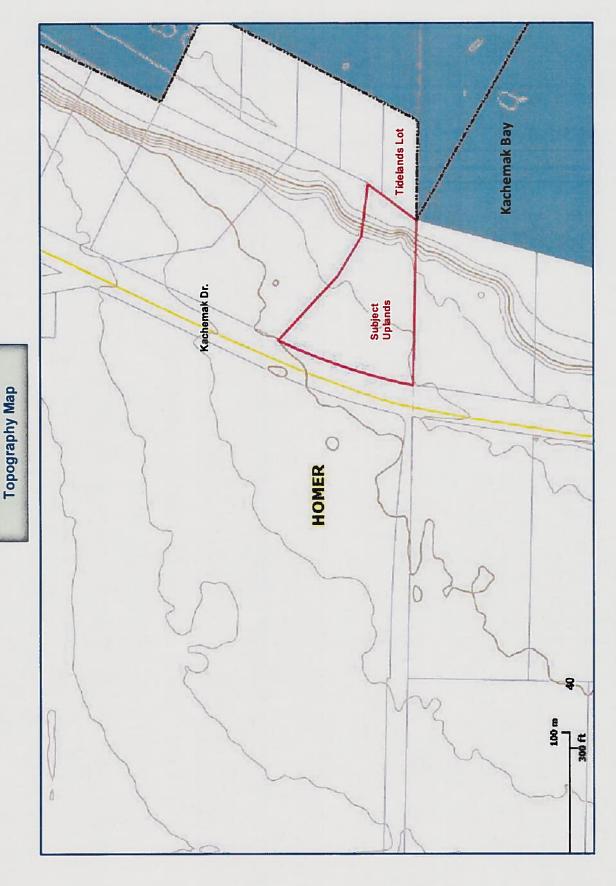
Utilities

Electrical, telephone, natural gas, and public water and sewer are available to the uplands.

City of Homer **public water and sewer** was installed to the subject lot during the summer of 2011. In September 2013 the City levied a total assessment of \$34,140.80 for each benefitting property, regardless of size. The assessment is financed by the City for 20 years with annual payments including 1.5% interest. The outstanding **assessment** balance for the subject uplands lot is \$32,926.27.

The assessment for installation of natural gas within the Homer city limits in 2013 and 2014 has not been levied. It is estimated to be \$3,283+/-/lot. The City reports gas assessments will be finalized/levied in early 2015, payable over 10 years. The assessment will be the same for all lots, regardless of size, the same as the Kachemak Dr. water/sewer improvement districts.





Map from Kenai Peninsula Borough GIS Department - 4' contours



Assessed Value and Taxes

<u>Lot KPB Parcel No. Assessed Value R.E. Taxes</u>

Tidelands 174-201-17 \$9,900 \$111.87

Uplands 174-201-20 Land: \$137,000 \$1,548.10

Since the uplands are valued as-if vacant the assessed value of the "improvement" (dock) at \$165,900 is excluded.

The **real estate taxes** are based on the City's 2014 real property tax rate of 11.30 mills. It is composed of: Kenai Peninsula Borough -4.5 mills, City of Homer -4.5 mills, and South Peninsula Hospital -2.3 mills.

Topography and Soils

The **tidelands** have a **gradual easterly slope** seaward from the lot's west boundary near the end of the dock (see Plat Map). The lot is reportedly flooded at all high tides over 17+/- feet which provides boat access to the face of the dock constructed over the seaward (east) boundary of the uplands. This portion of Kachemak Bay is generally more shallow and the lot "goes dry" relatively quickly. The vicinity is only flooded at the higher tides for an estimated 3+/- hours during a typical 12-hour high/low tide cycle; thus minimizing the time that the dock can be used.

The uplands are level at Kachemak Drive road grade to the edge of the 15-20+/- foot high bank/bluff overlooking the Kachemak Bay beach below (see photos). The lot has 104 feet of Bay frontage, 113'/acre of above-bluff site area. As previously reported under size the quantity of area above the bank overlooking the Kachemak Bay beach is .92+/- acre. The majority of the uplands lot has been graveled and is used for staging/parking area in conjunction with the dock and marine travel lift.

Due to historical problems with bank/bluff erosion in this area the owners installed rock riprap along most of the exposed bank/bluff. However, for appraisal purposes the uplands lot is valued as-if vacant and unimproved, assuming typical ground/tree cover and bluff amenities on vacant lots in the neighborhood. From the lot there is an excellent view amenity of Kachemak Bay and the Kenai Mountains.

The US Natural Resources Conservation Service on-line soil survey classifies soils within this area as Beluga silt loam, nearly level. Soil characteristics are identified as a top layer of silt loam and fine sandy loam underlain by silty clay loam to a depth of 40 inches, the extent of sampling. This soil type encompasses most of the Homer city center. Seepage from higher areas can keep this soil wet unless it is drained. Susceptibility to frost action is rated as "moderate to very high".

The soil survey identifies a small area of Salamatof peat, adjacent south of the subject uplands. The peat soils are visible along the



exposed bank/bluff on some of the lots south of the subject which have been heavily eroded prior to any bank restoration/stabilization.

The soils on the tidelands lot are identified as Tidal flats.

Zoning and Use Restrictions

The lots are zoned East End Mixed Use (EEMU). This classification permits a wide variety of commercial and industrial uses as well as exterior (not enclosed) storage. Permitted uses include marine equipment service, sales and rental; warehousing-mini storage; building supply and equipment sales; residential uses that existed prior to the zoning classification, etc. A new 1 or 2-family residential use can be an accessory use.

Due to the beachfront location of the eastern portion of the uplands (site area east of the bank/bluff) and all of the **tidelands** lot this area is subject to **development constraints** resulting from federal regulations administered by the **US Army Corps of Engineers**. A Corps permit is required for development on any of the beachfront area subject to tidal action. The permit process requires extensive review and approval by various State and Federal agencies.

Easements

The subdivision plat for the tidelands lot identifies a 50' wide public use easement along the west boundary of the lot (see plat). This is typical for waterfront lots and **not considered to adversely impact usability** of the existing dock.

A 10' wide utility easement parallels the south boundary of the uplands lot. Again, it is typical and does not adversely impair usability. No other easements are known/identified on the plat.

Flood Zone Identification

According to the City of Homer Planning Department the **flood insurance rate maps** for Homer are in the process of being revised, expected to be officially adopted in Fall 2015. The existing and revised maps identify the **uplands as a "Zone D"**; described as "an area of undetermined but possible flood hazards". The site area below the top of the bank (**beachfrontage**, **including the tidelands**) is identified as a **Flood Zone VE** with a current defined elevation of 20' and proposed to increase to 24'. Zone V3 is identified as "An area inundated by 1% annual chance flooding with velocity hazard (wave action); BFEs (base flood elevations) have been determined." The Kachemak Dr. area is currently on map Panel 0201076065C, revised November 6, 2013. The proposed map dated June 13, 2014 is Map #02122C2115A.

Site Improvements

None considered, the lots are valued as-if vacant and unimproved.



Highest and Best use

Definition

The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and results in the highest value. The four criteria the Highest and Best Use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. \(^1\)

Methodology

The Highest and Best Use of a property is an economic concept that measures the interaction of the four criteria. The determination of a property's Highest and Best Use is an important appraisal component that provides the valuation framework upon which the comparable market data is based. Normally the Highest and Best Use is considered both as-if vacant and as improved. However, since the subject property is valued as-if vacant/undeveloped, Highest and Best Use is discussed only as vacant.

As Vacant

The unique physical features of the subject tidelands clearly impact the potential uses that are **physically possible**. Typically tidelands are used in combination with adjacent uplands; most likely for a dock/pier.

City of Homer zoning affects what uses are **legally permissible** on the adjoining uplands. In Homer the majority of waterfront lots are unzoned (and outside the city limits) or zoned to permit residential use. There are few waterfront lots, like the subject uplands, that allow primarily commercial/industrial use under the EEMU zoning. Residential use is permitted as ancillary to the primary commercial/industrial oriented use on-site.

Uses permitted outright in the EEMU zone include a variety of commercial/industrial uses that are already predominate in the immediate neighborhood. These include marine equipment service, sales, and storage; warehousing and mini storage; equipment storage yards, and retail sales.

The tests of **financial feasibility** and **maximum productivity** are determined based on a specific, planned use and the test of that use for economic return to the owner. As an example, this would consider the demand, competition, and rent levels for a particular industrial/commercial building type or occupancy.

Considering current market conditions the **two uses** that meet the tests of Highest and Best Use would be holding the site vacant as an interim use or developing with an industrial/commercial use for primarily owner occupancy in conjunction with the adjacent tidelands.

¹ The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, Chicago, 2010, pg. 93.



Summary

The Highest and Best Use of the subject uplands/tidelands is concluded to be development of a primarily owner-occupied use in conformance with the EEMU zoning requirements. Use of the tidelands would be in conjunction with the adjacent uplands, likely for a dock or pier. An alternate, interim use is holding the lots vacant for future development when deemed financially feasible.



Property Valuation

Methodology

Market Rent is typically concluded based on the fee simple Market Value of the subject property and application of a market lease rate (%). However, since the subject consists of tidelands an additional step is required in the valuation process.

The majority of tidelands statewide are publicly owned by the State or local municipalities and are normally leased rather than sold. Therefore due to the dearth of actual tideland sales on the Kenai Peninsula that are similar to the subject property the Market Value of the tidelands appraised is estimated based on a percentage of the value of the adjoining uplands lot. The valuation process then requires estimating the Market Value of the uplands as of the effective appraisal date as well as concluding a tideland/uplands value ratio. The use of the "percent of uplands value" method is considered quite appropriate since tidelands generally have limited market appeal individually and are normally used in conjunction with the adjacent uplands.

In summary, Market Rent of the subject is concluded following a three-step process:

- Valuation of the adjacent uplands lot (used in conjunction with the subject tidelands), valued as-if vacant and unimproved,
- Application of an uplands/tidelands value ratio (%),
- · Application of a market lease rate.

Valuation of Adjacent Uplands

The Sales Comparison technique is the most reliable procedure for estimating land value. Using this technique sales and listings of other Kachemak Bay frontage lots on Kachemak Dr. are analyzed. Due to the dearth of more recent sales some older transactions are included, however considered to provide meaningful value indications following an analysis of market conditions since their date of sale. More recent waterfront lot sales in other areas of the city are not included due to their typically high steep banks/bluffs (200'+) and lack of direct access to the Kachemak Bay beach. Following adjustment of the subject comparables for their differences in comparison to the subject uplands they provide an indication of Market Value for the lot appraised.

For analysis the waterfront comparables are analyzed based on a sale price per square foot and utilizing their useable or above bluff site area. This method is used to provide a consistent unit of comparison since bluff locations vary, resulting in significant differences in beach/bank proportions. In some cases lots are platted to the Alaska Tidelands Survey, others to mean high water lines of varying years or in some cases the 1917 meander. Total lot sizes and proportion of beach area can vary significantly and skew the sale price per square foot (or acre) to an essentially meaningless number. However, comparing the comparables based on their "above bluff" size has been found to provide a meaningful, consistent basis of comparing waterfront sales, used in the Homer market by Derry & Associates



over the past 35+ years. The size of the useable or above bluff area is developed using the Borough's aerial topographic overlay and/or lot surveys of above-bluff area.

Historically in the Homer area waterfront properties have not been marketed/purchased based on their total water frontage and a price per front foot. This methodology was initially considered/calculated for the subject comparables. Unit prices range from \$722 to \$1,905 per front foot and do not readily provide a reliable basis of adjusting for their differences. Due to their higher prices the comparables are analyzed based on their price per square foot rather than price per acre.

As previously reported in the Property Description section the estimated "above bluff" size of the subject uplands is 40,077+/- sq.ft., .92 acre. The lot has public water/sewer, electrical, telephone, and natural gas available. The value conclusion assumes outstanding utility assessments will be assumed by a buyer/owner which is typical in the market. For analysis the lot is valued without consideration of site improvements which include clearing, installation of gravel fill for parking/staging and rock rip rap for stabilization of the Kachemak Bay bank.

Summary of the Comparables

The details of the individual comparable sales and listings analyzed are summarized in the following comparable data sheets and land adjustment grid presented following discussion of the elements of comparison. Both the data sheets and the grid report legal description, sale dates, sale terms, and physical characteristics of each of the comparables.

Although Comparable 4 sold in 2005 it is included since it is zoned for commercial/industrial use like the subject uplands. Comparable 7, a current listing, is adjacent to the east of GC2 (General Commercial 2) zoned land, three lots east of C4, south of the Homer Airport. Comparables 3/3a and 5/5a help identify changes in market conditions since 2006/2007.

The net land value of Comparables 5/5a and 6 are estimated/analyzed due to the lack of other vacant, Kachemak Dr. waterfront sales. Both sales included small residential improvements of advanced age and fair condition with a relatively low contributory Market Value. The remaining comparables are vacant except for some mostly minor site improvements (clearing, driveway, etc..

Recognizing this assignment as a Retrospective Appraisal and following USPAP Statement 3, it is acknowledged that some of the comparables happened after the effective date of value. Those sales however are considered to have occurred within a reasonable time of the effective date and evidence in the market confirms they are consistent with market expectations as of the effective date of value.











Comparable Land Sale 1

Location: 4288 Kachemak Dr., Homer

Legal Description: GLO 45B & 46C, Section 14, T6S, R13W, S.M.

Shape: Parallelogram

Area: Total site: 2.46 acres

Est. above bluff: 1.75 acres, 76, 230sf

Access: 2-lane paved, State maintained

Kachemak Dr. along west boundary

Zoning: Rural Residential

Utilities available: S,W,E,T,G

Grantor: Victor D. Carlson, Anchorage

Grantee: McKenzie Mahan, Homer

Sale Price: \$200,000

Sale Date: July-14

Sale Terms: Cash + assume W/S assessments-\$32,926.27. Pending gas

assessment (2015) - \$3,283+/-

Instrument: WD

Recording index: 2014-002141-0

KPB parcel no. 179-110-08 & 10

Confirmed: A. Newby, RE broker

Comments: The lot was listed for about 1 year, priced at \$225,000 at the time of sale. In 2007 - 2009 it had been listed with a different agent at \$420,000 - 424,000. Site topography is level at road grade to the edge of the 100+/- ft. high bank/bluff with a steep escarpment to the beach below. The bank is subject to active erosion. The lot is heavily treed. Adjoining lots north and south are developed with single family residences of varying quality, size, and age. There is no developed beach access due to steepness of the bank. Total frontage is 184', 105'/acre of above-bluff area.



Analysis: \$200,000 sale price/ 76,

76,230 sq.ft. =

\$2.62/sq.ft.



Comparable Land Sale 2

Location: 4412 Kachemak Dr., Homer

Legal Description: Lot 41C, MacInnes S/D (Plat 76-7, HRD)

Shape: Rectangular

Area: Total site: 1.48 acres

Est. above bluff: 1.28+/- acres, 55,757sf

Access: 2-lane paved, State maintained

Kachemak Dr. along west boundary

Zoning: Rural Residential

Utilities available: S,W,E,T,G

Grantor: Robert R. & Maryann S. Leedy, Eagle

River

Grantee: Derek Leichliter, Soldotna

Sale Price: \$170,000

Sale Date: December-12

Sale Terms: \$20,000 down (12%) Assume W/S assessments-\$34,661.91 Pending gas assessment (2015)-\$3,283+/-

Instrument: WD

Recording index: 2013-000027-0

KPB parcel no. 179-330-01

Confirmed: S. Erickson, RE Broker

Comments: The lot was on the market for 4.3 years, originally priced at \$375,000. Over time the listing price was reduced to \$179,900 at the time of sale. The Grantor had purchased the lot in 1996 for \$65,000. Site topography is generally level at road grade to the top of the 80'+/- high, steeply sloping bank down to the Kachemak Bay beach. The sale included a narrow driveway & gravel pad which have been expanded since purchase. The site is mostly cleared with some pockets of standing water at time of inspection after a month of heavy rain. Lot has 167' of Bay frontage, 130'/acre of above-bluff area.



Looking north over the bluff from near the south boundary.

Analysis: \$170,000 sale price/ 55,757 sq.ft. = \$3.05/sq.ft.



Comparable Land Sale/Listing 3/3a

Location: 4726 Kachemak Dr., Homer

Legal Description: GLO 31, Section 14, T6S, R13W, S.M.

Shape: Rectangular

Area: Total site: 1.23 acres

Est. above bluff: .75+/- acre, 32,670sf

Access: 2-lane paved, State maintained

Kachemak Dr. along west boundary

Zoning: Rural Residential

Utilities available: S.W.E.T.G

Grantor: James Torgerson & Morgan B. Christen,

Anchorage

Grantee: Anne P. Rex, Ohio (now C3a Grantor)

Sale Price: \$240,000/Listing @ \$199,999

Sale Date: Sale Aug-07; List date Aug-13

Sale Terms: Cash - Est. assessments @ sale: \$33,500+/-.Current balance: \$32,926.27. 2015 pending gas assessment-\$3,283+/-

Instrument: WD

Recording index: 2007-004086-0

KPB parcel no. 179-080-38

Confirmed: A.Newby, RE Broker

Selling and Listing Agent

Comments: Prior to sale the lot was listed at \$265,000 for 2 months. Current listing price unchanged since original listing in 8/13. No offers reported. Lot is level to the top of the sloping, 40'+/- high bank to the Kachemak Bay beach. The bank is mostly vegetated, helping to protect it from active erosion. Uplands is treed. The relatively low bank provides easy access to the beach. Total frontage is 173'+/-, 231'/acre of above-bluff area.



Sloping bank down to the Kachemak Bay beach in foreground.

Analysis: \$240,000 sale price/ \$199,999 list price/

32,670 sq.ft. =

\$7.35/sq.ft. \$6.12/sq.ft.



Comparable Land Sale 4

Location: 2355 Kachemak Dr., Homer

Legal Description: GLO 21, Section 22, T6S, R13W, S.M. lying south of Kachemak Dr.

Shape: Rectangular

Area: Total site: 4.06 acres

Est. above bluff: 2.88+/- acres, 125,453+/-sf

Access: 2-lane paved, State maintained

Kachemak Dr. along west boundary

Zoning: General Commercial 2 (GC2)

Utilities available: S,W,E,T

Grantor: Gary Garroutte & Nina V. Garroutte, Homer

Grantee: Larry M. Alred & Colleen Alred, Barrow

Sale Price: \$400,000

Sale Date: August-05

Sale Terms: Cash

Assume pending W/S assessments-est. @

\$24,000 at time of sale.

Instrument: WD

Recording index: 2005-004787-0

KPB parcel no. 179-150-38 (now replatted,

parcel 179-150-79)

Confirmed: M.McHone, RE Agent

Comments: The lot had been on the market for 7+/- months, initially priced at \$495,000, reduced to \$430,000 at the time of sale. Site topography is generally level at road grade to the top of the 80'+/- high, steeply sloping, mostly treed bank down to the Kachemak Bay beach below. Portions of the site were cleared/graveled for parking. At time of sale there was a trail access down to the beach, shared with the lot to the west. In 2008 the two lots were replatted with the trail on the other lot. Total size of this lot was reduced to 3.49 acres. The lot was used for boat storage; improved with shop spaces since purchase. At time of sale the total Bay frontage was 260'; 90'/acre of above-bluff area.



SW over the edge of the Kachemak Bay bluff. Homer Spit visible at upper left.

Analysis: \$400,000 sale price/ 125,453 sq.ft. = 3.19/sq.ft.



Comparable Land Sale 5

Location: 4946 Kachemak Dr., Homer

Legal Description: GLO 16, Section 14, T6S, R13W, S.M. lying East of Kachemak Dr.

Shape: Rectangular

Area: Total site: .88 acre

Est. above bluff: .50+/- acre, 21,780+/-sf

Access: 2-lane paved, State maintained

Kachemak Dr. along west boundary

Zoning: Rural Residential

Utilities available: S,W,E,T,G

Grantor: Rebecca A. Winchester, Florida

Grantee: Roberta D. Gibson, Anchorage

Sale Price: \$137,000

(Net land value)

Sale Date: July-14

Sale Terms: Cash + Assume W/S

assessments of \$32,926.27.

2015 pending gas assessment-\$3,283+/-

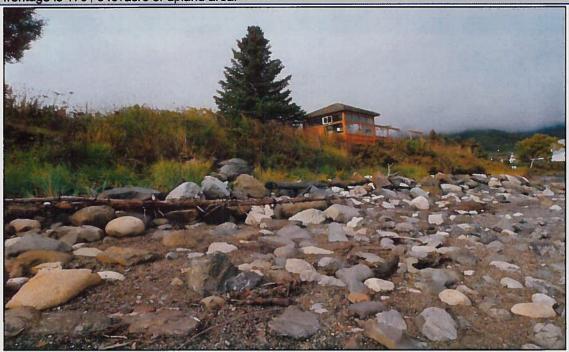
Instrument: WD

Recording index: 2014-002422-0

KPB parcel no. 179-080-20

Confirmed: D. Leisek, RE Broker

Comments: For valuation the estimated contributory Market Value of a 384sf cabin, deck and gazebo are deducted from the \$162,000 total sale price. The property had periodically been listed for sale for 5+/-years; initially at \$270,000 (incl.improvements). Listing price at time of sale was reduced to \$169,900. Site topography is level to the sloping, grass covered 20' high bank down to the Kachemak Bay beach. Total frontage is 170', 340'/acre of upland area.



NW to the lot from the beachfront amenity.

Analysis: \$137,000 sale price/ 21,780+/- sq.ft. = \$6.29/sq.ft.



Comparable Land Sale 5a

Location: 4946 Kachemak Dr., Homer

Legal Description:
GLO 16, Section 14, T6S, R13W, S.M. lying East of Kachemak Dr.

Shape: Rectangular

Area: Total site: .88 acre

Est. above bluff: .50+/- acre, 21,780+/-sf

Access: 2-lane paved, State maintained

Kachemak Dr. along west boundary

Zoning: Rural Residential

Utilities available: S,W,E,T

Grantor: Bonnie S. Gregoire, Homer

Grantee: Rebecca A. Province & Mark Hampton, FL

Sale Price: \$162,500
(Net land value)

Sale Date: July-06

Sale Terms: Cash + Assume estimated W/S

assessments of \$28,600.

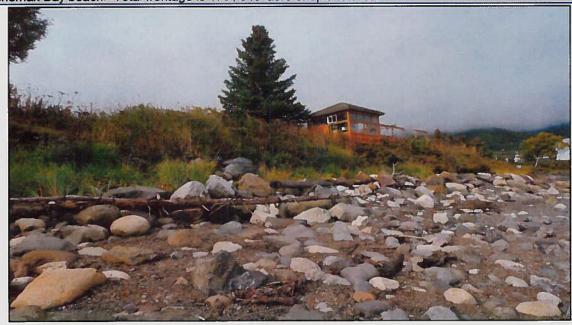
Instrument: WD

Recording index: 2006-003906-0

KPB parcel no. 179-080-20

Confirmed: J.Calhoun, RE Agent

Comments: For valuation the estimated \$30,000 contributory Market Value of a 384sf cabin, deck and gazebo on this lot and the estimated value (\$27,500) of the site area west of K.Dr. are deducted from the total sale price of \$220,000. The lot was listed 2 months at \$250,000. The improvements on-site were in better condition than in 2014. Site topography is level to the sloping, grass covered 20' high bank down to the Kachemak Bay beach. Total frontage is 170', 340'/acre of upland area.



NW to the lot from the beachfront amenity.

Analysis: \$162,500 sale price/ 21,780+/- sq.ft. = \$7.46/sq.ft.



Comparable Land Sale 6

Location: 4834 Kachemak Dr., Homer

Legal Description:
Lot 28, Block 1, Uminski 1997 Addition (Plat No. 99-80 HRD)

Shape: Rectangular

Area: Total site: .47 acre

Est. above bluff: .30+/- acre, 13,100+/-sf

Access: 2-lane paved, State maintained

Kachemak Dr. along west boundary

Zoning: Rural Residential

Utilities available: S,W,E,T

Grantor: Celeste Harjehausen, Anchorage

Grantee: John L. Warren, Homer

Sale Price: \$60,000

(Net land value)

Sale Date: July-11

Sale Terms: 20% down + Assume W/S

assessments of \$34,661.91.

Instrument: WD

Recording index: 2011-002277-0

KPB parcel no. 179-090-12

Confirmed: C.Story, RE Broker

Comments: For valuation the estimated \$15,000 contributory Market Value of a 500sf+/- cabin of advantaged age and in fair condition is deducted from the \$75,000 total sale price. Since purchase the Grantee has constructed a new residence on-site. He owns other property in the neighborhood. The property had only been listed 2 weeks, at \$94,900 (incl.the cabin). It was first listed in June 2010 at \$145,000 with periodic price reductions. Total frontage is 83', 277'/acre of upland area. The bank is 28'+/- high. The lot is partially treed, generally level at road grade to the edge of the bank overlooking the beach below.



View over the edge of the bank at the time of sale.

Analysis: \$60,000 sale price/ 13,199 sq.ft. = \$4.58/sq.ft.



Comparable No. 7

Location: 2601 Kachemak Dr., Homer

Legal Description: Lot 1, Keta Cliffs Too S/D (Plat 79-48 HRD)

Shape: Irregular

Area: Total site: .93 acre

Est. above bluff: .5 acre, 21,780+/-sf

Access: 2-lane paved, State maintained

Kachemak Dr. along west boundary

Zoning: Rural Residential

Utilities available: S,W,E,T,G

Grantor: Rick & Margaret Egelus Living Trust

Grantee: N/A

List Price: \$185,000

List Date: May-13

Sale Terms: Negotiable + assume W/S assessments-\$25,528.82. Pending gas assessment (2015) - \$3,283+/-

Instrument: N/A
Recording index: N/A

KPB parcel no. 179-260-09

Confirmed: Grantor & craigslist

Comments: The price of the lot has remained unchanged since the initial advertising and sign posted on the lot. Site topography is level at road grade to the edge of the 80'+/- high, mostly treed bank down to the Kachemak Bay beach. Total frontage is 168', 336'/acre of upland site area. The lot has been mostly cleared and has grass ground cover, The lots adjoining to the west are zoned General Commercial 2 and developed with commercial uses. Lands east are zoned Rural Residential.



View SE over the edge of the bluff toward the Kachemak Bay beach.

Analysis: \$185,000 list price/ 21,780 sq.ft. = \$8.49/sq.ft.



Analysis of the Comparables

The following section discusses the analysis and adjustments applied to the comparables to develop the Market Value of the adjacent uplands, included as the first step in valuation of the subject tidelands. The comparables are analyzed first for **transactional adjustments** (financing terms, conditions of sale, market conditions) then **property adjustments** (physical characteristics, legal constraints, etc.). Only those elements potentially requiring some adjustment are discussed.

Sale Terms

The State of Alaska "General Appraisal Requirements" state "Market value must be estimated in terms of seller financing typical for the market". For their land sales the State offers seller provided financing with no variation in price for cash.

Historically private sellers often gave a discount for cash vs. a sale with seller provided financing. However in recent years cash sale terms have become very common with no identified variation in price compared to other sale terms. As a result the cash sales terms of most of the comparables are considered interchangeable with the seller provided financing of C2, 6, and 7. Thus no adjustment is applied to any of the comparables for variation in sale terms.

Market Conditions (Date of Sale)

Due to the dearth of more recent waterfront lot sales on Kachemak Dr. the sale dates of the comparables range from August 2005 through July 2014. As a result an extensive analysis of paired sales was undertaken to identify any changes in market conditions during this time frame.

A survey of paired sales was conducted to track sales/resales within the Homer city limits between January 2005 to the current date. This included both commercial and residential oriented lots and includes several of the comparables previously discussed.

The Market Overview section previously discussed the dearth of market activity since the height of the market in 2004 - 2006. Up until that time sales in general experienced annual escalations in value/sale prices. Increases of 10 — 20%/year were commonplace. However, those increases in value in the Homer market stopped abruptly by late 2008 and early 2009. A comparison of 2007/2008 lot listing prices to current dates reflect downward trends as well, some very significant. For example Comparable 1 was listed at \$424,000 in August 2007, reduced in 2014 to \$225,000 at the time of sale. Comparable 2 was listed in 2008 at \$375,000, \$179,900 at the time of sale in 2012. C3 sold for \$240,000 in 2007, currently listed at \$199,999, a discount of 17% from the earlier purchase price. Similarly the July 2006 sale of C5a compared to the 2014 price indicates a discount of 16%.

State of Alaska "General Appraisal Requirements", 2012, page 2: 9. Terms of Sale.



Fourteen paired sales/resales and sales/listings were tracked in a search of 2008-2014 sales and current listings reported in MLS for "Homer" (lots/acreage within and close to the city limits). All of these transactions indicate price declines, typically in the range of 10-20% with some listings currently at 30%+/- less than their earlier purchase prices.

Based on the results of the paired sales/listings analyzed a stepped market conditions adjustment is applied to the older sale dates of C3, 4, and 5a. The adjustment is calculated by applying an upward adjustment to the oldest sale (C4 in 2005) at 12%/year, compounded monthly through June 2006. That sale and the two others (C3 and 5a) are then adjusted upward at 3%/year to March 2009. The resulting indicated price per square foot is then discounted 20% to reflect the changing market conditions after that date. All of the remaining comparables with sale dates between July 2011 and July 2014 are considered to reflect current, relatively stable market conditions, and thus are not adjusted.

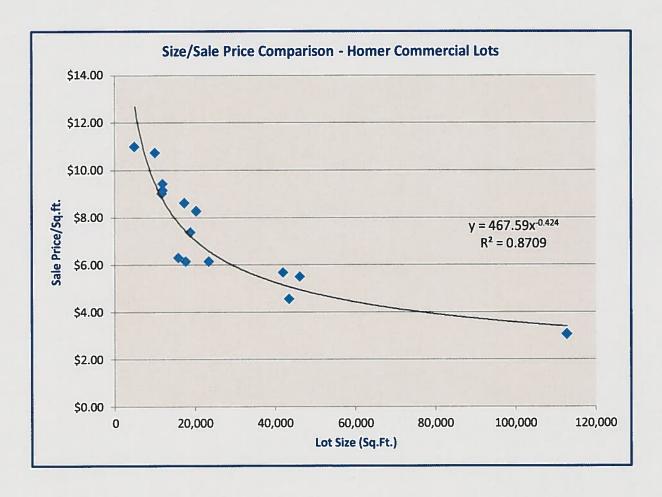
Typically listings are considered to set the upper range of value, prior to buyer/seller negotiation. As identified on the MLS sales table presented in the Market Overview section average sale prices are consistently less than the average listing prices. Over the past five years the average discount from list price for the "Homer" land sales reported in MLS was 12.6%. The subject waterfront comparables reflected discounts of 6 to 25%+/- . Considering these discounts a -10% market conditions adjustment is applied to the comparable listings of C3a and C7 to bring them more in line with a likely sale price

Site Size

Again, due to the dearth in sales and listings the comparables vary in size from the smallest (C6) at 13,100 sq. ft. (above bluff) to the largest (C4) at 125,453 sq.ft. These compare to the subject uplands at 40,077 sq. ft.

The size/price relationship is typically inverse; the larger the parcel size the lower the price paid per square foot and vice versa. To identify any market supported size/price relationship and to quantify that difference (if any) a scatter plot graph was used. To enhance the similarity of the data all the sales graphed are commercial oriented lots within the Homer CBD, first adjusted for any difference in date of sale as previously discussed under market conditions. The following graph illustrates the data arrayed.





The formula and R² associated with the trend line is reported. For a meaningful equation an R² (coefficient of determination) as close to 1.00 is optimal. Note that this formula generated by Excel reports "R²" rather than the actual calculation for simple regression in this case, correctly identified as "r²".

Using the trend line formula the percentage adjustment to each of the comparables based on variations in size compared to the subject uplands is calculated, rounded and shown on the Adjustment Grid.

View Amenity/Kachemak Bay Frontage

All of the comparables are waterfront lots fronting on Kachemak Dr. which provides an unobstructed view of Kachemak Bay and the Kenai Mountains to the south. The lots do vary in their quantity of Bay frontage. For comparison purposes the frontage is reported based on feet per acre, ranging from 90 to 340' per acre, compared to the subject at 113'. Comparables 1 and 2, and 4 which are also the largest sales have the most similar quantity of frontage to the subject at 90' - 130'/acre. The



remaining comparables have a higher proportion of frontage, attributed in part to their smaller sizes.

None of the comparables provide a basis for developing a quantitative adjustment for the frontage differences when compared to the subject. As a result a downward qualitative adjustment is noted for the higher proportion of frontage for C3/3a, 5/5a, 6 and 7.

Topography/Height of Kachemak Bay bluff/bank

As previously reported (see Hypothetical Condition 3) the subject uplands lot is valued without consideration of site improvements (clearing, gravel fill, etc.). Varied downward adjustments are applied to C2, 4, and 5/5a for site work in place on each of the lots. The percentage adjustment applied is calculated from the estimated contributory Market Value per square foot of the individual improvements. The higher adjustment to C4 is due to the higher proportion of graveled site area and resulting contributory value.

The height of the Kachemak Bay bank/bluff is an important consideration for direct beach access and erosion control. The steep, 80 to 100 foot high bluffs of C1, 2, and 7 provide limited, if any, direct beach access from the individual lots. Although C4 also has an 80 foot high bank at the time of sale the lot benefited from having a developed/shared access trail/road down to beach level with the lot adjacent to the west. The remaining comparables are more similar to the subject with banks ranging from 20 to 40 feet high, providing readily accessible beach access.

Again, the comparables do not provide a basis for applying a quantitative adjustment for these differences. As a result an upward qualitative adjustment is noted for C1, 2, and 7 due to their much higher banks than the subject and other comparables.

Utilities Available

The comparables all have public water/sewer, electrical, telephone and natural gas available. Each of the lots will be subject to the same natural gas assessment, likely finalized in early 2015 according to the City of Homer (see Hypothetical Condition No. 2). At the current time the assessment is estimated at \$3,283.30/lot.

All of the comparables were sold or are listed subject to the buyer assuming outstanding water and sewer assessments which were reported on the comparable data sheets. Water/sewer were extended to Comparables 4 and 7 in Phase I of the Kachemak Dr. improvement districts. Service to the subject and remaining comparables was in the more recent Phase II project with assessments finalized in 2013. The assessments were levied on a site basis with all lots in each phase charged the same assessment, regardless of size.



In the Kachemak Dr. market it has been customary that a buyer assumes outstanding assessments. From the buyer/seller/real estate agents perspective the sale/purchase prices are referenced/confirmed excluding the outstanding assessments. As a result the subject uplands are valued based on a buyer assuming the outstanding water/sewer assessments, the same as the comparables (See Hypothetical Condition 1). Therefore the comparables are analyzed without consideration of the assessments and no adjustments are required.

Zoning/Land Use Restrictions

The zoning of Comparable 4 is the only sale that is zoned to permit commercial/industrial development as a primary use, similar to the East Road Mixed Use zone of the subject and adjacent uplands. C7 is adjacent to the east of the GC2 (General Commercial 2) zoning of C4, south of the Homer Airport. The remaining comparables are zoned Rural Residential.

Except for lots on the Homer Spit there are a very limited number of waterfront lots that are commercially zoned. They are predominately Rural Residential like the majority of comparables. Of the few lots that permit commercial use less than five are vacant. These include three acreage tracts in the Gateway Business District fronting the Sterling Highway west of the Central Business District (CBD). The largest of these is 31.3 acres. There are six other waterfront lots in the EEMU zone of the subject; four with residences and two with residences now occupied for commercial uses.

It is interesting to note that in our analysis of the few commercially zoned waterfront lot sales and listings through the years we have never been able to identify a waterfront premium when compared to a lot lacking Bay frontage. This could be due in part to the mostly secondary location/exposure of the waterfront sites and the more limited appeal of these lots due to their typical active bluff erosion. Similarly, the few historical sales of CBD (Central Business District) zoned waterfront lots have not indicated any premium in comparison to the residentially zoned Bay frontage lots. As a result no adjustment (either quantitative or qualitative) is applied for any difference in zoning.

Shape/Bank Condition

The shape of all of the comparables provides a readily usable site, similar to that of the slightly irregular shape of the subject uplands. Accordingly, no adjustment is required.

As previously discussed the subject uplands are valued without consideration of any impact on value for the site improvements added since leasing of the subject tidelands. This includes the rock rip rap added to help stabilize the bluff erosion. While inspecting all of the comparables special emphasis was placed on identifying the condition of



the Kachemak Bay bluff/bank since over time some property owners have installed varying means to protect their properties from active bluff erosion. Although some of the buyers have undertaken erosion control projects since purchase research was done to determine bluff quality at the time of sale. All of the comparables were potentially subject to active erosion although some rocks had been installed at beach level (not up the bank) along Comparable 5/5a and Comparables 3 - 7 included some natural vegetation, potentially helping to stabilize portions of the bank. Due to their higher proportion of active erosion Comparables 1 and 2 are most similar to the subject prior to the major bank stabilization undertaken by the subject lessee.

Although there is some variation in the quantity of erosion on each of the comparables no qualitative or quantitative adjustments are applied for differences since all of the comparables lacked any major erosion control/bank stabilization at the time of sale or current listing.

Adjustment Grid

The following table lists the comparables, elements of comparison, and adjustments applied.



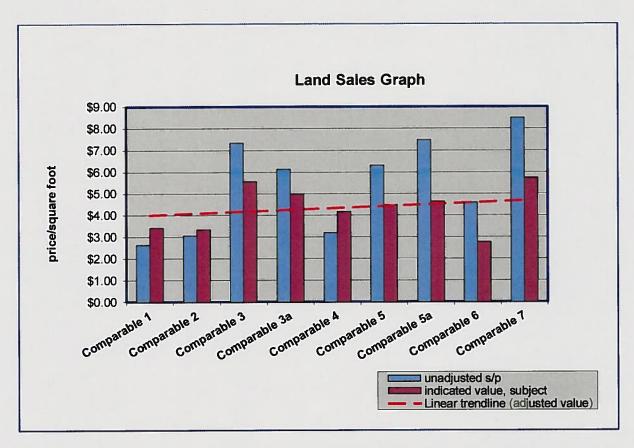
Land Sale Adjustment Grid

Legal Description	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 3a	Comparable 4	Comparable 5	Comparable 5a	Comparable 6	Comparable 7
	orises		L41C, Macinnes S/D			GLO 21, Sec. 22, T6S, R13W, So. Of	GLO 16, S14, T6S, R13W, E of Kach.	GLO 16, S14, T6S, R13W, E of Kach.		L1, Keta Cliffs Too
The same of the sa						Kachemak Dr.	ă	Dr		
KPB Tax Assessor's partel number	KPB #174-201-20	KPB #179-110-08 & 10 \$200,000	KPB #179-330-01	KPB #179-080-38 \$240,000	KPB #179-080-38 \$199,999	KPB #179-150-38 \$400,000	KPB #179-080-20	KPB #178-080-20	KPB #179-090-12	KPB #179-260-09 \$186,000
							(Net land val	(Net land va	(Net land va	
Sale Price/sq.ft. (unadjusted)		\$2.62	\$3.05	\$7.35	\$6.12	\$3.18	\$6.29	\$7.46	\$4.58	\$8.49
Financing Terms (conditions of sale)	Typical financing	Cash	12% down	Cash	Cash	Cash	Cash	Cash	20% down	Negotiable
Price Adjusted for Terms/Conditions		\$2,62	\$3.05	\$7.35	\$6.12	\$3.19	\$6.29	3 \$7.46	\$4.58	\$8.49
Market Conditions (contract sale date)	Jun-14	Jul-14	Dec-12	Aug-07	Current Listing	Aug-05	41-lul	90-Inc 1		Jul-11 Current Listing
Older sales adj @ 1256/y. to 6/06/3% 7/06-3/09, then lump sum -20%	lump sum -20%)			7007	4087	785		1287		710%
Time Adjusted Price		\$2.62	\$3.05	\$6.17					\$4.58	\$7.64
	0.92	1.75			0.75					
Size [sq.ftabove bluff/bank]	40.077	76,230	55,757	32,670	32,670	125,453	21.780	21,780	13,100	21,780
Size Adjusted Price/sq.ft.		\$3.41	\$		\$4.96					
Other Characteristics										
Location (neighborhood)	Kachemak Dr.	Kachemak Dr.	Kachemak Dr.	Kachemak Dr.	Kachemak Dr.	Kachemak Dr.	Kachemak Dr.	Kachemak Dr.	Kachemak Dr.	Kachemak Dr.
adjustment and the state of the	K Bav& mine /113	Same/105	Same/130	Same/231	Same/231"	Same/90'	Same/340'	Same/340'	Same/277'	Same/332'
adjustment										
Street surface/maintenance	Paved/Public	Same	Same	Same	Same	Same	Same	Same	Same	Same
Topography to bank-bluff/Bluff height	Level/32*	Level/100'	Lvl., drvw/pad/80°	LeveV40*	Level/40'	Prtl.ch-grvl./80°	Lvi,drvw/clearing/	Lvi,drvw/clearing	Level/28	Level/80'
Utilities Available	E.T.G.W/S	Same	Same	Same	Ѕате	-15% E.T. W/S	Same -5%	E,T, W/S -5%	E.T.W/S	Ѕате
Animaliand use peterintime	-	Rural Res /similar	Res /similar	Rural Res/Similar	Rural Res/Similar	GC2/Similar	Rural Res/Similar	Rural Res/Similar	Rural Res/Prti.veg.	Rural Res/Prtl.veg.
adjustment	model in the		1981		Į.		Ç	g c	Ç	i i
Shape/Bank condition adlustment	Irreg./Incl.erosion	Rect/Similar	Rect./Similar	Rect./Prtl.veg.	Kect./Prtl.veg.	Rect./Incl. erosion/trail	Kect./Some rocks	Kect./Some rocks	_	meg./rm.reed
List price/marketing time List price sale price change	n/a	\$225,000/1 year -11%	\$375,000/4,3 years -11% -55%(-6%@sale date)	\$265,000/2 mths.	\$199,999/10 mths 0%	\$430,000/9mths -7%	\$174,000/14 months i -21%(-5% @ sale date)	\$192,500/2 months -16%	\$79,900/2 weeks -25%	\$185,000/9\13 mihs+ 0%
Companied Adjustment &		760	26%	%0	%0	-15%	-5%	989	%0	%0
Indicated Value of Subject (\$159.ft.)	n/a	\$3.41	\$3.33			\$4.16				\$5.73
Qualitative adjustment (+/ -/ =)		+bank ht.	+bank ht.	-water fmtg	-water fmtge		-water fmtg	-water fmtge	-water fmtge	-wtr frntge,+bank
Comparable weighting ~ cumulative = 100%	100%	25%	25%	10%	2%	15%	10%	2%	2%	860
measures or Central I endency Mean (unweighted) Mean (weighted) Median	dency \$4.33 \$3.93 \$4.48									
			Concluded				1000			SHIP TO THE REAL PROPERTY.
			Site size- sq.ft.						100	DERITY & ASSOCIATIS, Inc.

Land Value Conclusion

Unadjusted the comparables indicate a diverse range in value for the uplands lot from \$2.62 to \$8.49/sq.ft. Following adjustment the range narrows to \$2.75 to \$5.73/sq.ft. Except for the value indication from the sale of C3 the current listings of C3a and 7 indicate at the higher end of value at \$4.96 and \$5.73/sq.ft. This is not surprising since listings typically indicate toward the upper range of value, prior to buyer seller negotiations. Excluding C3 and C6, with the highest and lowest indicated values of the sale comparable, the other sales indicate a much closer range of \$3.33 to \$4.62/sq.ft.

The following graph identifies the comparables' unadjusted price, the indicated (adjusted) value and the trend line of the adjusted value.



As part of the value reconciliation each of the comparables is weighted based on its similarity to the subject uplands, date of sale, etc. The highest weighting is given to C1 and C2 since they are the most recent vacant lot sales and have the most similar erosion issues to the subject. Although the oldest sale C4 is given the next highest ranking because of its commercial/industrial zoning classification. Less weight is given to the current listing of C3a and the sales of C5a and 6 since they include some buildings for which a contributory Market Value had to be estimated/deducted. No consideration is given to C7 due to its physical features and higher listing price.



With the individual weightings applied the **Measures of Central Tendency** in the lower left corner of the adjustment grid report the mean, weighted mean and median value per square foot for the subject.

In the final value analysis consideration is given to the weighted mean from the Measures of Central Tendency and qualitative adjustments also required. As step 1 in the valuation of the subject tidelands the Market Value of the adjacent uplands lot is concluded at \$3.80 per square foot.

The Market Value is concluded subject to the Extraordinary Assumption and Hypothetical Conditions, listed in the Summary and Appraisal Assignment sections.

Tidelands: Uplands Ratio The second step in the valuation of the subject tidelands is the application of a tidelands:uplands value ratio.

Overview

Deriving a tidelands:uplands value ratio from actual sales of tidelands is difficult because:

- most tidelands are publicly owned and are leased rather than sold, and
- privately owned tidelands normally sell with the adjacent uplands (often including improvements) as a total "parcel" and sellers/buyers often do not assign a specific price allocation to the tidelands vs. uplands.

Private Tidelands Transactions on the Kenai Peninsula

In Kenai in August 2001 USS 257 containing 2.78 acres sold for \$2,200 cash, \$.02/sq.ft. The tract consists of predominately tidelands and submerged land at the mouth of the Kenai River which is subject to tidal fluctuation in Cook Inlet. The buyer was an out-of-state resident who could not be contacted for comments concerning his motivation for purchase. The selling real estate office commented at that time this transaction was a "novelty" purchase. The 2001 listing of a 1.94+/- acre riverfront tract northeast about 500 feet provides the best comparison for deriving a tidelands:uplands value ratio to the US Survey lot purchase. The \$.77/square foot listing price indicates a tidelands:uplands value ratio at only 3% (R) ($\$.02 \div .77$).

The only privately owned tidelands in Homer are two tracts located at the tip of the Homer Spit. In October 1990 FDIC sold a .64 acre tidelands lot and adjoining 4.75 acres of uplands to the owners of the adjacent Land's End Resort. At that time the sellers allocated the tidelands value at \$.40/sf which indicates a tidelands ratio at 22%+/- of the uplands (\$.40:1.80/sf). The buyers developed an RV park on the uplands. Land's End had previously acquired the adjacent tidelands tract when purchasing



the hotel with no separate allocation reported for the tidelands. Both tidelands lots remain undeveloped to date.

In January 2005 the former Cherrier & King processing plant on the banks of the Kenai River in Kenai sold. According to the Kenai Peninsula Borough Assessing Department the buyer reported a "purchase price" of \$36,390 for the 2.95 acres of privately owned tidelands adjacent to the plant with 16.5 acres of uplands. The price allocation then reflects a value of \$12,300/acre (R) for the tidelands.

To establish a basis of comparison the reported tidelands allocation is compared to the capitalized land value of two adjoining 3.2 acre and 3.3 acre riverfront tracts that have long-term leases from a private owner and are developed with fish processing facilities. Although the lots reportedly had not been revalued for a number of years the 2005 annual rents capitalized at an 8% lease rate indicate riverfront lot values at \$65,000 and \$57,000/acre (R). Comparing both of these land values to the reported per acre purchase price of the tidelands indicates tideland:upland ratios at 19% (\$12,300 \div \$65,000/acre) and 22% (\$12,300 \div \$57,000/acre).

Private Tidelands Transactions in Southeast Alaska

Recently a MAI appraiser in Southeast Alaska provided background data concerning an analysis of tideland/upland ratios he had developed in 2011 for six purchases of waterfront tracts in Southeast Alaska that were comprised of both uplands and tidelands. The price allocations between the tidelands and uplands indicated tideland:upland ratios ranging from 12.1% to 31.1%. Five of the ratios were within a close range of 22.8% to 31.1%.

Other Allocation Ratios

In May 2003 Brandon Simpson, an Appraiser with the State of Alaska, Department of Natural Resources in Anchorage prepared a study of tidelands:uplands value ratios from an examination of 44 transactions within the State's appraisal data bank. The appraiser is unaware of a more recent study/report. Simpson reports fifteen of the ratios were from appraisals prepared of State-owned tidelands by independent fee appraisers statewide. All but four of the ratios concluded in these appraisals ranged between 23-25%. Three were concluded between 12-15% and the other at 86% because the tidelands had been mostly filled.

The remaining 29 ratios in the study were based on tidelands/uplands ratios reported on comparable sale data sheets that had been used in appraisals prepared for the State within the previous 15+/- years. A breakdown of the tidelands:uplands value ratios reported by Simpson from the sales data is:

<10%	10-20%	20-25%	25-30%	>30%
1	8	11	1	8



It is unknown how many of the reported ratios were specifically allocated by a seller or buyer, or based on an analysis of the sale by the appraiser who was using it as a comparable in the appraisal.

The City of Kenai leases three tidelands lots in the Kenai River to owners of seafood processing facilities who have constructed docks on-site. In the most recent revaluation of the lots by Derry & Associates the tidelands:uplands value ratio was concluded at 25%. Those leases are continuing under those terms.

Conclusion of Tidelands: Uplands Ratio Considering the range of ratios indicated by the older State of Alaska study and the few private transactions available statewide, but also taking into consideration the limited demand for tideland lots within the Homer city center, a tidelands ratio at 20% of uplands value is concluded and applied to the subject uplands land value.

Conclusion of Tidelands Value

The Market Value of the subject tidelands then develops as follows:

\$3.80/sf (uplands value) X .20 (tidelands:uplands ratio) X 10,324sf (subject size) = \$7.846.

Rounded to: \$7,850

Market Lease Rate

The final step in estimating the current Market Rent of the subject tidelands is conclusion and application of a Market Lease Rate. In some cases the lease or capitalization rate is determined by the appraiser and in others it is established by a municipality governing body (City Council, Assembly, etc.) or company Board of Directors.

This section is included to report and summarize prevailing land lease rates with a specific rate concluded for the subject. The previous Market Value conclusion will be multiplied by the lease rate to determine the subject's annual Market Rent conclusion.

Lease Rate Survey

The following table reports the results of a current land lease rate survey of entities active in leasing land on the Kenai Peninsula and South Central Alaska.

<u>Leasing Entity</u>	<u>Lease Rate</u>
City of Kenai	6% & 8%
City of Seward	8%
City of Soldotna	8% (new leases)
Alaska Railroad	8 – 10%
Port of Anchorage	8,9%
Mat-Su Borough	8 & 10%
City of Wasilla	7 – 8%
City of Palmer	8%



Lease Rate Comparison

In recent years the public sector land lease rates have predominately been concluded at 8%; primarily based on an appraisal rather than a lease rate percentage set by policy.

The City of Kenai originally owned most of the city center located north of the Kenai Spur Highway. The lands were acquired from the FAA around the Kenai Airport. The City had consistently charged a 6% land lease rate prior to the 2006 enactment of changes to the Kenai Airport land leasing policies. That lower rate was set by city code and generally considered an incentive rate to spur development within the city center. With the change to city code in 2006 the annual rents are to be established based on Market Value and application of a market lease rate (%); both determined by an appraisal. Most recently in 2006 and 2010 that rate was concluded at 8%. The next city-wide appraisal of leased lots is scheduled for 2015.

The City of Seward land rental rate is set by City policy. The lease rate has been 8% since at least 2005. Seward's land leases are primarily surrounding the Seward boat harbor and eleven others are east of the harbor in the Seward Marine Industrial Park. The leased lots are revalued every five years; next due in 2015.

The City of Soldotna leased land consists almost exclusively of varied size lots at the Soldotna Municipal Airport. The city had utilized a 7% lease rate until July 2002 when they rolled back the rate to 6%. Annual rent then was based on a five-year revaluation by appraisal. In 2002 the lands had not been valued for 10 years. The reduction in lease rate at that time was to provide relief to lessees who were faced with a higher than typical rent increase. Since 2010 the rental policy has been modified to a flat 2.5% increase in rent per year without a scheduled revaluation. City policy states that new lot leases not having been assigned a pre-existing annual rent are subject to valuation and application of an 8% lease rate.

The Alaska Railroad establishes their lease rate based on a commissioned market lease rate study with a rate subsequently set by the Board of Directors. The commercial lease rate for most of their lands has consistently been at 8%. The exception is for lands within the Ship Creek industrial area in Anchorage which leases at the higher 10% rate considering higher density uses, surrounding infrastructure, etc.

Personnel from the **Port of Anchorage** advised their land leases have typically been at 8% based on an appraisal. However, their most recent lease valued in October 2013 was assigned a lease rate at 9% due to the amenities available in the Port area. Anchorage Municipal Code establishes the annual rent is based on an appraisal at Market Value and a lease rate determined by the appraiser. Properties are revalued every five years.

The Mat-Su Borough leases land at Port MacKenzie at 10% of "Fair Market Value" determined by an appraisal. Other land leases are normally at 8%. According to Borough personnel the higher rate at the port is due to the additional infrastructure available there which includes



the dock, road and railroad spur under construction with anticipated completion in 2017.

The Matanuska-Susitna communities of **Wasilla** and **Palmer** both utilize lease rates in the 7-8% range with a predominate lease rate at 8%.

The City of Homer annual Market Rents are established by appraisal based on the Market Rent, determined by an appraiser. In practice the appraisals establish Market Rent on a rent per square foot basis (\$/sf) rather than a percentage of fee land value. The City's lands are all located on the Homer Spit with no land sales to provide a basis for developing a fee simple land value and application of a market lease rate. City code establishes an annual rent readjustment each January based on the annual change in the Anchorage CPI and revaluation of the lots every five years.

Lease Rate Conclusion

In recent years an 8% land lease rate has commonly been charged except for those properties having a higher than typical intensity or cost of surrounding infrastructure (ie. railroad spur, dock, etc.) or potentially limited availability of land. The higher rates (10%) are clearly an exception and apply only to higher density locations. Entities that have leased at the lower rates have normally done so as an economic incentive or in some cases to pacify lessees.

Considering then the prevailing lease rates identified from the survey, coupled with the local conditions to date, a market land lease rate is concluded at:

8%

Market Rent Conclusion

Based then on the previous Market Value conclusion for the tidelands lot and 8% lease rate the estimated annual **Market Rent of the subject tidelands is concluded** as follows:

\$7,850 (Market Value) x .08 (lease rate) = \$628/year



Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no
 personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a
 predetermined value or direction in value that favors the cause of the client, the amount of the value
 opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related
 to the intended use of this appraisal.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is
 the subject of this report within the three-year period immediately preceding acceptance of this
 assignment.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Julie A. Derry has completed the Standards and Ethics Education Requirements as a Practicing Affiliate of the Appraisal Institute.

Julie A. Derry

October 29, 2014



Qualifications of the Appraiser Julie A. Derry

Experience

Real Estate Appraiser, Derry & Associates, Inc. 1984 to present.

Home Office: Homer 1978 – 2003; Kenai 2003 – current.

Research Assistant/Office Manager, Derry & Associates, 1978 to 1984.

Secretary, Hillas Appraisal Company, Homer, 1976 to 1978.

Education

University of Alaska, additional year to obtain teaching certificate.

Oregon State University, Bachelor of Science degree, Home Economics.

Valuation of Conservation Easements, Appraisal Institute (AI), Tallahassee, FL, 2008.

Business Practices and Ethics, AI, Anchorage, AK, 2006.

Standards of Professional Practice, Part C, Al, Anchorage, 2000.

Report Writing & Valuation Analysis, AI, Anchorage, 1992.

Standards of Professional Practice, Parts A & B, Al, Anchorage, 1991.

<u>Capitalization Theory & Techniques</u>, Parts A & B, American Institute of Real Estate Appraisers (AIREA), San Diego, CA, 1988.

Basic Valuation Procedures, AIREA, San Diego, CA, 1985.

Real Estate Appraisal Principles, AIREA, San Diego, CA 1985.

Appraisal Seminars

USPAP Update, AI, 2014; Subdivision Valuation, AI, 2013; Practical Regression Using Microsoft Excel, AI, 2013; USPAP Update, AI, 2012, USPAP Update, AI 2011, Uniform Appraisal Standards for Federal Land Acquisitions, Al, 2009; Business Practices and Ethics, AI, 2009; USPAP Update, AI, 2009; Subdivision Valuation, AI, 2008; Cool Tools: New Technology for Real Estate Appraisers, Al, 2007; USPAP Update, Al, 2007; Case Studies in Commercial Highest & Best Use, Al, 2007, USPAP Update, Al, 2005; Rates and Ratios, Al, 2005; Uniform Appraisal Standards for Federal Land Acquisitions, ASFMRA, 2005; Subdivision Analysis, AI, 2004; The Road Less Traveled: Special Purpose Properties, AI 2004; Scope of Work: Expanding Your Range of Services, Al, 2003; Land Valuation Adjustment Procedures and Land Valuation Assignments Workshops, Al, 2002; Intro to Statistics & Supporting Adjustments, AI, 2002; Partial Interest Valuation - Divided, and Partial Interest Valuation - Undivided, AI, 2001; Easements, AK State Professional Land Surveyors, 1999; Eminent Domain & Condemnation Appraising, AI, 1999; Public Interest Value vs. Market Value, AI, 1999; Valuation of Detrimental Conditions in Real Estate, AI, 1999; Appraisal of Nonconforming Uses, Al, 1999; Special-Purpose Properties: The Challenges of Real Estate Appraising in Limited Markets, AI, 1999; The Internet and



Appraising, AI, 1997; Appraisal of Retail Properties, AI, 1996; Dynamics of Office Building Valuation, AI, 1996; The Appraiser as Expert Witness, AI, 1995; Appraisal Practice for Litigation, AI, 1995; Understanding Limited Appraisals & Appraisal Reporting Options:

General, AI, 1994; Feasibility Analysis and Highest & Best Use, AI, 1992; General State Certification Review Seminar, AI, 1991; Cash Equivalency and Rates, Ratios and Reasonableness, AIREA, 1988; The Basic Use of the Marshall Valuation Service: Calculator Method, and The Basic Use and Understanding of the Residential Cost Handbook, Marshall & Swift, 1985.

Business and Professional

Practicing Affiliate, Appraisal Institute
Licensed "General Real Estate Appraiser"; Board of Certified Real Estate
Appraisers, State of Alaska, Certification No. 88. State Continuing Education
Requirements valid to 6/30/15 (28 hours every 2 years).

Qualified as an Expert Witness, District Court, Third Judicial District, State of Alaska.

Affiliate Member, Kachemak and Kenai Peninsula Boards of Realtors

◆ Typical Appraisal Clientele

The Conservation Fund The Nature Conservancy of Alaska Alaska Mental Health Trust Land Office The Trust for Public Land U.S. Fish & Wildlife Service State of Alaska, Department of Natural Resources State of Alaska, Division of Parks State of Alaska, Department of Commerce & Economic Development Exxon Valdez Oil Spill Trustee Council Federal Aviation Administration City of Homer City of Kenai City of Soldotna Kenai Peninsula Borough University of Alaska Bureau of Indian Affairs Cook Inlet Region, Inc. Cook Inlet Aquaculture Association ARCO Alaska, Inc. Safeway, Inc. National Bank of Alaska/Wells Fargo Bank Alaska First National Bank Alaska KevBank Alaska USA Federal Credit Union Bank of America

Various individuals, attorneys and companies



ADDENDA



Appraisal Specific Definitions

Market Value (per State of Alaska "General Appraisal Requirements")

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. ¹

Appraisal Reporting Format

Contents of the Appraisal Report:

The Appraisal Report should contain a summary of all information significant to the solution of the appraisal problem. "Summarize" is the distinguishing term related to the Appraisal Report.²

This report, as prepared, complies with the reporting rules for an Appraisal Report, set forth as Standards Rules 2-2(a) (i)-(xii), Uniform Standards of Professional Appraisal Practice (USPAP), 2014-2015 Edition, Appraisal Standards Board. The essential difference between the reporting options is the level of detail of presentation in the report. Supporting documentation/analysis not presented in this report is retained in the appraisers' work file.

Extraordinary Assumption³

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraisers' opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraisers have a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The appraisers comply with the disclosure requirements set forth in USPAP for extraordinary assumptions.

Note: The use of extraordinary assumptions in this assignment might have affected the assignment results.

The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, page 23.

² Uniform Standards of Professional Appraisal Practice (USPAP), 2014-2015 Edition, Appraisal Standards Board, pgs. U-22-U-24.

³ The Dictionary of Real Estate Appraisal, pg. 73 and <u>USPAP</u> pgs. U3 & U18.

Hypothetical Condition¹

That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- · Use of the hypothetical condition results in a credible analysis; and
- The appraisers comply with the disclosure requirements set forth in USPAP for hypothetical conditions.

Note: The use of hypothetical conditions in this assignment might have affected the assignment results.

Exposure Time²

- 1. The time a property remains on the market.
- The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.³

In other words, exposure time occurs **before** the effective date of the appraisal, whereas marketing time occurs **after** the effective date.

¹ The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute, Chicago 2010, pg. 97 and <u>Uniform Standards of Professional Appraisal Practice</u> (USPAP), 2014-2015 Edition, Appraisal Standards Board, pgs. U-3 & U-18.

The Dictionary of Real Estate Appraisal, pg. 73.

³ Ibid. pg. 121.

⁴ USPAP, 2014-2015, pg. F-76.



Office of the City Manager

491 East Pioneer Avenue Homer, Alaska 99603

citymanager@cityofhomer-ak.gov (p) 907-235-8121 x2222 (f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council

FROM: Katie Koester, City Manager

DATE: April 3, 2019

SUBJECT: April 8 City Manager Report

Port Expansion Project Update: New Large Vessel Moorage Facility

With the positive results from the Planning Assistance to States (PAS) Study nearing completion, the Army Corps of Engineers require a letter of intent from the City requesting that they resume the 2004 general investigation for the Port expansion project in Homer. This formal request from the City will enable the Corps to ask that the project: (1) be accepted in their queue and (2) be introduced into their budget. At this time there are no financial commitments from the city with this request. However, when we move into this next phase of the study the city will have to commit to our share of the \$3 million dollar study cost. The original 2004 study was cost shared between 3 parties: 50% Corps, 25% City and 25% State. Work-in-Kind services provided by the City can be credited toward the City's share as long as those services occur after the agreement is signed and the study re-instated. The attached letter of intent will be resubmitted to the Army Corps of Engineers for 2019, allowing them to introduce and include the project in their upcoming budgeting process and re-engage with the state for the purpose of partnering and cost sharing on this very important project.

Kachemak Bay/ Fox River Flats Critical Habitat Update

The Kachemak Bay/Fox River Flats Critical Habitat Area Plan update continues. Deputy Planner Engebretsen represents the City on this working group. Recent topics of discussion have included hazardous materials storage, such as fuel tanks on docks, and hatchery issues. The public has the opportunity to ask brief questions at the end of the meetings, but not to offer public comment. When a CHA plan is updated, public comments are solicited at specific times – unlike city business where people are invited to speak at any point along the way. When the draft plan is released, there will be a 30 day public comment. This allows everyone who wishes to comment the equal opportunity to participate. Very tentatively, the draft plan could be out in spring 2020.

Blue Line Awareness events a great success!

More than 100 adults, children and a few pets gathered at the Elks Lodge in Homer on Saturday, March 30 to run, walk, and learn about Homer's tsunami safe zone.

In true emergency preparedness fashion, the success was due to a whole community effort. I want to extend a big thanks to everyone who came out for the events, and to all who helped with the Blue Line events.

- Print Works and Homer Electric Association helped produce the blue line signs and maps;
- Red Cross and Salvation Army volunteers greeted participants with hot coffee and emergency preparedness materials at the Elks Lodge;

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- Volunteers from Wells Fargo Bank, Friends of the Homer Public Library, City Council, Kenai Peninsula College, Cook Inlet Keeper and the community cheered and encouraged participants from several blue line stations along the route, and then stayed on at the stations after the run to introduce citizens to Homer's tsunami inundation maps;
- Ulmers, Nomar and Homer Saw & Cycle generously donated Grab & Go backpacks as raffle prizes; and
- Kachemak Bay Running Club and Homer Police Department helped keep everyone safe on the route.

Finally, when you see Wayne Aderhold out and about, please thank him for his enthusiastic planning and logistical contributions. In Wayne's words, thanks to everyone's efforts around the community, our citizens are now more aware of where they stand (literally!) and are better prepared for future warnings.

2018 4th Quarter Report

The fourth quarter financial report is completed in pre-audited status. There are a multitude of adjustments that are made during the audit process, so these reports should be viewed as preliminary until the audit is completed later this year.

The general fund fared well in 2018, primarily due to a bump in revenues and significant reductions in spending. There were a handful of positions that remained vacant through most of 2018 and this is one of the primary contributors to the decrease in expenditures (in comparison to the budget) for the general fund. Other factors include: conservative budget for liability insurance, snow removal, professional services and fuel/lube costs. All of these items are volatile and most are connected to seasonal fluctuations (ie. if winter is warm then fuel/lube and snow removal costs will be down).

The water and sewer fund finished 2018 close to its budgeted projections. There were some significant expenses that pulled the actuals above budget, but there were almost equal line items that came in under budget to offset the overages. These expenses included the ever increasing cost of chemicals for the water treatment plant and unexpected technical support to assist in the replacement of broken parts at the plant. There were also some management decisions made with the distribution of labor costs at the sewer plant, which explains the overage. However, this overage was offset within the sewer fund as the labor costs were redistributed.

The enterprise fund (Port and Harbor) basically broke even for 2018 in regards to actuals matching budgeted expectations. The revenue for the harbor is extremely volatile and that explains why some areas we are overprojecting and others we are under on. The primary over-budgeted items for harbor expenditures are electricity at the Fish Dock and the manner in which the bond payment is booked (this will be addressed during audit). These overages are almost equally offset by significant cost savings measures.

International City Manager Association (ICMA) Western Region Conference Trip Report

I had the privilege of attending the ICMA Western Region Conference in Reno, Nevada mid-March. The theme of the conference this year was innovation. I particularly enjoy this conference as it brings together City Manager's from across the west coast in an intimate (relative to the national conference where there are thousands of us!) setting that really allows for the exchange of ideas and best practices. These are the cities of California, Washington and Oregon and many of them have been able to move through issues that we are still struggling with. Ironically, a lot of the communities are dealing with the perils of prosperity with job growth outpacing housing (especially in the Silicon Valley area).

West Coast Leadership Meeting

As a board member of the Alaska Municipal Management Association, I attended the Western Region Leadership meeting where we discussed what measures of the Science of ICMA members who are chief

executive officers are male and the average age is 56. The Alaska Association is working on a mentorship program and a new manager orientation to help forward these goals. As a state, we struggle with inexperienced members being thrown into a management role with little to no experience in small villages and towns.

Sessions on Innovation

The conference was structured to promote outside-the-box thinking and encourage organizations to promote creativity within employees through structured exercises, some of which I will be able to incorporate into staff meetings. Creating a culture of innovation can be as simple as awarding employees for innovation that improves services or reduces cost (for example, in 2018 we had a wastewater operator come up with innovative ways to reduce electricity consumption at pressure reduction stations which saved public dollars). It also can be incorporated into the evaluation process, asking employees what they did differently this year and what new ideas they have for the City.

ICMA staff Xavier Huges presented on how local government can effectively incorporate technology to solve problems and serve constituents. A couple of interesting examples were tiny robots that are geocoded and deposited into wastewater systems that are engineered to detect opioid levels in the wastewater. From this technology, public officials can determine where outbreaks of opioid abuse are highest and deploy public health resources. Another interesting use of technology was by police departments who use drones with cameras that auto deploy when gunshots are detected to survey the scene by camera, gathering evidence in the critical minutes right after a crime occurs. During the break out session, I had the opportunity to speak to the presenter about scaling innovation to a small community like Homer (where, thank goodness, we don't have a use for drones triggered by gunshot). One of his suggestions was to develop a gift authority in City Code where organizations could work with the city free of charge on emerging technology. He also suggested ways to use GIS data to visualize trends in the community that will help policy makers. These are initiatives that have so much potential, but take a tremendous amount of capacity and resources to get off the ground. I am hopeful that one day during my tenure we will be able to implement more technological resources to aid in: a) visually detecting trends and analyzing data and b) creating a more user friendly and transparent platform for managing the budget and sharing information with the public. These are goals that are not too far away, but first we have to focus on doing the basics really well before we improve upon them with innovations and technology upgrades.

Public Safety

With Police and Fire being core services many municipalities provide, there is always a session on public safety. Of course larger municipalities struggle with right sizing their force and developing formulas to aid in this – I don't need a formula to tell me that having 2 officers on at all times to provide backup is a goal we should be striving towards. Nevertheless, there is always good information shared like what level of training do we need in our EMS responders? (Hint: it should be based on the complexity of the calls). ICMA will be publishing a book on trends in volunteerism that I will be waiting for as we struggle with declining trends in volunteerism within HVFD.

Cannabis Lessons Learned from the West Coast

Another fascinating topic that west coast communities have experience in is the regulation of legal marijuana sales. I took copious notes here! Most of the communities regulate marijuana to a higher degree than Homer, which instead relies on the State to do most of the regulation and enforcement; this comes with significant costs in planning, permitting, and drug enforcement to have a limit on the number of facilities permitted as a matter of public policy. Ma - 233 - autioned that there is a tremendous amount of

money in this business and to be prepared for every trick and maneuver for businesses to try and gain an edge. In some communities the pressure and lobbying on individual councilmembers became so intense that they had to remove Council from the decision making process. It will be interesting to see if that type of big business makes it to Alaska; as to date it seems that Homer's permits have been for more small scale operations. Nearly all communities had a separate tax that they levied on marijuana sales, and spent a fair amount of resources shutting down illegal operations (medical marijuana establishments that sold to the general public, for example). ICMA has some great resources on managing the emerging cannabis industry that I would be happy to share with Councilmembers if they are interested.

Of course some of the best conversations happen in the halls and after sessions as I get the opportunity to ask specific questions on how to give effective direction to support the leadership team, how to navigate incorporating more professional development and training, and what to look for in high-level positions to guarantee the right fit. I can't tell you how valuable gaining this sense of perspective and soaking up the advice of my colleagues is. I really appreciate Council supporting my attendance at professional conferences – it makes me a better manager, gives me perspective, and reinforces my role in your process and how I can help you achieve your goals. Thank you.

Enc:

April Employee Anniversaries Letter of Interest to Army Corps RE: Large Vessel Harbor Expansion Blue Line Photos 2018 4th Quarter Report CPV tax letter to KPB



Office of the City Manager
491 East Pioneer Avenue

Homer, Alaska 99603

citymanager@cityofhomer-ak.gov (p) 907-235-8121 x2222 (f) 907-235-3148

Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL

FROM: Katie Koester DATE: April 8, 2019

SUBJECT: April Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Joe Young,	Public Works	12	Years
Rick Pitta,	Police	10	Years
Travis Brown,	Port	7	Years
Erica Hollis,	Port	7	Years
Jean Hughes,	Public Works	4	Years
Jaclyn Arndt,	Fire	3	Years



Office of the City Manager

491 East Pioneer Avenue Homer, Alaska 99603

citymanager@cityofhomer-ak.gov (p) 907-235-8121 x2222 (f) 907-235-3148

September 24, 2018

Alaska District Corps of Engineers ATTN: CEPOA-PM-C, Mr. Bruce Sexauer 2204 3rd Street (Bldg 2204) JBER, AK 99506-1518

Re: Homer Port and Harbor: New Large Vessel Moorage Facility

Dear Mr. Sexauer,

Please accept this letter as a formal request from the City of Homer to resume work with the Corps of Engineers on a Navigational Improvement Feasibility Study to dredge and build a new large vessel moorage facility at Homer's Port & Harbor.

Homer's Port & Harbor is a regional port, serving the needs of commercial vessels operating across southcentral and western Alaska in the maritime industrial, marine transportation and commercial fishing industries. Over time, demand has outgrown Homer harbor's ability to safely and efficiently serve this fleet. Certain sizes of commercial vessels can't access the port and harbor due to depth limits and configuration of the harbor entrance. Those that can find harbor moorage at capacity. Homer annually turns large vessels away that are seeking moorage in our small boat harbor due to their overall size, draft, or that fact that our systems are working beyond capacity and we simply lack the space.

The City has identified a new large vessel harbor as its highest priority capital project to (1) meet the current and future need of our large vessel fleet, (2) address overcrowding and associated navigational safety concerns and high maintenance costs in Homer's small boat harbor, and (3) support emerging regional and national economic opportunities such as Cook Inlet the Cook Inlet Oil & Gas industry, a possible LNG export plant in Nikiski, and the opening of the Arctic for transportation and resource development.

High demand combined with favorable changes in cost drivers (new local sources of more competitively priced building materials and an in-water option for disposal of dredge material) prompted the City and Corps to continue the general investigation from 2009 utilizing a Section 22 Planning Assistance to States Program grant.

We understand that after a positive Section 905(b) Analysis and the development of a Project Management Plan, the City will be asked to enter into a Feasibility Cost Sharing Agreement (FCSA) with the Corps to share the costs of a feasibility-level study. The City is aware that the FCSA is cost-shared (50 percent Federal and 50 percent local funds), and that all of the local share can be in-kind services. This letter is a statement of intent, not a binding contract.

We further understand that preconstruction, engineering design and construction of any recommended plan carries a potential 80/20 cost share based on water depth.

I look forward to working with the Corps of Engineers on this important project. Thank you for your consideration of this request.

Sincerely,

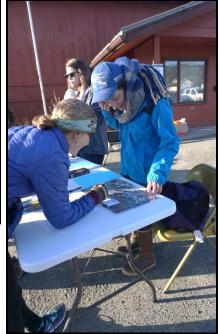
CITY OF HOMER

Katie Koester, City Manager

Photos from Saturday's Tsunami Blue Line Fun Run-Walk



















Quarterly General Fund Expenditure Report For Quarter Ended December 31, 2018 (100%)

		Adopted		Actual			%
		FY18		As of		Budget	Budget
Revenues		Budget		12/31/18		Remaining	Used
Property Taxes	\$	3,264,974	\$	3,470,694	\$	205,720	106.30%
Sales and Use Taxes	Ų	6,474,133	۲	6,620,042	٦	145,909	100.35%
Permits and Licenses		28,588		46,514		17,926	162.70%
Fines and Forfeitures		22,154		15,980		(6,174)	72.13%
Use of Money		36,851		64,372		27,521	174.68%
Intergovernmental		697,355		658,651		(38,704)	94.45%
Charges for Services		594,808		559,277		(35,530)	94.03%
Other Revenues		-		28,518		28,518	100%
Airport		146,869		203,822		56,953	138.78%
Operating Transfers		1,189,764		1,189,764		0	100.00%
Operating transfers		1,103,704		1,103,704		O .	100.0070
Total Revenues	\$	12,455,495	\$	12,857,634	\$	402,139	103.23%
Expenditures & Transfers							
Administration	\$	1,040,613	\$	1,009,930	\$	30,682	97.05%
Clerks	·	713,141	•	668,353		44,788	93.72%
Planning		364,987		348,891		16,095	95.59%
Library		887,710		841,386		46,324	94.78%
Finance		668,649		630,034		38,615	94.22%
Fire		1,061,339		934,459		126,879	88.05%
Police		3,267,428		3,145,511		121,917	96.27%
Public Works		2,558,787		2,399,405		159,382	93.77%
Airport		211,494		188,330		23,163	89.05%
City Hall, HERC		179,019		152,863		26,156	85.39%
Non-Departmental		94,000		94,000		-	100.00%
Total Operating Expenditures	\$	11,047,164	\$	10,413,162	\$	634,002	94.26%
Transfer to Other Funds							
Leave Cash Out	\$	161,373	\$	161,373	\$	0	100%
Debt Repayment		-		-		-	-
Energy		10,703		10,703		-	100%
Adjusting Entries		-		-		-	0%
Total Transfer to Other Funds	\$	172,076	\$	172,076	\$	0	100%
Total Transfer to Reserves	\$	1,236,255	\$	1,536,255	\$	(300,000)	124%
Total Expenditures & Transfers	\$	12,455,495	\$	12,121,493	\$	334,002	97.32%
Net Revenues Over (Under) Expenditures	\$	0	\$	736,141	 !		

These numbers are preliminary and are subject to our annual audit.

Quarterly Water and Sewer Fund Expenditure Report For Quarter Ended December 31, 2018 (100%)

	Adopted FY18 Budget	1	Actual As of 12/31/18	R	Budget emaining	% Budget Used
Revenues						
Water Fund	\$ 2,037,962	\$	2,030,693	\$	(7,269)	99.64%
Sewer Fund	1,797,681		1,799,912		2,231	100.12%
Total Revenues	\$ 3,835,643	\$	3,830,605	\$	(5,038)	99.87%
Expenditures & Transfers						
<u>Water</u>						
Administration	\$ 181,131	\$	172,345	\$	8,786	95.15%
Treatment Plant	533,568		579,991		(46,423)	108.70%
System Testing	55,803		56,177		(374)	100.67%
Pump Stations	112,329		105,573		6,756	93.99%
Distribution System	303,669		304,278		(610)	100.20%
Reservoir	45,944		49,187		(3,243)	107.06%
Meters	184,333		155,271		29,062	84.23%
Hydrants	184,290		181,170		3,120	98.31%
<u>Sewer</u>						
Administration	\$ 161,679	\$	150,236	\$	11,443	92.92%
Plant Operations	572,039		595,980		(23,941)	104.19%
System Testing	66,006		67,454		(1,447)	102.19%
Lift Stations	186,021		169,305		16,716	91.01%
Collection System	270,471		272,617		(2,145)	100.79%
Total Operating Expenditures	\$ 2,857,284	\$	2,859,584	\$	(2,299)	100.08%
Transfer to Other Funds						
Leave Cash Out	\$ 19,960	\$	19,960	\$	-	100%
GF Admin Fees	484,119		484,120		-	100%
Debt Repayment	-		2,018		(2,018)	100%
Other	43,398		43,398		-	100.00%
Total Transfer to Other Funds	\$ 547,476	\$	549,496	\$	(2,018)	100.37%
Transfers to Reserves						
Water	\$ 136,215	\$	136,215	\$	-	100%
Sewer	294,667		294,667		-	100%
Total Transfer to Reserves	\$ 430,882	\$	430,882	\$	-	100%
Total Expenditures & Transfers	\$ 3,835,643	\$	3,839,962	\$	(4,318)	100.11%
Net Revenues Over(Under) Expenditures	\$ 0	\$	(9,357)	1		

Quarterly Port and Harbor Fund Expenditure Report

For Quarter Ended December 31, 2018 (100%)

		Adopted FY18 Budget		Actual As of 12/31/18	R	Budget emaining	% Budget Used
Revenues							
Administration	\$	527,240	\$	542,126	\$	14,886	102.82%
Harbor	2	2,730,986		2,804,507		73,521	102.69%
Pioneer Dock		364,326		326,707		(37,619)	89.67%
Fish Dock		549,740		591,532		41,792	107.60%
Deep Water Dock		280,500		263,149		(17,351)	93.81%
Outfall Line		4,800		4,800		-	100.00%
Fish Grinder		12,000		7,975		(4,025)	66.46%
Load and Launch Ramp		135,000		122,501		(12,499)	90.74%
Total Revenues	\$ 4	4,604,592	\$	4,663,297	\$	58,706	101.27%
Expenditures & Transfers							
Administration	\$	640,497	\$	747,747	\$	(107,249)	116.74%
Harbor	•	1,254,684	Ţ	1,227,938	Y	26,746	97.87%
Pioneer Dock		63,635		55,989		7,645	87.99%
Fish Dock		568,602		586,486		(17,884)	103.15%
Deep Water Dock		95,841		102,118		(6,277)	106.55%
Outfall Line		6,500		2,781		3,719	42.79%
Fish Grinder		22,000		30,797		(8,797)	139.99%
Harbor Maintenance		406,102		380,529		25,573	93.70%
Main Dock Maintenance				34,347			86.76%
		39,589				5,241	
Deep Water Dock Maintenance		50,089		50,260		(172)	100.34%
Load and Launch Ramp	<u> </u>	85,482	۲	68,317	4	17,165	79.92%
Total Operating Expenditures	\$:	3,229,520	\$	3,287,310	\$	(54,289)	101.79%
Transfer to Other Funds							
Leave Cash Out	\$	57,636	\$	57,636	\$	(0)	100%
Debt Service		-		-		-	0%
GF Admin Fees		558,336		558,336		-	100%
Other		402,628		402,628		-	100%
Total Transfer to Other Funds	\$ 1	1,018,600	\$	1,018,600	\$	(0)	100.00%
Transfers to Reserves							
Administration	\$	_	\$	_	\$	_	_
Harbor	۲	_	٦	_	۲	_	_
Pioneer Dock		300,692		300,692		_	100%
Fish Dock		6,262		6,261		_	100%
Deep Water Dock		0,202		0,201			10070
Outfall Line		_		_			_
Fish Grinder		-		_		_	_
Load and Launch Ramp		- 49,517		- 49,517		_	100%
Total Transfer to Reserves	Ś	356,471	\$	356,471	\$	<u> </u>	100%
iotai iidiisiei to neselves	<u> </u>	330,4/1	Ą	330,4/1	Ą		100%
Total Expenditures & Transfers	\$ 4	4,604,591	\$	4,662,380	\$	(54,289)	101.26%
Net Revenues Over(Under) Expenditures	\$	0	\$	917	1		



Office of the City Manager

491 East Pioneer Avenue Homer, Alaska 99603

citymanager@cityofhomer-ak.gov (p) 907-235-8121 x2222 (f) 907-235-3148

April 8, 2019

Mayor Charlie Pierce Kenai Peninsula Borough 144 N. Binkley St. Soldotna, AK 99669 Delivered electronically

SUBJECT: 2018 Cruise Passenger Tax Receipts

Dear Mayor Pierce:

I am writing to confirm that the City of Homer wishes to receive the 2018 Commercial Vessel Passenger Tax receipts from the Borough. It is our understanding that you will be sponsoring an ordinance that would make the Borough's share of these tax receipts for vessel landings in Homer available to the City. The City appreciates that and understands that the amount to be passed through for calendar year 2018 is \$35,815.

The City of Homer recognizes that these funds must be used for port and harbor improvements that directly benefit cruise ship passengers. The City agrees to comply with the provisions contained in AS 43.52.200 – 43.52.295 and former SB 256 and HB 310. It is the City's intention to apply 2018 funds from the Borough and the State to reimburse the Port and Harbor Enterprise fund for the construction of Ramp 2 restroom.

This project was recently completed (see attached images). Located at the center of the retail area on the Homer Spit and at the launching point for many recreational day trips, Ramp 2 is heavily used by cruise ship passengers when they are in port.

Using the funds in this manner has been previously approved by the Borough and the State. The City of Homer greatly appreciates the opportunity to pool these funds to be able to make meaningful improvements for passengers and leverage funds. In this project, the City's Commercial Passenger Vessel Tax funds leveraged Federal Land and Water Conservation Fund dollars for a 1:1 match. If cruise ship traffic remains constant, the City expects to have reimbursed the Enterprise for the CPV portion of Ramp 2 restroom by 2021.

Thank you in advance for your time and consideration. Please do not hesitate to contact me if you have any questions.

Sincerely,

City Manager

Enc: Ramp 2 Restroom Project Summary

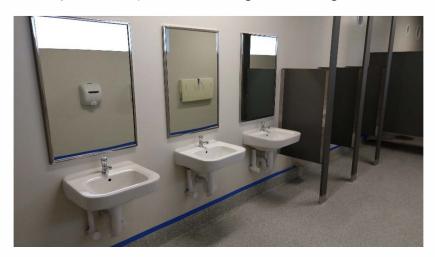
Cc: Brenda Ahlberg, KPB Community and Fiscal Projects Manager

New Ramp 2 Restroom Opens February 2, 2019

Public Works completed the final inspection of the new restroom on January 24, 2019. A punch list of work items was developed; these items will be completed in the next week. The restroom will be opened for public use early in February. Construction was completed by Beachy Construction, Homer, Alaska.



The City of Homer provided funding for the design. The construction of this project was funded



by a Land and Water Conservation Fund grant (50%) and the City of Homer/Kenai Peninsula Borough Commercial Passenger Vessel (CPV) Tax Program grant funds (50%). The \$526,680 budget for the construction project was established by the City Council, actual construction costs totaled \$473,405.

The original restroom was built in 1974 and was 45 years old when demolished in August 2018.



Old Ramp 2 Restroom



The new restroom utilizes the existing foundation and utility connections, but new design efficiencies adds extra stalls, and reduces energy use and maintenance costs. Another important improvement is that the new facility is fully ADA accessible.



(p) 907-235-8121

(f) 907-235-3140

Memorandum

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

FROM: RENEE KRAUSE, DEPUTY CITY CLERK

DATE: APRIL 3, 2019

SUBJECT: BID REPORT - INFORMATIONAL ONLY

INVITATION TO BID CITY OF HOMER 2019 SURPLUS EQUIPMENT SALE

Sealed bids will be received on surplus City equipment until 3:00 p.m. Thursday, April 18, 2019 at the City Clerk's Office, City of Homer, 491 E. Pioneer Drive, Homer, Alaska 99603. Sealed bids must be on the proper bid form provided by the City, one item per form per envelope. The envelope must have the Bidder's Name, Item number and "City 2019 Surplus Equipment Sale" printed on the outside of the envelope. All bidders must submit a City of Homer Plan Holders Registration Form to be on the Plan Holders List and to be considered responsive. Plan holder registration form, surplus equipment list, minimum bid requirements, and bid form are available online at http://www.cityofhomer-ak.gov/rfps Paper copies of the Bid Packet may be obtained from the City Clerk's Office for a fee of \$10.00. Additional paper copies of the Bid Form may be obtained for a fee of \$0.25 per copy. Inspection of items may be arranged by contacting the respective department at the phone numbers shown on the surplus equipment list during regular office hours between Thursday, March 28, 2019 and Wednesday, April 10, 2019. All items will be sold in "as is, where is" condition, no warranties expressed or implied. Minimum bids may be listed on some items. The City reserves the right, when in its best interest, to reject any and all bids and to waive any informalities or irregularities. Purchased items must be paid for and removed within five working days of the bid opening.

INVITATION TO BID EAST END ROAD/RONDA STREET WATER MAIN CROSSING 2019

Sealed bids for the construction of the City of Homer Alaska, East End Road/Ronda Street Water Main Crossing 2019 will be received at the Office of the City Clerk, City Hall, City of Homer, 491 East Pioneer Avenue, Homer, Alaska, until 2:00 p.m. Thursday, May 2, 2019, at which time they will be publicly opened and read. The time of receipt will be determined by the City Clerk's time stamp. Bids received after the time fixed for the receipt of the bids shall not be considered. All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive. Plan holder registration forms and Plans and Specifications are available online at http://www.cityofhomer-ak.gov/rfps A Pre-Bid Conference will be held at 1:30 PM, April 12, 2019 in the City Hall Second Floor Conference Room (491 East Pioneer Avenue) to answer bidder questions.

1 2	CITY OF HOMER HOMER, ALASKA	
3	•	Aderhold
4	RESOLUTION 19-022	
5		
6	A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING	
7	THE CITY OF HOMER 2019 LAND ALLOCATION PLAN.	
8		
9	WHEREAS, Chapter 19.08.020(c) requires the City to adopt a land allocation	on plan; and
10		
11	WHEREAS, The Port and Harbor and Economic Development Advisory	Commissions
12	reviewed the draft Land Allocation Plan and provided their recommendations as	outlined in a
13	Memorandum dated March 18, 2019 by the Deputy City Planner; and	
14		
15	WHEREAS, the Port and Harbor Advisory Commission is interested in co	ntinued work
16	on over slope development around the harbor; and	
17		
18	WHEREAS, The City Council discussed the Land Allocation Plan during a	
19	with members of the Port and Harbor and Economic Development Advisory Co	mmissions on
20	March 26, 2019; and	
21		_
22	WHEREAS, Resolution 19-014 directed the administration to issue a	•
23	Proposal (RFP) to Manage, Lease, and Renovate the Homer Education an	d Recreation
24	Complex (HERC 1).	
25	NOW THEREFORE REIT RESOLVED by the Homer City Council that	the Dort and
26	NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that Harbor Advisory Commission further advance their work on over slope dev	
27 28	evaluating parking, utility access, drainage, leasing provisions and zoning code c	
20 29	and forwarding recommendations to the City Council; and	Offsiderations
2 <i>9</i> 30	and forwarding recommendations to the city cooncil, and	
31	BE IT FURTHER RESOLVED by the Homer City Council that the City of	Homer 2010
32	Land Allocation Plan is hereby amended as follows:	11011161 2019
33		
34	1. Designate the HERC 1 building as available for lease with the term	ns guided by
35	Resolution 19-014.	<i>y</i> ,
36		
37	BE IT FURTHER RESOLVED by the Homer City Council that the City of	Homer 2019
38	Land Allocation Plan is hereby approved as amended.	
39		
40	PASSED AND ADOPTED by the Homer City Council this 8th day of April, 2	:019.
41		
42	CITY OF HOMER	
43		
1 1		

45

KEN CASTNER, MAYOR
ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Page 2 of 2 RESOLUTION 19-022

2019 Land Allocation Plan City of Homer

Adopted by Resolution 19-022



New Ramp 2 Restrooms

Table of Contents

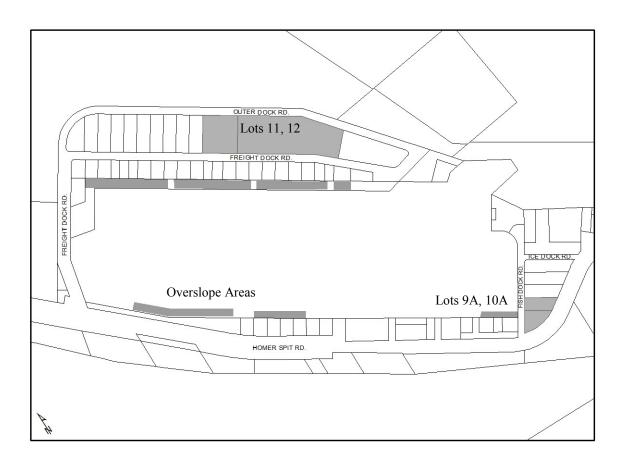
Sections

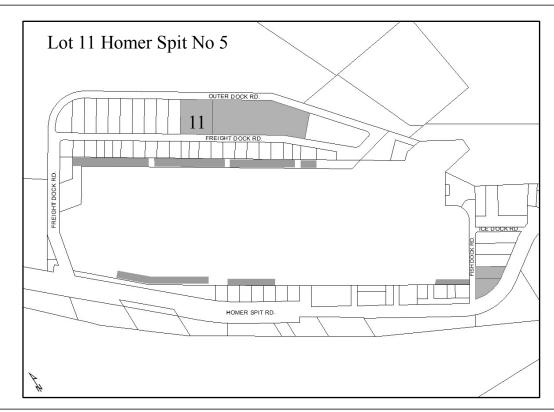
- A. Lands Available For Lease
- **B.** Leased Lands
- C. Port Facilities
- D. City Facilities and other city lands
- E. Parks, Green space, cemeteries
- F. Bridge Creek Lands
- **G.** Conservation Easement Lands

Index—City lands listed by parcel number Appendix - Homer Harbor Map

DRAFT Section A Lands available for lease

The following lots, HERC 1 building and select areas within the Homer Airport, are available for lease in 2019. Lease procedures follow the City of Homer Lease Policy, and City Code.





Designated Use: Available For Lease

Acquisition History:

Area: 1.78 acres. A small portion is already leased for a telecommunications tower

2017 Assessed Value: \$414,500

Legal Description: Homer Spit Subdivision No. 5 Lot 11

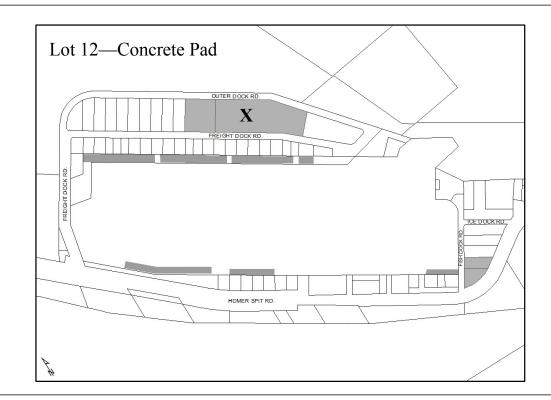
Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access Address: 4300 Freight Dock Road

A portion of Lot 11 is under lease for a telecommunications tower.

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square, per annum. Lease rates vary, so contact the Harbor Office at 907-235-3160.

Finance Dept. Code:



Designated Use: Lease **Acquisition History:**

Area: 5 acres Parcel Number: 18103220

2018 Assessed Value: \$881,100 (Land: \$495,600, Structure/Improvements: \$385,500)

Legal Description: Homer Spit Subdivision no 5 Lot 12

Zoning: Marine Industrial

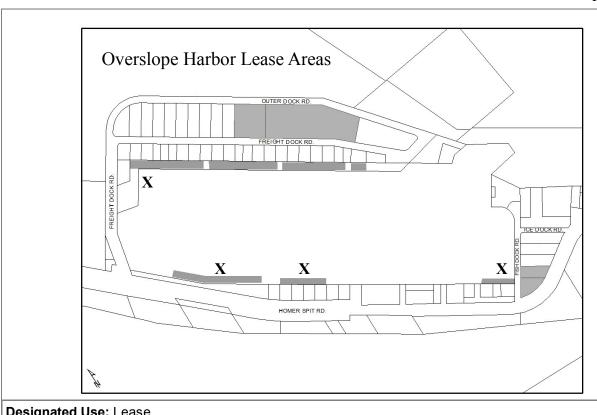
Infrastructure: Water, sewer, paved road access,

fenced, security lighting

Address: 4380 Homer Spit Road

Notes: 1 acre portion under lease per Resolution 18-084 to Alaska Scrap and Recycling, 5 year lease

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square, per annum. Lease rates vary, so contact

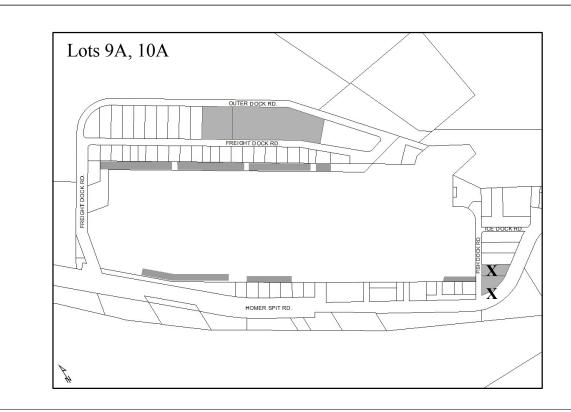


Resolution 17-33	
Area:	Parcel Number:
Legal Description:	

Zoning: Marine Commercial and Small Boat
Harbor Overlay

Infrastructure:
Address:

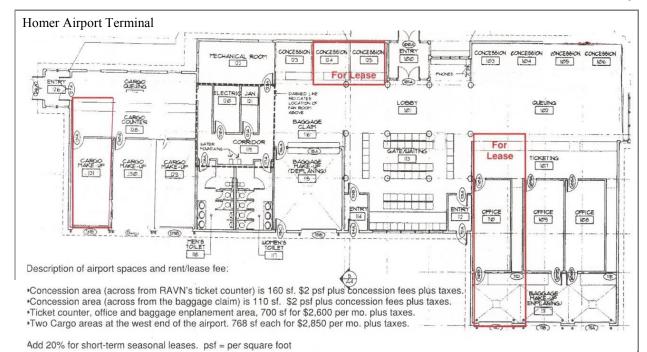
Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary, so contact the Harbor Office at 907-235-3160.



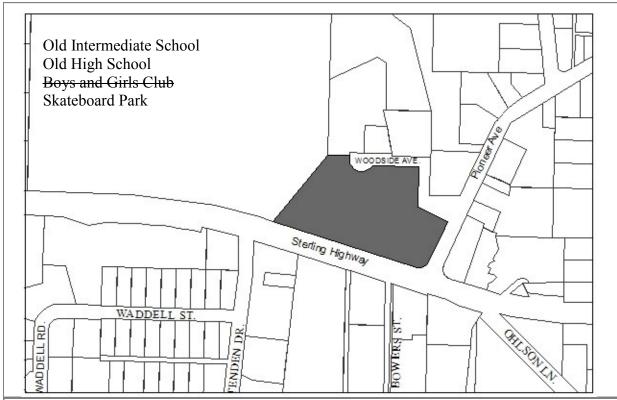
Designated Use: Lease Lands Acquisition History:				
Area : 1.05 acres (0.52 and 0.53 acres)	Parcel Number: 18103477, 78			
2018 Assessed Value: Land value \$325,700				
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A				
Zoning: Marine Industrial				
Infrastructure: Water, sewer, gas, Spit Trail, paved road access	Address:			

Former Manley building lots.

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary, so contact the Harbor Office at 907-235-3160.



Designated Use: Airport Acquisition History:		
Finance Dept. Code:		



Designated Use: Lease information: See Resolution 19-014

Acquisition History: Given to the City by KPB. Old Middle School and HS. Reso 98-63

Area: 4.3 acres Parcel Number: 17510070

2015 Assessed Value:\$4,809,400 (Land \$809,400 Structure, built in 1956 25,000 sq ft \$4,000,000)

Legal Description: HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY

ADDN

Zoning: Central Business District Wetlands: Creek on western edge

Infrastructure: Paved access and parking. Water and Sewer.

Notes:

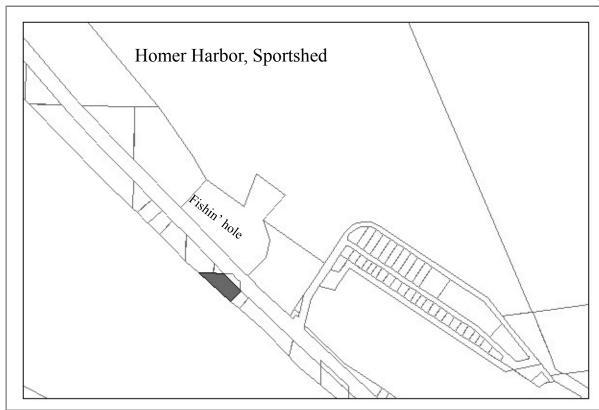
- Skateboard Park on premises.
- Deed restrictions removed by Kenai Peninsula Borough, fall 2014
- HERC 1 is the larger building, HERC 2 is the smaller, that contains PW Maintenance

Lease information: See Resolution 19-014

Finance Dept. Code: 170.0032 175.100.05

Section B Leased Lands

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



Designated Use: Leased Land **Acquisition History:**

Area: 1.6 acres Parcel Number: 18103105, LH01

2019 Assessed Value (Lease) : \$207,300 (Land: \$61,500 Structure: \$145,800)

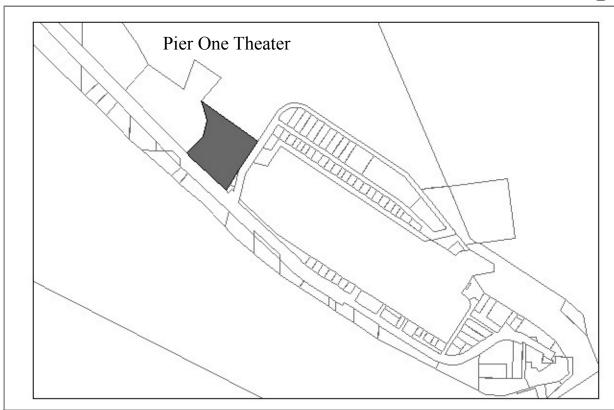
Legal Description: HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5

Zoning: Marine Commercial **Wetlands**: None

Infrastructure: Paved road, water and sewer. Address: 3815 Homer Spit Road

Lease: Resolution 19-001, 2019-2039 with two 5 year options Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.

Leased Lands



Designated Use: Fishing Lagoon

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

Area: 11.27 acres **Parcel Number:** 18103117

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

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

Zoning: Marine Industrial Wetlands: N/A

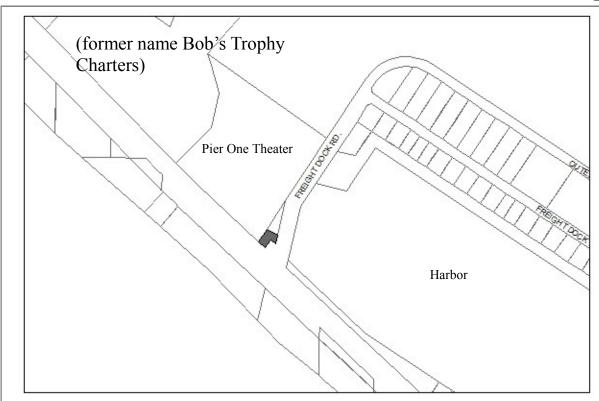
Infrastructure: Water, sewer, paved road access | Address: 3854 Homer Spit Road

This is a large parcel that is used several ways.

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

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

Leased to: Pier One Theater Resolution 2016–118, 5 Year lease.



Designated Use: Lease

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

Area: 0.15 acres or 6,692 sq ft Parcel Number:18103118

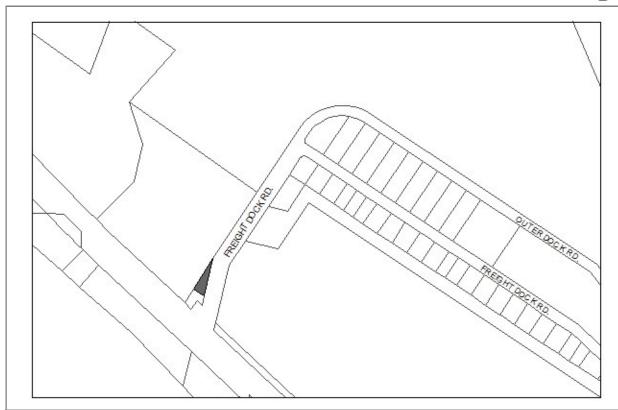
2012 Assessed Value: \$117,700 Land \$57,300 Structure \$60,400

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

Zoning: Marine Commercial **Wetlands**: None

Infrastructure: Paved road, water and sewer. Address: 3978 Homer Spit Road

Leased: Resolution 16-116 authorized a new lease with the new owner for 20 years twith two 5 year options.. Lease expires 2036.



Designated Use: Leased Lands

Acquisition History: Ord 83-26 purchase from World Seafood

Area: 0.18 acres Parcel Number: 18103119

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

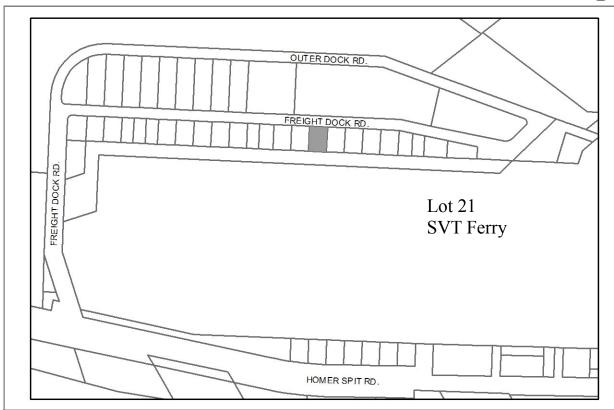
Legal Description: HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2

Zoning: Marine Commercial **Wetlands:** N/A

Infrastructure: Water, sewer, paved road access Address: 1114 Freight Dock Road

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

Expiration: April 1, 2038.



Designated Use: Leased Lands

Acquisition History:

Area: 0.32 acres Parcel Number: 18103240

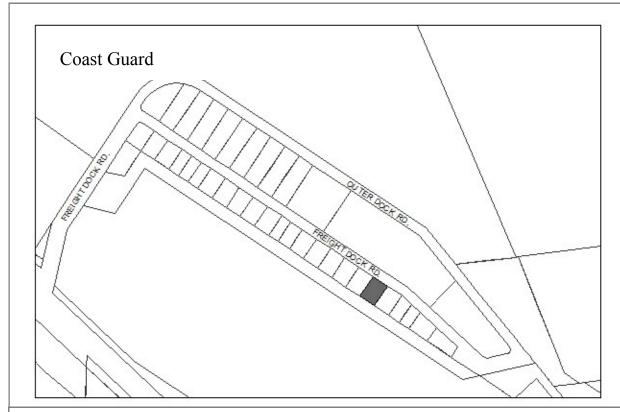
2012 Assessed Value: \$105,000

Legal Description: Homer Spit No 5 Lot 21

Zoning: Marine Industrial Wetlands: N/A

Infrastructure: Water, sewer, paved road access Address: 4323 Freight Dock Road

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



Designated Use: Leased to USCG

Acquisition History:

Area: 0.34 acres Parcel Number: 18103218

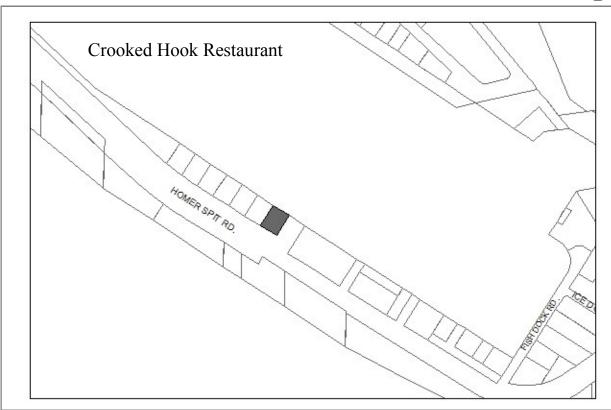
2012 Assessed Value: \$567,300 (Land: \$105,000 Structure: \$462,300)

Legal Description: Homer Spit Four subdivision Lot 2

Zoning: Marine Industrial Wetlands: N/A
Infrastructure: Water, sewer, paved road access Address: 4373 Freight Dock Rd

Leased to: USCG

Lease Renewal Options: None Expiration: September 30, 2026



Designated Use: Leased Land

Acquisition History:

Area: 12,700 sq ft **Parcel Number:**18103316

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

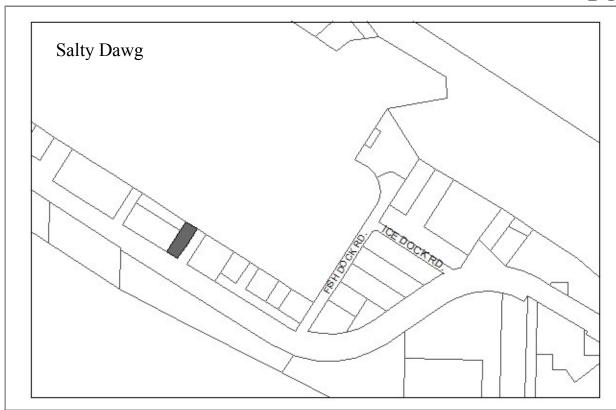
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19

Zoning: Marine Commercial **Wetlands**: None

Infrastructure: Paved road, water and sewer Address: 4262 Homer Spit Road

Leased to: Harbor Bar & Grill

Expiration: Lease expires 2/1/2046, no options.



Designated Use: Leased Lands

Acquisition History:

Area: 0.23 acres Parcel Number: 18103309

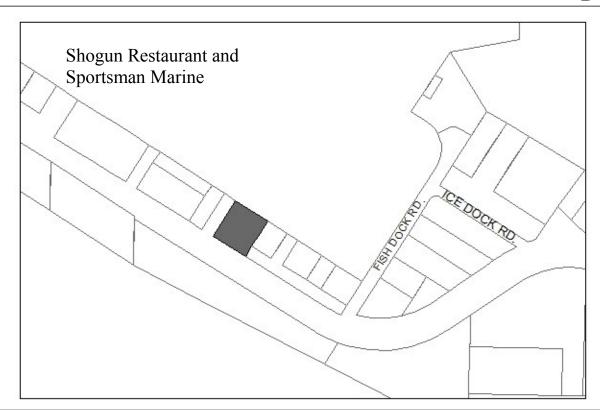
2009 Assessed Value: \$238,200 (Land: \$80,700 Structure: \$157,500)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30

Zoning: Marine Commercial Wetlands: N/A

Infrastructure: Water, sewer, paved road access Address: 4390 Homer Spit Road

Leased to: John Warren, Salty Dawg Expiration: 1/31/2026. No options.



Designated Use: Leased Land **Acquisition History:**

Area: 24,639 sq ft (0.57 acres) **Parcel Number:**18103432

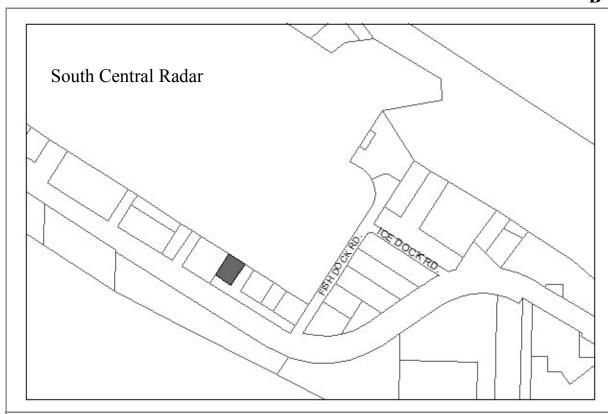
2012 Assessed Value: \$619,800 (Land: \$166,700 Structure: \$453,100)

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

Zoning: Marine Commercial Wetlands: None

Infrastructure: Paved road, water and sewer. **Address:** 4400 Homer Spit Road

Leased to:Shogun Restaurant and Sportsman Marine. Resolution 2019-02 Expiration: 2039 with two 5 year options.



Designated Use: Leased Land

Acquisition History:

Area: 0.2 acres Parcel Number: 18103431

2012 Assessed Value: \$162,900 (Land: \$72,100 Structure: \$90,800)

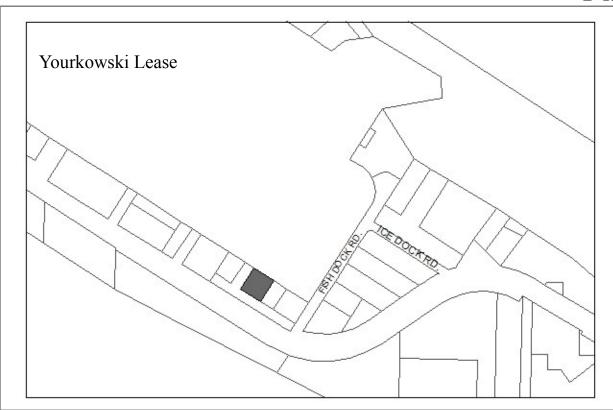
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1

Zoning: Marine Commercial Wetlands: N/A

Infrastructure: Water, sewer, paved road access | Address: 4406 Homer Spit Road

Leased to: Mark & Laura Zeiset dba South Central Radar. Resolution 2012-086(S)

Expiration: 11/1/2032, two additional 5 year renewal options



Designated Use: Leased Lands

Acquisition History:

Area: 0.29 acres Parcel Number: 18103442

2012 Assessed Value: \$277,500 (Land: \$97,100 Structure: \$180,400)

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2

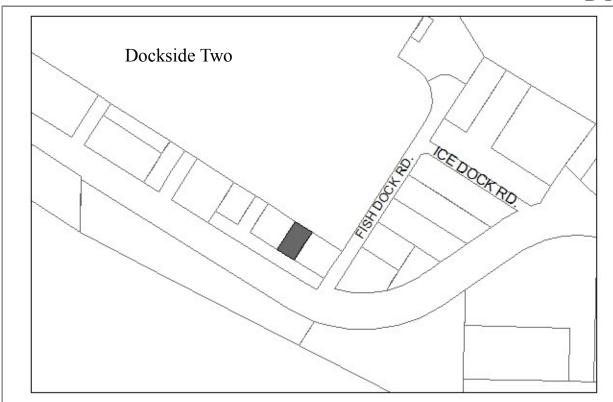
Zoning: Marine Commercial **Wetlands:** N/A

Infrastructure: Water, sewer, paved road access | Address: 4460 Homer Spit Road

Leased to: Mike Yourkowski

Lease Renewal Options: one 10 year renewal option.

Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.



Designated Use: Leased Land **Acquisition History:**

Acquisition mistory.

Area: 7,749 sq ft. (0.18 acres) **Parcel Number:**18103443

2012 Assessed Value: \$115,400 (Land: \$66,300, Structure: \$49,100)

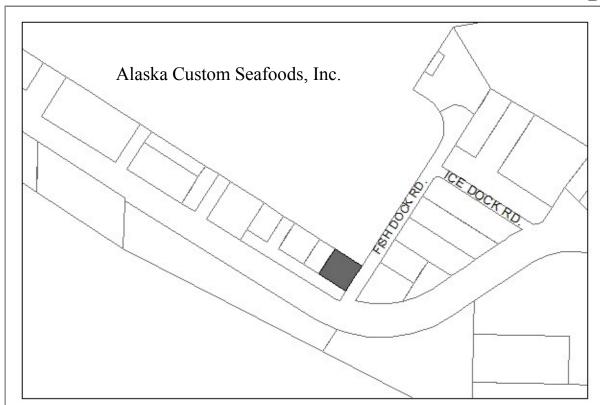
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

Zoning: Marine Commercial **Wetlands**: None

Infrastructure: Paved road, water and sewer. Address: 4470 Homer Spit Road

Leased to: William Sullivan dba Dockside Two dba Kachemak Bay Seafoods

Expiration: 2027, no options.



Designated Use: Leased land

Acquisition History:

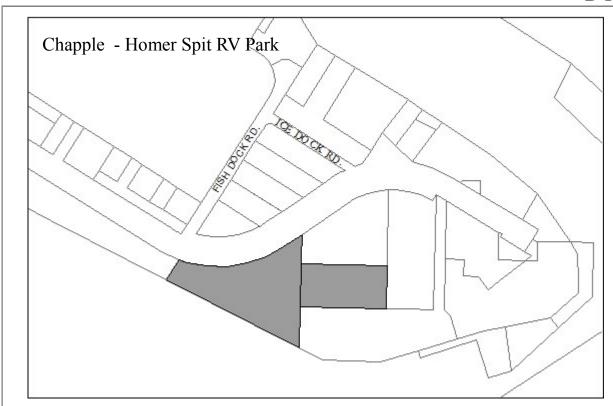
2012 Assessed Value: \$222,400 Land Value - \$102,400 Structure Value - \$120,000

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

Zoning: Marine Commercial **Wetlands**: None

Infrastructure: Paved road, water and sewer. Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc. Expires 2043.



Designated Use: Leased Land **Acquisition History:**

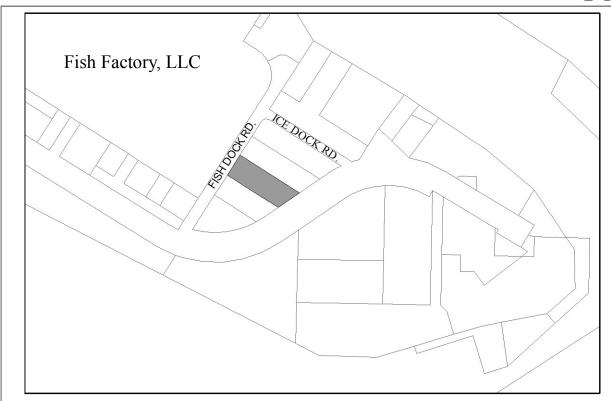
Area: 192,970 sq ft **Parcel Number**:18103402, 03

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

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

Zoning: Marine Industrial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4535 Homer Spit Road

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



Designated Use: Leased Land **Acquisition History:**

Area: 27,470 sq ft (0.63 acres) **Parcel Number:**18103421

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

Legal Description: HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3

LOT 12-A1

Zoning: Marine Industrial

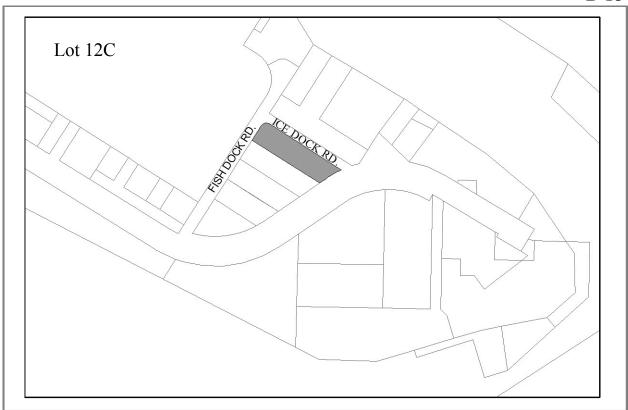
Wetlands: None

Infrastructure: Paved road, water and sewer.

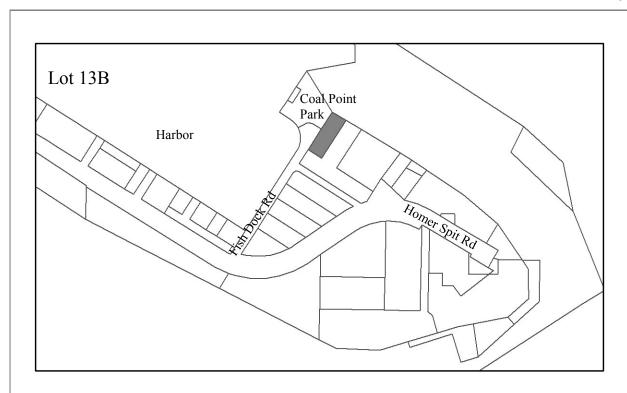
Address: 800 Fish Dock Road

Leased to: Fish Factory, LLC

Expiration: 3/31/2020 with two 10 year options



Designated Use: Lease land Acquisition History:				
Area: 0.79 Acres	Parcel Number: 18103452			
2012 Assessed Value: \$802,000 (Land: \$216,400 Structure: \$586,300)				
Legal Description: City of Homer Port Industrial No 2 Lot 12C				
Zoning: Marine Industrial				
Infrastructure: Water, sewer, paved road access	Address: 4501 Ice Dock Road			
Leased by Resolution 2008-37 to Harbor Leasing (Auction Block) Expiration: 3/31/2028 Options: two additional 5 year options FORECLOSED				
Finance Dept. Code:				



Designated Use: Lease **Acquisition History:**

Area: 0.52 acres Parcel Number: 18103425

2012 Assessed Value: \$194,400

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

Zoning: Marine Industrial **Wetlands:** N/A

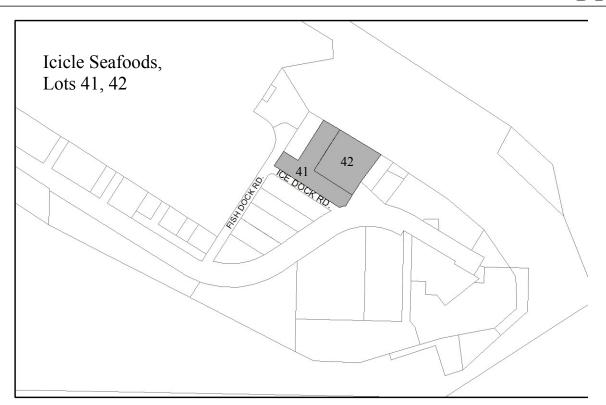
Infrastructure: Water, sewer, paved/gravel road Address: Fish Dock Road

access

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

Resolution 19-017

Expiration: 2039 with two five year options



Designated Use: Leased Land

Acquisition History: Lot 42, ordinance 17-41

Area: 2.96 acres **Parcel Number:** 18103419, 18103418

2017 Assessed Value: \$745,300

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41

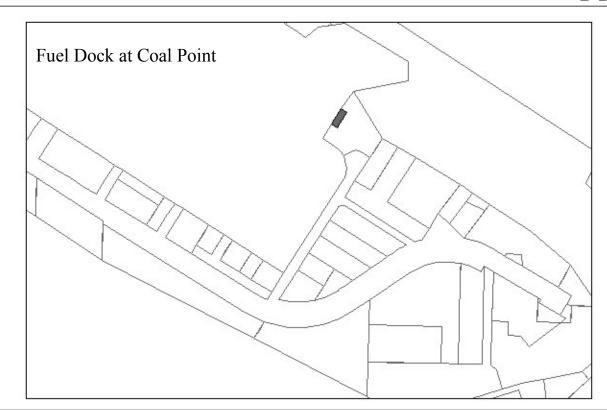
(ADL 18009), and Lot 42

Zoning: Marine Industrial **Wetlands:** N/A

Infrastructure: Water, sewer, paved road access Address: 842 Fish Dock Road

Leased to: Icicle Seafoods, Inc

Expiration: 2039 with options. Resolution 17-008



Designated Use: Leased Land **Acquisition History:**

Area: 0.07 acres Parcel Number: 18103427

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

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

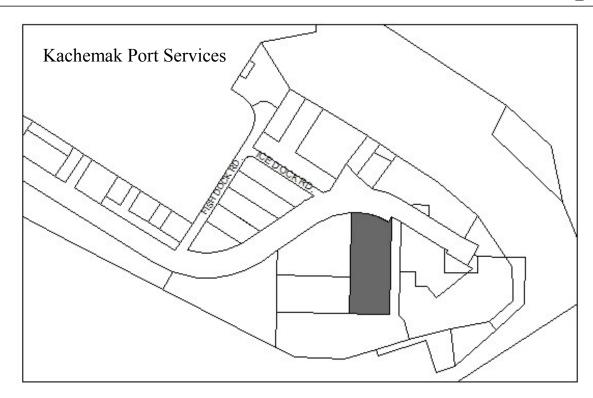
Zoning: Marine Industrial

Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 843 Fish Dock Road

Leased to: Petro 49, expires 11/30/2038



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

Area: 2.23 acres (Lease is for a small portion of the lot) Parcel Number: 18103404

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

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

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

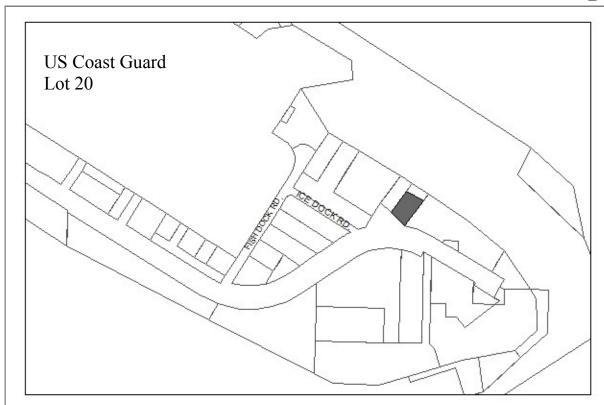
Address: 4667 Homer Spit Road

Leased to:

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

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

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



Designated Use: Lease **Acquisition History:**

Area: 0.35 acres Parcel Number: 18103445

2012 Assessed Value: \$112,800

Legal Description: Portion of Government Lot 20

Zoning: Marine Industrial

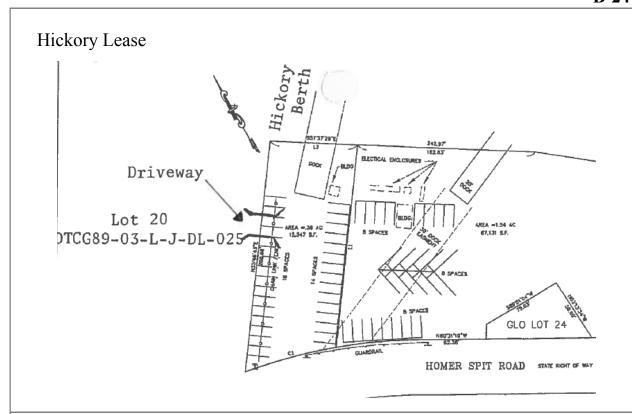
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4688 Homer Spit Road

Leased to: US Coast Guard.

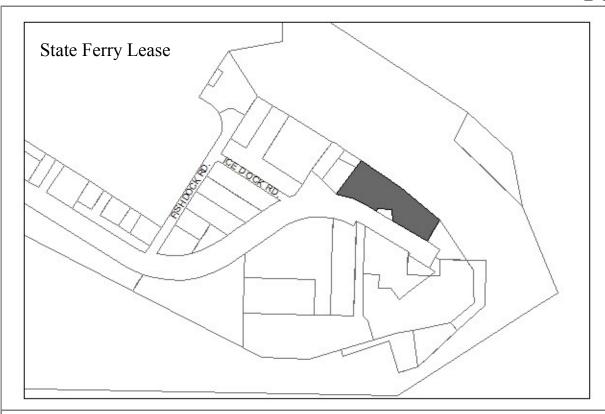
Resolution 15-009 approved an additional 20 year lease.



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

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

Leased to: Coast Guard. Expiration September 30, 2022. DTCG89-03-L-J-DL-034.



Designated Use: Ferry Terminal and Staging

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

Area: 1.83 acres or 79,799 sq ft **Parcel Number:**18103447

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

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

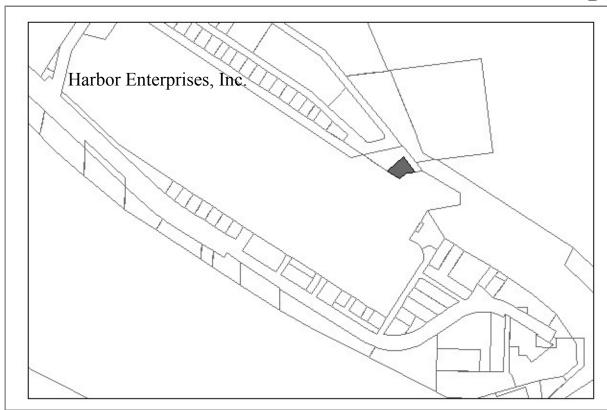
Zoning: Marine Industrial Wetlands: None

Infrastructure: Paved road, water and sewer. Address: 4690 Homer Spit Road

Leased to: Alaska Marine Highway

Expiration: April 30, 2060

MOA on file regarding ferry terminal and city maintenance shop.



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

Area: 20,000 sq ft (0.459 acres) **Parcel Number:**18103260

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

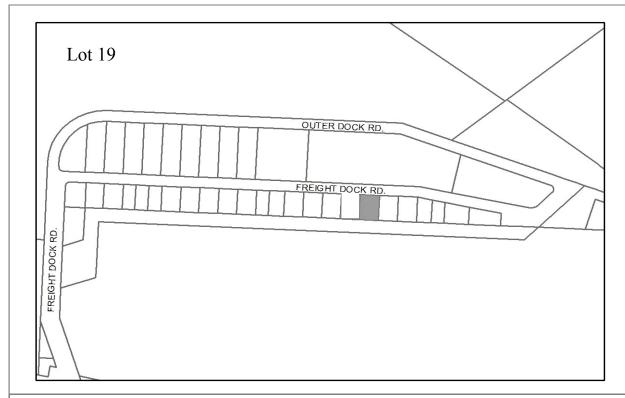
Legal Description: HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1

Zoning: Marine Industrial **Wetlands**: None

Infrastructure: Paved road, water and sewer. Address: 4607 Freight Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales

Resolution 16-031(S) 20 yr lease



Designated Use: Lease (Resolution 09-33) **Acquisition History:**

Area: 0.96 acres, 0.32 acres

Parcel Number: 181032 38

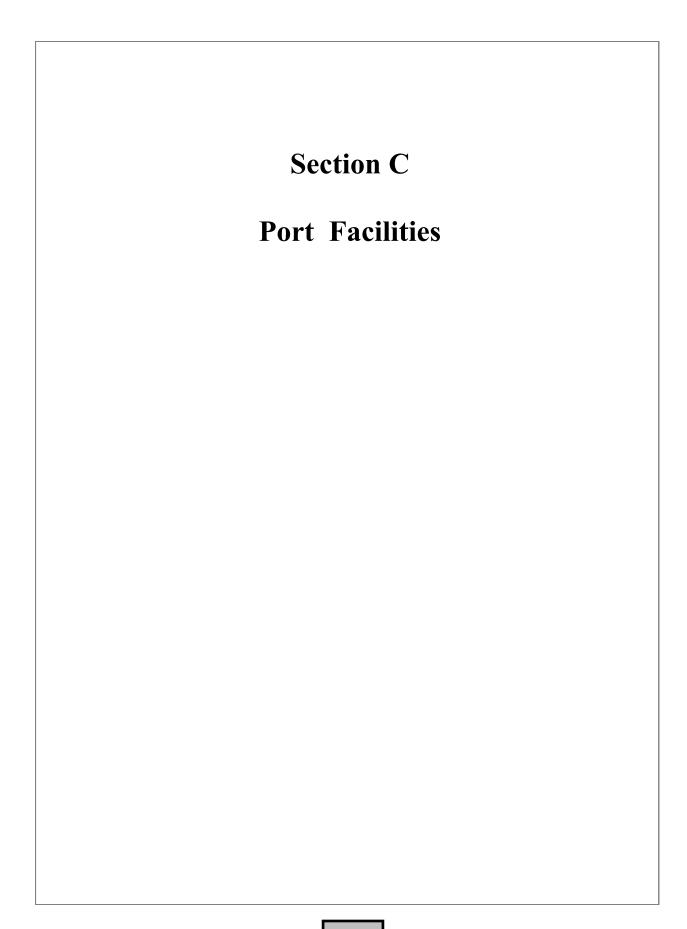
2012 Assessed Value: \$105,000

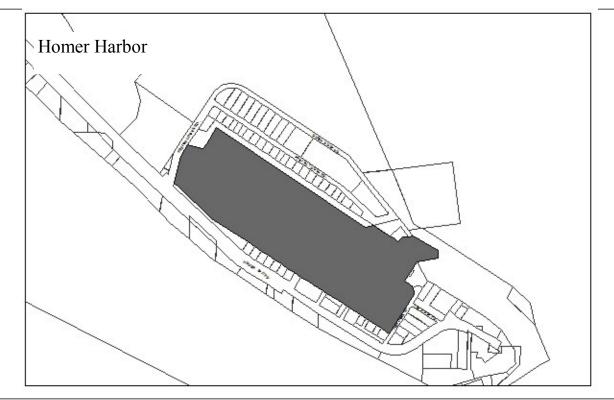
Legal Description: Homer Spit No 5 Lots 19

Zoning: Marine Industrial Wetlands: N/A

Infrastructure: paved road, water and sewer

Notes: Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023





Designated Use: Homer Small Boat Harbor

Acquisition History: Reso 99-51 Reconveyed from ACOE

Area: 72.94 **Parcel Number**: 18103214

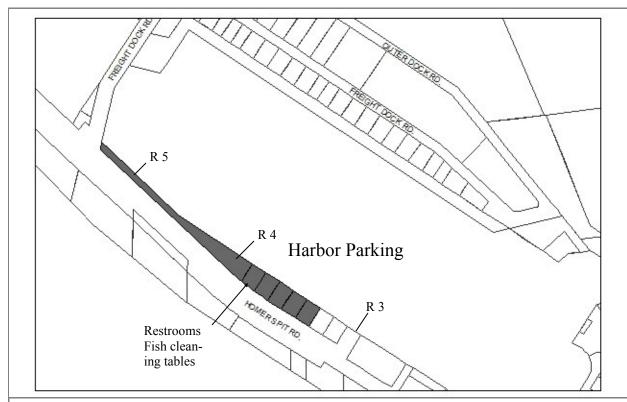
2015 Assessed Value: \$808,200

Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

Zoning: Marine Commercial **Wetlands:** N/A

Infrastructure: floats, road access, water and sewer

Notes:



Designated Use: Parking **Acquisition History:**

Area: 3.12 acres **Parcel Number:** 181033 18-22, 24

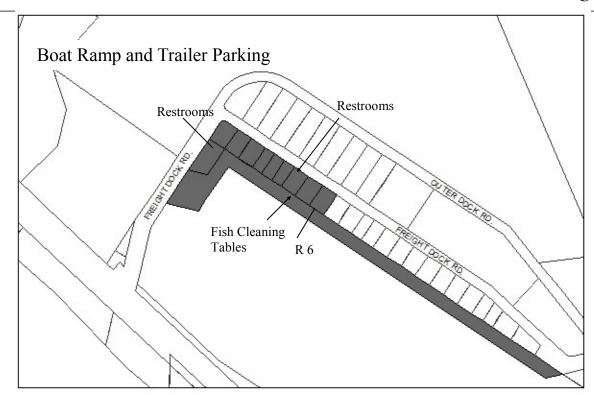
2015 Assessed Value: \$1,055,000 (Land: \$885,600, Structures: \$169,400)

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

Zoning: Marine Commercial **Wetlands:** N/A

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

Notes: New restrooms at Ramp 5 constructed 2015/2016



Designated Use: Boat ramp and trailer parking **Acquisition History:**

Area: 8.32 acres **Parcel Number:** 181032 47-58, 18103216

2015 Assessed Value: \$1,999,000

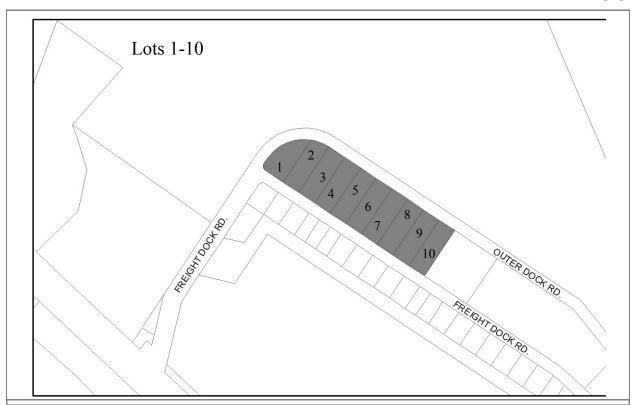
Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8

Zoning: Marine Industrial, over slope area is Metlands: N/A Marine Commercial

Infrastructure: paved road, gas, water and sewer, public restrooms

Notes: Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor.

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



Designated Use: Port Use Acquisition History:

Area: 6.67 acres **Parcel Number:** 181032-21,22-29, 31

2017 Assessed Value: \$1,606,800

Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOTS 1-10

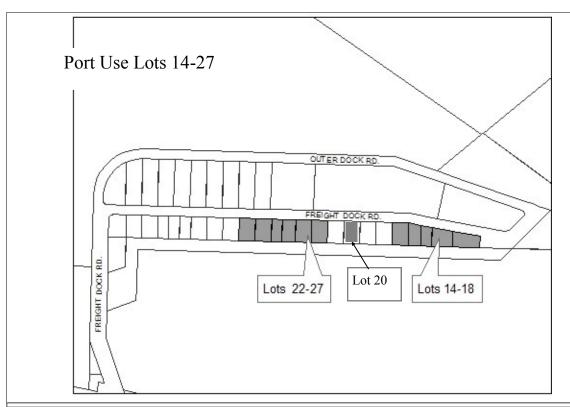
Zoning: Marine Industrial Wetlands: N/A

Infrastructure: paved road, gas, water and sewer, Barge ramp

Notes:

Lots 1,2,3: Summer boat trailer parking

Resolution 14-041, Lots 9 and 10 are available for short term lease only



Designated Use: Port Use **Acquisition History:**

Area: 3.16 acres **Parcel Number:** 18103233-37, 41-46

2015 Assessed Value: \$1,816,300

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

Zoning: Marine Industrial Wetlands: N/A

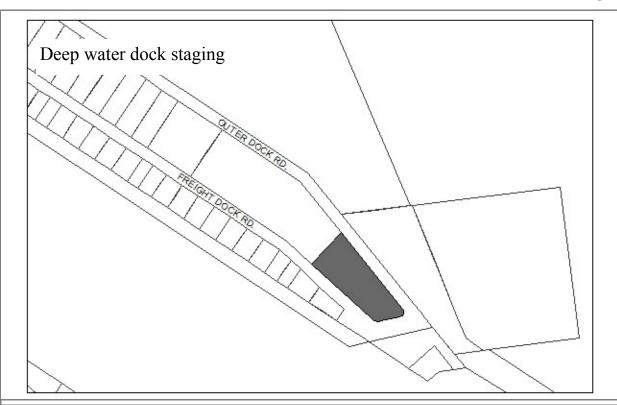
Infrastructure: paved road, gas, Spit Trail, water and sewer

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.

The office completed in 2015 is on lots 22 and 23.

Lot 20 reserved for future travel lift Resolution 13-032



Designated Use: Deep water dock staging

Acquisition History:

Area: 2.08 acres Parcel Number: 18103232

2015 Assessed Value: \$469,600

Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5

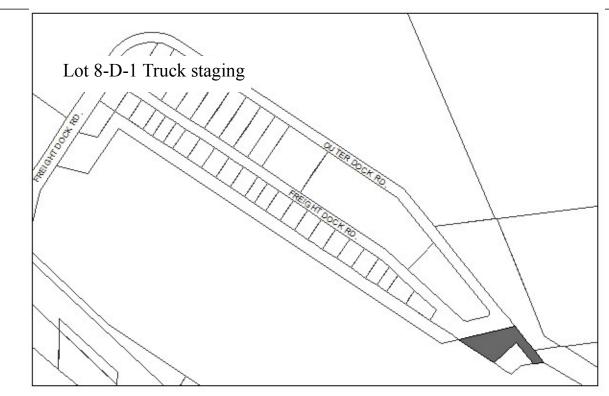
SEWARD MERIDIAN LOT 13

Zoning: Marine Industrial Wetlands: N/A

Infrastructure: paved road, gas, water and sewer

Notes:

Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.



Designated Use: Commercial Truck Staging **Acquisition History:**

Area: 1.12 acres Parcel Number: 18103259

2015 Assessed Value: \$301,800

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1

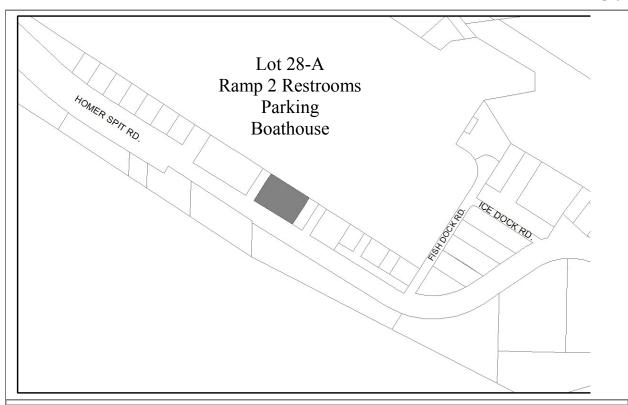
Zoning: Marine Industrial Wetlands: N/A

Infrastructure: Gravel road access, water and sewer

Notes:

Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.

2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.



Designated Use: Parking, restrooms and boathouse (Reso 16-043) **Acquisition History:**

Area: 0.93 acres Parcel Number: 18103397

2019 Assessed Value: \$827,500 (Land: \$177,00 Structures: \$650,500)

Legal Description: Homer Spit Subdivision Amended Homer Boathouse Replat Lot 28-A

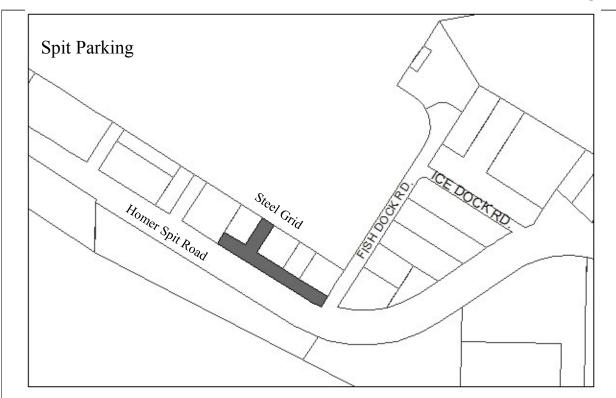
Zoning: Marine Commercial

Infrastructure: Paved road, gas, water and sewer

Former site of Harbormaster Office.

Boat house constructed 2017/18 on a portion of the property.

Original Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity. New restrooms constructed 2018-2019, LWCF agreement amended.



Designated Use: Parking and Access

Acquisition History:

Area: 0.6 acres Parcel Number: 18103441

2015 Assessed Value: \$173,700

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO

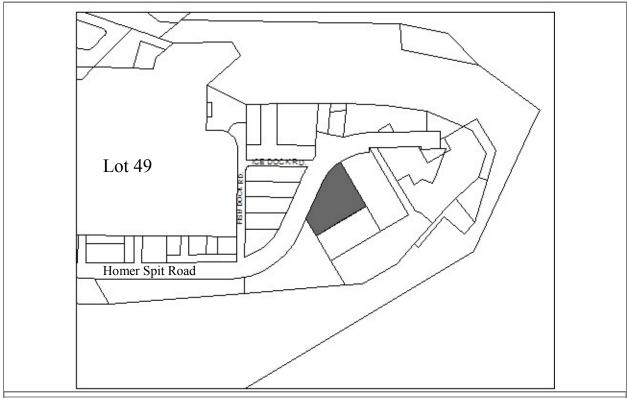
TWO AMENDED PARKING AND ACCESS AREA

Zoning: Marine Commercial **Wetlands:** N/A

Infrastructure: Paved road

Notes:

Provides parking for adjacent businesses, and harbor access.



Designated Use: Main Dock Staging

Acquisition History:

Area: 2 acres Parcel Number: 18103403

2015 Assessed Value: \$712,000

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

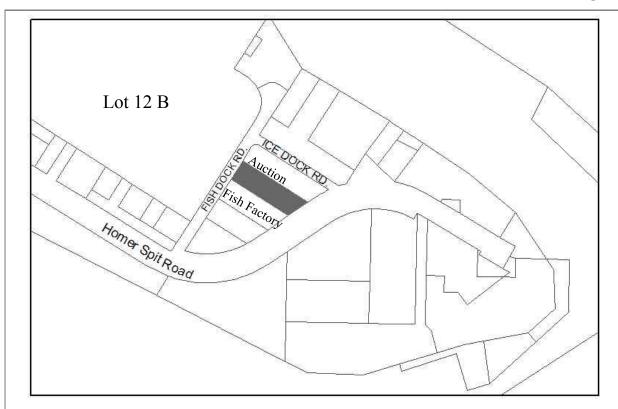
AMENDED LOT 49

Zoning: Marine Industrial Wetlands: N/A

Infrastructure: Paved road, gas, water and sewer

Notes:

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



Designated Use: Leased Lands

Acquisition History:

Area: 0.68 acres Parcel Number: 18103451

2019 Assessed Value: \$196,200

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

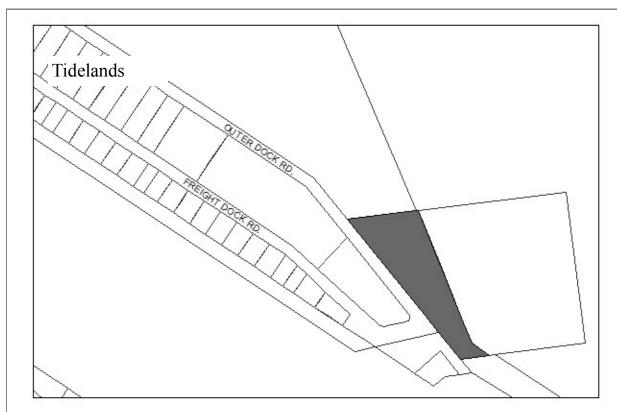
Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access Address:

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

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

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



Designated Use: Tidelands **Acquisition History:**

Area: 4.19 acres Parcel Number: 18103213

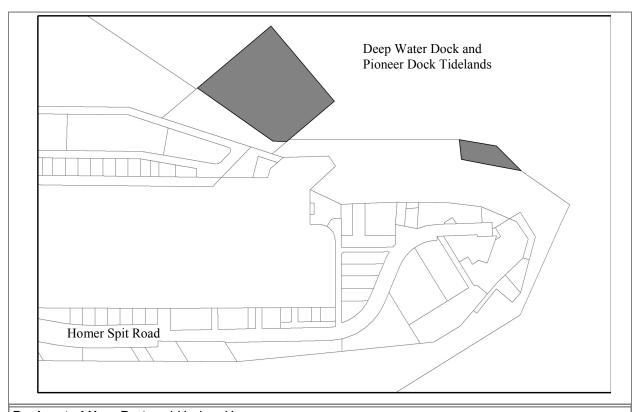
2017 Assessed Value: \$6,000

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:



Designated Use: Port and Harbor Use Acquisition History: Resolution 17-81

Area: 11.91 acres, 1.37 acres Parcel Number: 18103203, 18107005

2017 Assessed Value: \$6,113,100

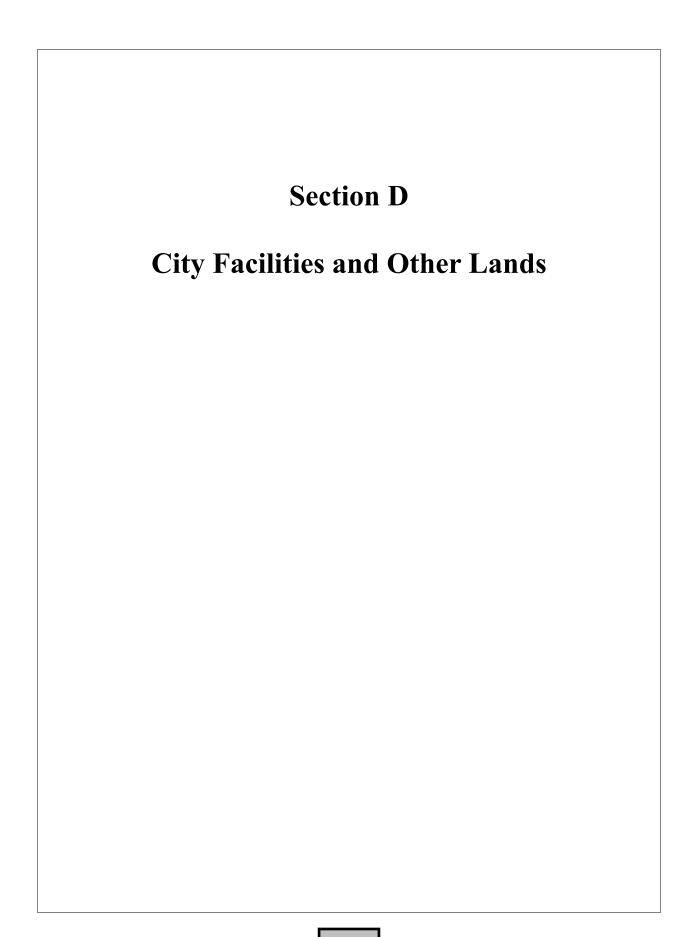
Legal Description: ATS 1373 and ATS 1603

Zoning: Outside city limits Wetlands: N/A

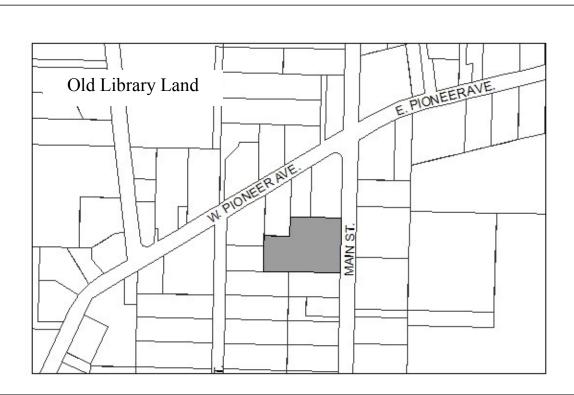
Infrastructure:

Notes:

Acquired from the State of Alaska



CITY OF HOMER LAND INFORMATION	City Facilities	D-2
Blan	k Page	
Designated Use:		
Area:	Parcel Number:	
2015 Assessed Value:		
Legal Description:		
Zoning:	Wetlands:	
Infrastructure:		
Notes:		
Finance Dept.		



Designated Use: Sell.

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

Area: 1.31acres Parcel Number: 17514416

2017 Assessed Value: \$69,400

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC

LIBRARY NO 2 LOT 2

Zoning: Central Business District **Wetlands:** Drainage and wetlands may be present

Infrastructure: Paved road, water, sewer, natural gas

Notes: This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. Intent is to sell the lot and pay down debt on the library loan. The City has been attempting to sell the land since 2007.

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.



Designated Use: Library. Resolution 2003-72

Acquisition History: KPB Ord 93-09

Area: 5.25 acres **Parcel Number:**17710739, 17710740

2015 Assessed Value:\$7,973,300 (Land 829,800, Structure 7,503,600)

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

T06S R13W \$20 TRACT A GLACIER VIEW SUB NO 26

Zoning: Central Business District **Wetlands:** Some wetlands present

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

Notes:



Designated Use: City Hall

Acquisition History: Purchased, Schoulz 12/31/86

Area: 1.12 acres Parcel Number: 17720408

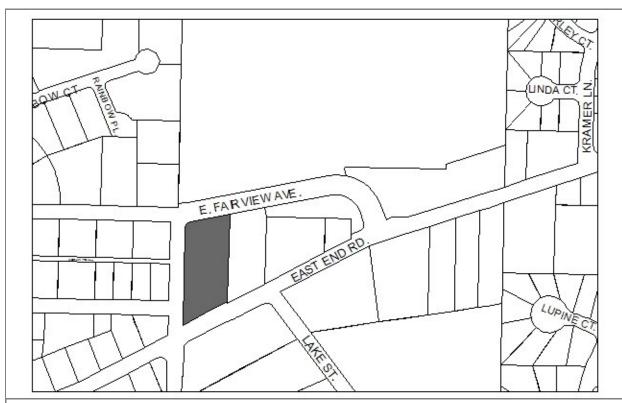
2015 Assessed Value:\$2,067,700 (Land 241,200 Structure 2,206,700)

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

Zoning: Central Business District **Wetlands:** None

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

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



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

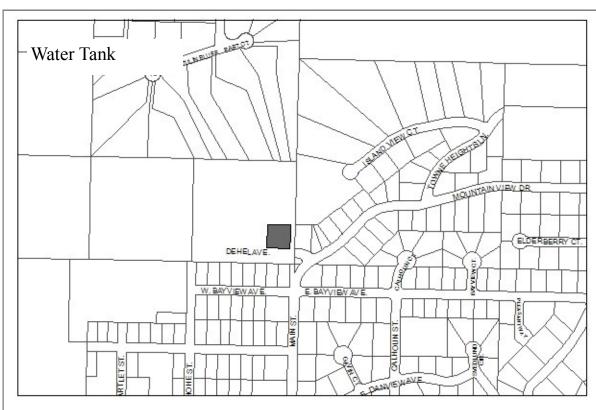
2019 Assessed Value: \$1,567,900 (Land: \$224,900 Structure: \$1,303,300)

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

Wetlands: N/A **Zoning:** Central Business District

Infrastructure: Water, Sewer, Paved access

Notes: Fire hall remodel 2017/2018



Designated Use: Water Tank (A Frame Tank) **Acquisition History:** Dehel Deed 6/1/65

Area: 0.5 acres Parcel Number: 17504011

2015 Assessed Value: \$345,800 (Land: \$34,100, Structure (water tank)

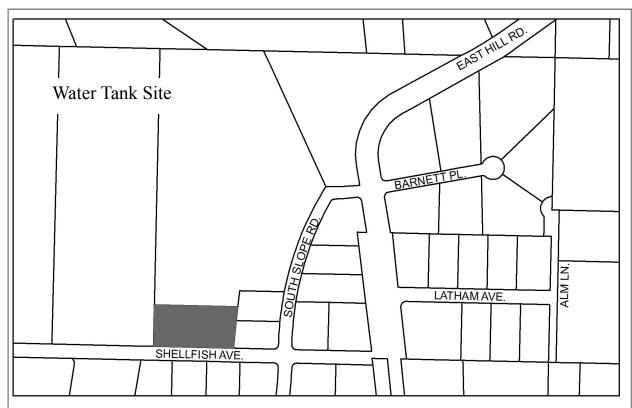
Legal Description: HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE

NE1/4 SE1/4

Zoning: Rural Residential **Wetlands:** Possible drainage through site

Infrastructure: N/A

Notes:



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

Area: 1.5 acres Parcel Number: 17701009

2015 Assessed Value: \$98,000

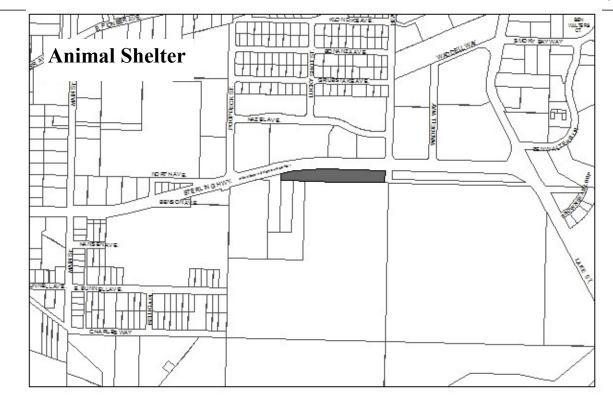
Legal Description: T6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB

QUIET CREEK ADDN 2014 TRACT A2

Zoning: Rural Residential **Wetlands:**

Infrastructure: N/A

Notes: Future location of a new water tank. Project is shovel ready if federal funding becomes available.



Designated Use: Animal Shelter

Acquisition History: Heath Deed 3/10/71

Area: 1.85 acres Parcel Number: 17714020

2015 Assessed Value: \$1,515,300 (Land \$378,900, Structure \$1,136,400)

Legal Description: Glacier View Subdivision No 18 Lot 1

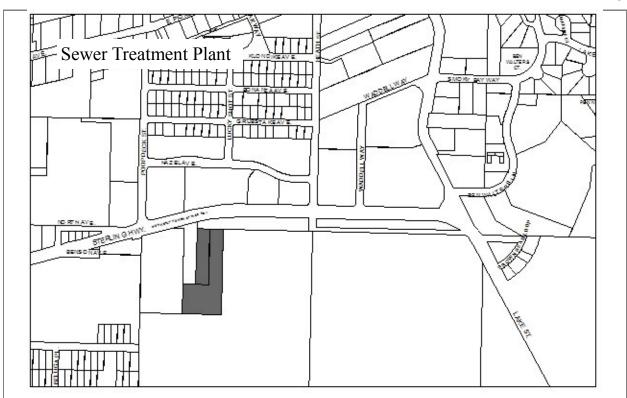
Zoning: Central Business District | Wetlands: N/A

Infrastructure: Water, Sewer, gas, gravel access via Public Works

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.



Designated Use: Sewage Treatment **Acquisition History:** see below

Area: 4.08 acres **Parcel Number:** 177140 14, 15

2019 Assessed Value: \$3,275,100 (Land: \$169,100 Structures/Improvements: \$3,243,000)

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

Zoning: Central Business District Wetlands: Yes

Infrastructure: Water and Sewer. Access via PW complex

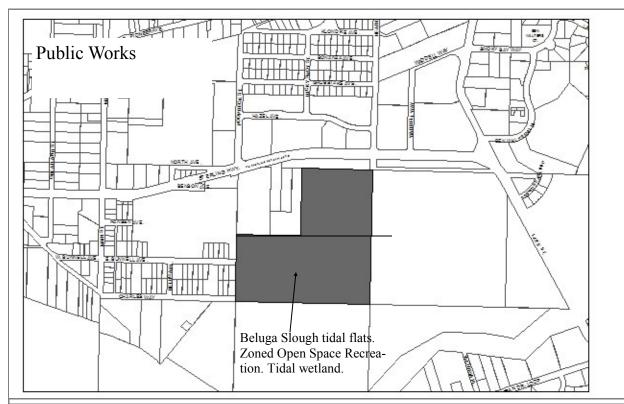
Notes:

Acquisition:

17414014: Mitchell Warr Deed 1/9/84 17714015: Heath/Whitmore Deed 3-71

2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line. Staff note: additional funding is required to pay for replatting.

Lower section within a FEMA mapped flood hazard area.



Designated Use: Public Works

Acquisition History: Heath Dead 3/10/71

Area: 30 acres Parcel Number: 17714016

2015 Assessed Value: \$3,284,500 (Land: \$1,812,100, Structures: \$1,472,300)

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

SW1/4

Zoning: Central Business/Open Space Wetlands: Yes

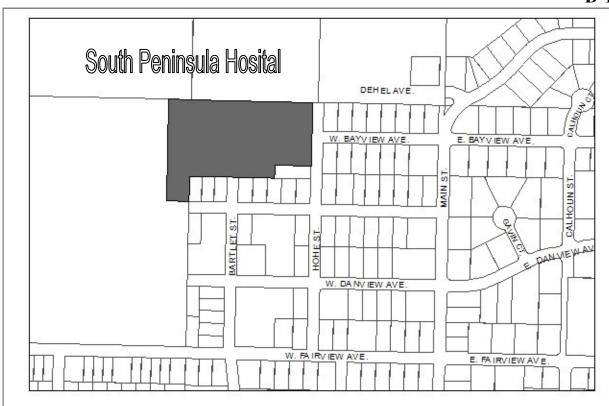
Infrastructure: Paved Road, water and sewer

Notes:

Within a FEMA mapped flood hazard area.

Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064.

2015/16: Equipment shed constructed, Conditional Use Permit 15-02.



Designated Use: South Peninsula Hospital

Acquisition History:

Area: 7.12 acres Parcel Number: 17504024

2019 Assessed Value: \$87,292,800 (Land \$705,800, Structures \$86,587,000)

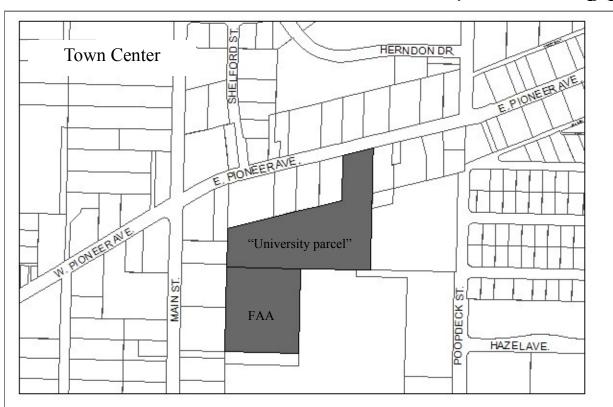
Legal Description: HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008

Addition Tract A2

Zoning: Residential Office Wetlands: N/A

Infrastructure: Water, sewer, paved road access

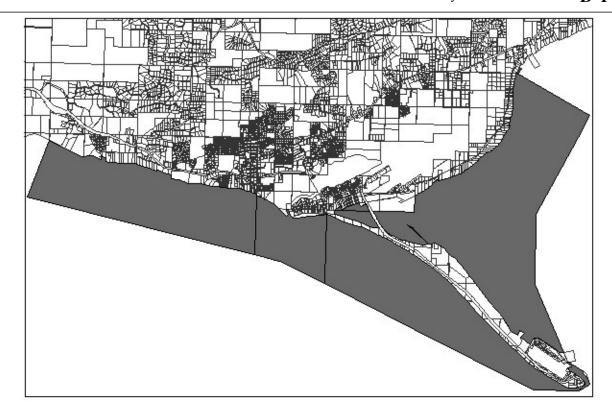
Notes: Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KPB.



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

Acquisition History: UA: Ord 03-61 purchase.

Area: 7.71 acres	Parcel Number: 17719209, 17708015	
2009 Assessed Value: \$520,200		
Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.		
Zoning: Town Center 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: Tidelands

Acquisition History:

Area: 6,784 acres **Parcel Number**: 18107001, 17728001, 17528001

18101025, 18101026

2012 Assessed Value: \$22,345,000

Legal Description: Portions of ATS 612

Zoning: Not zoned Wetlands:

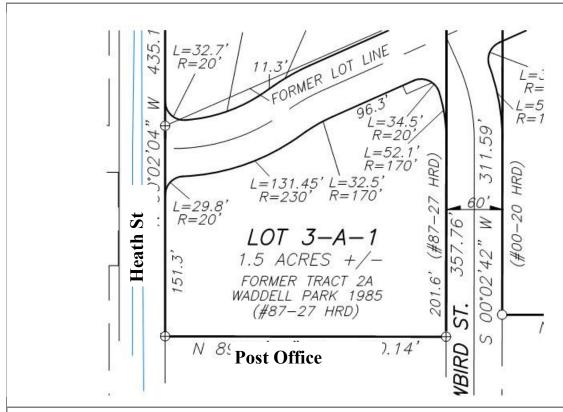
17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$83,200 assessed value. Patent title 1977, 84-25 Annexed by City.

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

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

Patent 1974 002459-0 Book 80 Page 171

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



Designated Use: New Police Station Resolution 18-013(A)

Acquisition History: Purchased

Area: 1.5 acres Parcel Number: 17712034

2018 Assessed Value: \$252,800

Legal Description: T 06S R 13W SEC 20 Seward Meridian HM 2016021 WADDELL PARK 2016

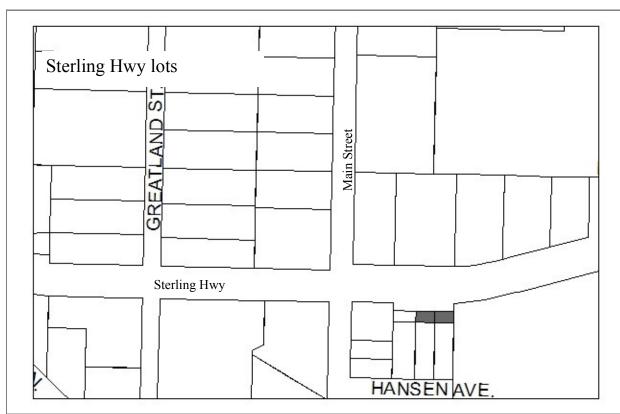
REPLAT LOT 3- A-1

Zoning: CBD Wetlands: N/A

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

Notes: Road construction in 2016. Project funding from State appropriation and matching City HART

New police station construction scheduled 2019-2020



Designated Use: Undesignated

Acquisition History: Detling Deed 6/10/82

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

Parcel Number: 177154 02, 03

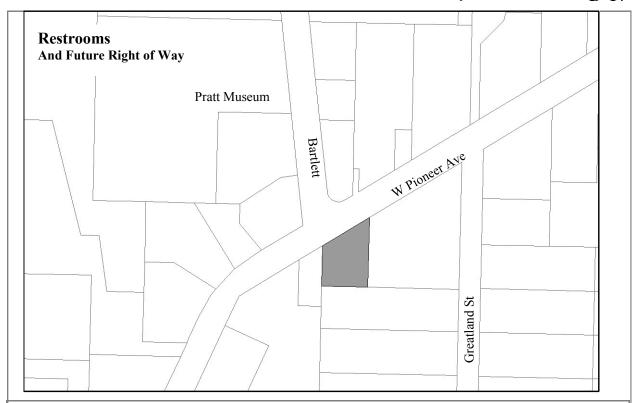
2015 Assessed Value: \$1,400

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

Zoning: Central Business District **Wetlands:** Possibly. Lots are steep.

Infrastructure: Paved Road and sidewalk

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



Designated Use: Restroom and Future right of way **Acquisition History:** Ordinance 2012-42

Area: 0.27 acres Parcel Number: 17514301

2015 Assessed Value: \$58,800

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75

Zoning: Central Business District **Wetlands:** Yes

Infrastructure: Paved Road, water and sewer

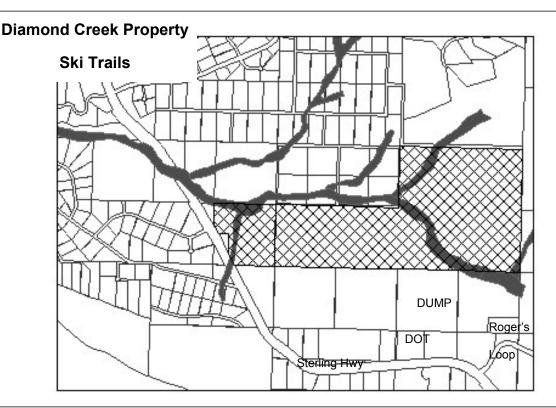
Notes:

Public restroom constructed 2013-2014 Future road extension for Bartlett.

Section E

Parks + Beaches

Cemeteries + Green Space



Designated Use: Public Purpose for park land

Acquisition History: Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership

Area: 273 acres (240 acres and 33 acres)

Parcel Number: 17302201, 17303229

2015 Assessed Value: \$325,100

Legal Description: HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S

R14W S10 SE1/4 & S1/2 SW1/4.

Zoning: Not in city limits

Wetlands: Yes. Diamond Creek flows through

these lots. Larger lot is mostly wetland.

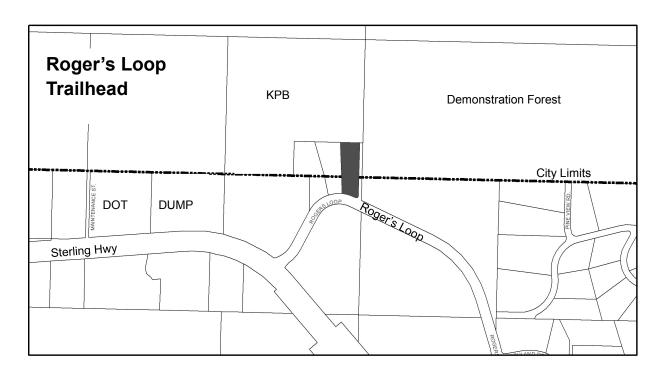
Infrastructure: Limited legal and physical access. Western lot has Sterling Highway frontage.

Notes: Ski trails, managed by Kachemak Nordic Ski Club

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

Conservation Easement Resolution 2010-48, Recording# 2010-003220-0 Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan

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



Designated Use: Roger's Loop Trailhead Acquisition History: Ordinance 14-51(A)

Area: 2 acres

Parcel Number: 17316066, 1736067

2016 Assessed Value: \$49,300

Legal Description: T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1

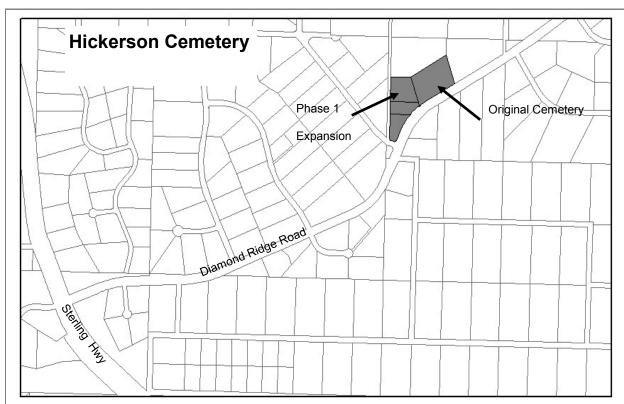
Zoning: Rural Residnetial. Lot is split by city limits

Wetlands: none

Infrastructure: Paved road access

Notes: Purchased in 2016 with HART Trail funds (\$63,465.85). Future trailhead to city owned Diamond Creek lands

Finance Dept. Code:



Designated Use: Hickerson Memorial Cemetery

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

Area: 6.91 acres **Parcel Number:** 17321011, 13, 14, 15

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

Legal Description: HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL

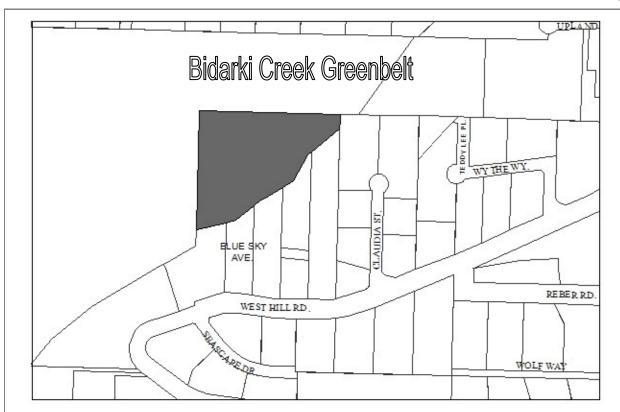
CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C

Zoning: Not within city limits Wetlands: N/A

Infrastructure: paved access

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

2017: Phase 1 cemetery expansion completed.



Designated Use: Public Purpose. Retain as undeveloped Greenbelt and to protect drainage. **Acquisition History:** KPB Ordinance 83-01

Area: 6.57 acres Parcel Number: 17503025

2015 Assessed Value: \$10,600

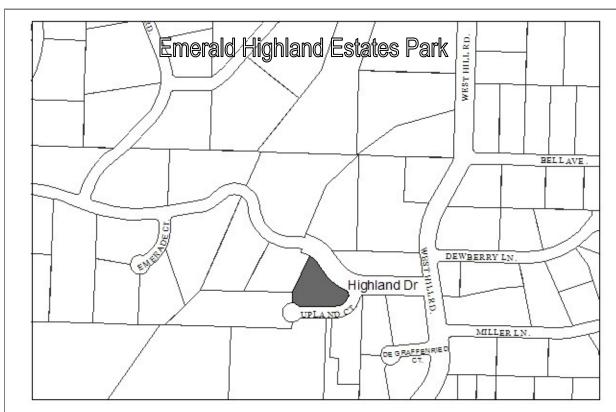
Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING

SKYLINE DR SUB

Zoning: Rural Residential **Wetlands:** Bidarki Creek runs through the lot

Infrastructure: No access, no utilities

Notes: Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.



Designated Use: Public Use/Emerald Highland Estates Park

Acquisition History: Gangle Deed, 12/1989

Area: 1.04 acres Parcel Number: 17502056

2015 Assessed Value: \$50,800

Legal Description: HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT

1B BLOCK 3

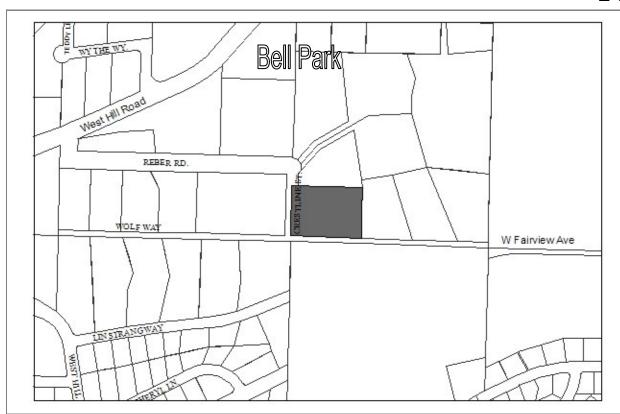
Zoning: Rural Residential **Wetlands:** The whole lot is potential wetlands. Creek present long western property line.

Infrastructure: Gravel road access

Notes: This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.

History:

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



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

2019 Assessed Value: \$90,200

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

Zoning: Rural Residential **Wetlands:** Drainages on lot.

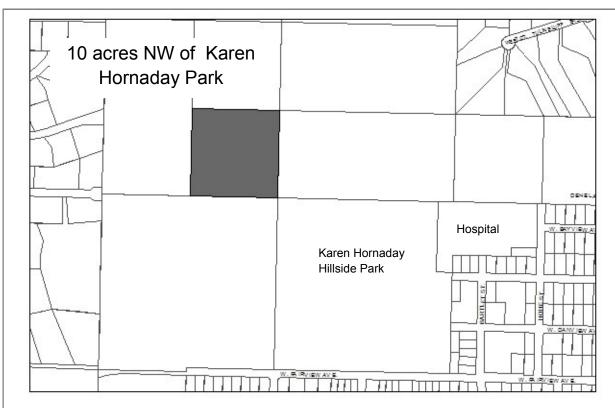
Infrastructure: Gravel road access. Rough trails across property.

Notes:

Park contains the gravesite of W.R. Bell.

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

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



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

Acquisition History:

Area: 10 acres Parcel Number: 17504003

2015 Assessed Value: \$56,800*

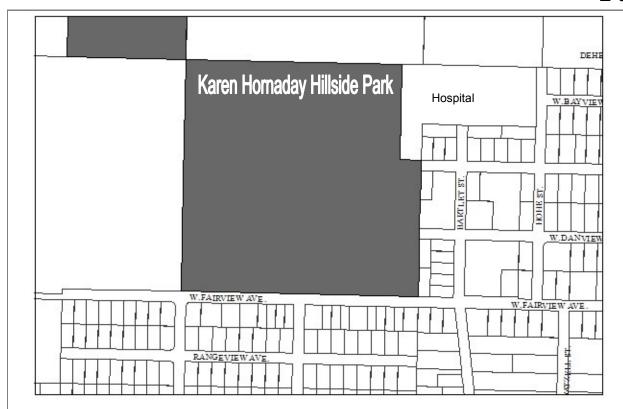
Legal Description: T6S R13W Sec 18 SE1/4 NE1/4 SW1/4

Zoning: Rural Residential **Wetlands:** Drainages and wetlands may be

present

Infrastructure: None. No access.

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



Designated Use: Public Recreational Purpose/Karen Hornaday Hillside Park Acquisition History: Homer Fair Association, Deed 8/1966 with covenants

Area: 38.5 acres Parcel Number: 17504023

2015 Assessed Value: \$155,000 (Land \$43,000 Structure \$112,000)

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

Zoning: Open Space Recreation Wetlands: Some drainages

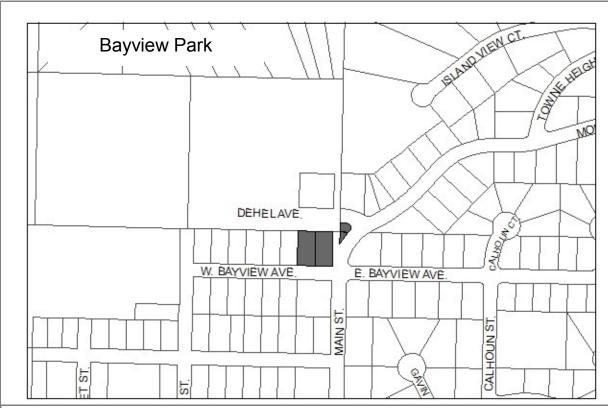
Infrastructure: Water, sewer and road access

Notes: The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.

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.

Area: 0.58 acres total **Parcel Number:** 175051 07, 08 17726038, 17727049

2015 Assessed Value: \$95,900 total

Legal Description: 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2

17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1

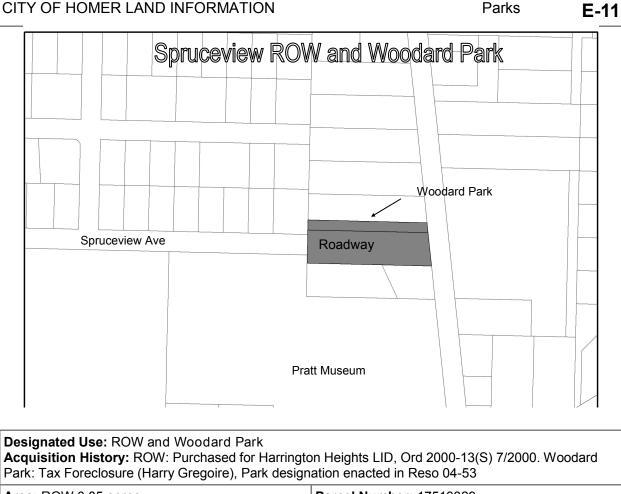
17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE

17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

Zoning: Urban Residential **Wetlands:** N/A

Infrastructure: Paved road access, water, sewer

Notes:



Area: ROW 0.85 acres Parcel Number: 17513329

Woodard Park: .025 acres 17513328

2015 Assessed Value: ROW: \$79,700, Park: \$40,600

Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A

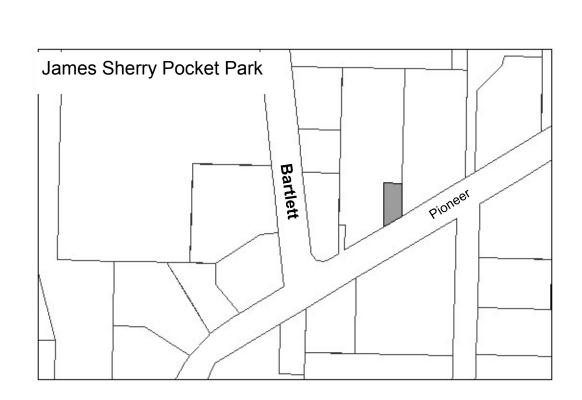
Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B

Zoning: Residential Office Wetlands: Woodard Creek and wetlands present

Infrastructure: Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.

Notes:

Finance Dept. Code: ROW: 500.0051 Park:



Designated Use: Retain for use as public park or parking

Acquisition History: Ord 83-01 (KPB)

Area: 0.06 acres or 2,766 sq ft **Parcel Number:** 17514235

2015 Assessed Value: \$13,100

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21

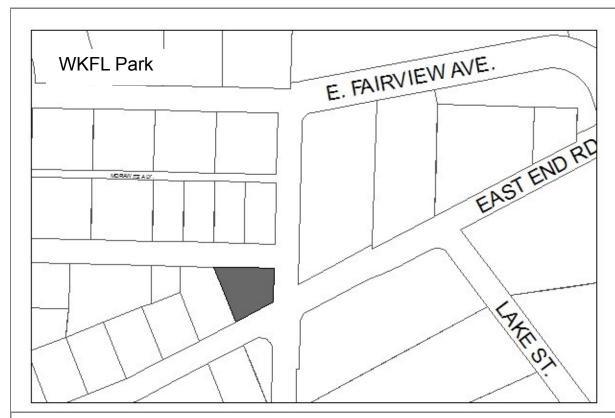
LOT 37F-1

Zoning: Central Business District Wetlands: Ditch across property

Infrastructure: Water and Sewer, paved sidewalk

Notes:

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



Designated Use: WKFL Park

Acquisition History: Asaiah Bates Deed 3/88

Area: 0.31 acres Parcel Number: 17720204

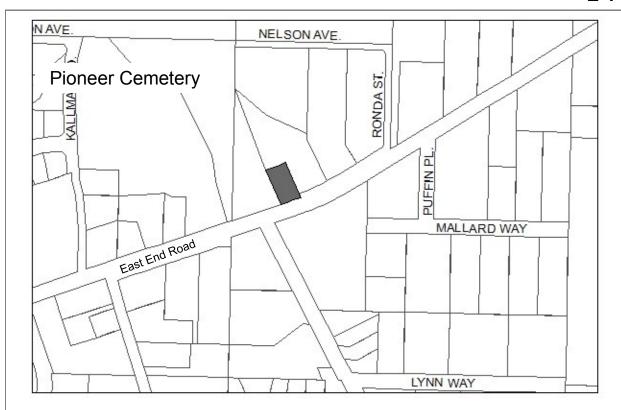
2015 Assessed Value: \$70,300

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

Zoning: Central Business District **Wetlands:** N/A

Infrastructure: Water, paved road, electricity

Public restroom constructed in 2013.



Designated Use: Pioneer Cemetery

Acquisition History: Quitclaim Deed Nelson 4/27/66

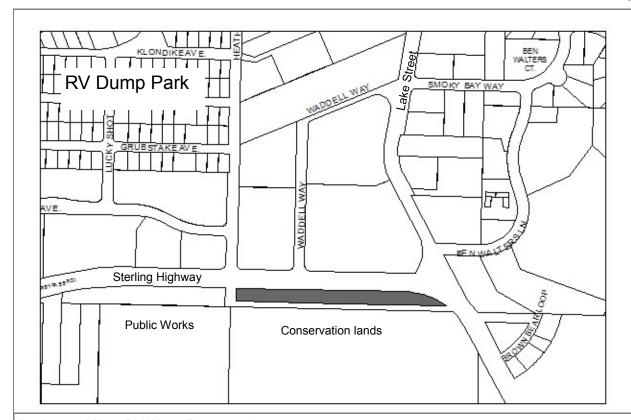
Area: 0.28 acres Parcel Number:17903007

2009 Assessed Value: \$26,400

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

Zoning: Residential Office **Wetlands:** N/A

Infrastructure: Paved Road



Designated Use: RV Water/Dump station

Acquisition History: Deed states "Waddell Park Tract"

Area: 1.73 acres Parcel Number: 17712014

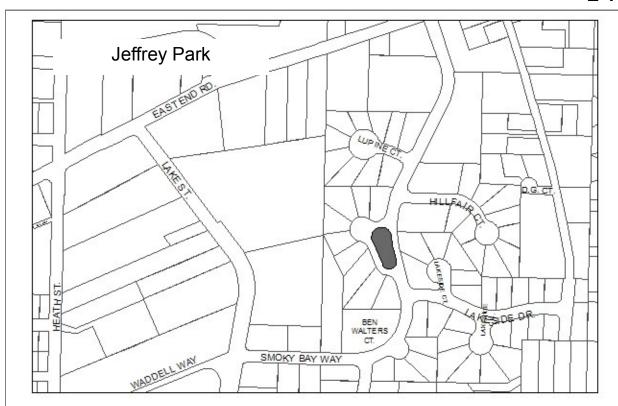
2015 Assessed Value: \$356,700

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

Zoning: Central Business District Wetlands:

Infrastructure: Water, Sewer, gravel/paved access

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



Designated Use: Public Purpose/Greenbelt/Jeffrey Park

Acquisition History: Ordinance 83-27 (KPB)

Area: 0.38 acres Parcel Number: 17730251

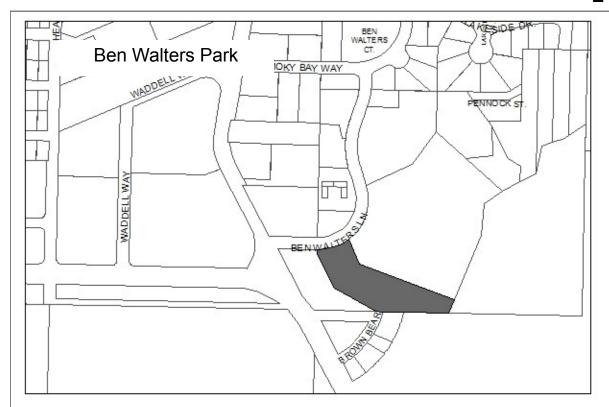
2015 Assessed Value: \$51,200

Legal Description: Lakeside Village Amended Jeffrey Park

Zoning: Urban Residential **Wetlands:**

Infrastructure: Paved Road, water, sewer

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



Designated Use: Ben Walters Park. Public park or greenbelt per deed.

Acquisition History: Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.

Area: 2.48 acres Parcel Number: 17712022

2009 Assessed Value: \$493,200 (Land \$493,200, Structure \$44,200)

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

Zoning: Central Business District **Wetlands:** 3664 Ben Walters Lane

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

Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.

New swing set installed, 2008. New dock installed in 2009. Brushing and drainage work 2018. playground equipment scheduled for installation 2019



Designated Use: Bishop's Beach Park

Acquisition History: McKinley Warrant Deed 1/9/1984

Area: 3.46 acres Parcel Number: 17714010

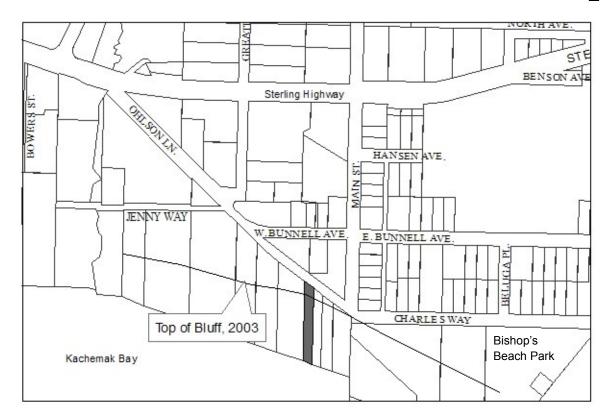
2015 Assessed Value: \$471,700 (Land \$465,300, Structure \$6,400)

Legal Description: HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E

Zoning: Central Business District **Wetlands:** Some wetlands (along boardwalk). Flood hazard area.

Infrastructure: Paved road access. No water or sewer. City maintained outhouses.

Notes:



Designated Use: City Park

Acquisition History: Donated by Herrick, Resolution 90-7

Area: 0.32 acres Parcel Number:17520009

2015 Assessed Value: \$16,700

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

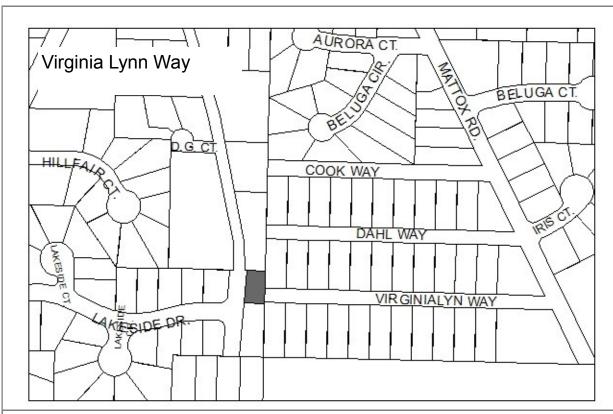
Zoning: Central Business District **Wetlands:** None. Bluff property.

Infrastructure: Gravel Road access, no water or sewer

Notes:

Resolution 15-030(A), Designate as park

Finance Dept. Code: 392.0008



Designated Use: Public use easement for Virginia Lynn Way, public park **Acquisition History:** Quit Claim Deed from NBA 1/4/83

Area: 0.21 acres Parcel Number: 17730239

2015 Assessed Value: \$32,100

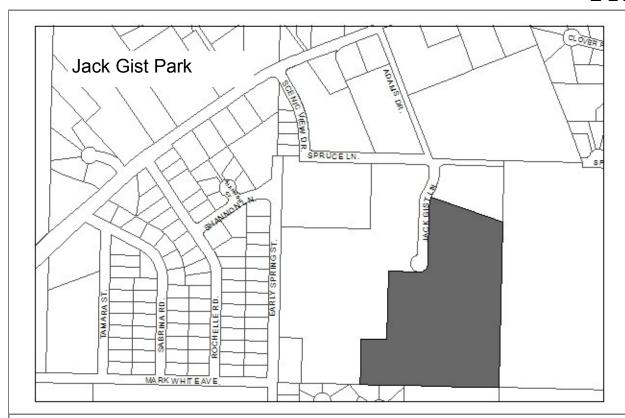
Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

Zoning: Urban Residential Wetlands: possibly on a small portion

Infrastructure: Road access

Notes: This lot has a public use easement granted by the plat. This lot will likely be needed in the future to connect Virginia Lynn Way, because the adjacent lots are not wetlands and are developable. Access to Mattox Road is not know 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.



Designated Use: Jack Gist Ball Park

Acquisition History: Warranty Deed Moss 8/27/98

Area: 14.6 acres Parcel Number: 17901023

2015 Assessed Value: \$109,200

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

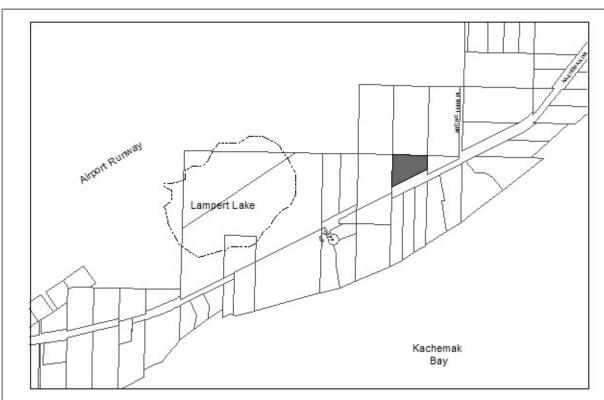
Zoning: Rural Residential **Wetlands:** May be present. Site is mostly fill and

old dump.

Infrastructure: Gravel road access.

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

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



Designated Use: Future Kachemak Drive Trail and rest area Resolution 2011-37(A) **Acquisition History: Ord** 96-16(A) (KPB)

Area: 1.65 acres Parcel Number: 17936020

2015 Assessed Value: \$31,700

Legal Description: Scenic Bay Lot 4

Zoning: General Commercial 2 **Wetlands:** 100% Wetlands

Infrastructure: Paved Road, city water and sewer

Notes: Part of Kachemak Drive Phase 3 water and sewer SAD



Designated Use: Resolution 15-030(A): Sell **Acquisition History:** Lot 1: Ordinance 97-06(S) KPB

Area: Parcel Number: 17911005
Harry Feyer Subdivision Lot 1: 0.39 acres

2019 Assessed Value: \$16,000 (lot 1)

Legal Description: Harry Feyer Subdivision Lot 1

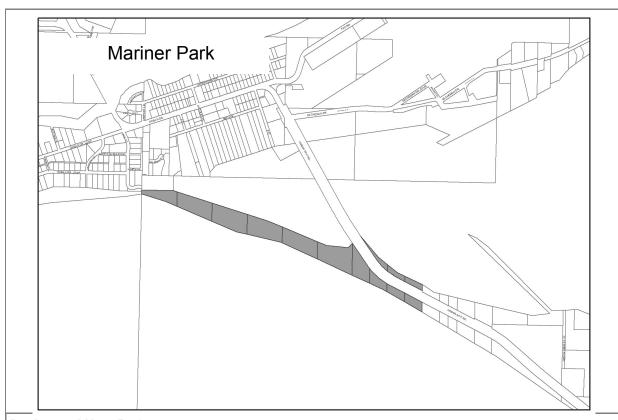
Zoning: Rural Residential **Wetlands:** none known

Infrastructure: Paved Road access, power.

Notes:

Has water and sewer assessments.

Resolution 15-030(A): For sale. Lot 1 has not yet sold.



Designated Use: Park

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

Area: 32.32 acres **Parcel Number:** 18101002-14

2014 Assessed Value: \$272,100

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

Zoning: Open Space Recreation/Conservation Wetlands: Tidal

Infrastructure: No infrastructure

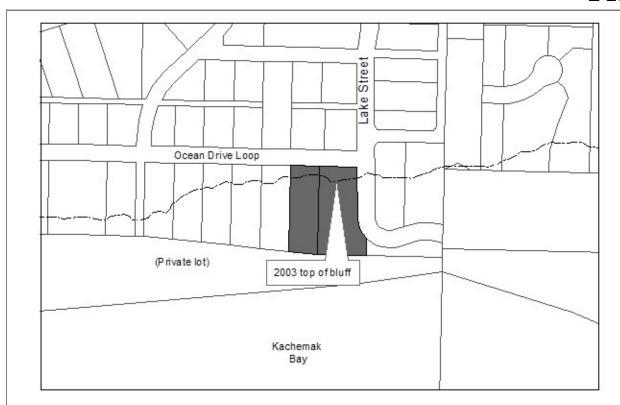
Notes: Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. http://www.whsrn.org/

2012 Mariner Park driveway was relocated to the north.

Resolution 15-030(A): designate as park.

2016: new campground office located at Mariner Park.

12/2018: Relocated mouth of Slough away from Campground area



Designated Use: Open Space (Resolution 2018-035)

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

Area: 1.66 acres **Parcel Number:**177177-06, 07

2018 Assessed Value: \$4,700 (combined value)

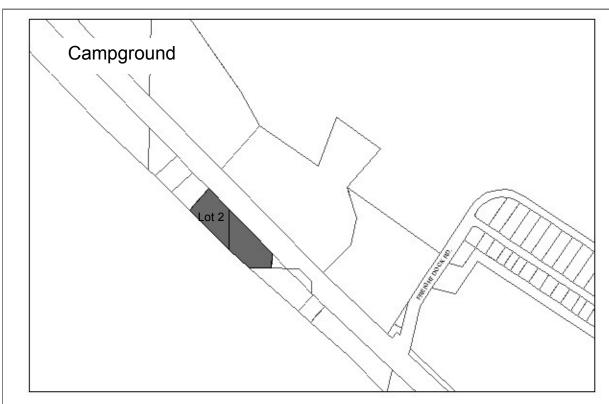
Legal Description: Lot 43 and 44, Oscar Munson Subdivision

Zoning: Rural Residential **Wetlands:** Most of these lots are tidal and critical

habitat.

Infrastructure: Gravel road, water and sewer, natural gas, 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 SAD assessments on these properties. Contact Finance for payoff amounts.



Designated Use: Camping **Acquisition History:**

Area: 3.92 acres (2.1 and 1.82 acres) **Parcel Number:** 18103101, 02

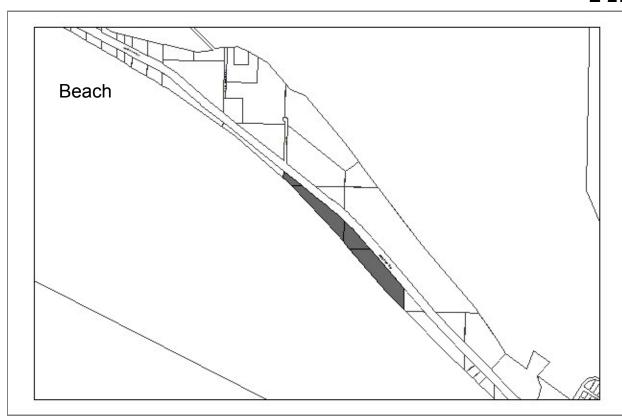
2015 Assessed Value: \$427,100 (Includes value of the campground office which was removed in 2016)

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

Zoning: Open Space Recreation.

Infrastructure: Paved road, water and sewer

Notes: At most, 1/3 of the land is above the high tide line. The rest is beach or underwater. 2016: Campground office sold and removed due to repeated erosion and storm damage. 2018: Campground closure due to erosion



Designated Use: Public Use/ Open Space Recreation Acquisition History: Ord 90-26 (KPB). Lot 6: EVOS purchase

Parcel Number: 181030 02, 04, 06 18102011 Area: 23 acres

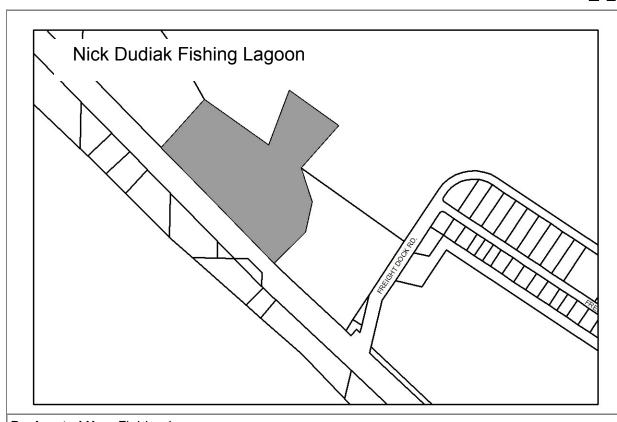
2015 Assessed Value: \$388,300

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

Wetlands: Tidal Zoning: Open Space Rec

Infrastructure: Paved Road access

Acquisition history of lot 6 should be researched as budget allows



Designated Use: Fishing Lagoon

Acquisition History: Ord 83-26 Purchase from World Seafood

Area: 17.71 acres Parcel Number: 18103116

2019 Assessed Value: \$2,482,600

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

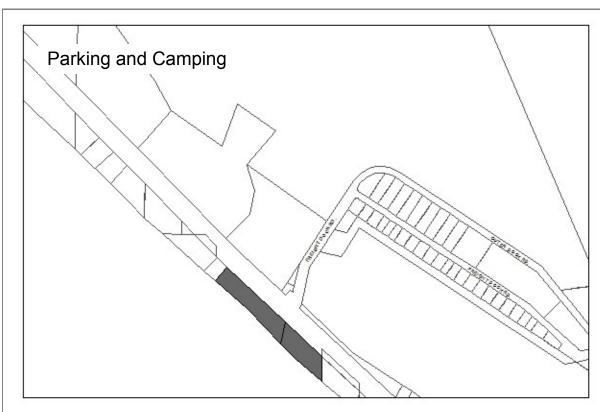
TRACT 2

Zoning: Open Space Recreation **Wetlands: N/A.** Portions in floodplain.

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

Notes:

- Dredged in 2012
- 2016 construction of Kachemak Bay Water Trail shelter
- 2016 new fish cleaning tables built (ADFG funded)
- 2018: paved trail extended to fish cleaning tables and water trail pavilion. ADA campsites constructed.



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

Acquisition History:

Area: 5.7 acres **Parcel Number:** 18103301, 18103108

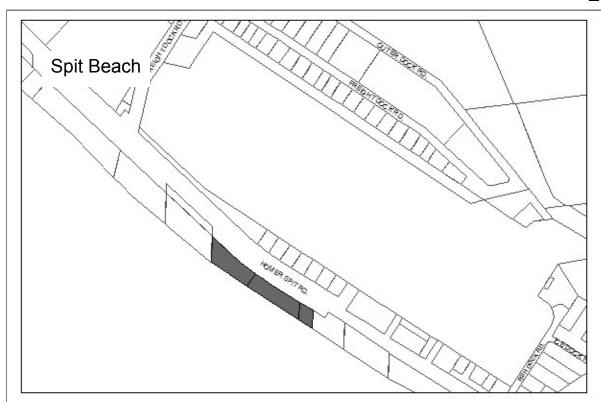
2015 Assessed Value: \$757,500

Legal Description: Homer Spit Amended Lots 7 and 9

Zoning: Open Space Recreation **Wetlands:** N/A

Infrastructure: Paved Road

Continued erosion of campground area



Designated Use: Open Space Recreation

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

Area: 2.36 acres **Parcel Number:** 181033 4, 5, 6

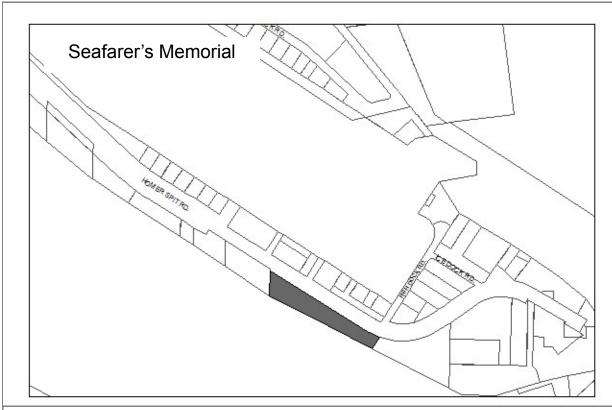
2015 Assessed Value: \$400,800

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

Zoning: Open Space Recreation **Wetlands:** N/A

Infrastructure: Paved Road

Notes:



Designated Use: Seafarer's Memorial and parking

Acquisition History:

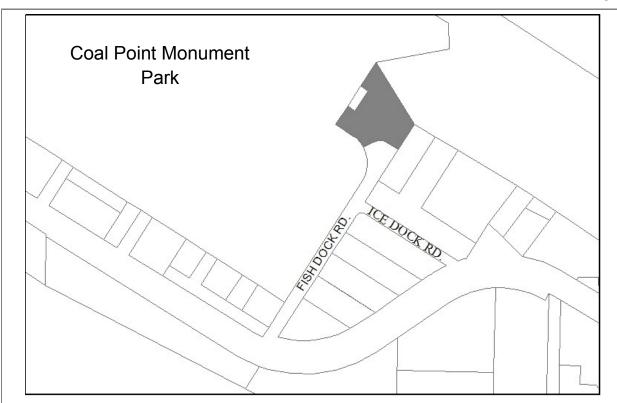
Area: 2.52 acres Parcel Number: 18103401

2019 Assessed Value: \$144,400

Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation Wetlands: N/A

Infrastructure: Paved Road



Designated	Use: Park
Acquisition	History:

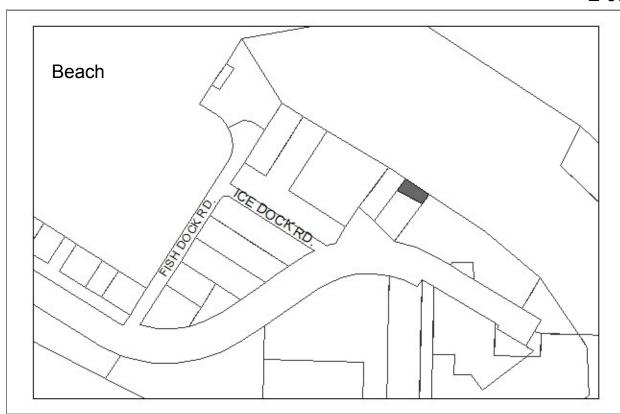
Area: 1.09 acres Parcel Number: 18103426

2015 Assessed Value: \$280,000

Legal Description: LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921

Zoning: Marine Industrial	Wetlands:	
Infrastructure: gravel parking area		

Notes:



Designated Use: Beachfront between Icicle and Main Dock **Acquisition History:**

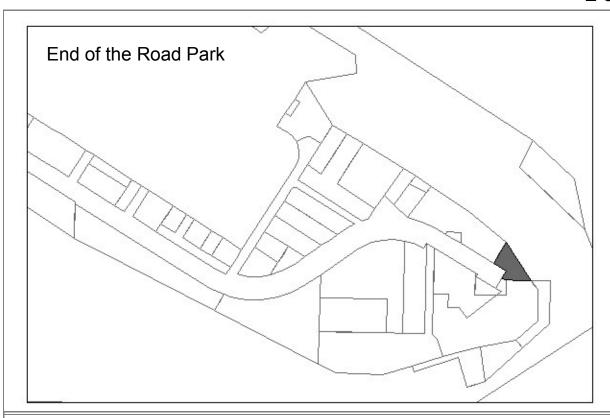
Area: 0.11 acres Parcel Number: 18103446

2015 Assessed Value: \$44,700

Finance Dept. Code:

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

OF IT GOD AWARDED & BOOKED ON THE		
Zoning: Marine Industrial	Wetlands: N/A tidal, flood plain	
Infrastructure:		
Notes:		



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

Area: 0.43 acres Parcel Number: 18103448

2019 Assessed Value: \$319,300

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

Zoning: Marine Industrial

Wetlands: N/A

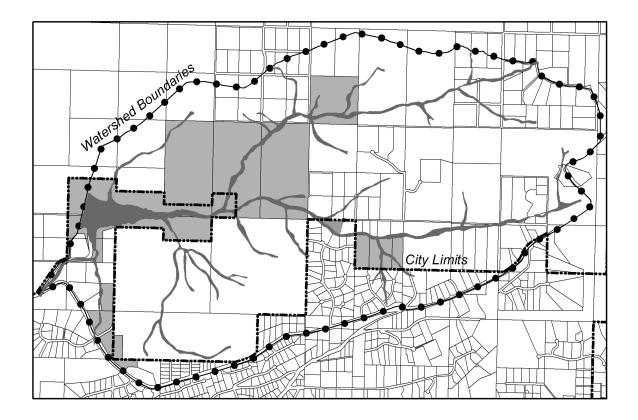
Infrastructure: Water, sewer, paved road access

Address:

- Restroom construction 2013/14, parking lot paved, and spit trail completed
- Access easement granted to Land's End for fire egress, due to erosion of beach.
- Coastal Erosion occurring, 2018—

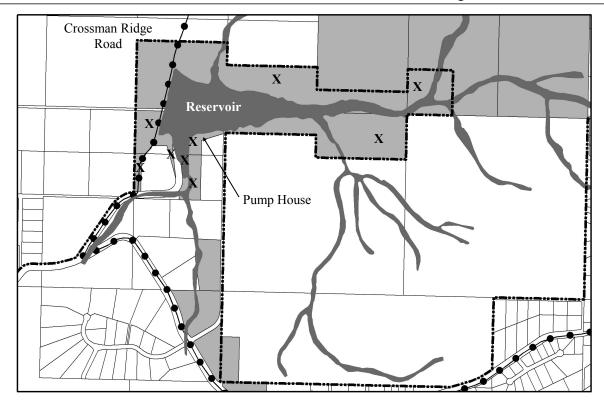
City Lands within the Bridge Creek Watershed Protection District

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 22 lots totaling 438.46 acres with an assessed value in 2016 of \$5,067,300. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.



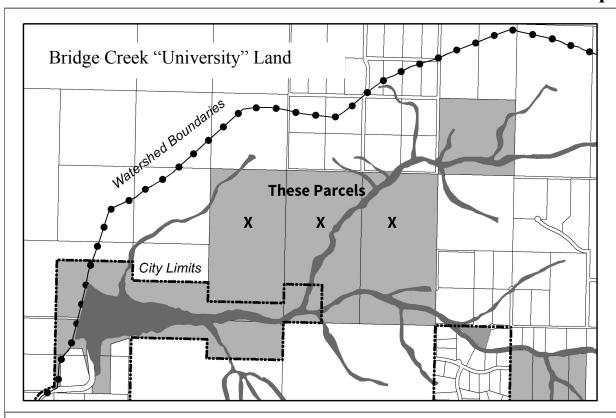
Section updated November 29, 2017

Finance Dept. Code:



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

Area : 120.9	acres	Zoning: Conservation	2015 Assessed Value: \$323,800
PARCEL	ACREAGE	LEGAL	
17307053	0.410		RIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT NG EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MEF 13 A PORTION THEREOF	RIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT
17307059	0.130	T 6S R 13W SEC 7 SEWARD MEF 13 A PORTION THEREOF	RIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT
17307062	7.350	T 6S R 13W SEC 7 SEWARD MEF 1 PORTION THEREOF	RIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT
17307064 17305301	6.940 30.000	2 PORTION THEREOF	RIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT
17305301	60.000	T 6S R 13W SEC 5 T 6S R 13W SE	EC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 E1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305236	10.000	T 6S R 13W SEC 5 SEWARD MER	RIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MEF 14 THE W1/2 THEREOF	RIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT



Designated Use: Bridge Creek Watershed Property

Acquisition History: Ordinance 2003-7(A). Purchased from UAA.

Area: 220 acres **Parcel Number:** 173 052 34, 35, 17305120

2015 Assessed Value: \$184,100

Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.

Zoning: Bridge Creek Watershed Protection District. Not within City Limits.

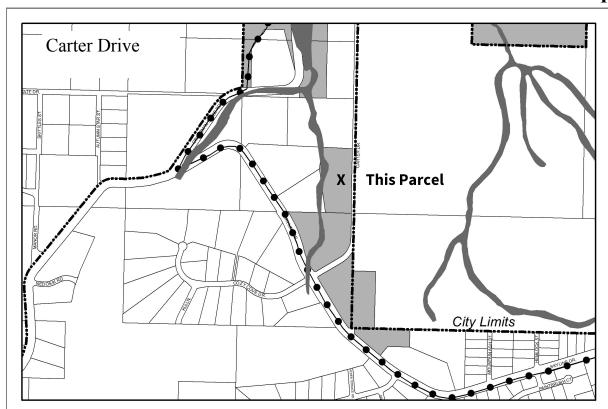
Wetlands: Some wetlands. Bridge Creek flows through the property.

Infrastructure: None. Limited legal and physical access.

Notes:

Paid \$265,000 for land in 2003.

Fire hazard mitigation conducted in 2011.



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

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

Area: 5.93 acres Parcel Number: 173070760

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

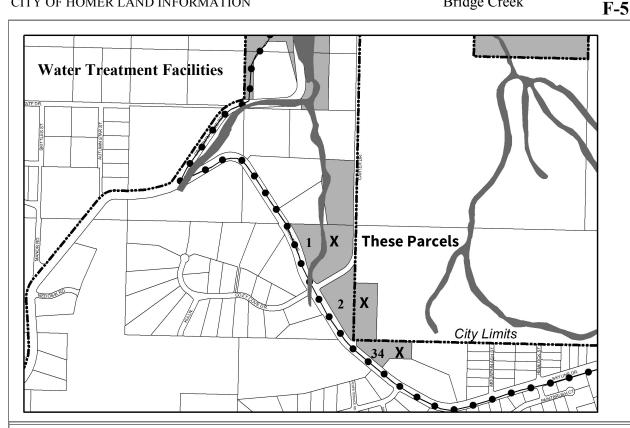
Legal Description: HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2

Zoning: Rural Residential, Bridge Creek WPD **Wetlands:** Some discharge slope wetland, possibly

a creek to the Reservoir.

Infrastructure: Driveway access to property.

Notes: Property includes a small cabin.



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: 7.83 acres

Lot 2: 8.34 acres Lot 34: 3 acres

Parcel Number: 17307094, 95, 96, 17308034

2015 Assessed Value: Lot 1: land \$45,600 Lot 2: Land \$79,500, improvements \$3,343,300

Lot 34: land \$42,300, Improvements \$677,500,

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.

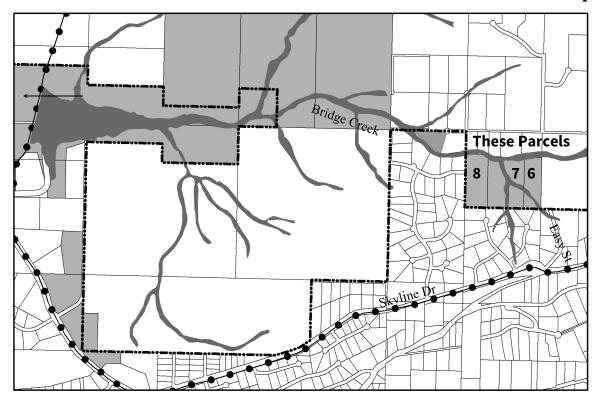
Infrastructure: Paved road, electricity

Notes:

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr

Former water treatment plant site. A fire station/equipment storage was constructed in 2014. Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant.

Lot 34 is the site of a 1 million gallon water tank.



Designated Use: Watershed Protection Purposes **Acquisition History:** Ordinance 2009-08(A)

Area: Lot 6: 6.91 acres, Lot 7: 13.38 acres

Lot 8: 8.89 acres Total: 28.81 acres

Parcel Numbers: 1736600 6, 7, 8

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

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

Zoning: Not in city limits.

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

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

Notes:

Lots purchased 2/25/09

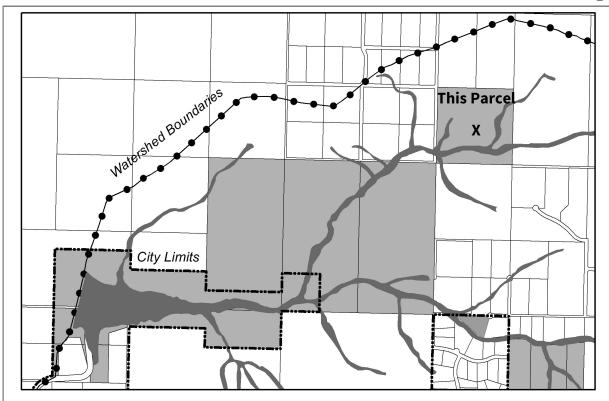
Lot 6, \$58,735, recorded document 2009-000612-0

Lot 7, \$113,730, recorded document 2009-000613-0

Lot 8, \$75,565, recorded document 2009-000611-0

Total Cost: \$248,030

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



Designated Use: Public Purpose, Watershed Protection Purposes (Reso 16-043 Ord 16-19) **Acquisition History:** Tax foreclosure from KPB, Ordinance 15-15,

Area: 40 acres Parcel Numbers: 17305219

2015 Assessed Value: \$47,200

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

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

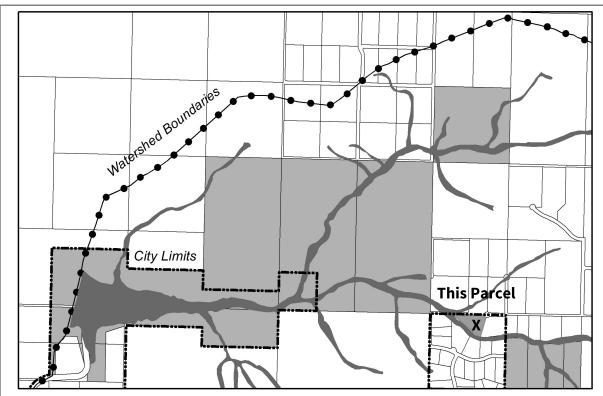
Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.

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

Notes:

Purchase cost: \$2,805.21 in 2015.

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



Designated Use: Watershed Protection Purposes (Ord 17-27) Acquisition History: City purchased from private land owner

Area: 2.86 acres Parcel Number: 17305408

2017 Assessed Value: \$45,200 (high)

CITY OF HOMER LAND INFORMATION

Legal Description: T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1

Zoning: RR, and part of the Bridge Creek WPD.

Wetlands: Lot is all wetlands. Bridge Creek runs thorugh the valley on the south side of the lot.

Infrastructure: Access by foot or ATV via a section line and undeveloped right of way.

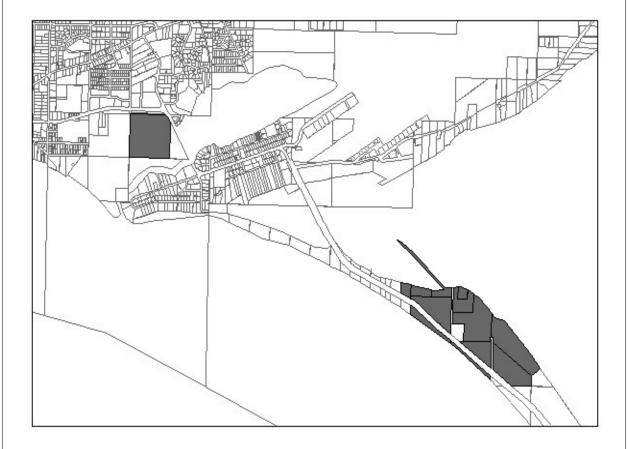
Notes:

Purchase cost: \$21,000 in 2017.

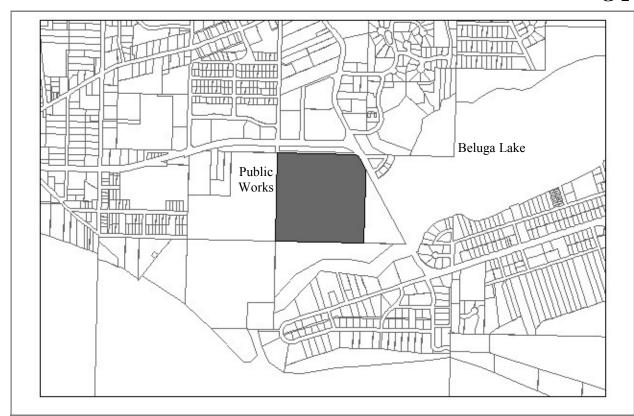
Homer Conservation Easement Lands

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 11/20/2017



Designated Use:

Acquisition History: EVOS purchase and conservation easement.

Area: 39.24 acres Parcel Number:17714006

2017 Assessed Value: \$9,900

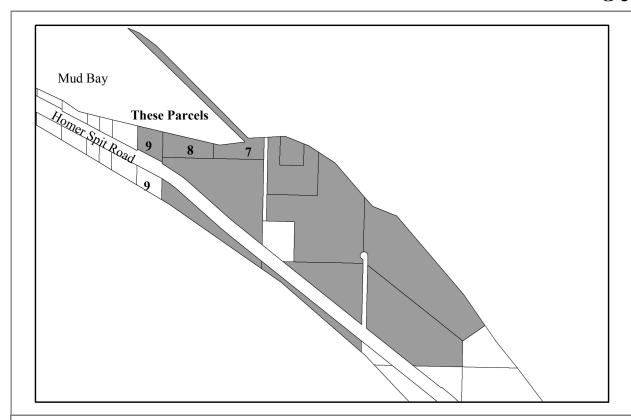
Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD

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.
- Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network

Finance Dept. Code: 392.0013



Designated Use:

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

Area: Lot 7: 7.1 acres

Lot 8: 3.94 acres Lot 9: 3.00 acres

Lot 9 S of Road: 2.16 acres (no EVOS

Conservation Easement)

2017 Assessed Value: Lot 7: \$6,800 Lot 8: \$113,300 Lot 9: \$142,400 Lot 9S: \$4,100

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

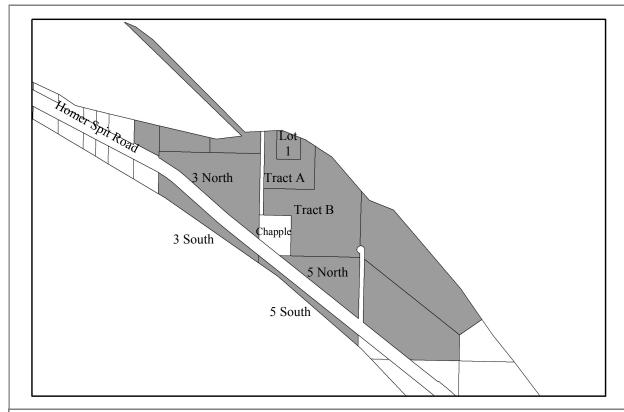
Environment: State Critical Habitat Area below

Parcel Number: 181020 02, 01, 18101023, 24

17.4 ft . mean high tide line.

Notes:

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



Designated Use:

Acquisition History: EVOS purchase and conservation easement.

Area: Total: 70.97 acres **Parcel Number:** 18102 03, 04, 05, 06, 09, 10,14

2017 Assessed Value: Total: \$281,800

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

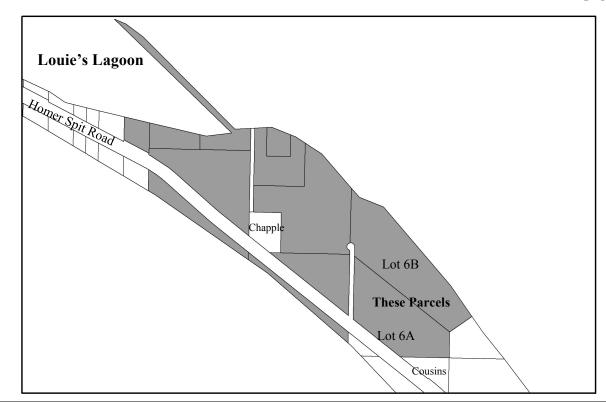
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

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

2017 Assessed Value: Total: \$207,500

Legal Description: HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A

HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B

Zoning: Conservation **Environment:** State Critical Habitat Area below

17.4 ft. mean high tide line.

Notes:

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

Finance Dept. Code:



PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
_			T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4	
17302201		33.00	EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4	E-2
			T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2	
17303229		240.00	SW1/4	E-2
			T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2	
			S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 &	
17305111		60.00	S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6	F-2
			T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 &	
17305120		70.00	N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305219		40.00	T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4	F-7
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3
			T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 &	
17305235		70.00	E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
			T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4	
17305236		10.00	SE1/4	F-2
			T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2	
17305301		30.00	NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
			T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8	
17305408		2.86	Block 1	F-8
			T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238	
			DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION	
17307053		0.41	THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
			T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238	
17307057		1.47	DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
			T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238	
17307059		0.13	DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
			T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238	
17307060		4.60	DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2
			T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238	
17307062	160 CROSSMAN RIDGE RD	7.35	DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
			T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238	
17307064		6.94	DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
1 5 0 0 5 0 5 0	5601 00000		T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119	
17307076	5601 CARTER DR		PIONEER VALLEY SUB LOT 2	F-4
17307094	184 SKYLINE DR		Hillstrands Homestead Lot 1	F-5
17307095	188 SKYLINE DR	8.34	Hillstrands Homestead Lot 2	F-5

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
_			T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051	
17308034	192 SKYLINE DR	3.00	TULIN TERRACE SUB UPPER TERRACE LOT 34	F-5
			T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022	
			BISHOP SURVEY J G EVANS ADDN LOT 1 S PRTN IN	
17316067	4540 ROGERS LOOP	2.00	HOMER CITY LIMITS	E-3
			T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146	
17321011		3.34	TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-4
			T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE	
17321013	40722 STACEY ST	1.68	ACRES REPLAT NO 1 LOT 11-A	E-4
			T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE	
17321014	40746 STACEY ST	0.94	ACRES REPLAT NO 1 LOT 11-B	E-4
			T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE	
17321015	41170 BELNAP DR	0.95	ACRES REPLAT NO 1 LOT 11-C	E-4
			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	
17366006		6.95	CREEK TO N-S CEN	F-6
			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	
17366007		13.55	650 FT; TH	F-6
			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	
17366008		9.10	400	F-6
			T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024	
17502056		1.04	EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-6
			T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4	
17503025		6.57	NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-5
			T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4	
17504003		10.00	SW1/4	E-8

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
_				
			T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF	
17504011	102 DEHEL AVE	0.50	THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-7
			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	
17504023	360 W FAIRVIEW AVE	38.30	ADDN	E-9
			T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092	
17504024	4300 BARTLETT ST	7.12	SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	D-12
			T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936	
17505107	122 W BAYVIEW AVE	0.26	FAIRVIEW SUB LOT 2 TRACT A	E-10
			T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936	
17505108	110 MOUNTAIN VIEW DR	0.26	FAIRVIEW SUB LOT 1 TRACT A	E-10
			T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022	
17510070		4.30	HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	
			T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044	
17513328	3859 BARTLETT ST	0.25	BUNNELL'S SUB NO 17 LOT 11-B	E-11
			T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044	
17513329		0.85	BUNNELL'S SUB NO 17 LOT 12-A	E-11
			T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124	
17514235	224 W PIONEER AVE	0.06	BUNNELLS SUB NO 21 LOT 37F-1	E-12
			T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049	
17514301		0.27	BUNNELLS SUB LOT 75	D-17
			T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016	
17514416	3713 MAIN ST	1.31	HOMER PUBLIC LIBRARY NO 2 LOT 2	D-3
			T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION	
17520009	131 OHLSON LN	0.32	THEREOF S OF OLSEN LANE	E-19
			T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W	
17524006		2.75	R BELL SUB TRACT E	E-7
			T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN	
17528001		1641.24	HM 0770064 ALASKA TIDELANDS SURVEY NO 612	D-14
			T 6S R13W SEC 17 SEWARD MERIDIAN HM 2014023	
17701009		1.50	BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2	D-8
			T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM	
17702057	604 E PIONEER AVE	1.57	0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-6
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008	
17708015		3.00	HOMER FAA SITE SUB TRACT 38A	D-13
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036	
17710739	400 HAZEL AVE	2.24	GLACIER VIEW SUB NO 26 TRACT B	D-4

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
_			T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036	
17710740	500 HAZEL AVE	3.01	GLACIER VIEW SUB NO 26 TRACT A	D-4
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743	
17712014		1.73	WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-15
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122	
17712022	3664 BEN WALTERS LN	2.48	LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-17
			T 06S R 13W SEC 20 SEWARD MERIDIAN HM 2016021	
17712034	3755 SNOWBIRD ST	1.50	WADDELL PARK 2016 REPLAT LOT 3-A-1	D-15
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4	
17714006		39.24	EXC HOMER BY PASS RD	G-2
			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	
17714010	3300 BELUGA PL	3.46	TH N 38 DE	E-18
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2	
17714014	3575 HEATH ST	0.92	NW1/4 NE1/4 SW1/4 PER D-60-164	D-10
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION	
17714015	3575 HEATH ST	3.16	OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-10
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4	
17714016	3575 HEATH ST	30.00	SW1/4 & S1/2 NE1/4 SW1/4	D-11
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128	
17714020	3577 HEATH ST	1.85	GLACIER VIEW SUB NO 18 LOT 1	D-9
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W	
			R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-	
17715402		0.03	PASS ROAD	D-16
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W	
17715403		0.03	R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	D-16
			T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415	
17717706	997 OCEAN DRIVE LOOP	0.68	OSCAR MUNSON SUB LOT 43	E-25
			T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415	
17717707	1017 OCEAN DRIVE LOOP	0.98	OSCAR MUNSON SUB LOT 44	E-25
			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	
17719209	209 E PIONEER AVE	4.71	DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	D-13

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
_			T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018	
			GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT	
17720204	580 E PIONEER AVE	0.31	9-A	E-13
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048	
17720408	491 E PIONEER AVE	1.12	GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-5
			T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026	
17726038		0.02	KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
			T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065	
17727049		0.04	ISLAND VIEW SUB PARK	E-10
			T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM	
17728001		499.54	0742265 ALASKA TIDELAND SURVEY 612	D-14
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005	
17730239		0.21	LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-20
			T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005	
17730251		0.38	LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16
			T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063	
17901023	4829 JACK GIST LN	14.60	JACK GIST SUB LOT 2	E-21
			T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373	
17903007	1136 EAST END RD	0.28	JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
			T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712	
17911005		0.39	HARRY FEYER SUB LOT 1	E-23
			T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087	
17936020	2976 KACHEMAK DR	1.65	SCENIC BAY SUB LOT 4	E-22
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-24
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-24
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-24
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-24
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-24
18101007			T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-24
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	E-24
			T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION	
18101009		1.44	OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	E-24

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
			T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION	
18101010	1920 HOMER SPIT RD	0.81	OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	E-24
			T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION	
18101011		0.77		E-24
10101011		0.77	OF GOVE HOT O' HING WORTH OF HOPER BITT RD	L 21
			T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION	
18101012		1.20	OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	E-24
			T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION	
18101013		1.32	OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	E-24
			T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION	
18101023		3 00		G-3
10101023		3.00	OF GOVI LOT 9 LITING NORTH OF HOMER SELL RD	G-3
			T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION	
18101024		2.16	OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
			T 6S R 13W SEC 21 SEWARD MERIDIAN HM 742449	
			THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC	
18101025		19.23	21 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	D-14
			T 6S R 13W SEC 28 SEWARD MERIDIAN HM 0742449	
			THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC	
18101026		51.47	28 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	D-14
18102001			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
			T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660	
18102003		1.02	WALTER DUFOUR SUB LOT 1	G-4
10100004			T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060	
18102004		6.90	WALTER DUFOUR SUB TRACT A	G-4
			T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION	
18102005		17.46	OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
		1,.10	of coll for a final formation of the first o	
			T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION	
18102006		7.50	OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
			T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION	
18102009		9.00	OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
			T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF	
18102010		3.90	GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
			T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6	
18102011		0.70	SW OF HWY	E-27
			T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055	
18102014		25.19	WALTER DUFOUR SUB TRACT B TRACT B	G-4
			T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008	
18102018		19.66	LOUIE'S LAGOON LOT 6-A	G-5
			T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM	
18102019		25.81	2001008 LOUIE'S LAGOON LOT 6-B	G-5
			T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT	
18103002		7.51	LOT 1	E-27
			T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT	
18103004		4.79	LOT 1	E-27
			T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT	
18103006		10.00	LOT 2	E-27
			T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034	
18103101		1.82	HOMER SPIT SUB AMENDED LOT 2	E-26
			T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION	
			OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT	
18103102	3735 HOMER SPIT RD	2.10		E-26
			T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034	
18103105	3815 HOMER SPIT RD	1.60	HOMER SPIT SUB AMENDED LOT 5	B-3
			T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM	
18103108		3.72	0890034 - HOMER SPIT SUB AMENDED 7	E-29
			T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039	
18103116	3800 HOMER SPIT RD	17.17	THE FISHIN HOLE SUB TRACT 2	E-28
			T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043	
18103117	3854 HOMER SPIT RD	11.27	THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-4
			T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043	
18103118	3978 HOMER SPIT RD	0.15	THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-5
			T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043	
18103119	1114 FREIGHT DOCK RD	0.18	THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-6
18103203		11.91	ATS 1373	C-14
			T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM	
18103213	4666 FREIGHT DOCK RD	4.19	0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-13

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
			T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD	
			MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO	
18103214	795 FISH DOCK RD	72.94	AMENDED SMALL BOAT HARBOR	C-2
			T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD	
			MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO	
18103216		5.22	AMENDED LOT G-8	C-4
			T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM	
18103218	4373 FREIGHT DOCK RD	0.32	0920024 HOMER SPIT FOUR SUB	B-8
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	-
18103220	4380 FREIGHT DOCK RD	5.00	HOMER SPIT SUB NO 5 LOT 12	A-3
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103221		0.65	HOMER SPIT SUB NO 5 LOT 2	C-5
		3.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103222		0.67	HOMER SPIT SUB NO 5 LOT 3	C-5
1010011			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103223		0 67	HOMER SPIT SUB NO 5 LOT 4	C-5
10103223		0.07	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103224		0 67	HOMER SPIT SUB NO 5 LOT 5	C-5
10103221		0.07	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103225		0 67	HOMER SPIT SUB NO 5 LOT 6	C-5
10103223		0.07	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103226		0 67	HOMER SPIT SUB NO 5 LOT 7	C-5
10103220		0.07	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103227		0.67	HOMER SPIT SUB NO 5 LOT 8	C-5
18103227	4290 FREIGHT DOCK RD	0.67		C-5
10103220	4290 FREIGHT DOCK KD	0.07	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	C-3
18103229		0.67	HOMER SPIT SUB NO 5 LOT 10	C-5
10103229	+	0.07	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	C-3
18103230		1 70	HOMER SPIT SUB NO 5 LOT 11	A-2
10103230		1./8	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM	Α-2
18103231		0.66	0930012 HOMER SPIT SUB NO 5 LOT 1	C-5
10103231		0.00	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM	U-J
10102222		2 00	0930012 HOMER SPIT SUB NO 5 LOT 13	C 7
18103232		∠.∪8		C-7
10102022		0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	C-5
18103233		0.32		U-5
10102024		0.22		C 5
18103234		0.32	HOMER SPIT SUB NO 5 LOT 15	C-5
10102025		0.10	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012	C F
18103235		1 0.19	HOMER SPIT SUB NO 5 LOT 16	C-5

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
			T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM	
18103236		0.24	0930012 HOMER SPIT SUB NO 5 LOT 17	C-5
			T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM	
18103237		0.33	0930012 HOMER SPIT SUB NO 5 LOT 18	C-5
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103238		0.32	HOMER SPIT SUB NO 5 LOT 19	B-27
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103239		0.32	HOMER SPIT SUB NO 5 LOT 20	D-17
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103240	4323 FREIGHT DOCK RD	0.32	HOMER SPIT SUB NO 5 LOT 21	B-7
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103241		0.32	HOMER SPIT SUB NO 5 LOT 22	C-5
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103242		0.32	HOMER SPIT SUB NO 5 LOT 23	C-5
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103243		0.26	HOMER SPIT SUB NO 5 LOT 24	C-5
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103244		0.22	HOMER SPIT SUB NO 5 LOT 25	C-5
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103245		0.32	HOMER SPIT SUB NO 5 LOT 26	C-5
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103246		0.32	HOMER SPIT SUB NO 5 LOT 27	C-5
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103247	4171 FREIGHT DOCK RD	0.32	HOMER SPIT SUB NO 5 LOT 28	C-4
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103248	4155 FREIGHT DOCK RD	0.32	HOMER SPIT SUB NO 5 LOT 29	C-4
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103249	4147 FREIGHT DOCK RD	0.32	HOMER SPIT SUB NO 5 LOT 30	C-4
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103250	4123 FREIGHT DOCK RD	0.22	HOMER SPIT SUB NO 5 LOT 31	C-4
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103251	4109 FREIGHT DOCK RD	0.22	HOMER SPIT SUB NO 5 LOT 32	C-4
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103252	4081 FREIGHT DOCK RD	0.22	HOMER SPIT SUB NO 5 LOT 33	C-4
			T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012	
18103253	4065 FREIGHT DOCK RD	0.32	HOMER SPIT SUB NO 5 LOT 34	C-4
			T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM	
18103254	4035 FREIGHT DOCK RD	0.31	0930012 HOMER SPIT SUB NO 5 LOT 35	C-4
			T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012	
18103255	4001 FREIGHT DOCK RD	0.35	HOMER SPIT SUB NO 5 LOT 36	C-4

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
_			T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012	
18103256		0.50	HOMER SPIT SUB NO 5 LOT 37	C-4
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072	
18103259		1.12	HOMER SPIT NO 6 8-D-1	C-8
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072	
18103260	4607 FREIGHT DOCK RD	0.46	HOMER SPIT NO 6 8-E-1	B-26
			T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034	
18103301		1.98	HOMER SPIT SUB AMENDED LOT 9	E-29
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103304		1.08	HOMER SPIT SUB AMENDED LOT 11	E-30
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103305		0.99	HOMER SPIT SUB AMENDED LOT 20	E-30
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB	
			OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE	
18103306	4225 HOMER SPIT RD	0.29	HOMER SPIT RD	E-30
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103309	4390 HOMER SPIT RD	0.23	HOMER SPIT SUB AMENDED LOT 30	B-10
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103310	4348 HOMER SPIT RD	0.65	HOMER SPIT SUB AMENDED LOT 29	D-20
18103397	4350 HOMER SPIT RD	0.28	HOMER SPIT SUB AMENDED BOATHOUSE REPLAT LOT 28-A	C-9
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103316	4262 HOMER SPIT RD	0.29	HOMER SPIT SUB AMENDED LOT 19	B-9
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103318		0.30	HOMER SPIT SUB AMENDED LOT 17	C-3
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103319		0.31	HOMER SPIT SUB AMENDED LOT 16	C-3
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103320		0.31	HOMER SPIT SUB AMENDED LOT 15	C-3
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103321		0.31	HOMER SPIT SUB AMENDED LOT 14	C-3
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103322	4166 HOMER SPIT RD	0.30	HOMER SPIT SUB AMENDED LOT 13	C-3
			T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD	
			MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT	
18103324	4166 HOMER SPIT RD	1.59	12A	C-3
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103401		2.52	HOMER SPIT SUB AMENDED LOT 31	E-31
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103402	4535 HOMER SPIT RD	2.93	HOMER SPIT SUB AMENDED LOT 50	B-16

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103403	4603 HOMER SPIT RD	2.00	HOMER SPIT SUB AMENDED LOT 49	C-11
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
			HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER	
18103403		1.50	LEASE 205/928	B-16
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103404	4667 HOMER SPIT RD	2.23	HOMER SPIT SUB AMENDED LOT 48	B-22
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103408		0.08	HOMER SPIT SUB AMENDED LOT 47	C-10
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
			HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL	
18103419	842 FISH DOCK RD	1.49	18009)	B-20
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
			HOMER SPIT SUB AMENDED ADL 18009 LOT 42 (ADL	
18103418		1.47	18009)	B-20
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052	
18103421	800 FISH DOCK RD	0.63	CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-17
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092	
18103425	874 FISH DOCK RD	0.52	CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-19
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
			HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK	
			EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187	
18103426		1.09	@ 921	E-32
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
			HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT	
18103427	843 FISH DOCK RD	0.07	MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-21
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050	
18103431	4406 HOMER SPIT RD	0.20	HOMER SPIT SUB NO TWO AMD LOT 88-1	B-12
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034	
18103432	4400 HOMER SPIT RD	0.57	HOMER SPIT AMENDED LOT 32	B-11
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050	
			HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS	
18103441		0.60	AREA	C-10
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050	-
18103442	4460 HOMER SPIT RD	0.29	HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-13
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050	
18103443	4470 HOMER SPIT RD	0.18	HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-14
		1	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050	-
18103444	4474 HOMER SPIT RD	0.31	HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-15

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF	
18103445	4688 HOMER SPIT RD	0.35	GOVT LOT 20 PER A/L 207 @ 73	B-23
			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 &	
18103446		0.11	BOUNDED ON THE	E-33
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049	
18103447	4690 HOMER SPIT RD	1.83	HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-25
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049	
18103448		0.43	HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-34
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043	
18103451	810 FISH DOCK RD	0.68	CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-12
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043	
18103452	4501 ICE DOCK RD	0.79	CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-18
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136	
18103477	4480 HOMER SPIT RD	0.52	HOMER SPIT REPLAT 2006 LOT 9-A	A-5
			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136	
18103478		0.53	HOMER SPIT REPLAT 2006 LOT 10-A	A-5
			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	
18107001			VESTED TO S	D-14
18107005		1.37	ATS 1603	C-14
Airport				A-6
Harbor Ove	rslope			A-4