2020 Land Allocation Plan
City of Homer

Adopted by Resolution 20-019

Homer's long awaited Police Station takes form. 2019

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Index—City lands listed by parcel number
Appendix - Homer Harbor Map

To Add: Statement of Land Allocation plan Purpose, sections, code references, process

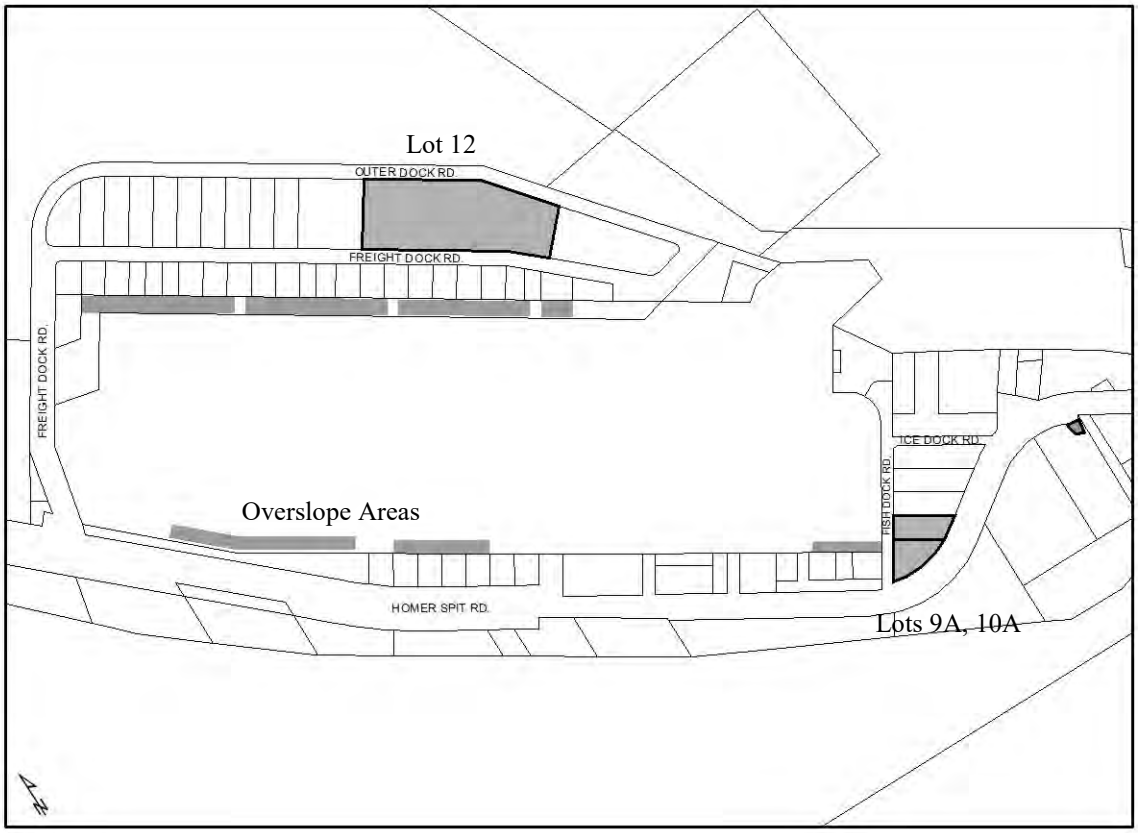
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

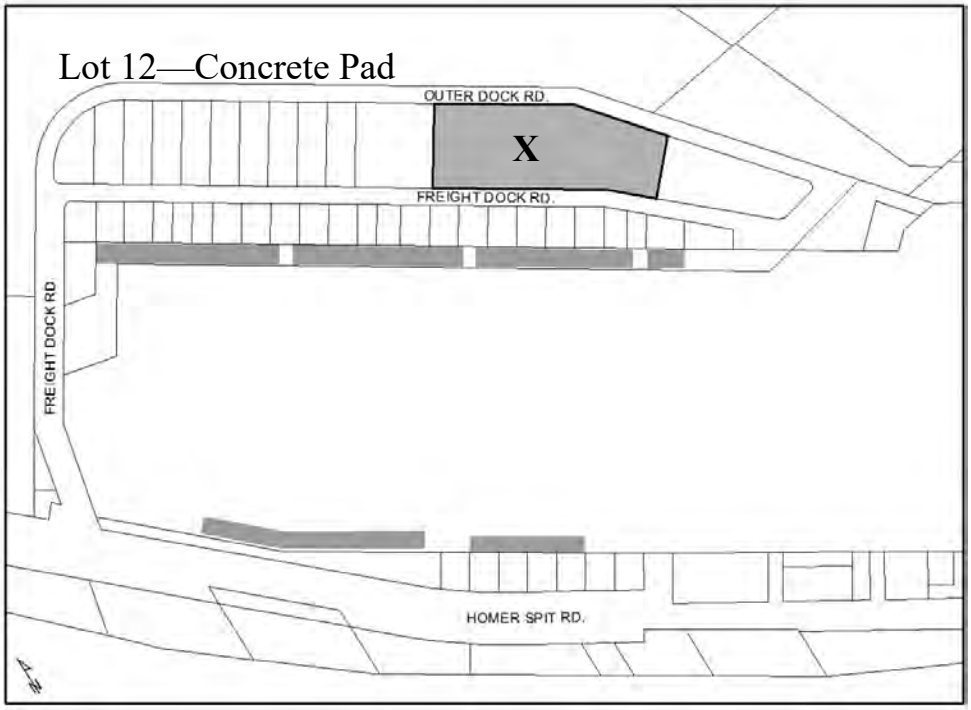
Section A
Lands available for lease

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 Office provides information on long term leasing on the Homer Spit. The Harbor also manages short term leases and license agreements, such as vending machines, bike rentals and itinerant merchants. For more information, contact 907-235-3160.

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

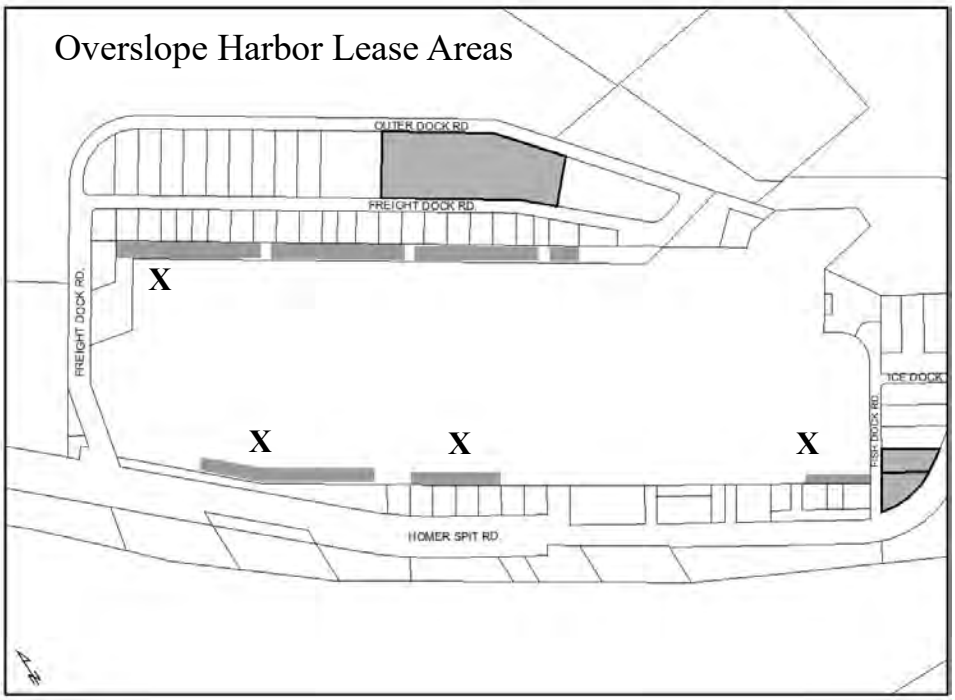




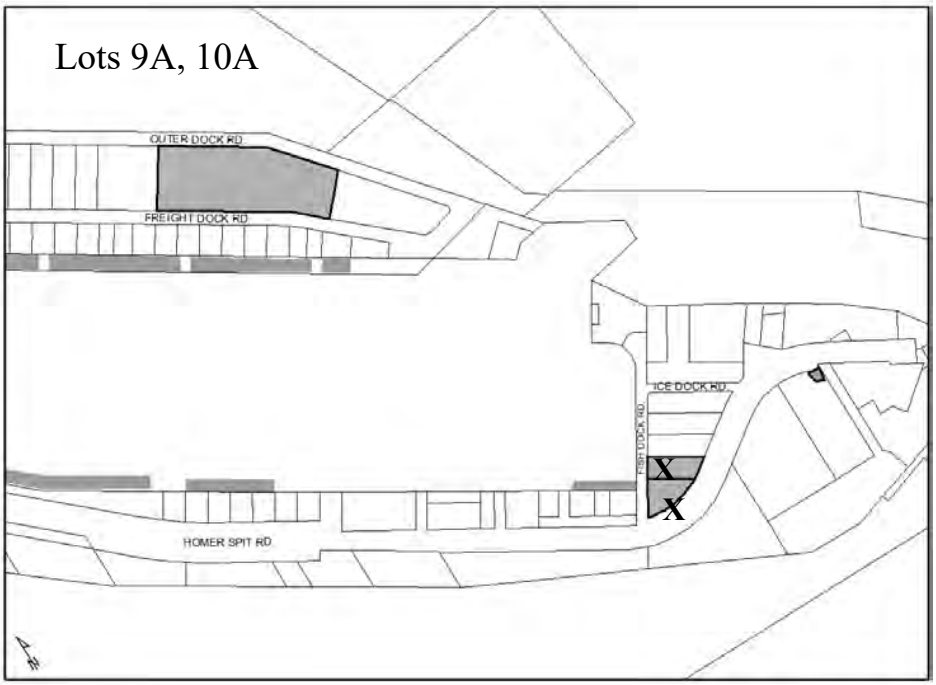
Designated Use: Lease **Acquisition History:**	
Area: 5 acres	**Parcel Number:** 18103220
2019 Assessed Value: $841,600 (Land: $495,600, Structure/Improvements: $346,000)	
Legal Description: Homer Spit Subdivision no 5 Lot 12	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access, fenced, security lighting	**Address:** 4380 Homer Spit Road

Notes: 1 acre portion under lease per Resolution 18-084 to Alaska Scrap and Recycling, 5 year lease

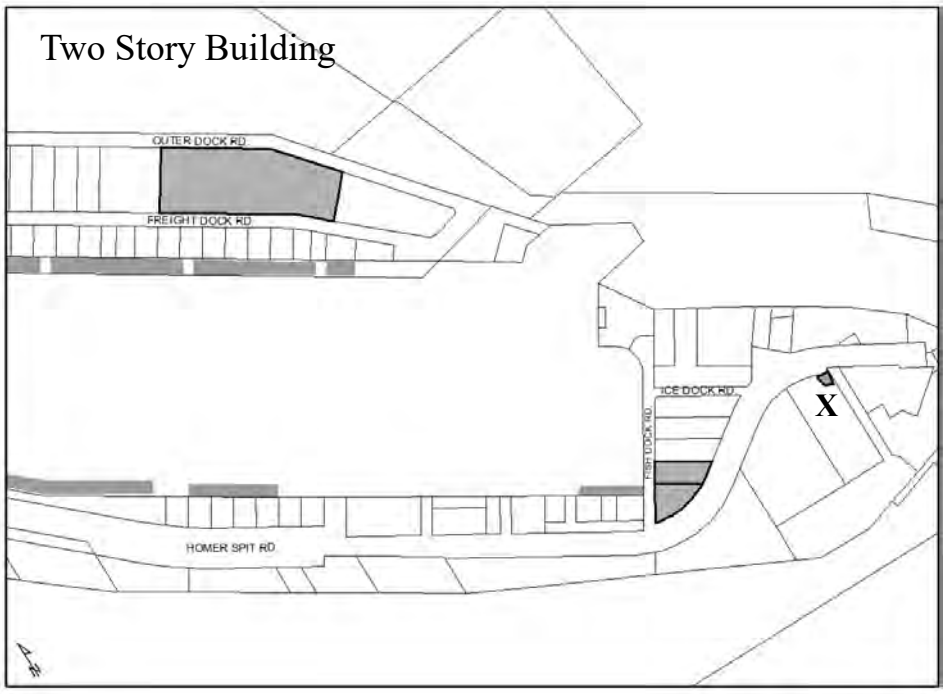
Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately $0.90 per square, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.



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 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
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, 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 Harbor Office at 907-235-3160.	
Finance Dept. Code:	



Designated Use: Lease 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

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 Harbor Office at 907-235-3160.

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:

Homer Airport Terminal

Designated Use: Airport
Acquisition History:

Available for lease

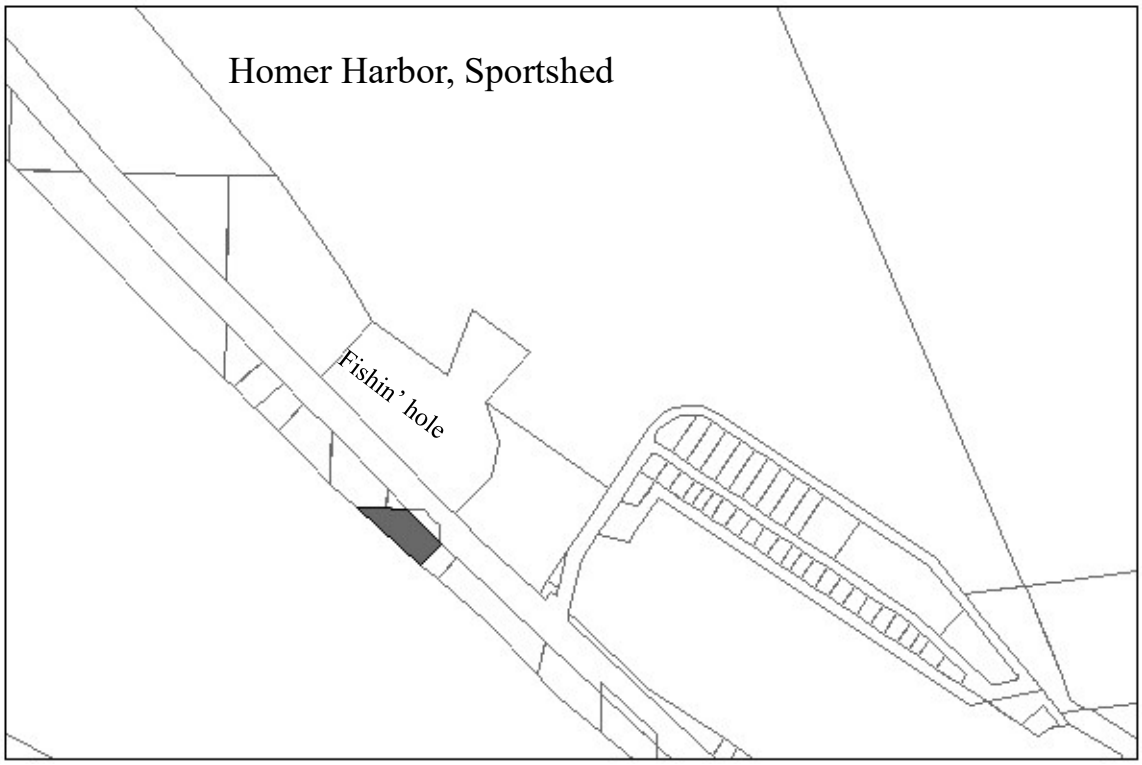
- Concession area across from baggage claim, 110 square feet, $2/psf plus concession fees plus taxes.
- Ticket Counter, office and baggage enplanement area, 700 sq ft for $2,600 per month plus taxes.
- One cargo area at the west end of the airport, 768 sq ft $2,850 per month plus taxes.

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:

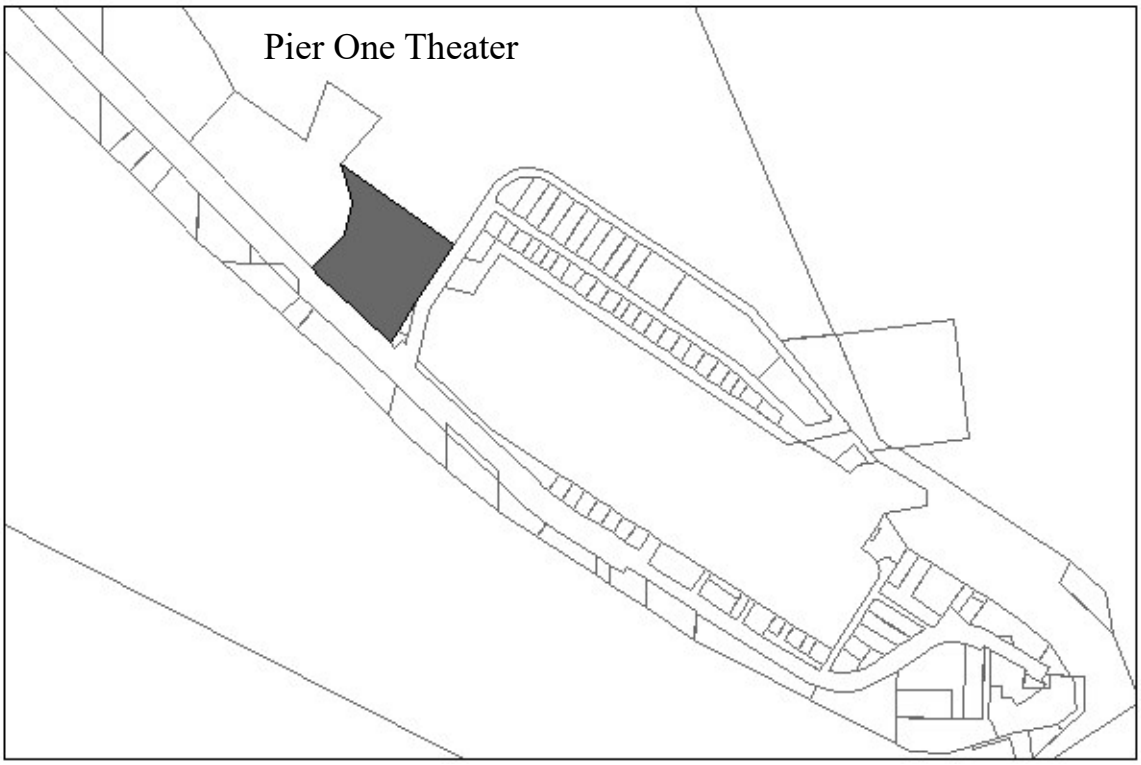
Area: 1.6 acres	**Parcel Number:**18103105, LH01

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 19-001, 2019-2039 with two 5 year options
Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.

Finance Dept. Code:



Designated Use: Fishing Lagoon
Acquisition History: Ordinance 83-26. Purchase from World Seafood.

Area: 11.27 acres	**Parcel Number:** 18103117
Legal Description: HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2	
Zoning: Marine Industrial	**Wetlands:** N/A
Infrastructure: Water, sewer, paved road access	**Address:** 3854 Homer Spit Road

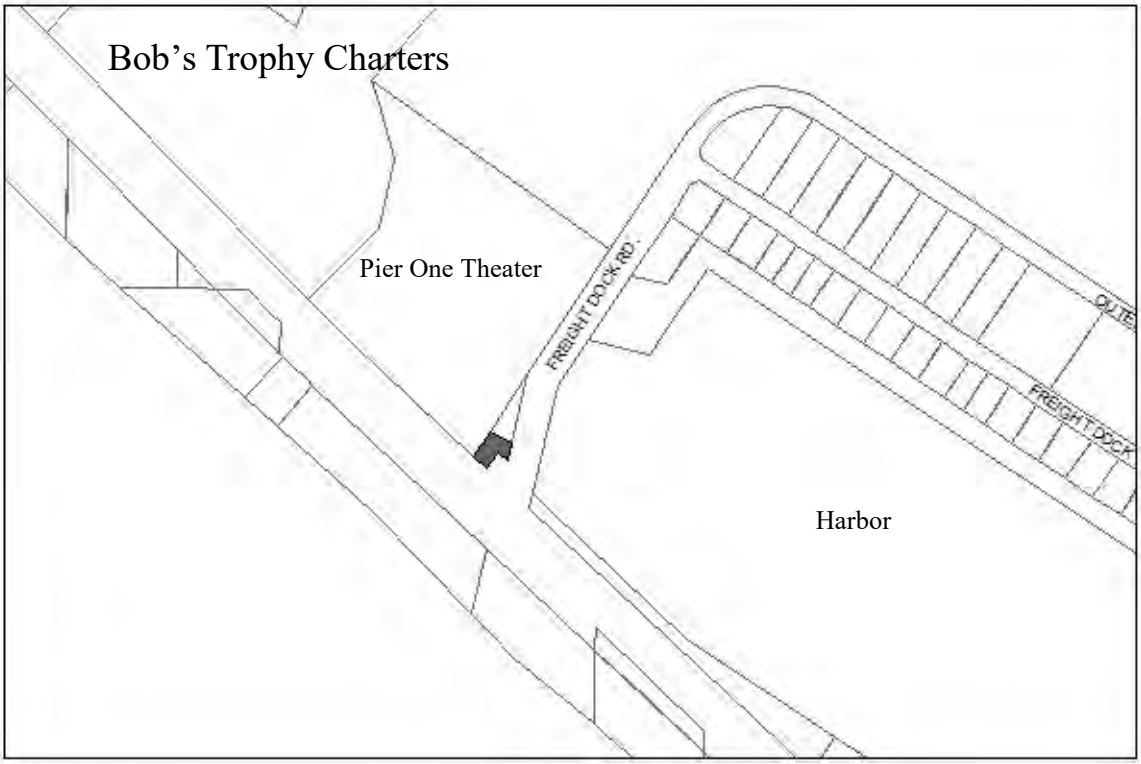
This is a large parcel that is used several ways.

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

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

Leased to: Pier One Theater
Resolution 2016– 118, 5 Year lease.

Finance Dept. Code:



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

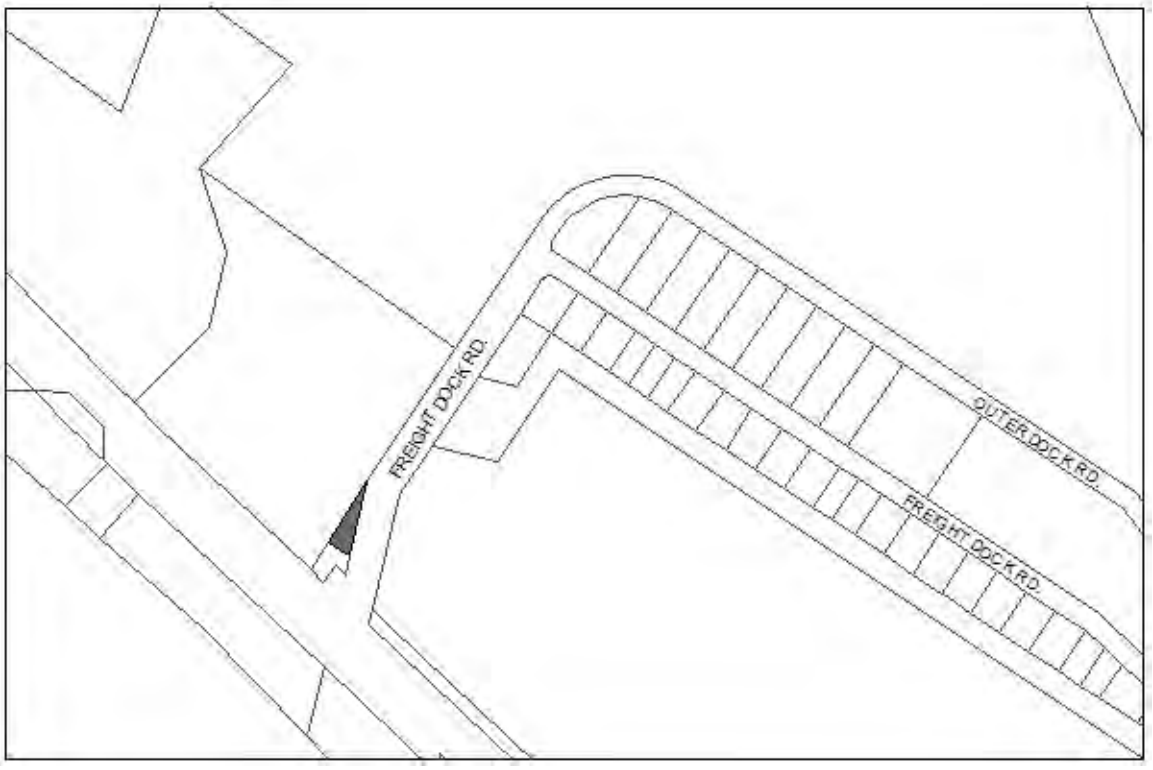
Area: 0.15 acres or 6,692 sq ft	**Parcel Number:**18103118

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 16-116 authorized a new lease with the new owner for 20 years twith two 5 year options.. Lease expires 2036.

Finance Dept. Code: 400.600.4650

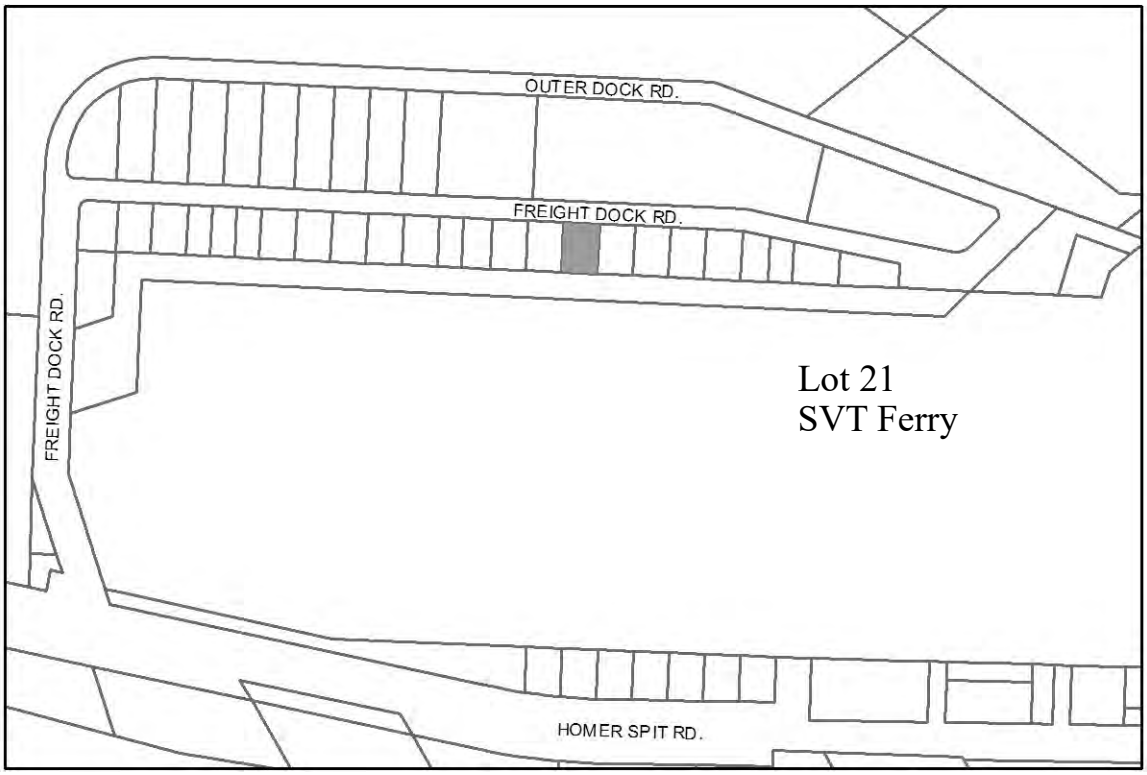


Designated Use: Leased Lands
Acquisition History: Ord 83-26 purchase from World Seafood

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

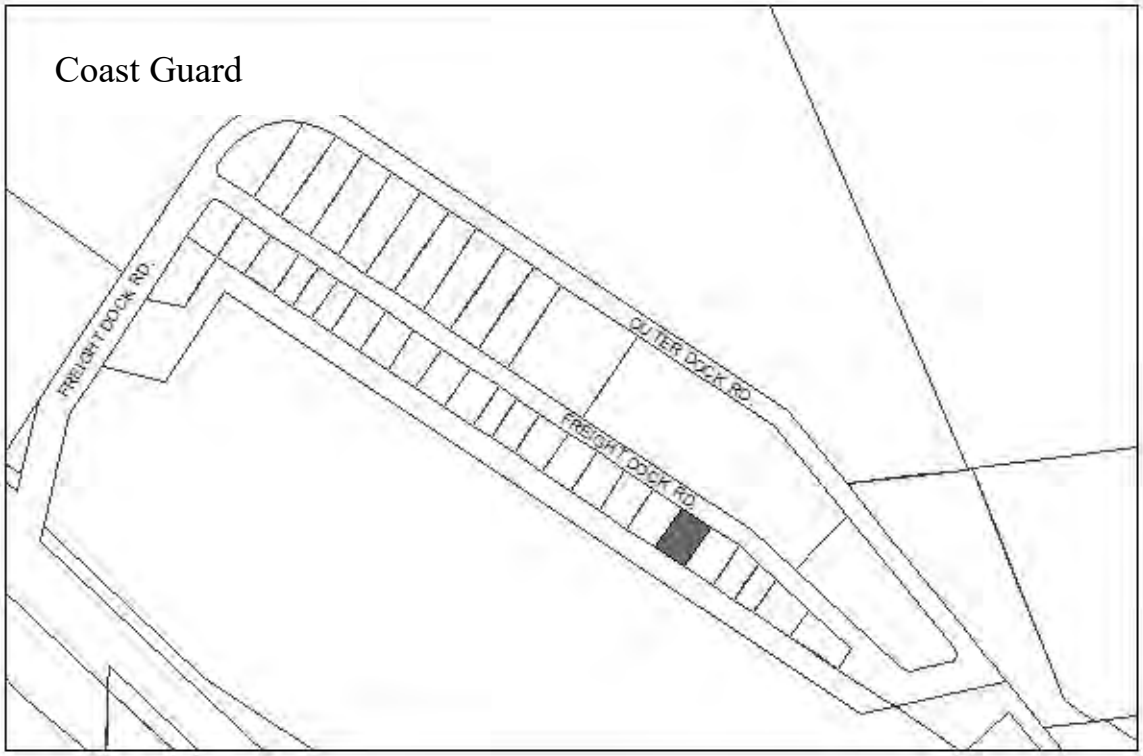


Designated Use: Leased Lands
Acquisition History:

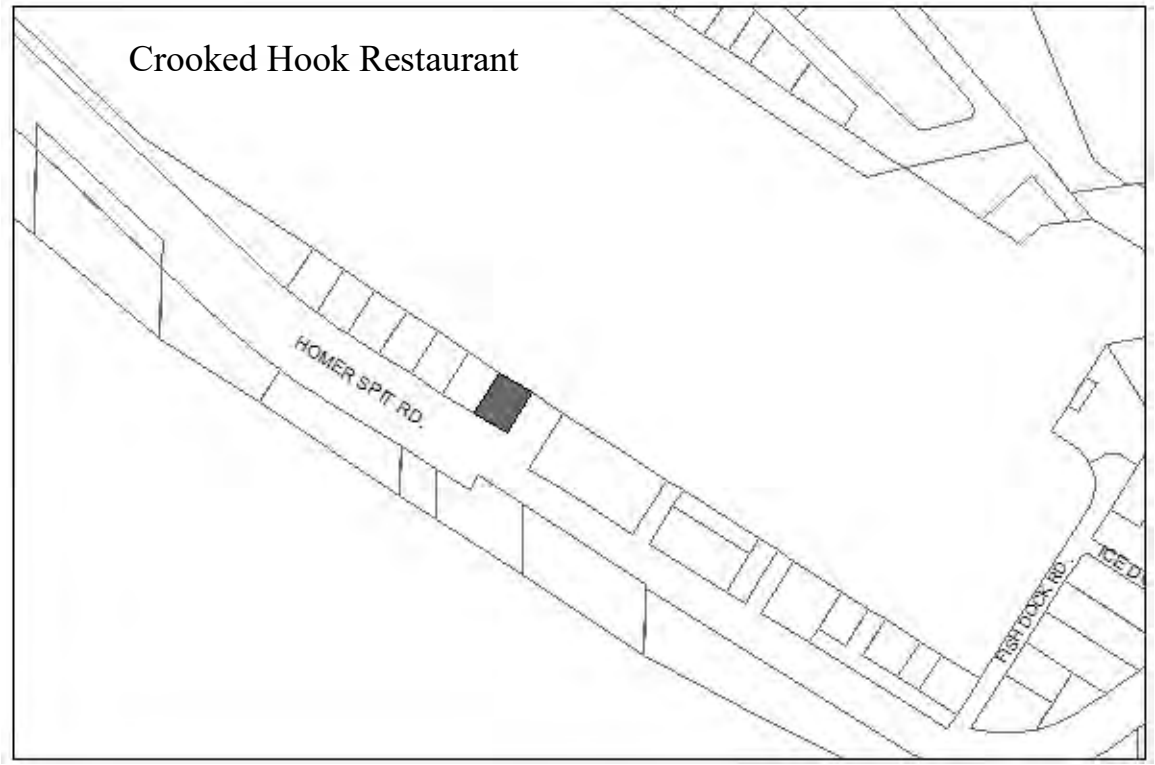
Area: 0.32 acres	**Parcel Number:** 18103240
Legal Description: Homer Spit No 5 Lot 21	
Zoning: Marine Industrial	**Wetlands:** N/A
Infrastructure: Water, sewer, paved road access	**Address:** 4323 Freight Dock Road

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 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:

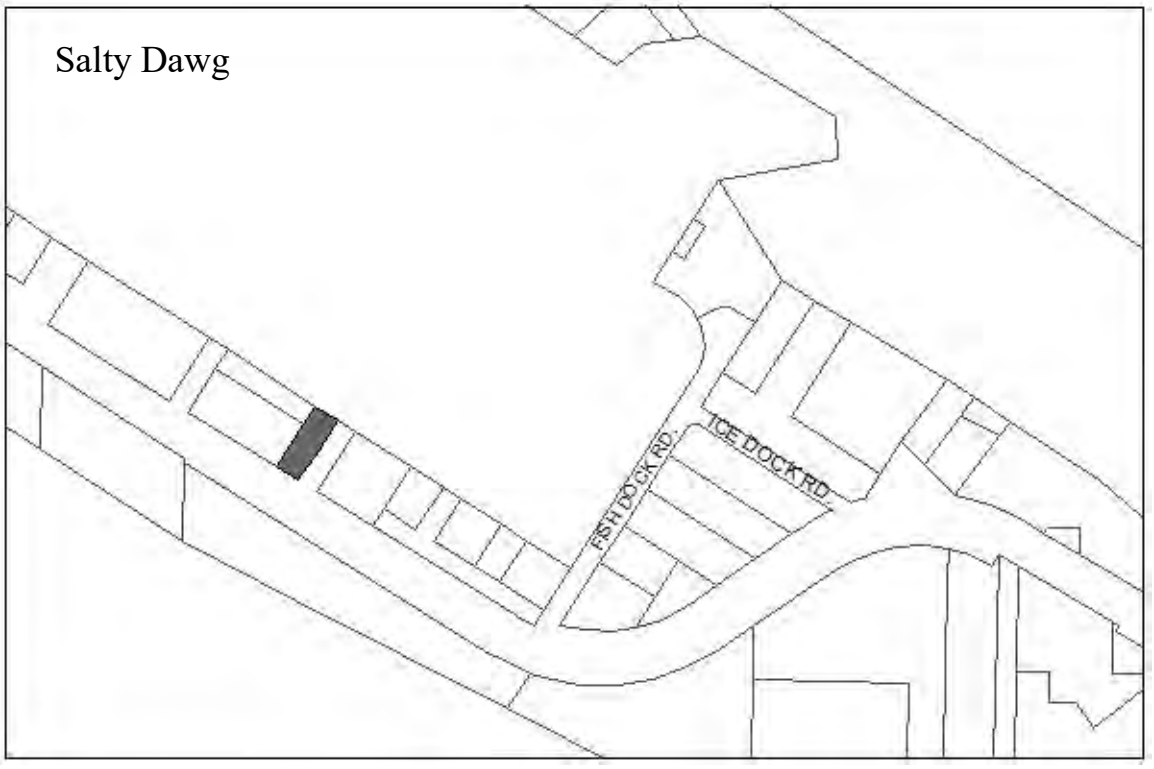
Area: 12,700 sq ft	**Parcel Number:**18103316

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:

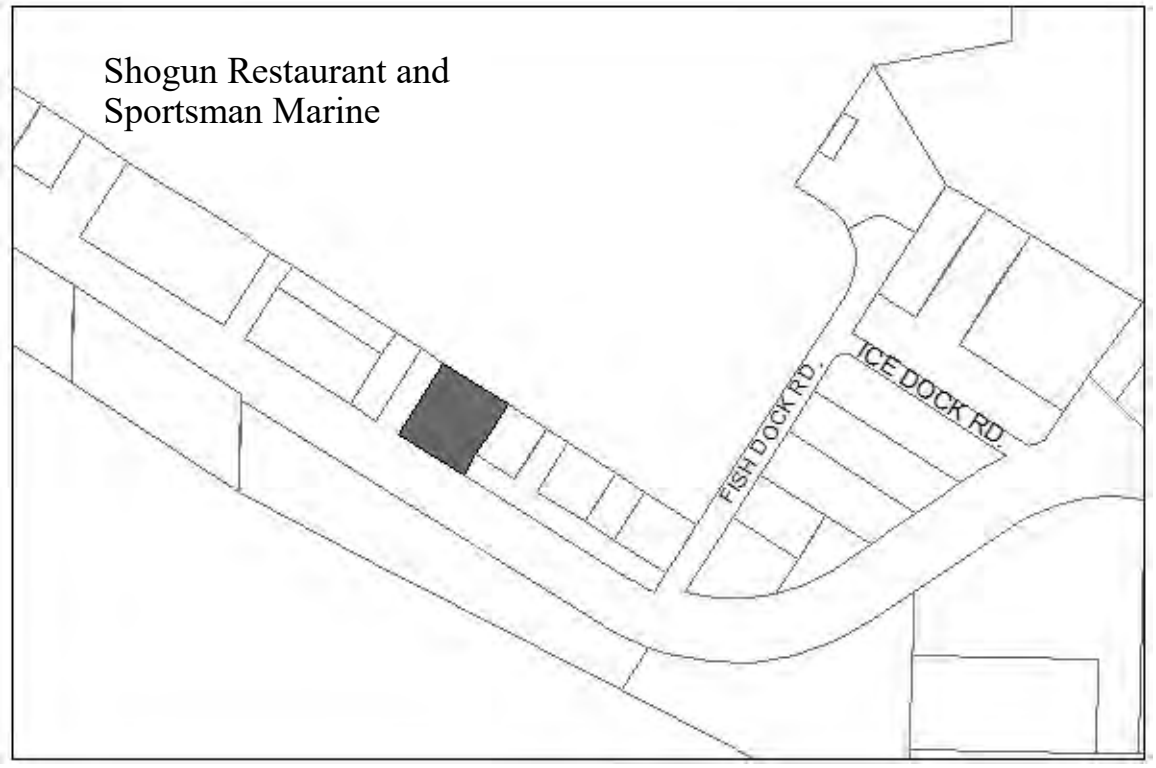


Designated Use: Leased Lands
Acquisition History:

Area: 0.23 acres	**Parcel Number:** 18103309
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
Zoning: Marine Commercial	**Wetlands:** N/A
Infrastructure: Water, sewer, paved road access	**Address:** 4390 Homer Spit Road

Leased to: John Warren, Salty Dawg
Expiration: 1/31/2026. No options.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

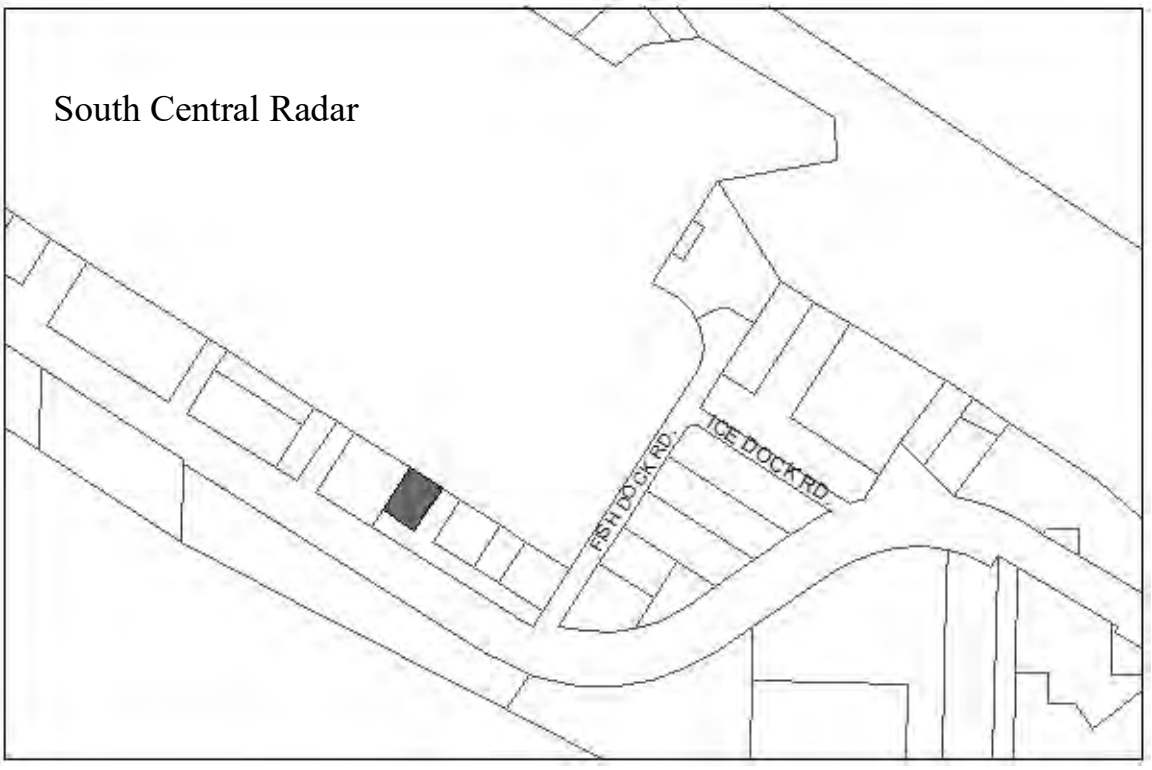
Area: 24,639 sq ft (0.57 acres)	**Parcel Number:**18103432

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:



Designated Use: Leased Land
Acquisition History:

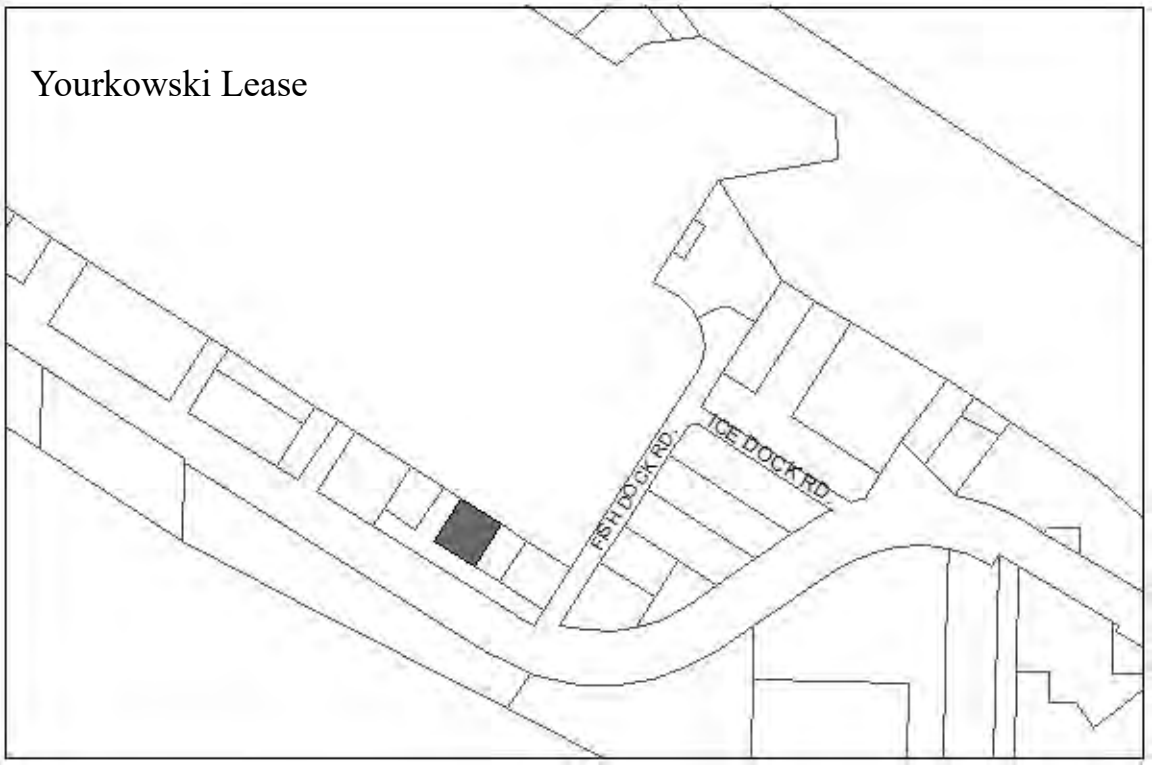
Area: 0.2 acres	**Parcel Number:** 18103431

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

Zoning: Marine Commercial	**Wetlands:** N/A
Infrastructure: Water, sewer, paved road access	**Address:** 4406 Homer Spit Road

Leased to: Mark & Laura Zeiset dba South Central Radar. Resolution 2012-086(S)
Expiration: 11/1/2032, two additional 5 year renewal options

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

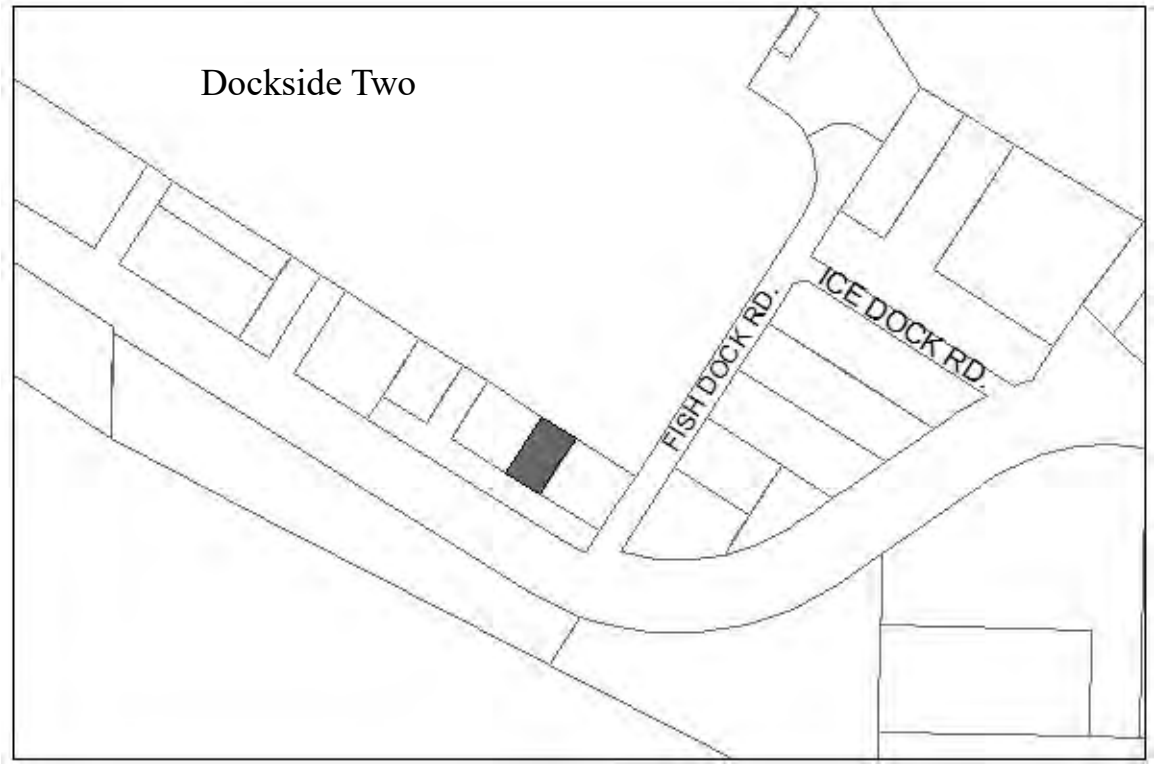
Area: 0.29 acres	**Parcel Number:** 18103442

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2

Zoning: Marine Commercial	**Wetlands:** N/A
Infrastructure: Water, sewer, paved road access	**Address:** 4460 Homer Spit Road

Leased to: Mike Yourkowski
Lease Renewal Options: one 10 year renewal option.
Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

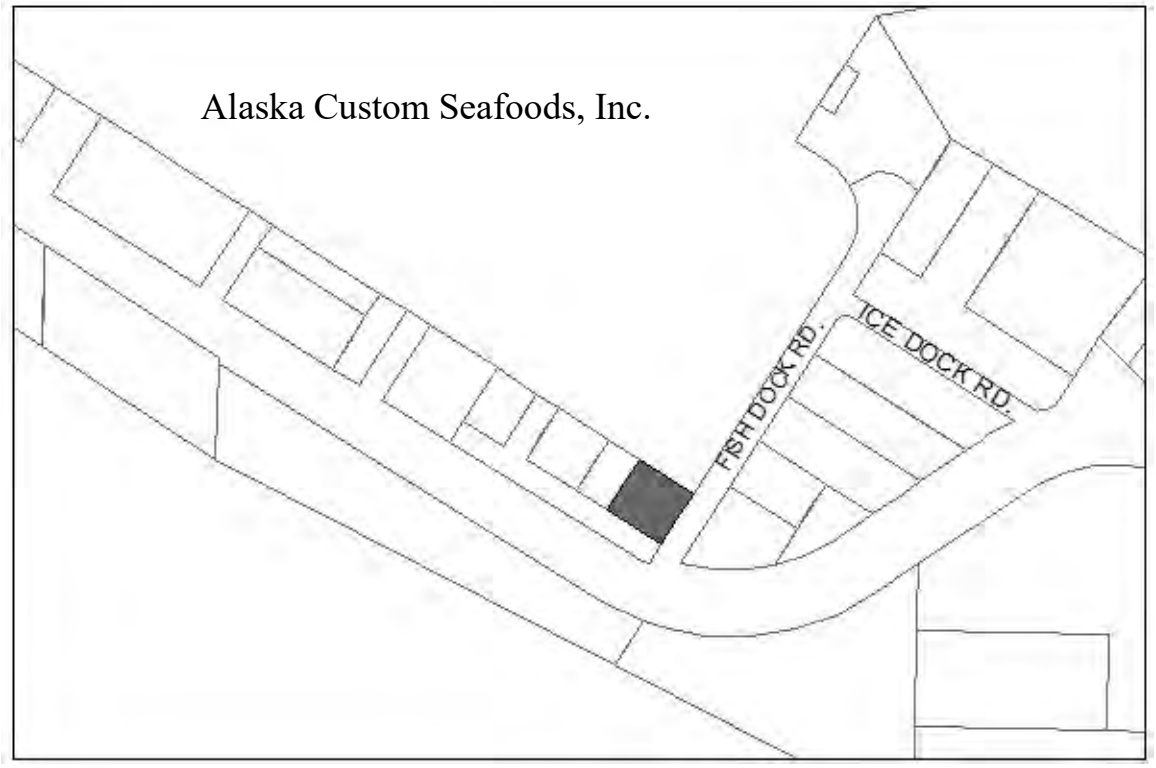
Area: 7,749 sq ft. (0.18 acres)	**Parcel Number:**18103443

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

Zoning: Marine Commercial	**Wetlands**: None
Infrastructure: Paved road, water and sewer.	**Address:** 4470 Homer Spit Road

Leased to: William Sullivan dba Dockside Two dba Kachemak Bay Seafoods
Expiration: 2027, no options.

Finance Dept. Code:



Designated Use: Leased land
Acquisition History:

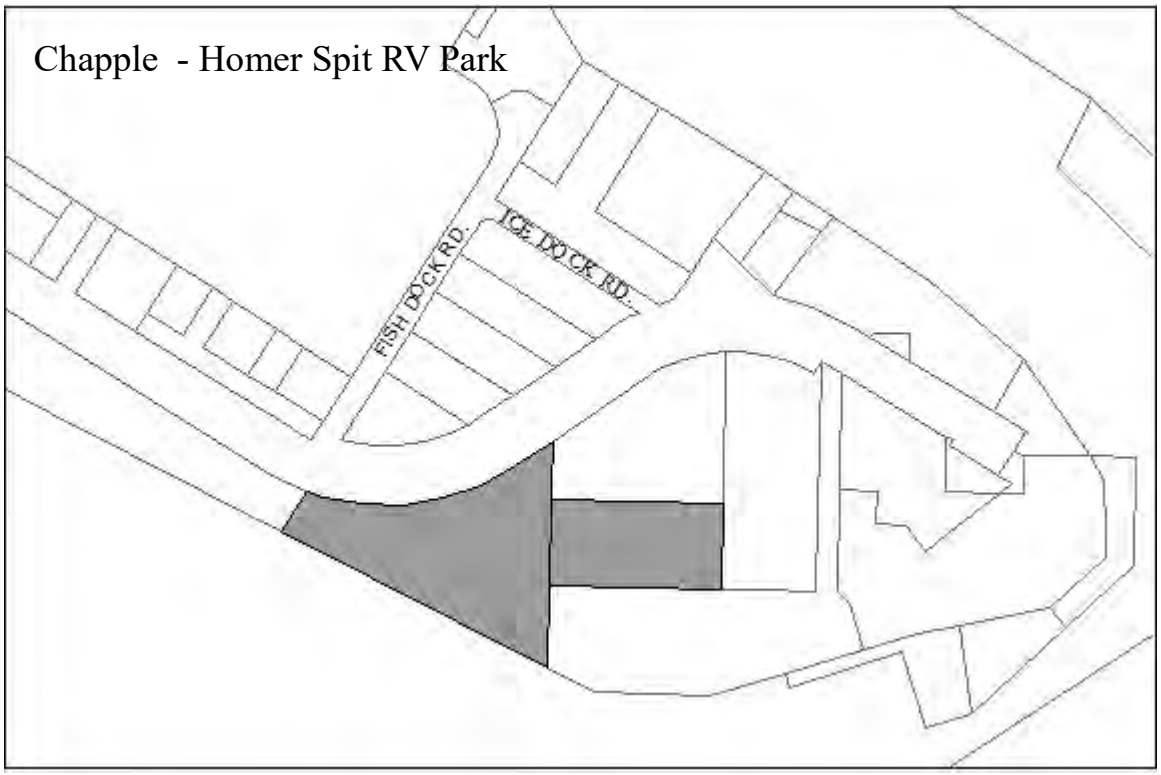
Area: 0.31 acres, or 13,383 sq ft	**Parcel Number:**18103444

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:



Designated Use: Leased Land
Acquisition History:

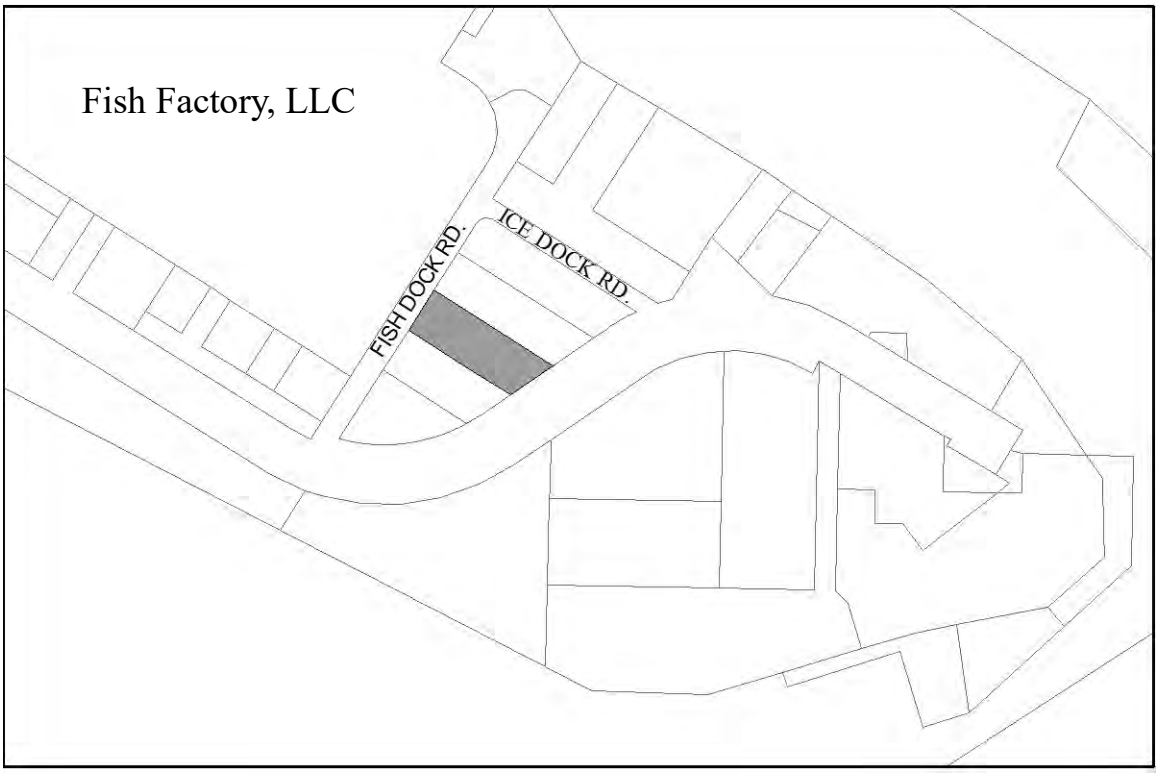
Area: 192,970 sq ft	**Parcel Number:**18103402, 03

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

Zoning: Marine Industrial	**Wetlands**: None
Infrastructure: Paved road, water and sewer.	**Address:** 4535 Homer Spit Road

Leased to: Truxton Management Inc. Homer Spit Campground. Resolution 19-069
Expiration: 12/31/2026, two addition 3 year options.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Land
Acquisition History:

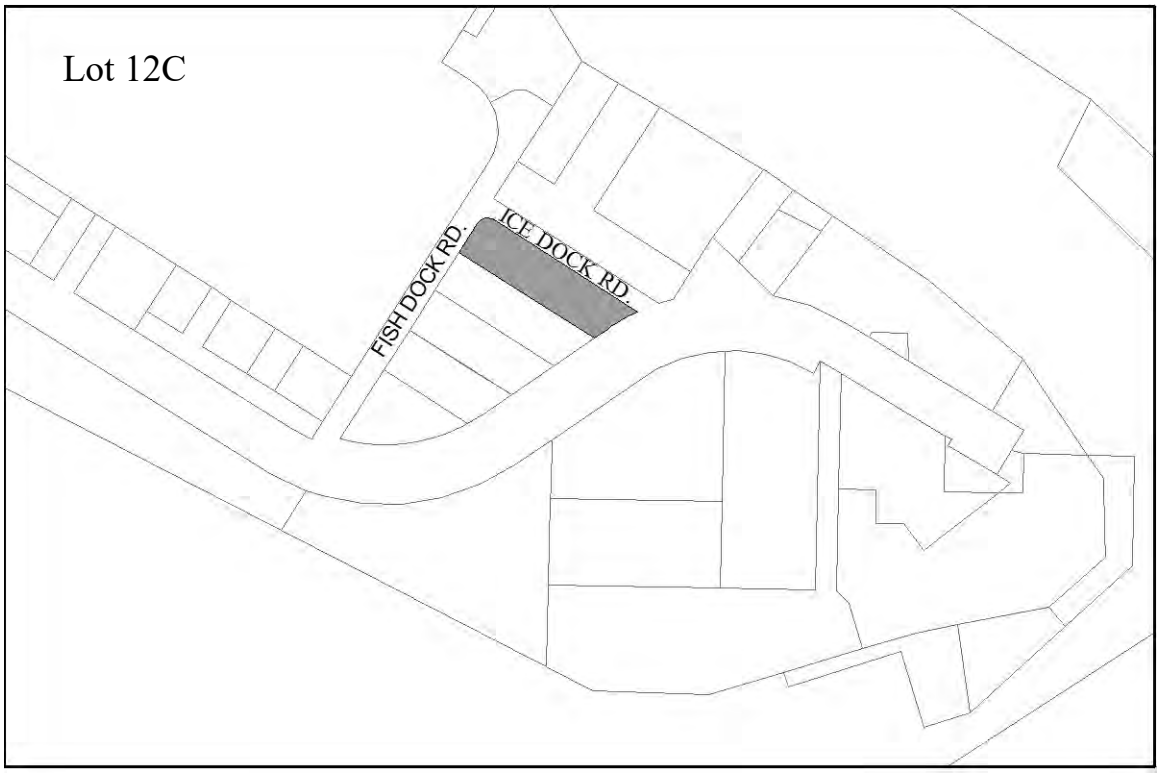
Area: 27,470 sq ft (0.63 acres)	**Parcel Number:**18103421

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

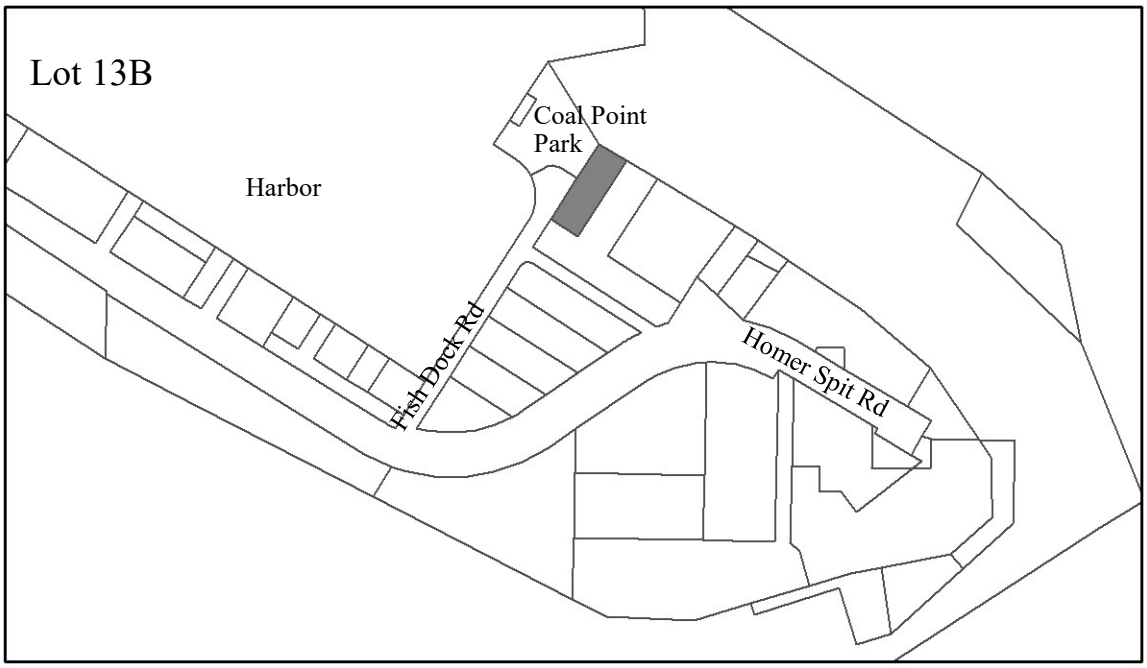
Zoning: Marine Industrial	**Wetlands**: None
Infrastructure: Paved road, water and sewer.	**Address:** 800 Fish Dock Road

Leased to: Fish Factory, LLC
Expiration: 12/31/2036 with two 5 year options

Finance Dept. Code:



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



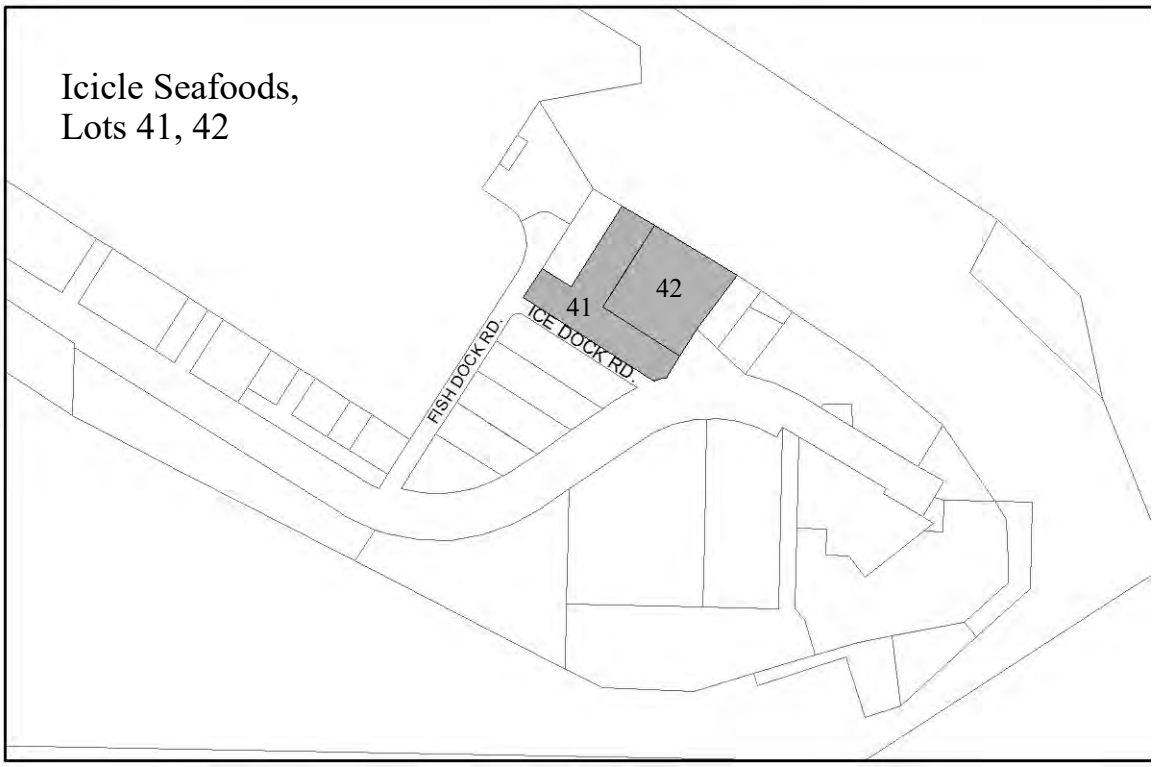
Designated Use: Lease
Acquisition History:

Area: 0.52 acres	**Parcel Number:** 18103425
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

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History: Lot 42, ordinance 17-41

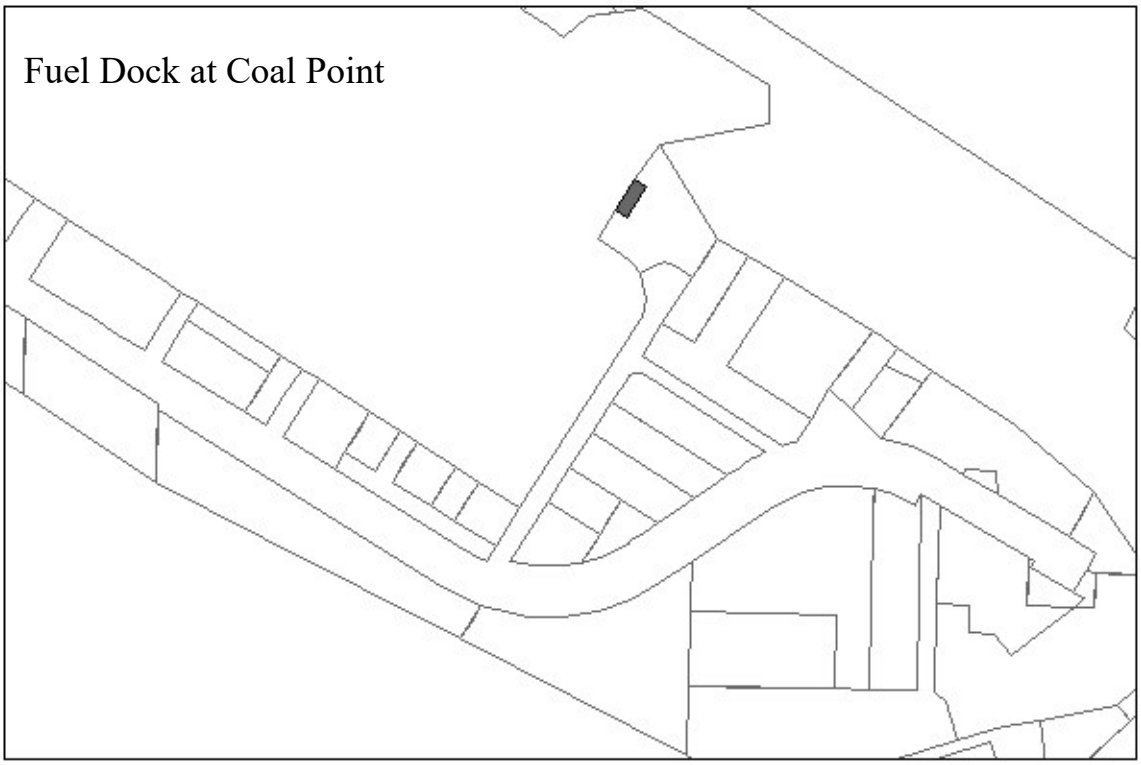
Area: 2.96 acres	**Parcel Number:** 18103419, 18103418

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009) , and Lot 42

Zoning: Marine Industrial	**Wetlands:** N/A
Infrastructure: Water, sewer, paved road access	**Address:** 842 Fish Dock Road

Leased to: Icicle Seafoods, Inc
Expiration: 2039 with options. Resolution 17-008

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

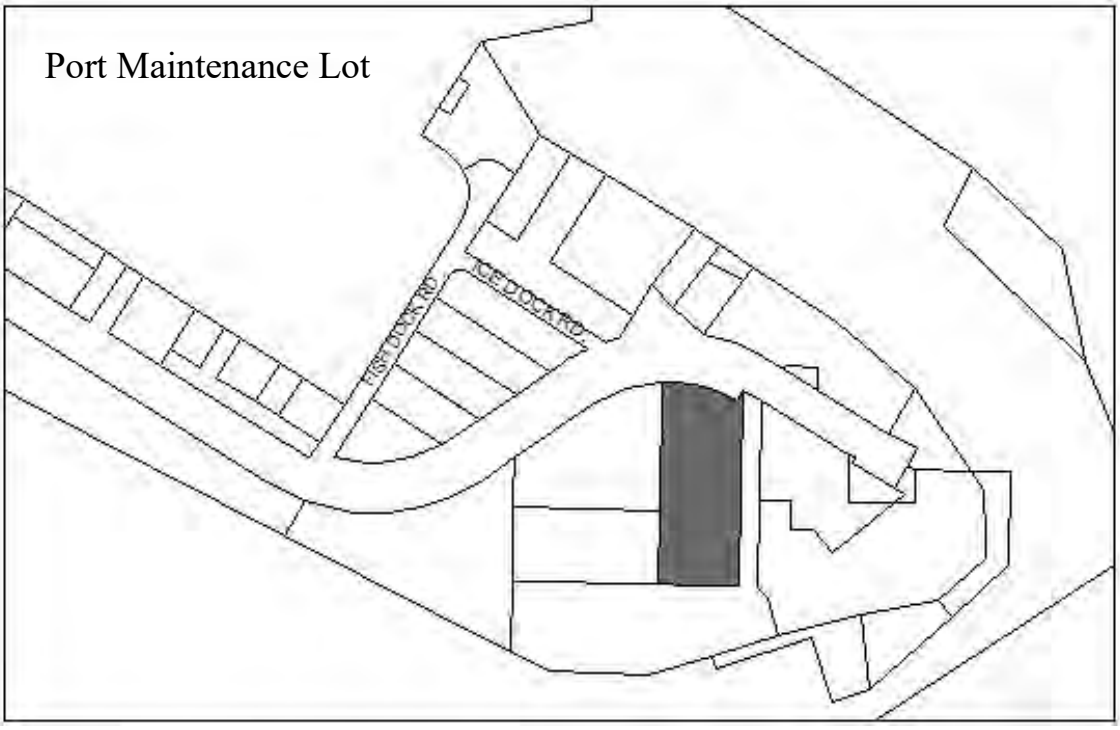
Area: 0.07 acres	**Parcel Number:**18103427

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

Zoning: Marine Industrial	**Wetlands**: None
Infrastructure: Paved road, water and sewer.	**Address:** 843 Fish Dock Road

Leased to: Petro 49, expires 11/30/2038

Finance Dept. Code:



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

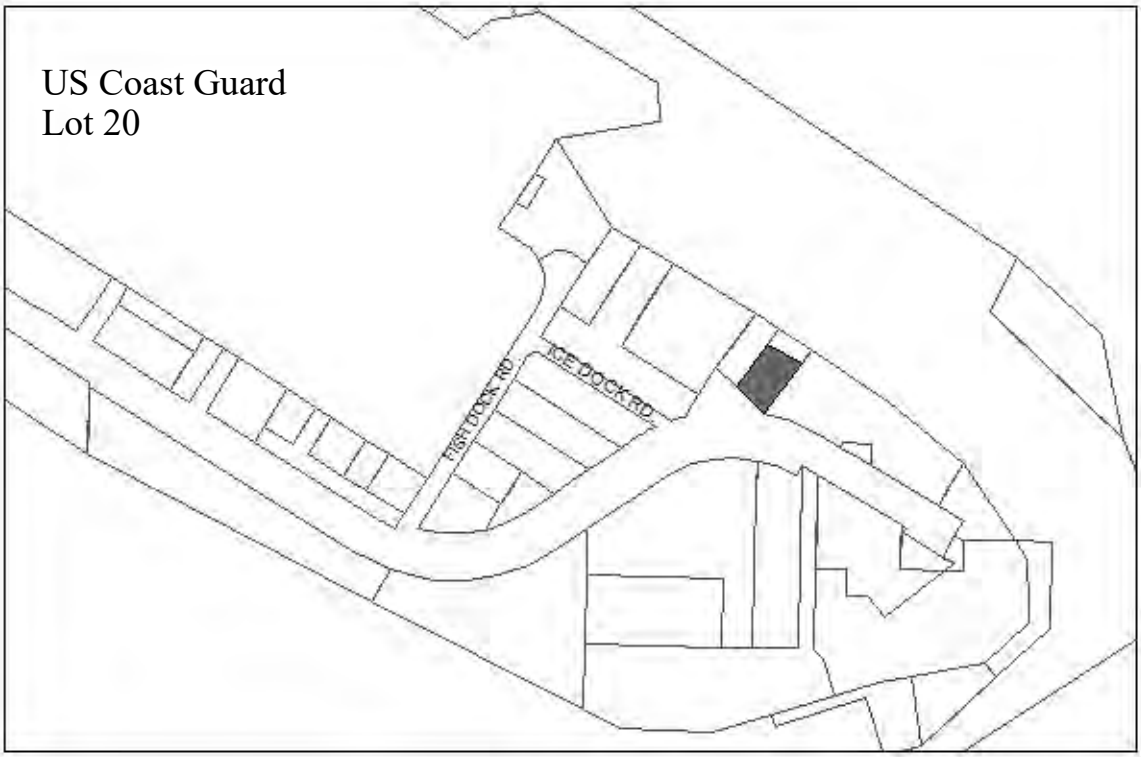
Area: **2.23 acres** **(Lease is for a small portion of the lot)**	**Parcel Number:** 18103404
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98	
Zoning: Marine Industrial	**Wetlands:** N/A
Infrastructure: Water, sewer, paved 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:



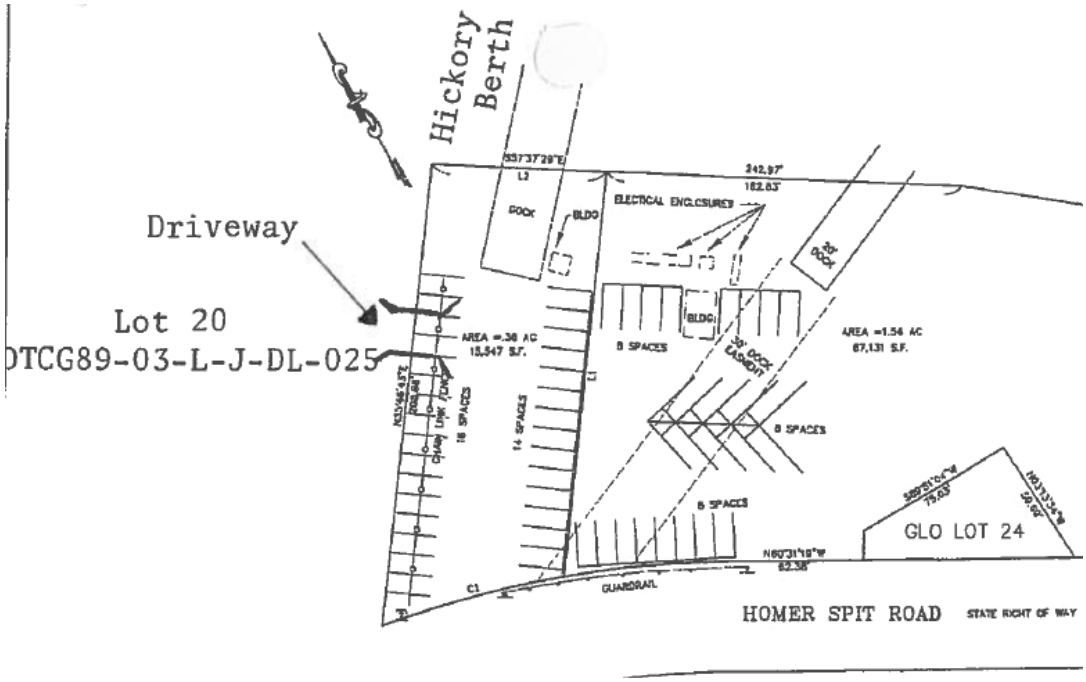
Designated Use: Lease
Acquisition History:

Area: 0.35 acres	**Parcel Number:** 18103445
Legal Description: Portion of Government Lot 20	
Zoning: Marine Industrial	**Wetlands:** N/A
Infrastructure: Water, sewer, paved road access	**Address:** 4688 Homer Spit Road

Leased to: US Coast Guard.
Resolution 15-009 approved an additional 20 year lease.

Finance Dept. Code:

Hickory Lease

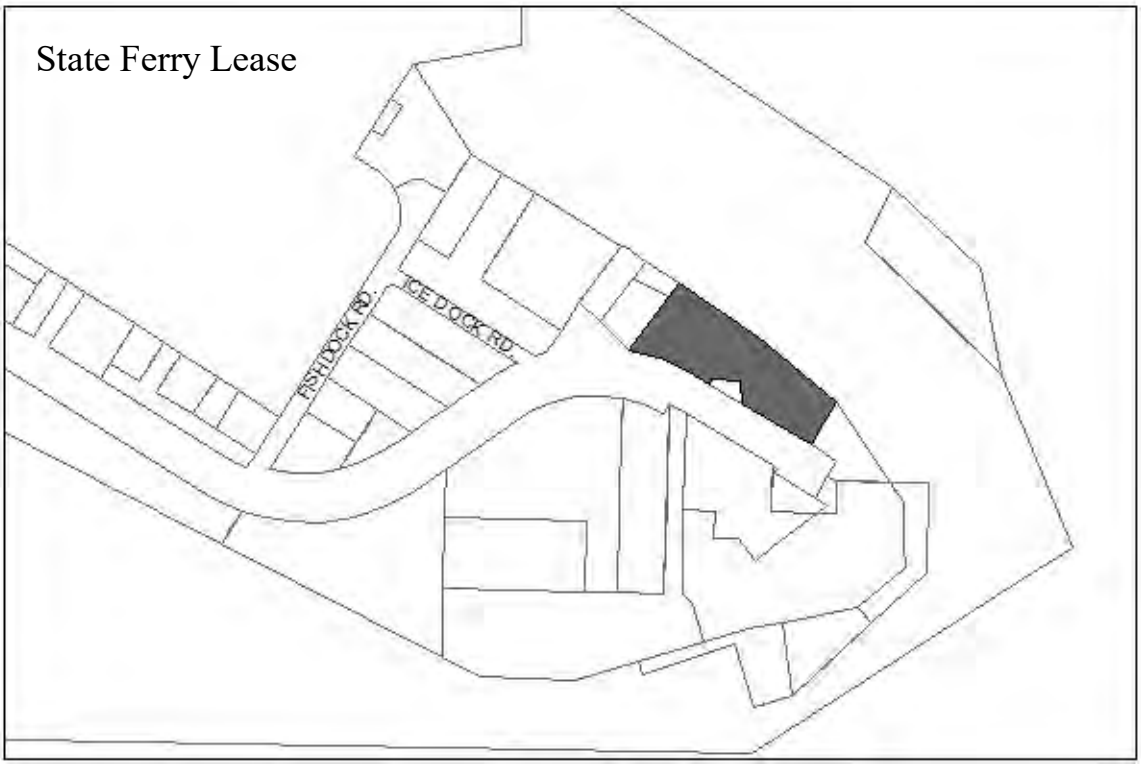


See page B-25. This lease is a portion of the Pioneer Dock.

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

Leased to: Coast Guard. Expiration September 30, 2022. DTCG89-03-L-J-DL-034.

Finance Dept. Code:



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

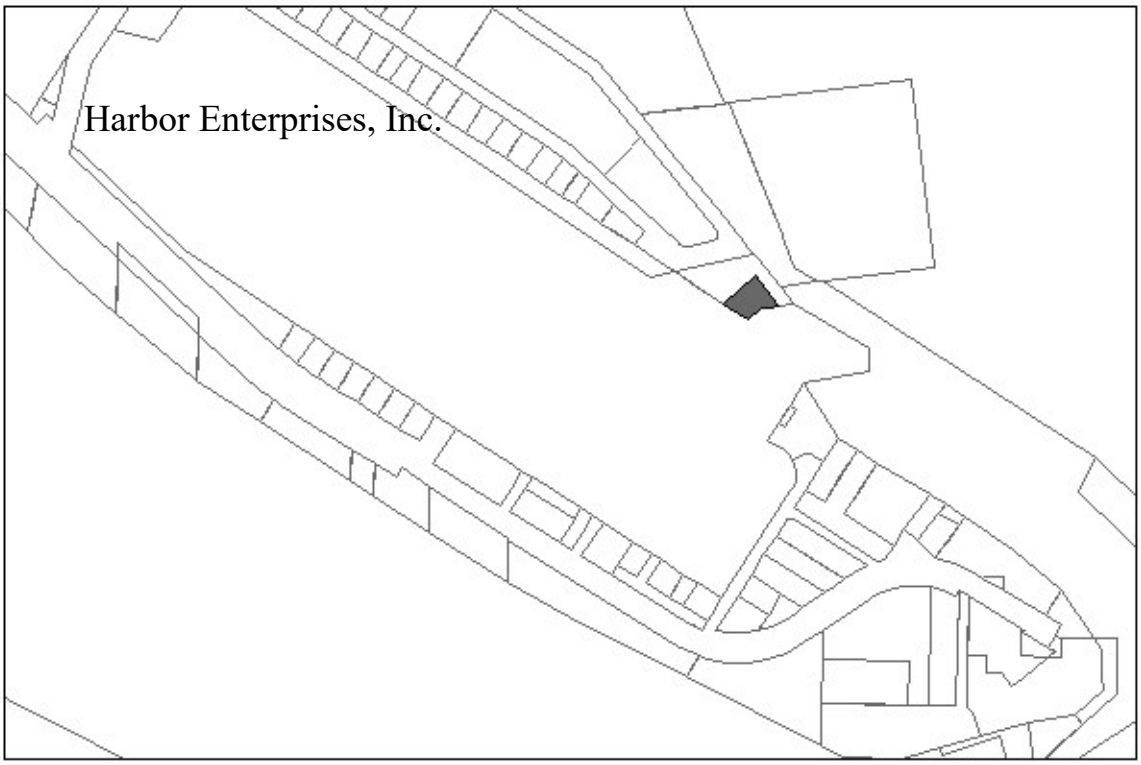
Area: 1.83 acres or 79,799 sq ft	**Parcel Number:**18103447

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

Zoning: Marine Industrial	**Wetlands**: None
Infrastructure: Paved road, water and sewer.	**Address:** 4690 Homer Spit Road

Leased to: Alaska Marine Highway
Expiration: April 30, 2060
MOA on file regarding ferry terminal and city maintenance shop.

Finance Dept. Code:

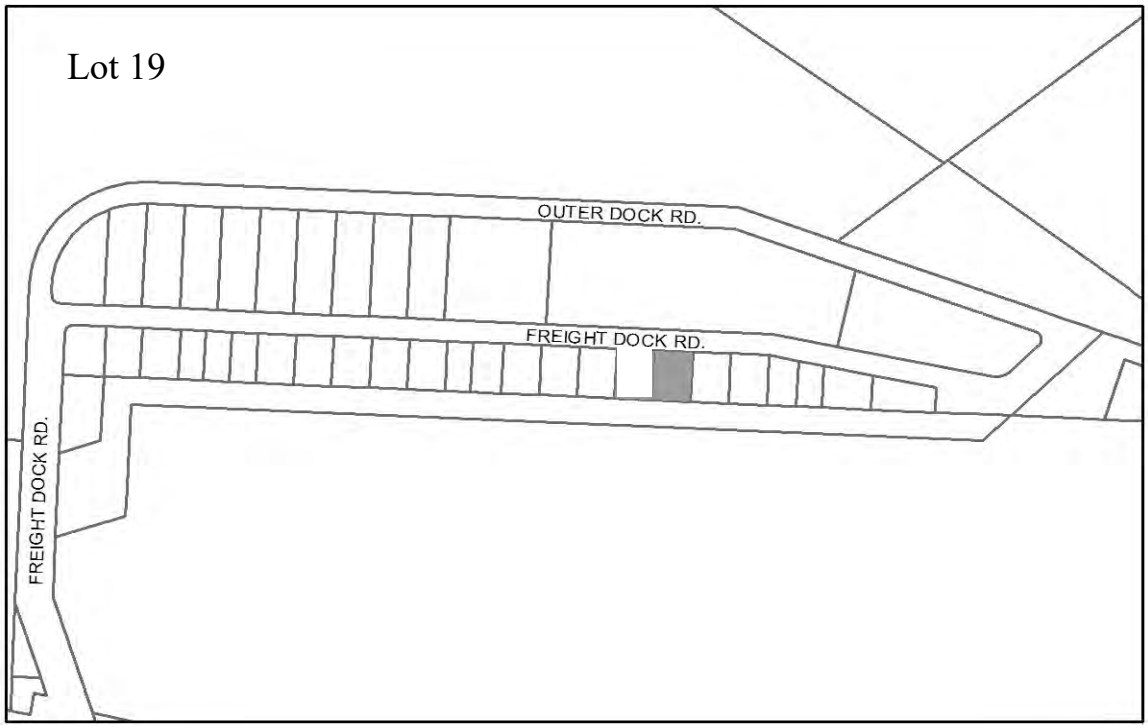


Designated Use: Leased Land (Fuel tanks for fuel dock)
Acquisition History:

Area: 20,000 sq ft (0.459 acres)	**Parcel Number:**18103260
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:



Designated Use: Lease (Resolution 09-33)
Acquisition History:

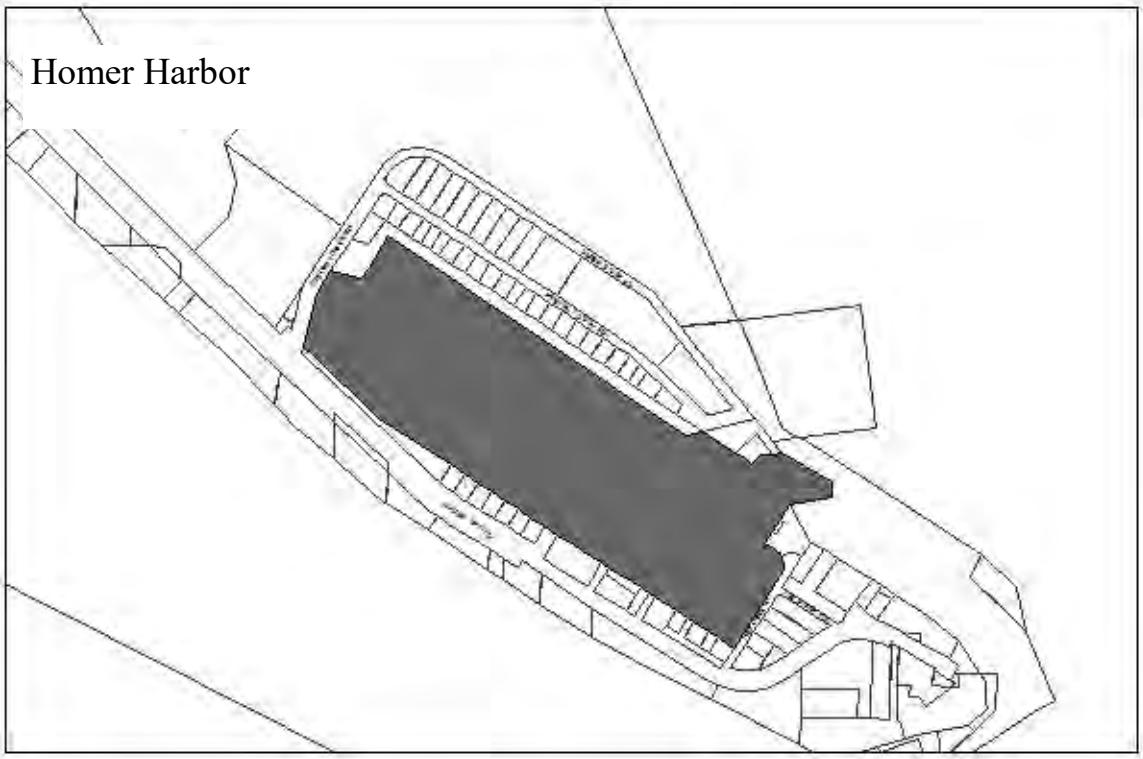
Area: 0.96 acres, 0.32 acres	**Parcel Number:** 181032 38
Legal Description: Homer Spit No 5 Lots 19	
Zoning: Marine Industrial	**Wetlands:** N/A
Infrastructure: paved road, water and sewer	

Notes: Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023

Finance Dept. Code:

Section C

Port Facilities



Designated Use: Homer Small Boat Harbor
Acquisition History: Reso 99-51 Reconveyed from ACOE

Area: 72.94	**Parcel Number**: 18103214

2019 Assessed Value: $5,782,800

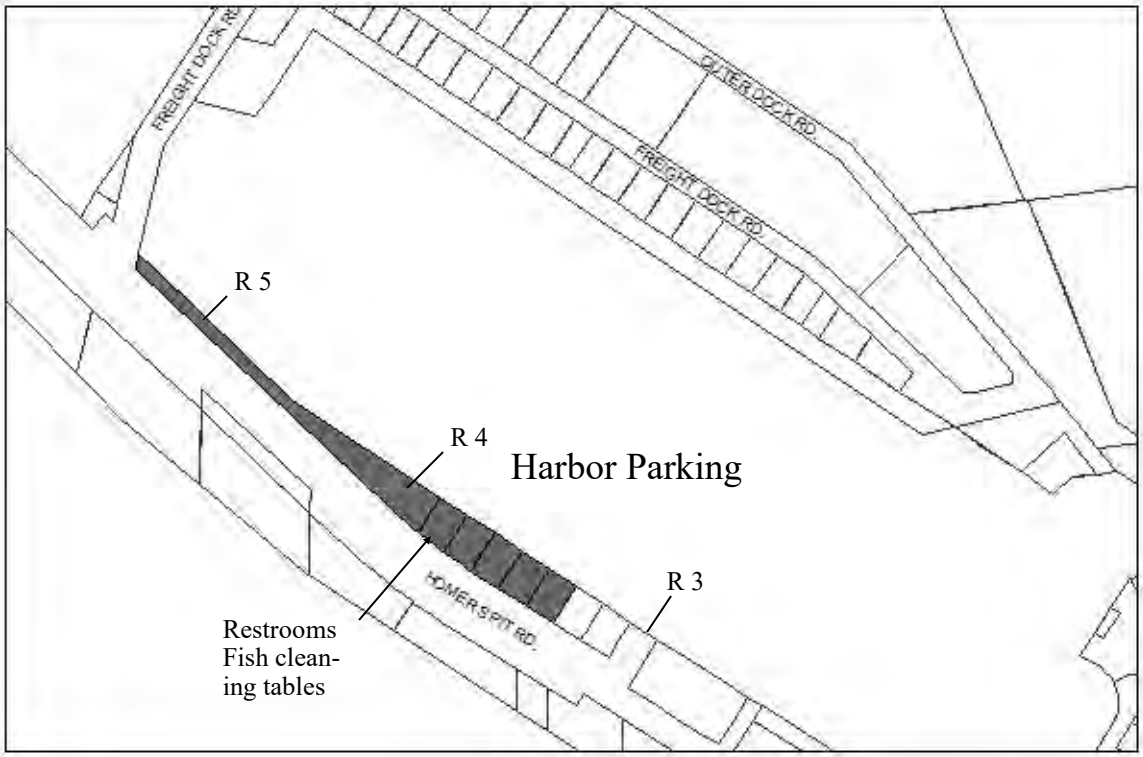
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

Zoning: Marine Commercial	**Wetlands:** N/A

Infrastructure: floats, road access, water and sewer

Notes:

Finance Dept. Code:



Designated Use: Parking
Acquisition History:

Area: 3.12 acres	**Parcel Number:** 181033 18-22, 24

2019 Assessed Value: $1,464,800 (Land: $1,182,200,600, Structures: $282,400)

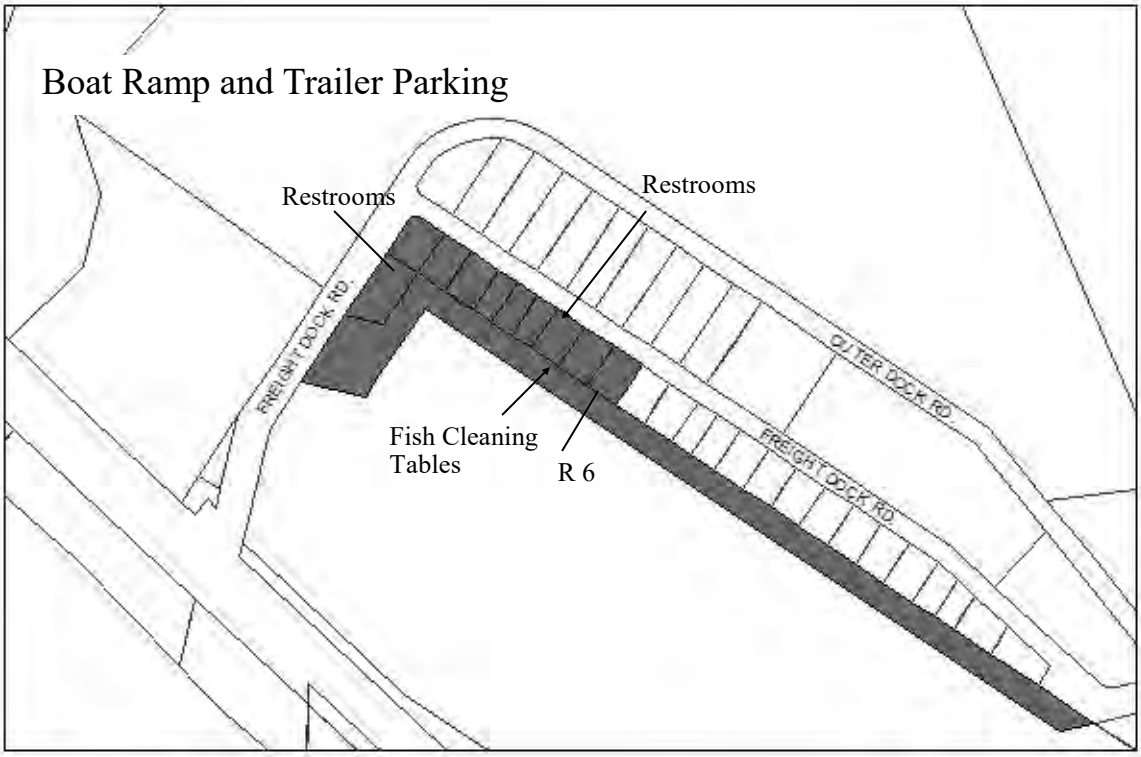
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A

Zoning: Marine Commercial	**Wetlands:** N/A

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

Notes: New restrooms at Ramp 5 constructed 2015/2016

Finance Dept. Code:



Designated Use: Boat ramp and trailer parking
Acquisition History:

Area: 8.32 acres	**Parcel Number:** 181032 47-58, 18103216

2019 Assessed Value: $2,472,900

Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8

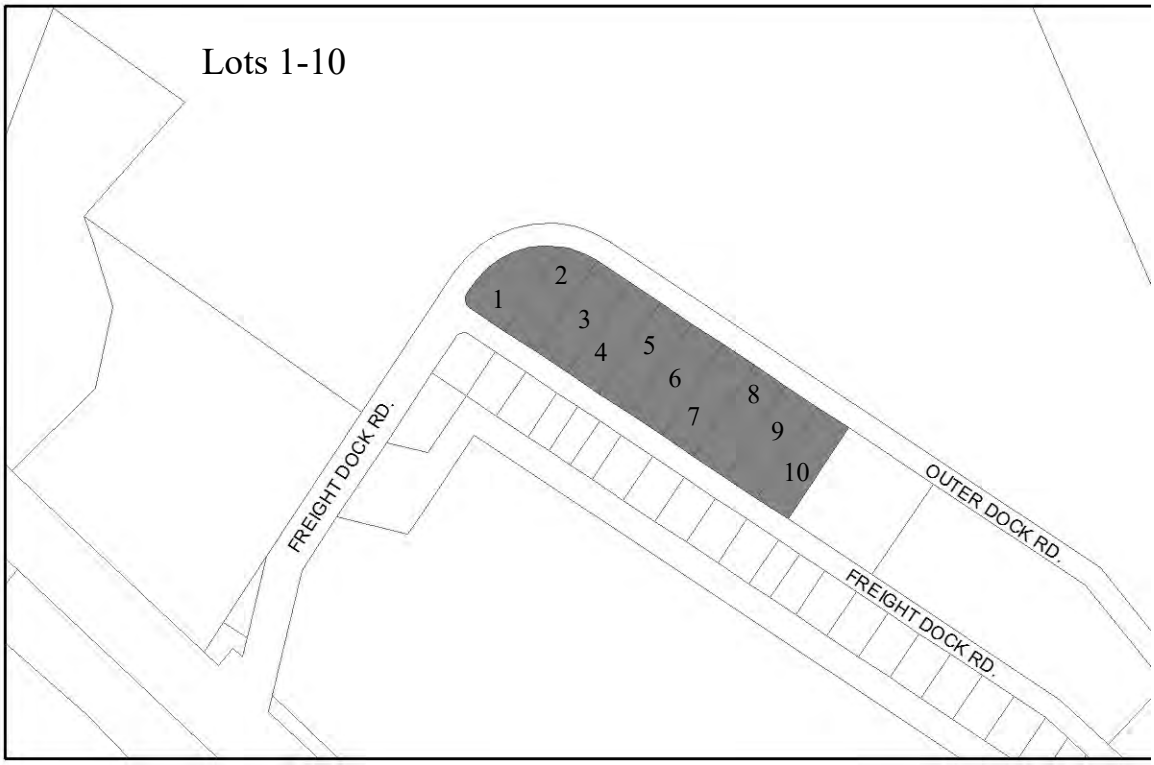
Zoning: Marine Industrial, over slope area is Marine Commercial	**Wetlands:** N/A

Infrastructure: paved road, gas, water and sewer, public restrooms

Notes: Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor.

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

Finance Dept. Code:



Designated Use: Port Use
Acquisition History:

Area: 6.67 acres	**Parcel Number:** 181032-21,22-29, 31

2019 Assessed Value: $1,686,800

Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOTS 1-10

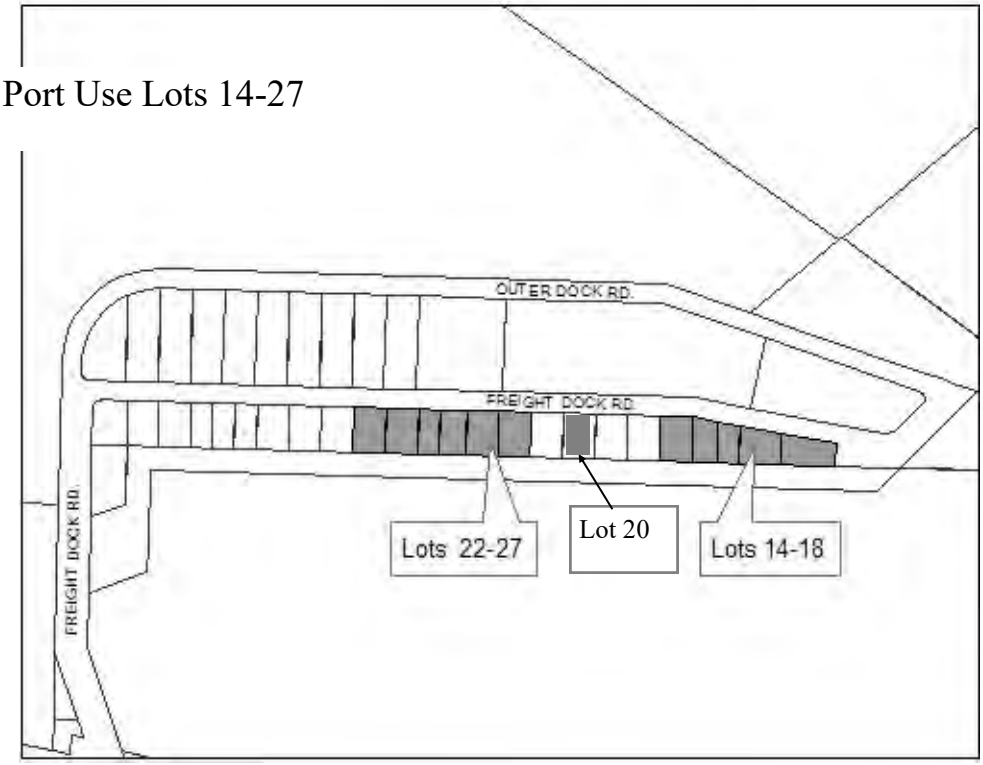
Zoning: Marine Industrial	**Wetlands:** N/A

Infrastructure: paved road, gas, water and sewer, Barge ramp

Notes:

Lots 1,2,3: Summer boat trailer parking
Resolution 14-041, Lots 9 and 10 are available for short term lease only

Finance Dept. Code:



Designated Use: Port Use
Acquisition History:

Area: 3.16 acres	**Parcel Number:** 18103233-37, 41-46

2019 Assessed Value: $3,560,200

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

Zoning: Marine Industrial	**Wetlands:** N/A

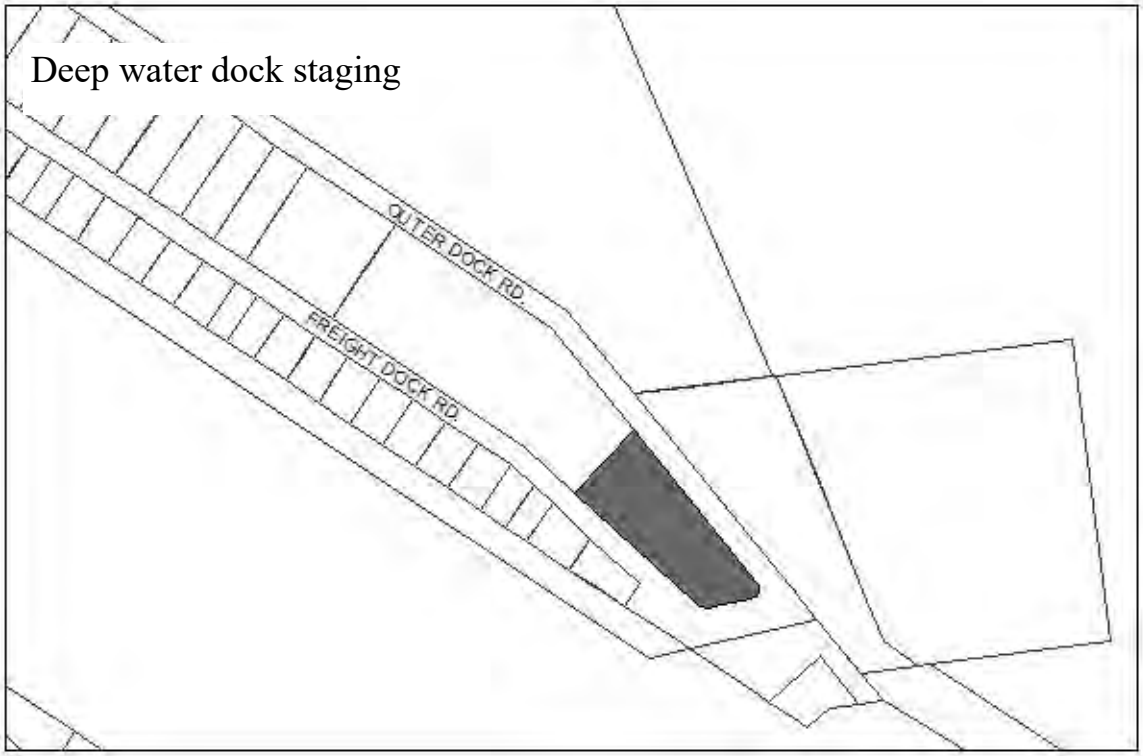
Infrastructure: paved road, gas, Spit Trail, water and sewer

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.

Lot 20 reserved for future travel lift Resolution 13-032

Finance Dept. Code:



Designated Use: Deep water dock staging
Acquisition History:

Area: 2.08 acres	**Parcel Number:** 18103232

2019 Assessed Value: $206,200

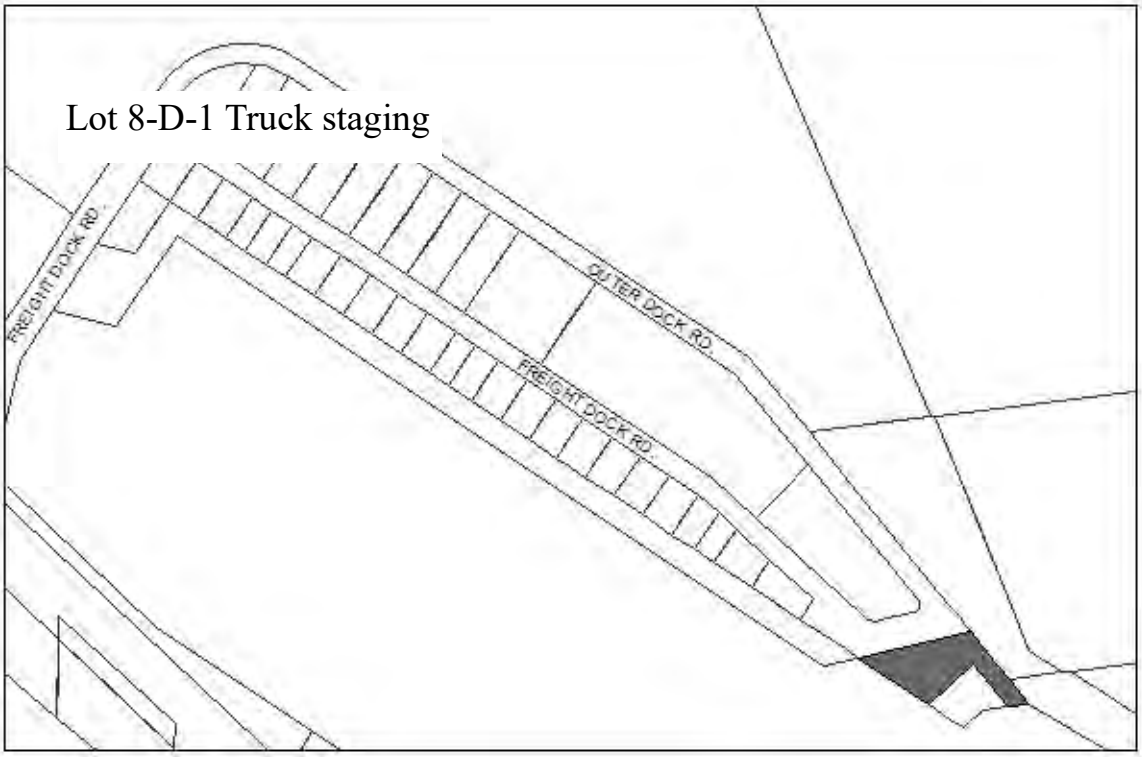
Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13

Zoning: Marine Industrial	**Wetlands:** N/A

Infrastructure: paved road, gas, water and sewer

Notes:
Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.

Finance Dept. Code:



Designated Use: Commercial Truck Staging
Acquisition History:

Area: 1.12 acres	**Parcel Number:** 18103259

2019 Assessed Value: $467,900

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1

Zoning: Marine Industrial	**Wetlands:** N/A

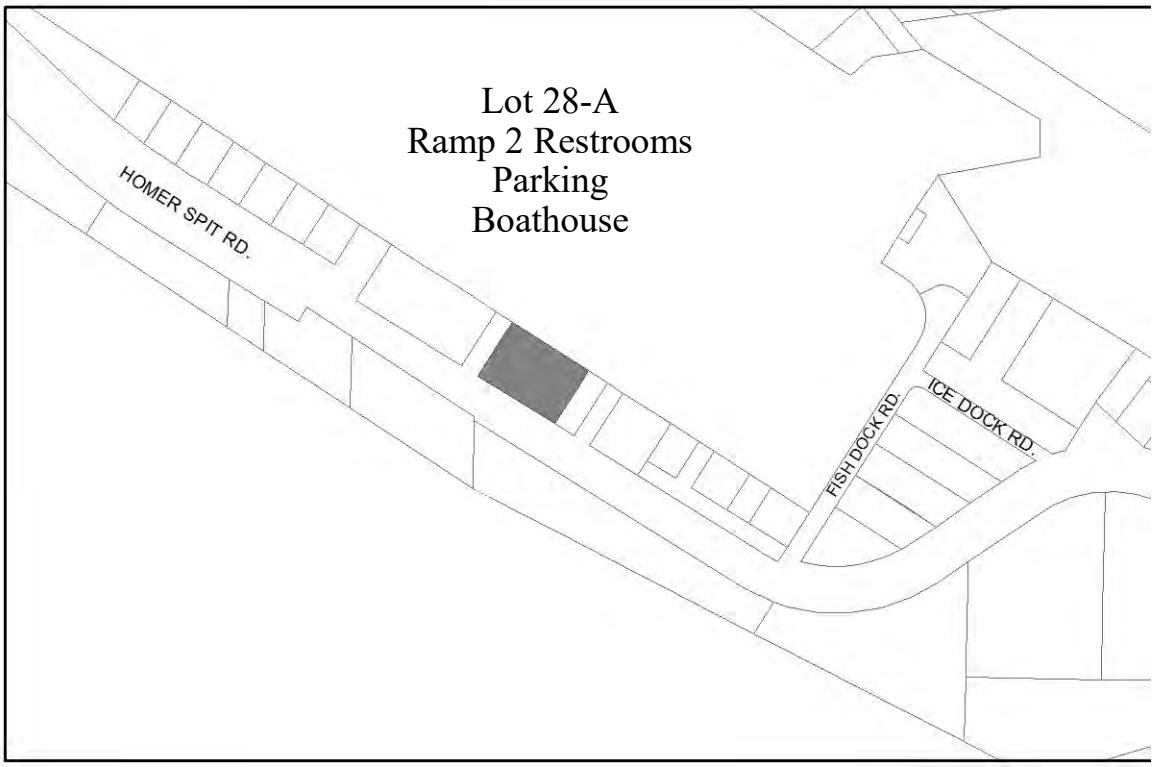
Infrastructure: Gravel road access, water and sewer

Notes:

Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.

2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.

Finance Dept. Code:



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

Area: 0.93 acres	**Parcel Number:** 18103397

2019 Assessed Value: $827,500 (Land: $177,00 Structures: $650,500)

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

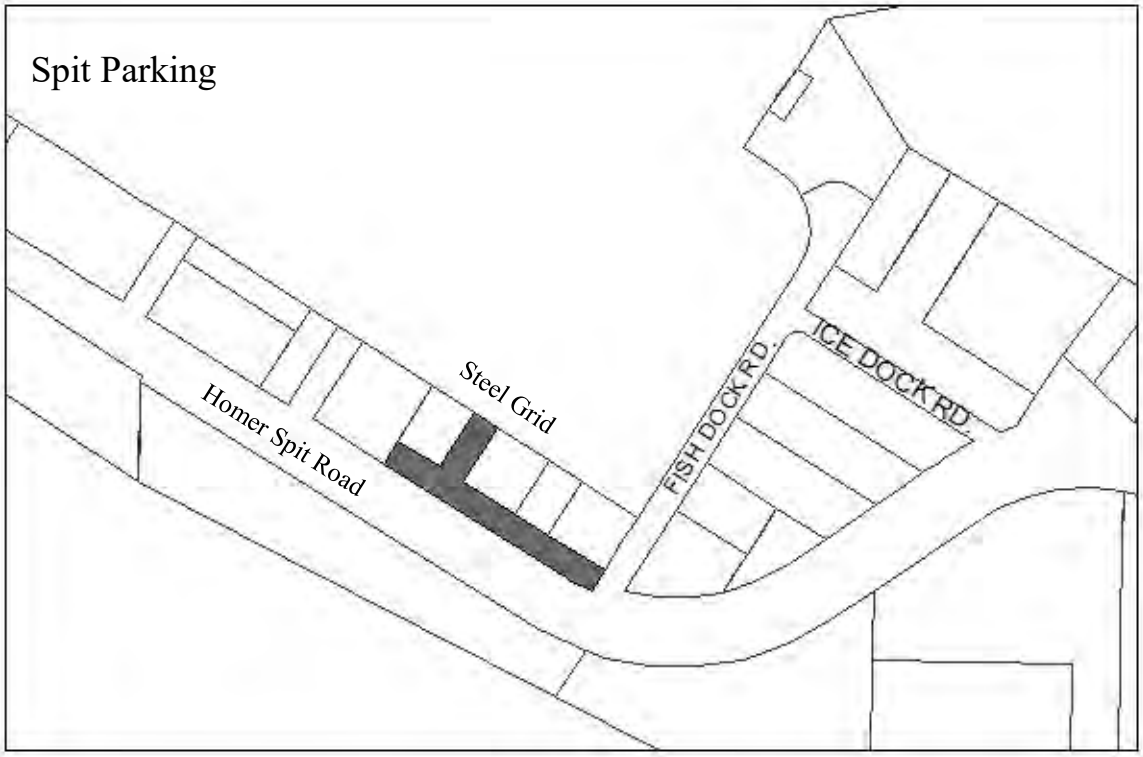
Zoning: Marine Commercial	

Infrastructure: Paved road, gas, water and sewer

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

Original Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity. New restrooms constructed 2018-2019, LWCF agreement amended.

Finance Dept. Code:



Designated Use: Parking and Access
Acquisition History:

Area: 0.6 acres	**Parcel Number:** 18103441

2019 Assessed Value: $165,300

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

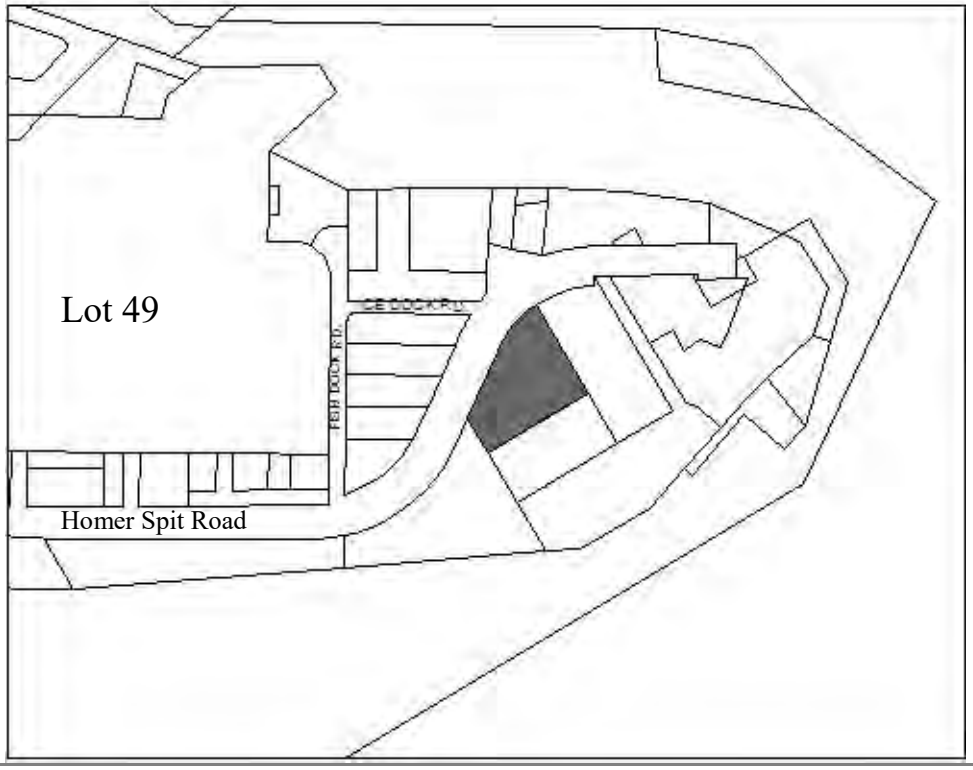
Zoning: Marine Commercial	**Wetlands:** N/A

Infrastructure: Paved road

Notes:

Provides parking for adjacent businesses, and harbor access.

Finance Dept. Code:



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres	**Parcel Number:** 18103403

2019 Assessed Value: $346,900

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

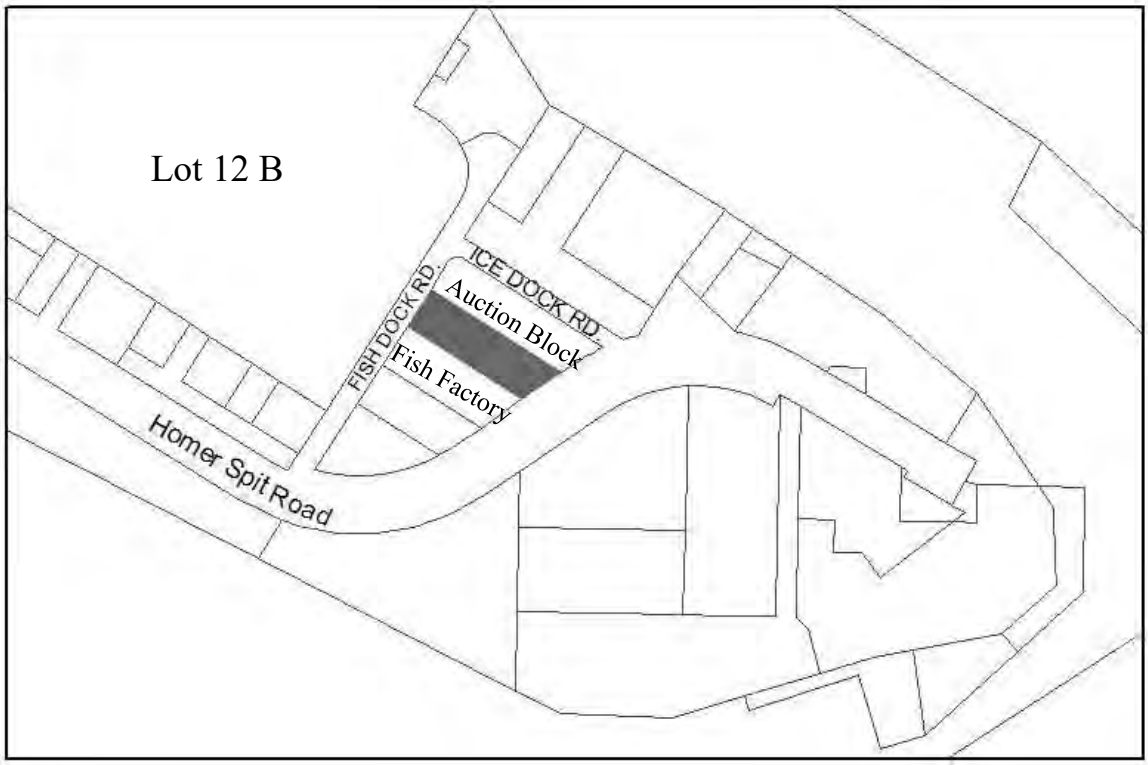
Zoning: Marine Industrial	**Wetlands:** N/A

Infrastructure: Paved road, gas, water and sewer

Notes:

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

Finance Dept. Code:



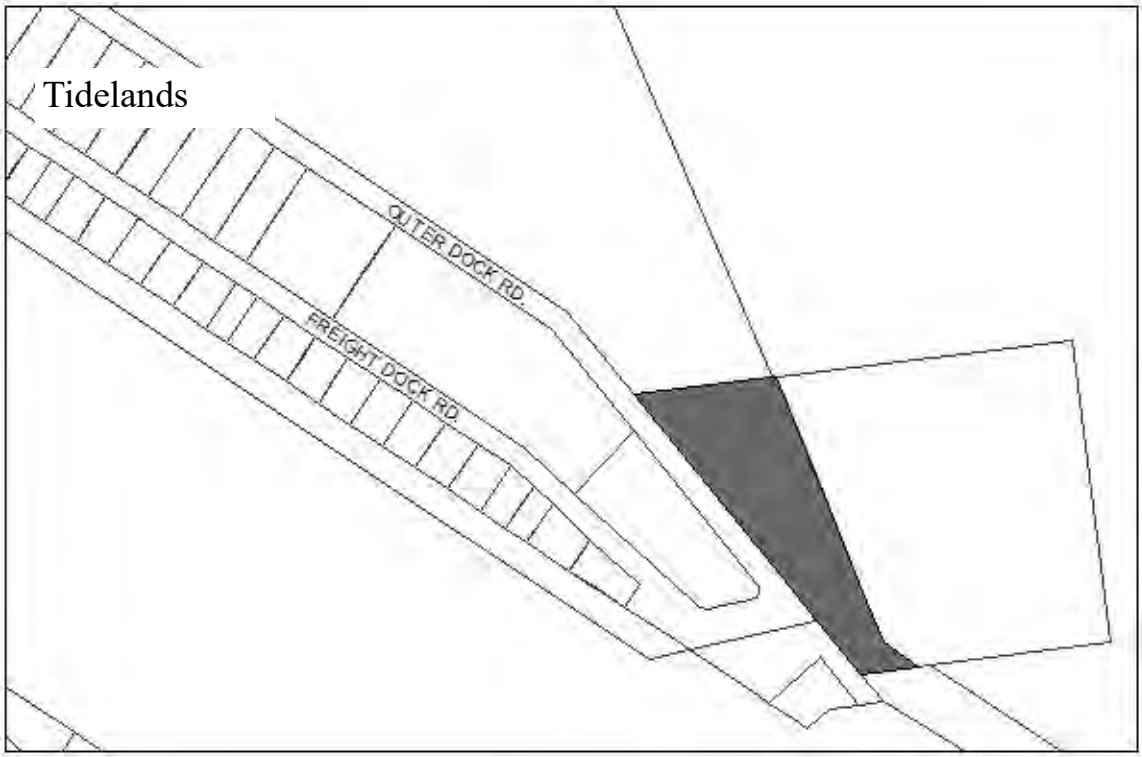
Designated Use: Leased Lands **Acquisition History:**	
Area: 0.68 acres	**Parcel Number:** 18103451
2019 Assessed Value: $196,200	
Legal Description: City of Homer Port Industrial Subdivision No 4 Lot 12-B	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	**Address:**

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

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

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

Finance Dept. Code:



Designated Use: Tidelands
Acquisition History:

Area: 4.19 acres	**Parcel Number:** 18103213

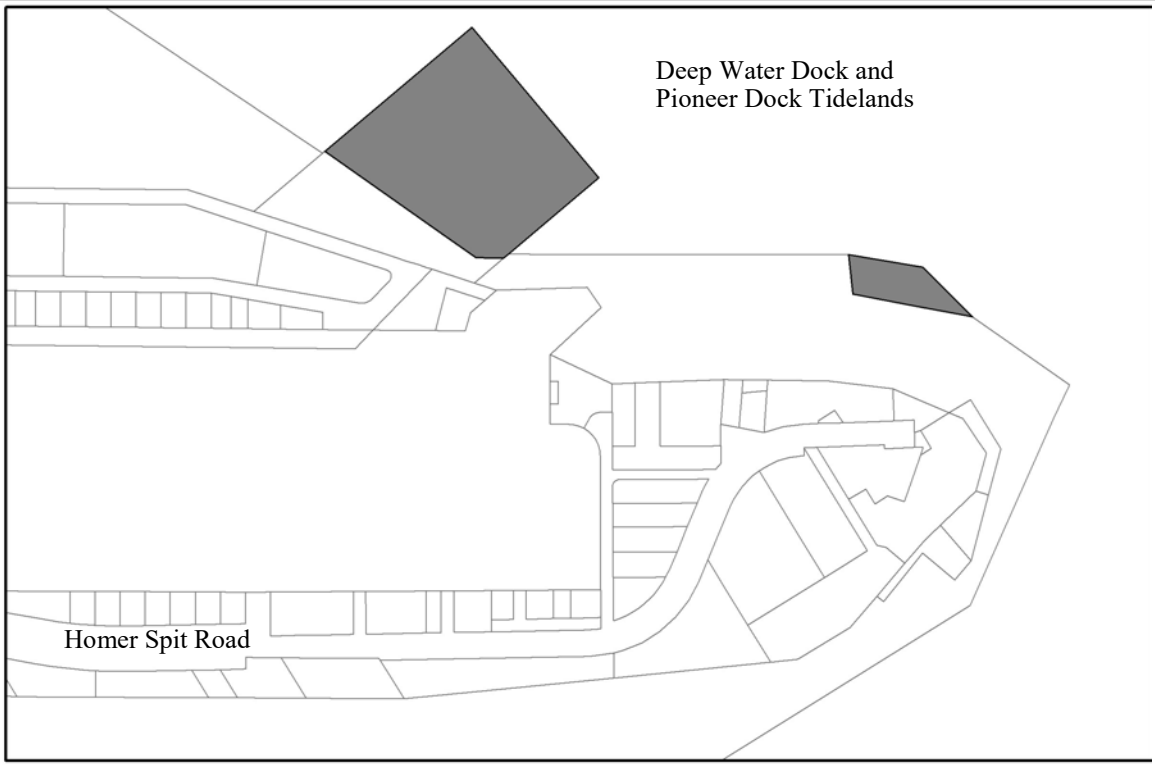
2019 Assessed Value: $5,000

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

Zoning: Not zoned	**Wetlands:** Tidelands

Infrastructure:

Finance Dept. Code:



Designated Use: Port and Harbor Use
Acquisition History: Resolution 17-81

Area: 11.91 acres, 1.37 acres	**Parcel Number:** 18103203, 18107005

2019 Assessed Value: $5,754,500

Legal Description: ATS 1373 and ATS 1603

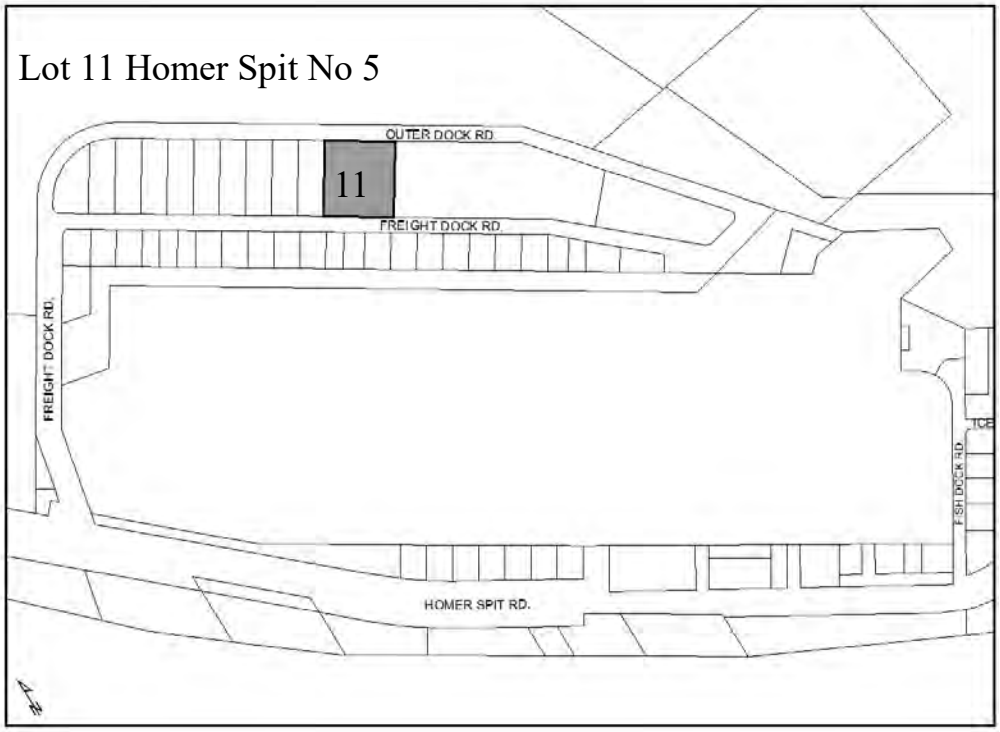
Zoning: Outside city limits	**Wetlands:** N/A

Infrastructure:

Notes:

Acquired from the State of Alaska

Finance Dept. Code:



Designated Use: Port Facility **Acquisition History:**	
Area: 1.78 acres. A small portion is leased for a telecommunications tower	**Parcel Number:** 18103230
2019 Assessed Value: $194,900	
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.

Finance Dept. Code:

Section D

City Facilities and Other Lands

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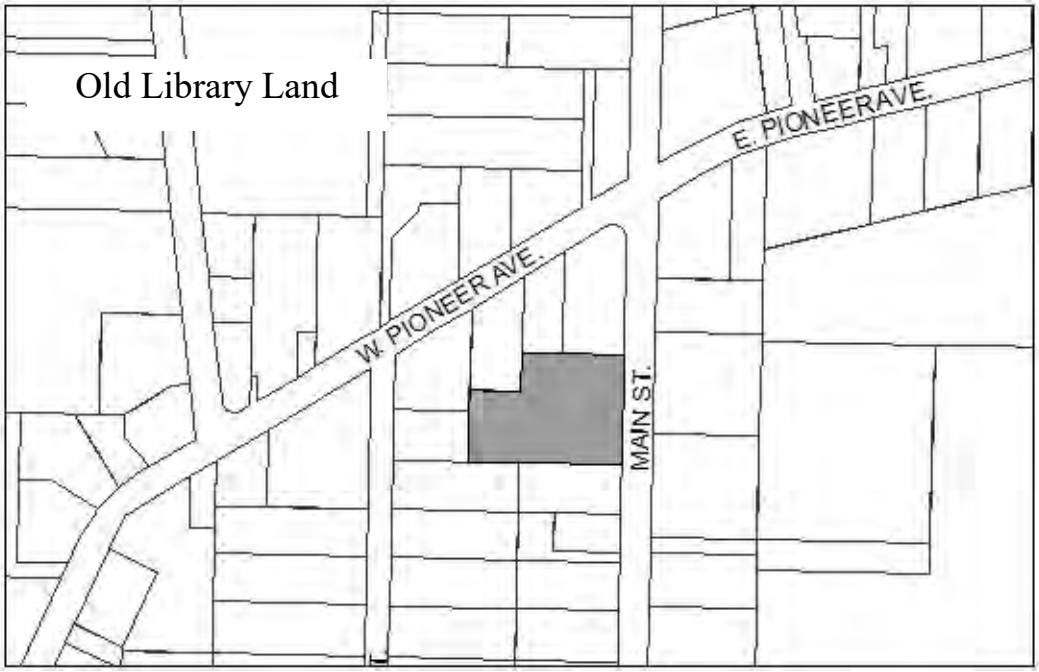
Designated Use:	
Area:	**Parcel Number:**
2015 Assessed Value:	
Legal Description:	
Zoning:	**Wetlands:**
Infrastructure:	
Notes:	
Finance Dept.	



Designated Use: City Facility and Other Lands
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 formerly part of the old library site. The library building was subdivided onto its own lot, and sold. Intent is to sell the lot and pay down debt on the library loan.

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

Finance Dept. Code:

Designated Use: Library. Resolution 2003-72
Acquisition History: KPB Ord 93-09

Area: 5.25 acres	**Parcel Number:**17710739, 17710740

2019 Assessed Value:$8,248,000 (Land 272,600, Structure 7,975,400)

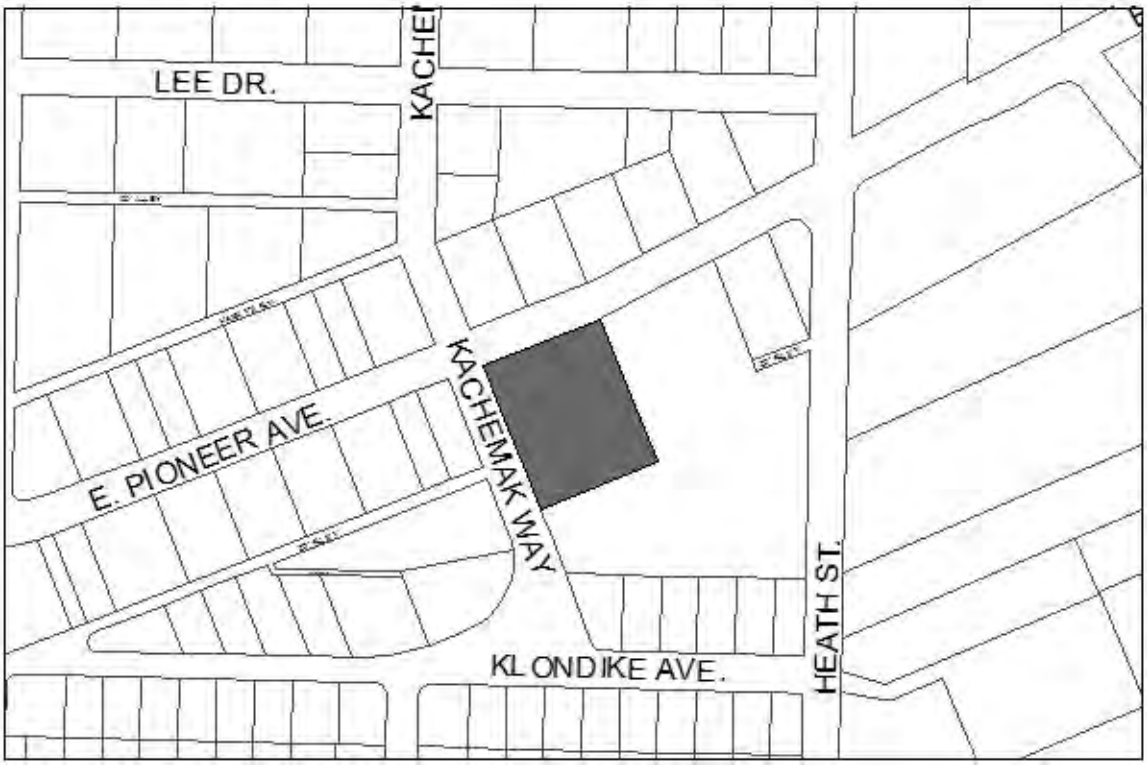
Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26

Zoning: Central Business District	**Wetlands:** Some wetlands present

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

Notes:

Finance Dept. Code:



Designated Use: City Hall
Acquisition History: Purchased, Schoulz 12/31/86

Area: 1.12 acres	**Parcel Number:**17720408

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: Police and fire stations
Acquisition History: Straub Warr Deed 4/74, partial purchase Straub 4/5/74

Area: 1.57 acres	**Parcel Number:** 17702057

2019 Assessed Value: $1,567,900 (Land: $224,900 Structures: $1,303,300)

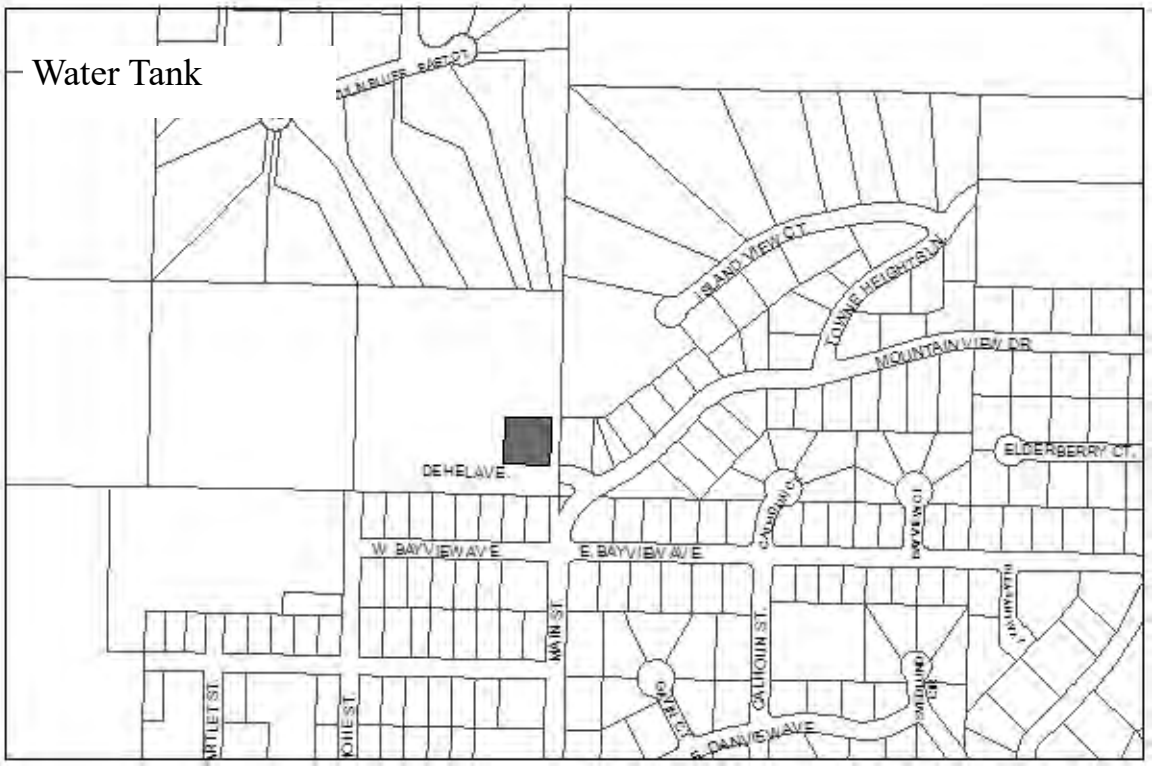
Legal Description: HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B

Zoning: Central Business District	**Wetlands:** N/A

Infrastructure: Water, Sewer, Paved access

Notes: Fire hall remodel 2017/2018

Finance Dept. Code:



Designated Use: Water Tank (A Frame Tank)
Acquisition History: Dehel Deed 6/1/65

Area: 0.5 acres	**Parcel Number:** 17504011

2019 Assessed Value: $480,900 (Land: $134,100, Structure: $346,800 (water tank)

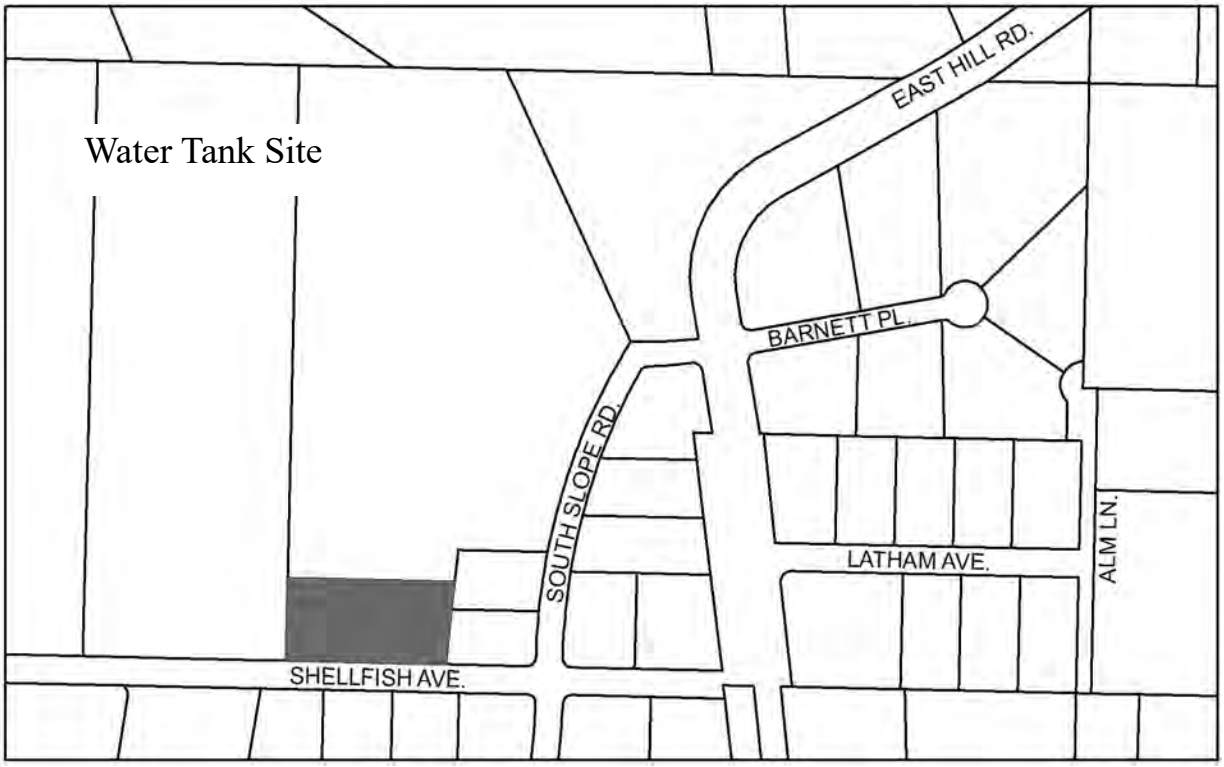
Legal Description: HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4

Zoning: Rural Residential	**Wetlands:** Possible drainage through site

Infrastructure: N/A

Notes:

Finance Dept. Code:



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

Area: 1.5 acres	**Parcel Number:** 17701009

2019 Assessed Value: $82,000

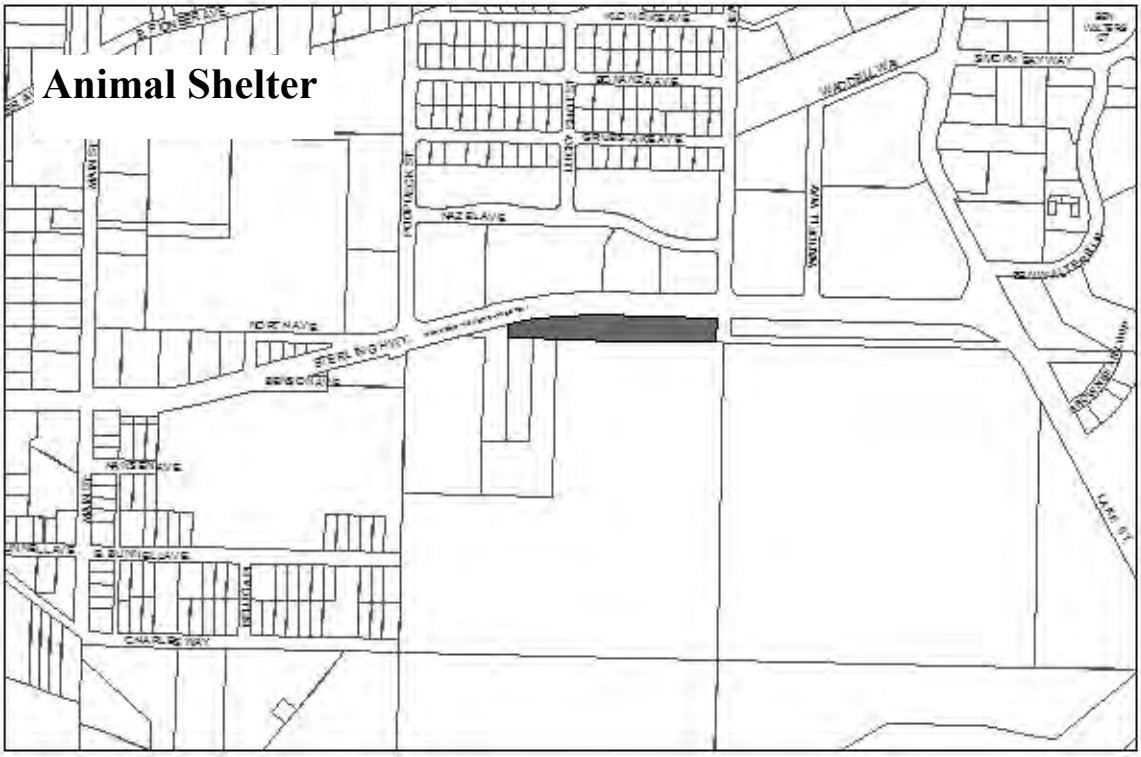
Legal Description: T6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2

Zoning: Rural Residential	**Wetlands:**

Infrastructure: N/A

Notes: Future location of a new water tank. Project is shovel ready if federal funding becomes available.

Finance Dept. Code:



Designated Use: Animal Shelter
Acquisition History: Heath Deed 3/10/71

Area: 1.85 acres	**Parcel Number:** 17714020

2019 Assessed Value: $1,474,100 (Land $311,700, Structure $1,162,400)

Legal Description: Glacier View Subdivision No 18 Lot 1

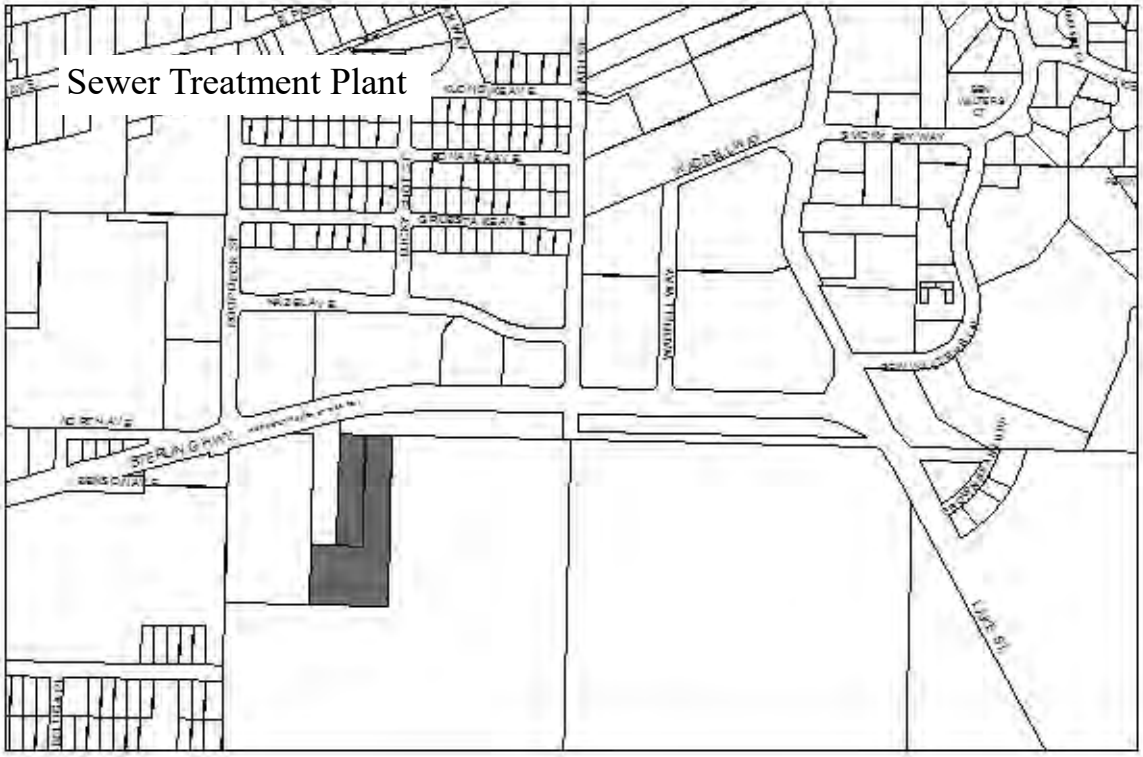
Zoning: Central Business District	**Wetlands:** N/A

Infrastructure: Water, Sewer, gas, gravel access via Public Works

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

Constructed in 2004. 3,828 sq feet.

Finance Dept. Code:



Designated Use: 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

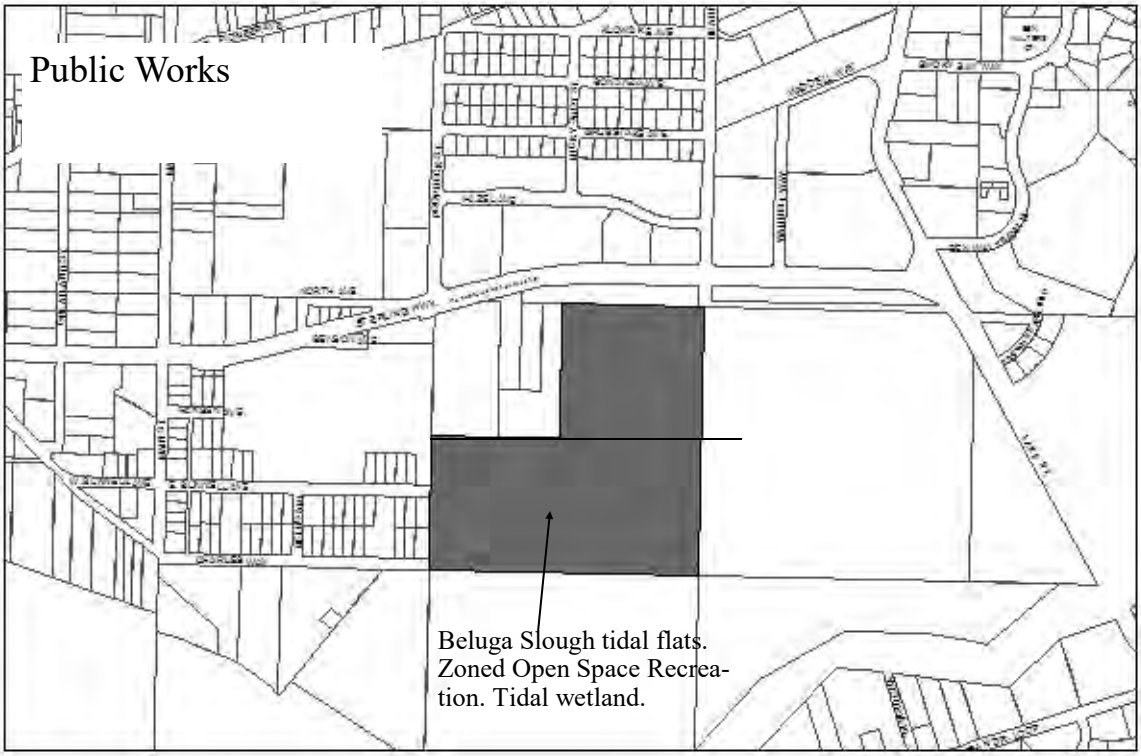
Infrastructure: Water and Sewer. Access via PW complex

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:



Designated Use: Public Works
Acquisition History: Heath Dead 3/10/71

Area: 30 acres	**Parcel Number:** 17714016

2019 Assessed Value: $4,567,700 (Land: $2,973,600, Structures: $1,594,100)

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

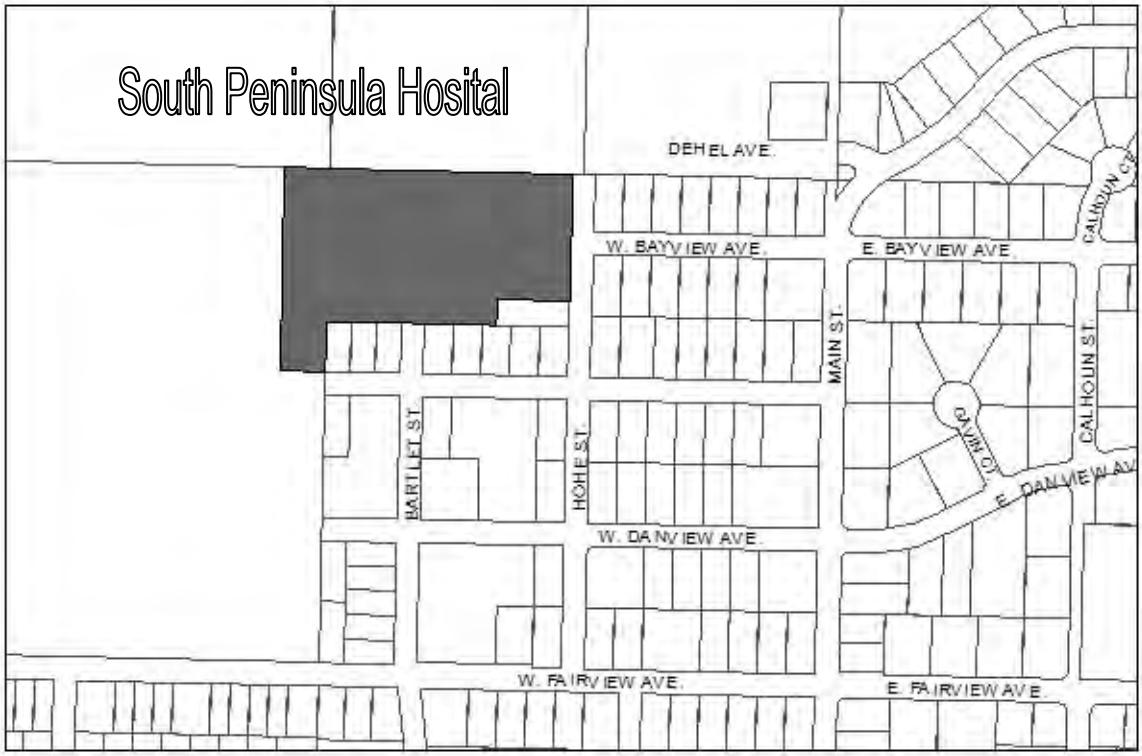
Zoning: Central Business/Open Space	**Wetlands:** Yes

Infrastructure: Paved Road, water and sewer

Notes:

Within a FEMA mapped flood hazard area.
Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064.
2015/16: Equipment shed constructed, Conditional Use Permit 15-02.

Finance Dept. Code:



Designated Use: South Peninsula Hospital
Acquisition History:

Area: 7.12 acres	**Parcel Number:** 17504024

2019 Assessed Value: $87,292,800 (Land $705,800, Structures $86,587,000)

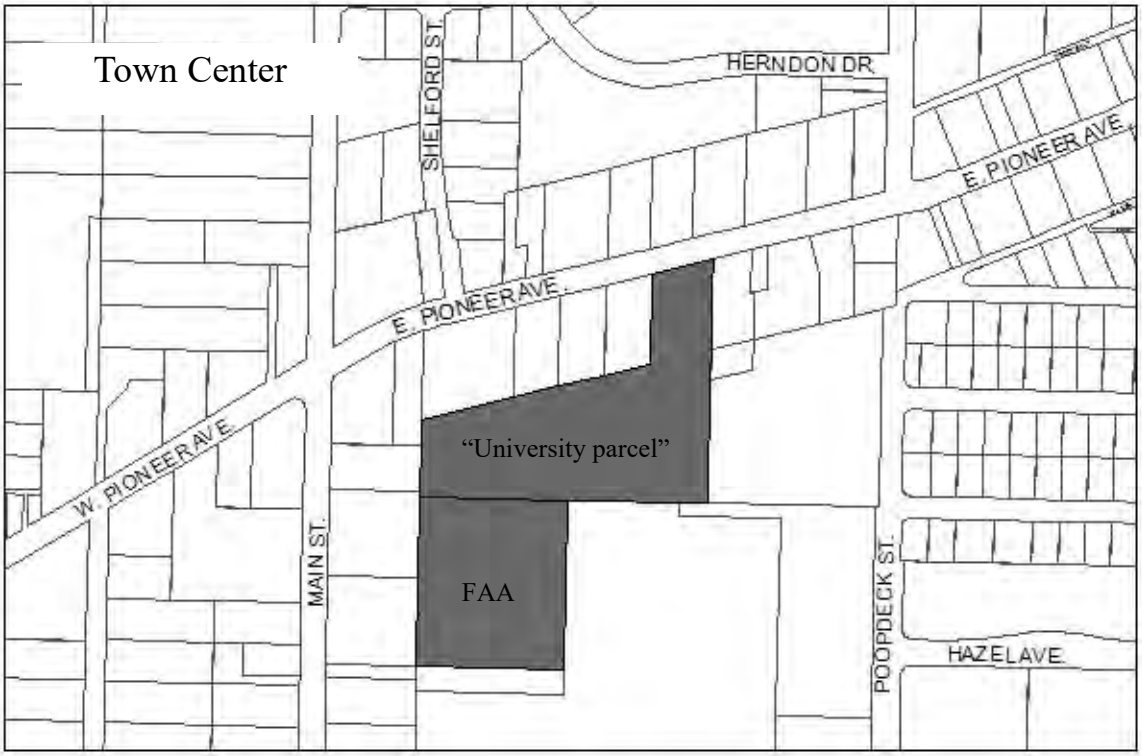
Legal Description: HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2

Zoning: Residential Office	**Wetlands:** N/A

Infrastructure: Water, sewer, paved road access

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

Finance Dept. Code:



Designated Use: UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.
Acquisition History: UA: Ord 03-61 purchase.

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

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:**

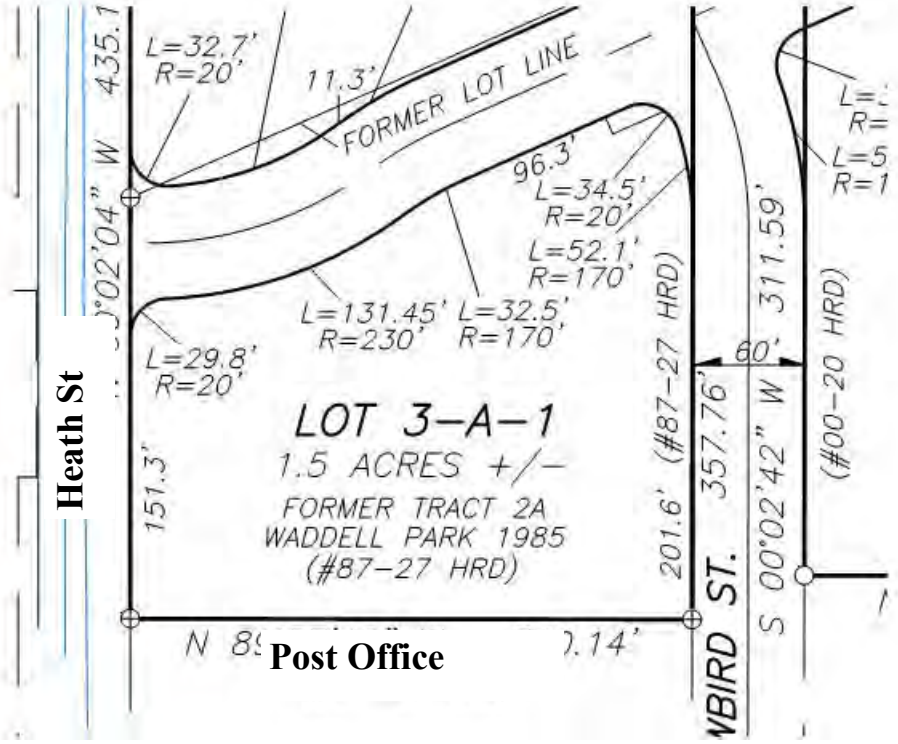
17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, $96,500 assessed value. Patent title 1977, 84-25 Annexed by City.

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
2019 Assessed Value: $252,800	
Legal Description: T 06S R 13W SEC 20 Seward Meridian HM 2016021 WADDELL PARK 2016 REPLAT LOT 3- A-1	
Zoning: CBD	**Wetlands:** N/A
Infrastructure: full utilities, Grubstake extension will include paved road and sidewalk.	
Notes: Road construction in 2016. Project funding from State appropriation and matching City HART funds. New police station construction 2019-2020	
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

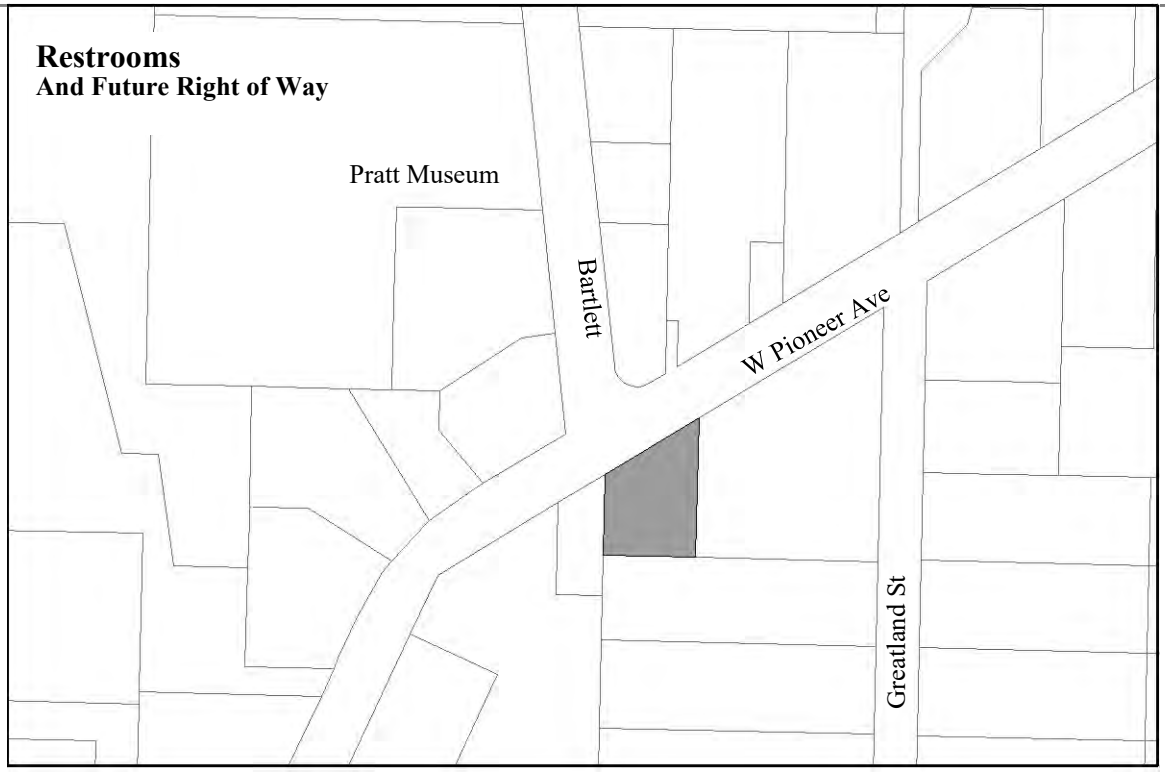
Legal Description: T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*

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:



Designated Use: Restroom and Future right of way
Acquisition History: Ordinance 2012-42

Area: 0.27 acres	**Parcel Number:** 17514301

2019 Assessed Value: $77,300

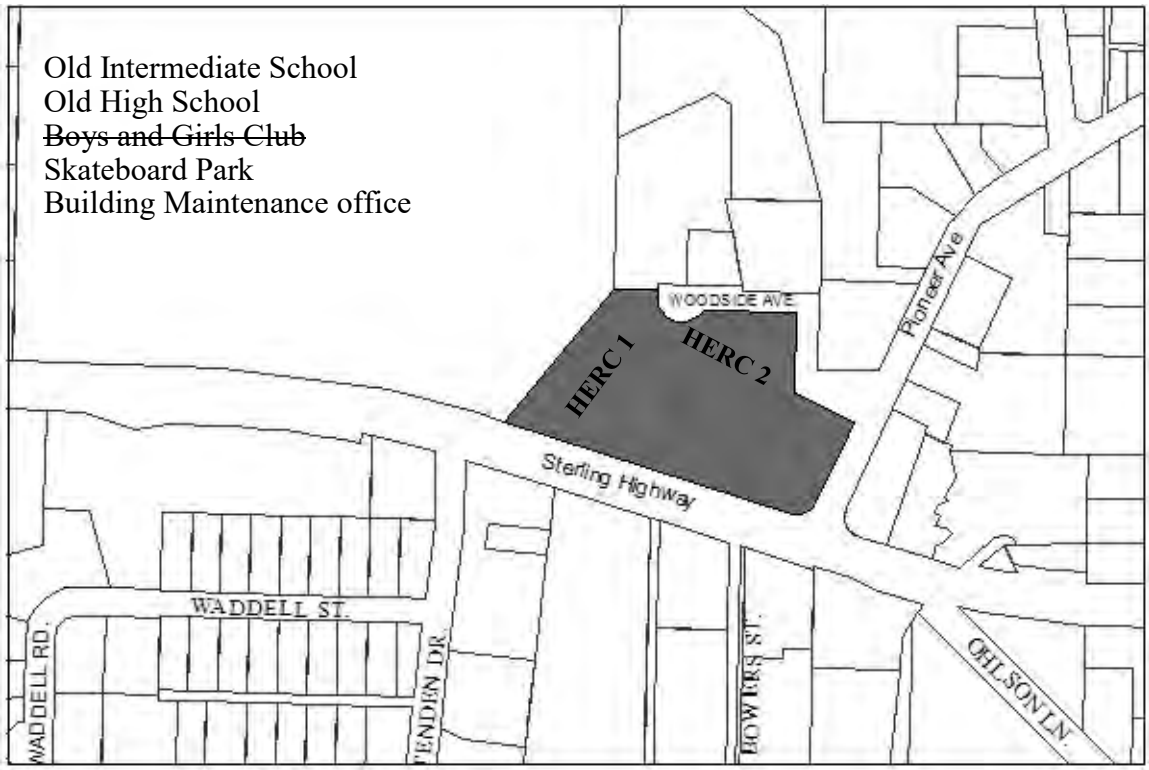
Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75

Zoning: Central Business District	**Wetlands:** Yes

Infrastructure: Paved Road, water and sewer

Notes:
Public restroom constructed 2013-2014
Future road extension for Bartlett.

Finance Dept. Code:



Designated Use: City Facility and other city lands

Acquisition History: Given to the City by KPB. Old Middle School and HS. Reso 98-63

Area: 4.3 acres	**Parcel Number:** 17510070

2019 Assessed Value:$4,724,700 (Land $724,700 Structure, built in 1956 25,000 sq ft $4,000,000)

Legal Description: HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN

Zoning: Central Business District	**Wetlands:** Creek on western edge

Infrastructure: Paved access and parking. Water and Sewer.

Notes:

- Skateboard Park on premises.
- Deed restrictions removed by Kenai Peninsula Borough, fall 2014
- HERC 1 is the larger building
- HERC 2 is the smaller building that contains PW Maintenance

Finance Dept. Code: 170.0032 175.100.05

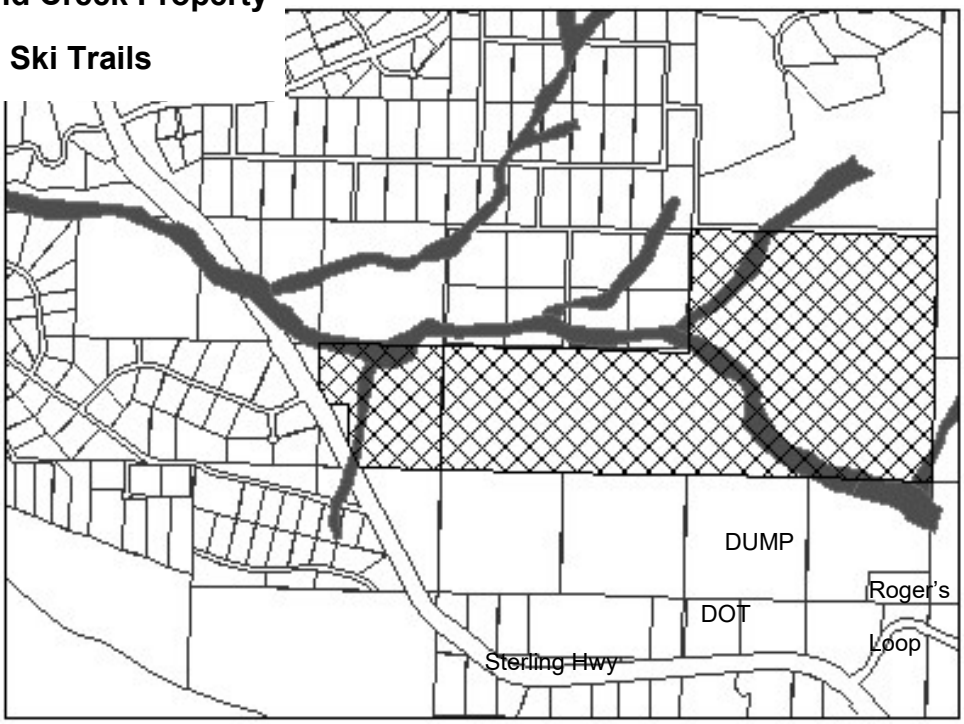
Section E

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

2019 Assessed Value: $241,900

Legal Description: HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.

Zoning: Not in city limits	**Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.

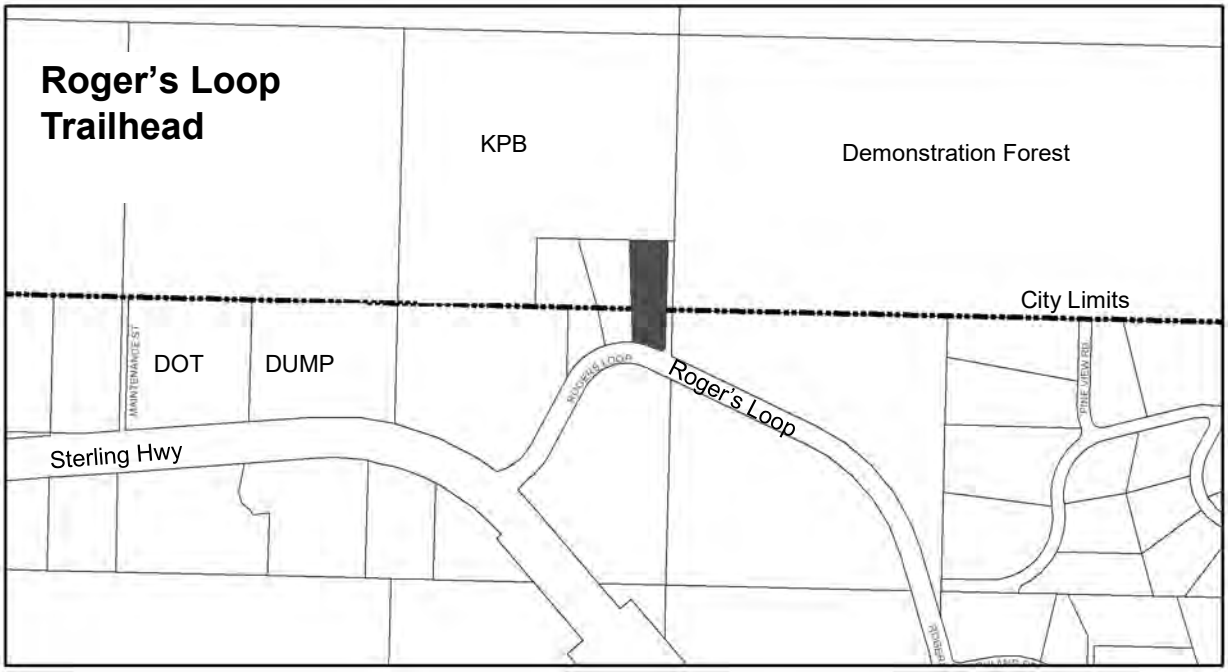
Infrastructure: Limited legal and physical access. Western lot has Sterling Highway frontage.

Notes: Ski trails, managed by Kachemak Nordic Ski Club

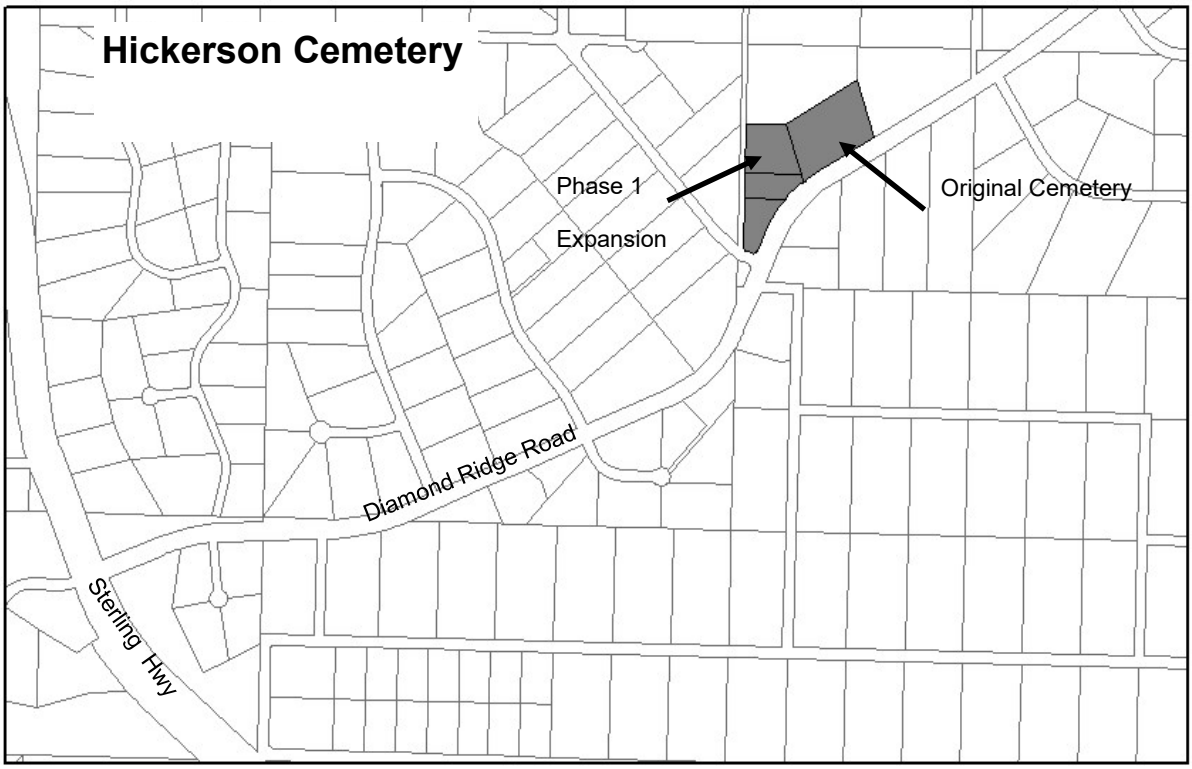
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

Conservation Easement Resolution 2010-48, Recording# 2010-003220-0
Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan
The Plan was accepted by the State of Alaska Forest Legacy Program on 11/19/2014. Management and development of the property must follow the adopted and approved plan.

Finance Dept. Code:



Designated Use: Roger's Loop Trailhead **Acquisition History:** Ordinance 14-51(A)	
Area: 2 acres	**Parcel Number:** 17316066, 1736067
2019 Assessed Value: $45,600	
Legal Description: T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1	
Zoning: Rural Residential. Lot is split by city limits	**Wetlands:** none
Infrastructure: Paved road access	
Notes: Purchased in 2016 with HART Trail funds ($63,465.85). Future trailhead to city owned Diamond Creek lands	
Finance Dept. Code:	



Designated Use: Hickerson Memorial Cemetery
Acquisition History: Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30

Area: 6.91 acres	**Parcel Number:** 17321011, 13, 14, 15

2019 Assessed Value: $217,800

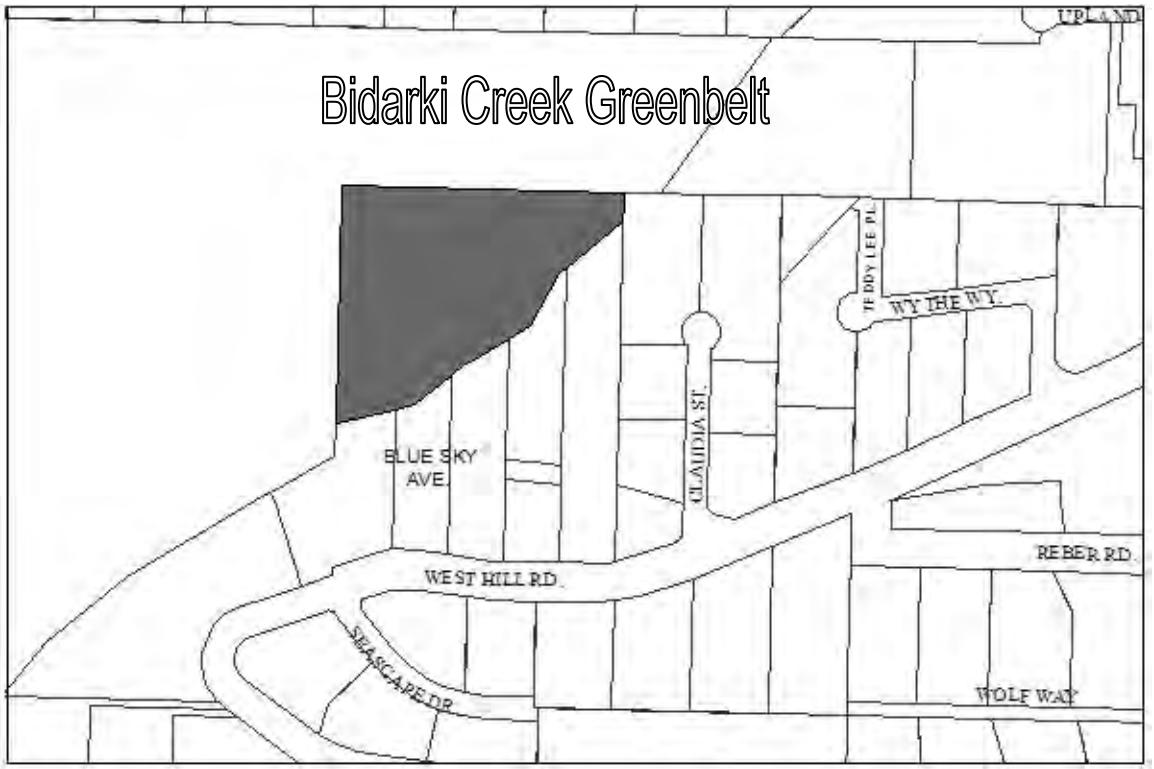
Legal Description: HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C

Zoning: Not within city limits	**Wetlands:** N/A

Infrastructure: paved access

Notes: Lots 11 A, 11B, and 11C purchased for $205,000 Ordinance 10-30.
2017: Phase 1 cemetery expansion completed.

Finance Dept. Code:



Designated Use: Public Purpose. Retain as undeveloped Greenbelt and to protect drainage.
Acquisition History: KPB Ordinance 83-01

Area: 6.57 acres	**Parcel Number:** 17503025

2019 Assessed Value: $6,700

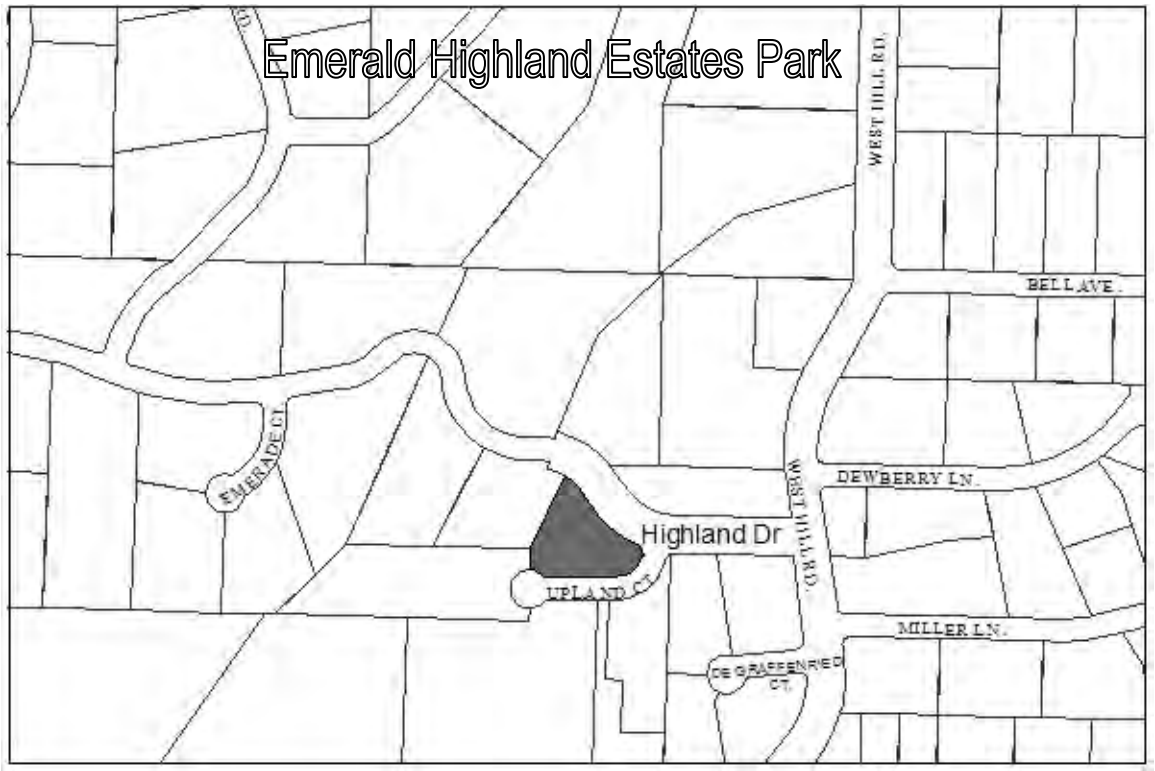
Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB

Zoning: Rural Residential	**Wetlands:** Bidarki Creek runs through the lot

Infrastructure: No access, no utilities

Notes: Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.

Finance Dept. Code:



Designated Use: Public Use/Emerald Highland Estates Park
Acquisition History: Gangle Deed, 12/1989

Area: 1.04 acres	**Parcel Number:** 17502056

2019 Assessed Value: $36,100

Legal Description: HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3

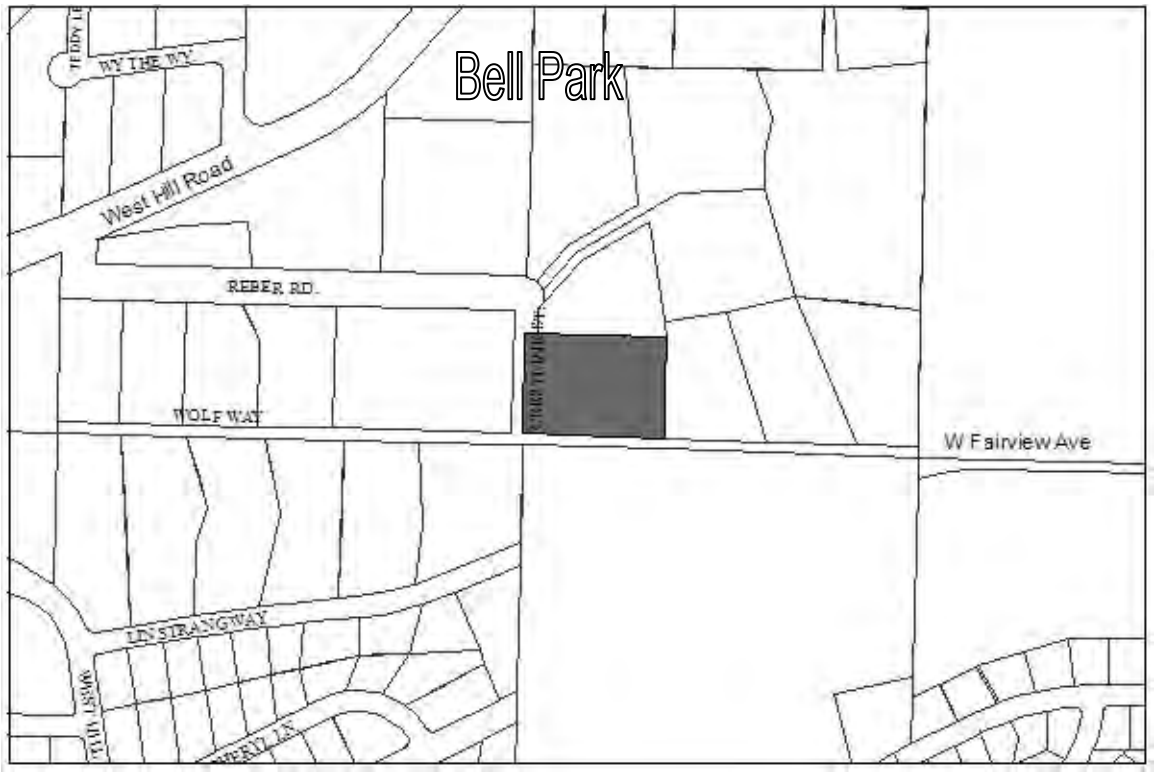
Zoning: Rural Residential	**Wetlands:** The whole lot is potential wetlands. Creek present long western property line.

Infrastructure: Gravel road access

Notes: This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.

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

Finance Dept. Code:



Designated Use: W.R.Bell Public Park.
Acquisition History: Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970

Area: 2.75 acres	**Parcel Number:** 17524006

2019 Assessed Value: $90,200

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

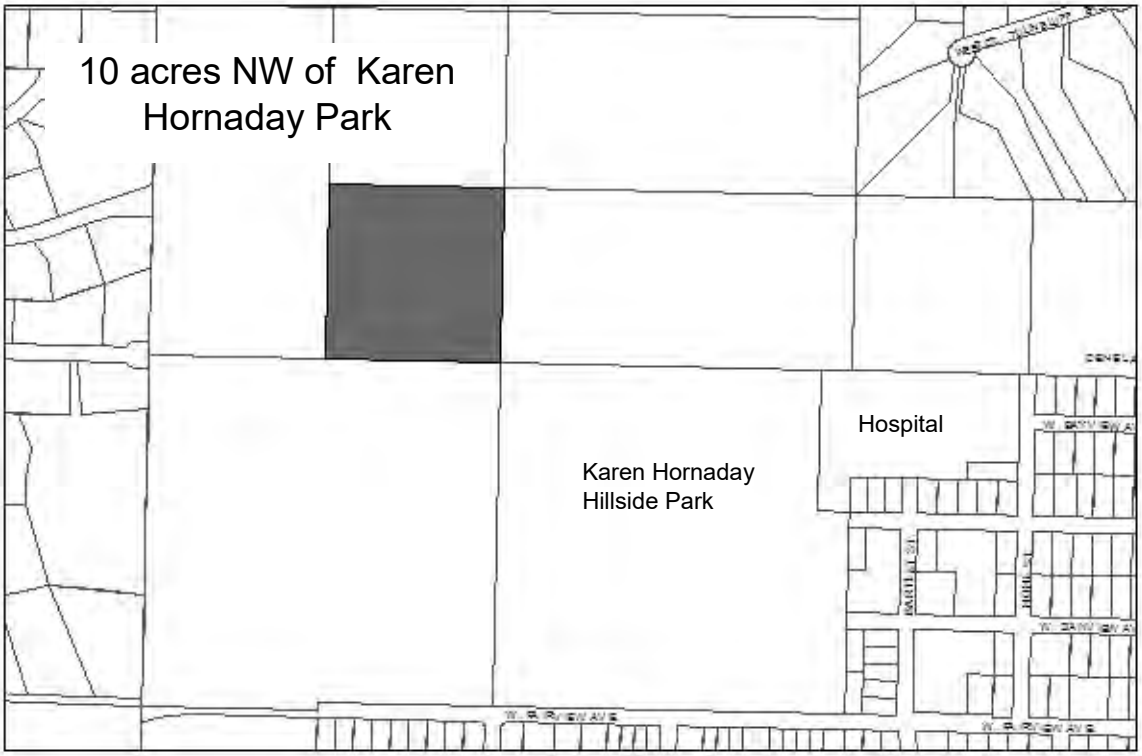
Zoning: Rural Residential	**Wetlands:** Drainages on lot.

Infrastructure: Gravel road access. Rough trails across property.

Notes:
Park contains the gravesite of W.R. Bell.
It can be expected that the land to the south will be come a housing development. Some homes will be accessed from W Fairview Ave.

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

Finance Dept. Code:

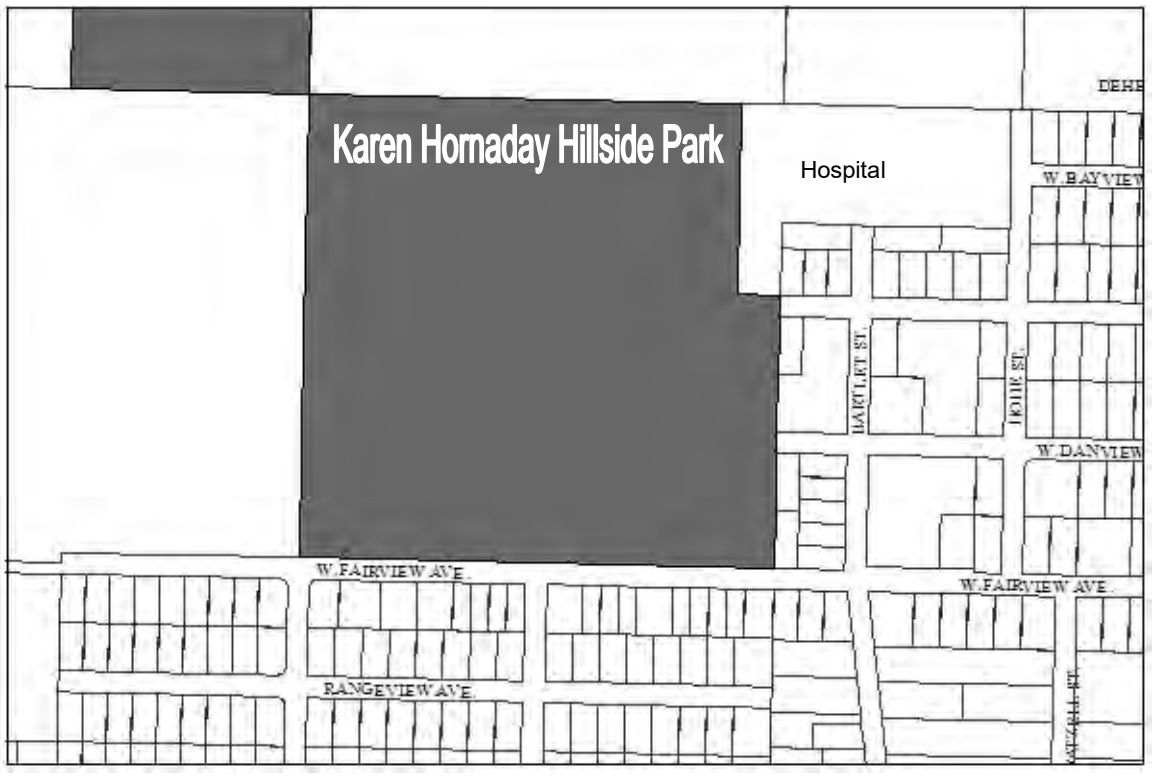


Designated Use: Retain for a future park Resolution 2011-37(A)
Acquisition History:

Area: 10 acres	**Parcel Number:** 17504003
2019 Assessed Value: $80,700*	
Legal Description: T6S R13W Sec 18 SE1/4 NE1/4 SW1/4	
Zoning: Rural Residential	**Wetlands:** Drainages and wetlands may be present
Infrastructure: None. No access.	

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

Finance Dept. Code:



Designated Use: Public Recreational Purpose/Karen Hornaday Hillside Park
Acquisition History: Homer Fair Association, Deed 8/1966 with covenants

Area: 38.5 acres	**Parcel Number:** 17504023

2019 Assessed Value: $3,802,400 (Land $3,651,800 Structure $150,600)

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

Zoning: Open Space Recreation	**Wetlands:** Some drainages

Infrastructure: Water, sewer and road access

Notes: The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.

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

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

Finance Dept. Code: 175.0003 (driveway, parking), 175.0007 (campground)

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

Area: 0.58 acres total	**Parcel Number:** 175051 07, 08 17726038, 17727049

2019 Assessed Value: $105,400 total

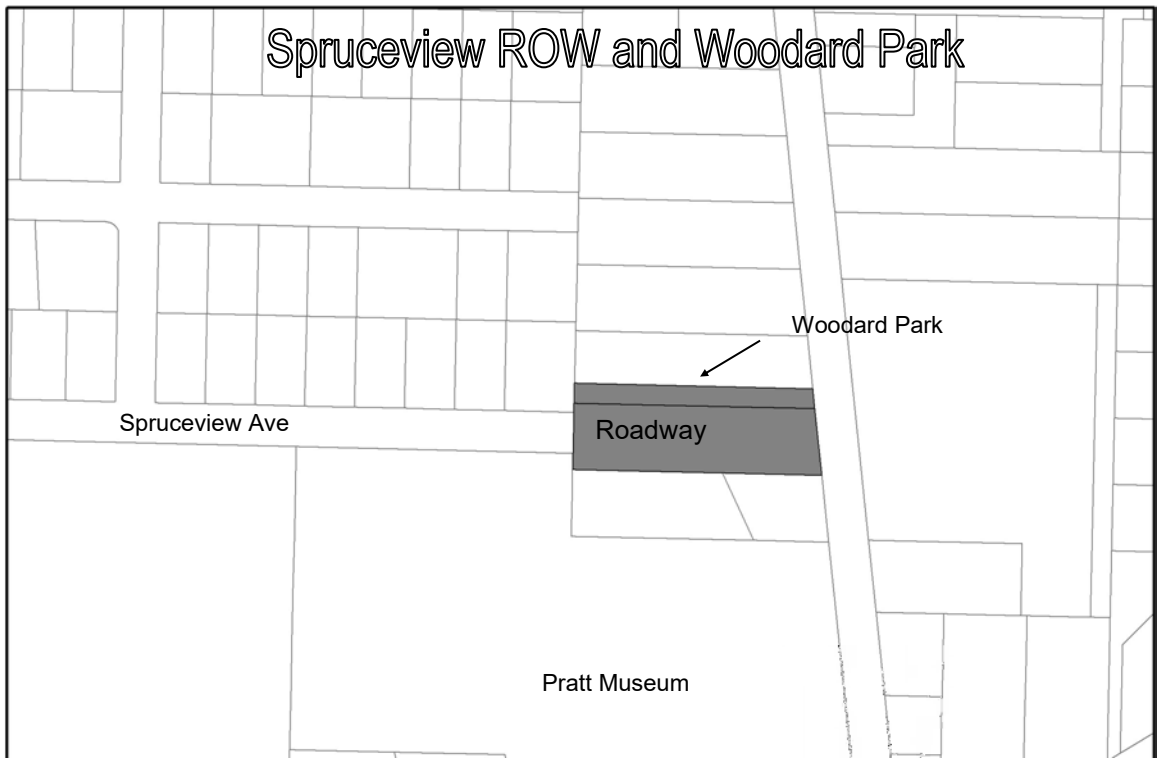
Legal Description: 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2
17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1
17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE
17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

Zoning: Urban Residential	**Wetlands:** N/A

Infrastructure: Paved road access, water, sewer

Notes:

Finance Dept. Code:



Designated Use: ROW and Woodard Park
Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53

Area: ROW 0.85 acres Woodard Park: .025 acres	**Parcel Number:** 17513329 17513328

2019 Assessed Value: ROW: $53,800, **Park:** $26,000

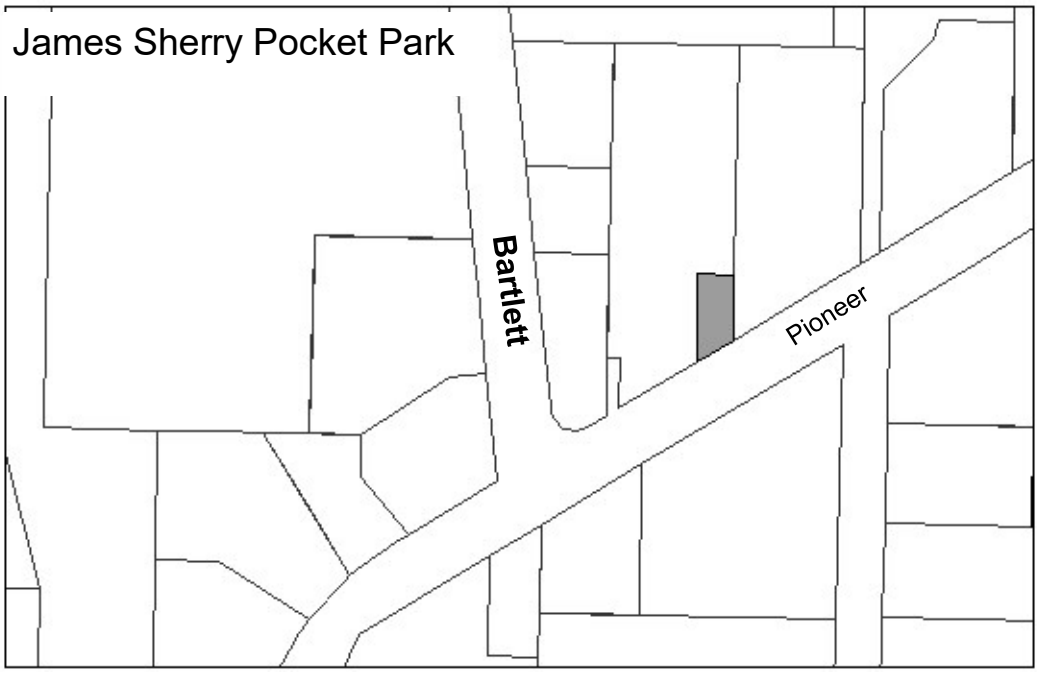
Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A
Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B

Zoning: Residential Office	**Wetlands:** Woodard Creek and wetlands present

Infrastructure: Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.

Notes:

Finance Dept. Code: ROW: 500.0051 Park:



Designated Use: Retain for use as public park or parking
Acquisition History: Ord 83-01 (KPB)

Area: 0.06 acres or 2,766 sq ft	**Parcel Number:** 17514235

2019 Assessed Value: $26,000

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

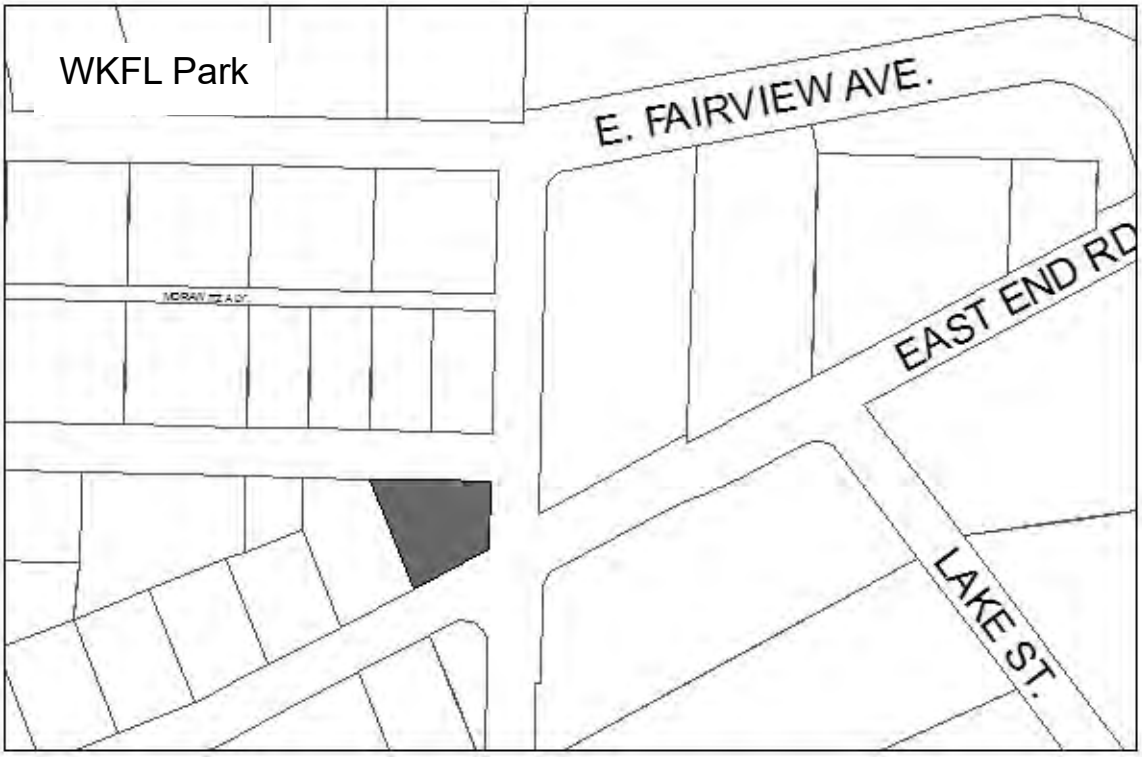
Zoning: Central Business District	**Wetlands:** Ditch across property

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

2019 Assessed Value: $169,300

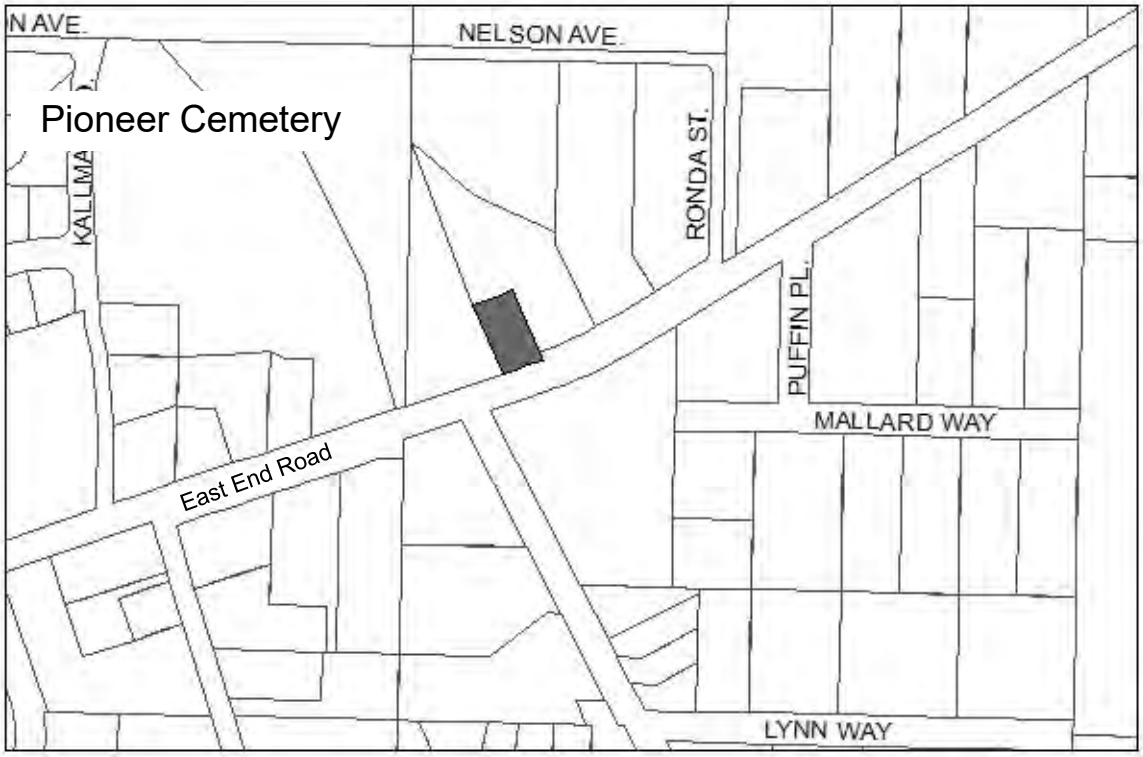
Legal Description: Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

Zoning: Central Business District	**Wetlands:** N/A

Infrastructure: Water, paved road, electricity

Public restroom constructed in 2013.

Finance Dept. Code:



Designated Use: Pioneer Cemetery
Acquisition History: Quitclaim Deed Nelson 4/27/66

Area: 0.28 acres	**Parcel Number:**17903007

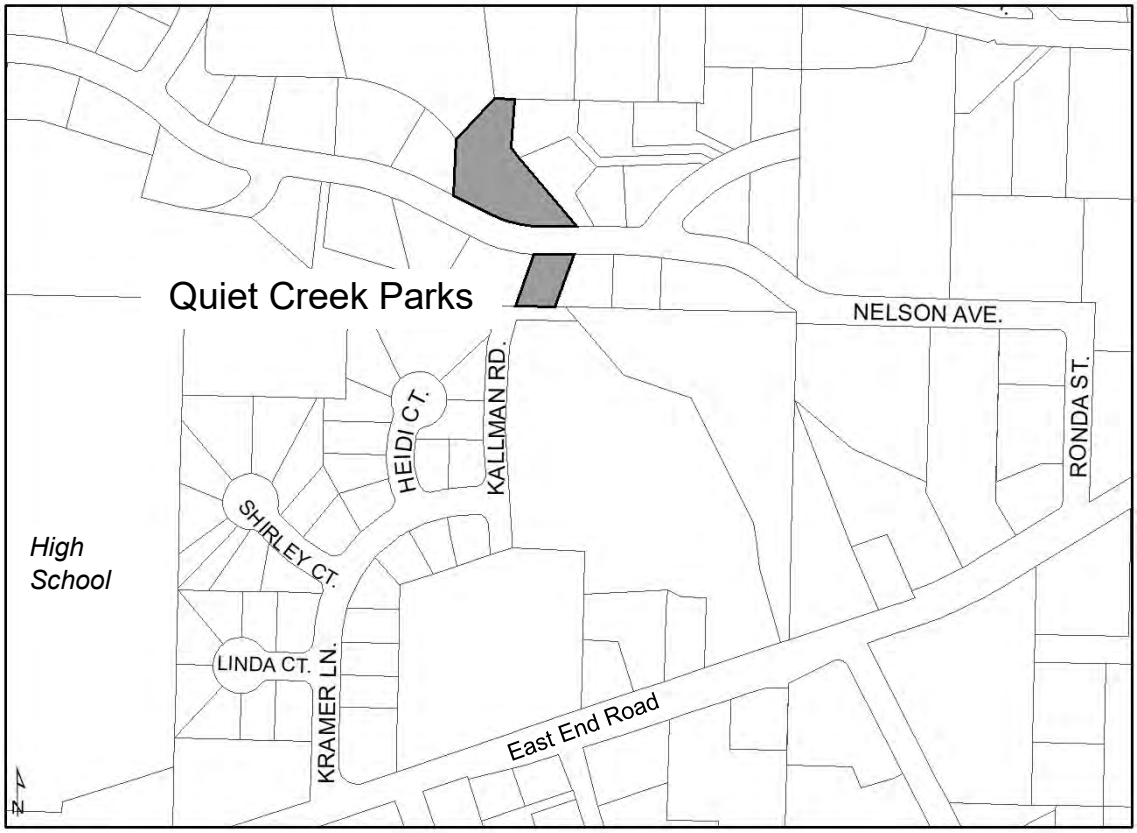
2019Assessed Value: $21,200

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

Zoning: Residential Office	**Wetlands:** N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: Parks
Acquisition History: Barnett's South Slope Subdivision Quiet Creek Park Unit 1

Area: 0.86 acres and 0.21 acres	**Parcel Number:**17702112, 17702125

2019Assessed Value: $45,600 and $31,600

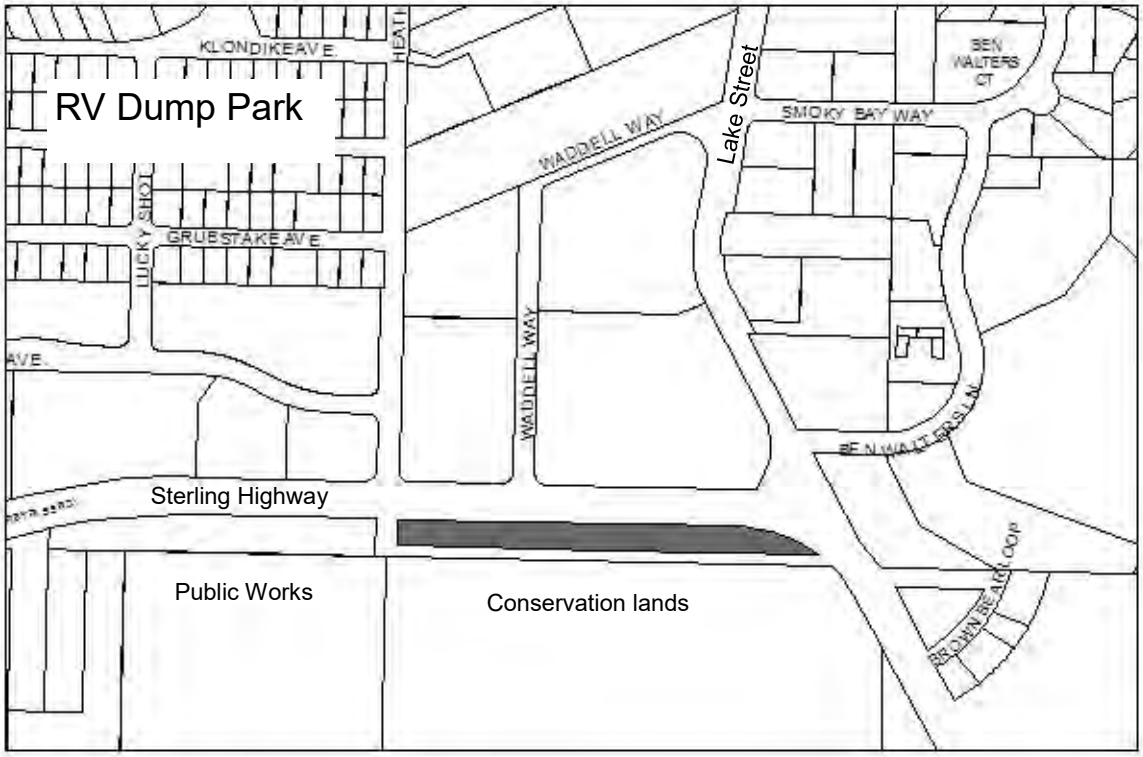
Legal Description: T 06S R 13W SEC 17 SEWARD MERIDIAN HM 2018040 BARNETT'S SOUTH SLOPE SUB QUIET CREEK PARK UNIT 2 TRACT C and TRACT D

Zoning: Rural Residential	**Wetlands:** A creek runs through both lots

Infrastructure: Paved Road, water, sewer, natural gas

Tract C is a large wooded ravine with a creek, and tract D is a smaller steep lot with a creek. The Parks Art Recreation and staff will present a park plan to Council in 2020.

Finance Dept. Code:



Designated Use: RV Water/Dump station
Acquisition History: Deed states "Waddell Park Tract"

Area: 1.73 acres	**Parcel Number:** 17712014

2019 Assessed Value: $208,200

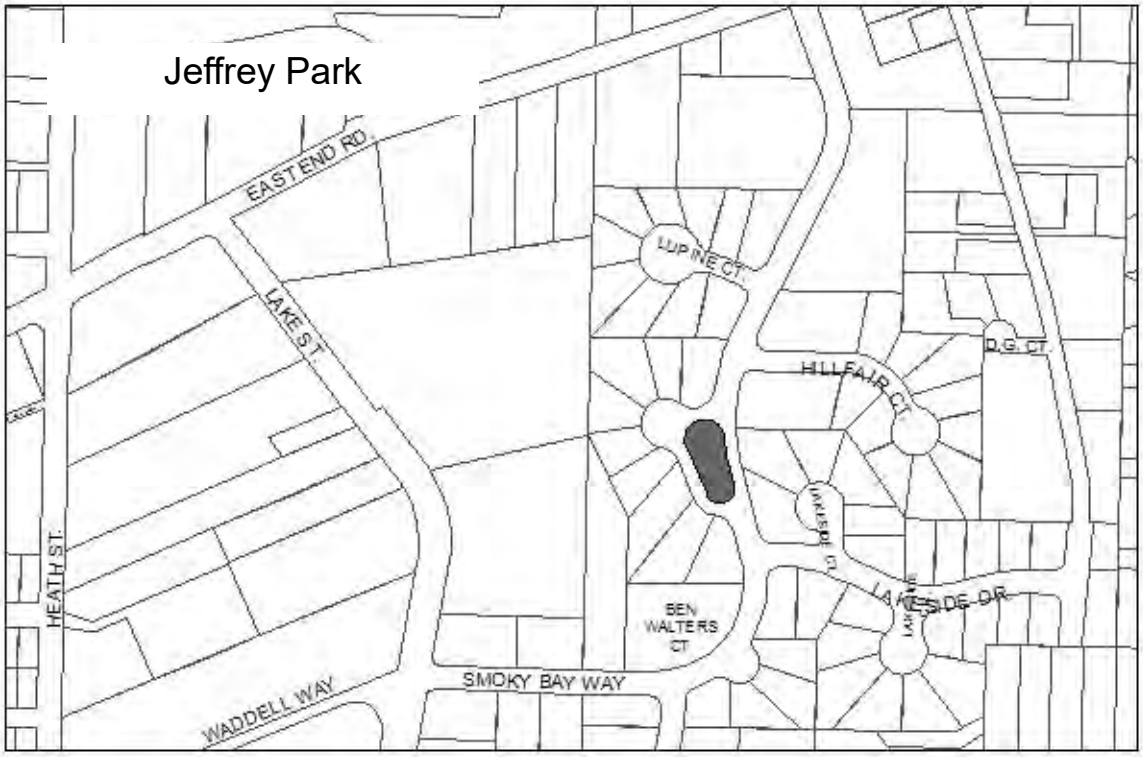
Legal Description: Waddell Subdivision, portion S of Homer Bypass Road

Zoning: Central Business District	**Wetlands:**

Infrastructure: Water, Sewer, gravel/paved access

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

Finance Dept. Code:



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

Area: 0.38 acres	**Parcel Number:** 17730251

2019 Assessed Value: $43,700

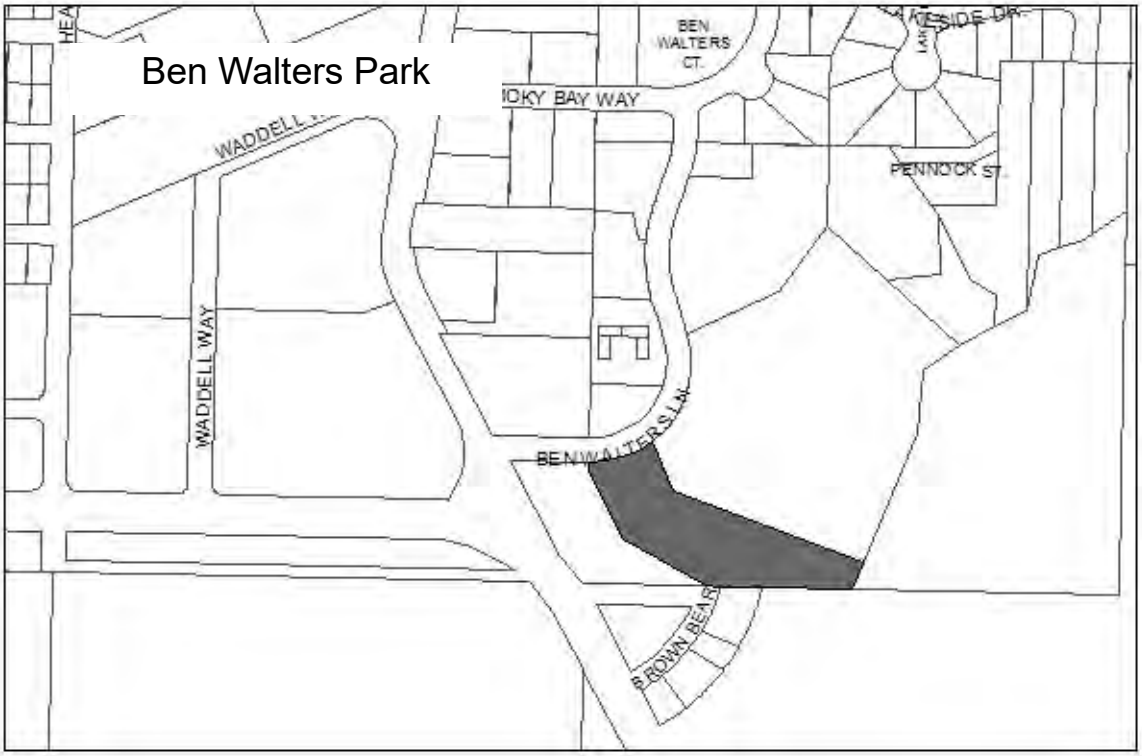
Legal Description: Lakeside Village Amended Jeffrey Park

Zoning: Urban Residential	**Wetlands:**

Infrastructure: Paved Road, water, sewer

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

Finance Dept. Code:



Designated Use: Ben Walters Park. Public park or greenbelt per deed.
Acquisition History: Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.

Area: 2.48 acres	**Parcel Number:** 17712022

2019 Assessed Value: $333,700 (Land $286,900, Structure $46,800)

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

Zoning: Central Business District	**Wetlands:** 3664 Ben Walters Lane

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

Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.

New swing set installed, 2008. New dock installed in 2009. Brushing and drainage work 2018. playground equipment scheduled for installation 2019

Finance Dept. Code:

Designated Use: Bishop's Beach Park
Acquisition History: McKinley Warrant Deed 1/9/1984

Area: 3.46 acres	**Parcel Number:** 17714010

2019 Assessed Value: $527,300 (Land $382,100, Structures/Boardwalk $145,200)

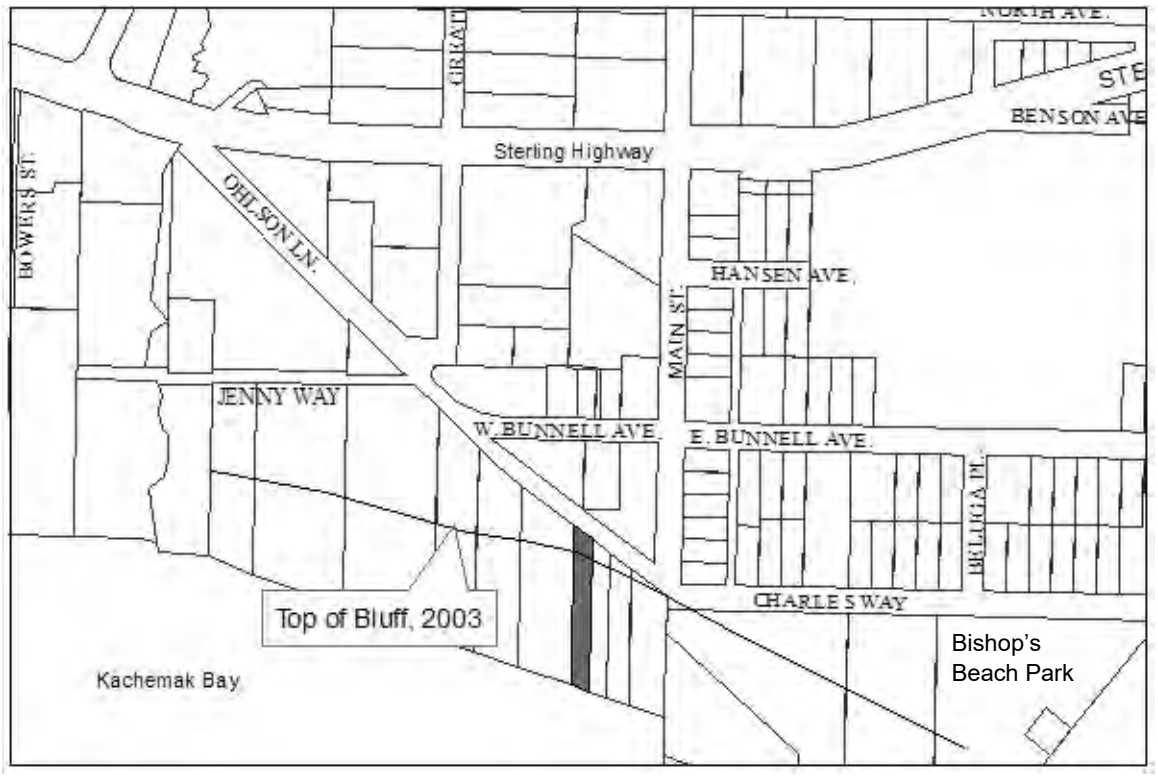
Legal Description: HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E

Zoning: Central Business District	**Wetlands:** Some wetlands (along boardwalk). Flood hazard area.

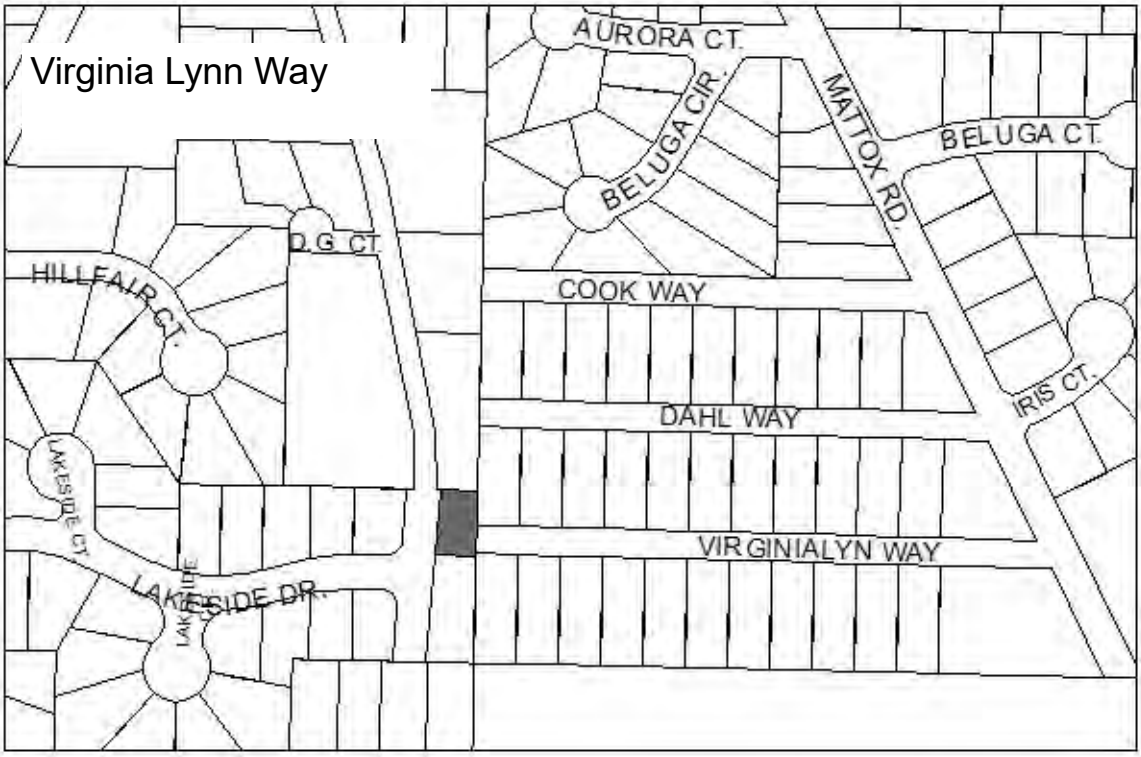
Infrastructure: Paved road access. No water or sewer. City maintained outhouses.

Notes:

Finance Dept. Code:



Designated Use: City Park **Acquisition History:** Donated by Herrick, Resolution 90-7	
Area: 0.32 acres	**Parcel Number:**17520009
2019 Assessed Value: $1,700	
Legal Description: HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
Zoning: Central Business District	**Wetlands:** None. Bluff property.
Infrastructure: Gravel Road access, no water or sewer	
Notes: Resolution 15-030(A), Designate as park	
Finance Dept. Code: 392.0008	



Designated Use: Public use easement for Virginia Lynn Way, public park
Acquisition History: Quit Claim Deed from NBA 1/4/83

Area: 0.21 acres	**Parcel Number:** 17730239

2019 Assessed Value: $34,000

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

Zoning: Urban Residential	**Wetlands:** possibly on a small portion

Infrastructure: Road access

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

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

2019: road under construction to serve new homesites.

Finance Dept. Code:

Designated Use: Jack Gist Ball Park
Acquisition History: Warranty Deed Moss 8/27/98

Area: 14.6 acres	**Parcel Number:** 17901023

2019 Assessed Value: $148,500

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

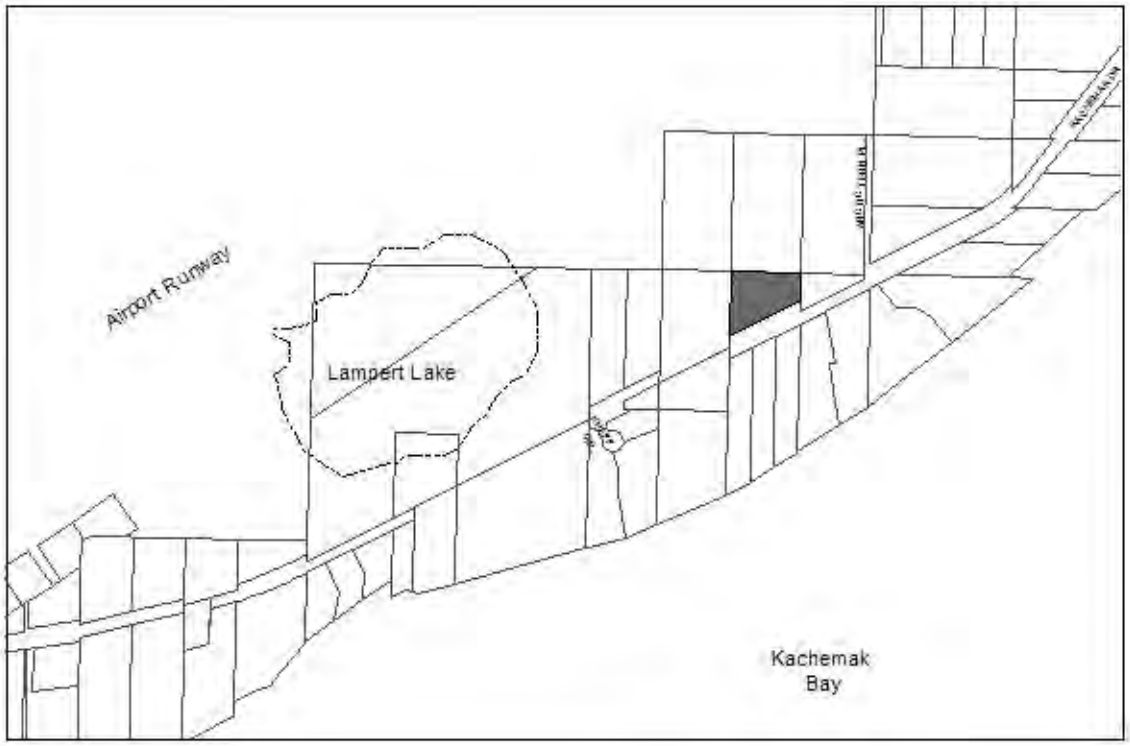
Zoning: Rural Residential	**Wetlands:** May be present. Site is mostly fill and old dump.

Infrastructure: Gravel road access.

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

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

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**
2019 Assessed Value: $55,100	
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

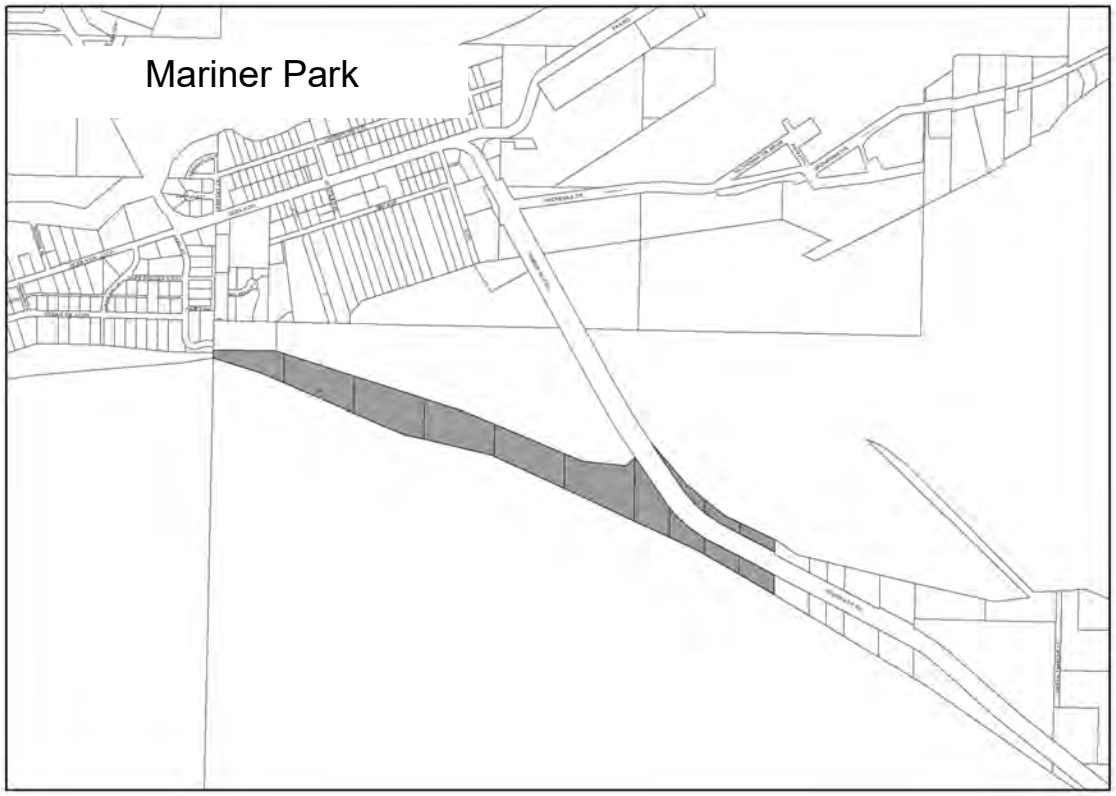
Area: Harry Feyer Subdivision Lot 1: 0.39 acres	**Parcel Number:** 17911005
2019 Assessed Value: $16,000 (lot 1)	
Legal Description: Harry Feyer Subdivision Lot 1	
Zoning: Rural Residential	**Wetlands:** none known
Infrastructure: Paved Road access, power.	

Notes:

Has water and sewer assessments.

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

Finance Dept. Code:



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

Area: 32.32 acres	**Parcel Number:** 18101002-14

2019 Assessed Value: $382,700

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

Zoning: Open Space Recreation/Conservation	**Wetlands:** Tidal

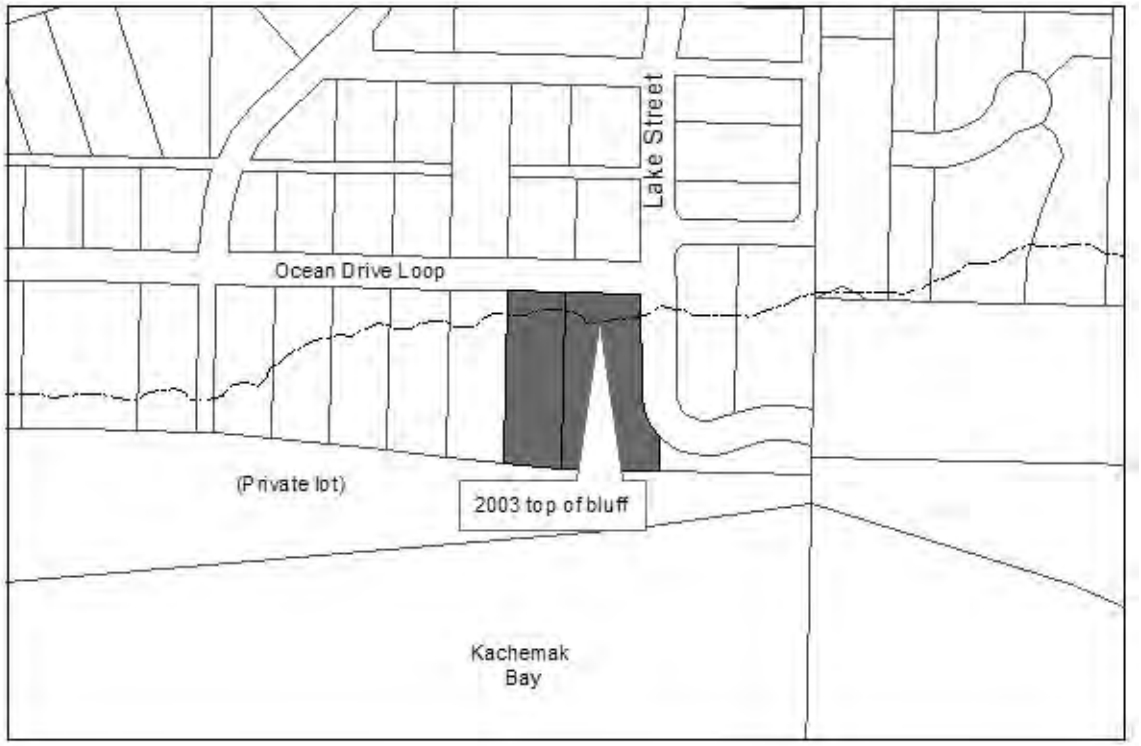
Infrastructure: No infrastructure

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

2012 Mariner Park driveway was relocated to the north.

Resolution 15-030(A): designate as park.
2016: new campground office located at Mariner Park.
12/2018: Relocated mouth of Slough away from Campground area

Finance Dept. Code:

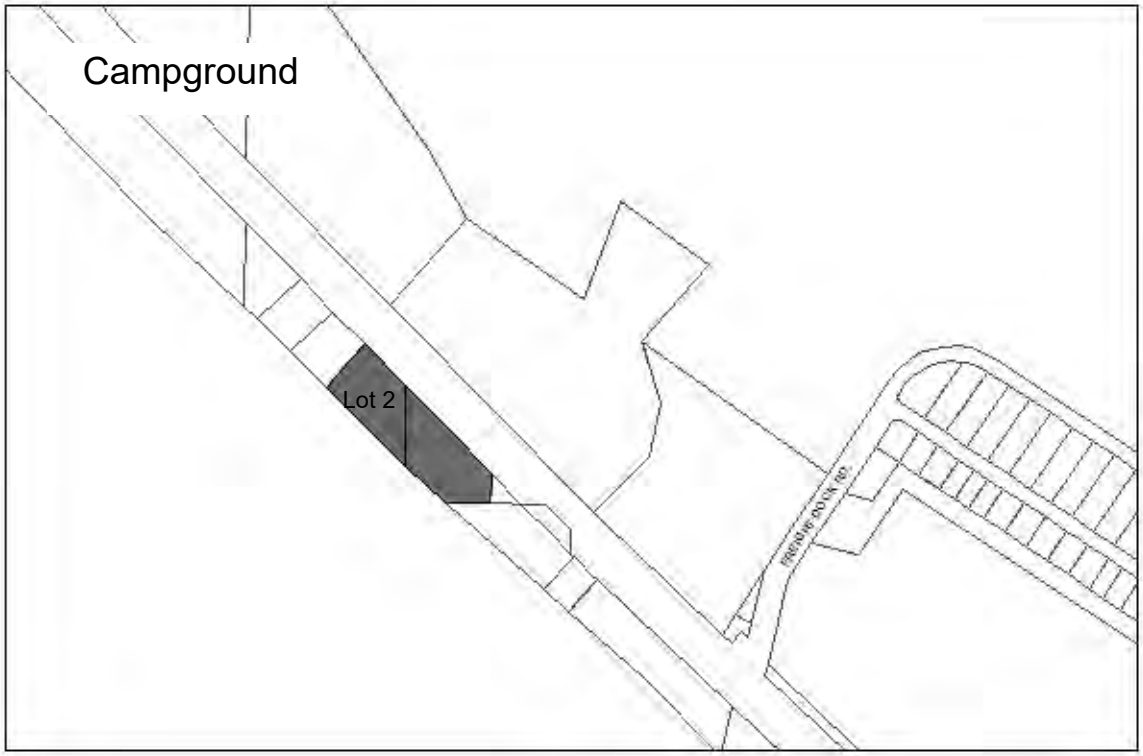


Designated Use: Open Space (Resolution 2018-035)
Acquisition History: Tax foreclosure (seawall) KPB Ord 02-41

Area: 1.66 acres	**Parcel Number:**177177-06, 07
2019 Assessed Value: $4,700 (combined value)	
Legal Description: Lot 43 and 44, Oscar Munson Subdivision	
Zoning: Rural Residential	**Wetlands:** Most of these lots are tidal and critical habitat.
Infrastructure: Gravel road, water and sewer, natural gas, seawall.	

Notes: These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and SAD assessments on these properties. Contact Finance for payoff amounts.

Finance Dept. Code:



Designated Use: Camping
Acquisition History:

Area: 3.92 acres (2.1 and 1.82 acres)	**Parcel Number:** 18103101, 02

2019 Assessed Value: $512,300

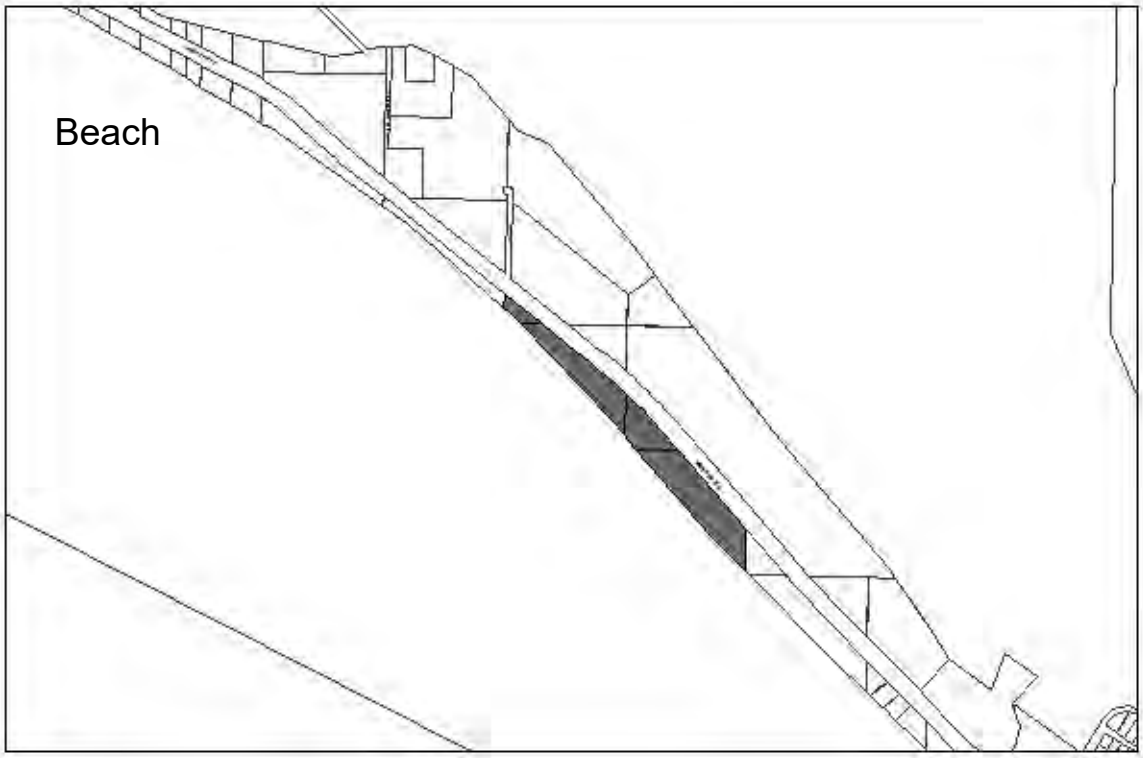
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

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

2019 Assessed Value: $22,500

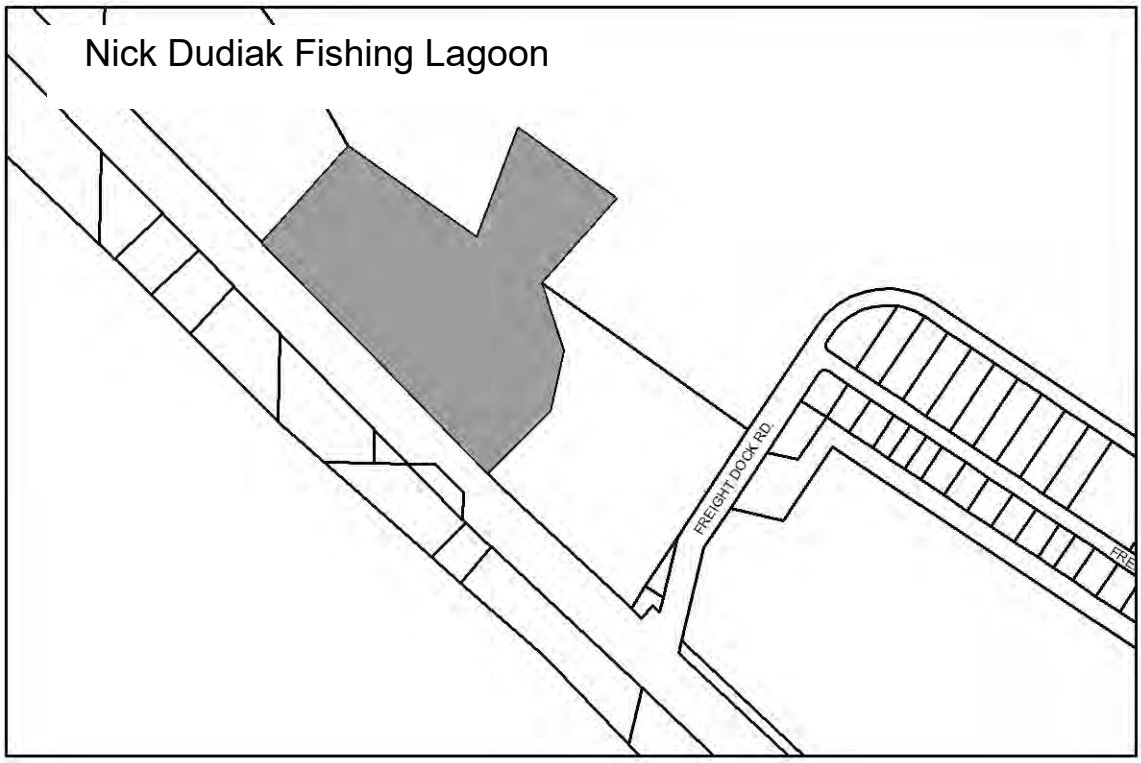
Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

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

2019 Assessed Value: $2,482,600

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

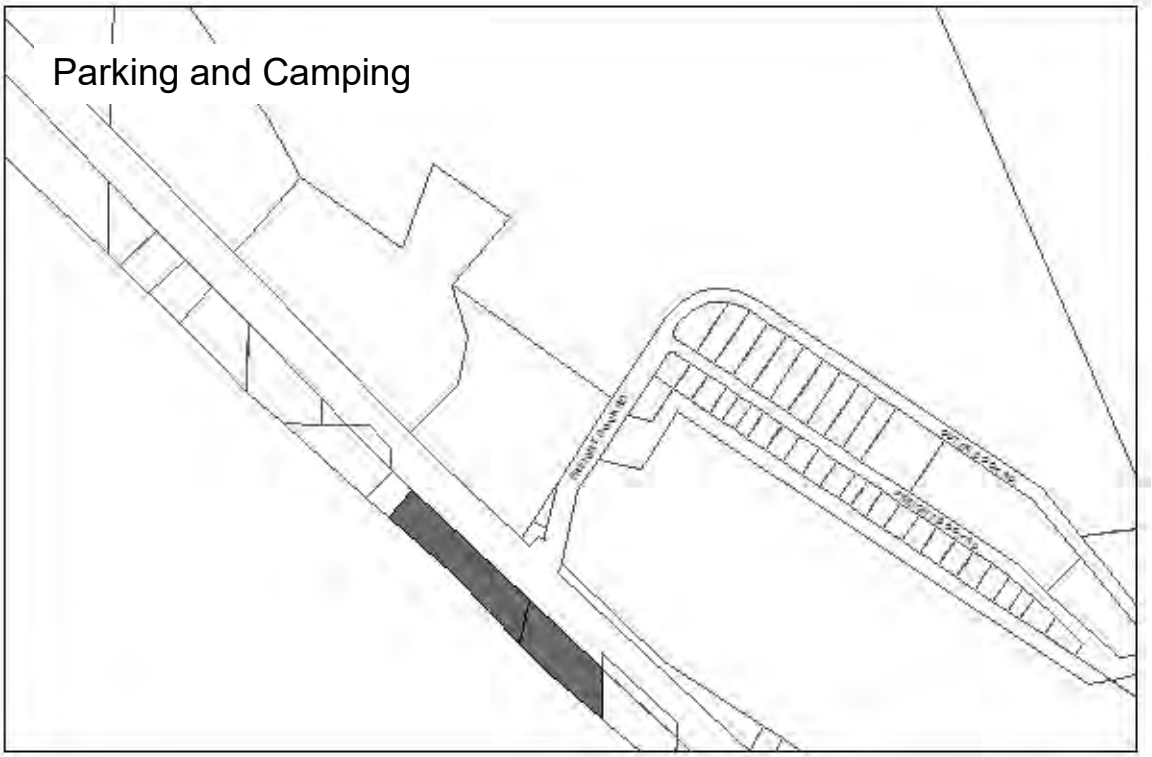
Zoning: Open Space Recreation	**Wetlands: N/A.** Portions in floodplain.

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

Notes:

- Dredged in 2012
- 2016 construction of Kachemak Bay Water Trail shelter
- 2016 new fish cleaning tables built (ADFG funded)
- 2018: paved trail extended to fish cleaning tables and water trail pavilion. ADA campsites constructed.

Finance Dept. Code:



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

Area: 5.7 acres	**Parcel Number:** 18103301, 18103108

2019 Assessed Value: $665,900

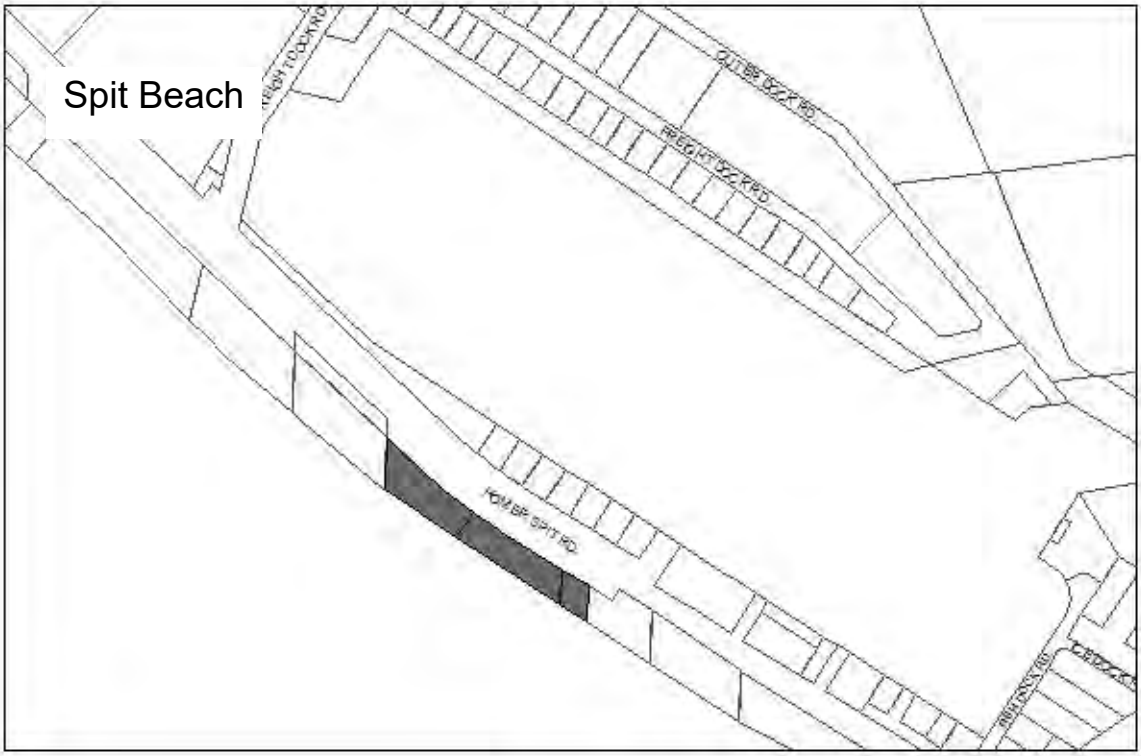
Legal Description: Homer Spit Amended Lots 7 and 9

Zoning: Open Space Recreation	**Wetlands:** N/A

Infrastructure: Paved Road

Continued erosion of campground area

Finance Dept. Code:

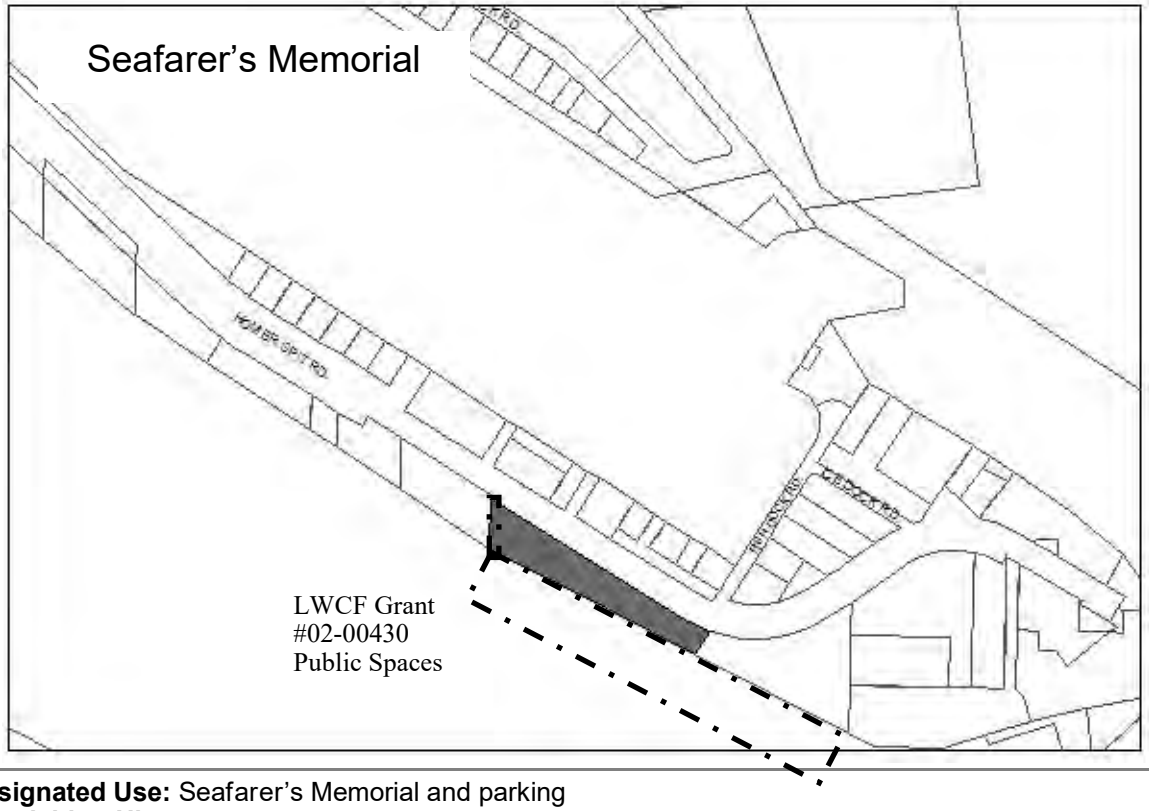


Designated Use: Open Space Recreation
Acquisition History: Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

Area: 2.36 acres	**Parcel Number:** 181033 4, 5, 6
2019 Assessed Value: $450,800	
Legal Description: Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.	
Zoning: Open Space Recreation	**Wetlands:** N/A
Infrastructure: Paved Road	

Notes:

Finance Dept. Code:



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

Area: 2.52 acres	**Parcel Number:** 18103401

2019 Assessed Value: $144,400

Legal Description: Homer Spit Amended Lot 31

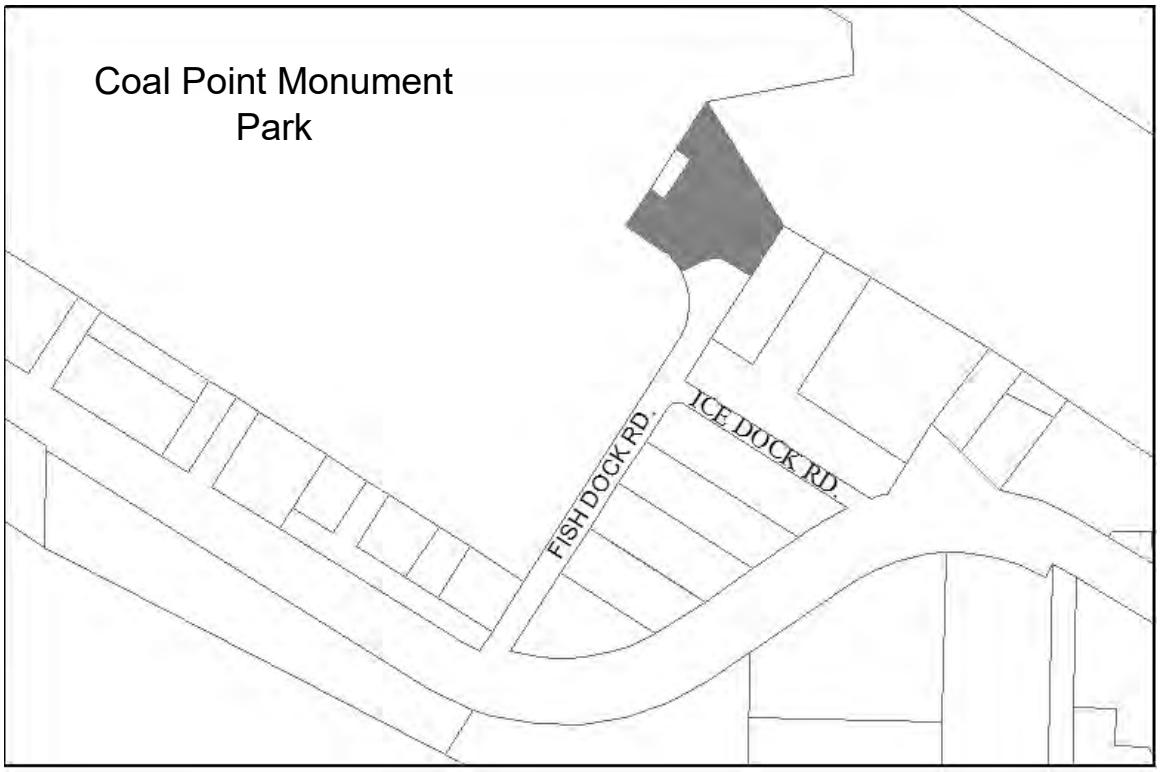
Zoning: Open Space Recreation	**Wetlands:** N/A

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.

Finance Dept. Code:



Designated Use: Park
Acquisition History:

Area: 1.09 acres	**Parcel Number:** 18103426

2019 Assessed Value: $255,800

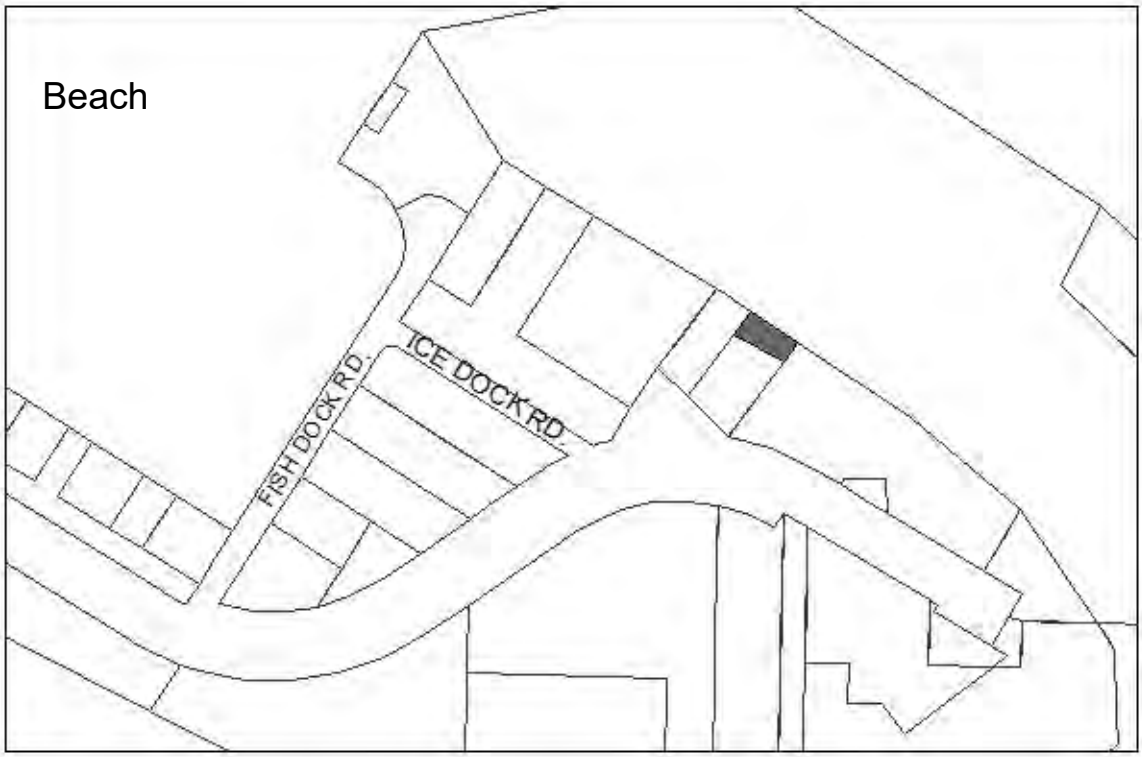
Legal Description: LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921

Zoning: Marine Industrial	**Wetlands:**

Infrastructure: gravel parking area

Notes:

Finance Dept. Code:



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

Area: 0.11 acres	**Parcel Number:** 18103446

2019 Assessed Value: $169,900

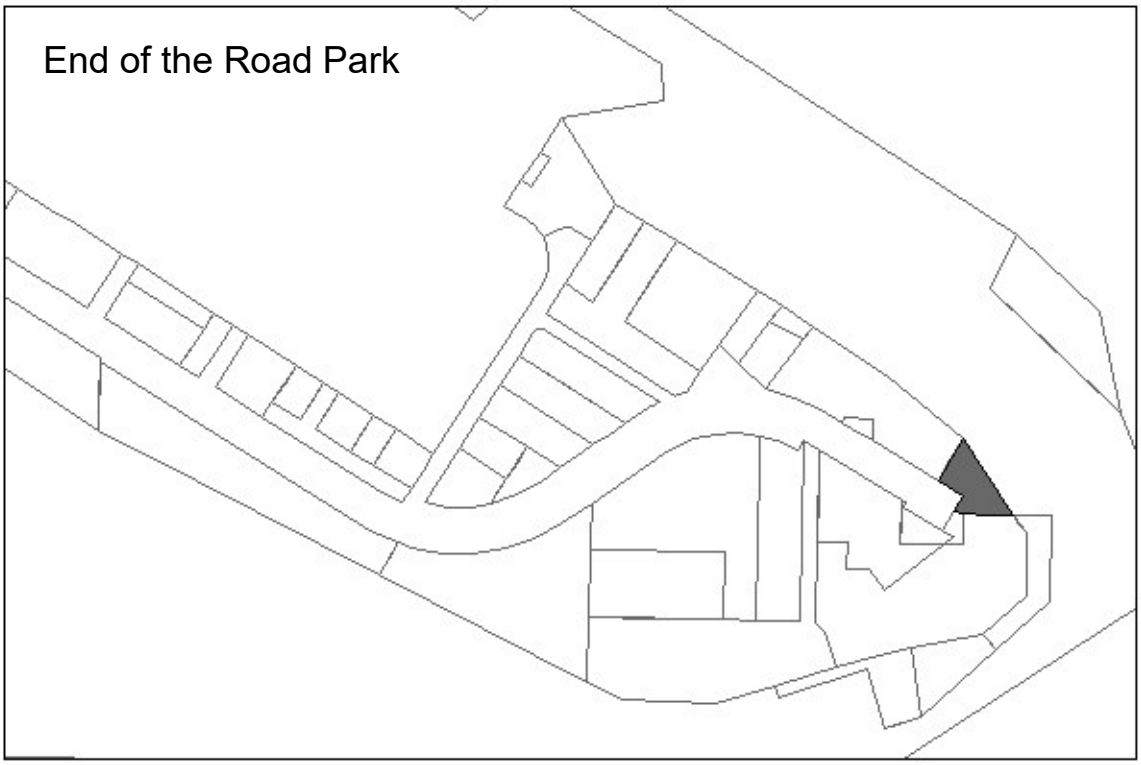
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

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:

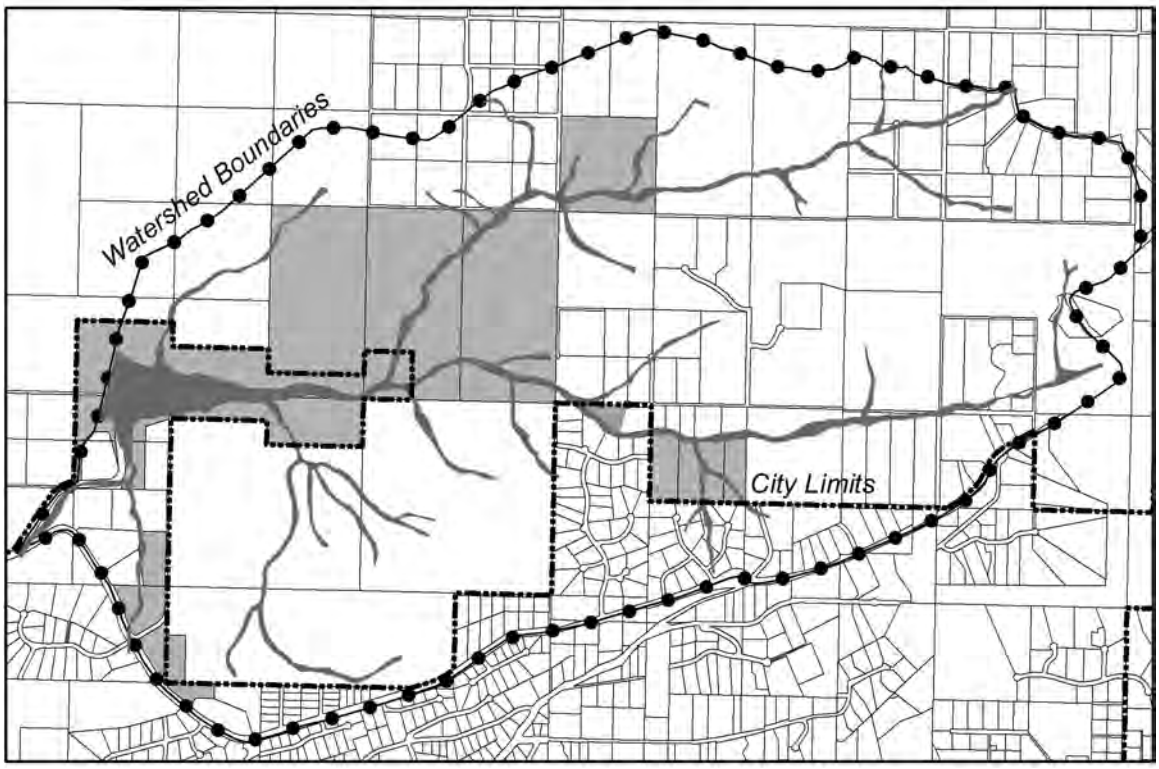
Area: 0.43 acres	**Parcel Number:** 18103448
2019 Assessed Value: $319,300	
Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	
Zoning: Marine Industrial	**Wetlands:** N/A
Infrastructure: Water, sewer, paved road access	**Address:**

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

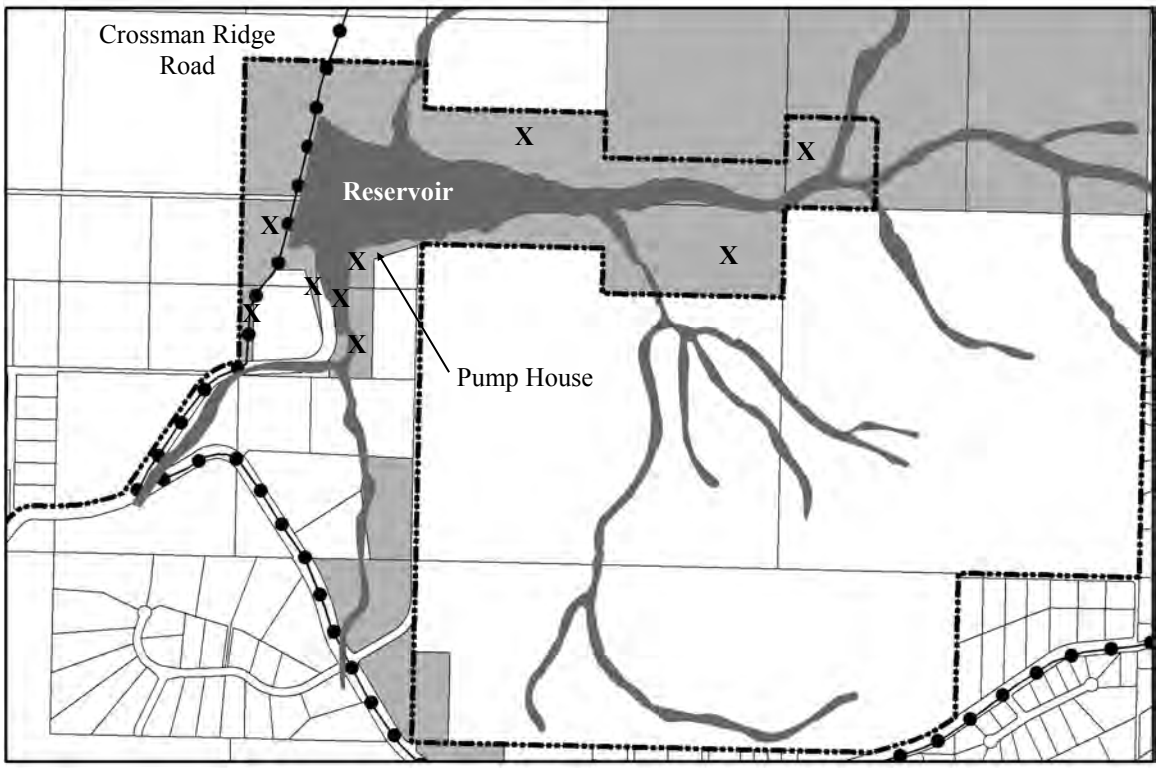
Finance Dept. Code:

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 acres with an assessed value in 2016 of $5,067,300. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.



Section updated November 29, 2017

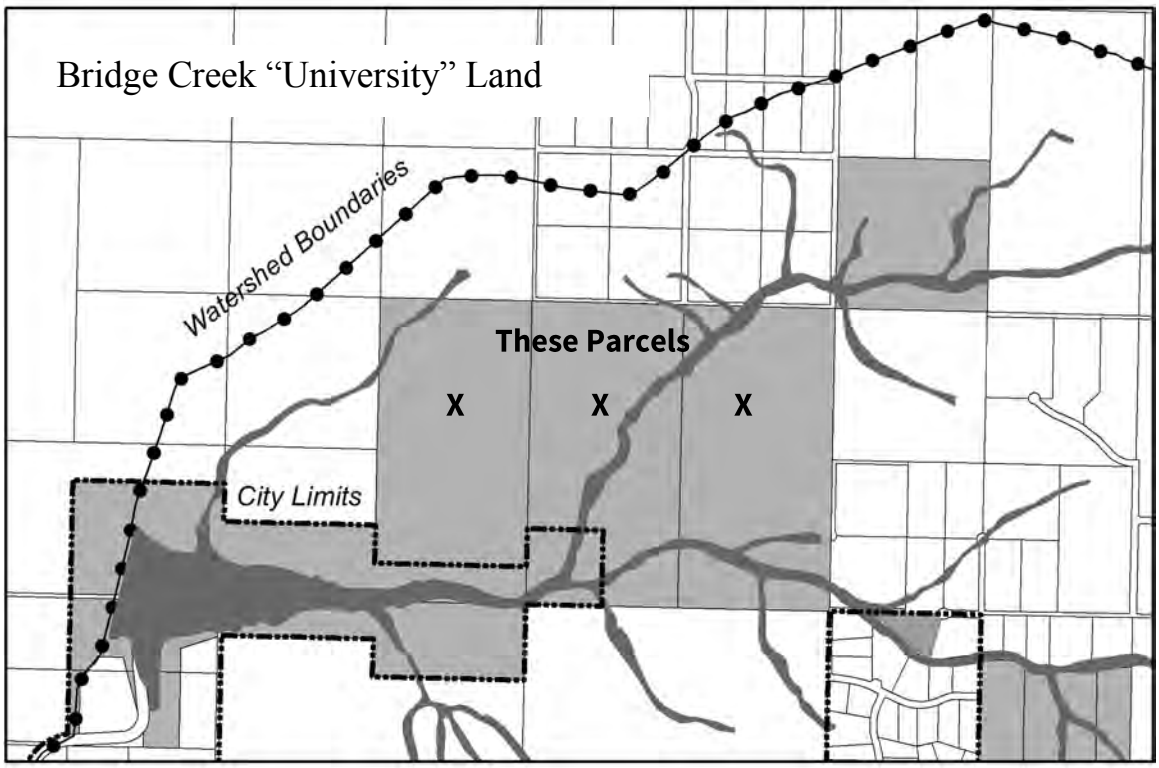


Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

Area: 120.9 acres **Zoning**: Conservation **2015 Assessed Value:** $323,800

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

Finance Dept. Code:



Designated Use: Bridge Creek Watershed Property
Acquisition History: Ordinance 2003-7(A). Purchased from UAA.

Area: 220 acres	**Parcel Number:**173 052 34, 35, 17305120

2015 Assessed Value: $184,100

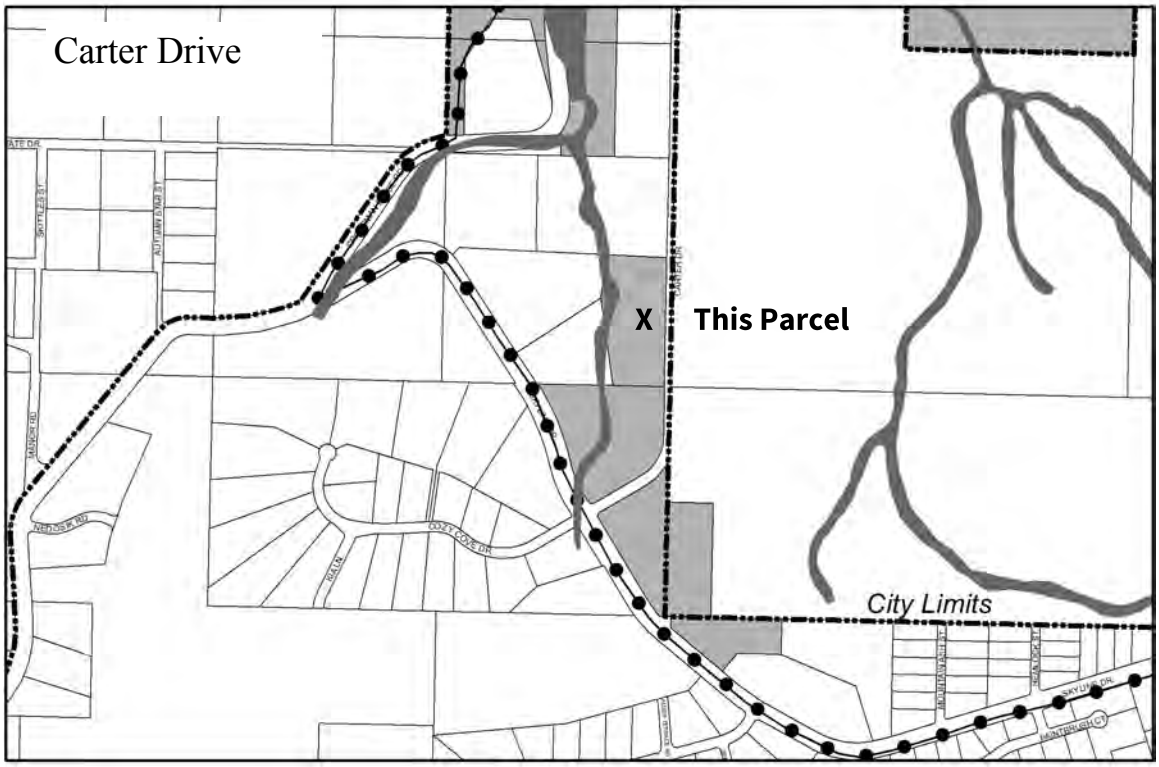
Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the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

Zoning: Bridge Creek Watershed Protection District. Not within City Limits.	**Wetlands:** Some wetlands. Bridge Creek flows through the property.

Infrastructure: None. Limited legal and physical access.

Notes:
Paid $265,000 for land in 2003.
Fire hazard mitigation conducted in 2011.

Finance Dept. Code:



Designated Use: A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality.
Acquisition History: Emergency Ordinance 2005-40, 2005-45.

Area: 5.93 acres	**Parcel Number:**173070760

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

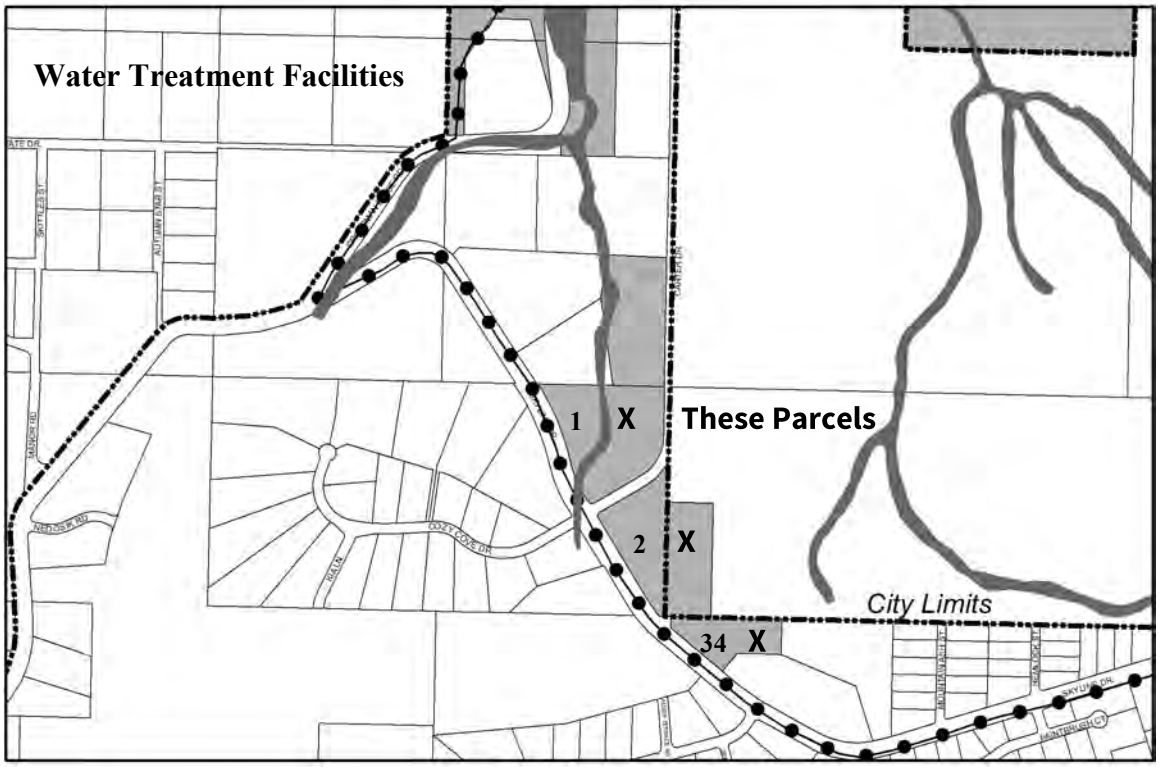
Legal Description: HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2

Zoning: Rural Residential, Bridge Creek WPD	**Wetlands:** Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Driveway access to property.

Notes: Property includes a small cabin.

Finance Dept. Code:



Designated Use: Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.
Acquisition History: Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin

Area: Lot 1: 7.83 acres Lot 2: 8.34 acres Lot 34: 3 acres	**Parcel Number:** 17307094, 95, 96, 17308034

2015 Assessed Value: Lot 1: land $45,600 Lot 2: Land $79,500, improvements $3,343,300
Lot 34: land $42,300, Improvements $677,500,

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

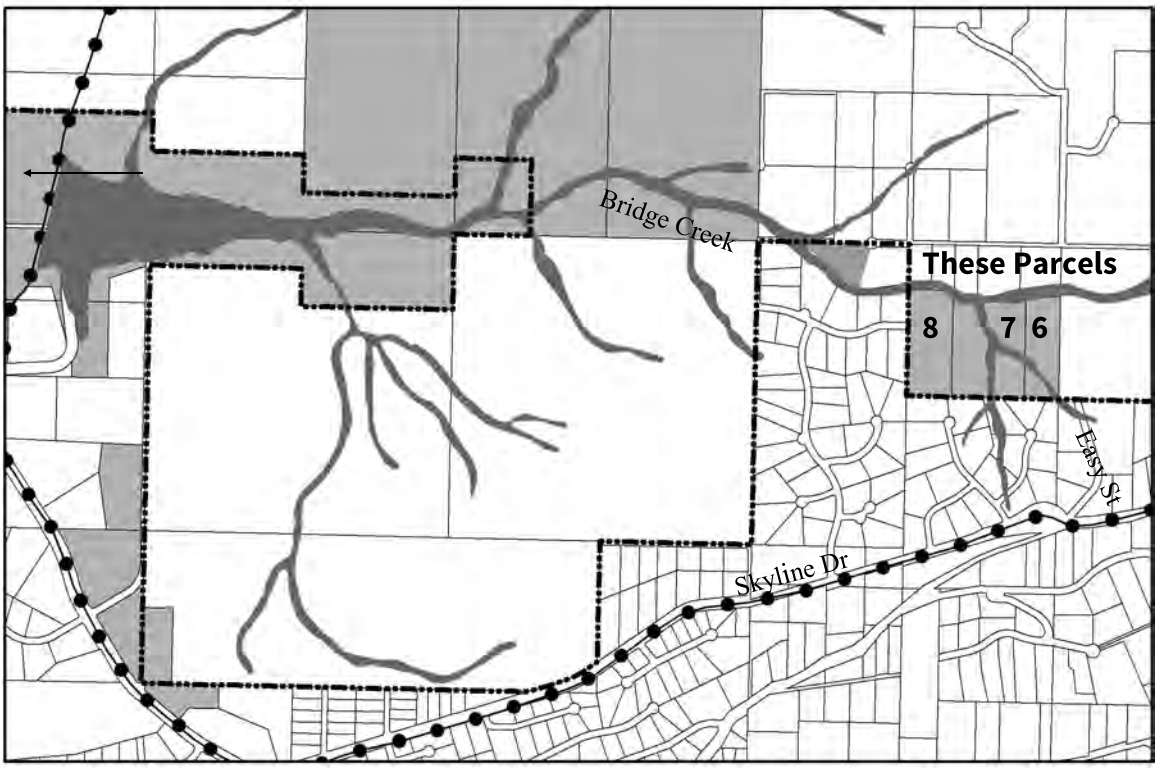
Zoning: Rural Residential, Bridge Creek WPD	**Wetlands:** Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Paved road, electricity

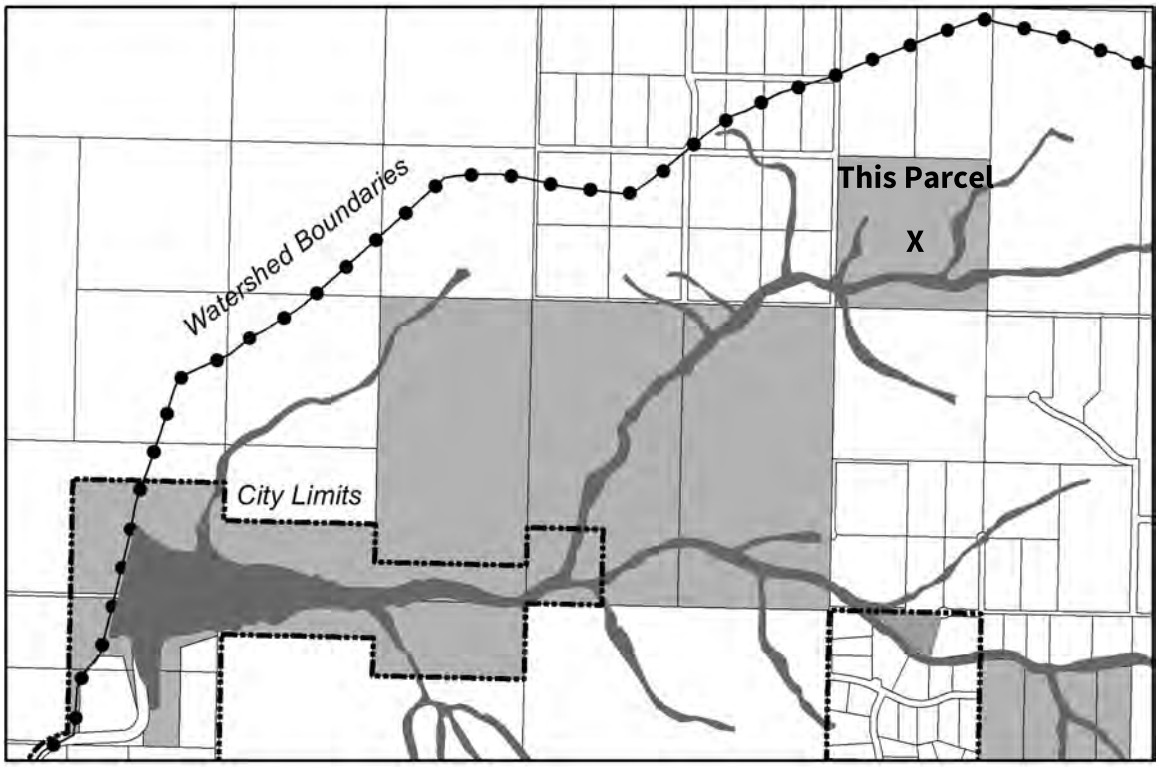
Notes:

Bulk of Lot 1 purchased in 2010, Ord 10-21, $90,000. 184 Skyline Dr
Former water treatment plant site. A fire station/equipment storage was constructed in 2014.
Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant.
Lot 34 is the site of a 1 million gallon water tank.

Finance Dept. Code:



Designated Use: Watershed Protection Purposes **Acquisition History:** Ordinance 2009-08(A)	
Area: Lot 6: 6.91 acres, Lot 7: 13.38 acres Lot 8: 8.89 acres Total: 28.81 acres	**Parcel Numbers:** 1736600 6, 7, 8
2015 Assessed Value: $185,700 (all lots)	
Legal Description: Lots 6,7 and 8, Roehl Parcels Record of Survey Amended	
Zoning: Not in city limits.	**Wetlands:** about half the land is wetland. Bridge Creek is the northern boundary of these lots.
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
Notes: Lots purchased 2/25/09 Lot 6, $58,735, recorded document 2009-000612-0 Lot 7, $113,730, recorded document 2009-000613-0 Lot 8, $75,565, recorded document 2009-000611-0 Total Cost: $248,030 The northern lot line of these lots is bridge creek, and meanders as the creek meanders.	
Finance Dept. Code:	



Designated Use: Public Purpose, Watershed Protection Purposes (Reso 16-043 Ord 16-19)
Acquisition History: Tax foreclosure from KPB, Ordinance 15-15,

Area: 40 acres	**Parcel Numbers:** 17305219

2015 Assessed Value: $47,200

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

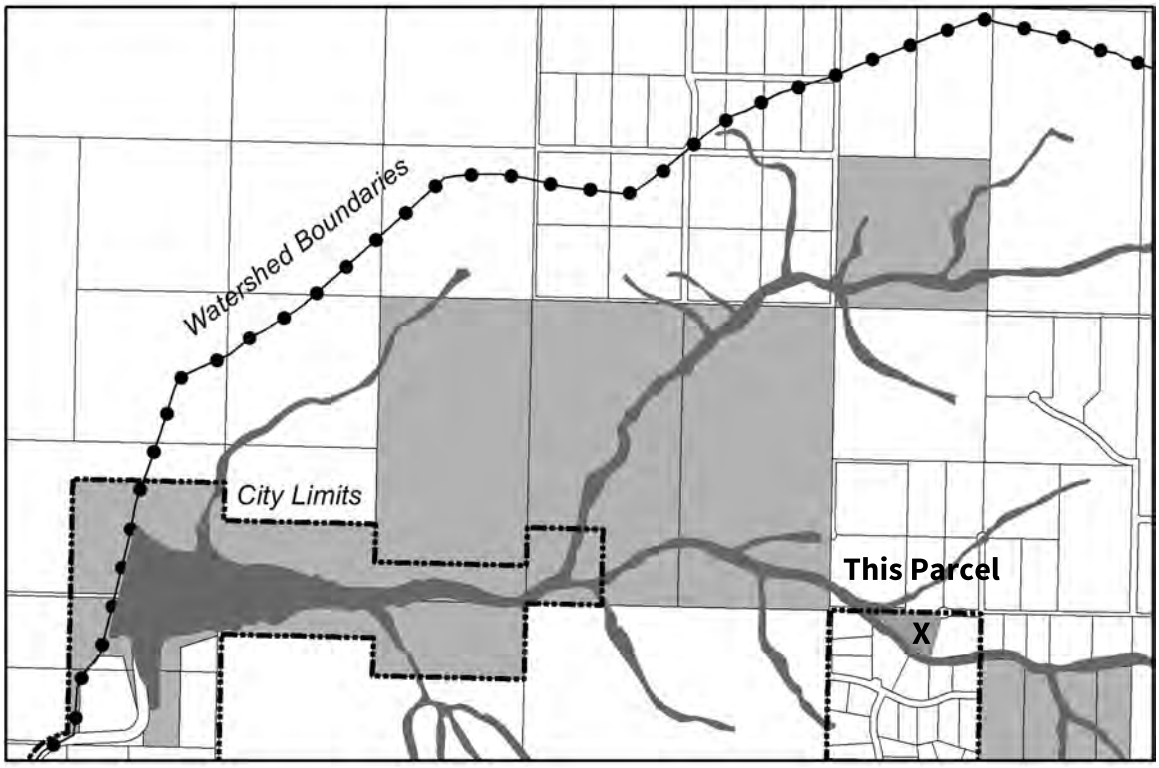
Zoning: Not in city limits, part of the Bridge Creek WPD.	**Wetlands:** about half the land is wetland. Bridge Creek is the northern boundary of these lots.

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

Notes:

Purchase cost: $2,805.21 in 2015.
Legal and physical access to this property is difficult. Bridge Creek flows through a ravine along the bottom third of the lot, and the property is generally steep.

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

2017 Assessed Value: $45,200 (high)

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

Zoning: RR,and part of the Bridge Creek WPD.	**Wetlands:** Lot is all wetlands. Bridge Creek runs thorugh the valley on the south side of the lot.

Infrastructure: Access by foot or ATV via a section line and undeveloped right of way.

Notes:

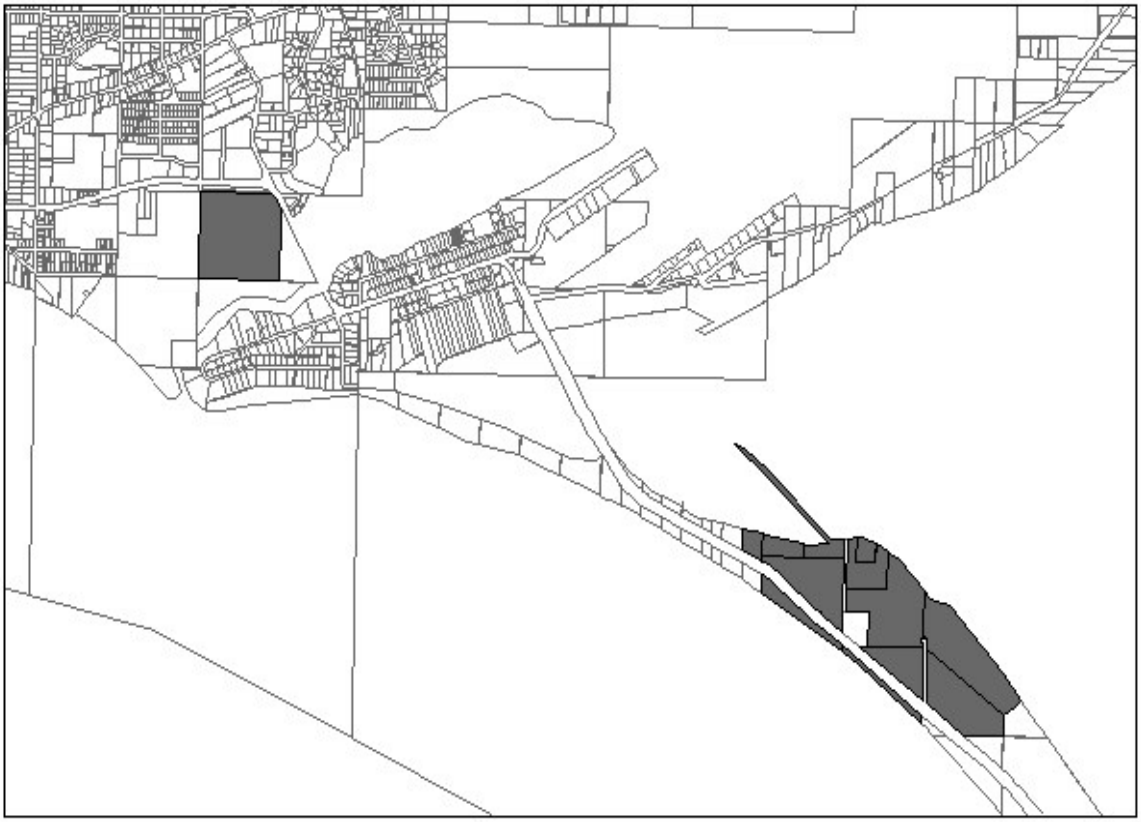
Purchase cost: $21,000 in 2017.

Finance Dept. Code:

Homer Conservation Easement Lands

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

Total acreage: 172.34 acres.



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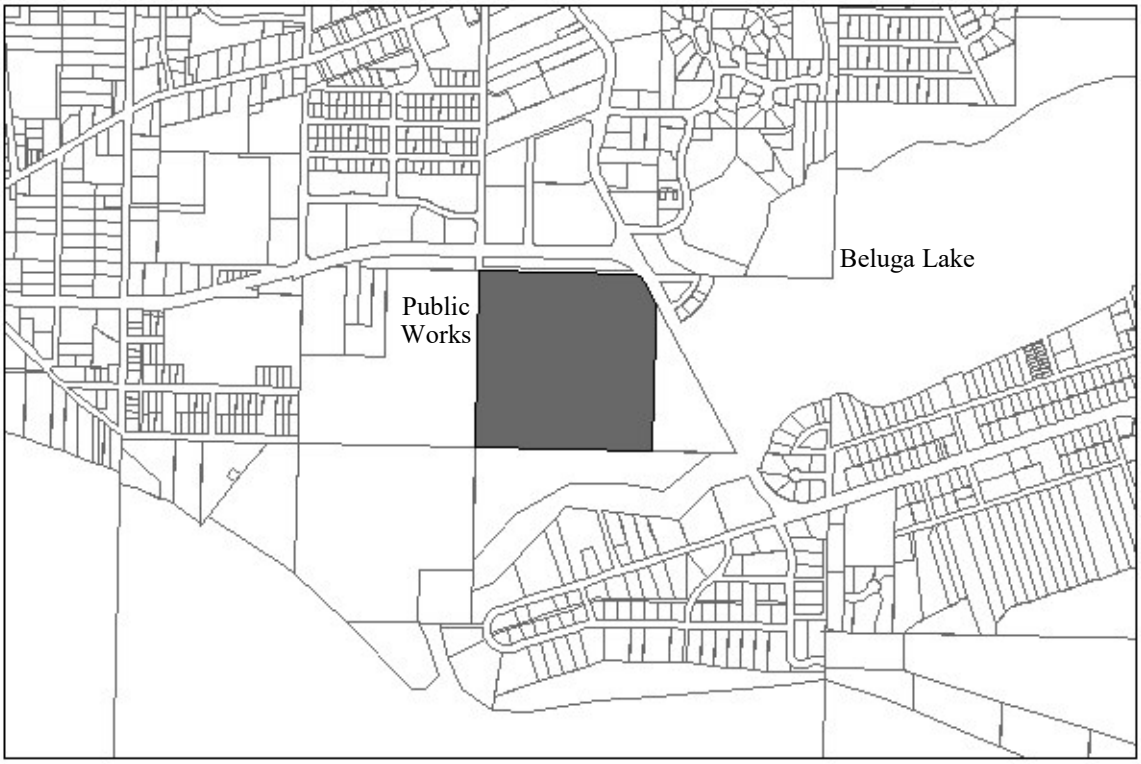


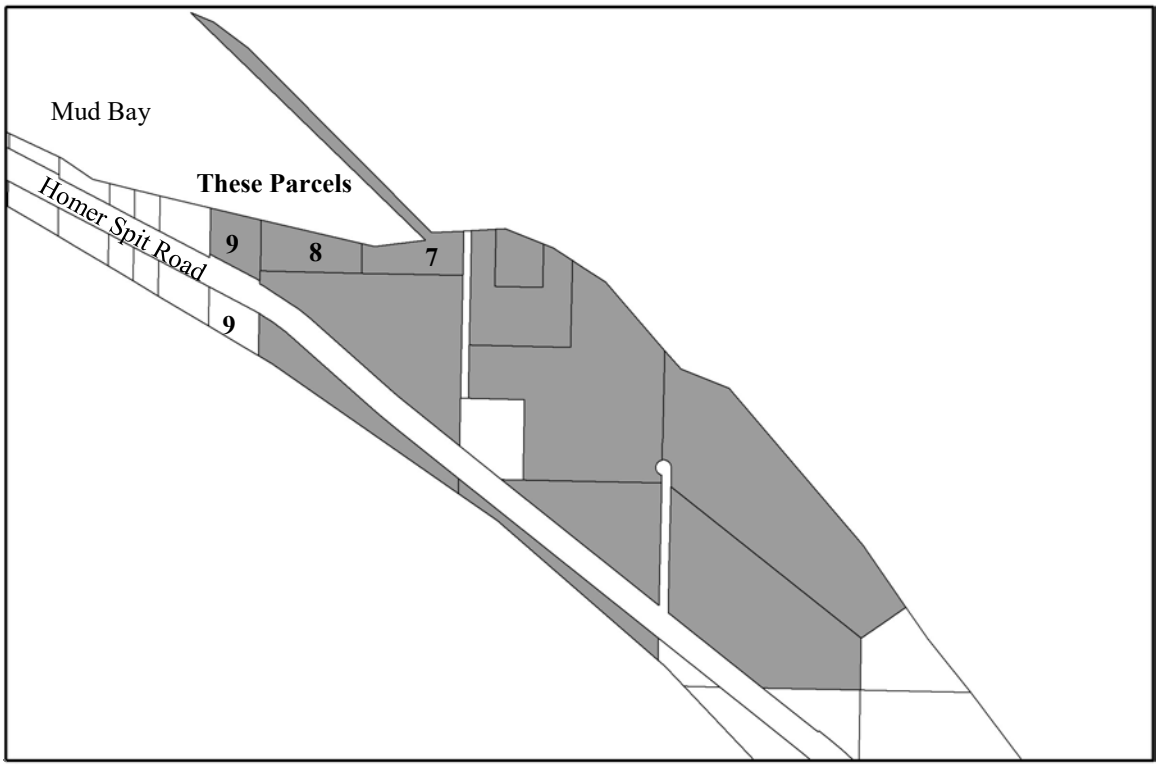
Designated Use:
Acquisition History: EVOS purchase and conservation easement.

Area: 39.24 acres	**Parcel Number:**17714006
2019 Assessed Value: $13,900	
Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
Zoning: Conservation	**Wetlands:** Beluga Slough Estuary

Notes:

- Conservation Easement document recoded in Book 0275, Page 243, Homer Recording District, 4/21/98.
- Parcel is within a FEMA-mapped floodplain.
- Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network

Finance Dept. Code: 392.0013



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

Area: Lot 7: 7.1 acres Lot 8: 3.94 acres Lot 9: 3.00 acres Lot 9 S of Road: 2.16 acres (no EVOS Conservation Easement)	**Parcel Number:**181020 02, 01, 18101023, 24

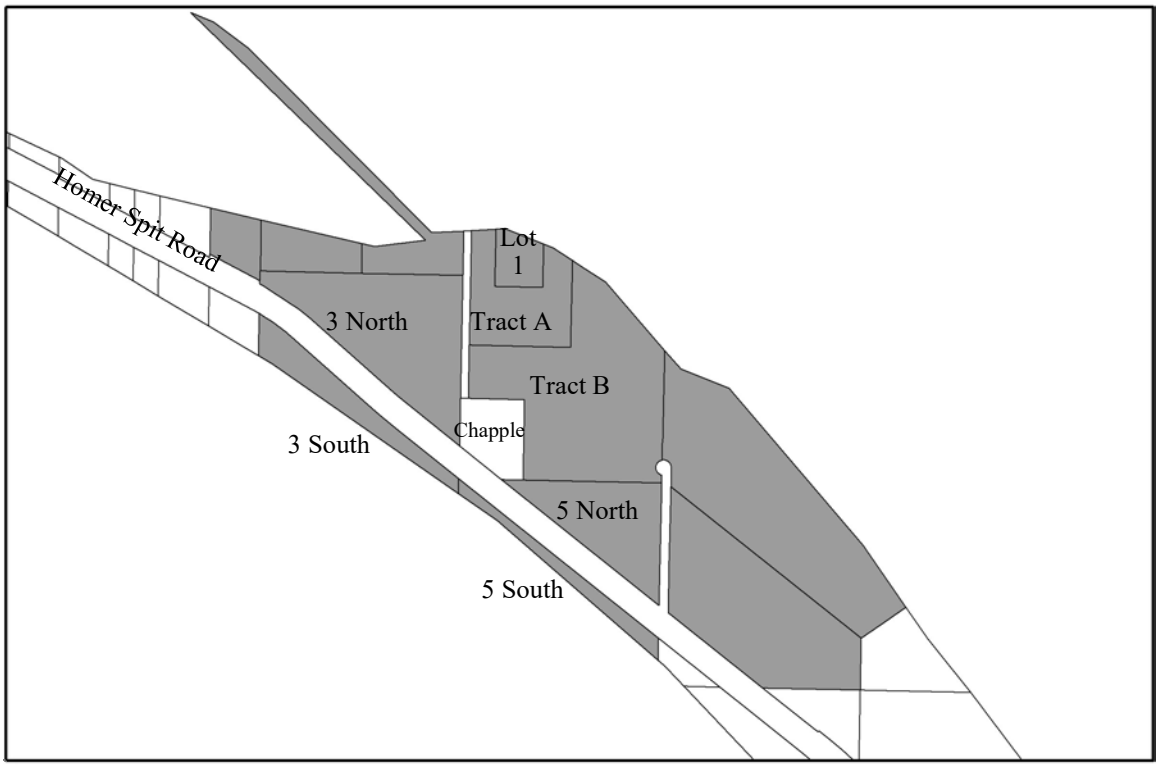
2019 Assessed Value: Lot 7: $5,200 Lot 8: $94,600 Lot 9: $160,500 Lot 9S: $3,800

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 7and 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

2017 Assessed Value: Total: $281,800

Legal Description: T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

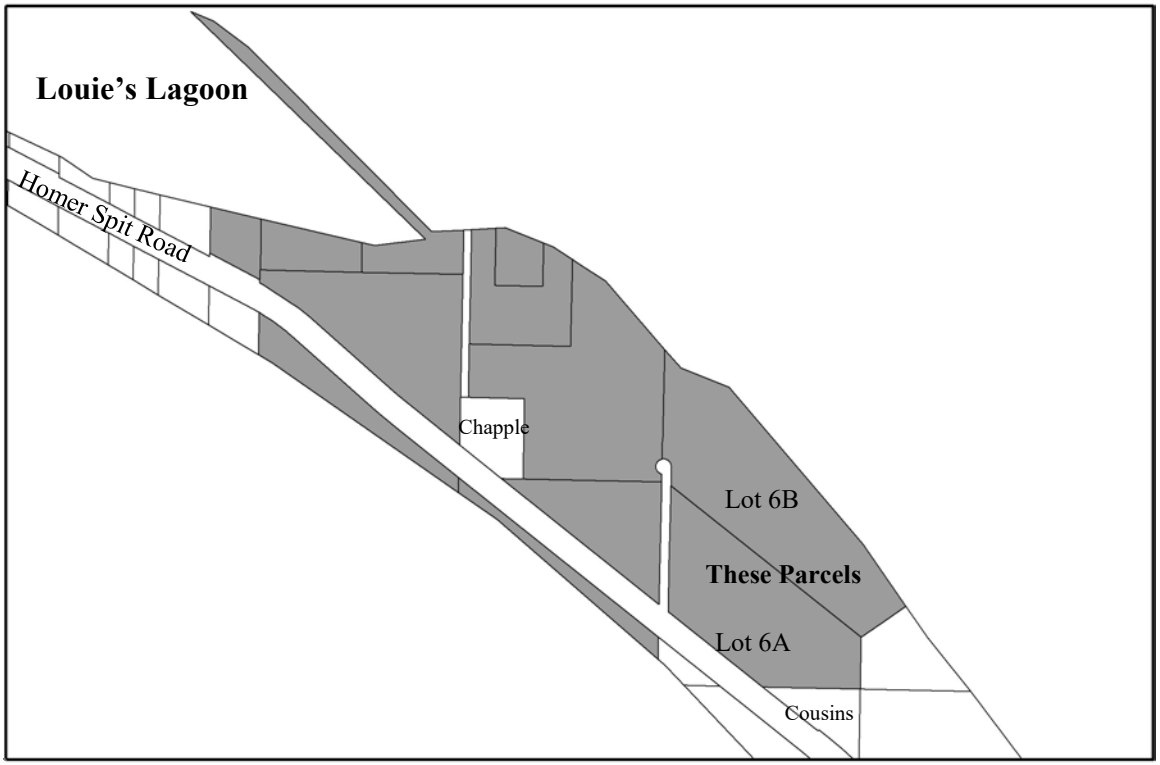
- 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
- THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
- PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
- 0770055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

Zoning: Conservation South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.	**Environment:** State Critical Habitat Area below 17.4 ft. mean high tide line.

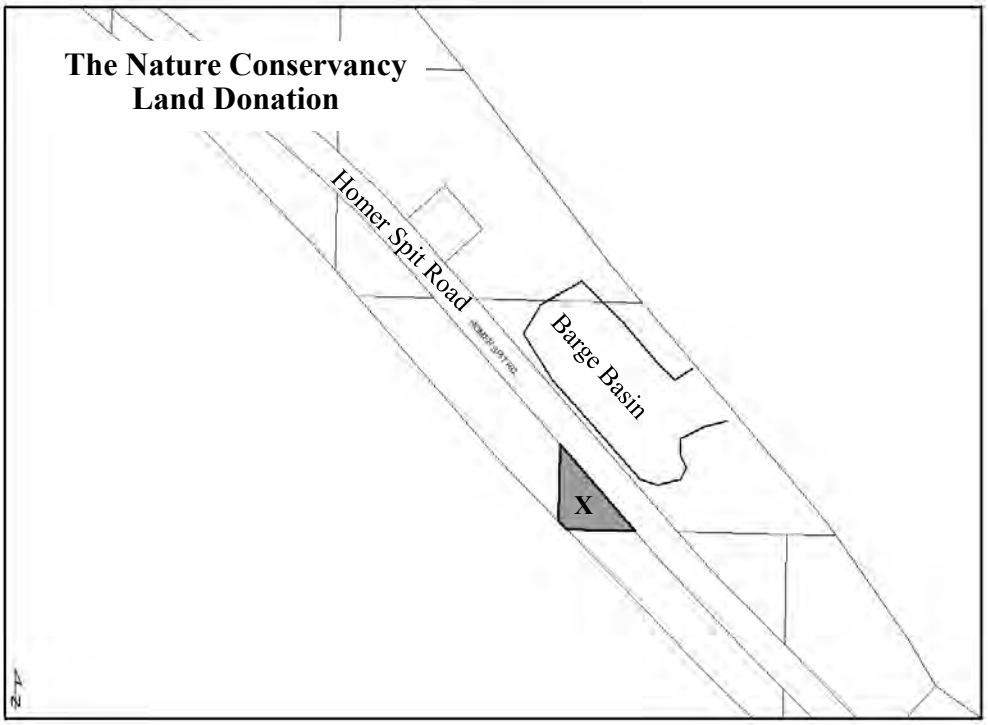
Notes:

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

Finance Dept. Code:



Designated Use: **Acquisition History:** EVOS purchase and conservation easement.	
Area: Total: 45.47 acres	**Parcel Number:** 181-020 - 18, 19
2019 Assessed Value: Total: $202,400	
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
2019 Assessed Value: $56,500	
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.

Finance Dept. Code:

City Lands

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	8.34	Hillstrands Homestead Lot 2	F-5

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
17513328	3859 BARTLETT ST	0.25	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B	E-11
17513329		0.85	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
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
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
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

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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
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

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-3
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
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

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	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
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

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-5
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-5
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-6
Harbor Overslope				A-4

2020 Land Allocation Plan
Spit Map

Legend

- Parking
- City Land
- Parcels
- Overslope

Parcels

2020 Allocation - Section

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

City property outlined in red.
Photo taken in 2013.
Property lines are not exact - use with care
P & Z 2/19/20 JE