



# AGENDA

## City Council Committee of the Whole

Monday, April 24, 2022 at 5:00 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

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### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

### Zoom Webinar ID: 953 097 829 Password: 234969

<https://cityofhomer.zoom.us>  
Dial: 346-248-7799 or 669-900-6833;  
(Toll Free) 888-788-0099 or 877-853-5247

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1. **CALL TO ORDER, 5:00 P.M.**
2. **AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual)
3. **CONSENT AGENDA**
4. **REGULAR MEETING AGENDA**
5. **DISCUSSION TOPIC(S)**
  - 5.A. Land Allocation Plan –Julie Engebretsen, Economic Development Manager
  - Page 2**
  - 5.B. FY 24/25 Operating Budget (see Ord 23-20 in regular meeting agenda packet)
6. **COMMENTS OF THE AUDIENCE** (3 minute time limit)
7. **ADJOURNMENT NO LATER THAN 5:50 PM** Next Regular Meeting is Monday, May 8, 2023 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.



# AGENDA ITEM REPORT

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## **Resolution 23-043, A Resolution of the City Council of Homer, Alaska Approving the City of Homer 2023 Land Allocation Plan. City Manager.**

**Item Type:** Resolution  
**Prepared For:** Mayor Castner and Homer City Council  
**Meeting Date:** 24 April 2023  
**From:** Julie Engebretsen, Economic Development Manager  
**Through:** Rob Dumouchel, City Manager

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### **Introduction**

The Land Allocation Plan (LAP) serves two purposes; one is a code requirement regarding leases, and the other is as land management tool.

HCC 18.08.020 states in part that the city administration will have a list of properties available for lease, and that the Council can adopt preferences or restrictions on that land. In section A of the plan, Lands Available for Lease, you can find the terms that Council has set. After a work session and approval of the plan by resolution, the Administration must provide public notice of plan adoption and properties available for lease within 60 days.

The City also uses the LAP as an index of all municipal lands. Generally each parcel has its own page with acquisition history, any adopted plans, and the most recent council designation. Changes to the plan are adopted by resolution of the City Council. Staff uses the LAP and the annual Council work session to identify policy issues with municipal lands and seek direction.

As part of the annual approval process, comments are solicited from the Economic Development (EDC) and Port and Harbor (PHC) Advisory Commissions. Both Commissions reviewed the plan.

### **Staff Discussion with the Commissions:**

You'll notice the over slope areas around the harbor on page A-3. These are locations someone would build a boardwalk out over the edge of the harbor, and there are four locations available for lease. Staff recommends removing areas 2, 3 & 4 from lease. Area 1 has a prospective tenant that has been working through the process, so I would not want to change the status of that area at this time. But for the others, there has been no interest. These locations are very complex to develop, and the City

needs a plan for parking, etc. We've learned a lot through the process on Area 1. I don't think the City is really ready to lease these over slope areas, and our time is better spent on other work.

Lots 9A and 10A on Fish Dock Road; those two lands should be fisheries uses or short term lease.

**Both Commissions recommended:**

1. Removing overslope areas 2,3 and 4 from Section A of the Land Allocation Plan.
2. Designating Lots 9A and 10A on Fish Dock Road for fishery use or short term leases and facilities parking.

The Chair of each Commission has been invited to participate in the annual work session with council.

**Recommendation:**

Adopt Resolution 23-043

**Attachments:**

Resolution 23-043

Draft 2023 Land Allocation Plan

Memorandum and Minutes from the Economic Development and Port and Harbor Advisory Commission meetings

**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 23-043**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
APPROVING THE CITY OF HOMER 2023 LAND ALLOCATION PLAN.

WHEREAS, Chapter 18.08.020(c) requires the City to adopt a land allocation plan; and

WHEREAS, The Port and Harbor and Economic Development Advisory Commissions reviewed the draft Land Allocation Plan and had two recommendations; and

WHEREAS, The City Council discussed the Land Allocation Plan during a Committee of the Whole meeting on April 24, 2023; and

WHEREAS, Over slope development around the harbor is expensive and has only garnered one interested applicant; and

WHEREAS, Lots 9A and 10A on Fish Dock Road be designated for fishery use or short term leases and facilities parking.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that the City of Homer 2020 Land Allocation Plan is hereby amended as follows:

1. Remove overslope areas 2, 3 and 4 from Section A.
2. Designating Lots 9A and 10A on Fish Dock Road for fishery use, or short term leases and facilities parking.

PASSED AND ADOPTED by the Homer City Council this 24th day of April, 2023.

CITY OF HOMER

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KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A

# **2023 Land Allocation Plan**

## **City of Homer**

Adopted by Resolution 23-xx



# **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**

### **Statement of Purpose:**

Homer City Code Title 18 regulates municipal property management. Per HCC 18.08.020, the Council annually adopts a land allocation plan that identifies which properties are available for lease, the rate and referred lease terms, and any particular requirements or preferences. Once the plan is adopted by resolution, the City provides public notice of available real estate.

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

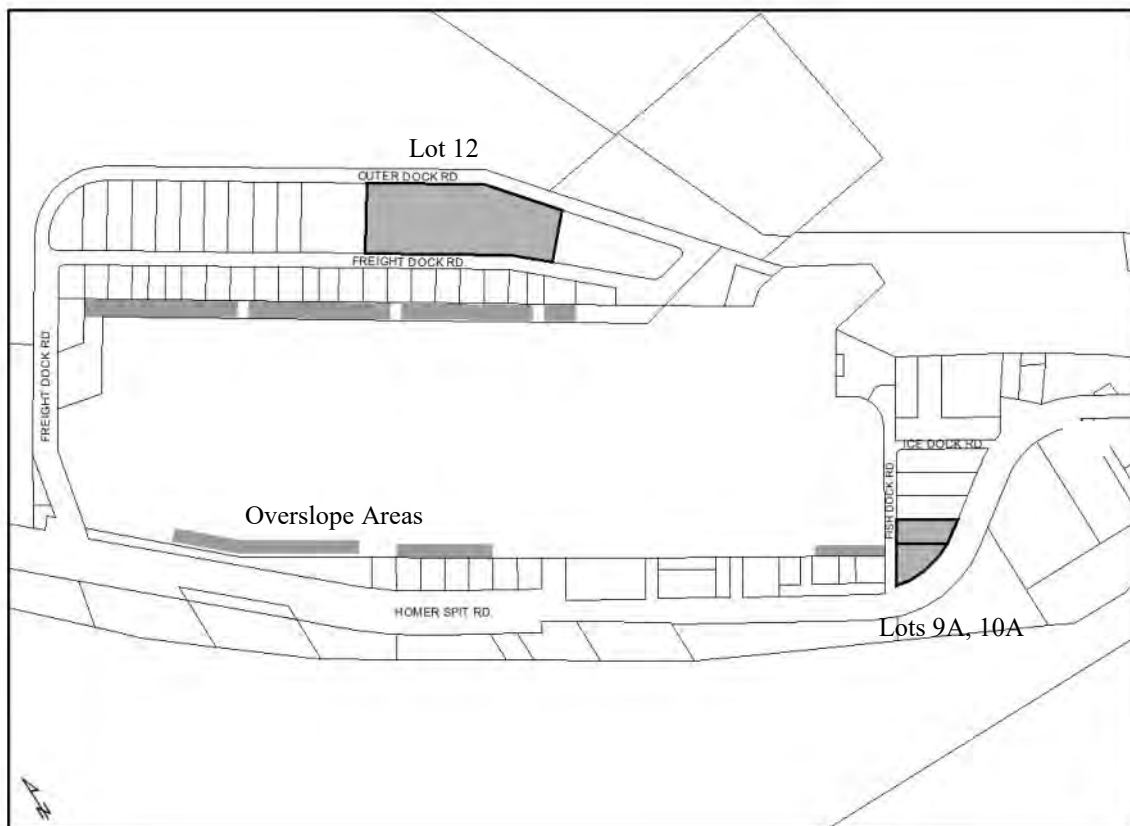
## Section A

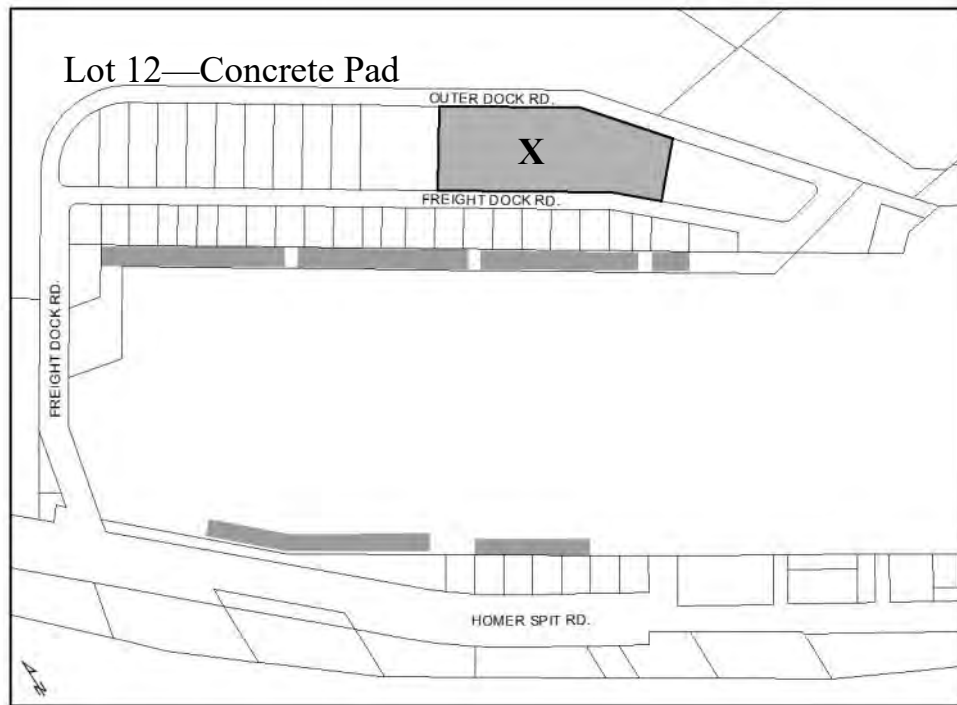
### Lands available for lease

The following lots, and select areas within the Homer Airport are available for lease in 2020. Lease procedures follow the City of Homer City Code, Title 18.

The ~~Port and Harbor~~ **Economic Development** Office provides information on long term leasing on the Homer Spit as well as ~~The Harbor also manages~~ short term leases and license agreements, such as vending machines, bike rentals and itinerant merchants. For more information, contact 907-435-3119.

The City Manager's Office handles airport terminal leasing. For more information, contact 907-235-8121 ext 2222.





**Designated Use:** Lease

**Acquisition History:**

**Area:** 5 acres

**Parcel Number:** 18103220

**2022 Assessed Value:** \$764,700 (Land: \$507,400, Structure/Improvements: \$257,300)

**Legal Description:** Homer Spit Subdivision no 5 Lot 12

**Zoning:** Marine Industrial

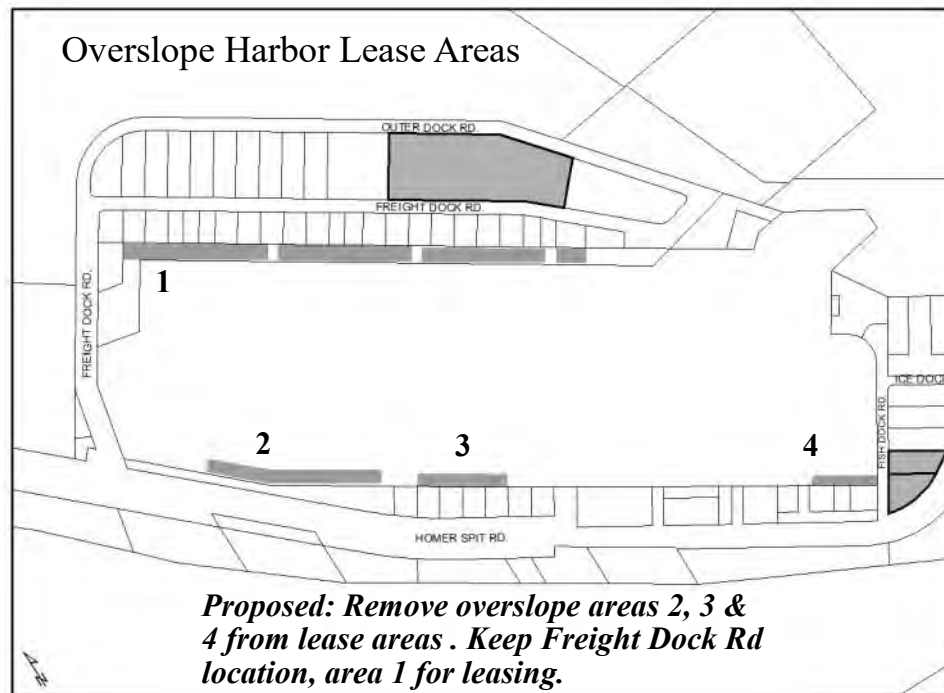
**Infrastructure:** Water, sewer, paved road access, fenced, security lighting

**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 up-lands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the **Economic Development at 907-435-3119**. Harbor Office at 907-235-3160.





**Designated Use:** Lease  
Resolution 17-33

**Area:**

**Parcel Number:**

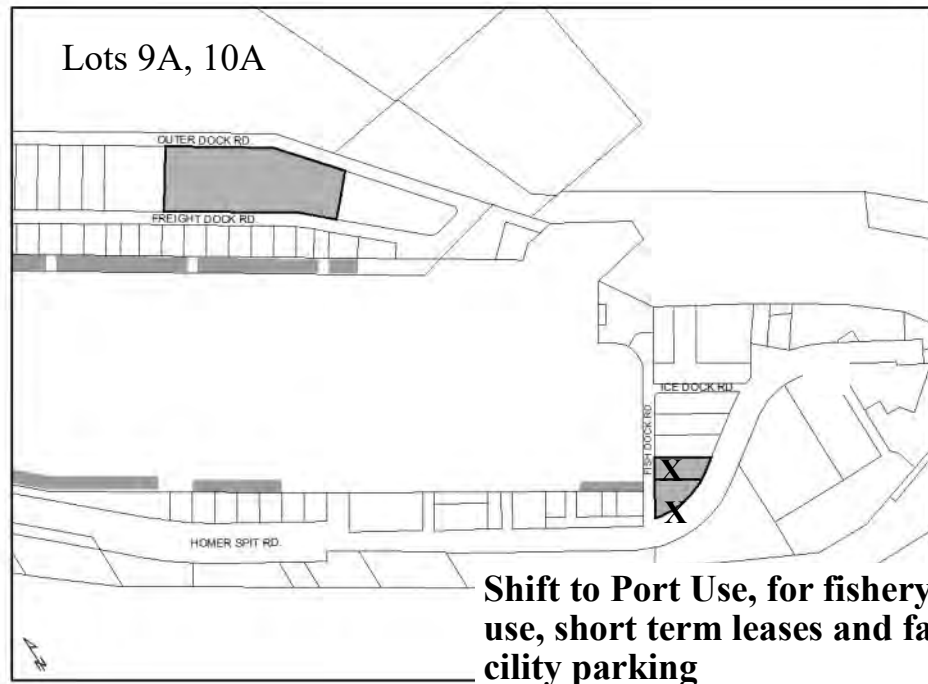
**Legal Description:**

**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; contact the **Economic Development at 907-435-3119**. 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

**2022 Assessed Value:** Land value \$333,500

**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:**

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; contact the **Economic Development at 907-435-3119**. Harbor Office at 907-235-3160.

**Finance Dept. Code:**

## Homer Airport Terminal



**Designated Use:** Airport  
**Acquisition History:**

Available for lease

- Concession area across from baggage claim, 110 square feet, \$2/psf plus concession fees plus taxes.

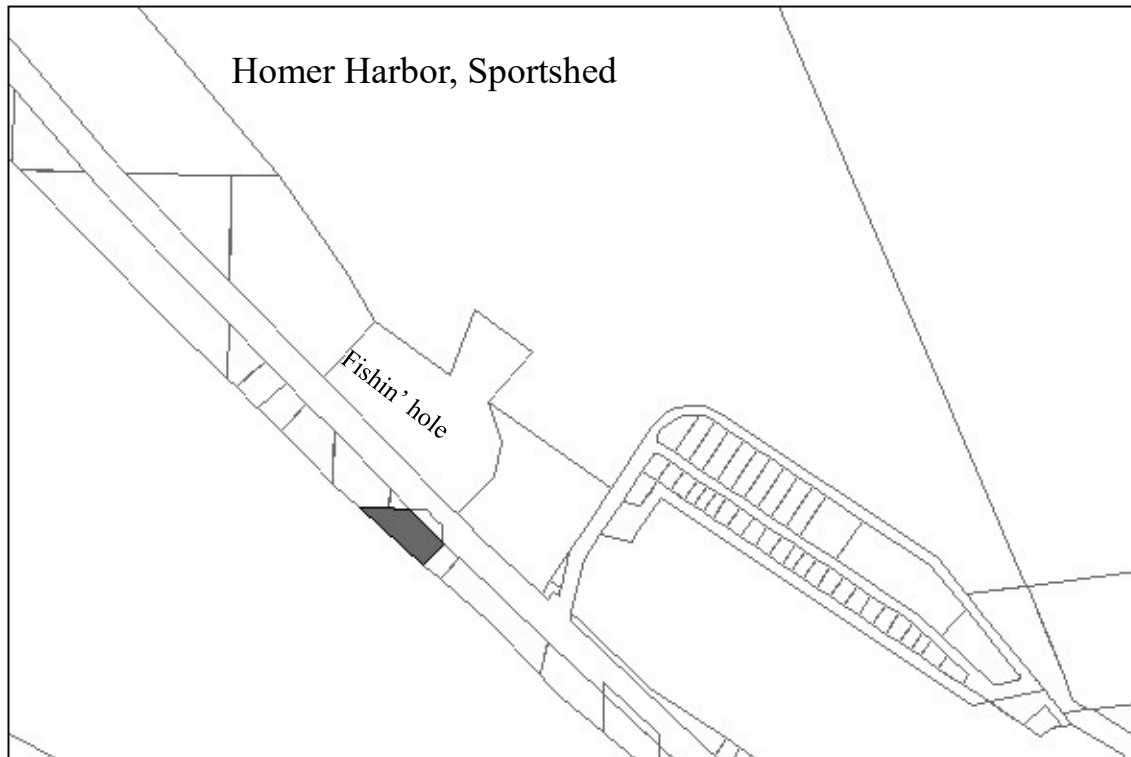
Contact the City Manager's office at 907-235-8121 ext. 2222 for more information

**Finance Dept. Code:**

## **Section B**

### **Leased Lands**

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. Individual lease files contain information on rents and formal agreements.



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 1.6 acres

**Parcel Number:** 18103105, LH01

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

**Zoning:** Marine Commercial

**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

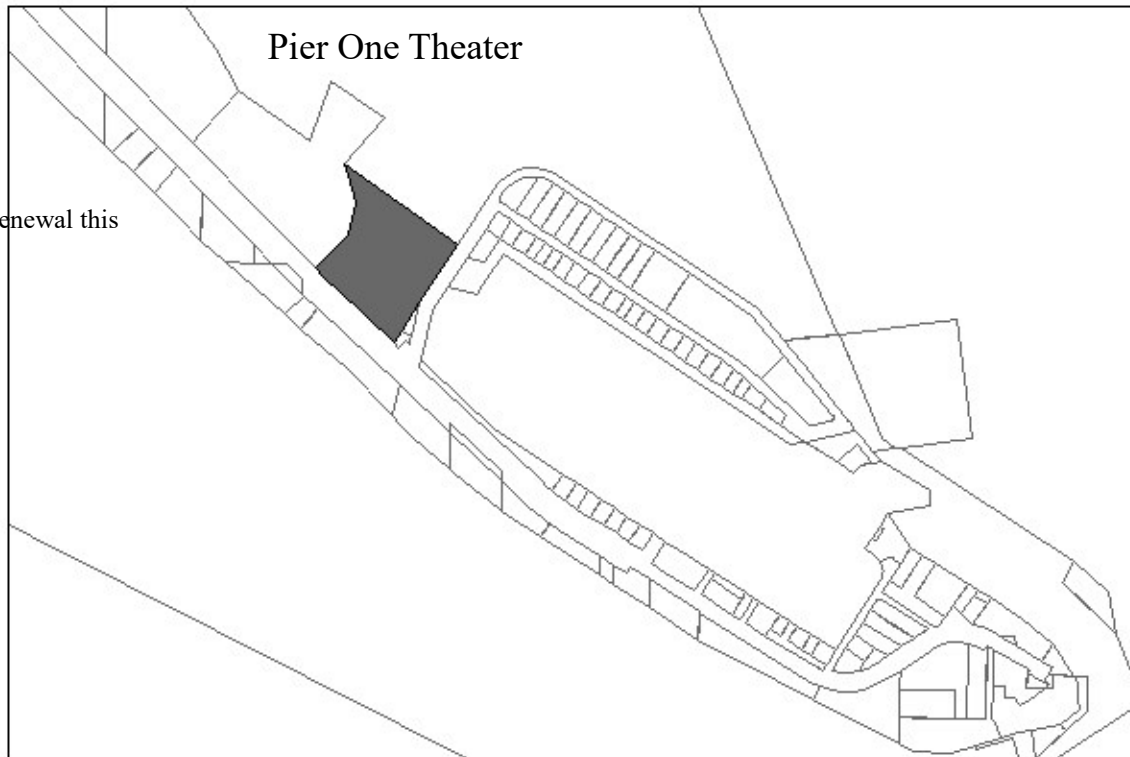
**Address:** 3815 Homer Spit Road

**Lease:** Resolution 20-081, leased to Homer Enterprises LLC for the remaining term of 18 years 4 months with two 5 year options.

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.  
 2019-2020, 2022-2023 continued erosion and parking lot damage

**Finance Dept. Code:**

Up for renewal this  
year



**Designated Use:** Fishing Lagoon

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

**Area:** 11.27 acres

**Parcel Number:** 18103117

**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

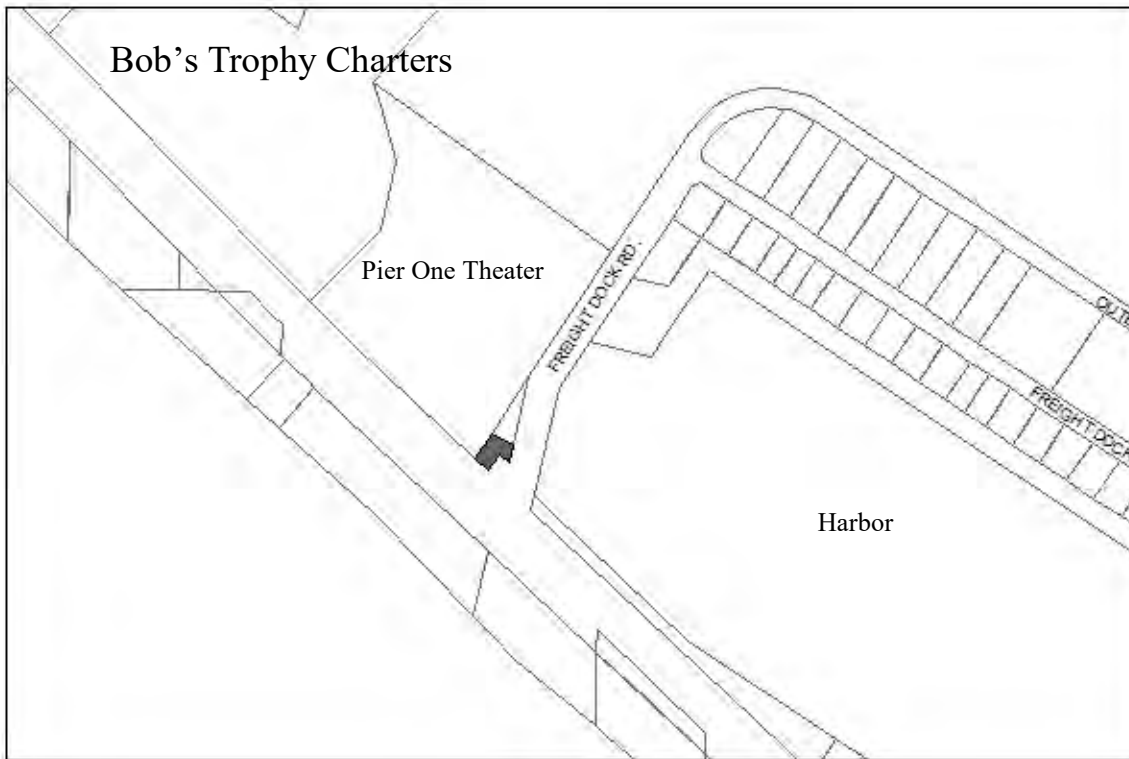
This is a large parcel that is used several ways.

- 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 21-060 9/13/21, 5 year lease no options

**Finance Dept. Code:**



**Designated Use:** Lease

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

**Area:** 0.15 acres or 6,692 sq ft

**Parcel Number:** 18103118

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

**Zoning:** Marine Commercial

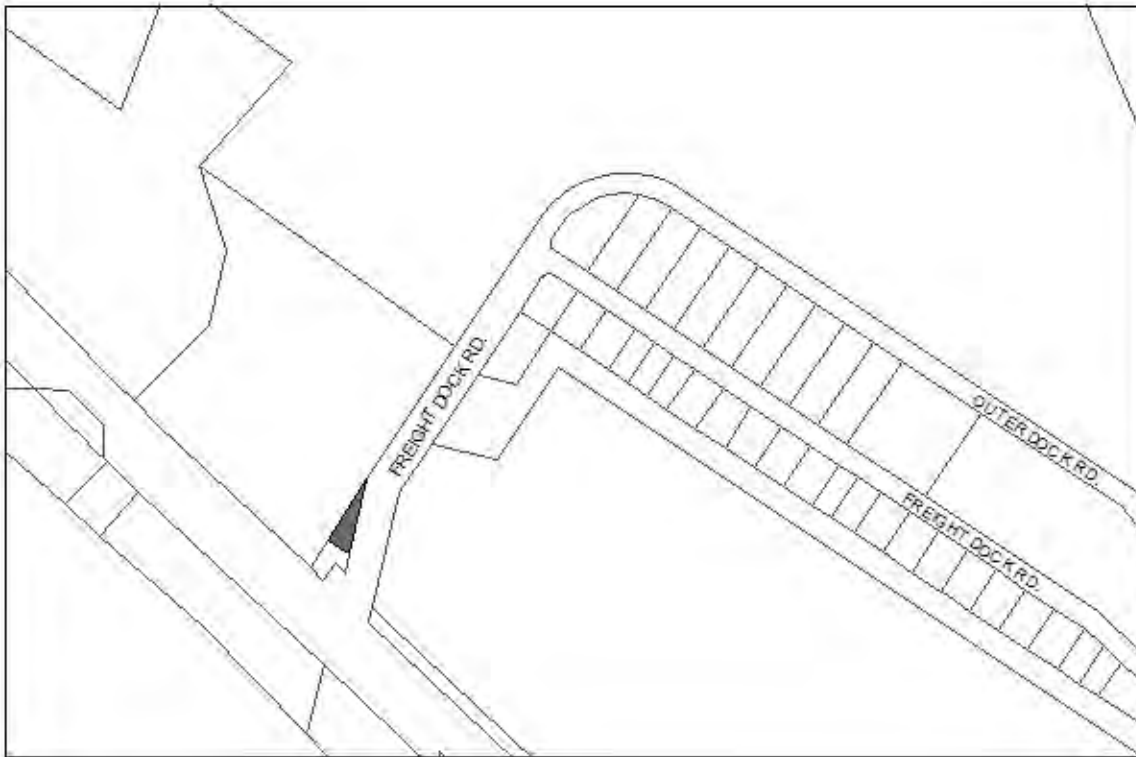
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 3978 Homer Spit Road

Leased: Resolution 22-084 authorized a lease assignment. Lease expires 2036.

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Leased Lands

**Acquisition History:** Ord 83-26 purchase from World Seafood

**Area:** 0.18 acres

**Parcel Number:** 18103119

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

**Zoning:** Marine Commercial

**Wetlands:** N/A

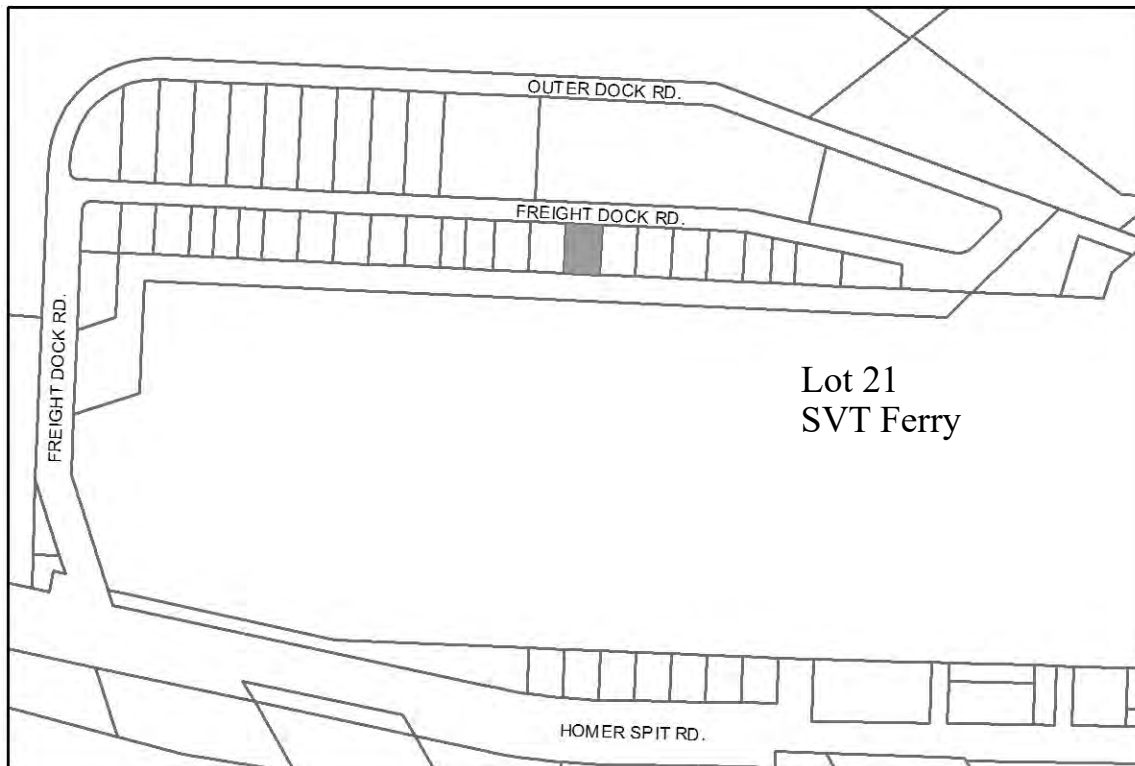
**Infrastructure:** Water, sewer, paved road access

**Address:** 1114 Freight Dock Road

**Leased to:** L.H. and Marcia Pierce. Sportsman Supply/RV  
Expiration: April 1, 2038.

**Finance Dept. Code:** 400.600.4650





**Designated Use:** Leased Lands  
**Acquisition History:**

**Area:** 0.32 acres

**Parcel Number:** 18103240

**Legal Description:** Homer Spit No 5 Lot 21

**Zoning:** Marine Industrial

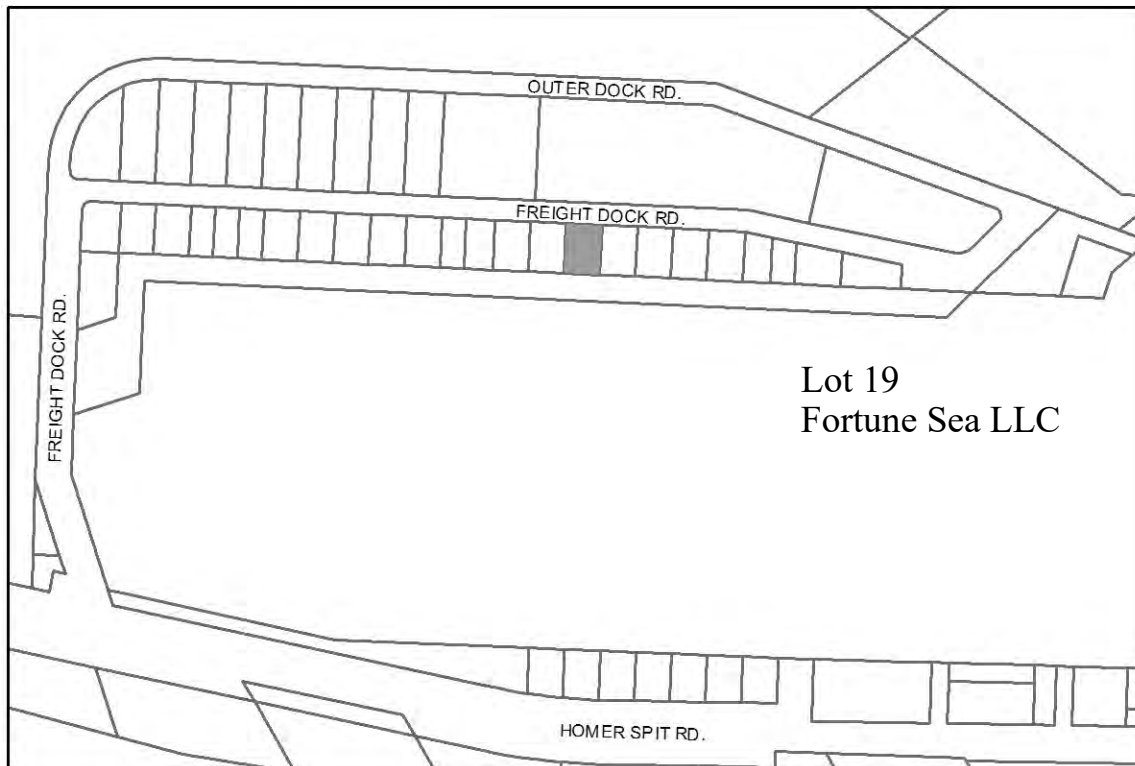
**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:** 4323 Freight Dock Road

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

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Leased Lands  
**Acquisition History:**

**Area:** 0.32 acres

**Parcel Number:** 18103238

**Legal Description:** Homer Spit No 5 Lot 19

**Zoning:** Marine Industrial

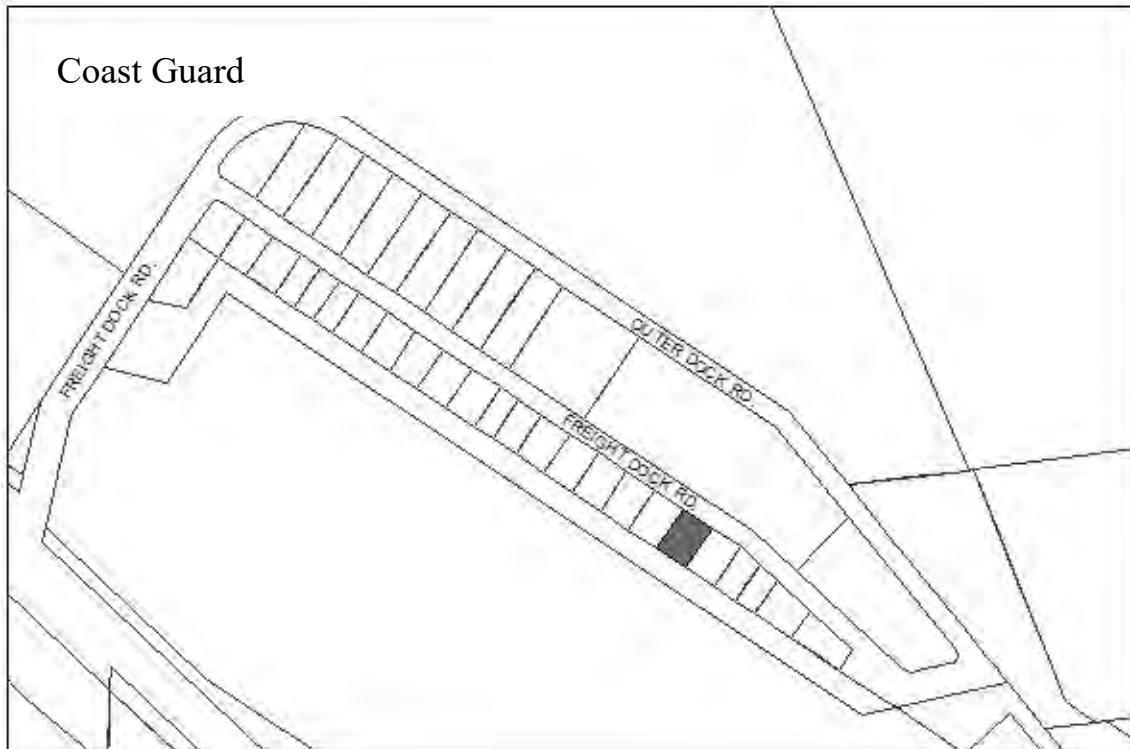
**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:** 4357 Freight Dock Road

**Leased to:** Fortune Sea, LLC  
 Resolution 23-033. Expiration 2023. Eight year lease with two, one year extensions.

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Leased to USCG

**Acquisition History:**

**Area:** 0.34 acres

**Parcel Number:** 18103218

**Legal Description:** Homer Spit Four subdivision Lot 2

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

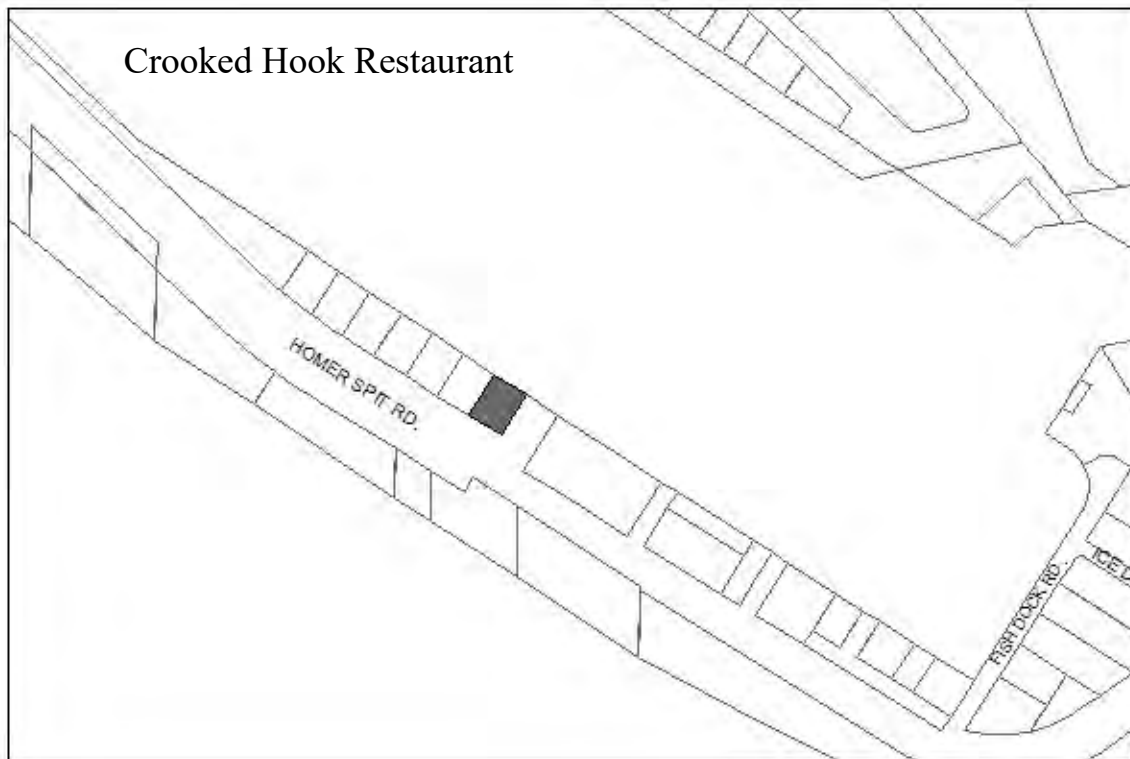
**Address:** 4373 Freight Dock Rd

**Leased to:** USCG

Lease Renewal Options: None

Expiration: September 30, 2026

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 12,700 sq ft

**Parcel Number:** 18103316

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

**Zoning:** Marine Commercial

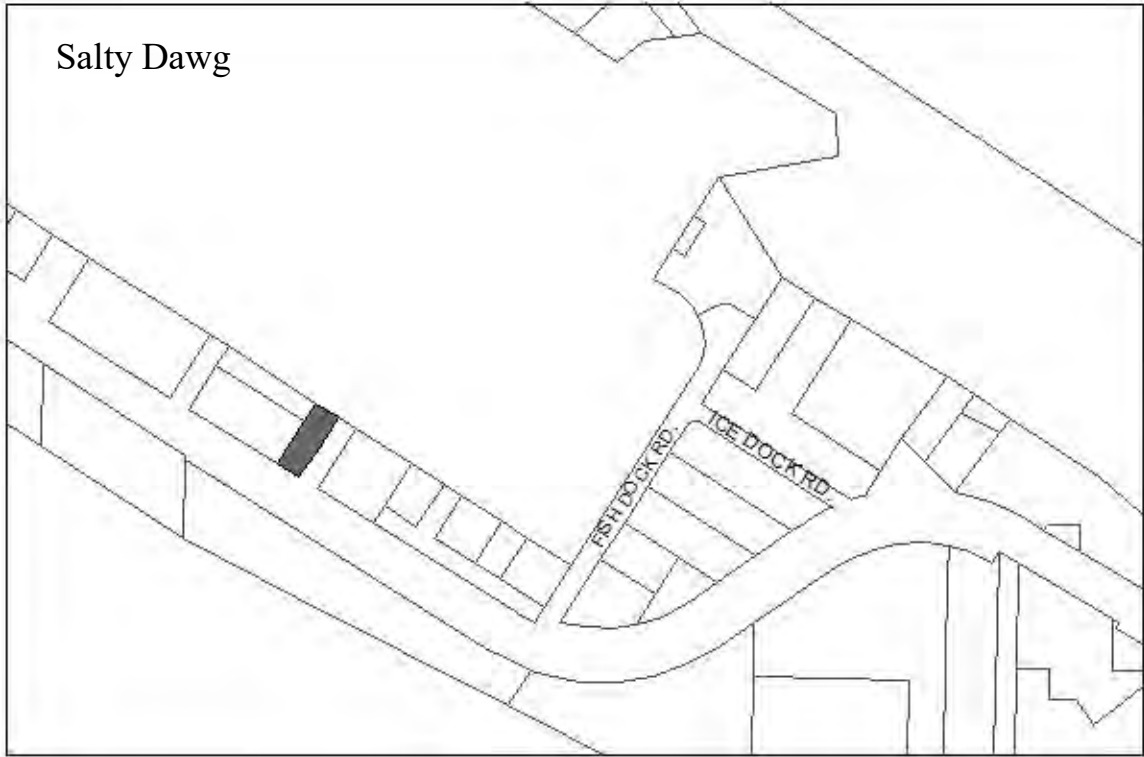
**Wetlands:** None

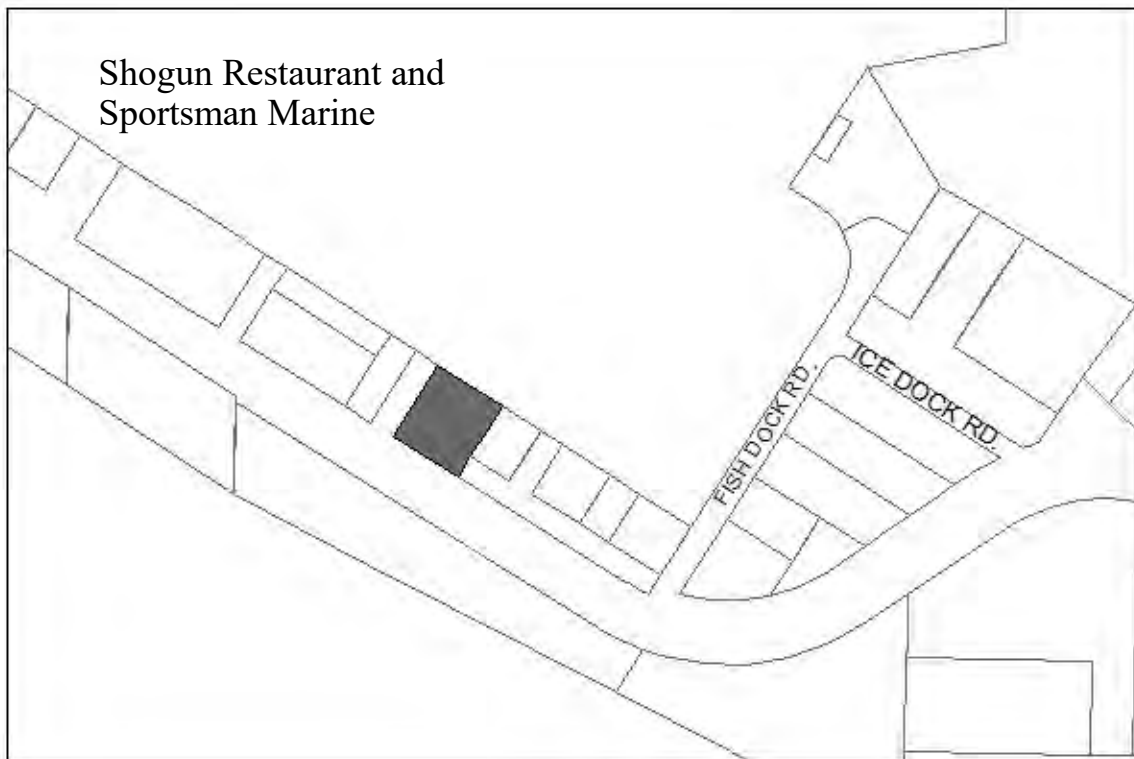
**Infrastructure:** Paved road, water and sewer

**Address:** 4262 Homer Spit Road

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

**Finance Dept. Code:**

	
<b>Designated Use:</b> Leased Lands <b>Acquisition History:</b>	
<b>Area:</b> 0.23 acres	<b>Parcel Number:</b> 18103309
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4390 Homer Spit Road
<b>Leased to:</b> John Warren, Salty Dawg <b>Expiration:</b> 1/31/2026. No options.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 24,639 sq ft (0.57 acres)

**Parcel Number:** 18103432

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

**Zoning:** Marine Commercial

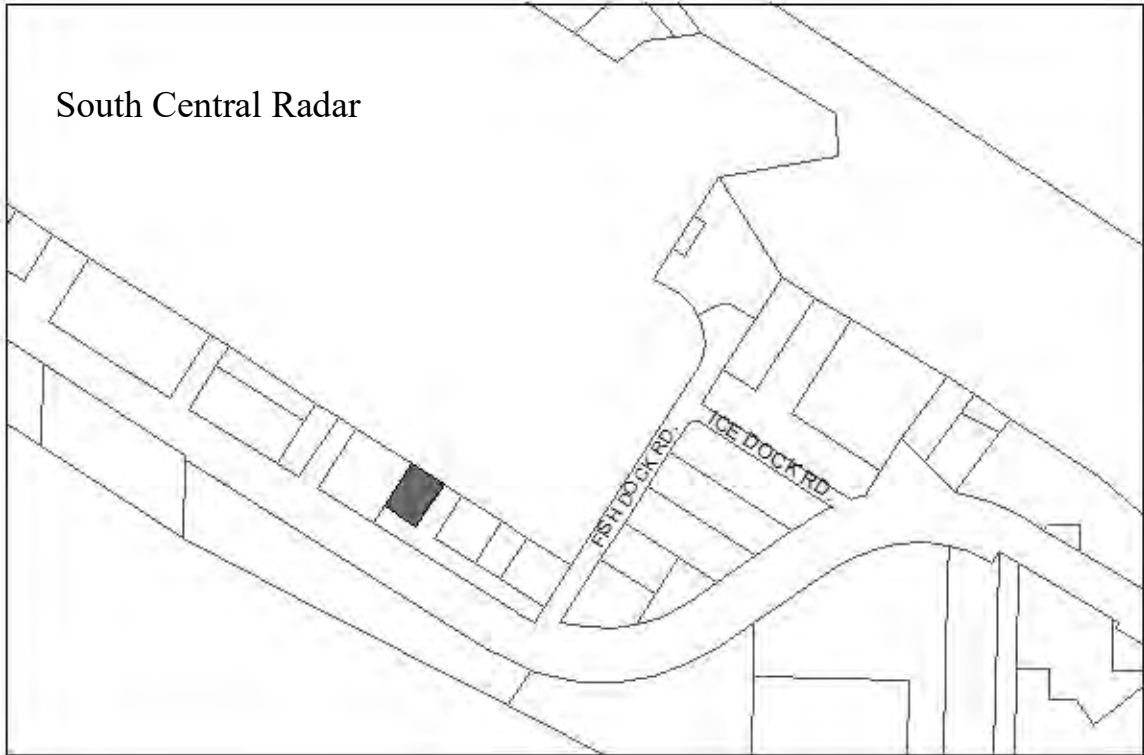
**Wetlands:** None

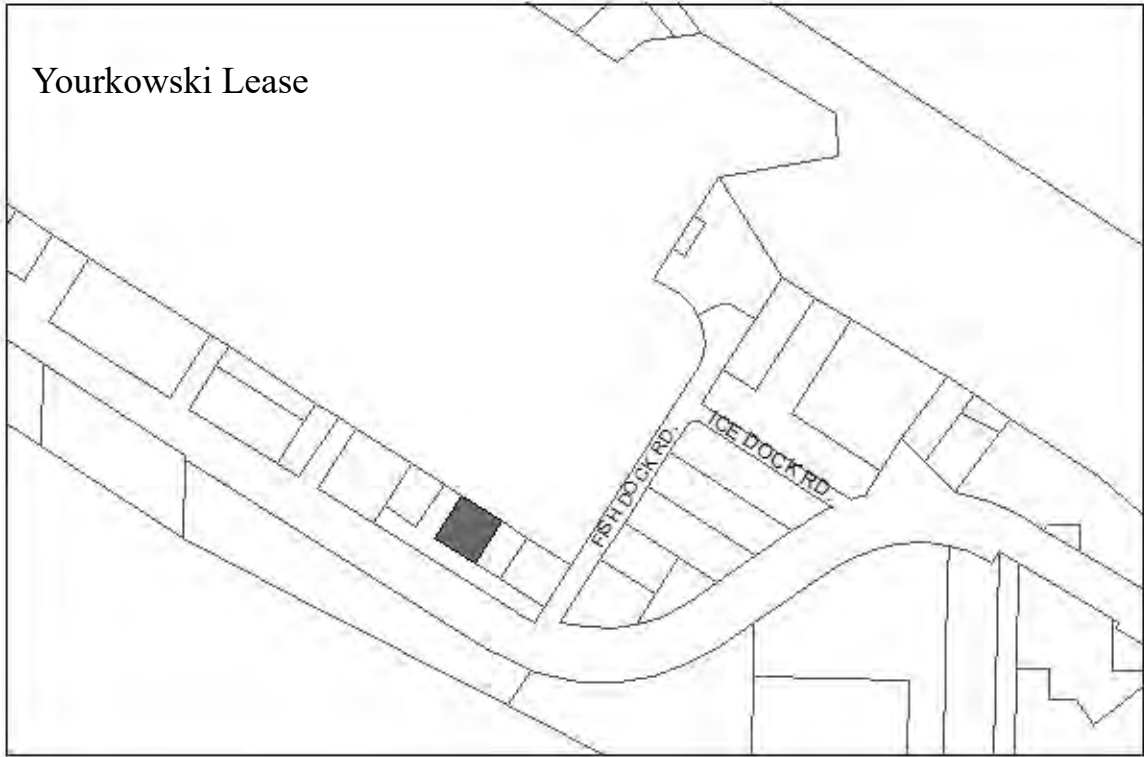
**Infrastructure:** Paved road, water and sewer.

**Address:** 4400 Homer Spit Road

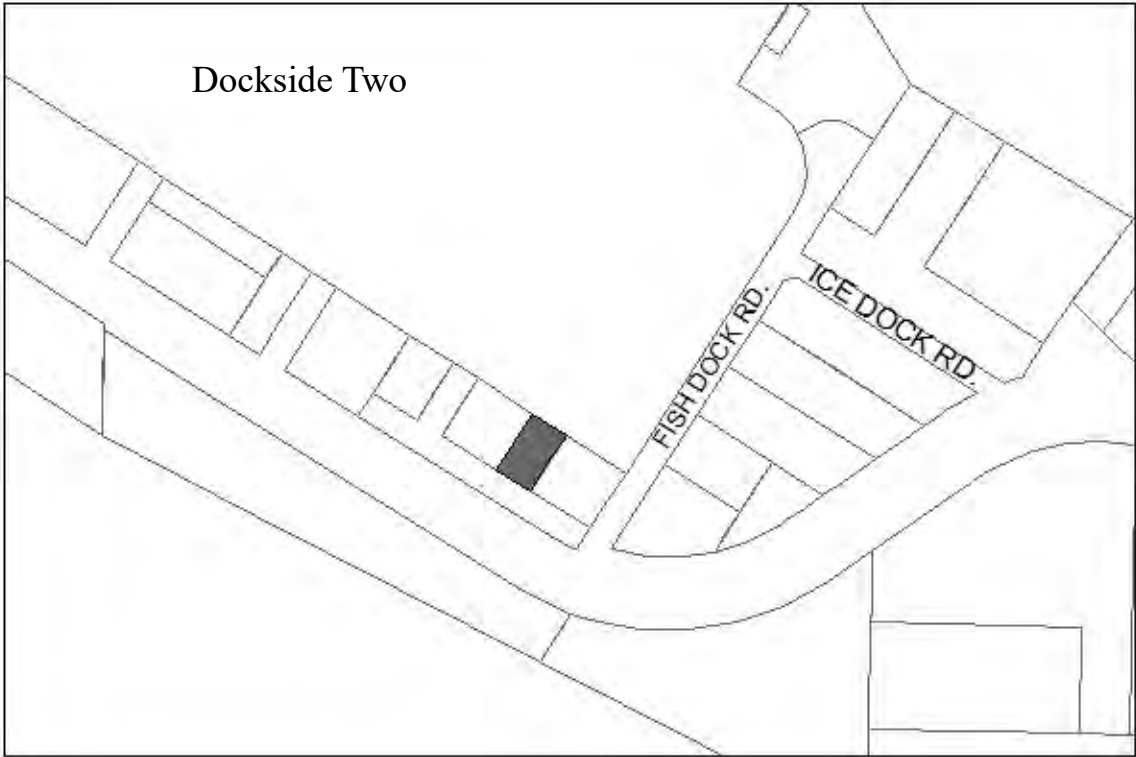
**Leased to:** Shogun Restaurant and Sportsman Marine. Resolution 2019-02  
 Expiration: 2039 with two 5 year options.

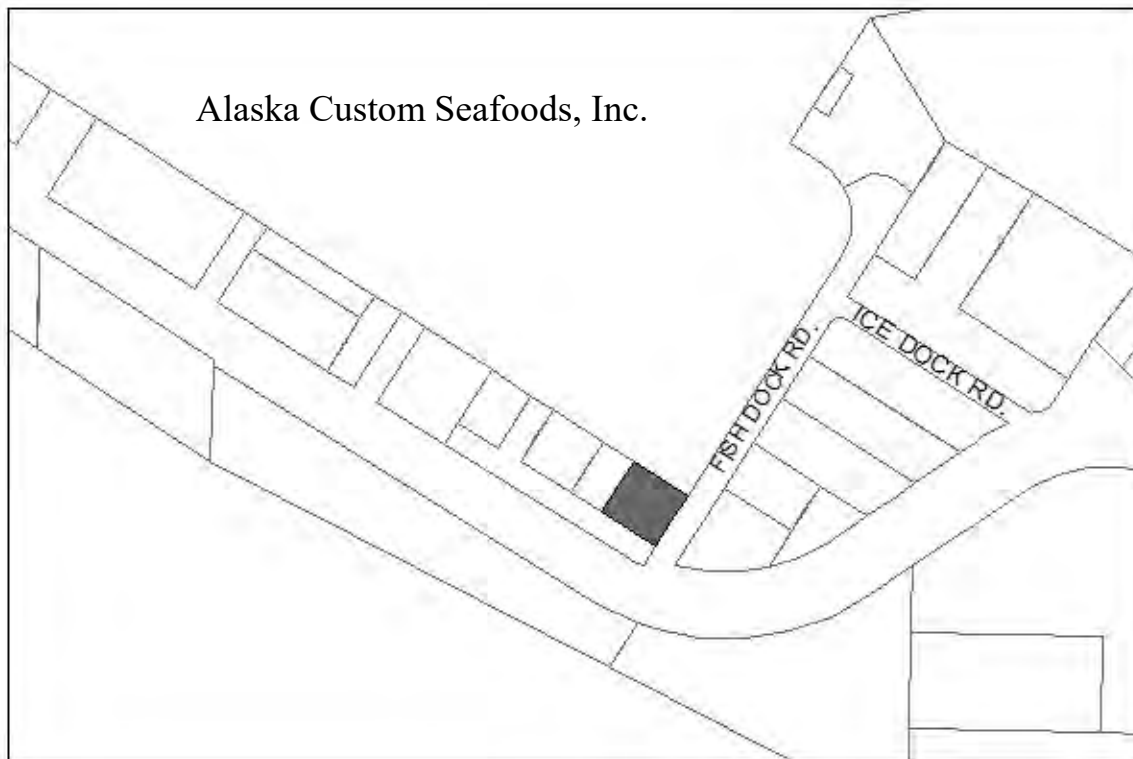
**Finance Dept. Code:**

	
<b>Designated Use:</b> Leased Land	
<b>Acquisition History:</b>	
<b>Area:</b> 0.2 acres	<b>Parcel Number:</b> 18103431
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4406 Homer Spit Road
<p><b>Leased to:</b> Mark &amp; Laura Zeiset dba South Central Radar. Resolution 2012-086(S)          Expiration: 11/1/2032, two additional 5 year renewal options. Resolution 22-056 leased a portion of lot 88-1 for parking.</p>	
<b>Finance Dept. Code:</b>	

 <p>Yourkowski Lease</p>	
<b>Designated Use:</b> Leased Lands <b>Acquisition History:</b>	
<b>Area:</b> 0.29 acres	<b>Parcel Number:</b> 18103442
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4460 Homer Spit Road
<b>Leased to:</b> Mike Yourkowski Lease Renewal Options: one 10 year renewal option. Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.	
<b>Finance Dept. Code:</b>	



	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 7,749 sq ft. (0.18 acres)	<b>Parcel Number:</b> 18103443
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4470 Homer Spit Road
<b>Leased to:</b> William Sullivan dba Dockside Two dba Kachemak Bay Seafoods Expiration: 2027, no options.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased land  
**Acquisition History:**

**Area:** 0.31 acres, or 13,383 sq ft

**Parcel Number:** 18103444

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

**Zoning:** Marine Commercial

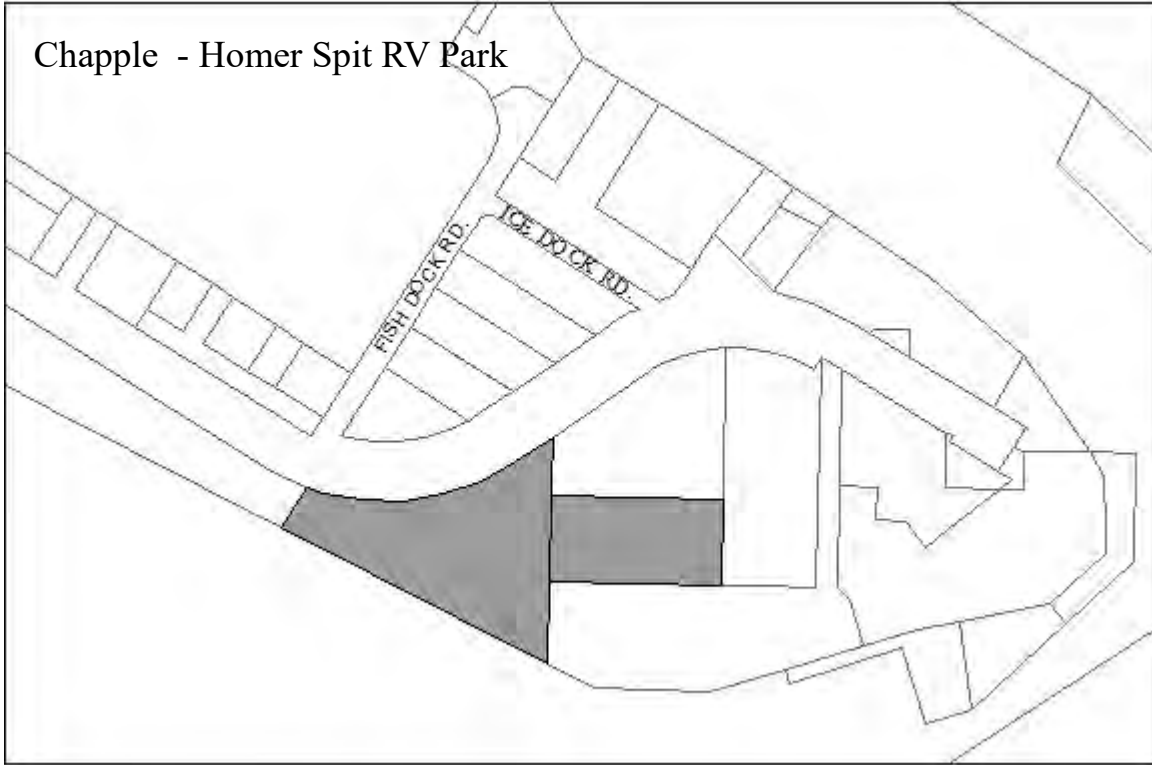
**Wetlands:** None

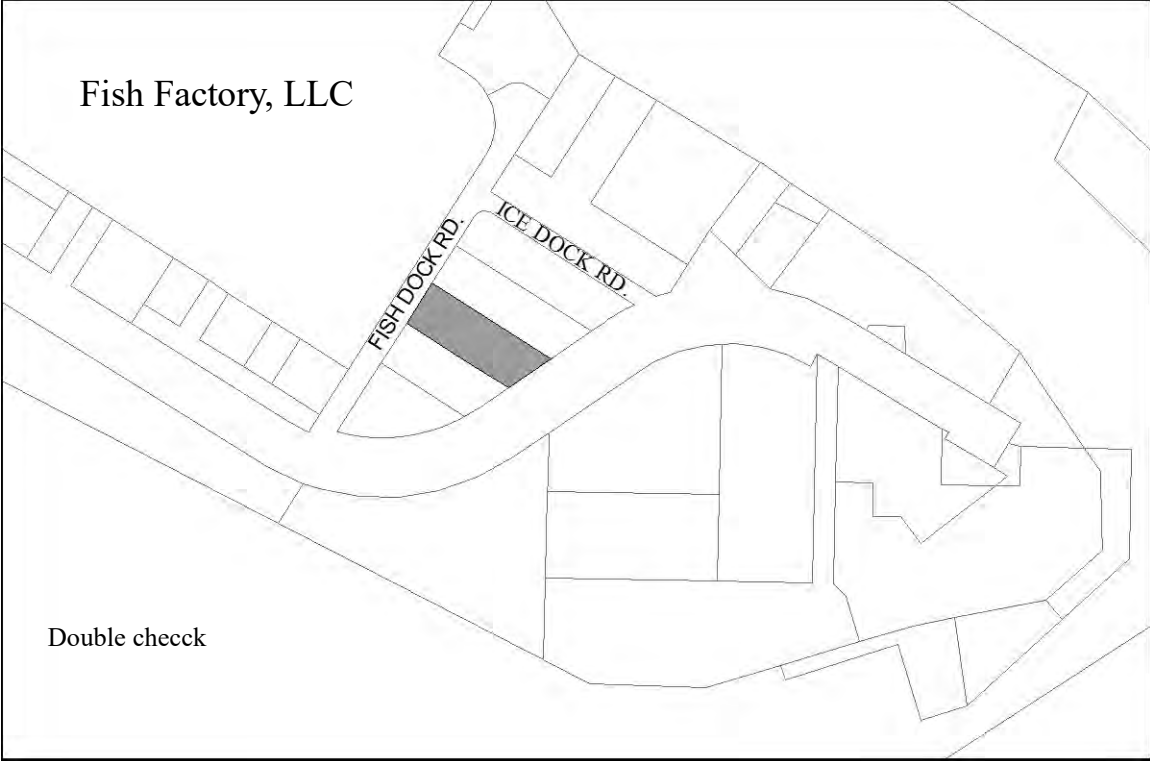
**Infrastructure:** Paved road, water and sewer.

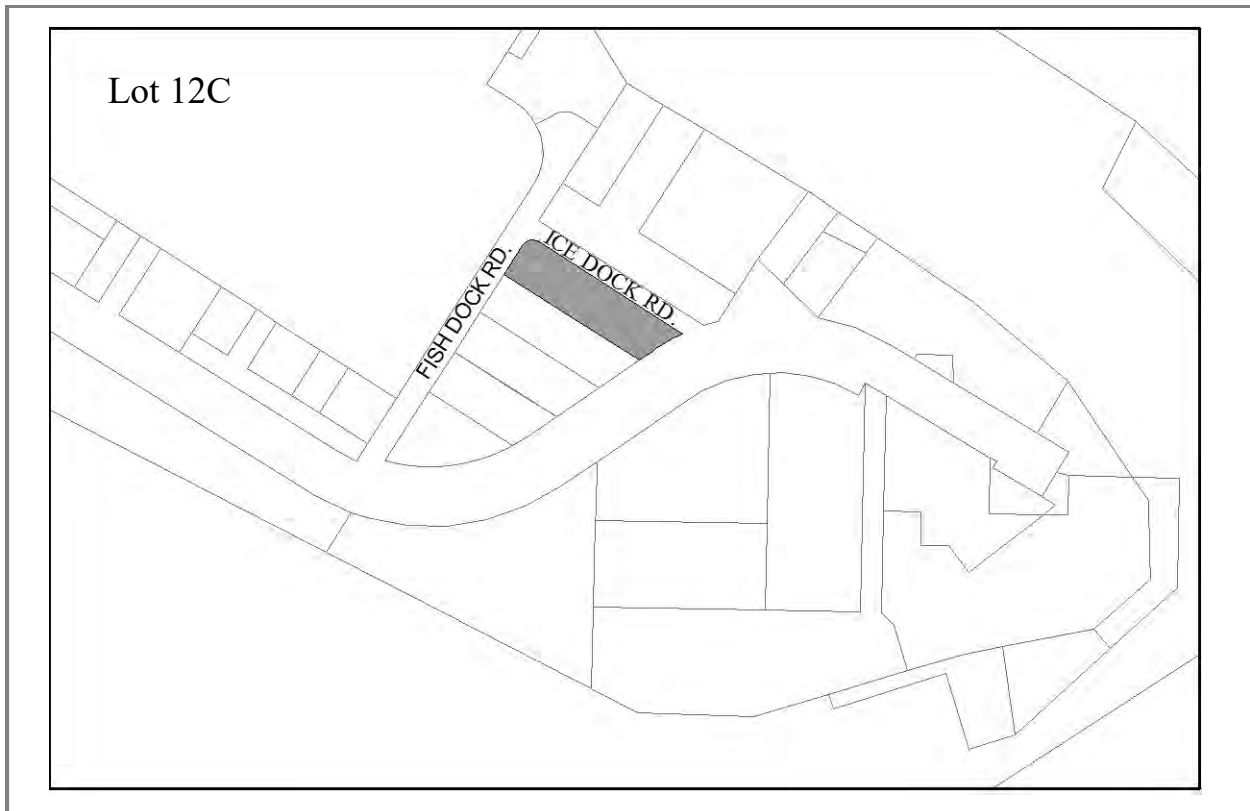
**Address:** 4474 Homer Spit Road

**Leased to:** Brad Faulkner DBA Alaska Custom Seafoods, Inc. Expires 2043.

**Finance Dept. Code:**

<p>Chapple - Homer Spit RV Park</p> 	
<p><b>Designated Use:</b> Leased Land  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 192,970 sq ft</p>	<p><b>Parcel Number:</b> 18103402, 03</p>
<p><b>Legal Description:</b> 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.</p>	
<p><b>Zoning:</b> Marine Industrial</p>	<p><b>Wetlands:</b> None</p>
<p><b>Infrastructure:</b> Paved road, water and sewer.</p>	<p><b>Address:</b> 4535 Homer Spit Road</p>
<p><b>Leased to:</b> Truxton Management Inc. Homer Spit Campground. Resolution 19-069          Expiration: 12/31/2026, two addition 3 year options.</p>	
<p><b>Finance Dept. Code:</b> 400.600.4650</p>	

	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 27,470 sq ft (0.63 acres)	<b>Parcel Number:</b> 18103421
<b>Legal Description:</b> HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 800 Fish Dock Road
<b>Leased to:</b> Fish Factory, LLC Expiration: 12/31/2036 with two 5 year options	
<b>Finance Dept. Code:</b>	



**Designated Use:** Lease land  
**Acquisition History:**

**Area:** 0.79 Acres

**Parcel Number:** 18103452

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

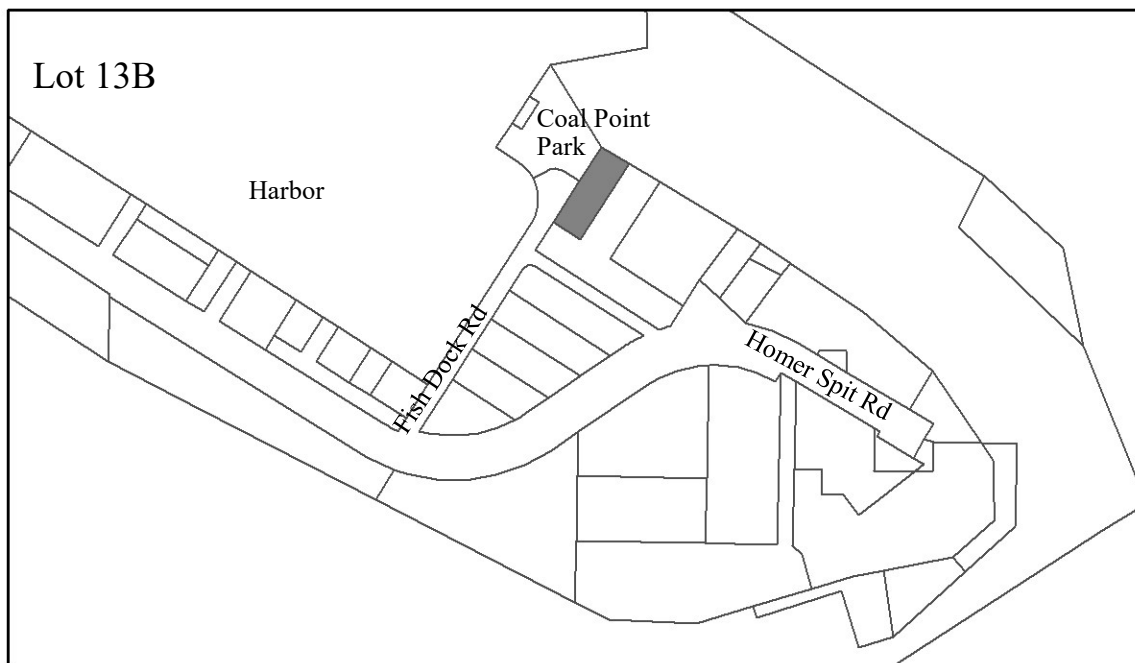
**Zoning:** Marine Industrial

**Infrastructure:** Water, sewer, paved road access

**Address:** 4501 Ice Dock Road

Leased to Salmon Sisters Holding LLC, 2021, 20 yr lease with two five year options.

**Finance Dept. Code:**



**Designated Use:** Lease  
**Acquisition History:**

**Area:** 0.52 acres

**Parcel Number:** 18103425

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

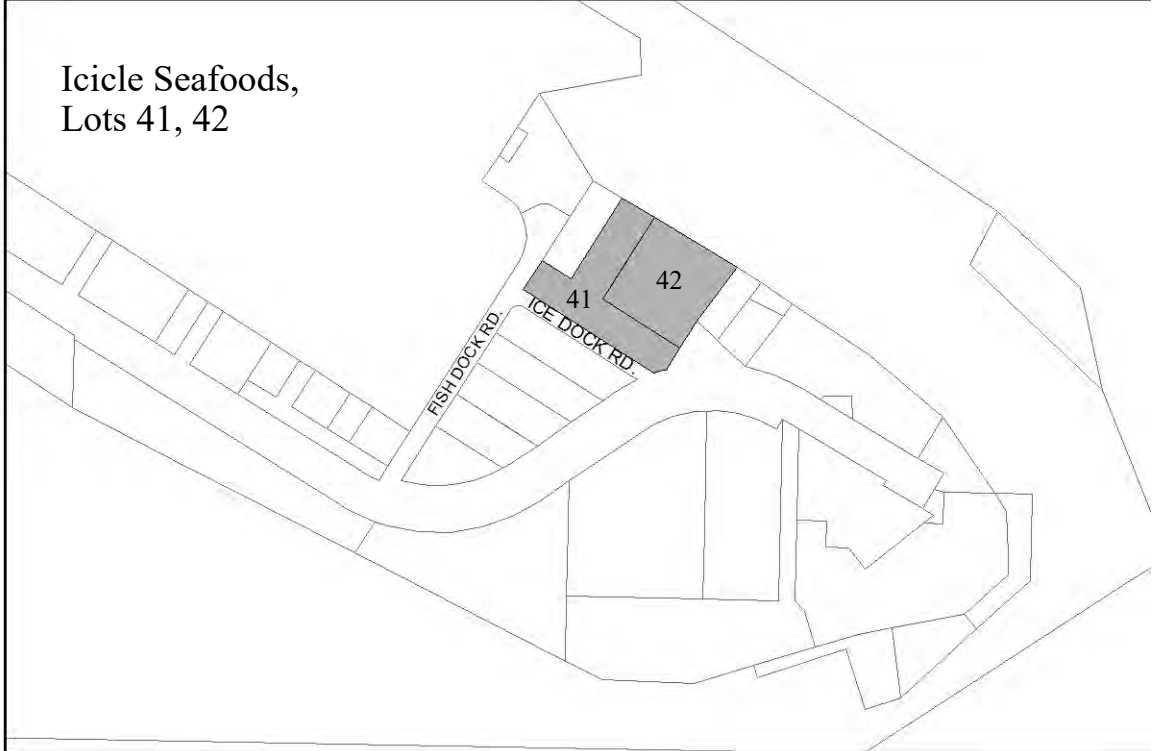
**Infrastructure:** Water, sewer, paved/gravel road access

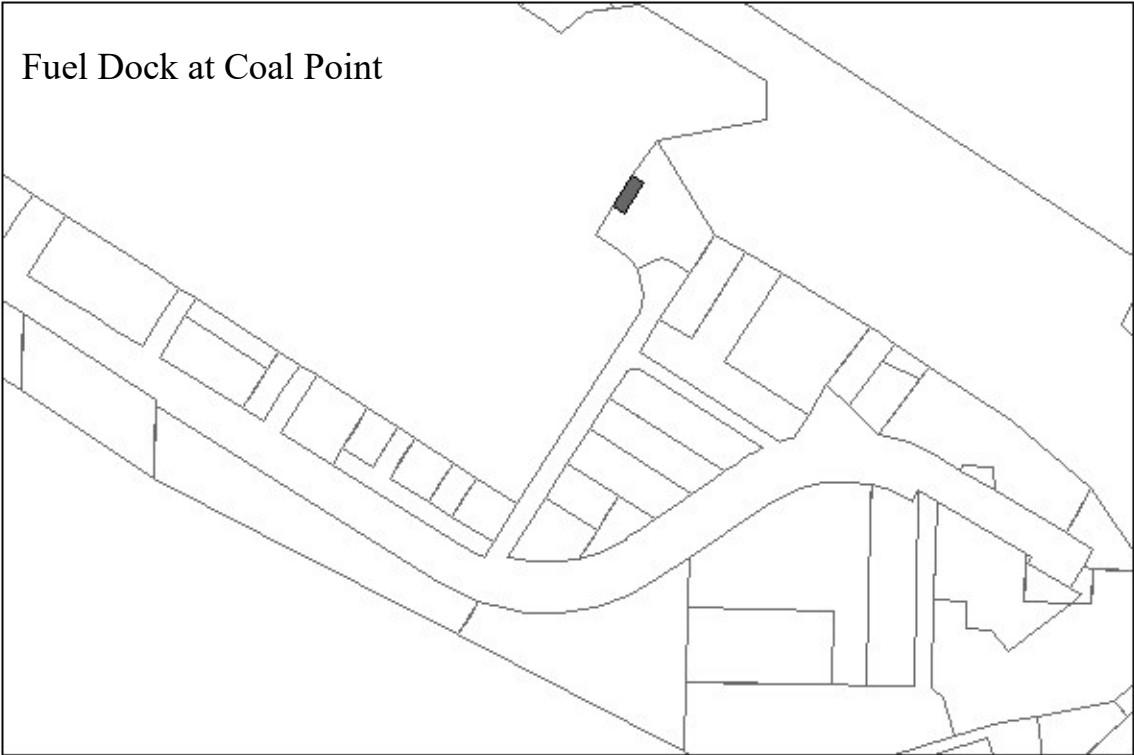
**Address:** Fish Dock Road

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

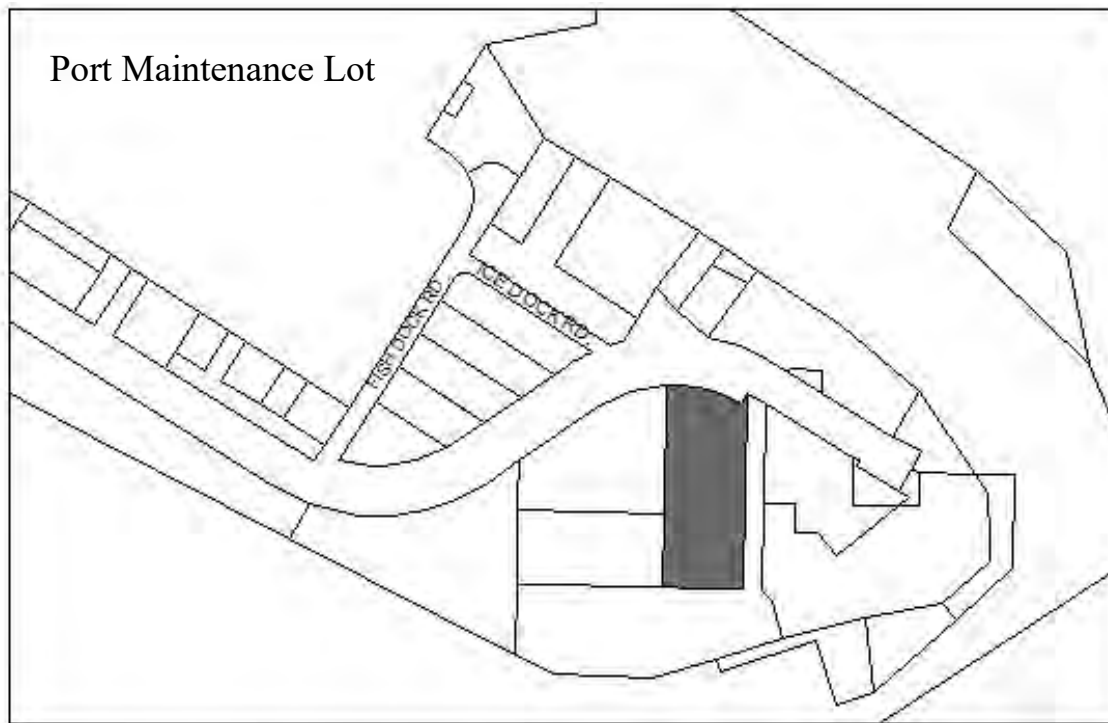
Copper River Seafoods Lease, Resolution 22-028. Lease expires 2039.

**Finance Dept. Code:**

 <p>Icycle Seafoods, Lots 41, 42</p>	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b> Lot 42, ordinance 17-41	
<b>Area:</b> 2.96 acres	<b>Parcel Number:</b> 18103419, 18103418
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009) , and Lot 42	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 842 Fish Dock Road
<b>Leased to:</b> Ocean Beauty Icicle, Inc Expiration: 2039 with options. Resolution 17-008, Resolution 20-043	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 0.07 acres	<b>Parcel Number:</b> 18103427
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 843 Fish Dock Road
<b>Leased to:</b> Petro 49, expires 11/30/2038	
<b>Finance Dept. Code:</b>	





**Designated Use:** Leased Land. Also includes the Port Maintenance Shop, large water tank, and two story office structure.

**Acquisition History:**

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

**Parcel Number:** 18103404

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:** 4667 Homer Spit Road

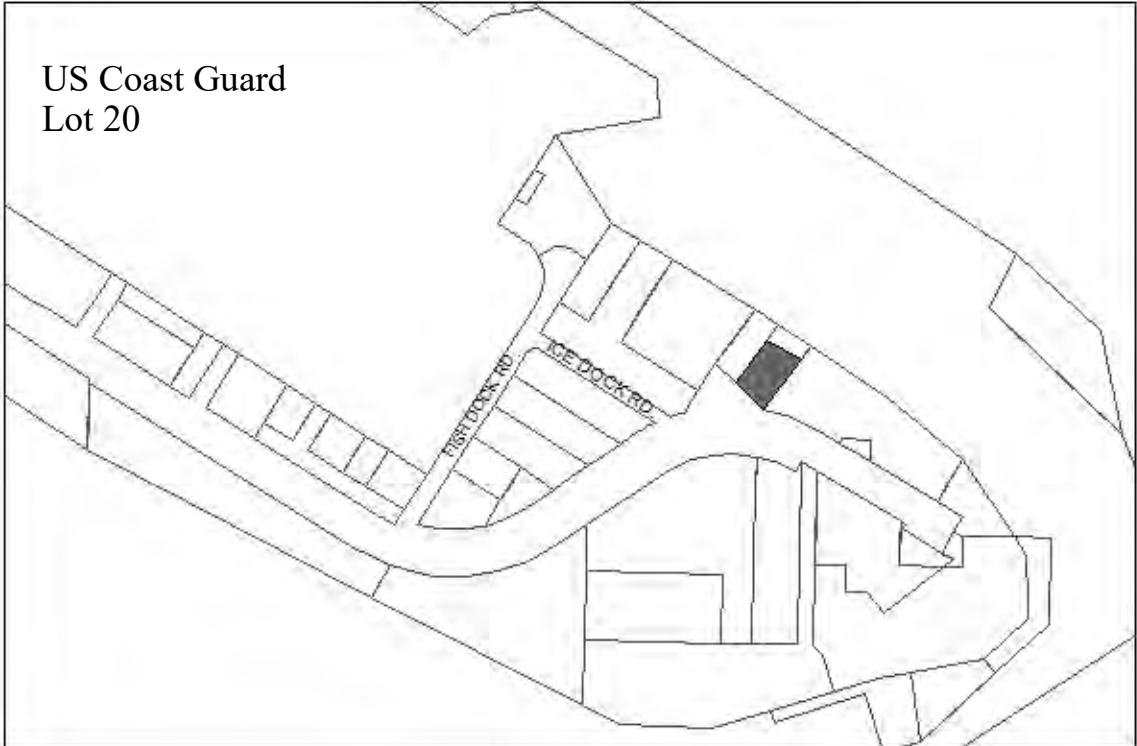
**Leased to:**

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

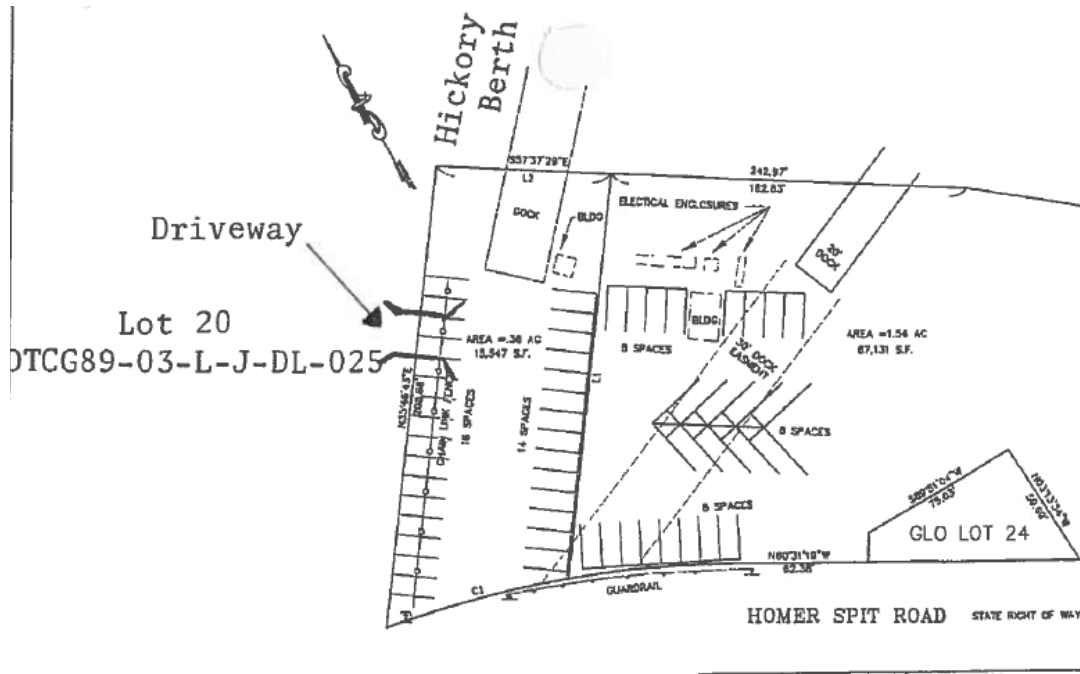
**Alaska Marine Highway lease:** Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

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

**Finance Dept. Code:**

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

## Hickory Lease

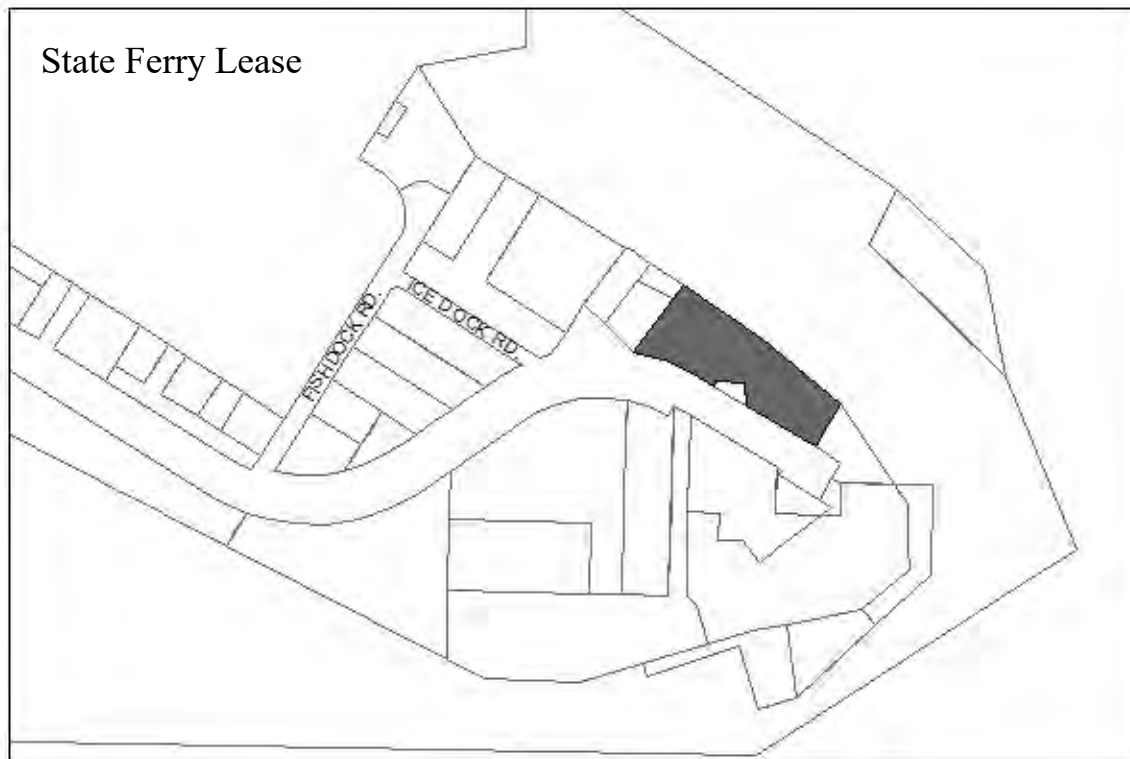


See page B-25. This lease is a portion of the Pioneer Dock.

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

**Leased to:** Coast Guard. Expiration September 30, 2022. DTG89-03-L-J-DL-034. Now month to month, working through federal level, to work out a new long term lease.

**Finance Dept. Code:**



**Designated Use:** Ferry Terminal and Staging

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

**Area:** 1.83 acres or 79,799 sq ft

**Parcel Number:** 18103447

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

**Zoning:** Marine Industrial

**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

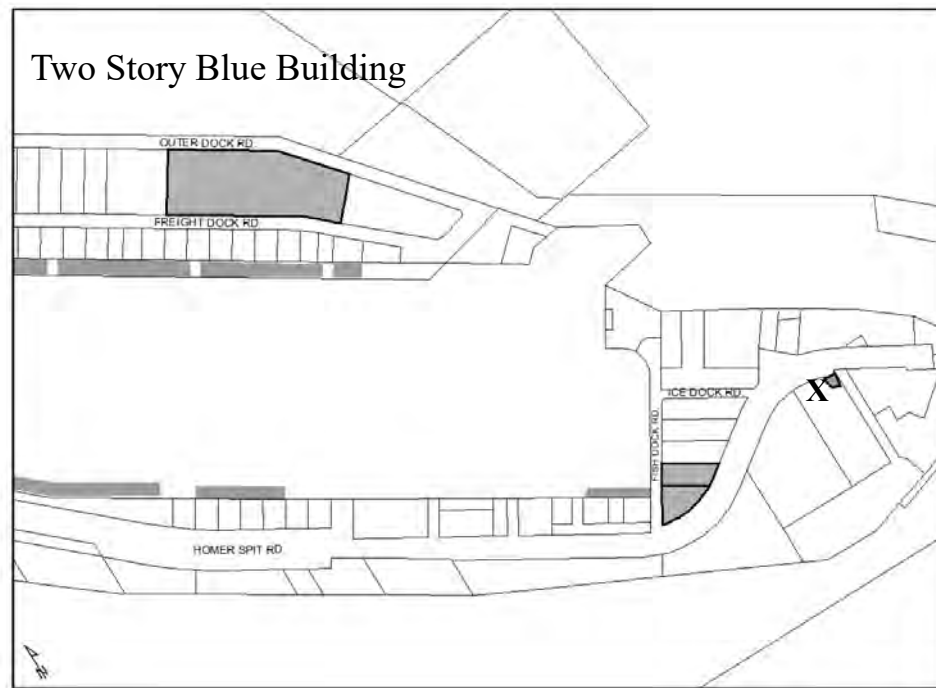
**Address:** 4690 Homer Spit Road

**Leased to:** Alaska Marine Highway

Expiration: April 30, 2060

MOA on file regarding ferry terminal and city maintenance shop.

**Finance Dept. Code:**



**Designated Use:** Leased Lands

**Acquisition History:**

**Area:** 1.05 acres (0.52 and 0.53 acres)

**Parcel Number:** 18103477, 78

**2019 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

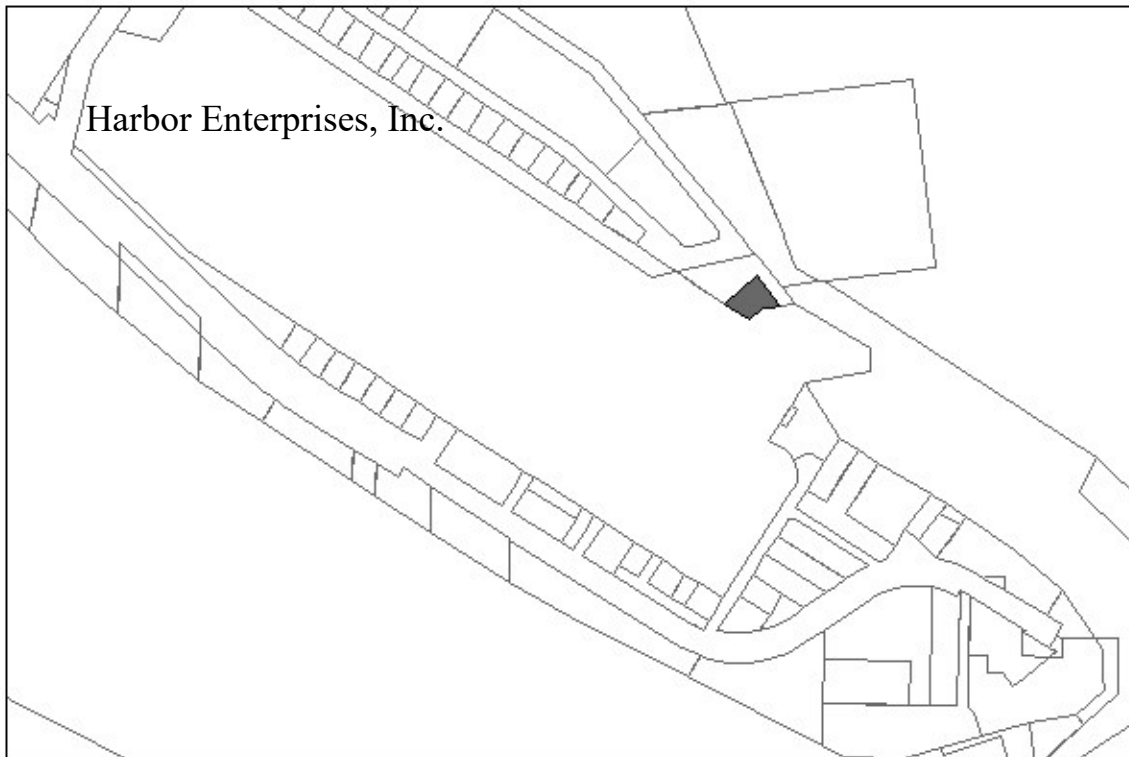
**Infrastructure:** Water, sewer, natural gas, paved road access

**Address:** 4667 Homer Spit Road

Leased to Homer Sea Tow, Resolution 20-036, expiration 3/31/2025

Lower level of the building contains a large water pump and is part of the city water infrastructure. That portion of the building is not available for lease.

**Finance Dept. Code:**



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

**Acquisition History:**

**Area:** 20,000 sq ft (0.459 acres)

**Parcel Number:** 18103260

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

**Zoning:** Marine Industrial

**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

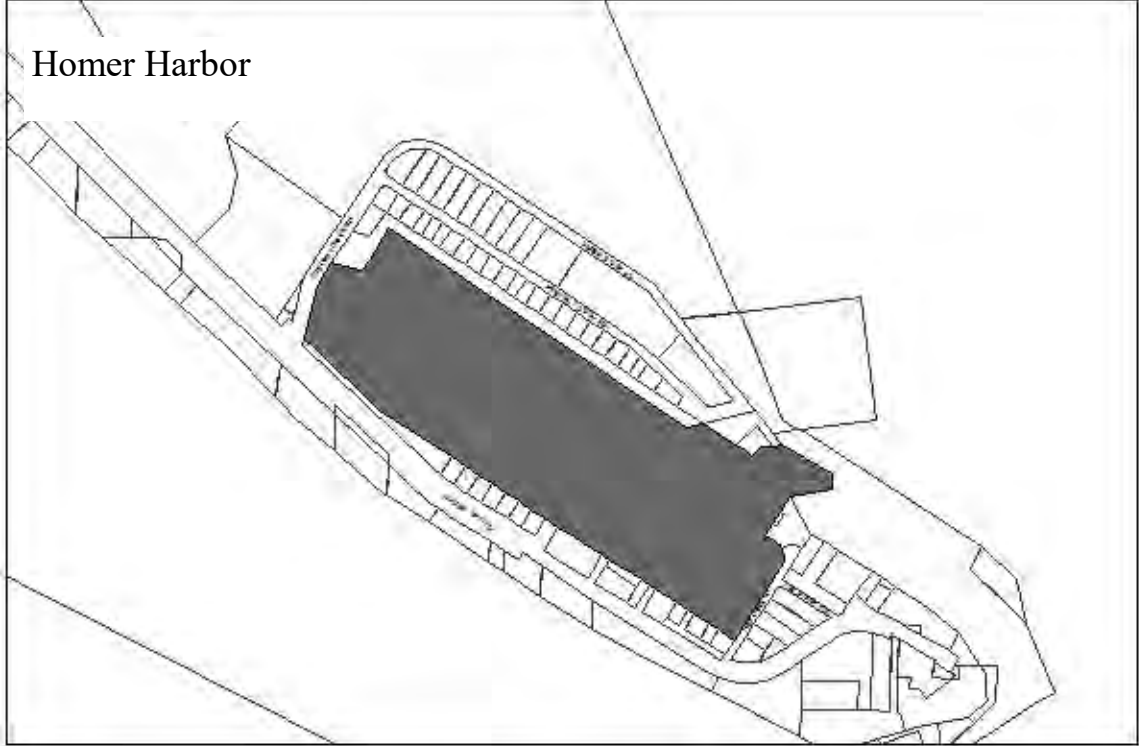
**Address:** 4607 Freight Dock Road

**Leased to:** Harbor Enterprises/Terminal Oil Sales  
Resolution 16-031(S) 20 yr lease

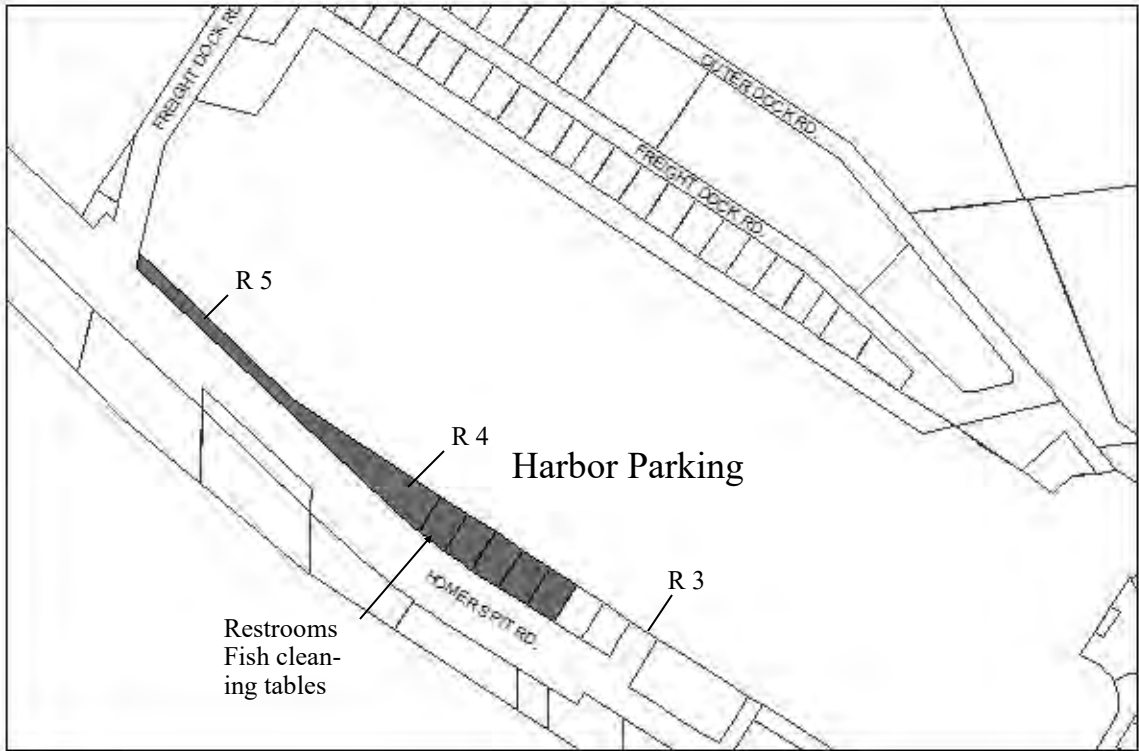
**Finance Dept. Code:**

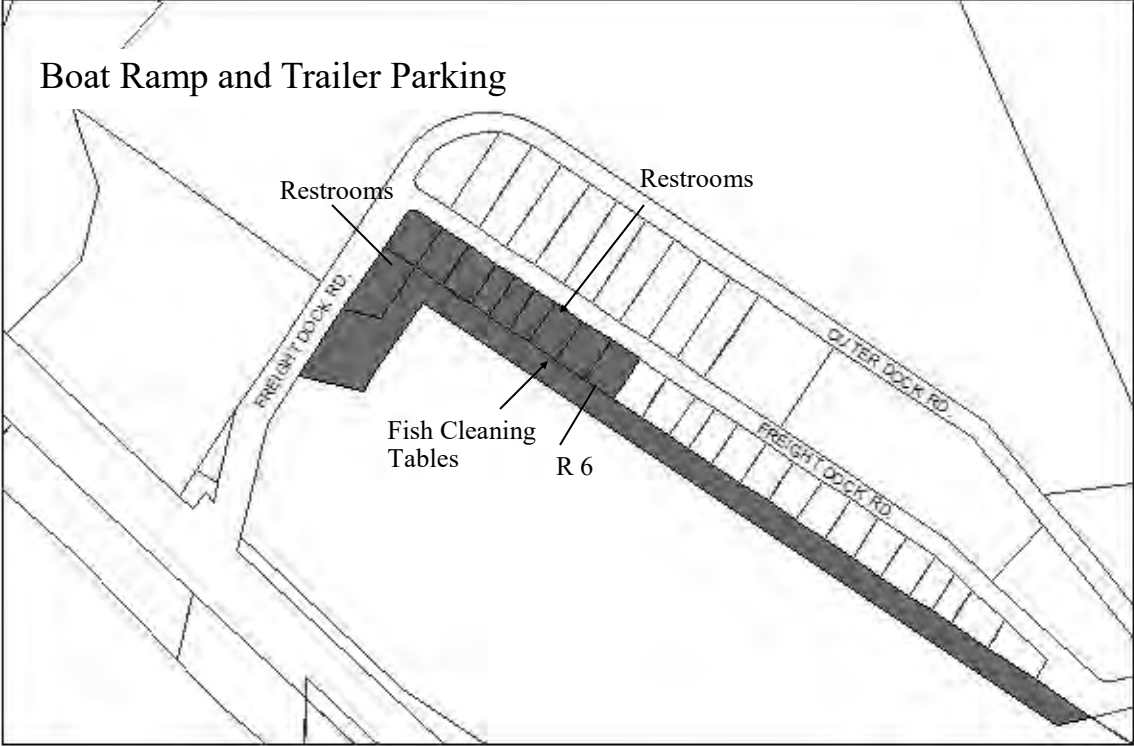
# **Section C**

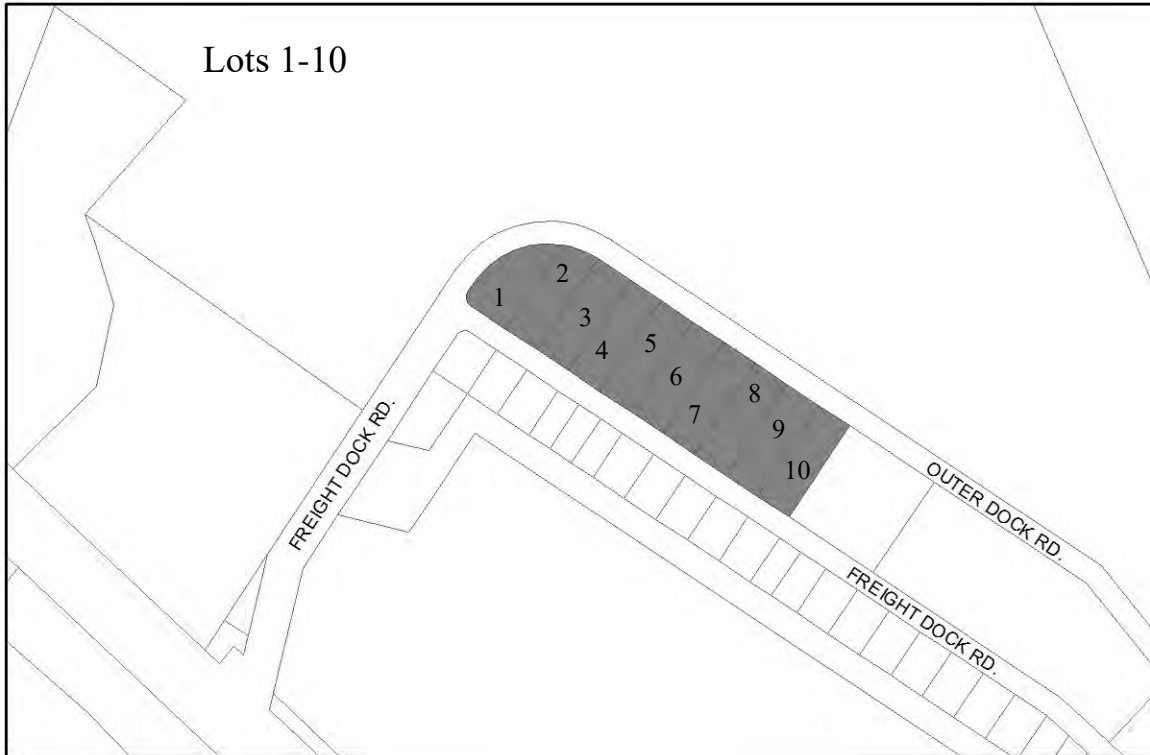
## **Port Facilities**

	
<b>Designated Use:</b> Homer Small Boat Harbor <b>Acquisition History:</b> Reso 99-51 Reconveyed from ACOE	
<b>Area:</b> 72.94	<b>Parcel Number:</b> 18103214
<b>Legal Description:</b> 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	
<b>Zoning:</b> Marine Commercial/Small Boat Harbor Overlay	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> floats, road access, water and sewer	
<b>Notes:</b>          	
<b>Finance Dept. Code:</b>	

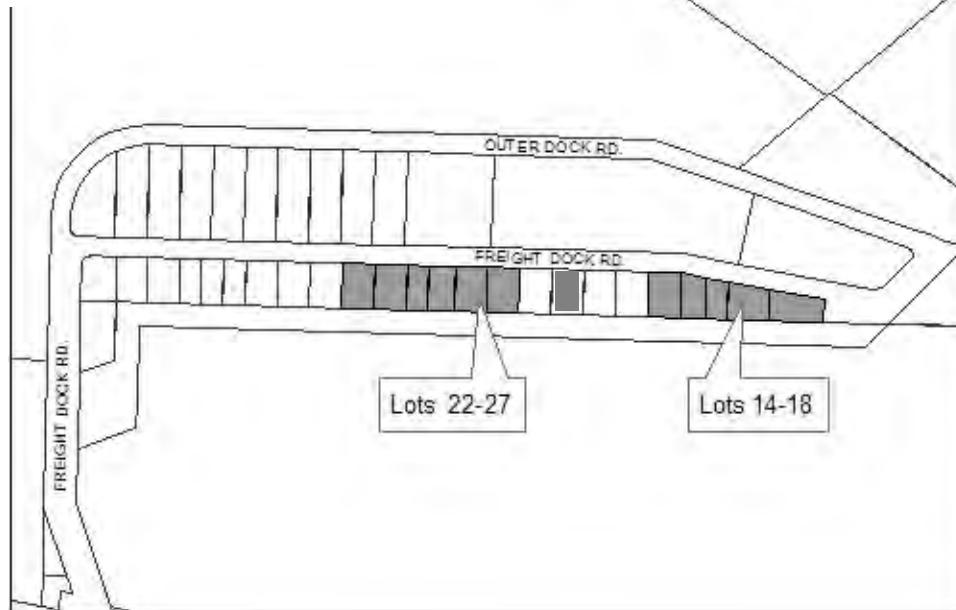


	
<b>Designated Use:</b> Parking <b>Acquisition History:</b>	
<b>Area:</b> 3.12 acres	<b>Parcel Number:</b> 181033 18-22, 24
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved road, gas, Spit Trail, water and sewer, public restrooms	
<b>Notes:</b> New restrooms at Ramp 5 constructed 2015/2016	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Boat ramp and trailer parking <b>Acquisition History:</b>	
<b>Area:</b> 8.32 acres	<b>Parcel Number:</b> 181032 47-58, 18103216
<b>Legal Description:</b> Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
<b>Zoning:</b> Marine Industrial, over slope area is Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer, public restrooms	
<b>Notes:</b> 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.	
<b>Finance Dept. Code:</b>	

 <p>Lots 1-10</p>	
<b>Designated Use:</b> Port Use <b>Acquisition History:</b>	
<b>Area:</b> 6.67 acres	<b>Parcel Number:</b> 181032-21,22-29, 31
<b>Legal Description:</b> T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOTS 1-10	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer, Barge ramp	
<b>Notes:</b>  Lots 1,2,3: Summer boat trailer parking Resolution 14-041, Lots 9 and 10 are available for short term lease only	
<b>Finance Dept. Code:</b>	

## Port Use Lots 14-27



**Designated Use:** Port Use  
**Acquisition History:**

**Area:** 3.16 acres

**Parcel Number:** 18103233-37, 41-46

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

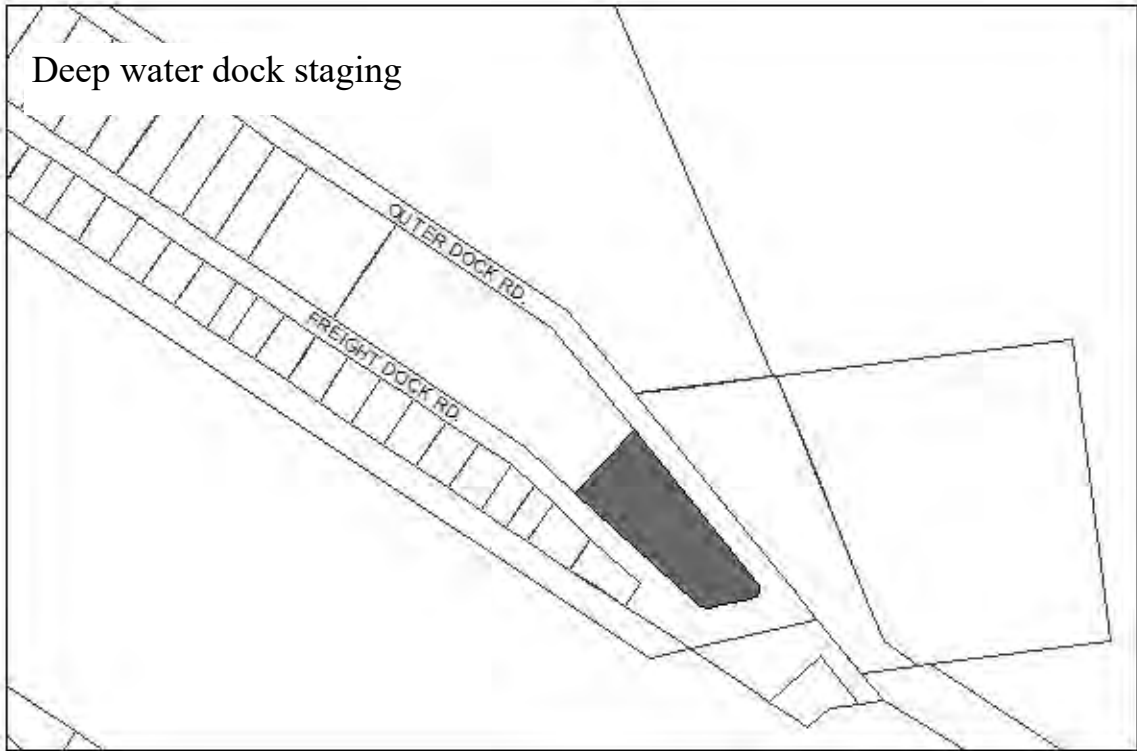
**Infrastructure:** paved road, gas, Spit Trail, water and sewer

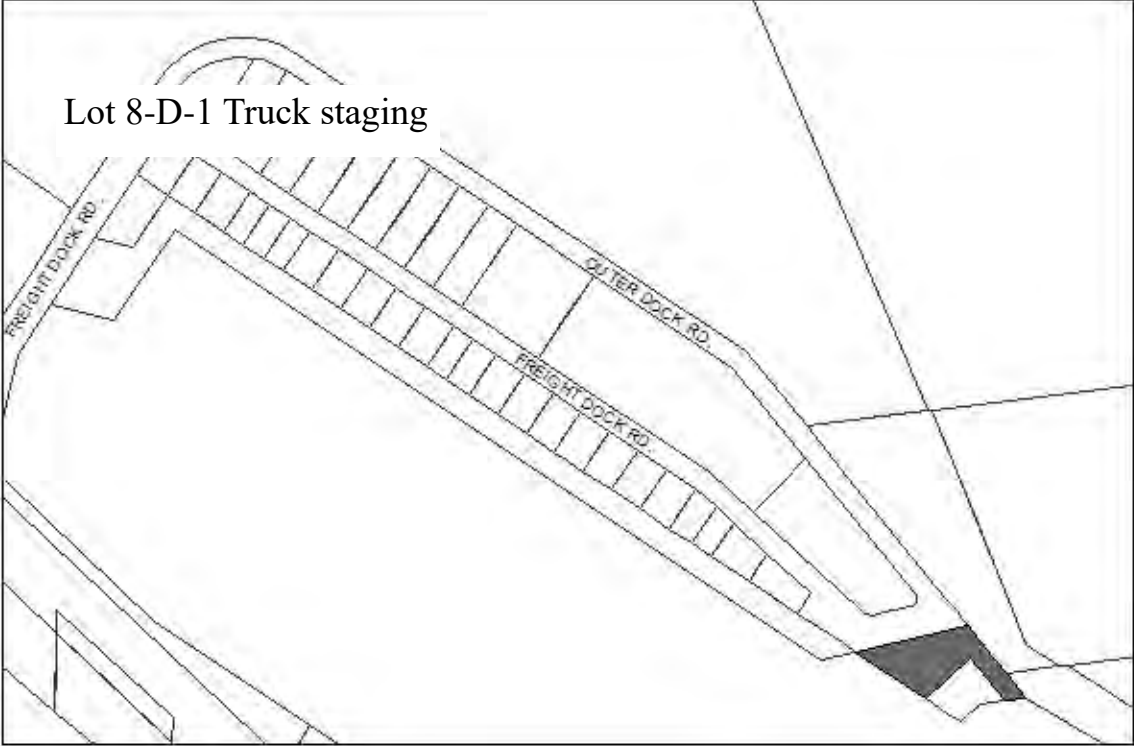
**Notes:**

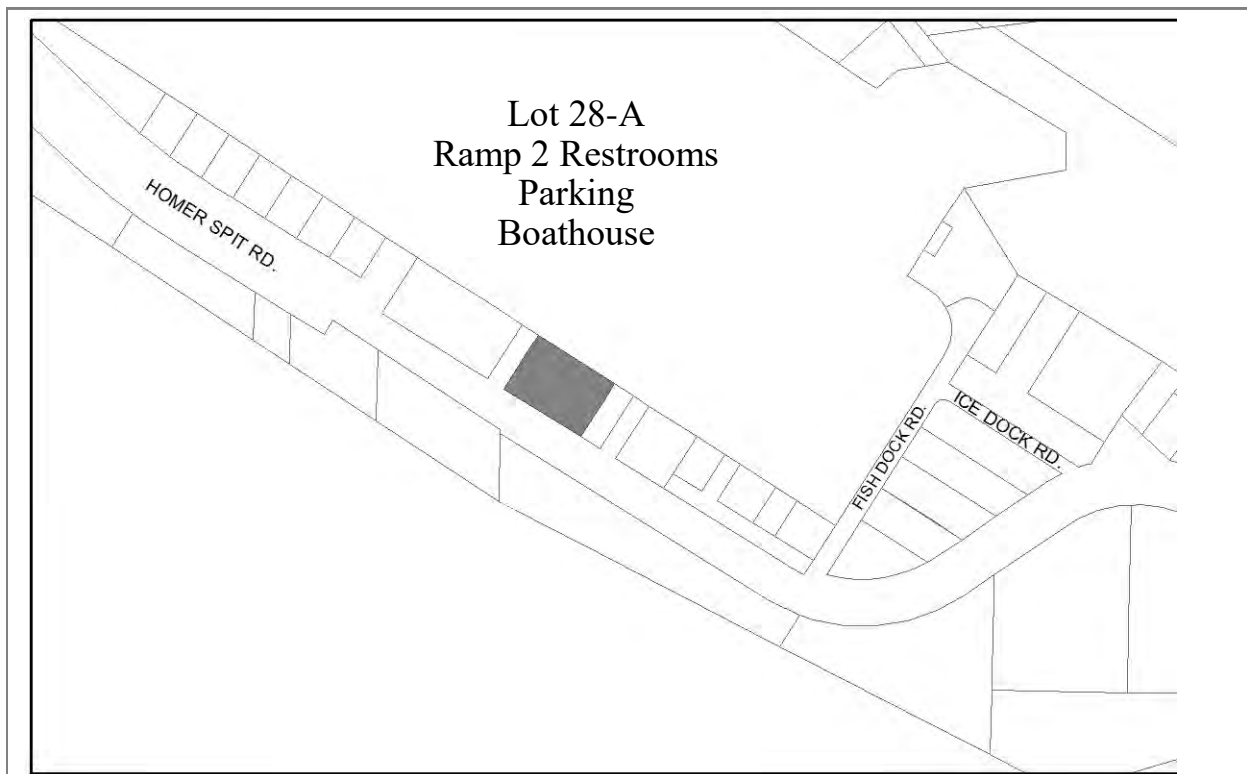
Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

The harbor office completed in 2015 is on lots 22 and 23.

**Finance Dept. Code:**

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

	
<b>Designated Use:</b> Commercial Truck Staging	
<b>Acquisition History:</b>	
<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 18103259
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Gravel road access, water and sewer	
<b>Notes:</b>  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.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Parking, restrooms and boathouse (Reso 16-043)

**Acquisition History:**

**Area:** 0.93 acres

**Parcel Number:** 18103397

**Legal Description:** Homer Spit Subdivision Amended Homer Boathouse Replat Lot 28-A

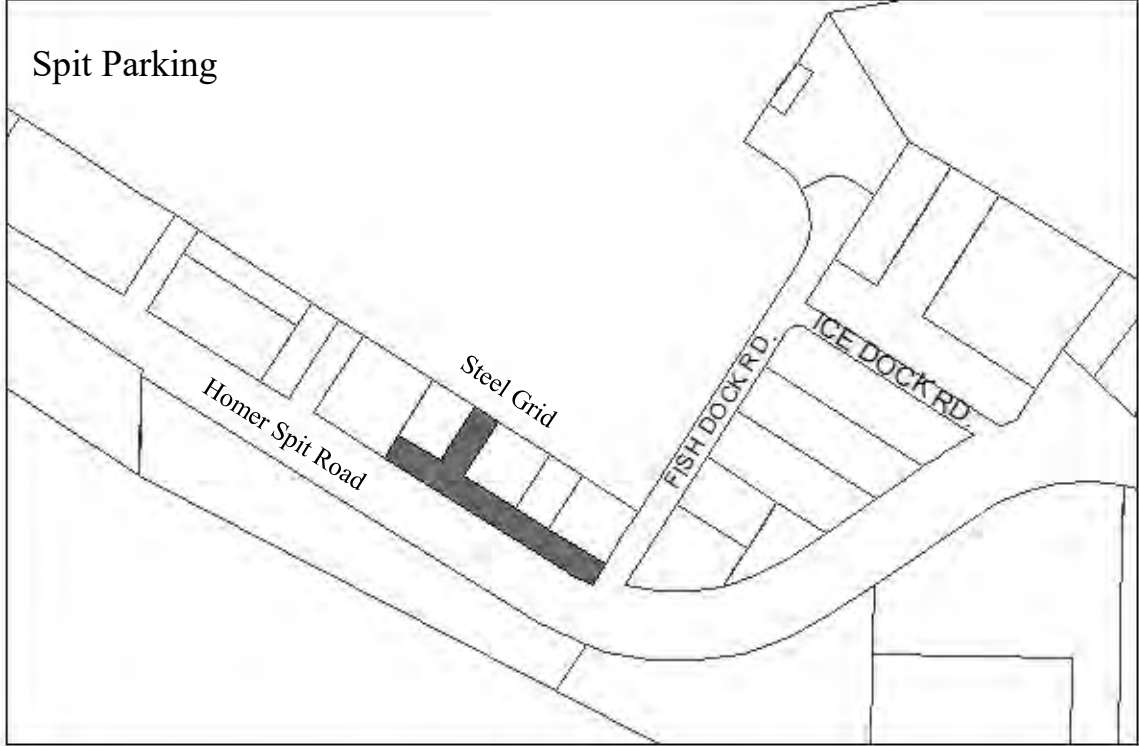
**Zoning:** Marine Commercial

**Infrastructure:** Paved road, gas, water and sewer

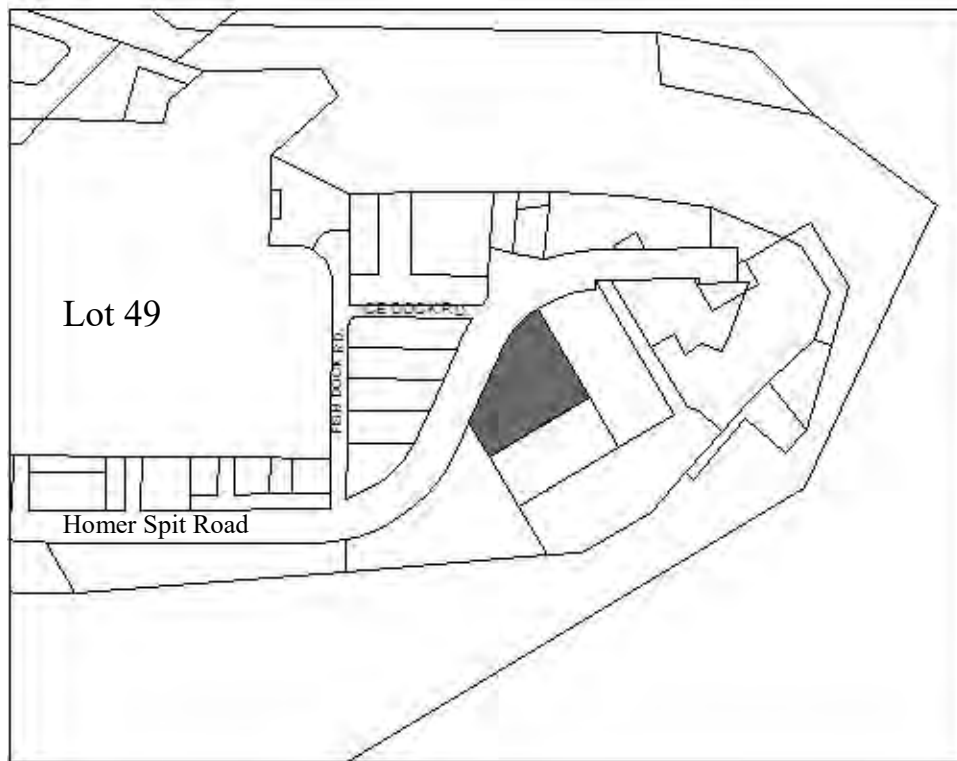
Former site of Harbormaster Office.  
Boat house constructed 2017/18 on a portion of the property.

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.

**Finance Dept. Code:**

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





**Designated Use:** Main Dock Staging  
**Acquisition History:**

**Area:** 2 acres

**Parcel Number:** 18103403

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

**Zoning:** Marine Industrial

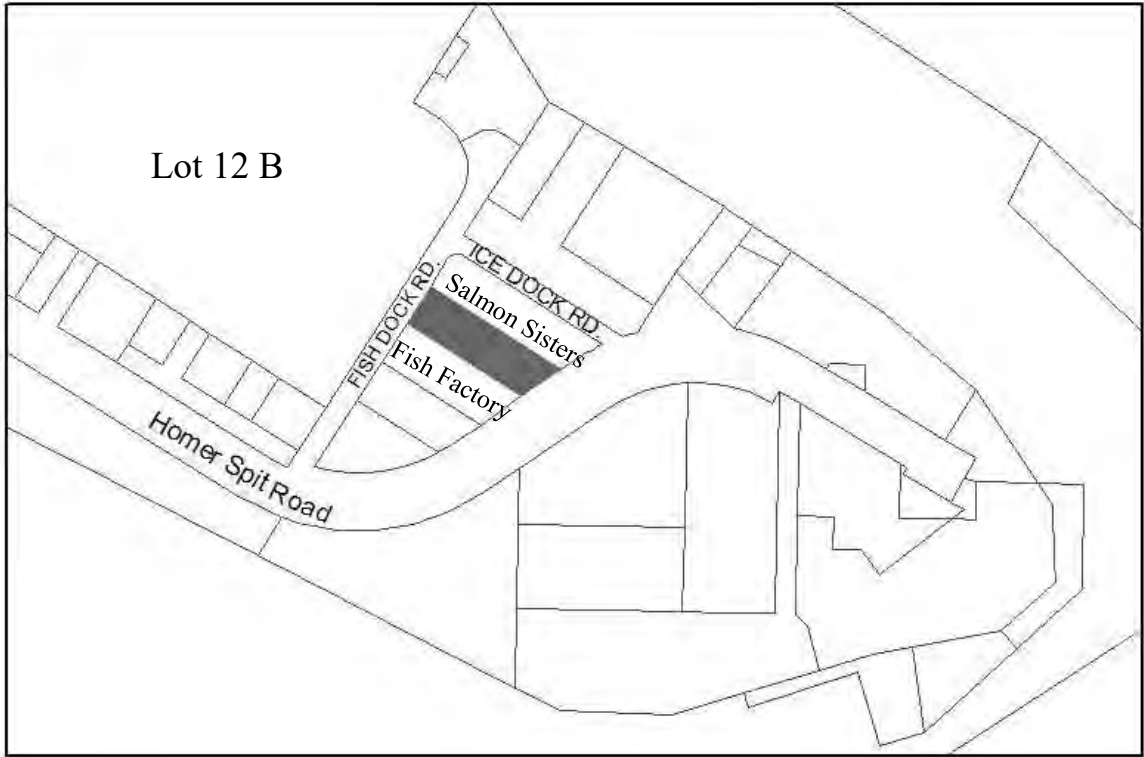
**Wetlands:** N/A

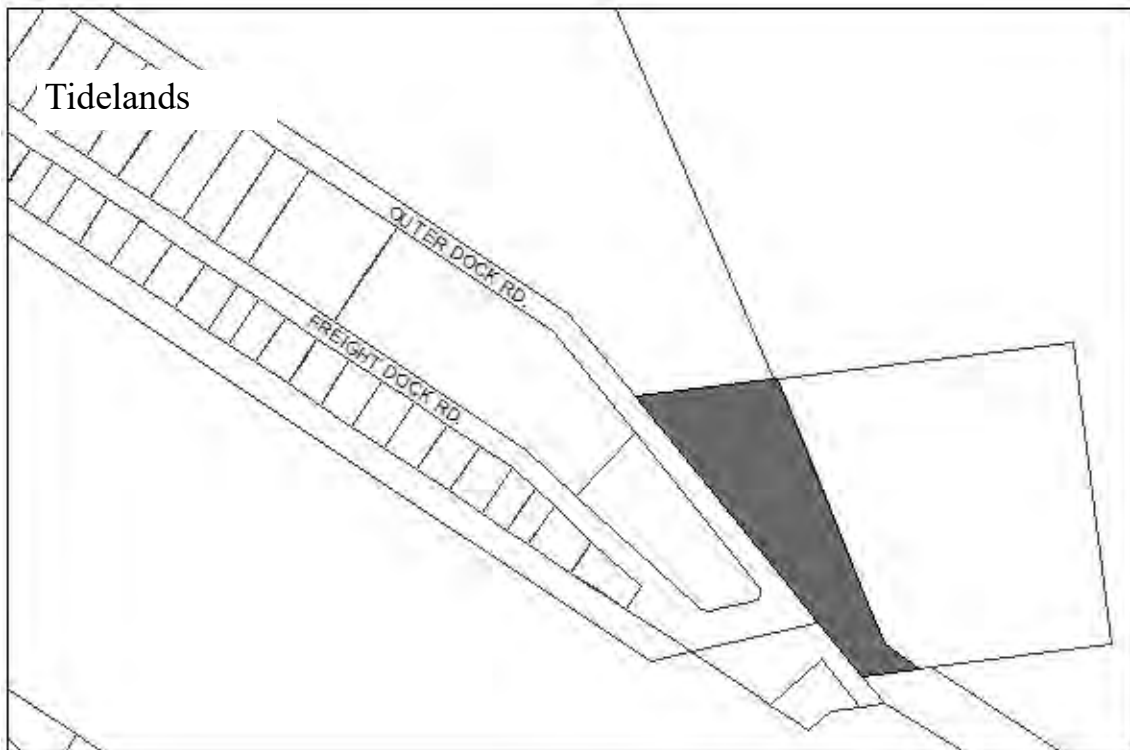
**Infrastructure:** Paved road, gas, water and sewer

**Notes:**

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

**Finance Dept. Code:**

	
<b>Designated Use:</b> Leased Lands <b>Acquisition History:</b>	
<b>Area:</b> 0.68 acres	<b>Parcel Number:</b> 18103451
<b>Legal Description:</b> City of Homer Port Industrial Subdivision No 4 Lot 12-B	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p>Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.</p> <p>Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.</p> <p>Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Tidelands

**Acquisition History:**

**Area:** 4.19 acres

**Parcel Number:** 18103213

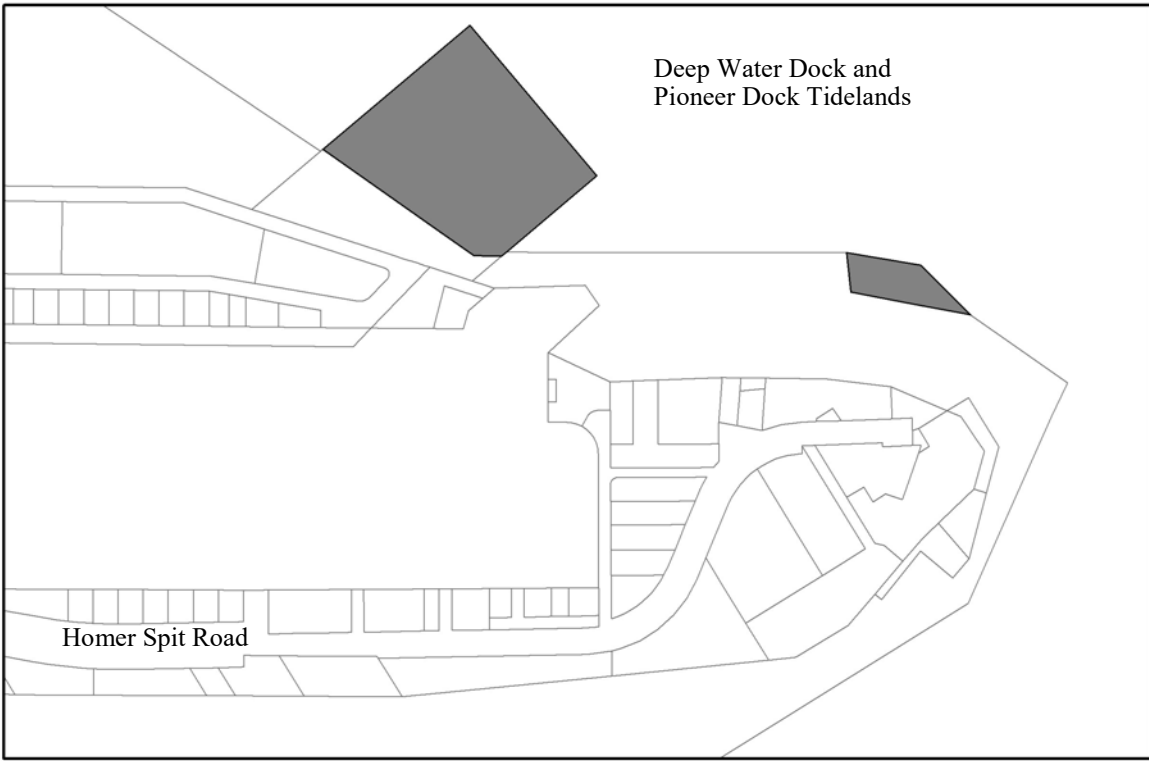
**Legal Description:** T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050  
HOMER SPIT SUB NO TWO AMENDED TRACT A

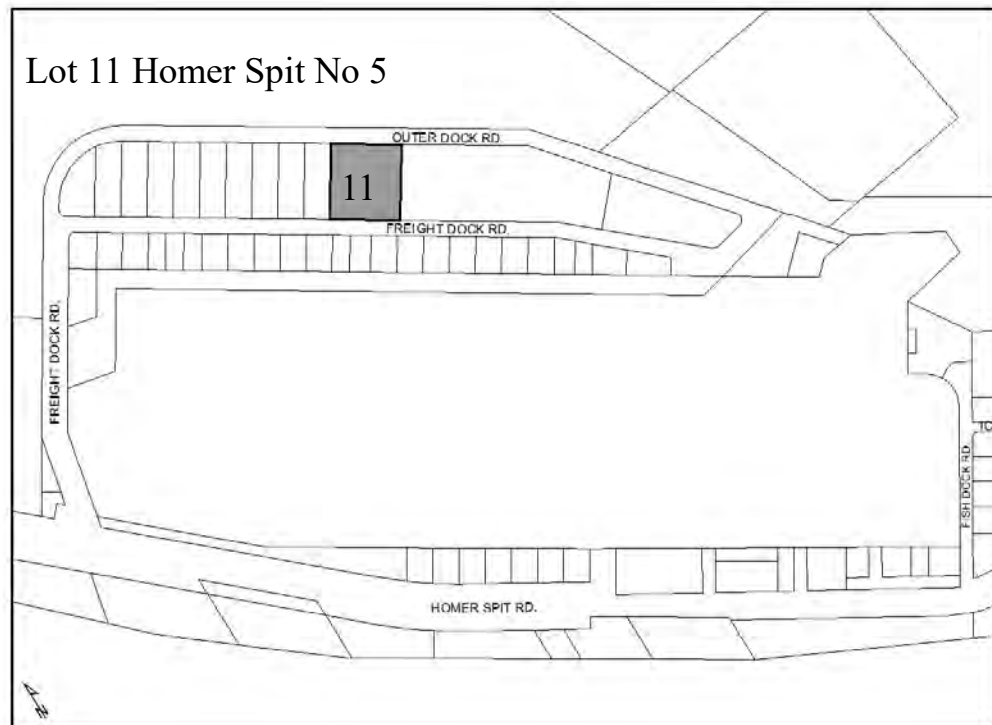
**Zoning:** Not zoned

**Wetlands:** Tidelands

**Infrastructure:**

**Finance Dept. Code:**

	
<b>Designated Use:</b> Port and Harbor Use <b>Acquisition History:</b> Resolution 17-81	
<b>Area:</b> 11.91 acres, 1.37 acres	<b>Parcel Number:</b> 18103203, 18107005
<b>Legal Description:</b> ATS 1373 and ATS 1603	
<b>Zoning:</b> Outside city limits	<b>Wetlands:</b> N/A
<b>Infrastructure:</b>	
<b>Notes:</b> Acquired from the State of Alaska	
<b>Finance Dept. Code:</b>	



**Designated Use:** Port Facility  
**Acquisition History:**

**Area:** 1.78 acres. A small portion is leased for a telecommunications tower  
**Parcel Number:** 18103230

**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. (18103230LH01 )

This lot is withheld from long term lease pending the General Investigation Study with ACOE for the Large Vessel Moorage Facility. (Resolution 20-19)

**Finance Dept. Code:**

**Section D**

**City Facilities and Other Lands**

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**Designated Use:**

**Area:**

**Parcel Number:**

**2015 Assessed Value:**

**Legal Description:**

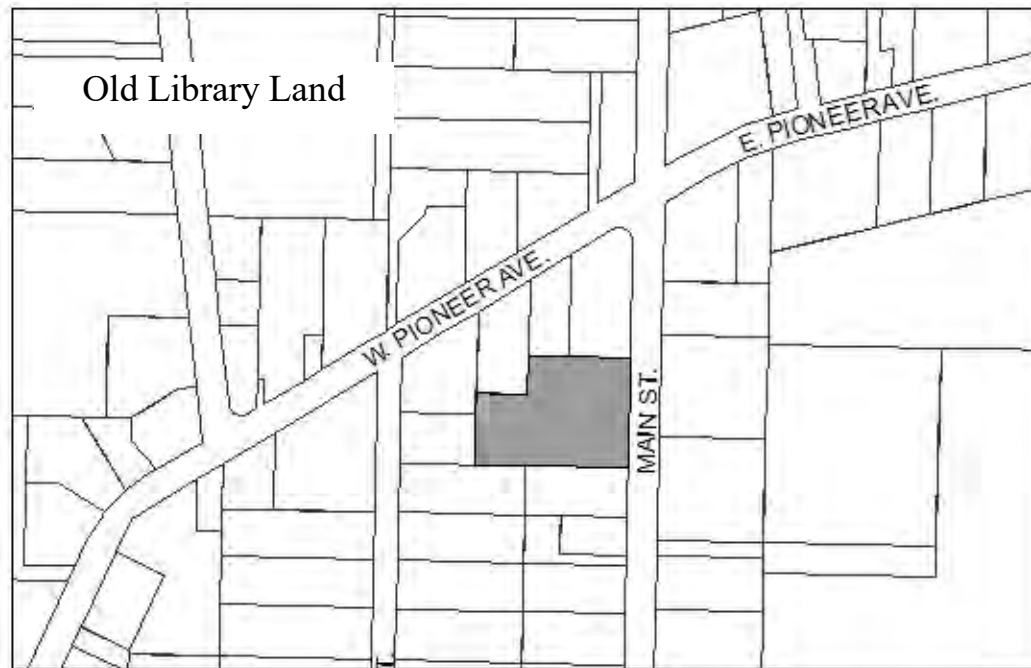
**Zoning:**

**Wetlands:**

**Infrastructure:**

**Notes:**

**Finance Dept.**



**Designated Use:** City Facility and Other Lands (Resolution 20-019)

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

**Area:** 1.31 acres

**Parcel Number:** 17514416

**2019 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 part of the former library site. The library building was subdivided onto its own lot, and sold.

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

**Finance Dept. Code:**



	
<b>Designated Use:</b> Library. Resolution 2003-72 <b>Acquisition History:</b> KPB Ord 93-09	
<b>Area:</b> 5.25 acres	<b>Parcel Number:</b> 17710739, 17710740
<b>2019 Assessed Value:</b> \$8,248,000 (Land 272,600, Structure 7,975,400)	
<b>Legal Description:</b> HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands present
<b>Infrastructure:</b> Paved road access, trail access, gas, water and sewer available.	
<b>Notes:</b> Resolution 23-030 supported improvements on the lots based on a design plan developed by Friends of the Homer Library.	
<b>Finance Dept. Code:</b>	



**Designated Use:** City Hall

**Acquisition History:** Purchased, Schoulz 12/31/86

**Area:** 1.12 acres

**Parcel Number:** 17720408

**2019 Assessed Value:** \$2,377,700 (Land 188,800 Structure 2,218,900)

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

**Zoning:** Central Business District

**Wetlands:** None

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

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

**Finance Dept. Code:**



**Designated Use:** Fire Station and former police station

**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 Structures: \$1,303,300)

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

**Zoning:** Central Business District

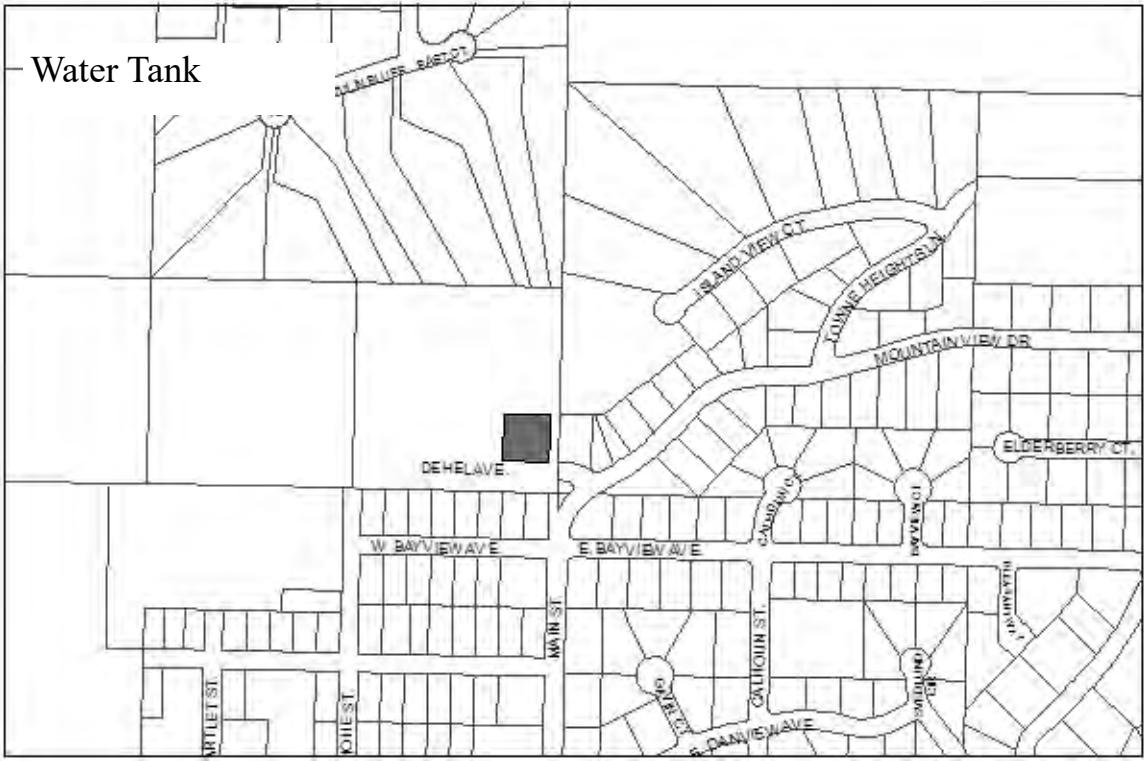
**Wetlands:** N/A

**Infrastructure:** Water, Sewer, Paved access


**Notes:** Fire hall remodel 2017/2018

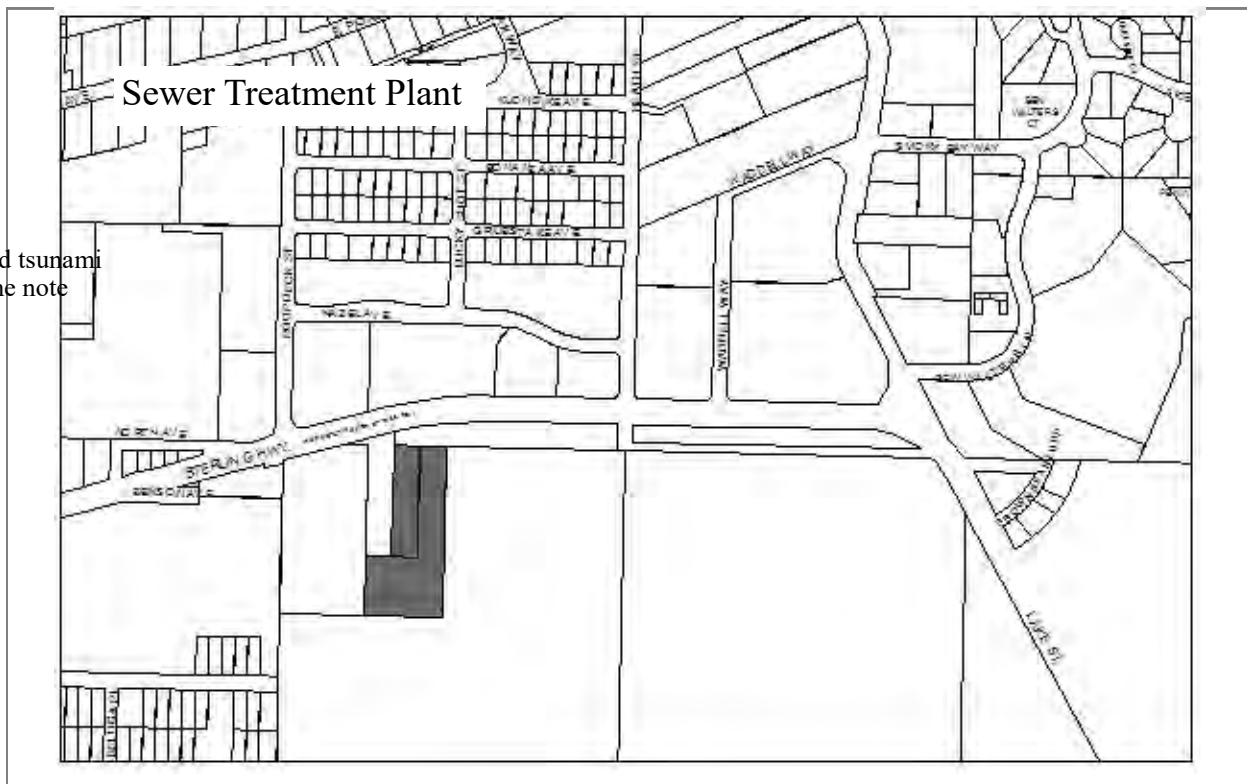
Resolution 20-031 assigned management and use of the former police station to the Homer Volunteer Fire Dept

**Finance Dept. Code:**

	
<b>Designated Use:</b> Water Tank (A Frame Tank) <b>Acquisition History:</b> Dehel Deed 6/1/65	
<b>Area:</b> 0.5 acres	<b>Parcel Number:</b> 17504011
<b>2019 Assessed Value:</b> \$480,900 (Land: \$134,100, Structure: \$346,800 (water tank))	
<b>Legal Description:</b> HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Possible drainage through site
<b>Infrastructure:</b> N/A	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	

<b>Designated Use:</b> Future Water Tank <b>Acquisition History:</b> Ordinance 14-39	
<b>Area:</b> 1.5 acres	<b>Parcel Number:</b> 17701009
<b>2019 Assessed Value:</b> \$82,000	
<b>Legal Description:</b> T6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b>
<b>Infrastructure:</b> N/A	
<b>Notes:</b> Future location of a new water tank. Project is shovel ready if federal funding becomes available.	
<b>Finance Dept. Code:</b>	

 <p><b>Animal Shelter</b></p>	
<b>Designated Use:</b> Animal Shelter <b>Acquisition History:</b> Heath Deed 3/10/71	
<b>Area:</b> 1.85 acres	<b>Parcel Number:</b> 17714020
<b>2019 Assessed Value:</b> \$1,474,100 (Land \$311,700, Structure \$1,162,400)	
<b>Legal Description:</b> Glacier View Subdivision No 18 Lot 1	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, Sewer, gas, gravel access via Public Works	
<p><b>Notes:</b> Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.</p> <p>Constructed in 2004. 3,828 sq feet.</p>	
<b>Finance Dept. Code:</b>	



Add tsunami zone note

<b>Designated Use:</b> Sewage Treatment
---

**Acquisition History:** see below

**Area: 4.08 acres**

**Parcel Number:** 177140 14, 15

**2019 Assessed Value:** \$3,248,400 (Land: \$196,100 Structures/Improvements: \$3,052,300)

**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

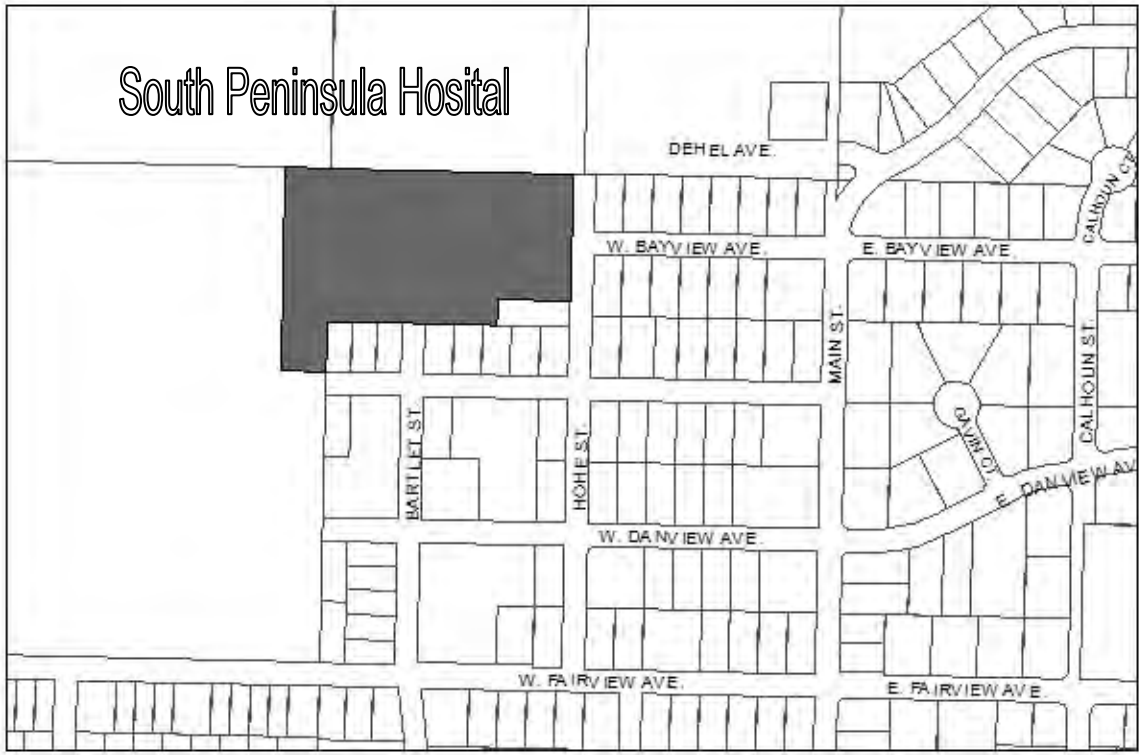
2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line. Staff note: additional funding is required to pay for replatting.

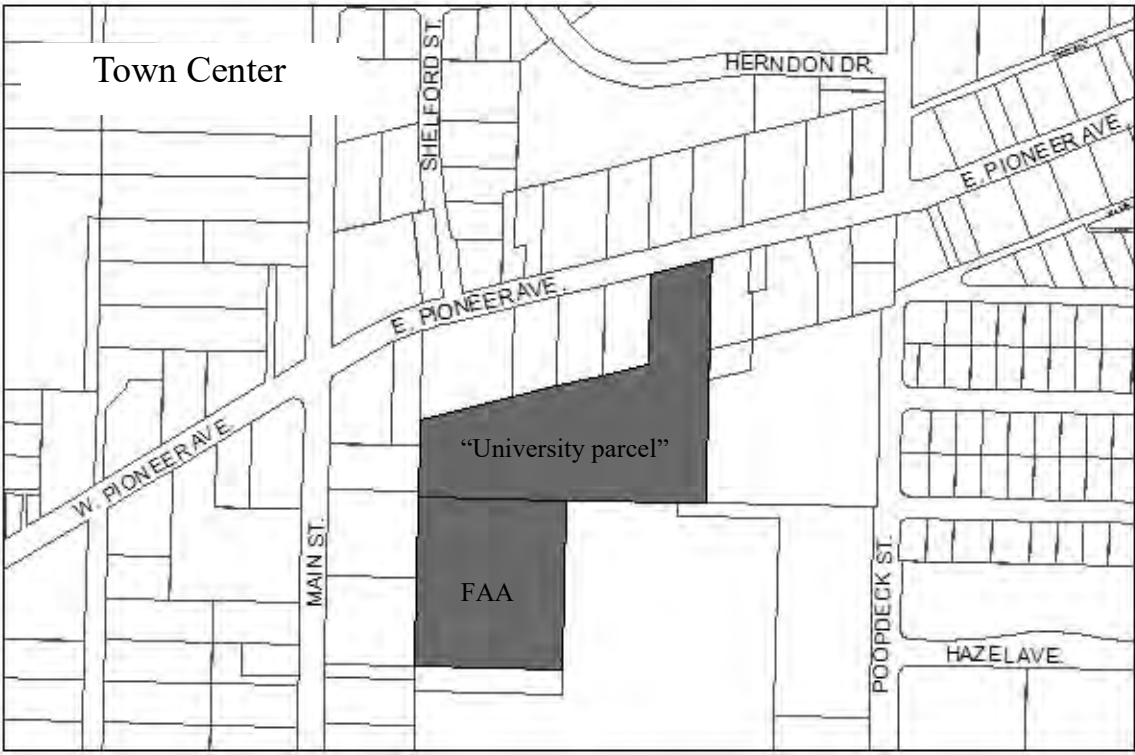
Lower section within a FEMA mapped flood hazard area.

**Finance Dept. Code:**

Add tsunami zone note											
	<p><b>Designated Use:</b> Public Works  <b>Acquisition History:</b> Heath Dead 3/10/71</p> <table border="1"> <tr> <td data-bbox="196 1115 810 1192"><b>Area:</b> 30 acres</td> <td data-bbox="813 1115 1406 1192"><b>Parcel Number:</b> 17714016</td> </tr> <tr> <td colspan="2" data-bbox="196 1199 1406 1241"><b>2019 Assessed Value:</b> \$4,567,700 (Land: \$2,973,600, Structures: \$1,594,100)</td> </tr> <tr> <td colspan="2" data-bbox="196 1247 1406 1318"><b>Legal Description:</b> T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 &amp; S1/2 NE1/4 SW1/4</td> </tr> <tr> <td data-bbox="196 1325 810 1367"><b>Zoning:</b> Central Business/Open Space</td> <td data-bbox="813 1325 1406 1367"><b>Wetlands:</b> Yes</td> </tr> <tr> <td colspan="2" data-bbox="196 1373 1406 1423"><b>Infrastructure:</b> Paved Road, water and sewer</td> </tr> </table>		<b>Area:</b> 30 acres	<b>Parcel Number:</b> 17714016	<b>2019 Assessed Value:</b> \$4,567,700 (Land: \$2,973,600, Structures: \$1,594,100)		<b>Legal Description:</b> T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4		<b>Zoning:</b> Central Business/Open Space	<b>Wetlands:</b> Yes	<b>Infrastructure:</b> Paved Road, water and sewer
<b>Area:</b> 30 acres	<b>Parcel Number:</b> 17714016										
<b>2019 Assessed Value:</b> \$4,567,700 (Land: \$2,973,600, Structures: \$1,594,100)											
<b>Legal Description:</b> T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4											
<b>Zoning:</b> Central Business/Open Space	<b>Wetlands:</b> Yes										
<b>Infrastructure:</b> Paved Road, water and sewer											
<p><b>Notes:</b></p> <p>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.</p>											
<p><b>Finance Dept. Code:</b></p>											



	
<b>Designated Use:</b> South Peninsula Hospital <b>Acquisition History:</b>	
<b>Area:</b> 7.12 acres	<b>Parcel Number:</b> 17504024
<b>2019 Assessed Value:</b> \$87,292,800 (Land \$705,800, Structures \$86,587,000)	
<b>Legal Description:</b> HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
<b>Zoning:</b> Medical District	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	
<b>Notes:</b> Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KPB.	
<b>Finance Dept. Code:</b>	

	
<p><b>Designated Use:</b> 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.</p> <p><b>Acquisition History:</b> UA: Ord 03-61 purchase.</p>	
<b>Area:</b> 7.69 acres	<b>Parcel Number:</b> 17719234, 17708015
<b>2019 Assessed Value:</b> \$382,800	
<b>Legal Description:</b> Homer FAA Site Sub Tract 38A, UA lot: Nils O Svedlund Sub 2013 Replat lot 7-A tract B, long legal.	
<b>Zoning:</b> Town Center District	<b>Wetlands:</b> City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.
<b>Infrastructure:</b> Must be built as land is developed.	
Trail constructed on Lot 7-A, connecting north to Pioneer Ave (2019)	
<b>Finance Dept. Code:</b>	



**Designated Use:** Tidelands. Very small portion leased to Northern Enterprises for boat hoist, 2019  
**Acquisition History:**

**Area:** 6,784 acres

**Parcel Number:** 18107001, 17728001, 17528001  
 18101025, 18101026

**2019 Assessed Value:** \$12,753,300

**Legal Description:** Portions of ATS 612

**Zoning:** Not zoned

**Wetlands:**

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$96,500 assessed value. Patent title 1977, 84-25 Annexed by City.

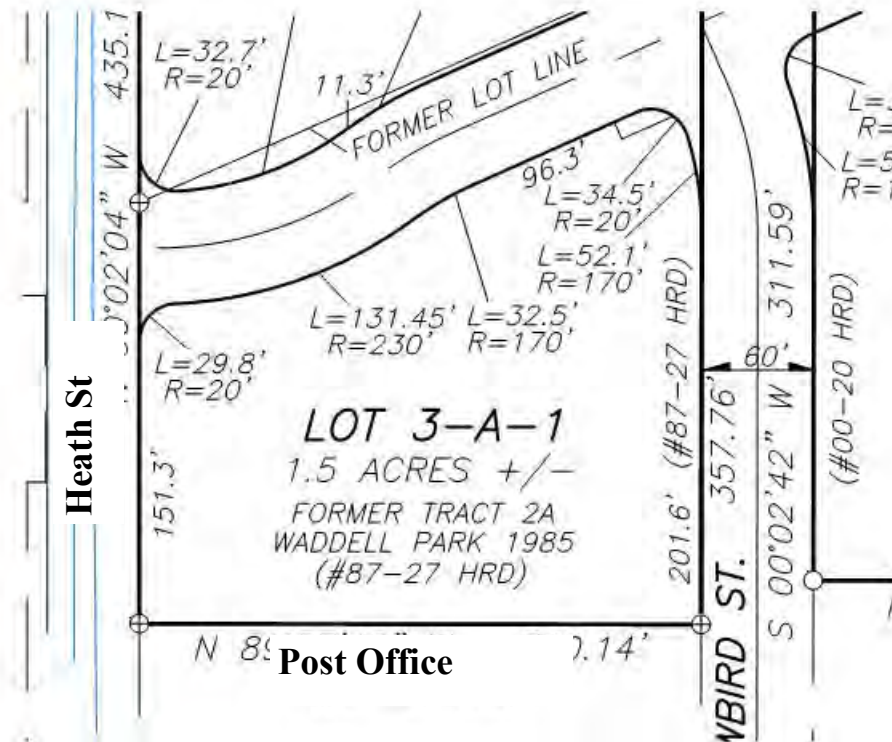
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$316,700. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

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. \$12,154,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

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

**Finance Dept. Code:**



**Designated Use:** New Police Station Resolution 18-013(A)

**Acquisition History:** Purchased

**Area:** 1.5 acres

**Parcel Number:** 17712034

**2020 Assessed Value:** \$1,922,500

**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 funds.

New police station construction 2019-2020, opened fall 2020.

**Finance Dept. Code:**



**Designated Use:** Undesignated

**Acquisition History:** Detling Deed 6/10/82

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

**Parcel Number:** 177154 02, 03

**2019 Assessed Value:** \$2,600

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

**Zoning:** Central Business District

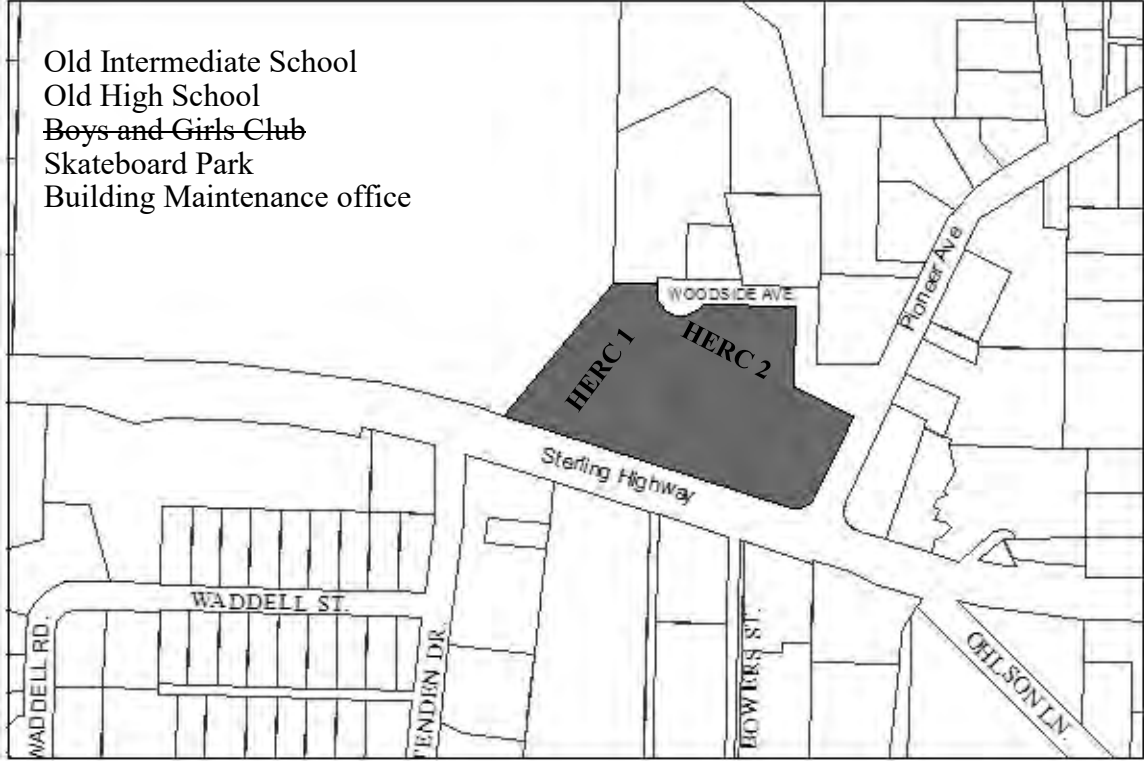
**Wetlands:** Possibly. Lots are steep.

**Infrastructure:** Paved Road and sidewalk

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

**Finance Dept. Code:**

<b>Designated Use:</b> Restroom and Future right of way <b>Acquisition History:</b> Ordinance 2012-42	
<b>Area:</b> 0.27 acres	<b>Parcel Number:</b> 17514301
<b>2019 Assessed Value:</b> \$77,300	
<b>Legal Description:</b> T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Paved Road, water and sewer	
<b>Notes:</b> Public restroom constructed 2013-2014 Future road extension for Bartlett.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> City Facility and other city lands (Resolution 20-019)	
<b>Acquisition History:</b> Given to the City by KPB. Old Middle School and HS. Reso 98-63	
<b>Area:</b> 4.3 acres	<b>Parcel Number:</b> 17510070
<b>2019 Assessed Value:</b> \$4,724,700 (Land \$724,700 Structure, built in 1956 25,000 sq ft \$4,000,000)	
<b>Legal Description:</b> HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Creek on western edge
<b>Infrastructure:</b> Paved access and parking. Water and Sewer.	
<b>Notes:</b> <ul style="list-style-type: none"> <li>• Skateboard Park on premises.</li> <li>• Deed restrictions removed by Kenai Peninsula Borough, fall 2014</li> <li>• HERC 1 is the larger building</li> <li>• HERC 2 is the smaller building that contains PW Maintenance</li> </ul>	
<b>Finance Dept. Code:</b> 170.0032 175.100.05	



**Designated Use:** Storm Water Retention Area (Resolution 20-059)

**Area:** 0.32 acres

**Parcel Number:** 17510230  
935 Soundview Ave

**2020 Assessed Value:** \$0

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB  
SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 2 BLOCK 2

**Zoning:** Rural Residential

**Wetlands:** Yes; part of an ACOE permit

**Infrastructure:**

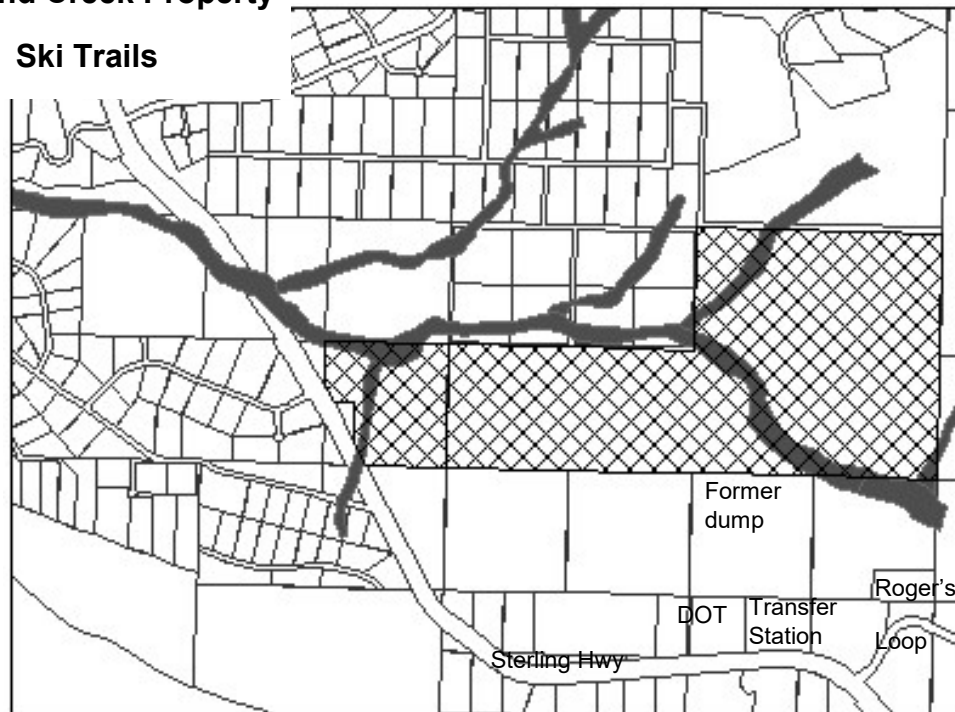
**Notes:** Parcel is part of the storm water infrastructure for the subdivision and is bound by an ACOE permit. Property is mostly used as a storm water retention area.

**Finance Dept.**



## **Section E**

Parks + Beaches  
Cemeteries + Green Space

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

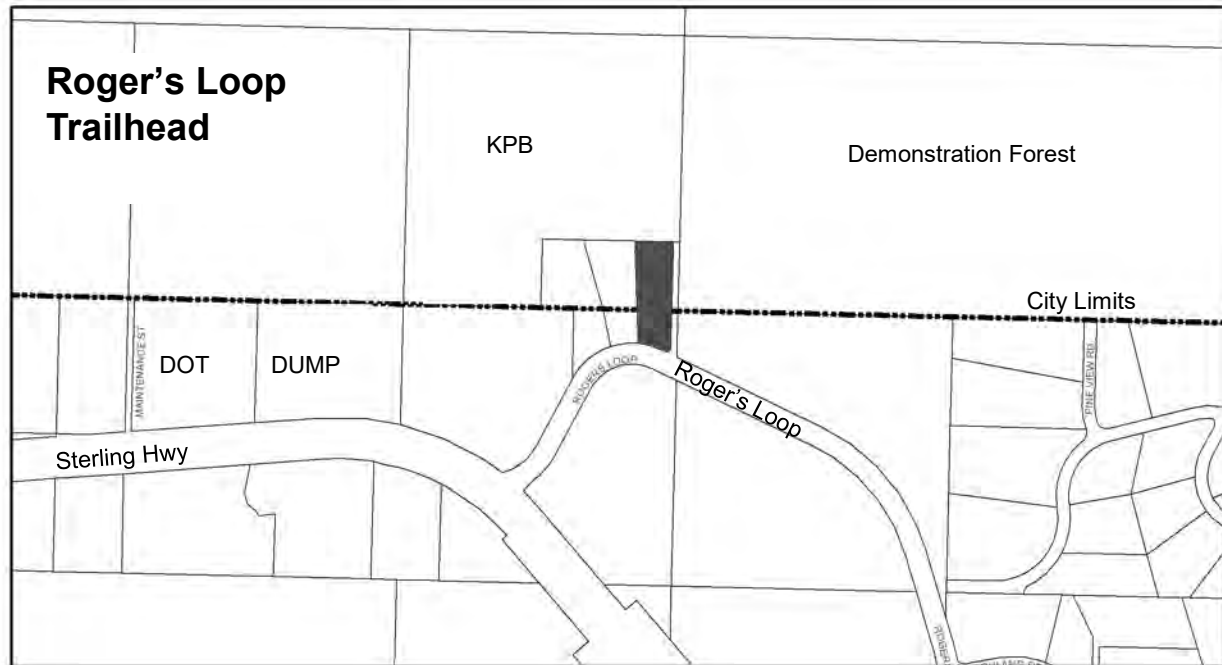
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

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

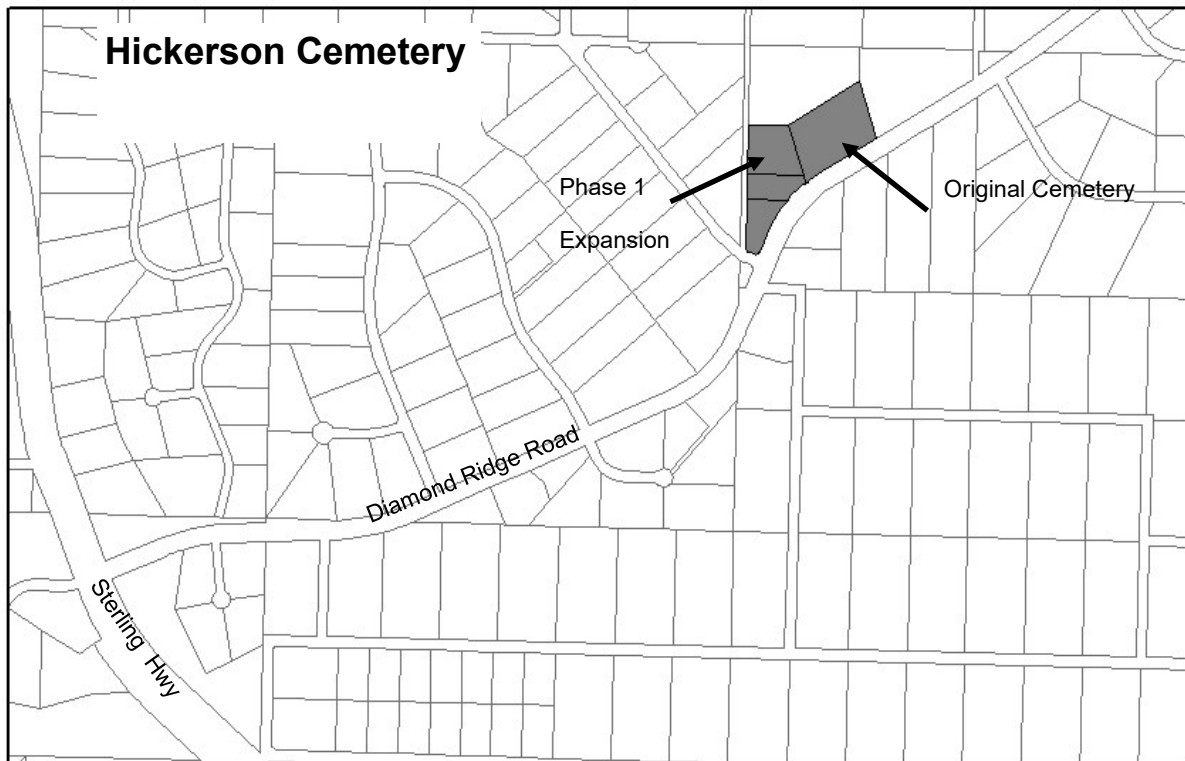
Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan

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

**Finance Dept. Code:**



<b>Designated Use:</b> Roger's Loop Trailhead <b>Acquisition History:</b> Ordinance 14-51(A)	
<b>Area:</b> 2 acres	<b>Parcel Number:</b> 17316066, 1736067
<b>Legal Description:</b> T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1	
<b>Zoning:</b> Rural Residential. Lot is split by city limits	<b>Wetlands:</b> none
<b>Infrastructure:</b> Paved road access	
<b>Notes:</b> Purchased in 2016 with HART Trail funds (\$63,465.85). Future trailhead to city owned Diamond Creek lands	
<b>Finance Dept. Code:</b>	



**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

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

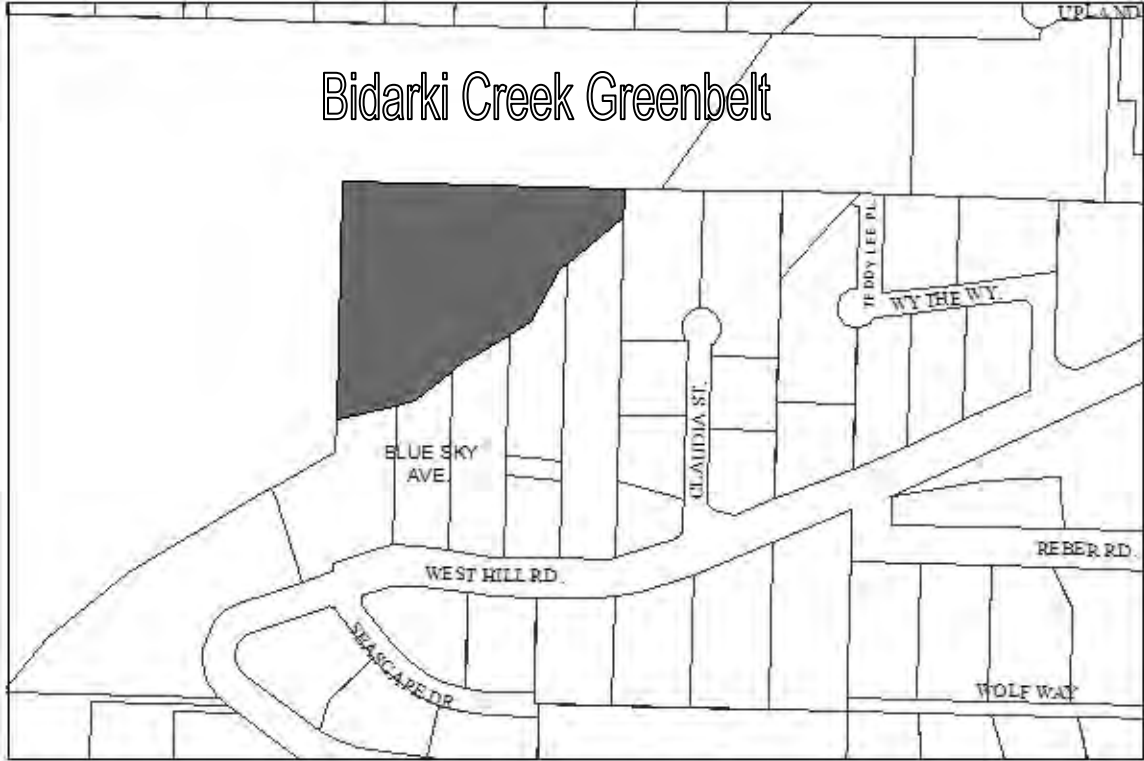
**Zoning:** Not within city limits


**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.

**Finance Dept. Code:**

	
<b>Designated Use:</b> Public Purpose. Retain as undeveloped Greenbelt and to protect drainage. <b>Acquisition History:</b> KPB Ordinance 83-01	
<b>Area:</b> 6.57 acres	<b>Parcel Number:</b> 17503025
<b>Legal Description:</b> HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Bidarki Creek runs through the lot
<b>Infrastructure:</b> No access, no utilities	
<b>Notes:</b> 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.	
<b>Finance Dept. Code:</b>	

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



**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

**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:**

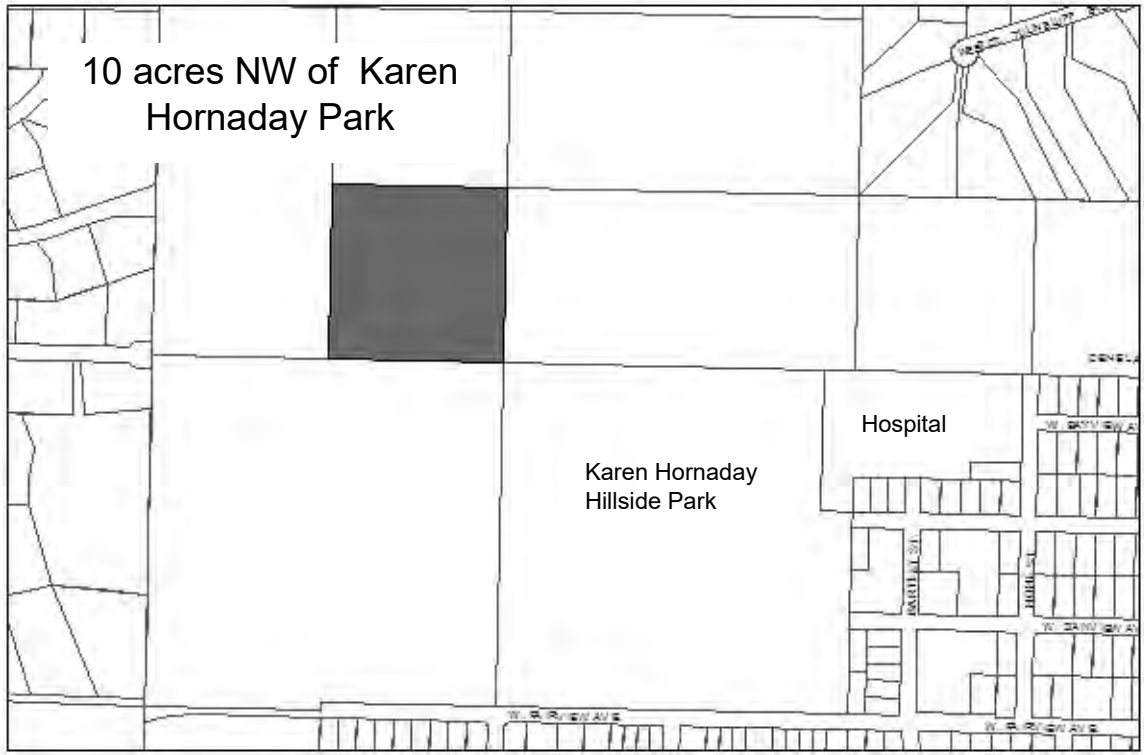
Book 57 Page 177 Serial #70-564 Homer City Council meeting of August 24, 1970.

Park contains the gravesite of W.R. Bell.

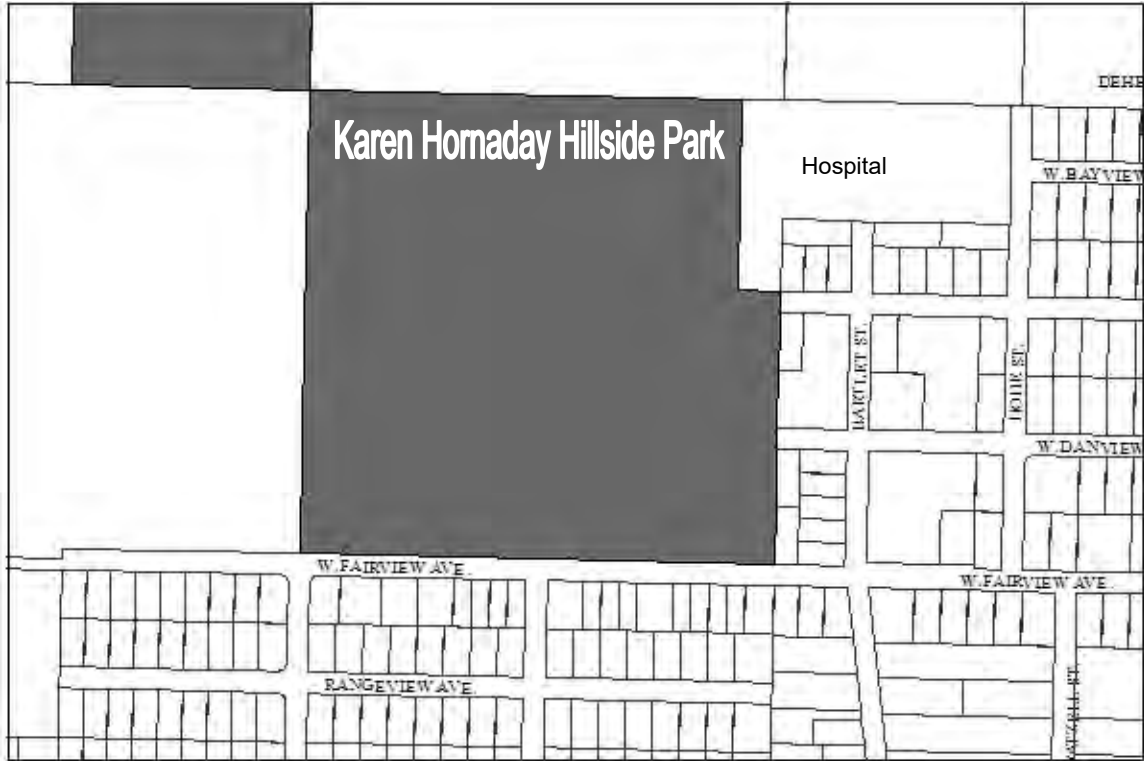
It can be expected that the land to the south will become a housing development. Some homes will be accessed from W Fairview Ave.

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

**Finance Dept. Code:**

	
<b>Designated Use:</b> Retain for a future park Resolution 2011-37(A) <b>Acquisition History:</b>	
<b>Area:</b> 10 acres	<b>Parcel Number:</b> 17504003
<b>Legal Description:</b> T6S R13W Sec 18 SE1/4 NE1/4 SW1/4	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Drainages and wetlands may be present
<b>Infrastructure:</b> None. No access.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



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

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

**Zoning:** Urban Residential

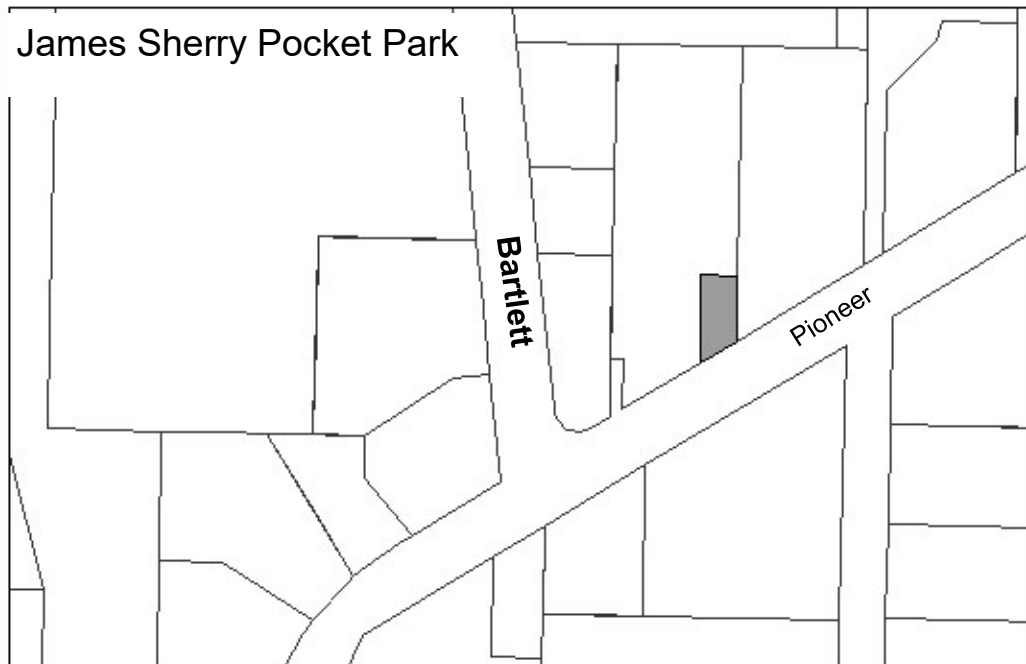
**Wetlands:** N/A

**Infrastructure:** Paved road access, water, sewer

**Notes:**

**Finance Dept. Code:**

<b>Designated Use:</b> ROW and Woodard Park <b>Acquisition History:</b> ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53	
<b>Area:</b> ROW 0.85 acres Woodard Park: .025 acres	<b>Parcel Number:</b> 17513329 17513328
<b>Legal Description:</b> LEGAL T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2020010 BUNNELL'S SUBD NO 17 2018 REPLAT TRACT A	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> Woodard Creek and wetlands present
<b>Infrastructure:</b> Paved access on Bartlett. Woodard Creek flows through much of the property.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b> 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

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

**Zoning:** Central Business District

**Wetlands:** Ditch across property

**Infrastructure:** Water and Sewer, paved sidewalk

**Notes:**

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

**Finance Dept. Code:**



**Designated Use:** WKFL Park

**Acquisition History:** Asaiah Bates Deed 3/88

**Area:** 0.31 acres

**Parcel Number:** 17720204

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

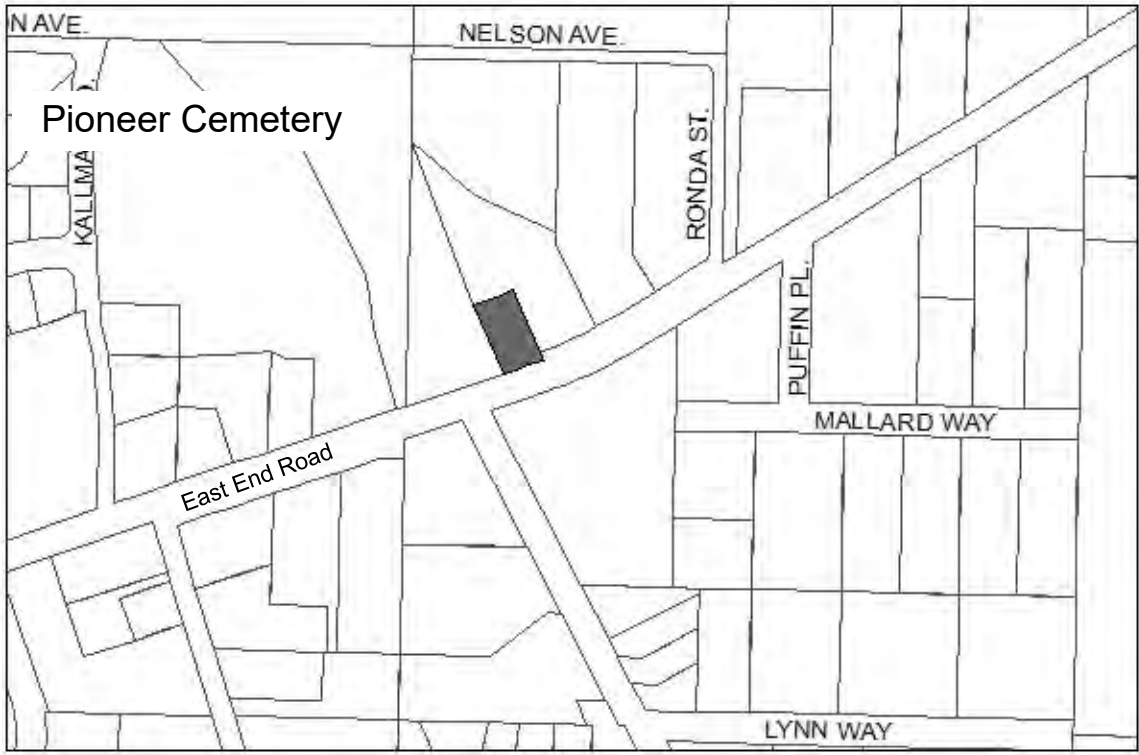
**Zoning:** Central Business District

**Wetlands:** N/A

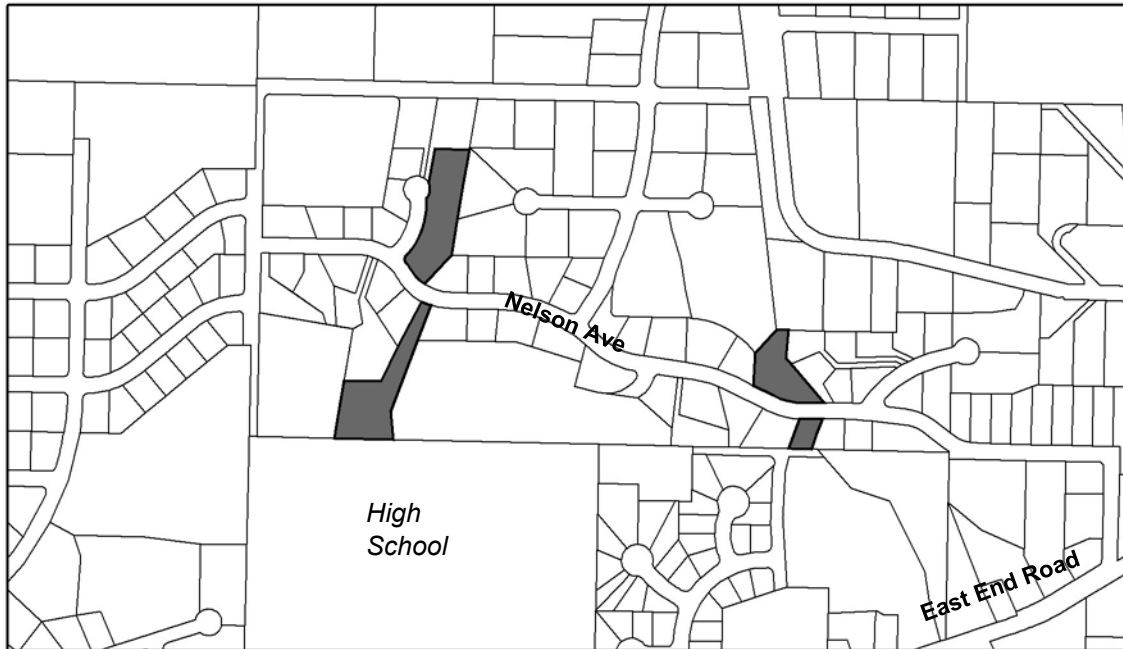
**Infrastructure:** Water, paved road, electricity

Public restroom constructed in 2013.

**Finance Dept. Code:**

	
<b>Designated Use:</b> Pioneer Cemetery <b>Acquisition History:</b> Quitclaim Deed Nelson 4/27/66	
<b>Area:</b> 0.28 acres	<b>Parcel Number:</b> 17903007
<b>Legal Description:</b> James Waddell Survey of Tract 4 Lot 4A	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved Road	
<b>Finance Dept. Code:</b>	

## Quiet Creek Parks



**Designated Use:** Parks (Resolution 20-019, 22-006)

**Acquisition History:** Barnett's South Slope Subdivision Quiet Creek Park Unit 1

**Area:** 0.86 acres and 0.21 acres

**Parcel Number:** 17702112, 17702125

**Legal Description:** T 06S R 13W SEC 17 SEWARD MERIDIAN HM 2018040 BARNETT'S SOUTH SLOPE SUB QUIET CREEK PARK UNIT 2 TRACT C and TRACT D

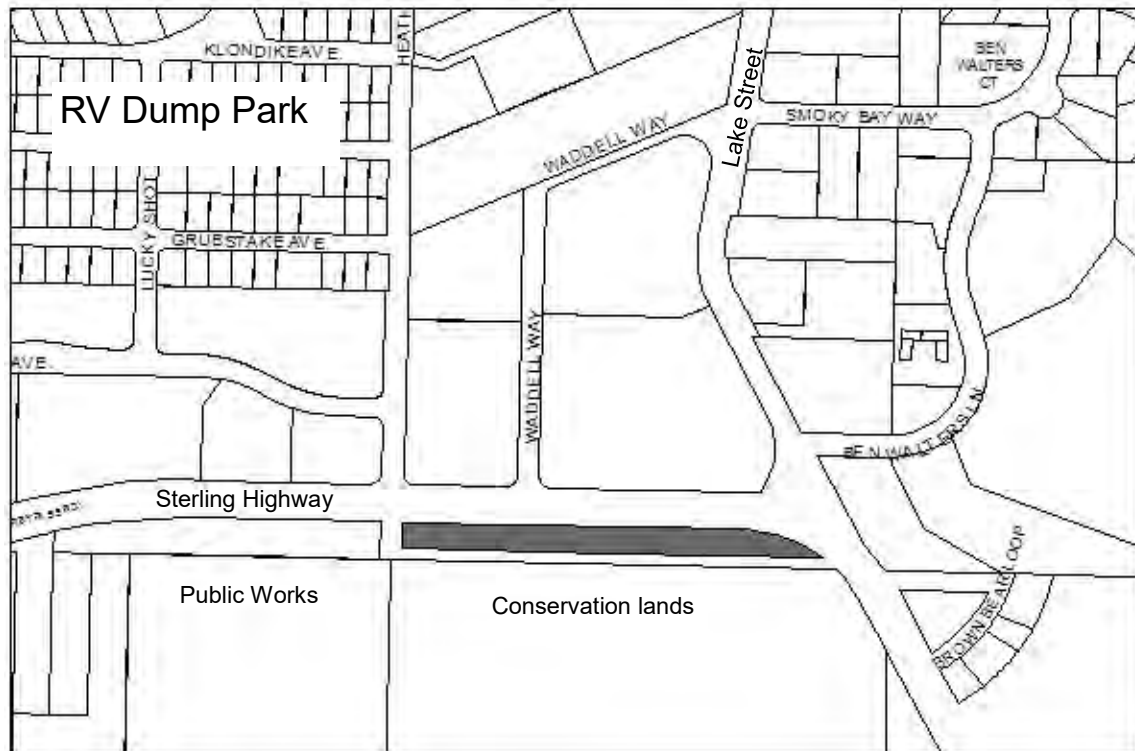
**Zoning:** Rural Residential

**Wetlands:** A creek runs through both lots

**Infrastructure:** Paved Road, water, sewer, natural gas

These lots are generally steep and contain creeks. A small portion of the northwestern lot has a usable area for a small neighborhood pocket park in the future, if requested by the neighborhood.

**Finance Dept. Code:**



**Designated Use:** RV Water/Dump station

**Acquisition History:** Deed states "Waddell Park Tract"

**Area:** 1.73 acres

**Parcel Number:** 17712014

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

**Zoning:** Central Business District

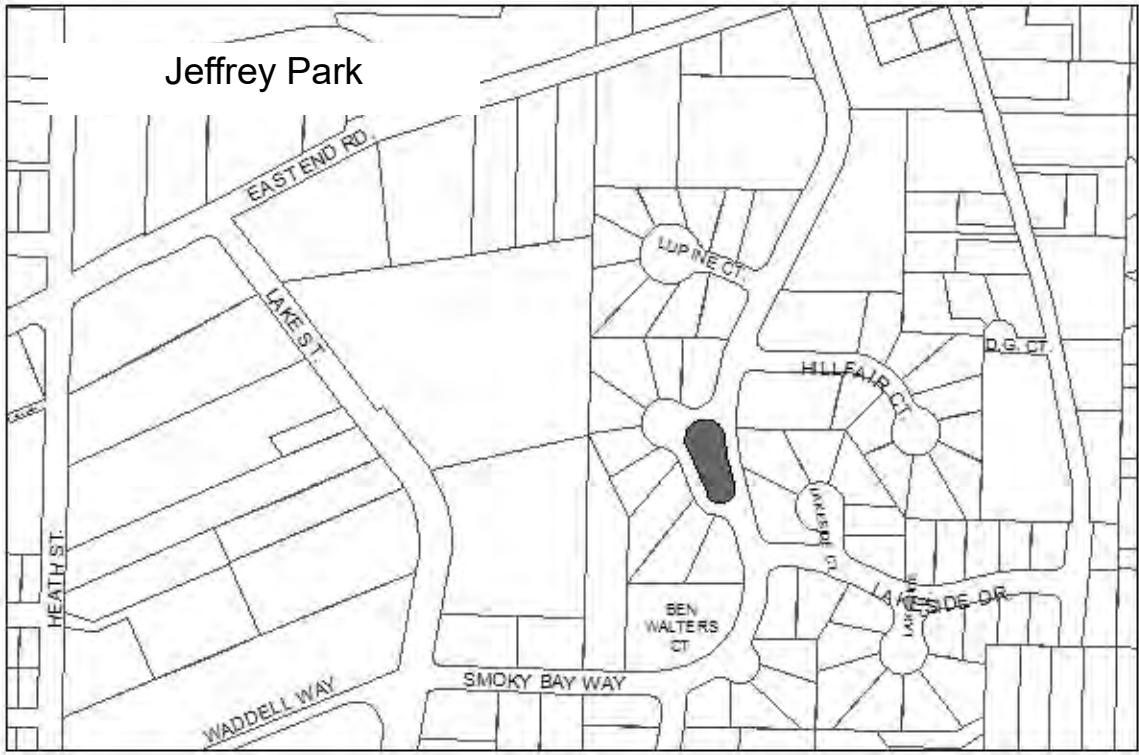
**Wetlands:**

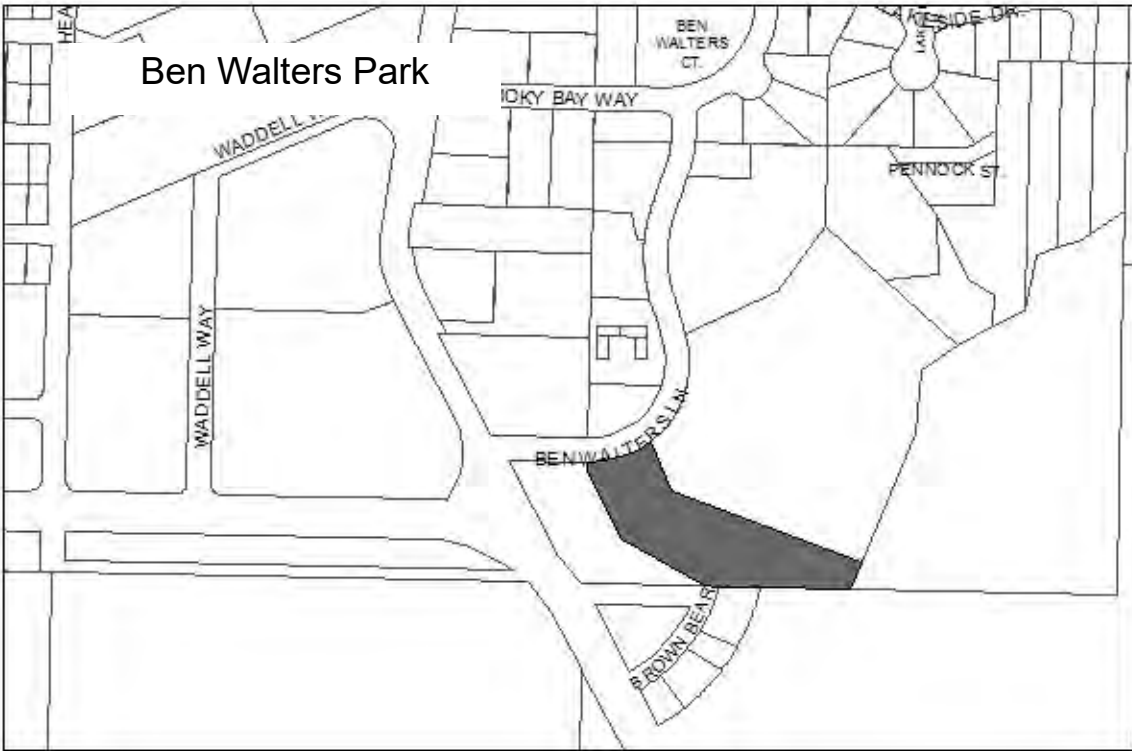
**Infrastructure:** Water, Sewer, gravel/paved access


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

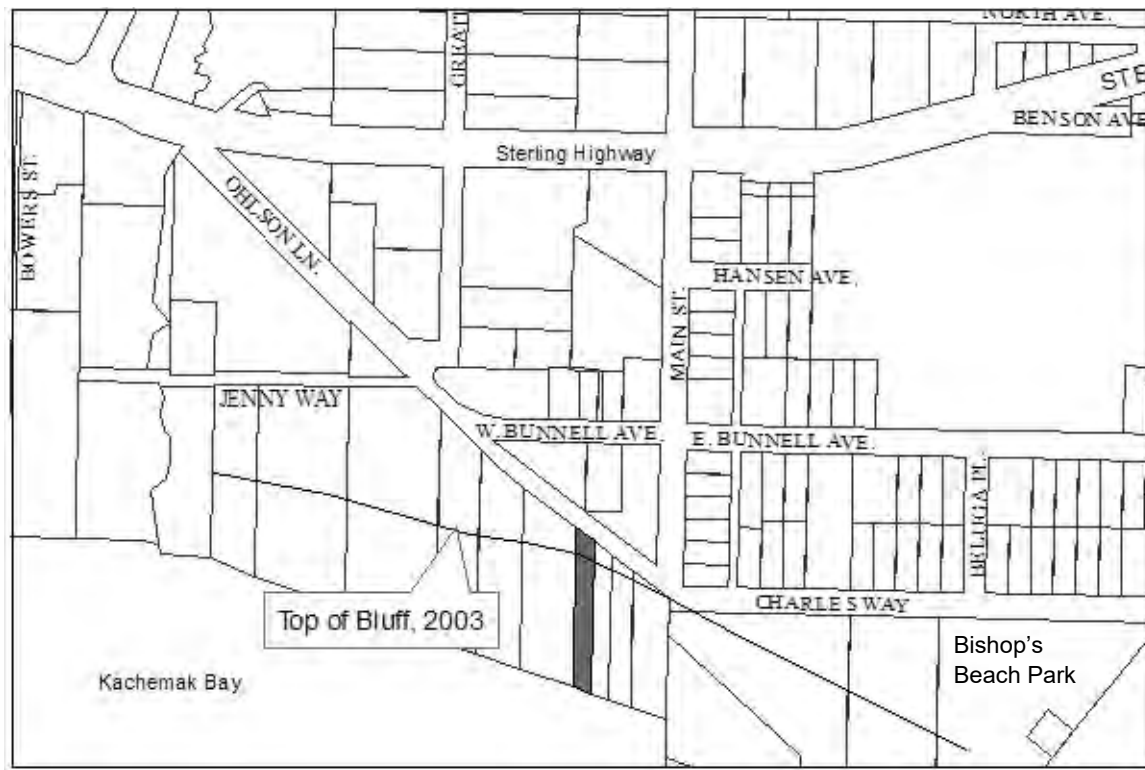
**Finance Dept. Code:**



	
<b>Designated Use:</b> Public Purpose/Greenbelt/Jeffrey Park <b>Acquisition History:</b> Ordinance 83-27 (KPB)	
<b>Area:</b> 0.38 acres	<b>Parcel Number:</b> 17730251
<b>Legal Description:</b> Lakeside Village Amended Jeffrey Park	
<b>Zoning:</b> Urban Residential	<b>Wetlands:</b>
<b>Infrastructure:</b> Paved Road, water, sewer	
<b>Notes:</b> 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.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Ben Walters Park. Public park or greenbelt per deed. <b>Acquisition History:</b> Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.	
<b>Area:</b> 2.48 acres	<b>Parcel Number:</b> 17712022
<b>Legal Description:</b> Lakeside Village Park Addition Replat Lot 1A-2	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 3664 Ben Walters Lane
<b>Infrastructure:</b> Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.	
<p>Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.</p> <p>New swing set installed, 2008. New dock installed in 2009. Brushing and drainage work 2018. New playground equipment installed 2019.</p>	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Bishop's Beach Park <b>Acquisition History:</b> McKinley Warrant Deed 1/9/1984, Ordinance 2020-76(A)	
<b>Area:</b> 3.46 acres	<b>Parcel Number:</b> 17714010, 17714011
<b>Legal Description:</b> 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, AND T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER OF GL 2 TH S 89 DEG 57'30" E 1094.3 FT TO PT TH S 38 DEG 0' W 310 FT TO POB TH 90 DEG W 75 FT TO CORNER 2 TH S 38 DEG W 75 FT TO CORNER 3 TH 90 DEG E 75 FT TO CORNER 4 TH N 38 DEG E 75 FT TO POB	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands (along boardwalk). Flood hazard area.
<b>Infrastructure:</b> Paved road access. No water or sewer. City maintained outhouses.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**Designated Use:** City Park

**Acquisition History:** Donated by Herrick, Resolution 90-7

**Area:** 0.32 acres

**Parcel Number:** 17520009

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

**Zoning:** Central Business District

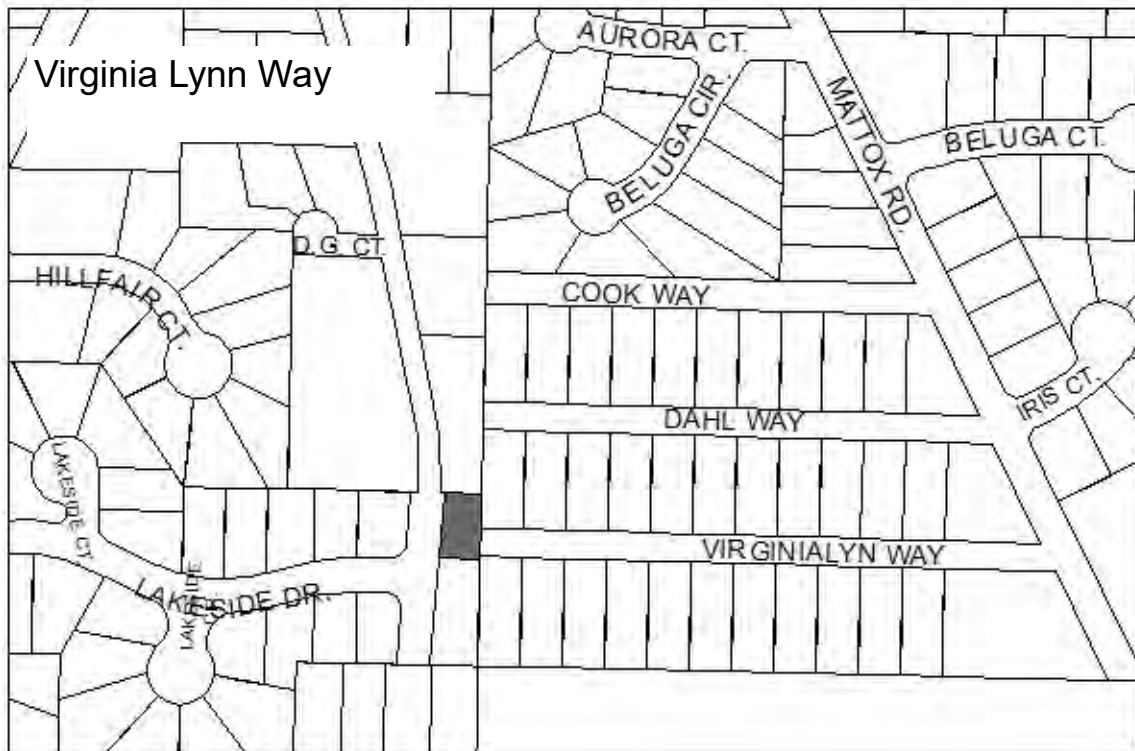
**Wetlands:** None. Bluff property.

**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

**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. A road was constructed across the parcel in 2020.

**Finance Dept. Code:**



**Designated Use:** Jack Gist Ball Park

**Acquisition History:** Warranty Deed Moss 8/27/98

**Area:** 14.6 acres

**Parcel Number:** 17901023

**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.

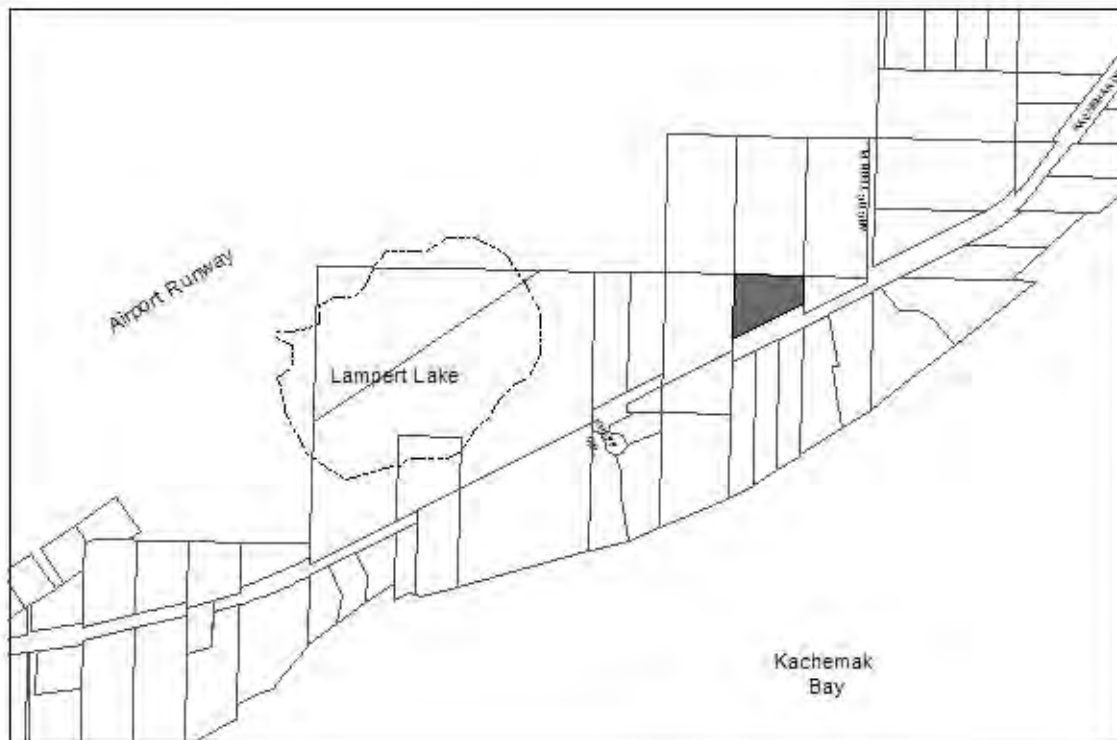
**Infrastructure:** Gravel road access.

**Notes:** Former 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.

2023: Adjacent property to the west is being developed into a subdivision, providing water, sewer, power and additional road access to the park in the next 2-4 years.

**Finance Dept. Code:**



**Designated Use:** Future Kachemak Drive Trail and rest area Resolution 2011-37(A)  
**Acquisition History:** Ord 96-16(A) (KPB)

**Area:** 1.65 acres

**Parcel Number:** 17936020

**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

**Finance Dept. Code:**



**Designated Use:** Resolution 15-030(A): Sell  
**Acquisition History:** Lot 1: Ordinance 97-06(S) KPB

**Area:**  
 Harry Feyer Subdivision Lot 1: 0.39 acres

**Parcel Number:** 17911005

**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.

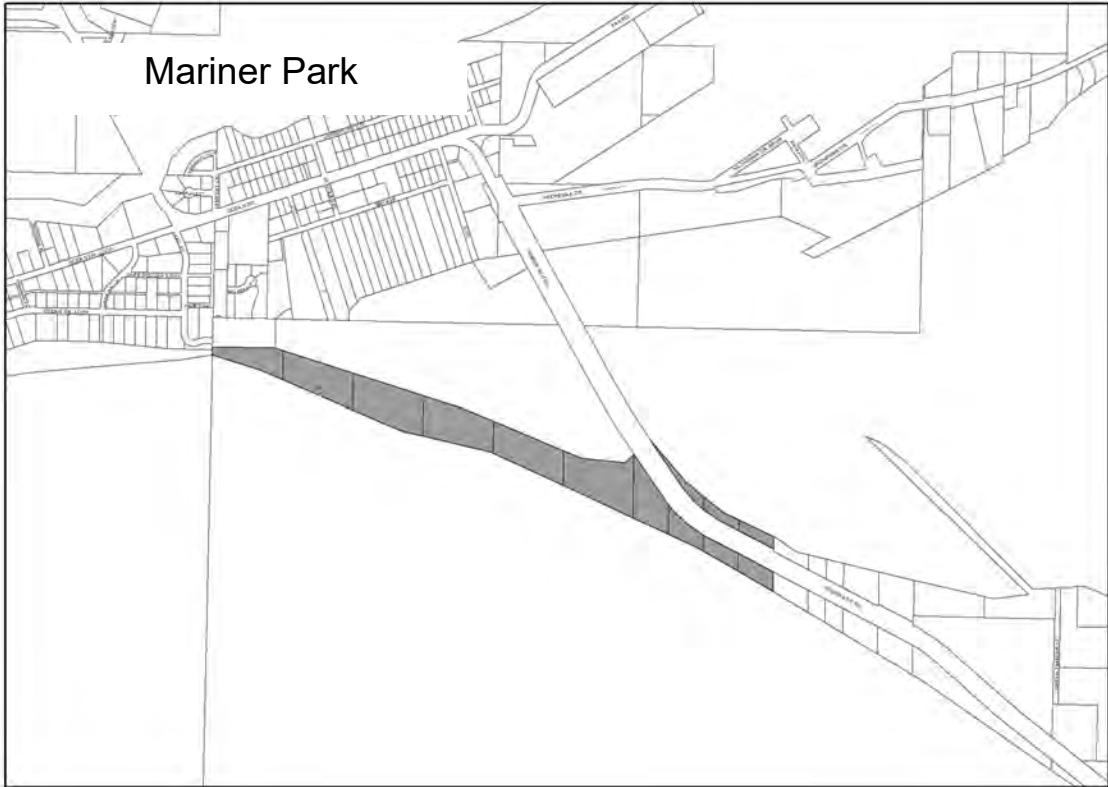
**Notes:**

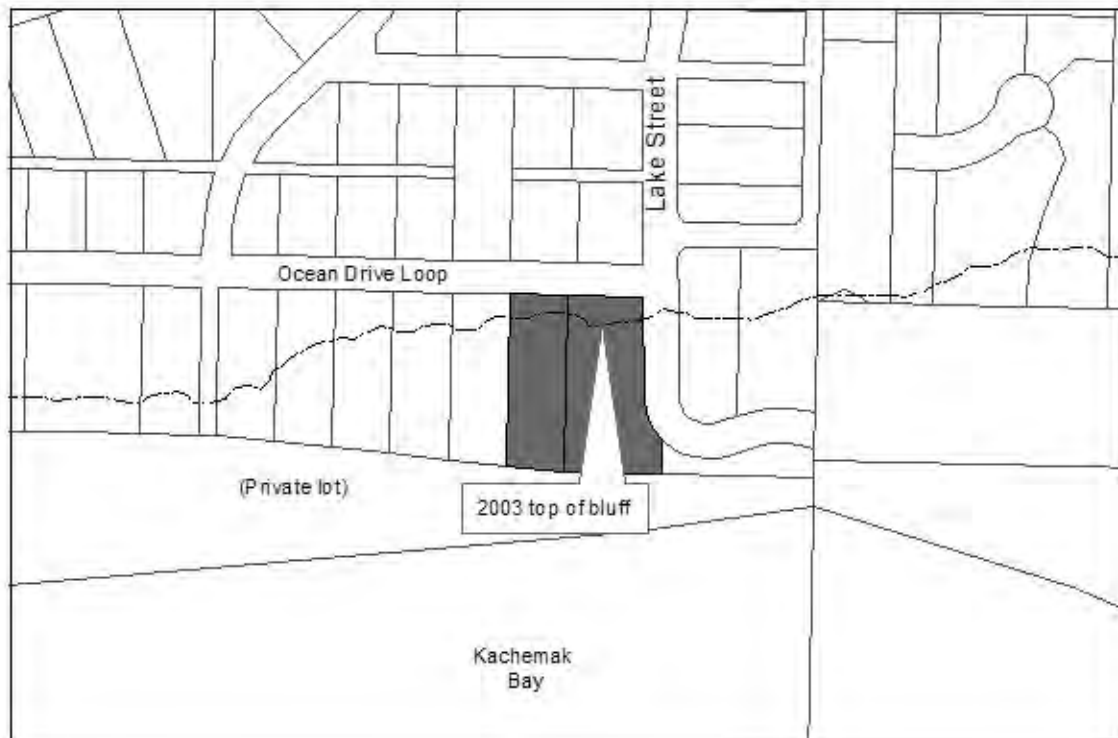
Has water and sewer assessments.

Resolution 15-030(A): For sale. Lot 1 has not yet sold.

**Finance Dept. Code:**



	
<b>Designated Use:</b> Park <b>Acquisition History:</b> Lot 10: Simmons purchase, 1983. Other are EVOS purchases.	
<b>Area:</b> 32.32 acres	<b>Parcel Number:</b> 18101002-14
<b>Legal Description:</b> T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 5-8, 10-15	
<b>Zoning:</b> Open Space Recreation/Conservation	<b>Wetlands:</b> Tidal
<b>Infrastructure:</b> No infrastructure	
<b>Notes:</b> 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. <a href="http://www.whsrn.org/">http://www.whsrn.org/</a>  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	
<b>Finance Dept. Code:</b>	



**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

**Legal Description:** Lot 43 and 44, Oscar Munson Subdivision

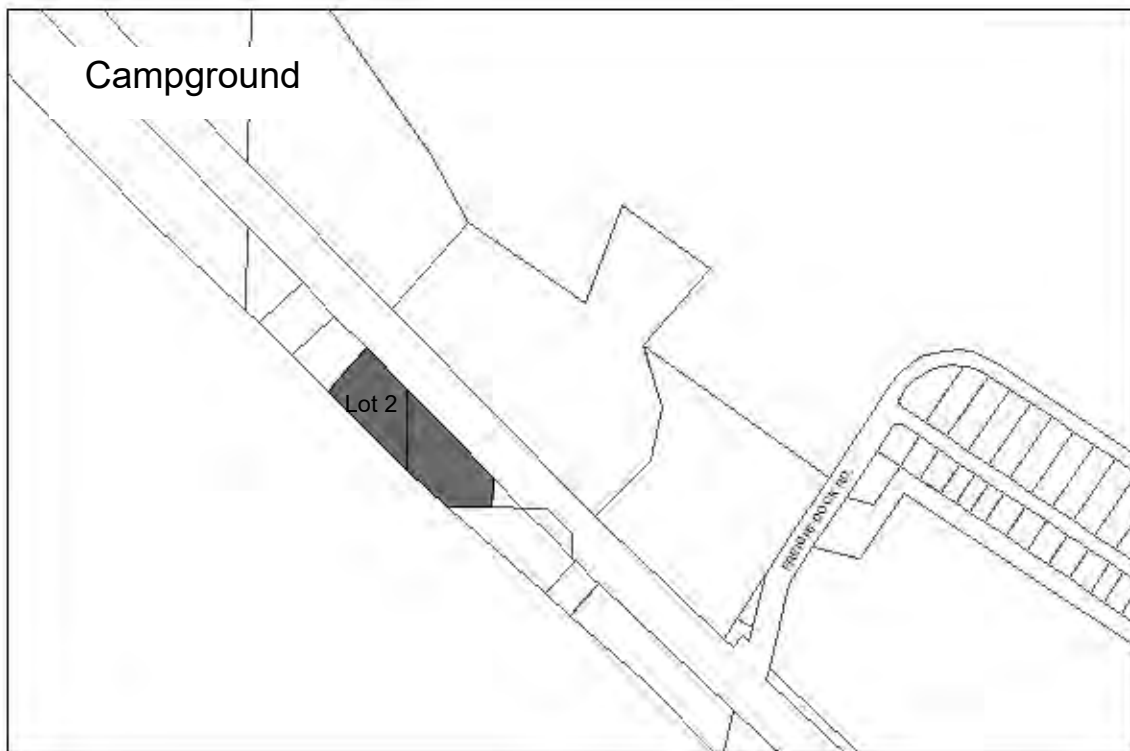
**Zoning:** Rural Residential

**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. Resolution 22-005 levied a seawall assessment of \$103,461.73 (combined amount for both lots).

**Finance Dept. Code:**



**Designated Use:** Camping  
**Acquisition History:**

**Area:** 3.92 acres (2.1 and 1.82 acres)

**Parcel Number:** 18103101, 02

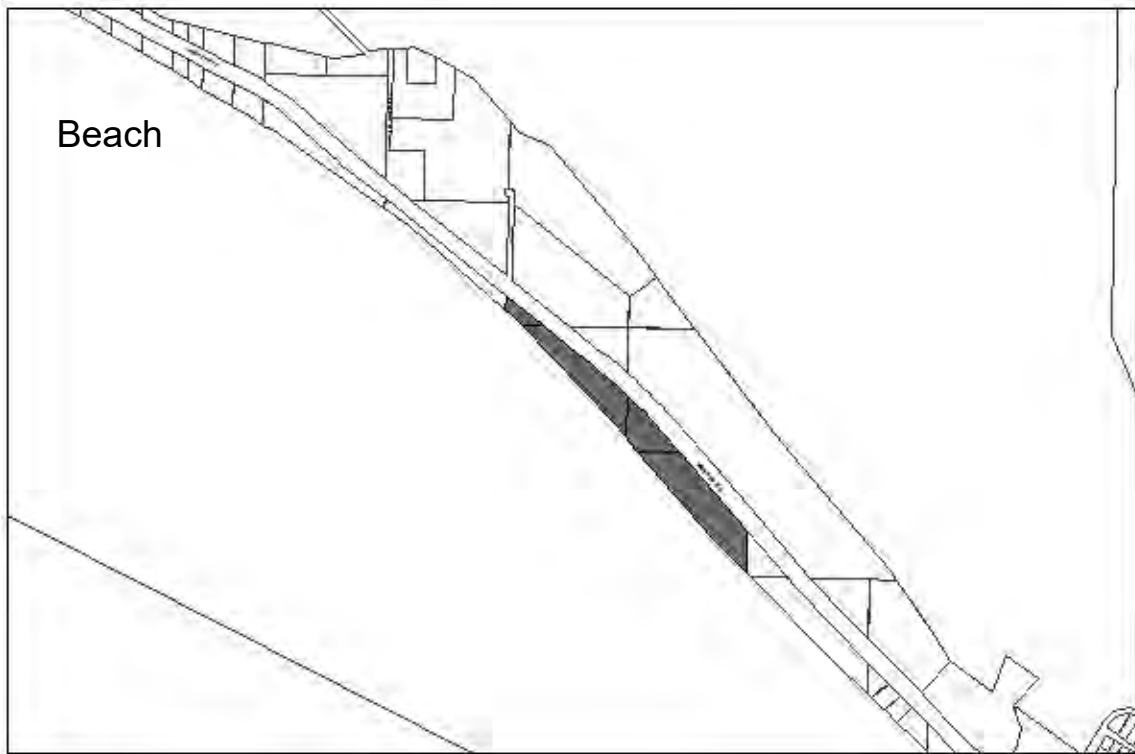
**Legal Description:** Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

**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  
 2019: Significant erosion, placement of dredge spoils to protect the road. No camping permitted.

**Finance Dept. Code:**



**Designated Use:** Public Use/ Open Space Recreation

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

**Area:** 23 acres

**Parcel Number:** 181030 02, 04, 06 18102011

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

**Zoning:** Open Space Rec

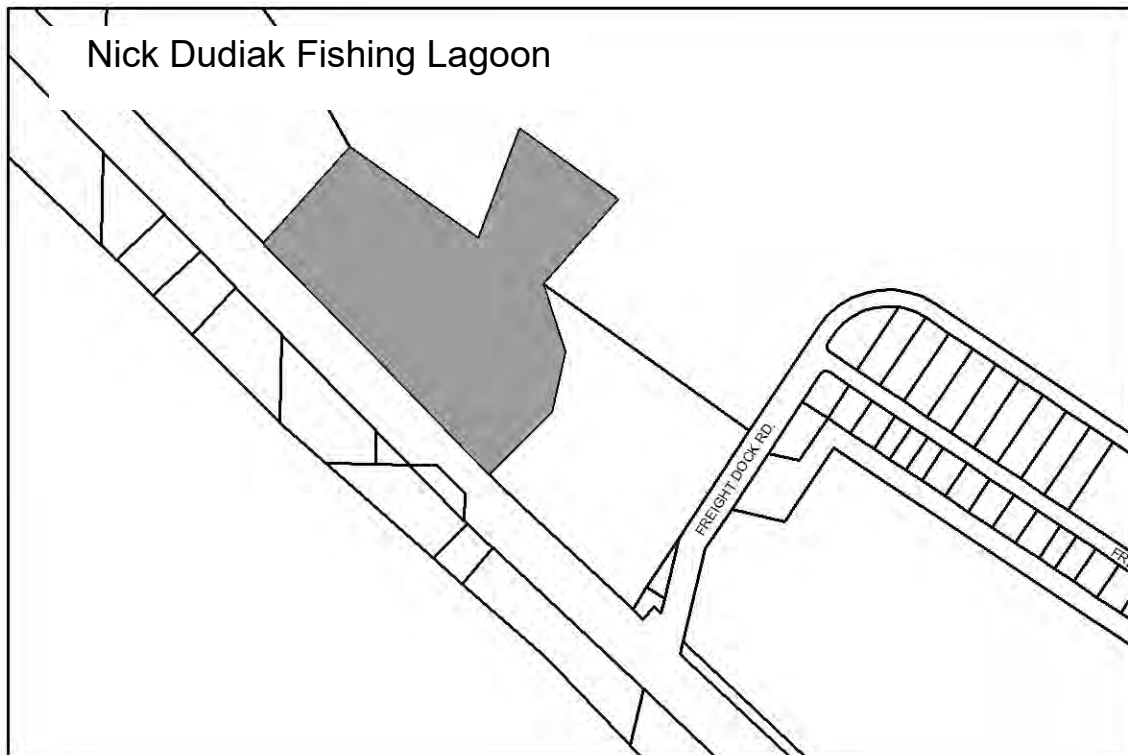
**Wetlands:** Tidal

**Infrastructure:** Paved Road access

**Notes:**

Acquisition history of lot 6 should be researched as budget allows

**Finance Dept. Code:**



**Designated Use:** Fishing Lagoon

**Acquisition History:** Ord 83-26 Purchase from World Seafood

**Area:** 17.71 acres

**Parcel Number:** 18103116

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

**Zoning:** Open Space Recreation

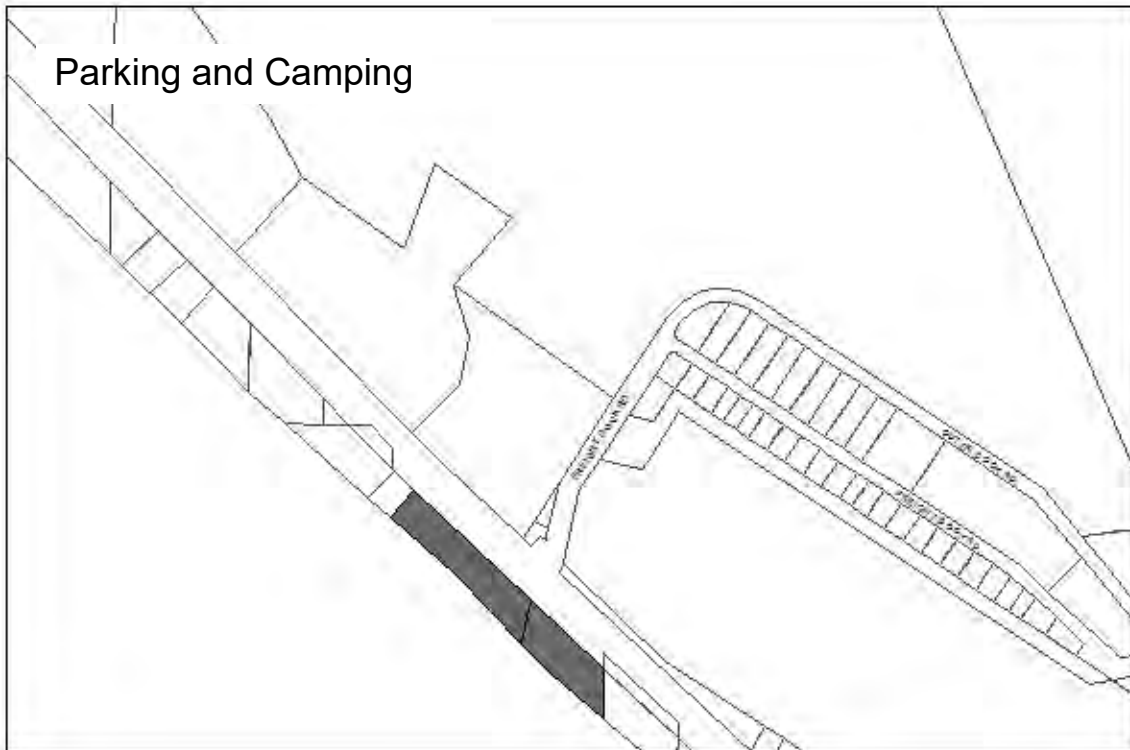
**Wetlands:** N/A. Portions in floodplain.

**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.
- Dredging planned in 2023

**Finance Dept. Code:**



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

**Area:** 5.7 acres

**Parcel Number:** 18103301, 18103108

**Legal Description:** Homer Spit Amended Lots 7 and 9

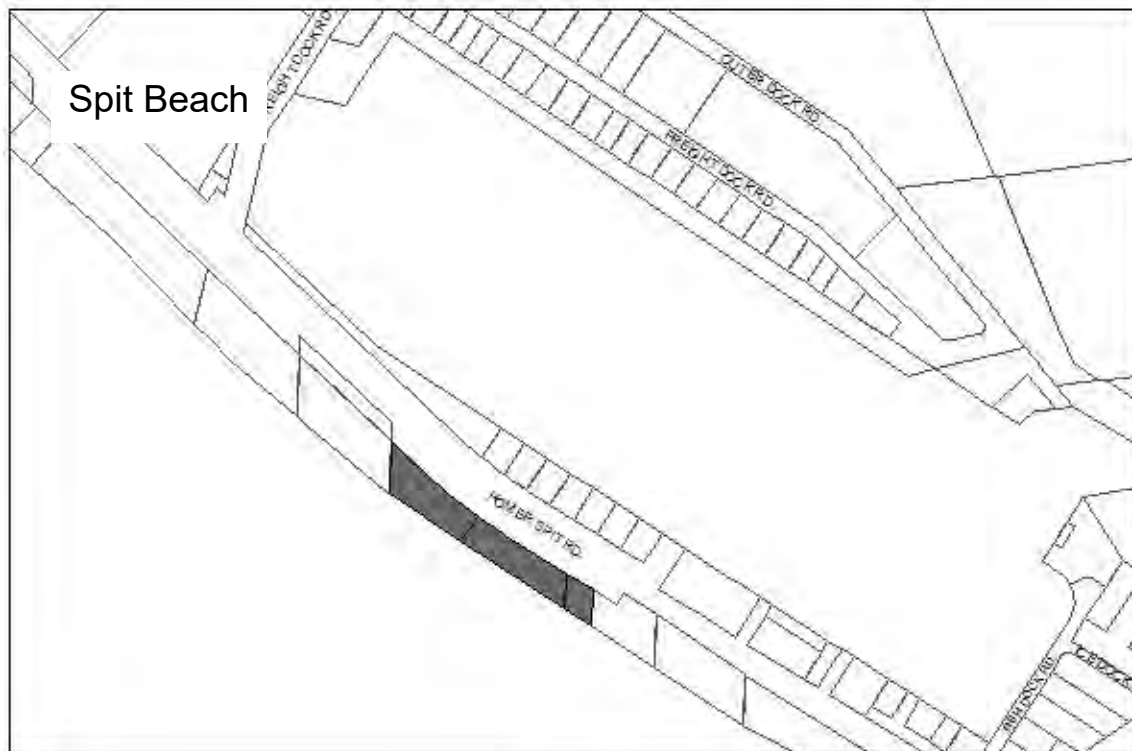
**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

Continued erosion of campground area. Dredge spoils are placed every spring to protect the highway.

**Finance Dept. Code:**



**Designated Use:** Open Space Recreation

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

**Area: 2.36 acres**

Parcel Number: 181033 4, 5, 6

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

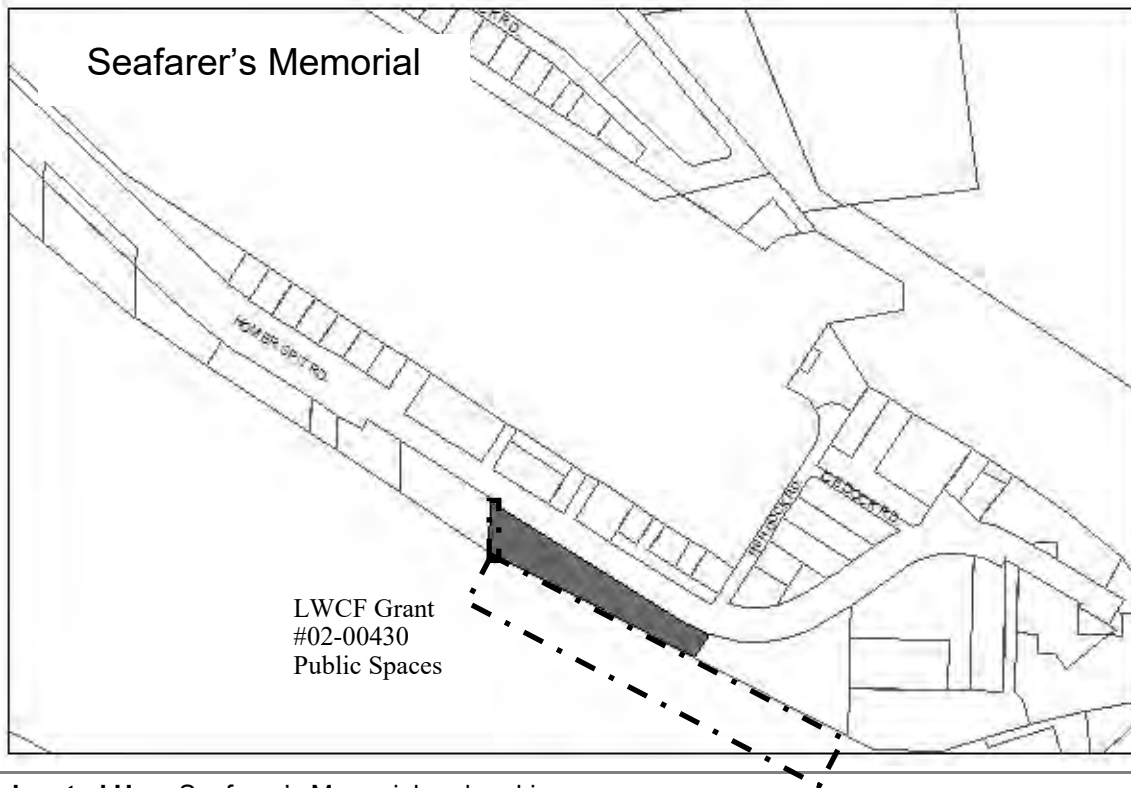
**Zoning:** Open Space Recreation

Wetlands: N/A

**Infrastructure:** Paved Road

**Notes:**

**Finance Dept. Code:**



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

**Area:** 2.52 acres

**Parcel Number:** 18103401

**Legal Description:** Homer Spit Amended Lot 31

**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

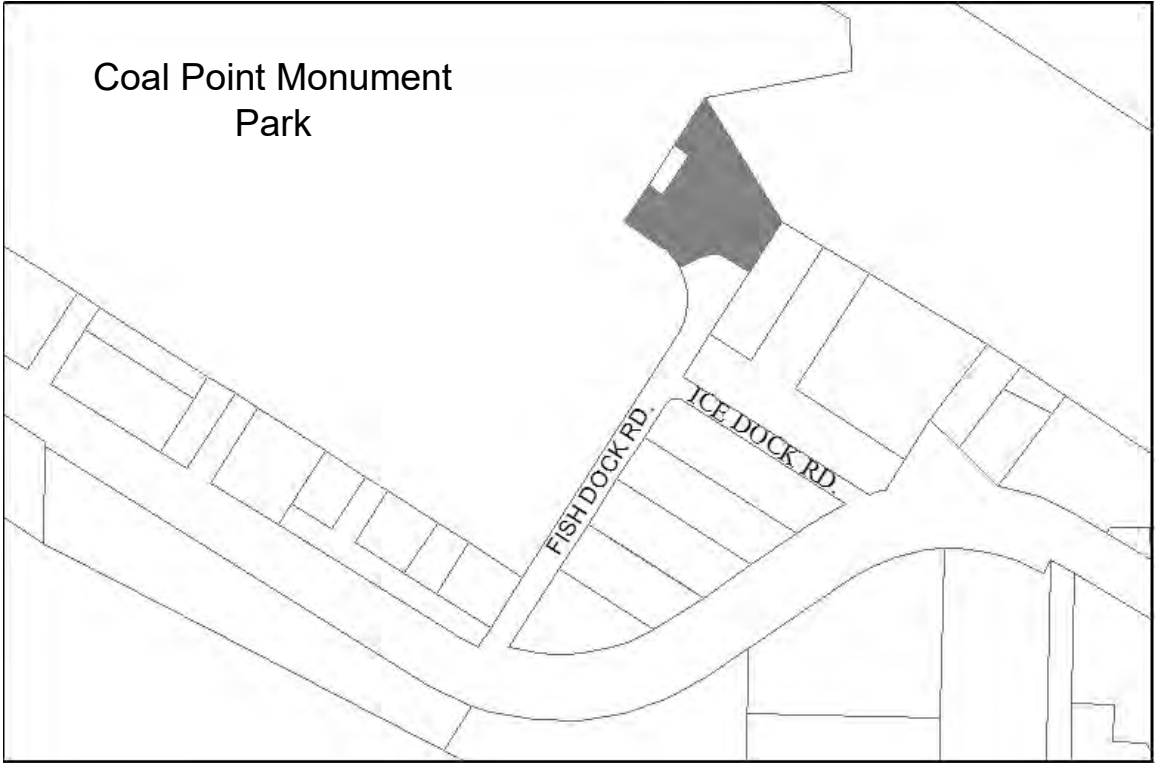
LWCF Grant #02-00430 (Ramp 2 restrooms) encumbered a 20 foot strip along the northwest property boundary to provide permanent public beach access from Homer Spit Road to the tideland parcel. Seaward of the park parcel, a 250 foot wide strip of the tideland lot was also encumbered.

Memorial is a 100x100 foot area.

Resolution 20-008(S-3)(A) adopted a land management policy for this parcel.

**Finance Dept. Code:**



 <p>Coal Point Monument Park</p>	
<b>Designated Use:</b> Park <b>Acquisition History:</b>	
<b>Area:</b> 1.09 acres	<b>Parcel Number:</b> 18103426
<b>Legal Description:</b> 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	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b>
<b>Infrastructure:</b> gravel parking area	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Beachfront between Icicle and Main Dock  
**Acquisition History:**

**Area:** 0.11 acres

**Parcel Number:** 18103446

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

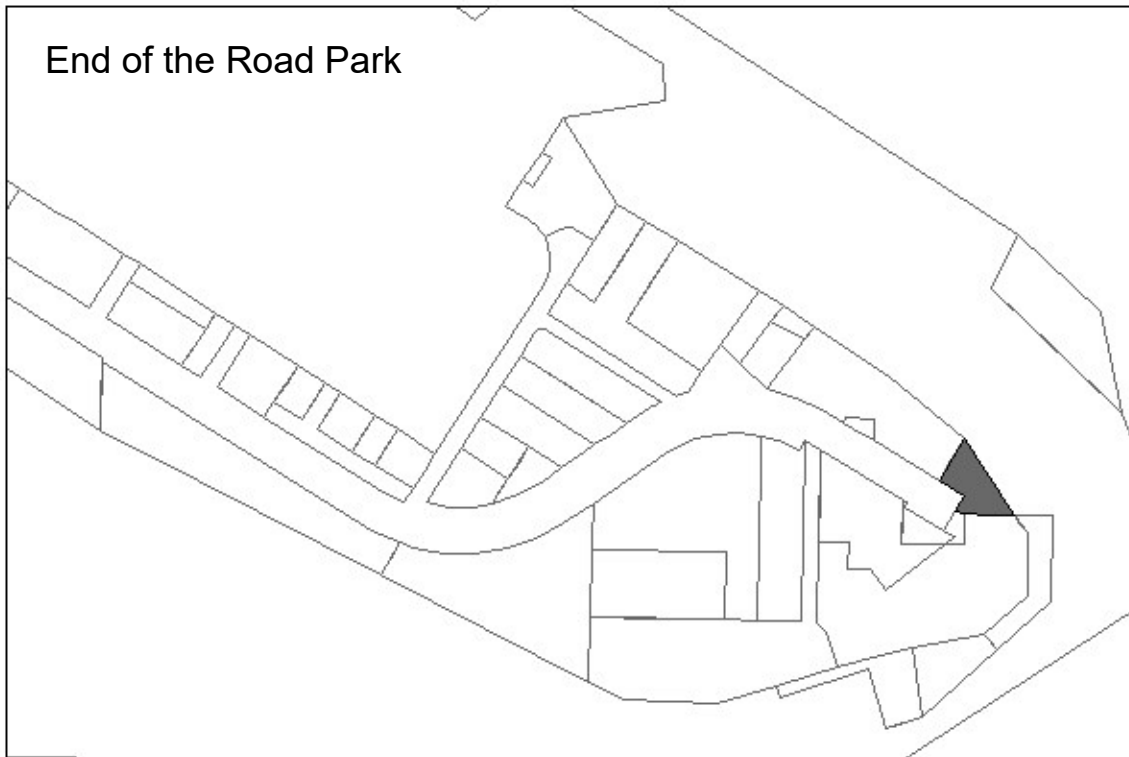
**Zoning:** Marine Industrial

**Wetlands:** N/A tidal, flood plain

**Infrastructure:**

**Notes:**

**Finance Dept. Code:**



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

**Acquisition History:**

**Area:** 0.43 acres

**Parcel Number:** 18103448

**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:**

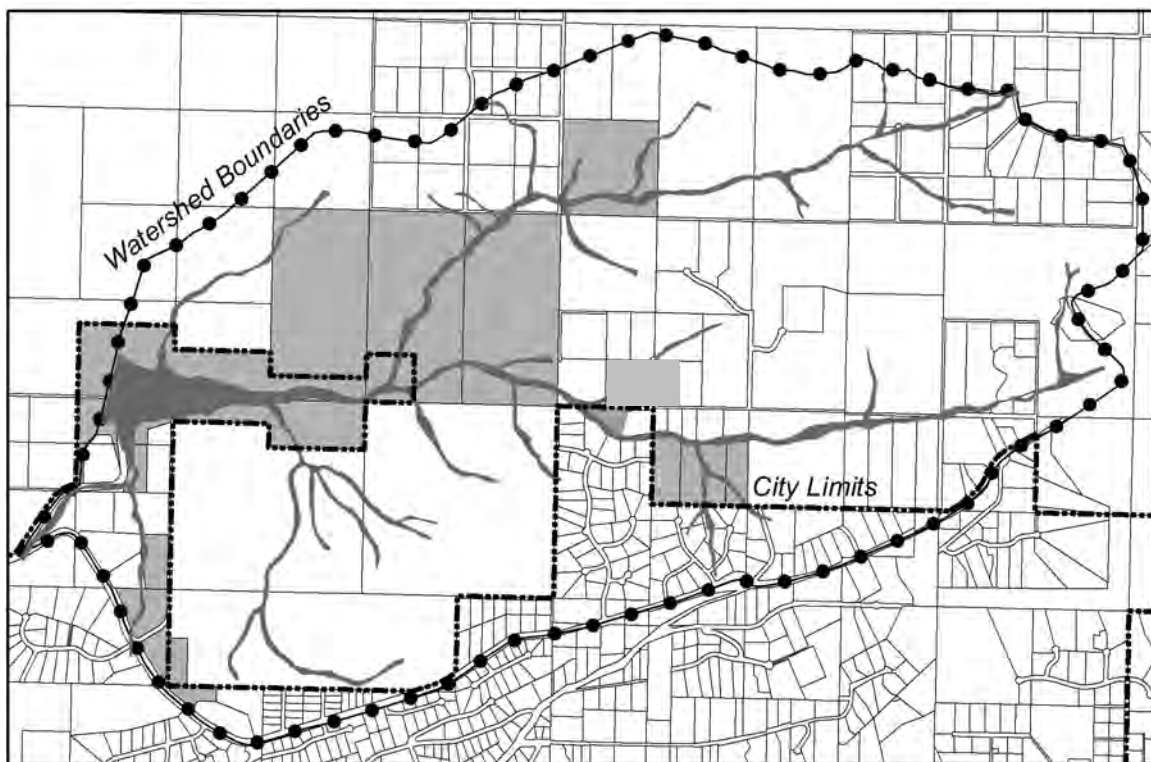
- Restroom construction 2013/14, parking lot paved, and spit trail completed
- Access easement granted to Land's End for fire egress, due to erosion of beach.
- Coastal Erosion occurring, 2018—

**Finance Dept. Code:**

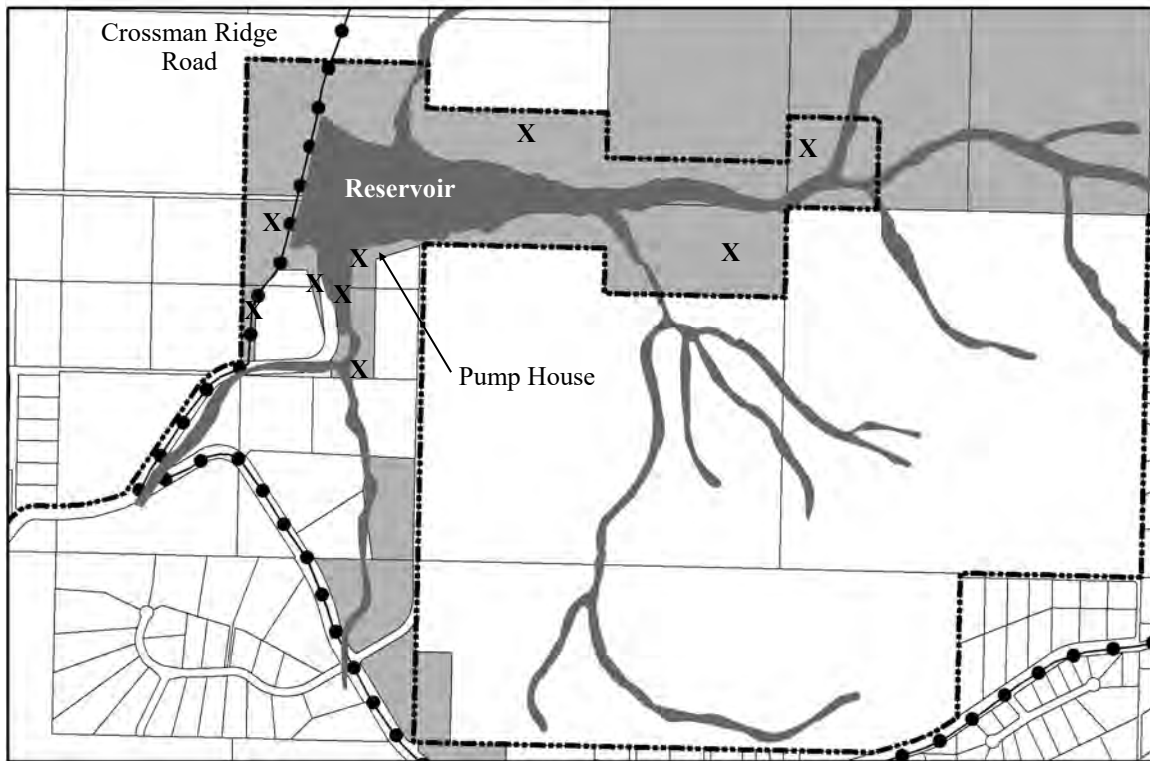
## City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 22 lots totaling 438.46. 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.

**2023 update: three additional properties have been purchased and will be included in this section**



Section updated November 30, 2020



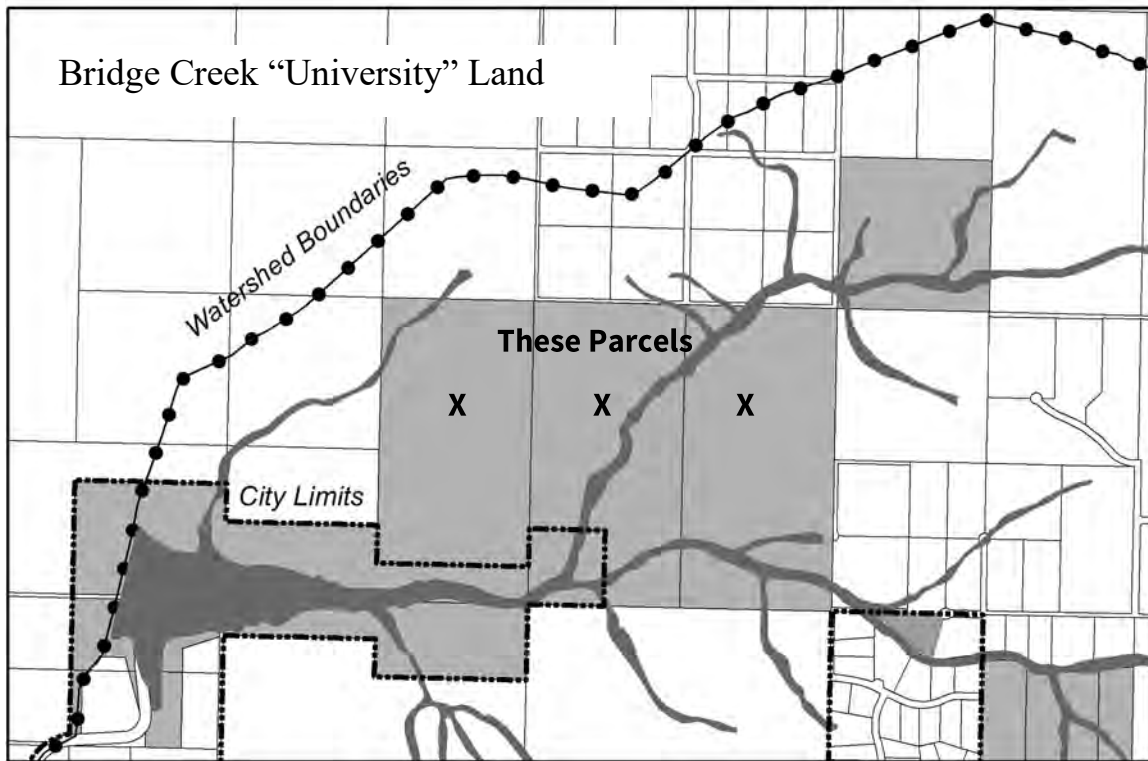
**Designated Use:** Bridge Creek Watershed, Reservoir and pump house  
**Acquisition History:**

**Area:** 120.9 acres      **Zoning:** Conservation

**PARCEL    ACREAGE    LEGAL**

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

**Finance Dept. Code:**



**Designated Use:** Bridge Creek Watershed Property

**Acquisition History:** Ordinance 2003-7(A). Purchased from UAA.

**Area:** 220 acres

**Parcel Number:** 173 052 34, 35, 17305120

**Legal Description:** The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.

**Zoning:** Bridge Creek Watershed Protection District. Not within City Limits.

**Wetlands:** Some wetlands. Bridge Creek flows through the property.

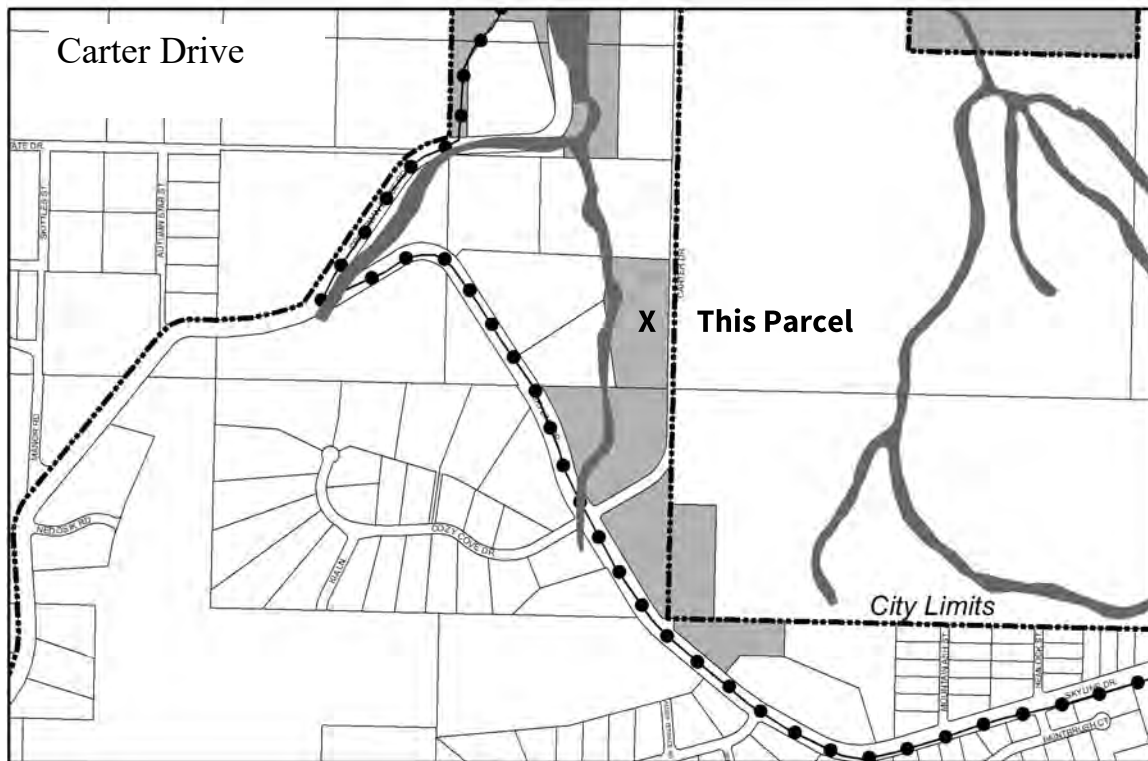
**Infrastructure:** None. Limited legal and physical access.

**Notes:**

Paid \$265,000 for land in 2003.

Fire hazard mitigation conducted in 2011.

**Finance Dept. Code:**



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

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

**Area:** 5.93 acres

**Parcel Number:** 173070760

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

**Zoning:** Rural Residential, Bridge Creek WPD

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

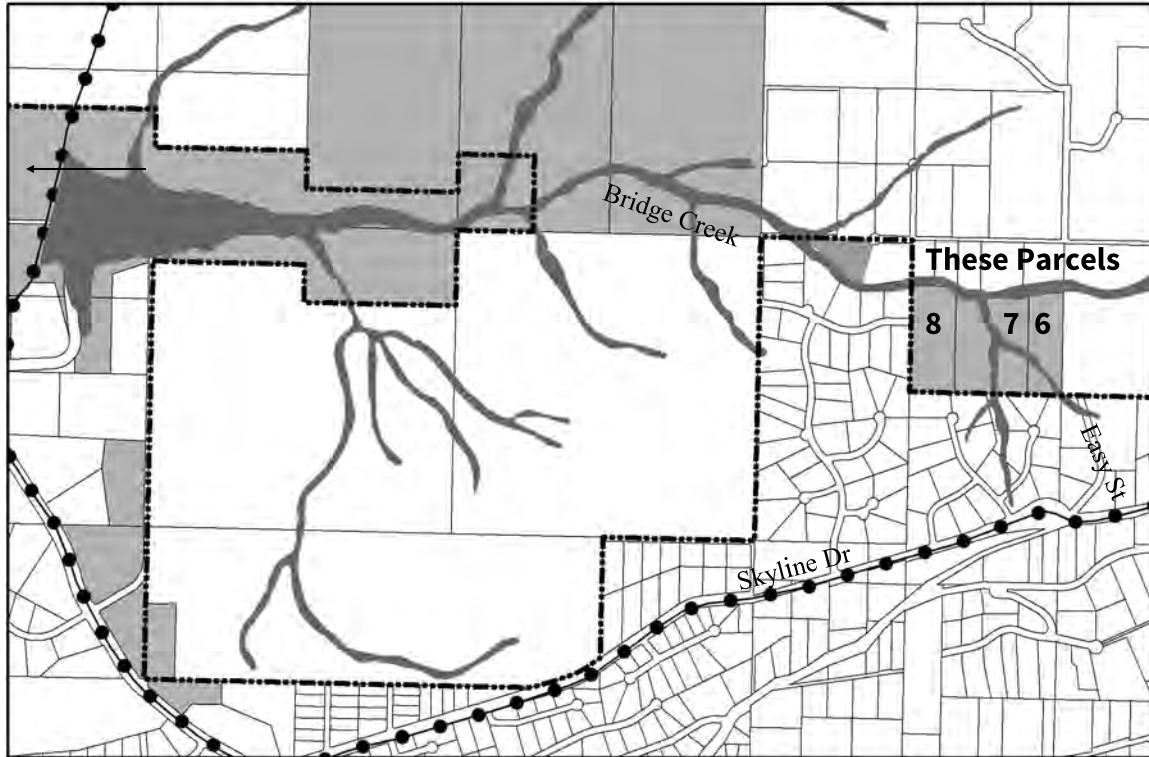
**Infrastructure:** Driveway access to property.

**Notes:** Property includes a small cabin.

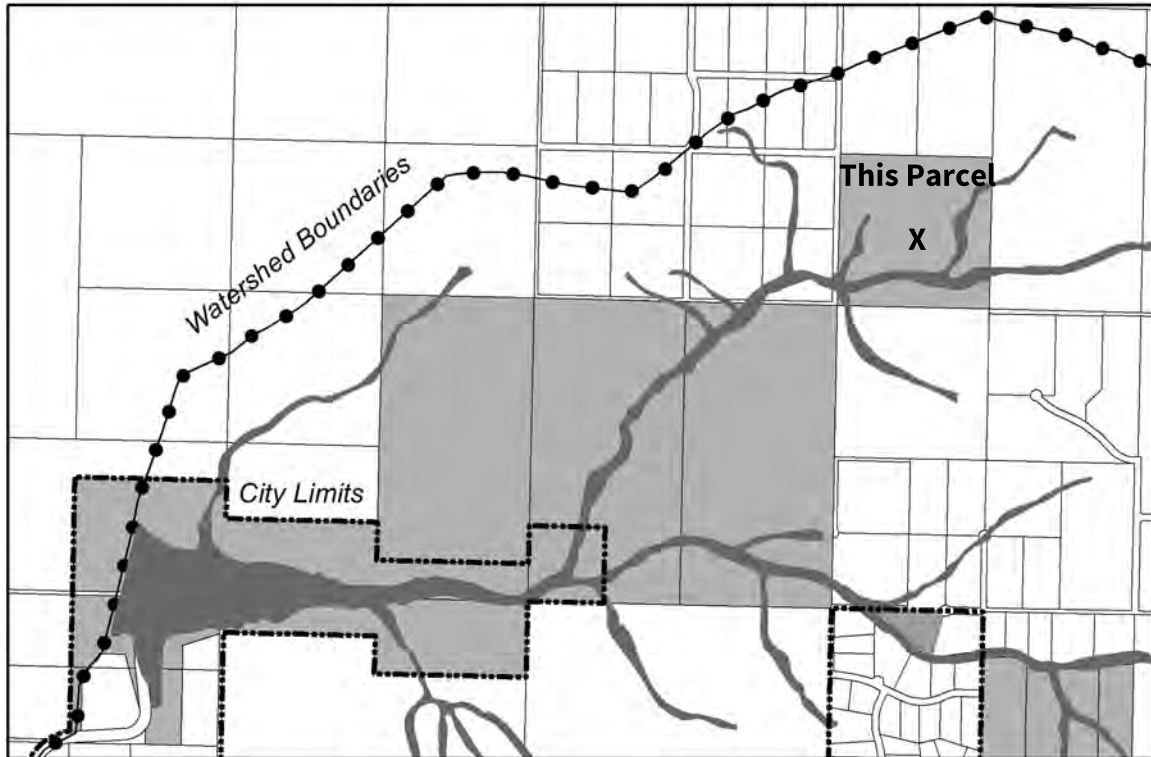
**Finance Dept. Code:**

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





<b>Designated Use:</b> Watershed Protection Purposes	
<b>Acquisition History:</b> Ordinance 2009-08(A)	
<b>Area:</b> Lot 6: 6.91 acres, Lot 7: 13.38 acres Lot 8: 8.89 acres Total: 28.81 acres	<b>Parcel Numbers:</b> 1736600 6, 7, 8
<b>Legal Description:</b> Lots 6,7 and 8, Roehl Parcels Record of Survey Amended	
<b>Zoning:</b> Not in city limits.	<b>Wetlands:</b> about half the land is wetland. Bridge Creek is the northern boundary of these lots.
<b>Infrastructure:</b> Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
<b>Notes:</b> Lots purchased 2/25/09 from BIA 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.  Public roadway easement granted 7/29/21 2001-002825-0 Homer Recording District	
<b>Finance Dept. Code:</b>	



**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

**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.

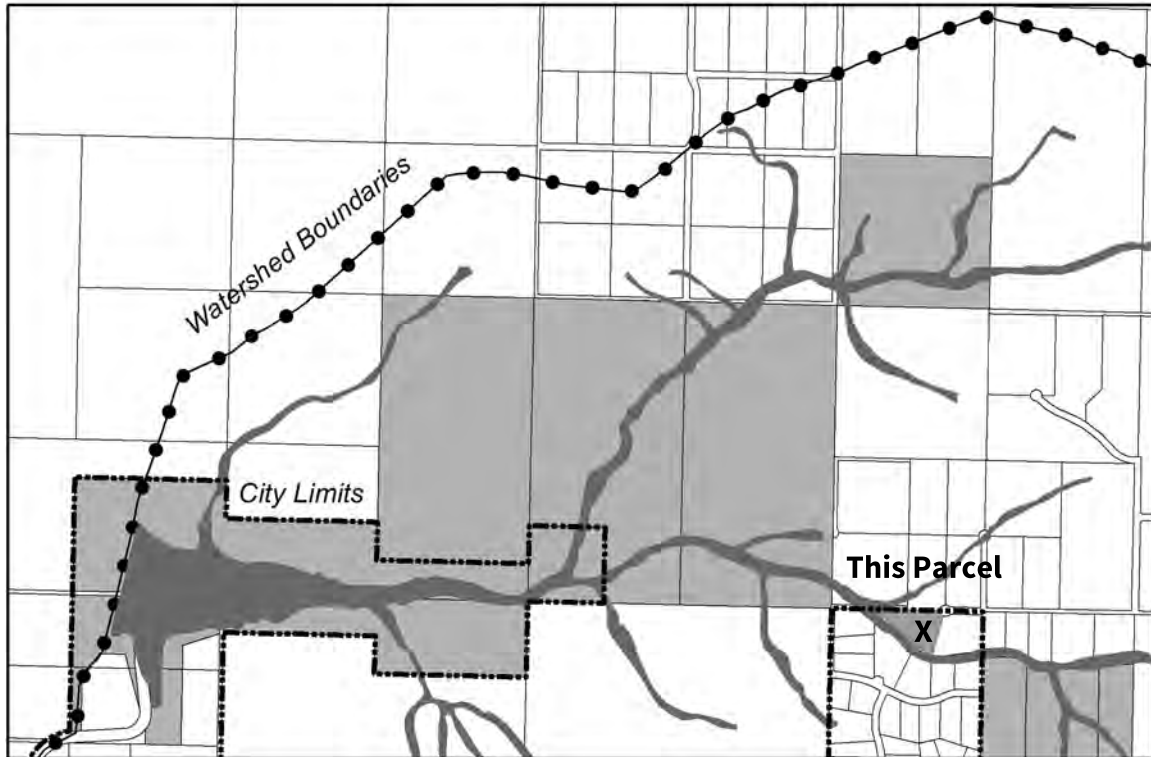
**Infrastructure:** Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

**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.

**Finance Dept. Code:**



**Designated Use:** Watershed Protection Purposes (Ord 17-27)

**Acquisition History:** City purchased from private land owner

**Area:** 2.86 acres

**Parcel Number:** 17305408

**Legal Description:** T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1

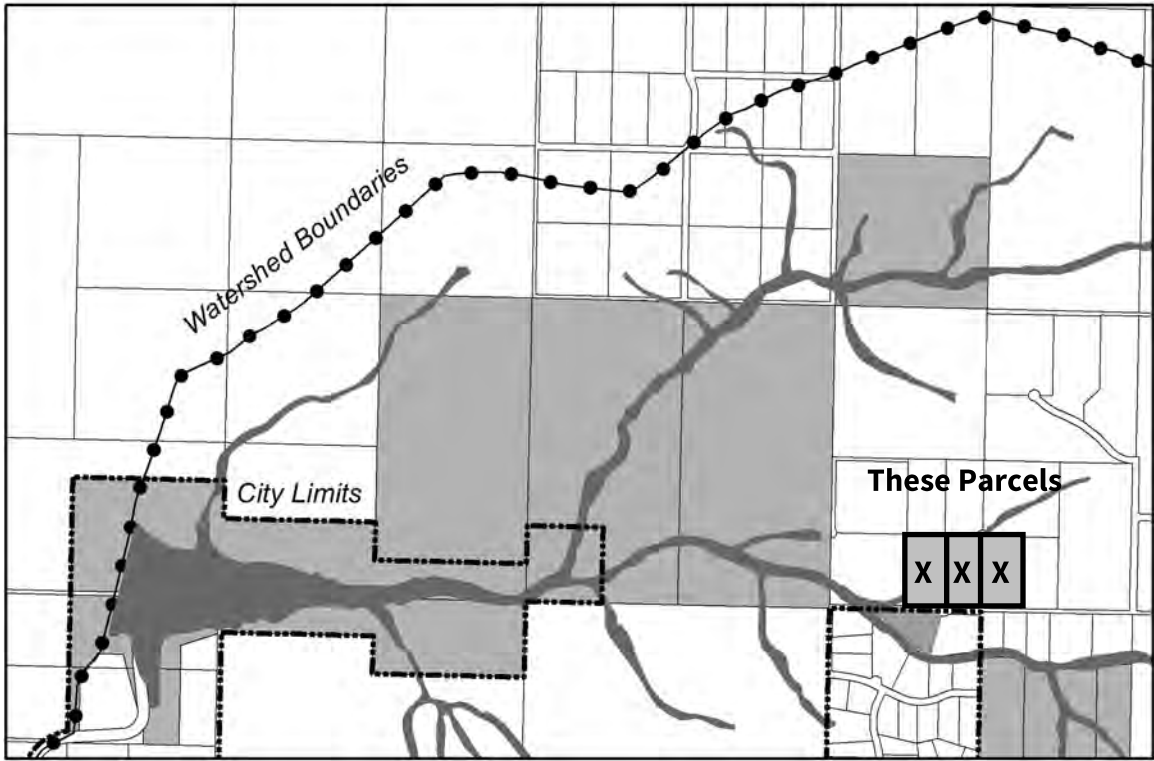
**Zoning:** RR, and part of the Bridge Creek WPD.

**Wetlands:** Lot is all wetlands. Bridge Creek runs thorough 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:**

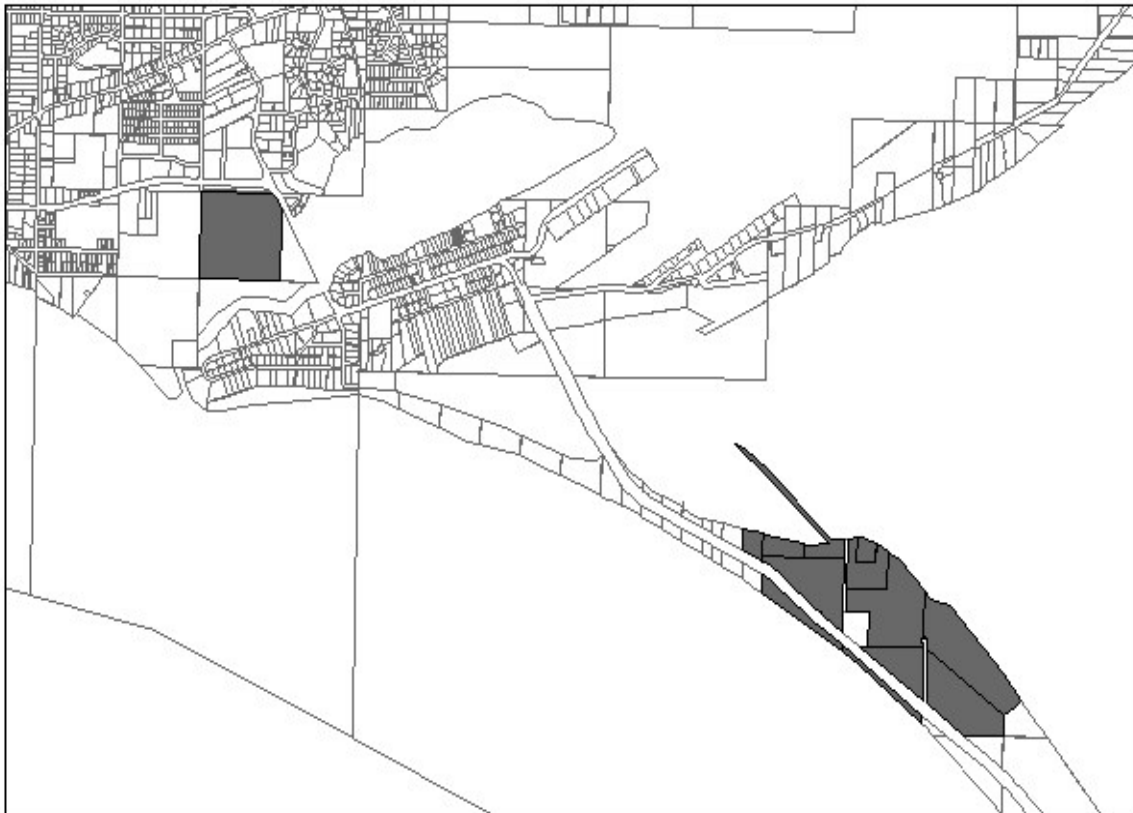
**Finance Dept. Code:**

 <p>The map displays the Bridge Creek watershed with its boundaries marked by a line of black dots. A dashed line indicates the City Limits. Three specific parcels are highlighted with black boxes and labeled 'X X X' under the heading 'These Parcels'. The map also shows various land parcels and water features like Bridge Creek and its tributaries.</p>	
<b>Designated Use:</b> Watershed Protection Purposes (Ord 22-01(A) and 23-02(A)) <b>Acquisition History:</b> City purchased from private land owner	
<b>Area:</b> 13.86 acres	<b>Parcel Number:</b> 17370003, 04, 05
<b>Legal Description:</b> T 6S R 13W SEC 4 SM Bridge Creek Cooperative Sub Lots 6,7,8	
<b>Zoning:</b> Bridge Creek WPD.	<b>Wetlands:</b> Wetlands present, and a tributary to Bridge Creek.
<b>Infrastructure:</b> Access by foot or ATV via a section line and undeveloped right of way.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	

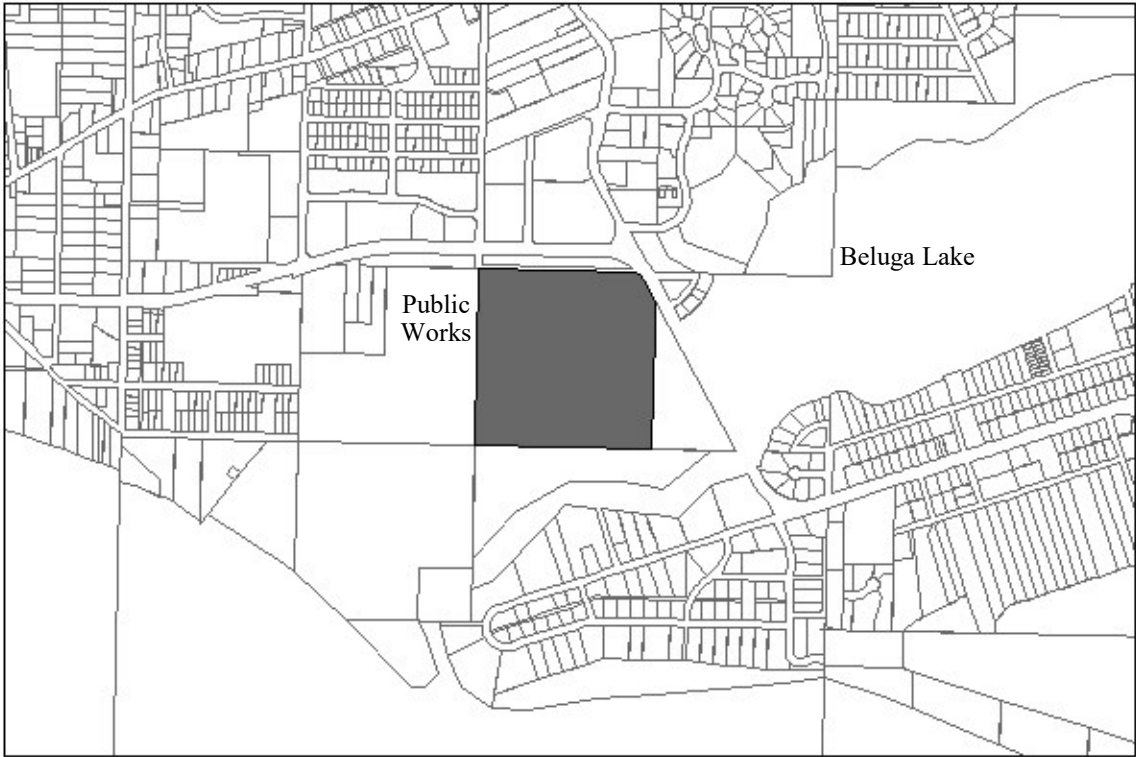
## Homer Conservation Easement Lands

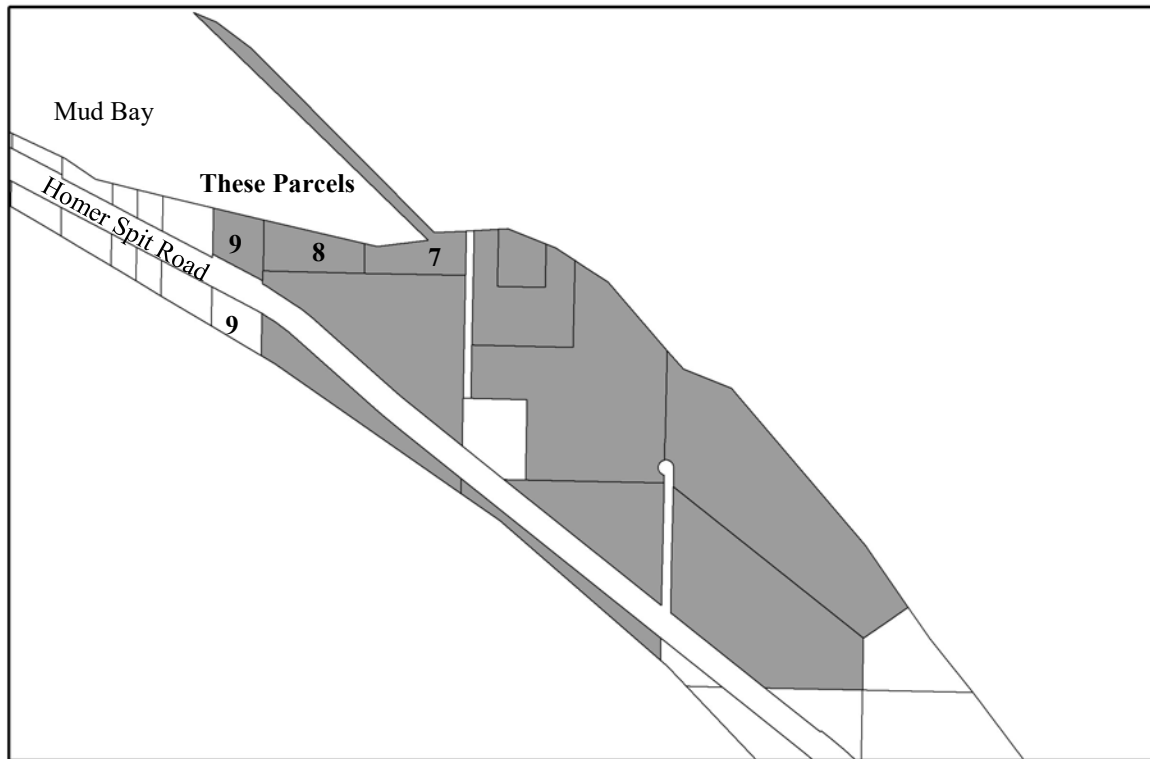
Most conservation lands in Homer were acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust. In 2020, The Nature Conservancy donated a 2.62 acre parcel along the Homer Spit to the city.

Total acreage: 172.34 acres.



This section updated 11/30/2020

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

**Designated Use:**

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

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

**Parcel Number:** 181020 02, 01, 18101023, 24

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

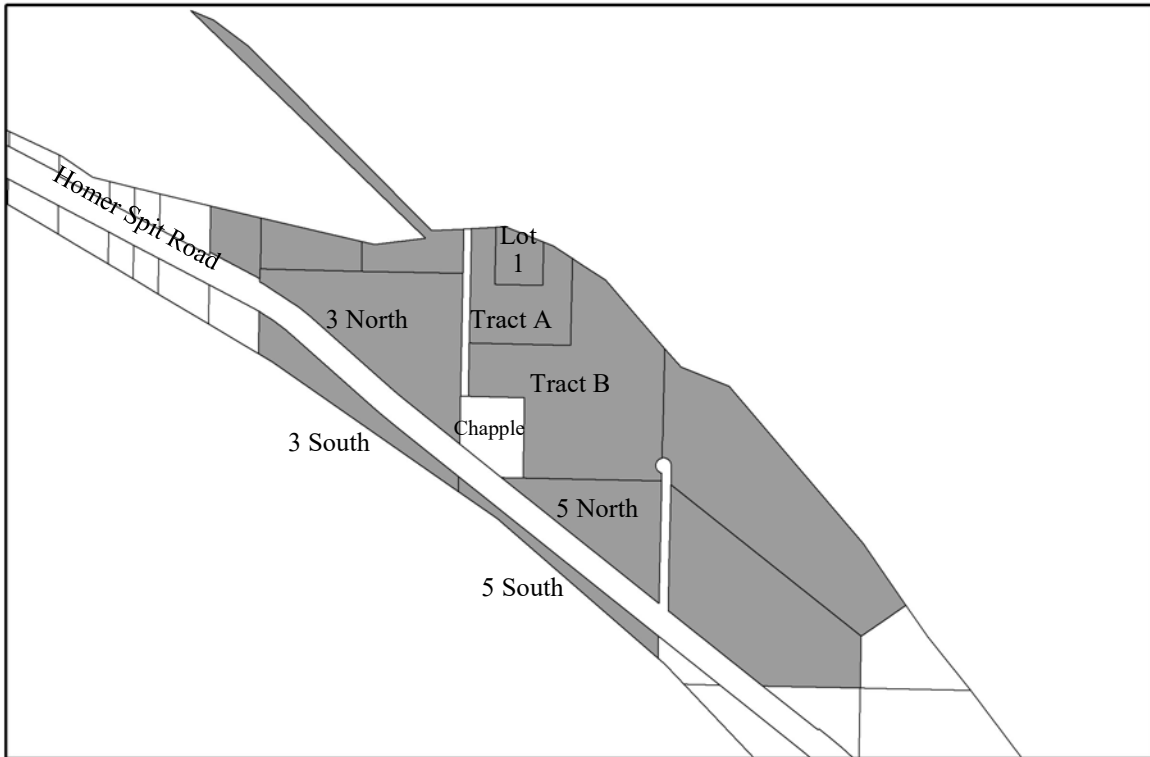
**Zoning:** Conservation—lots 7 and 8  
 Open Space Recreation—Lot 9

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

**Notes:**

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

**Finance Dept. Code:**

**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** Total: 70.97 acres**Parcel Number:** 18102 03, 04, 05, 06, 09, 10,14**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.

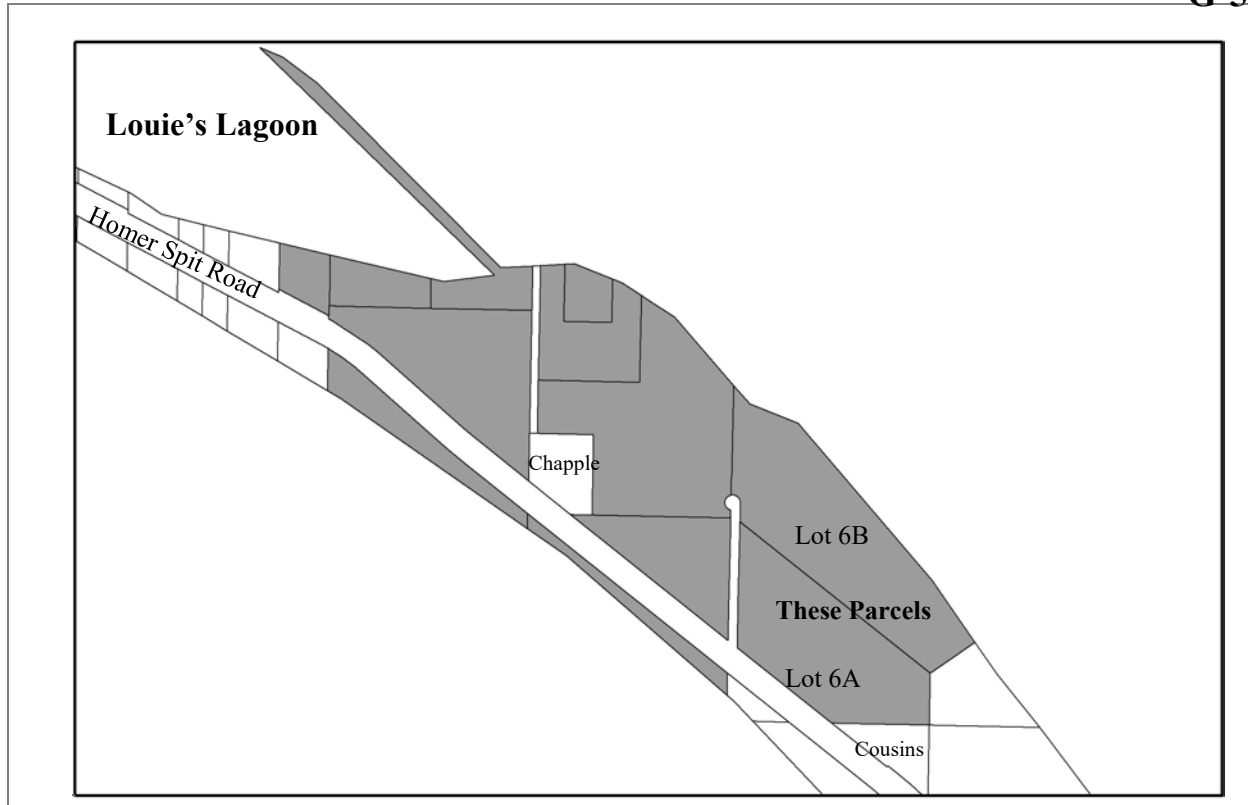
**Environment:** State Critical Habitat Area below 17.4 ft. mean high tide line.

**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

**Legal Description:** HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A  
HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B

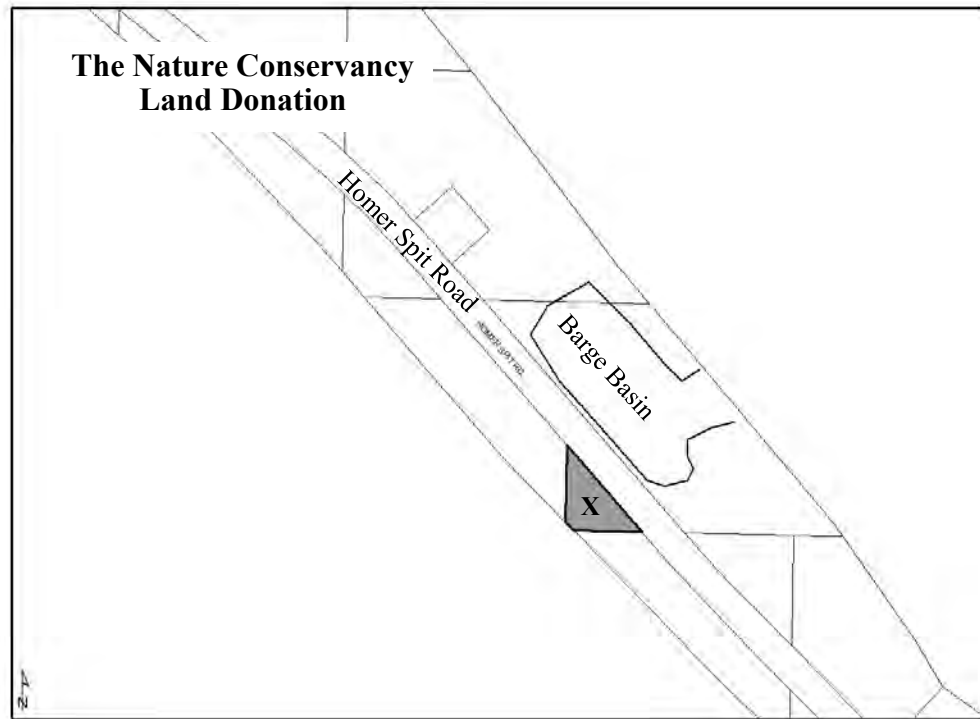
**Zoning:** Conservation

**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:**



**Designated Use:** Conservation

**Acquisition History:** Land donation from The Nature Conservancy, Resolution 20-006

**Area:** Total: 2.62 acres

**Parcel Number:** 18103007

**Legal Description:** T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHWEST OF THE HOMER SPIT RD

**Zoning:** Open Space Recreation

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

**Notes:**

- Property is bound by the original grant agreement terms between the US Fish and Wildlife Service and the Nature Conservancy under Agreement Number 98210-0-G70. The North American Conservation Fund funds used by The Nature Conservancy to purchase the property require the parcel to be held in perpetuity as conservation land.
- Parcel is within a FEMA-mapped flood hazard area.
- Recording information: 2020-003888-0 11/10/2020, 2020-00300889-0

**Finance Dept. Code:**

## City Lands DRAFT 2023

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
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
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17305408		2.86	T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1	F-8
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17307094	184 SKYLINE DR	7.83	Hillstrands Homestead Lot 1	F-5
17307095	188 SKYLINE DR	4.32	Hillstrands Homestead Lot 2 inside city limits	F-5

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17307096	188 SKYLINE DR	4.02	Hillstrands Homestead Lot 2, portion outside city limits	F-5
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-5
17316067	4540 ROGERS LOOP	2.00	T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1 S PRTN IN HOMER CITY LIMITS	E-3
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-4
17321013	40722 STACEY ST	1.68	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-A	E-4
17321014	40746 STACEY ST	0.94	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-B	E-4
17321015	41170 BELNAP DR	0.95	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-C	E-4
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-6
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-6
17366008		9.10	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN OF NE1/4 NW1/4 STARTING @ 1/4 CORNER OF SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH W ON THREAD OF BRIDGE CREEK 400	F-6
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-6
17503025		6.57	T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-5
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-8

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-7
17504023	360 W FAIRVIEW AVE	38.30	T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008 ADDN	E-9
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	D-12
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17510070		4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	D-18
17510230		0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 2 BLOCK 2	D-19
17513353		0.56	T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2020010 BUNNELL'S SUBD NO 17 2018 REPLAT TRACT A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-17
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-3
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	E-20
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-7
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	D-14
17701009		1.50	T 6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2	D-8
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-6
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	D-13
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-4

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-4
17702112		0.86	Barnett's South Slope Subdivision Quiet Creek Park Unit 2 TRACT C	E-15
17702125		0.21	Barnett's South Slope Subdivision Quiet Creek Park Unit 2 Tract D	E-15
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-16
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-18
17712034	3755 SNOWBIRD ST	1.50	T 06S R 13W SEC 20 SEWARD MERIDIAN HM 2016021 WADDELL PARK 2016 REPLAT LOT 3-A-1	D-15
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DE	E-19
17714011		0.13	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER OF GL 2 TH S 89 DEG 57'30" E 1094.3 FT TO PT TH S 38 DEG 0' W 310 FT TO POB TH 90 DEG W 75 FT TO CORNER 2 TH S 38 DEG W 75 FT TO CORNER 3 TH 90 DEG E 75 FT TO CORNER 4 TH N 38 DEG E 75 FT TO POB	E-19
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-10
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-10
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-11
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-9
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY- PASS ROAD	D-16

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	D-16
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	E-25
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	E-25
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	D-13
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-5
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	D-14
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-20
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-17
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-21
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-23
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 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

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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		6.47	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
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	E-24
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	E-24
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	E-24
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	E-24
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	E-24
18101023		3.00	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	G-3
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
18101025		19.23	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 21 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	D-14
18101026		51.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM 0742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 28 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	D-14
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3



## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-27
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B TRACT B	G-4
18102018		19.66	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-A	G-5
18102019		25.81	T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-B	G-5
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-27
18103007		2.62	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHWEST OF THE HOMER SPIT RD	G-6
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-26
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-26
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-3
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-29

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-28
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-4
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-5
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-6
18103203		11.91	ATS 1373	C-14
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-13
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	C-2
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	C-4
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-8
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-2
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	C-5
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	C-5
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	C-5
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	C-5
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	C-5
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	C-5
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	C-5
18103228	4290 FREIGHT DOCK RD	0.67		C-5
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	C-5
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	C-15

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	C-5
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	C-7
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	C-5
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	C-5
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	C-5
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	C-5
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	C-5
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	B-27
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	D-17
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-7
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	C-5
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	C-5
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	C-5
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	C-5
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	C-5
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	C-5
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	C-4
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	C-4
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	C-4
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	C-4

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	C-4
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	C-4
18103253	4065 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	C-4
18103254	4035 FREIGHT DOCK RD	0.31	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	C-4
18103255	4001 FREIGHT DOCK RD	0.35	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	C-4
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	C-4
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	C-8
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-26
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-29
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-30
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-30
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-30
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-10
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-20
18103397	4350 HOMER SPIT RD	0.28	HOMER SPIT SUB AMENDED BOATHOUSE REPLAT LOT 28-A	C-9
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-9
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	C-3
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	C-3
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	C-3






## City Lands

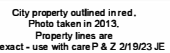
PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	C-3
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	C-3
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	C-3
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-31
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-16
18103403	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49	C-11
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-16
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-22
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-10
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-20
18103418		1.47	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 42 (ADL 18009)	B-20
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-17
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-19
18103426		1.09	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	E-32
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-21
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-12

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-11
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	C-10
18103442	4460 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-13
18103443	4470 HOMER SPIT RD	0.18	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-14
18103444	4474 HOMER SPIT RD	0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-15
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-23
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-33
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-25
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-34
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-12
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-18
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	A-4
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-4
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS VESTED TO S	D-14
18107005		1.37	ATS 1603	C-14
Airport				A-5
Harbor Overslope				A-3

### Legend

	For Lease	A
	Leased	B
	Port Use	C
	City Facility	D
	Park/open space	E





**10.B. Land Allocation Plan**

Agenda Item Report EDC 23-007

Chair Marks introduced the agenda item by reading the title and deferred to Economic Development Manager Engebretsen.

Ms. Engebretsen explained the process for the EDC's annual review of the Land Allocation Plan. She gave an overview of staff's recommendations for removing Overslope Areas 2, 3, and 4 from Section A, land available for lease, and updating the descriptions for Lots 9A and 10A to reserve them for fisheries uses or short term leases. She facilitated discussion with the commission on the rationale for removing those overslope areas, or if there were ways to leave the areas on.

Chair Marks asked for a motion.

PITZMAN/CHEROK MOVED TO REMOVE OVERSLOPE AREAS 2, 3, AND 4 FROM SECTION A OF THE LAND ALLOCATION PLAN, AND RECOMMEND TO CITY COUNCIL FOR APPROVAL.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

AREVALO/PITZMAN MOVED TO RECOMMEND TO COUNCIL THAT LOTS 9A AND 10A ON FISH DOCK ROAD BE DESIGNATED FOR FISHERY USE LEASES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**10.C. Chamber of Commerce Strategic Plan Worksession**  
Agenda Item Report EDC 23-008

Chair Marks introduced the agenda item by reading the title. She noted the EDC Strategic Plan and the Homer Chamber of Commerce's Strategic Plan in the packet and explained the purpose behind the joint worksession will be to discuss their mutual economic development goals.

Economic Development Manager Engebretsen spoke to the structure of the worksession and that Adele Person will be facilitating the dialogue and asking the groups questions, so to come prepared.

**10.D. EDC Mission Statement and Defining Positive Economic Development**  
Agenda Item Report EDC 23-009

Chair Marks introduced the agenda item by reading the title and deferred to Economic Development Manager Engebretsen and Commissioner Perez.

Ms. Engebretsen summarized the EDC wanting to work on a mission statement and some guiding principles for what the EDC does, and Commissioner Perez volunteered to work on that statement.





# AGENDA ITEM REPORT

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## Land Allocation Plan

**Item Type:** Action Memorandum  
**Prepared For:** Economic Development Advisory Commission  
**Meeting Date:** 14 Feb 2023  
**Staff Contact:** Julie Engebretsen  
**Attachments:** [Section A Available for lease](#)

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### Summary Statement:

Each year, the EDC and the Port and Harbor Advisory Commission (PHC) review the City's Land Allocation Plan (LAP). The purpose of the review is to make a recommendation to Council on which City lands should be available for lease. Most years these lands are on the Spit, and PHC provides the majority of the comments. Staff also uses this process to bring up problems with City lands. For this meeting please review Section A of the LAP, Lands Available for Lease.

Staff Discussion: You'll notice the over slope areas around the harbor on page A-3. These are locations someone would build a boardwalk out over the edge of the harbor, and there are four locations available for lease. *Staff recommends* removing areas 2,3 & 4 from lease. Area 1 has a prospective tenant that has been working through the process, so I would not want to change the status of that area at this time. But for the others, there has been no interest. These locations are very complex to develop, and the City needs a plan for parking, etc. We've learned a lot through the process on Area 1. I don't think the City is really ready to lease these over slope areas, and our time is better spent on other work. Commission thoughts?

On Page A-4, those two lands should be reserved for fisheries uses or short term lease.

### Staff Recommendation:

Make a recommendation on lands available for lease.

### Attachments:

[Section A Available for lease](#)



# AGENDA ITEM REPORT

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## Land Allocation Plan Annual Review & Recommendations

**Item Type:** Action Memorandum  
**Prepared For:** Port & Harbor Advisory Commission  
**Meeting Date:** 22 Feb 2023  
**Staff Contact:** Julie Engebretsen

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### Summary Statement:

Each year, the Economic Development Advisory Commission (EDC) and the Port and Harbor Advisory Commission (PHC) review the City's Land Allocation Plan (LAP). The purpose of the review is to make a recommendation to Council on which City lands should be available for lease. Most years these lands are on the Spit, and PHC provides the majority of the comments. Staff also uses this process to bring up problems with City lands.

For this meeting please review Section A of the LAP, Lands Available for Lease. Other sections of the plan will be discussed in March.

### Recommended LAP Amendments from Staff:

1. You'll notice the overslope areas around the harbor on page A-3. These are locations someone would build a boardwalk out over the edge of the harbor, and there are four locations available for lease. Staff recommends removing areas 2, 3, and 4 from lease. Area 1 has a prospective tenant that has been working through the process, so I would not want to change the status of that area at this time. But for the others, there has been no interest. These locations are very complex to develop, and the City needs a plan for parking, etc. We've learned a lot through the process on Area 1 and I don't think the City is really ready to lease these overslope areas, and our time is better spent on other work. Commission thoughts?
2. On Page A-4, Staff recommends Lots 9A and 10A should be reserved for fisheries uses or short term lease.

### Staff Recommendation:

Make a motion to remove Overslope Areas 2, 3, and 4 from Section A of the Land Allocation Plan, and recommend to City Council for approval.

Make a motion to recommend to City Council that Lots 9A and 10A on Fish Dock Road be designated for fishery use leases.

**Attachments:**

[Land Allocation Plan Section A - Land Available for Lease](#)



# ACTION ITEM REPORT

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## Land Allocation Plan – Part 2

**To:** Port and Harbor Advisory Commission  
**From:** Julie Engebretsen, Economic Development Manager  
**Meeting Date:** 22 Mar 2023

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### Summary Statement:

At the PHC's February meeting, the Commission made the following recommendations on changes to City property available for lease:

    SIEKANIEC/SHAVELSON MOVED TO REMOVE OVERSLOPE AREAS 2, 3, AND 4 FROM SECTION A OF THE LAND ALLOCATION PLAN, AND RECOMMEND TO CITY COUNCIL FOR APPROVAL.

    No discussion; approved unanimously

    SIEKANIEC/ZEISET MOVED TO RECOMMEND TO CITY COUNCIL THAT LOTS 9A AND 10A ON FISH DOCK ROAD BE DESIGNATED FOR FISHERY USE LEASES OR SHORT TERM LEASES.

    No discussion; approved unanimously.

This draft of the Land Allocation Plan includes the full plan, with all city lands. It's divided into sections based either on how it's used, or how it's classified by City Council. The document is sort of an encyclopedia of city properties with a snapshot of important information, such as new construction, or actions of Council.

### Staff Recommendation:

For review/discussion. No recommended action from staff.

### Attachments:

2022 Land Allocation Plan Spit Map  
DRAFT 2023 City of Homer Land Allocation Plan

Commissioner Zeiset gave verbal report. He highlighted the letter HMTA issued to Governor Dunleavy on supporting upgrades and improvements to the marine communications infrastructure in Alaska's Arctic region.

**8. PUBLIC HEARING**

**9. PENDING BUSINESS**

**10. NEW BUSINESS**

**10.A. Comprehensive Plan Update & Title 21 Re-write  
Agenda Item Report PHC 23-009**

Chair Matthews introduced the agenda item by reading the title. She recapped the presentation they just had at the worksession and the motion requests from staff.

There was discussion on delineating Lots 9A and 10A for fishery use only versus leaving it open to any ocean-related use that needs access to the Fish Dock. Deputy City Clerk Tussey clarified that the Land Allocation Plan agenda item is under Item 10.B.; the current agenda item is staff requesting a motion on supporting the Comprehensive Plan and Title 21 re-write.

Chair Matthews reviewed the requested action from staff. Economic Development Manager Engebretsen and Mayor Castner explained Ordinance 23-11 and why they recommend the PHC supports it. Discussion ensued on the request for a Comprehensive Plan Update and Title 21 Re-write, what the project entails, and what kind of product the City will get at that high of a cost. There was a unanimous consensus it was needed, and the strong requirement for a lot of public input.

Chair Matthews requested a motion. She suggested the inclusion of prioritizing the Spit Comprehensive Plan, any support to the Mayor for pairing down the pricing, or some type of caveat that allows an included update without additional new contract expenses if the General Investigation Study returns results sooner than the two-year timeframe.

SHAVELSON/ZEISET MOVED TO SUPPORT ORDINANCE 23-11 FUNDING THE COMPREHENSIVE PLAN UPDATE AND TITLE 21 RE-WRITE WITH EMPHASIS ON PRIORITIZING THE HOMER SPIT COMPREHENSIVE PLAN IN THE PROCESS IN A COST EFFECTIVE WAY AND RECOMMEND TO CITY COUNCIL FOR ADOPTION.

There was discussion on the commission's desire to have the Spit Comprehensive Plan expedited. While the Comprehensive Plan is going to have an effect over all the City plans, the commission agreed that the port and harbor is a social, cultural, and economic hub for our community and Spit planning should be prioritized. They would like to see any kinds of Spit draft plans as soon as they're available even while the other components are coming together.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**10.B. Land Allocation Plan Annual Review & Recommendations  
Agenda Item Report PHC 23-010**

Chair Matthews introduced the agenda item by reading the title. She recapped the discussions that took place during the worksession and earlier under Item 10.A. She inquired on which lots in particular

were still being designated for parking improvements, and deferred to Port Staff and Economic Development Manager Engebretsen to facilitate discussion.

There was discussion on if delineating Lots 9A and 10A for fishery use would interfere with harbor operations still using those lots for gear storage and the current parking improvements that are being implemented. The current designation is that the lots are available for leasing, nothing else, and the current use has been fishing gear storage during the winter and parking in the summer. Concerns were raised about losing the valuable gear storage areas that are close to the Fish Dock, long-term parking needs and it potentially making more money as a paid-parking lot, and the desire to have the lots still be available for a marine-related, land development project if the opportunity arose.

The commission voiced being in favor of designating those lots for harbor operations and parking use, and not having them available for lease.

Chair Matthews noted the overslope recommendations were reasonable and opened the floor for discussion or a motion. Discussion ensued on the history of designating overslope lots available for lease, and the significant costs and issues with the City developing those areas at this time. Ms. Engebretsen explained how the lots remain in the Land Allocation Plan; all the work staff and the PHC has done to identify those locations doesn't go away. It just means staff is not expending the time and resources to advertise lots that are not reasonably developable.

SIEKANIEC/SHAVELSON MOVED TO REMOVE OVERSLOPE AREAS 2, 3, AND 4 FROM SECTION A OF THE LAND ALLOCATION PLAN, AND RECOMMEND TO CITY COUNCIL FOR APPROVAL.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SIEKANIEC/ZEISET MOVED TO RECOMMEND TO CITY COUNCIL THAT LOTS 9A AND 10A ON FISH DOCK ROAD BE DESIGNATED FOR FISHERY USE LEASES OR SHORT TERM LEASES, AND FACILITATES PARKING USE.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

10.C. Port of Homer Tariff No. 1 Revisions for 2023  
Agenda Item Report PHC 23-011

Chair Matthews introduced the agenda item by reading the title and deferred to Port Director Hawkins.

Mr. Hawkins explained the revisions staff are proposing to the Port of Homer Terminal Tariff No. 1 to ensure it reflects current policies and rates. Mr. Hawkins and Port Administrative Supervisor Woodruff went through the changes section-by-section with the commission and facilitated questions and discussion, specifically on the following topics:

- Staff introducing new Lightering and Passenger Wharfage fees.
- Cold storage fees and clarifying the RFP process for cold storage lockers.



In response to Mayor Castner's suggestion on timing it with the upcoming 2-year budget cycle, Ms. Woodruff explained how the rate increases are already factored into the budget. There was discussion on how this item is laid out in the budget process and overall agreement to review it again in October for the mid-biennium budget.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**9.C. Land Allocation Plan – Part 2**  
Agenda Item Report PHC 23-016

Chair Matthews introduced the agenda item by reading the title and deferred to Economic Development Manager Engebretsen.

Ms. Engebretsen presented the final draft of the Land Allocation Plan (LAP) with all the city lands and invited the commissioners to ask questions about the document.

There was discussion on the following:

- Identifying the portion of Lot 12, Concrete Pad, that is leased out
- What parts of the map will get updated after Council approves the 2023 LAP
- Leased land is a valuable resource; appraisal amounts are low

**10. NEW BUSINESS**

**10.A. E-Bike Discussion**  
Agenda Item Report PHC 23-017

Chair Matthews introduced the agenda item by reading the title. She noted the information they received during the presentation earlier and opened the floor for discussion.

Mayor Castner voiced his suggestions for installing e-bike infrastructure, such as charging stations and the necessary signage, and that the City enter into public private partnerships to pay for those items.

Port Administrative Supervisor Woodruff recommended Homer Drawdown be involved as a resource/partner. They are likely to have more capacity to make it happen. Commissioner Shavelson commented on Homer Drawdown being the logical choice for a partnership, and the importance of incorporating electrification into our Transportation Plan. It could assist with alleviating a little bit of the parking out on the Spit.

SHAVELSON/FRIEND MOVED TO RECOMMEND TO CITY COUNCIL THAT THE CITY OF HOMER PARTNER WITH HOMER DRAWDOWN TO EXPLORE THE EXPANSION OF ELECTRIC CHARGING STATIONS FOR BIKES AND OTHER SMALL VEHICLES ON THE HOMER SPIT IN CONJUNCTION WITH PRIVATE BUSINESS.

There was discussion on Homer Drawdown having good suggestions for locations of these charging stations, the costs associated with them, considerations for weather and water, the need for good signage, and relocating existing bike racks to better areas.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.