

2025 Land Allocation Plan City of Homer

Adopted by Resolution 25-081



Beluga Lake, Dock at Ben Walters Park

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Appendix - Homer Harbor Map

Statement of Purpose:

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

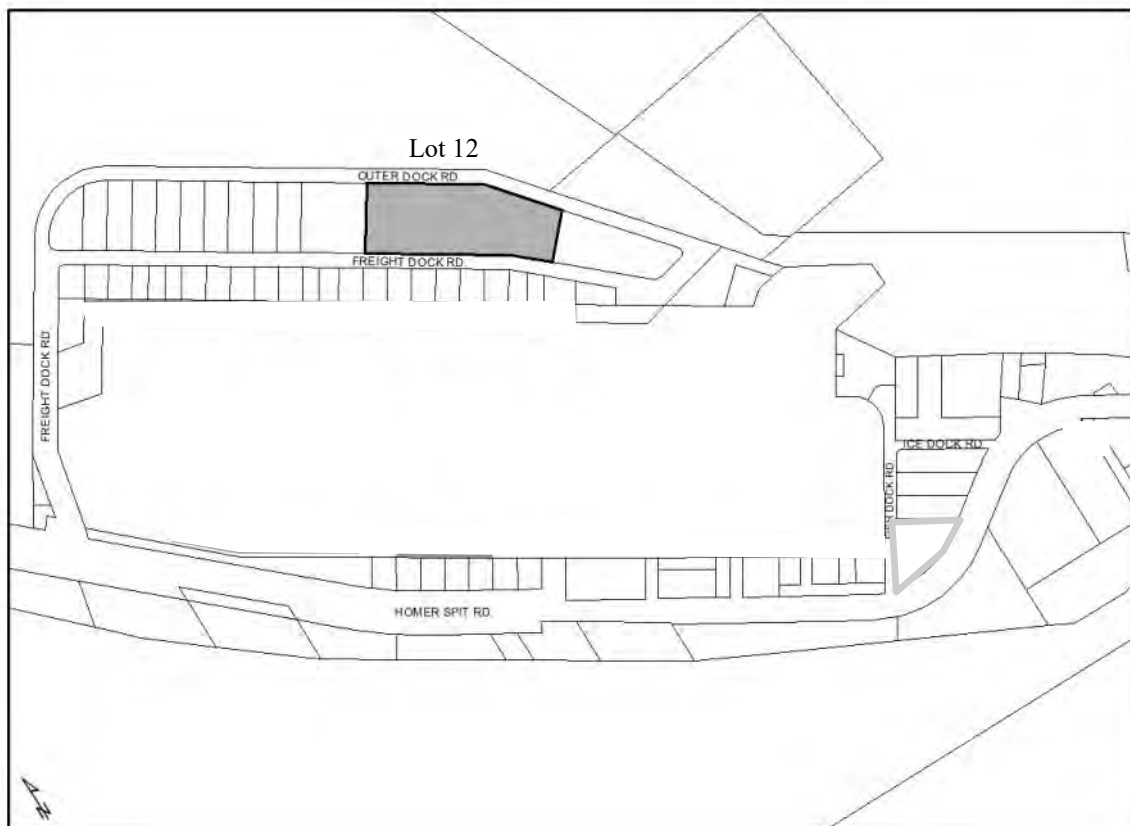
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

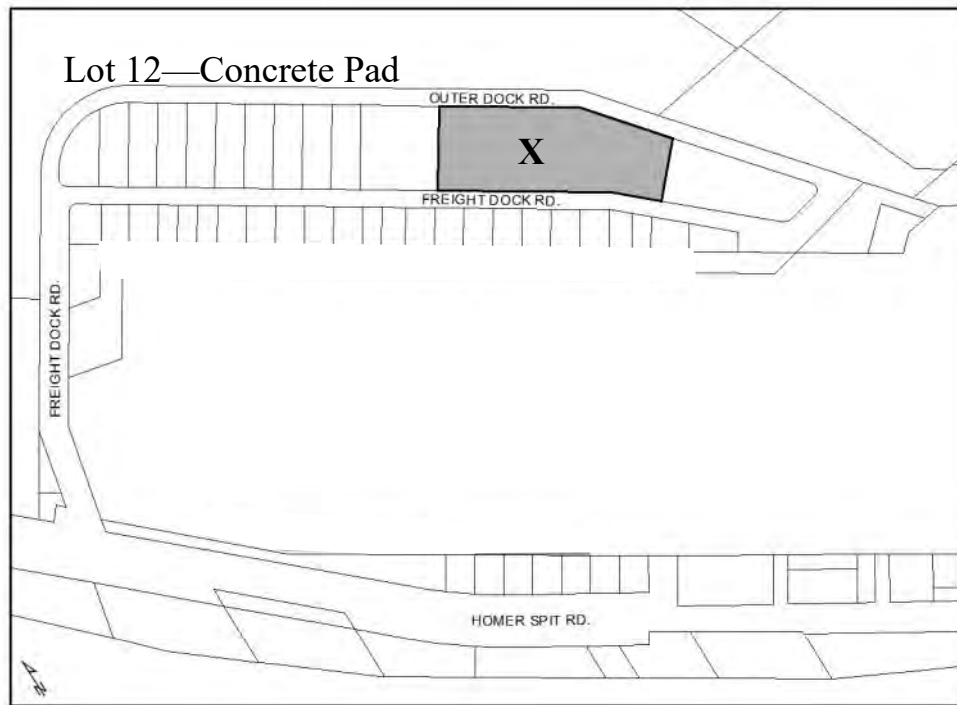
Section A

Lands available for lease

The following lots, and select areas within the Homer Airport are available for lease in 2025. Lease procedures follow the City of Homer City Code, Title 18.

The Port and Harbor Office provides information on long term leasing at the Homer Airport Terminal and on the Homer Spit. This includes short and long term leases and license agreements, such as vending machines, and bike rentals. For more information, contact 907-235-3160.





Designated Use: Lease
Acquisition History:

Area: 5 acres

Parcel Number: 18103220

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 23-032 to Alaska Scrap and Recycling 8 year lease with two one year options for renewal.

Prior to a long-term lease the site is appraised. The appraised lease rates for up-lands is approximately \$1.05 per square foot, per annum. Lease rates vary; contact the Port at 907-235-3160.

Homer Airport Terminal



Designated Use: Airport
Acquisition History:

Available for lease

- The Airport has ticket counter, cargo space and concession space available.
- Lease rates are approximately \$47 per square foot.

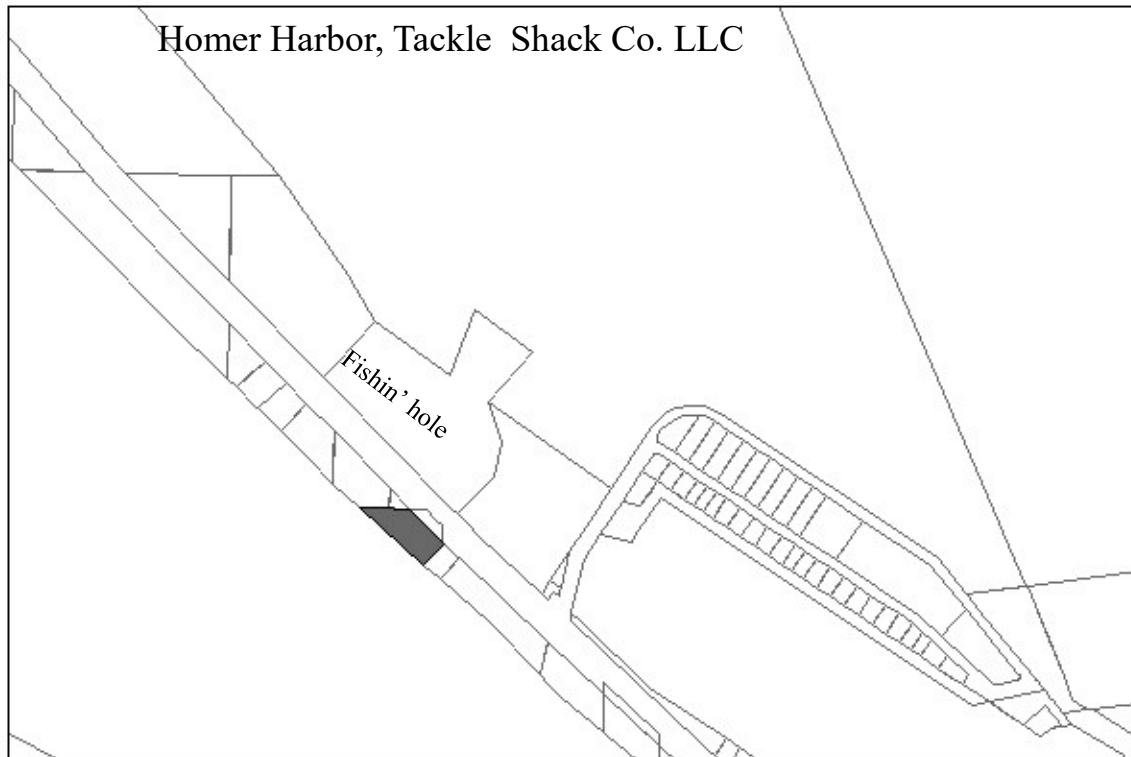
For more information, contact 907-235-3160.

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

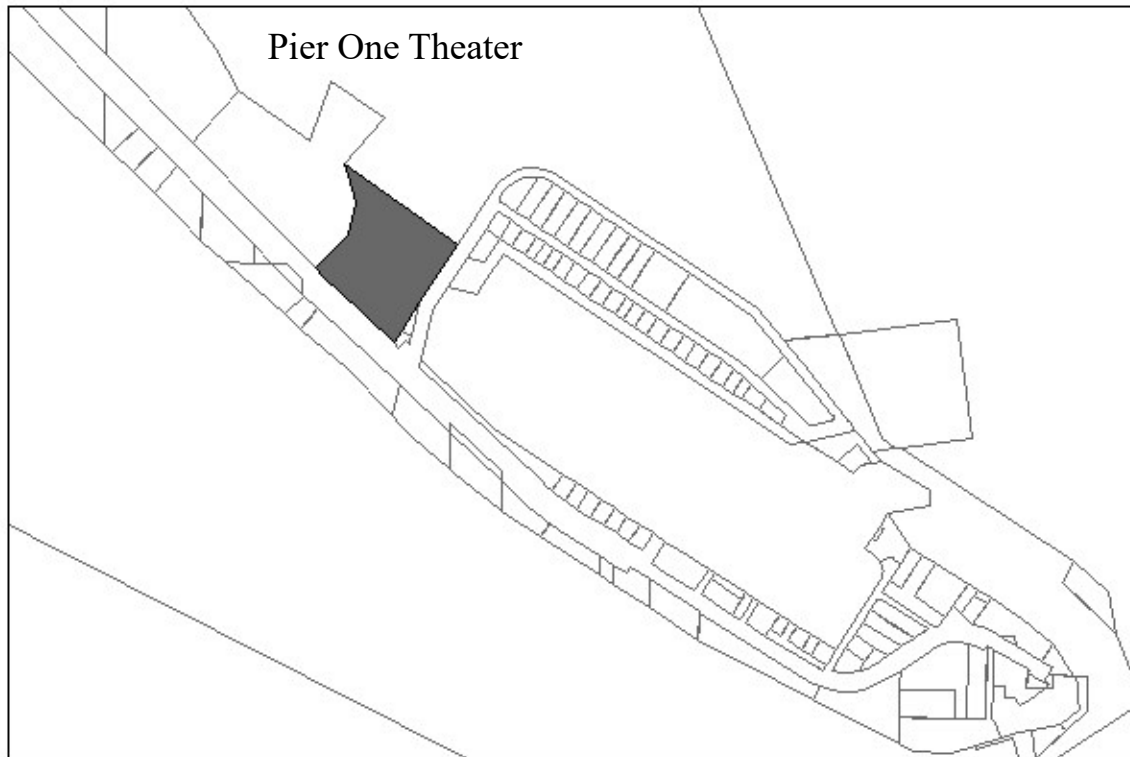
Infrastructure: Paved road, water and sewer.

Address: 3815 Homer Spit Road

Lease: Ord 25-26, exp 5/31/2041 with two 5 year options

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.
2019-2020, 2022-2023 continued erosion and parking lot damage. Fall 2024 significant road damage.

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

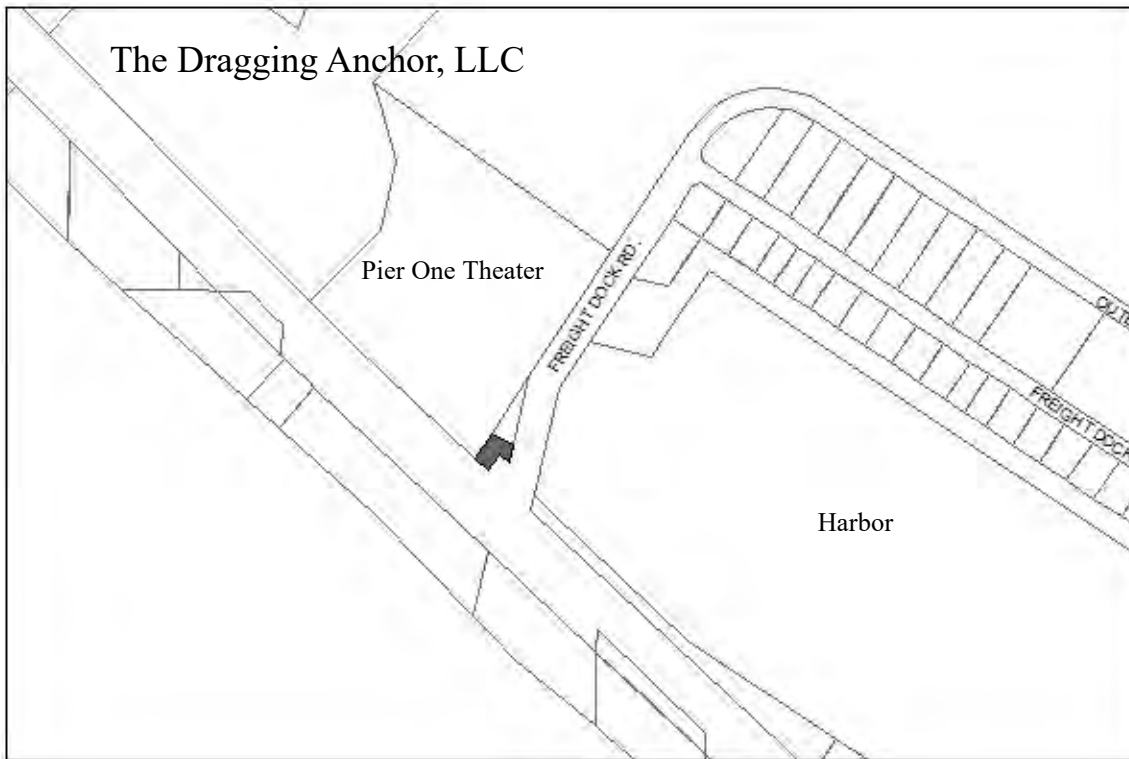
This is a large parcel that is used several ways.

- Large Vessel haul out and repair facility
- 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.
- Eel grass being surveyed as part of the harbor expansion project

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

Leased to: Pier One Theater, Resolution 21-060 5 year lease no options, expires in 2026.

Finance Dept. Code:



Designated Use: Leased Lands

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

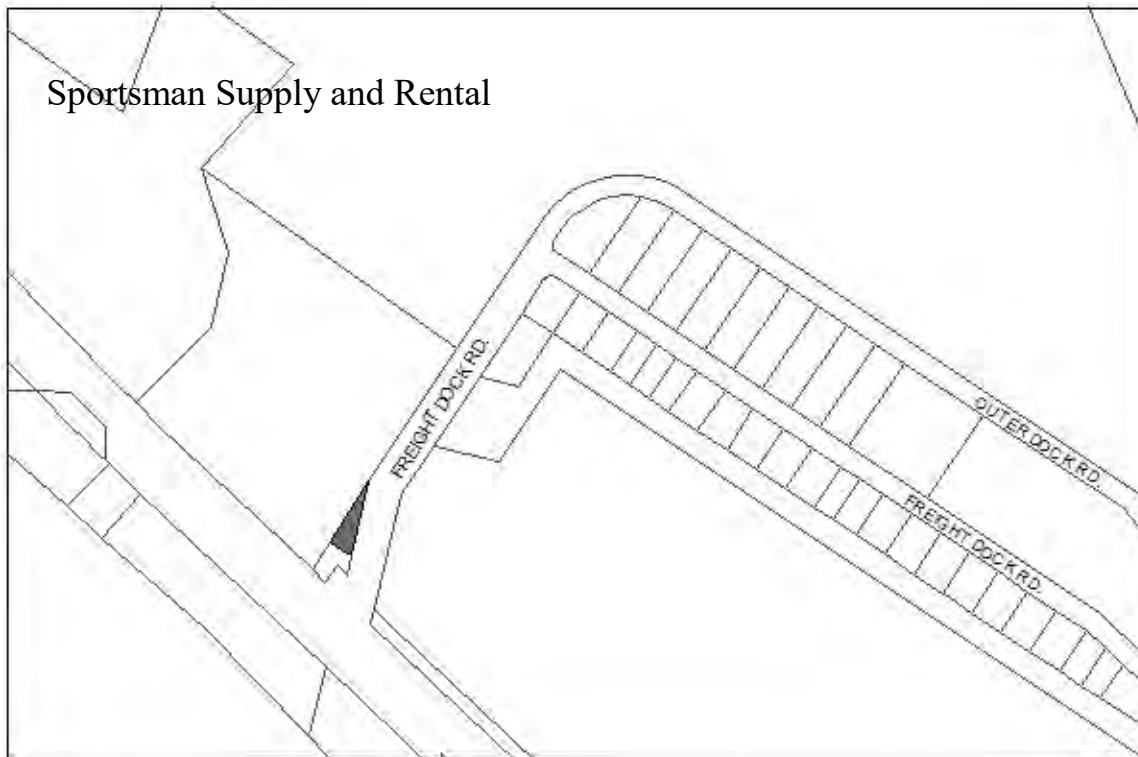
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 3978 Homer Spit Road

Leased: Resolution 25-006, lease expires 1/31/2045 with option to extend two terms of 5 years each.

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

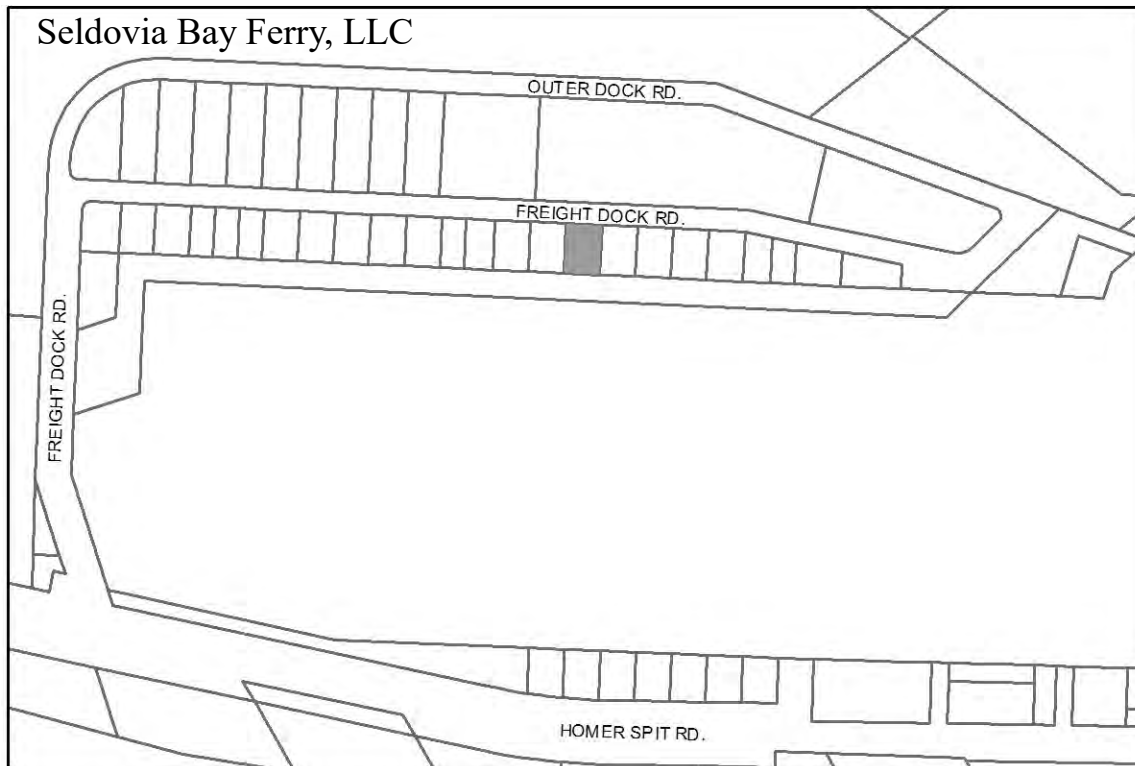
Wetlands: N/A

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. No options remain.

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

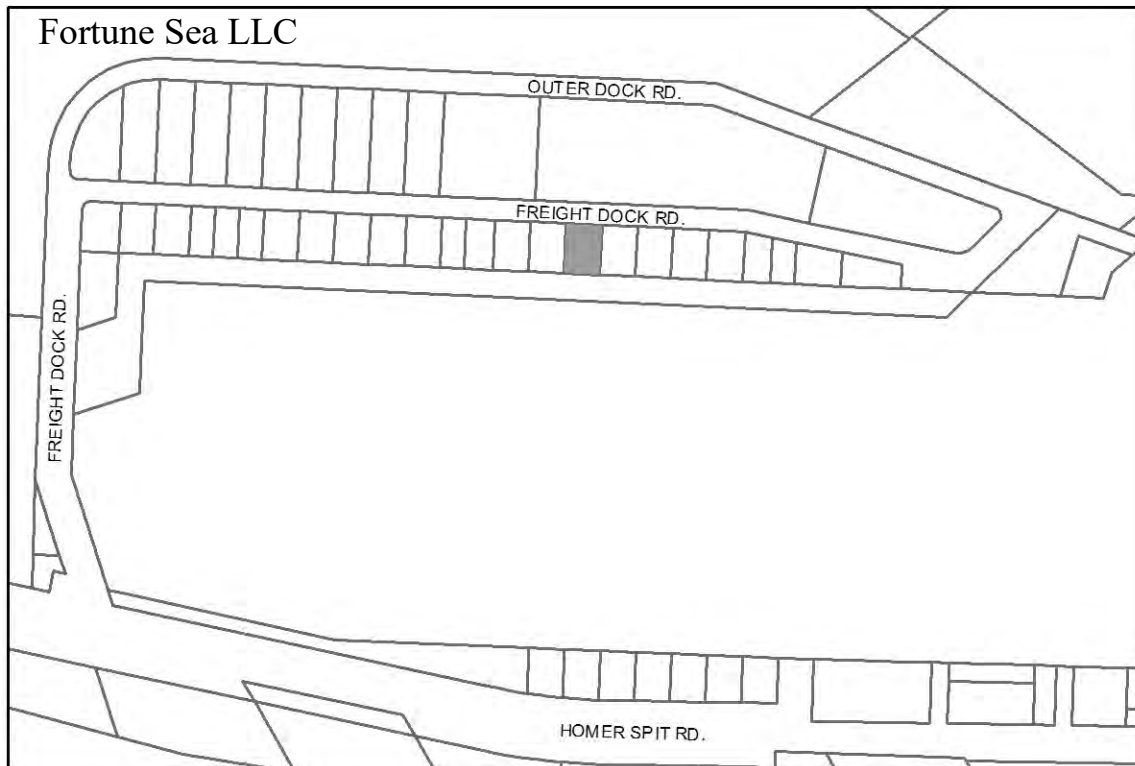
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4323 Freight Dock Road

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

Finance Dept. Code: 400.600.4650



Designated Use: Leased Lands
Acquisition History:

Area: 0.32 acres

Parcel Number: 18103238

Legal Description: Homer Spit No 5 Lot 19

Zoning: Marine Industrial

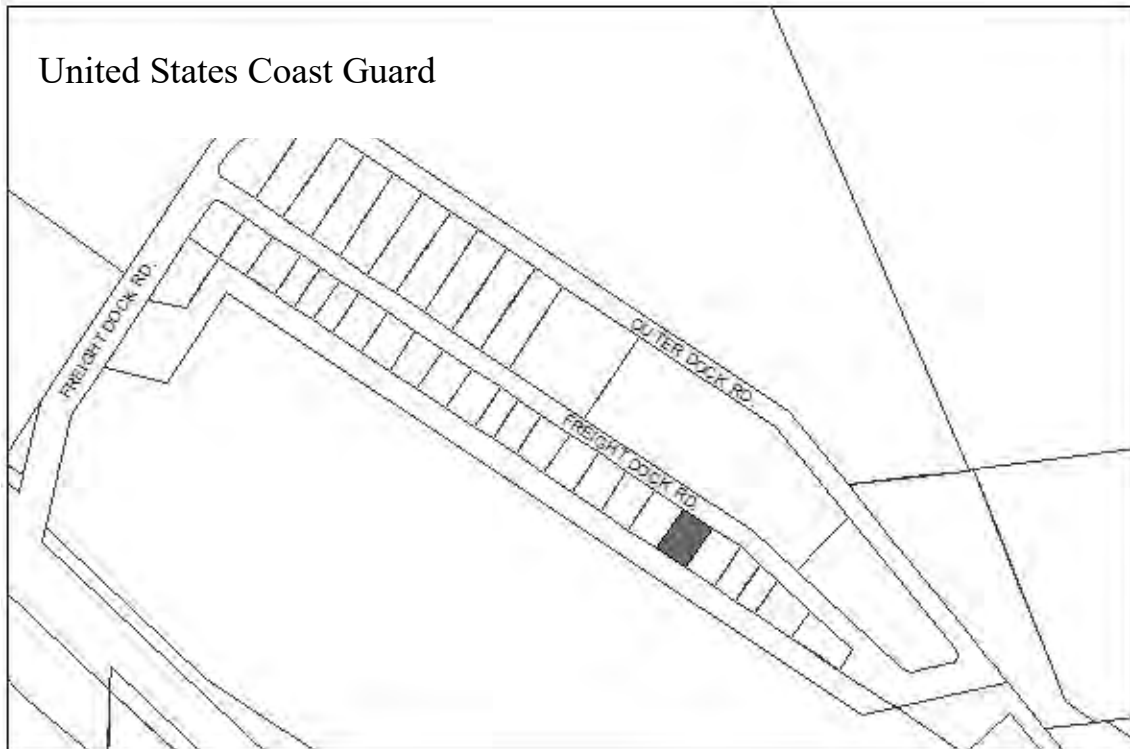
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4357 Freight Dock Road

Leased to: Fortune Sea, LLC
 Resolution 23-033. Expiration 2031. Eight year lease with two, one year extensions.

Finance Dept. Code: 400.600.4650



Designated Use: Leased to USCG
Acquisition History:

Area: 0.34 acres

Parcel Number: 18103218

Legal Description: Homer Spit Four subdivision Lot 2

Zoning: Marine Industrial

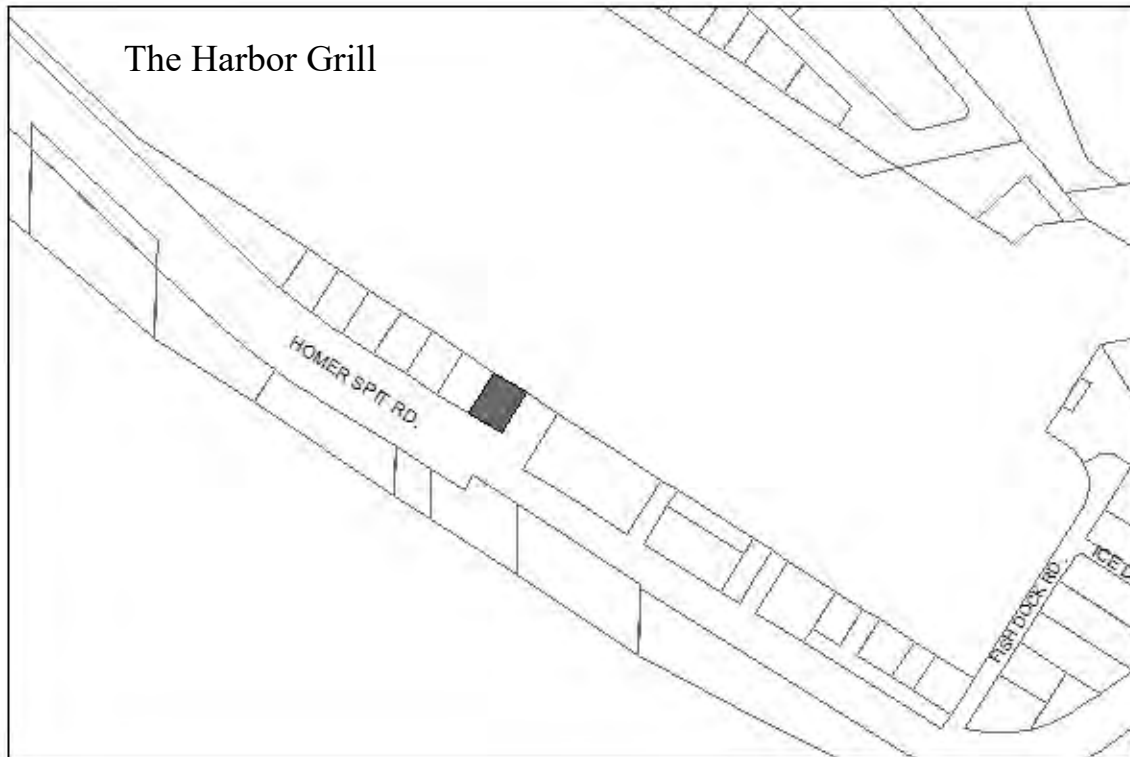
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4373 Freight Dock Rd

Leased to: USCG
Lease Renewal Options: None
Expiration: August 31, 2026

Finance Dept. Code: 400.062.4631



Designated Use: Leased Land
Acquisition History:

Area: 12,632 sq ft

Parcel Number: 18103316

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

Zoning: Marine Commercial

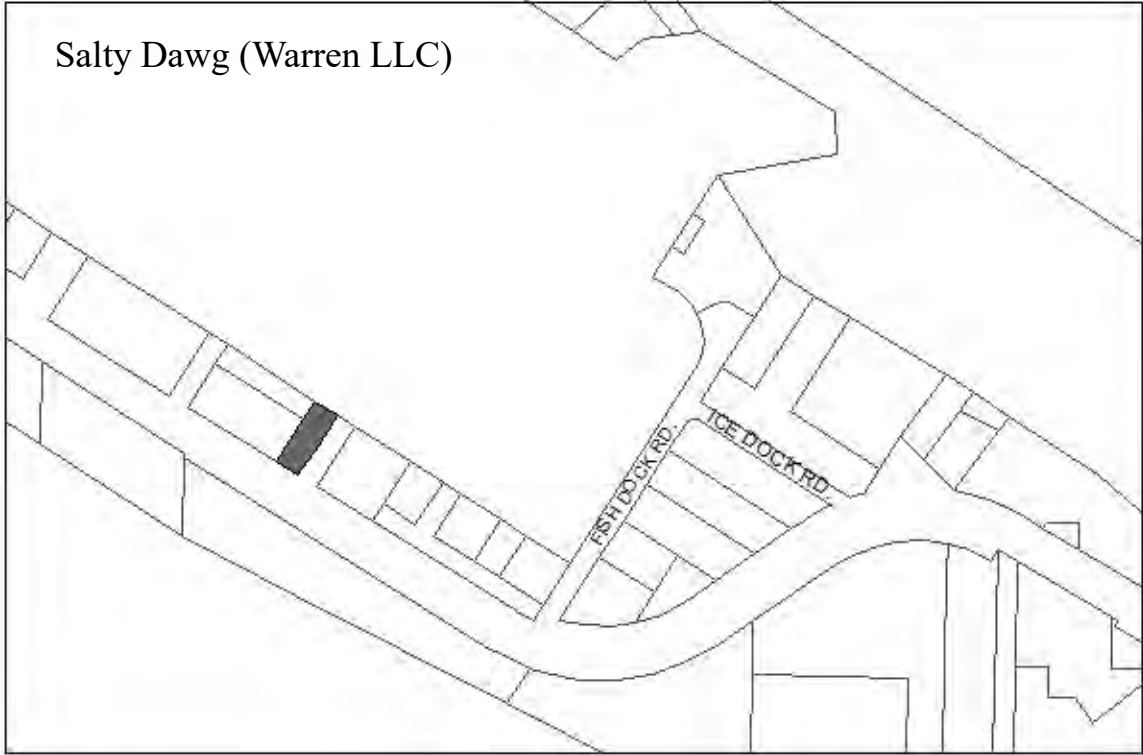
Wetlands: None

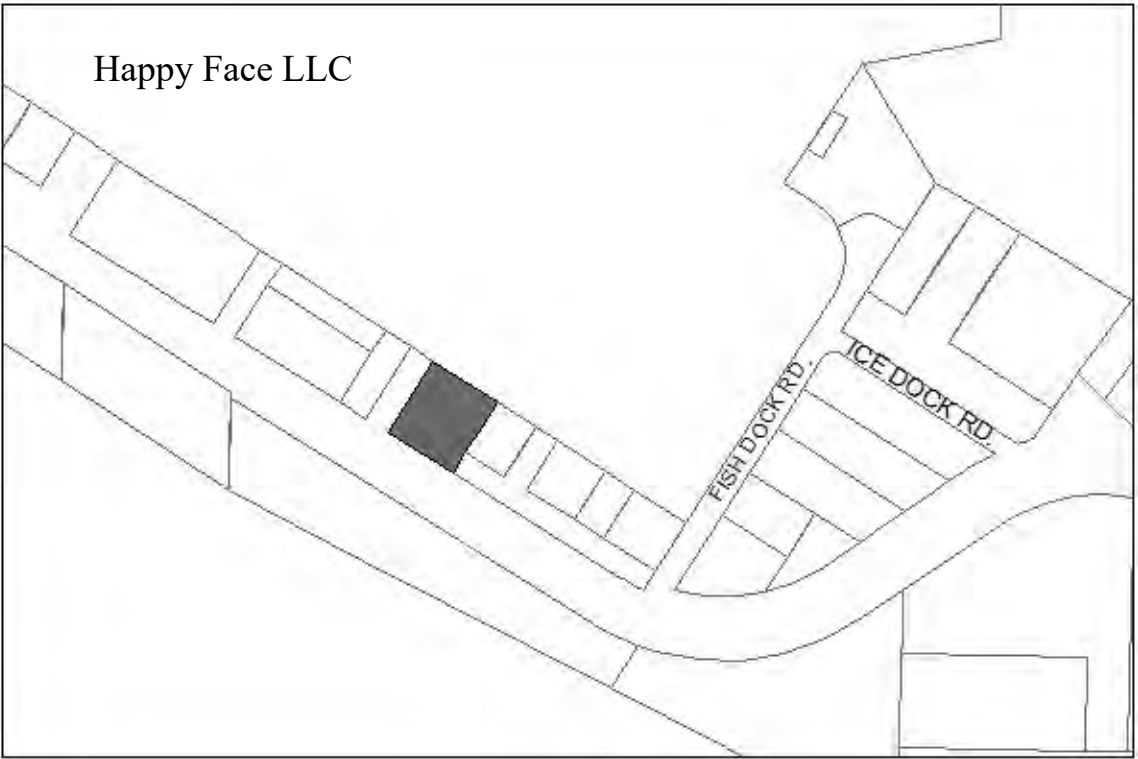
Infrastructure: Paved road, water and sewer

Address: 4262 Homer Spit Road

Leased to: The Harbor Grill
 Expiration: Lease expires 2/1/2036, with two 5-year options.

Finance Dept. Code: 400.600.4650

Salty Dawg (Warren LLC) 	
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: Warren LLC Expiration: 10/31/2039. No options.	
Finance Dept. Code: 400.600.4650	



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

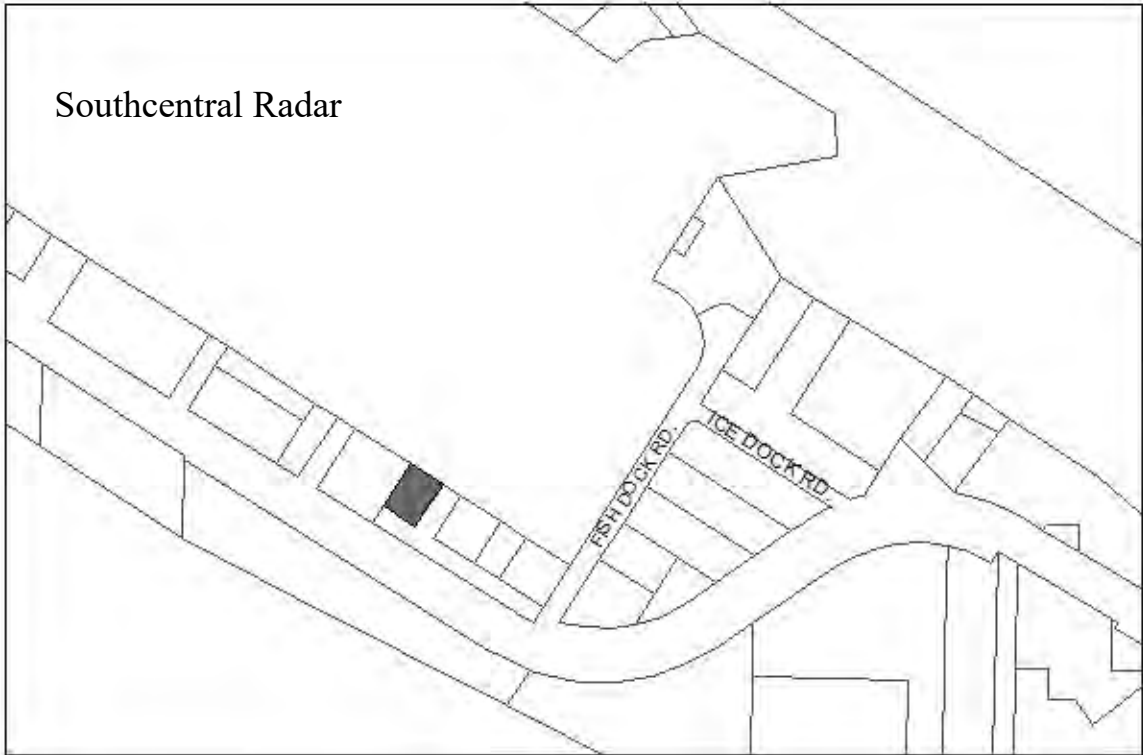
Wetlands: None

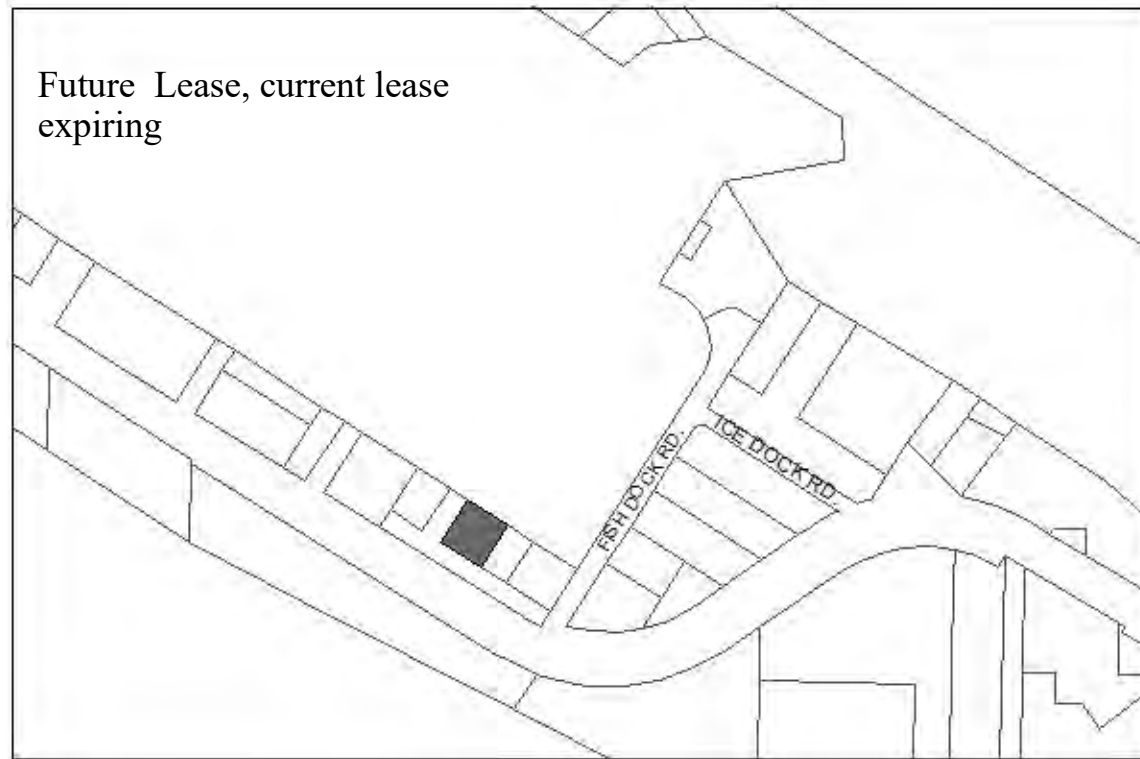
Infrastructure: Paved road, water and sewer.

Address: 4400 Homer Spit Road

Leased to: Resolution 2024-068, 25-027
Expiration: 2044 with two 5 year options.

Finance Dept. Code: 400.600.4650

	
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. Resolution 22-056 leased a portion of lot 88-1 for parking.	
Finance Dept. Code: 400.600.4650	



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

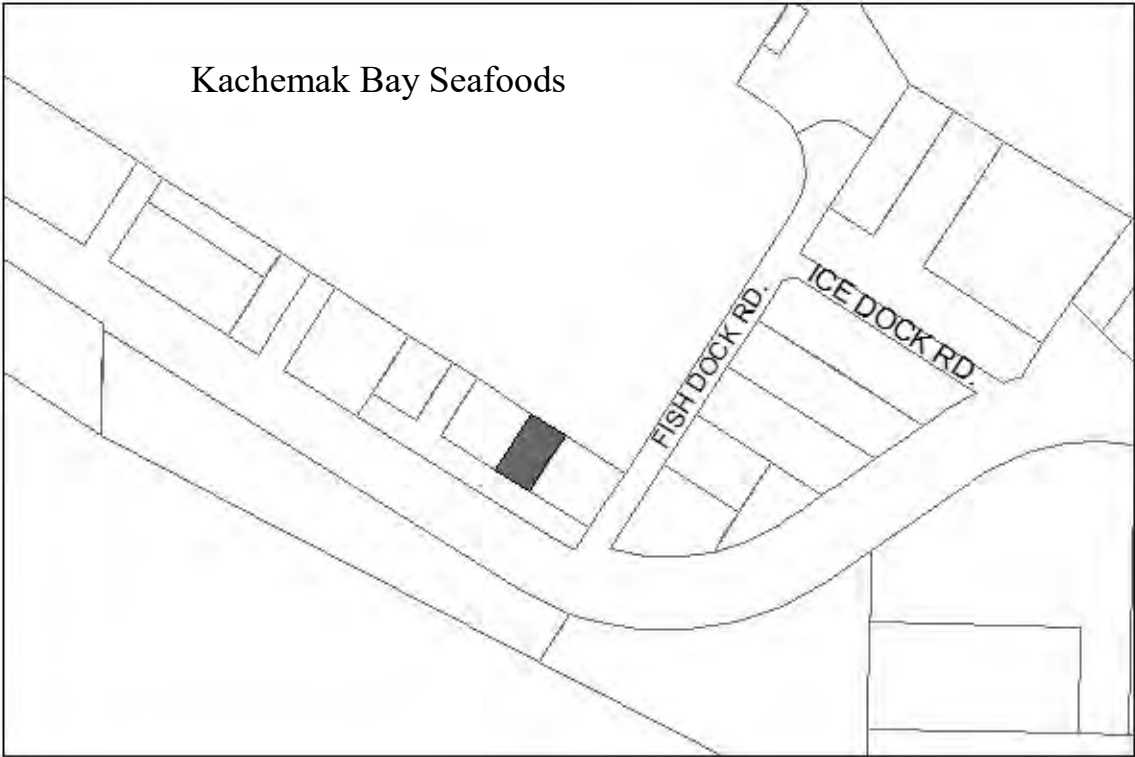
Zoning: Marine Commercial

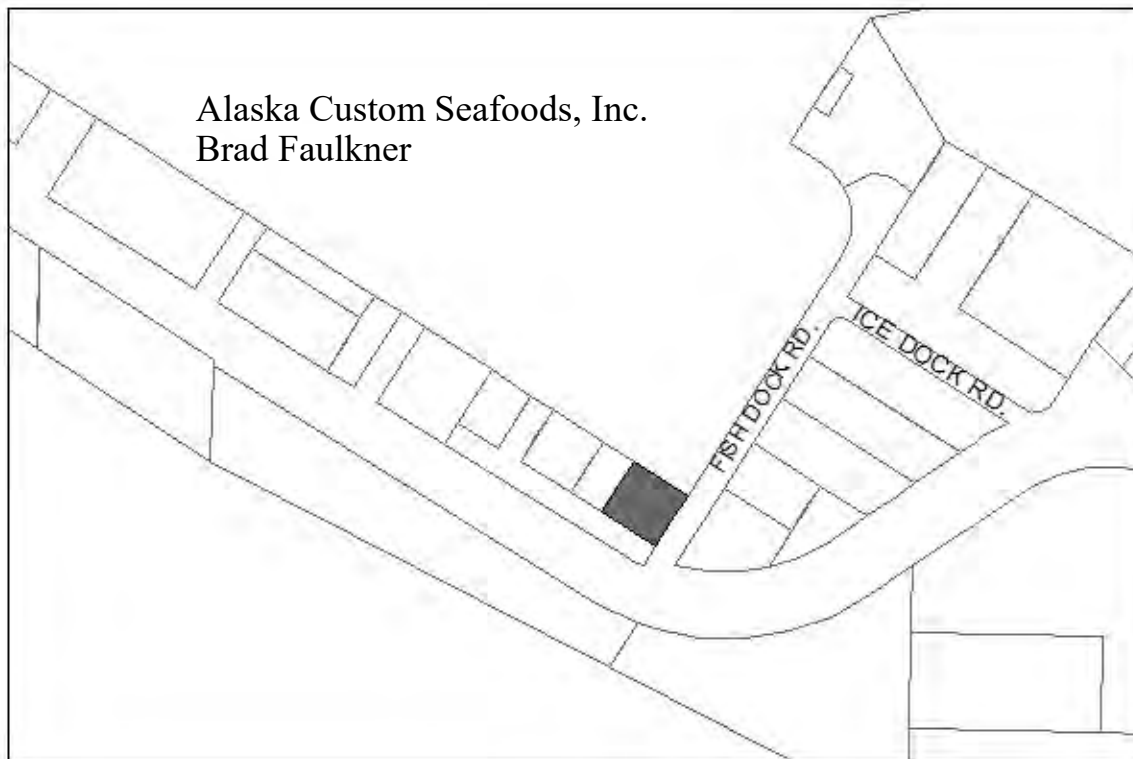
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4460 Homer Spit Road

Finance Dept. Code: 400.600.4650

	
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 Kachemak Bay Seafoods Expiration: Spring 2027, no options.	
Finance Dept. Code: 400.600.4650	



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

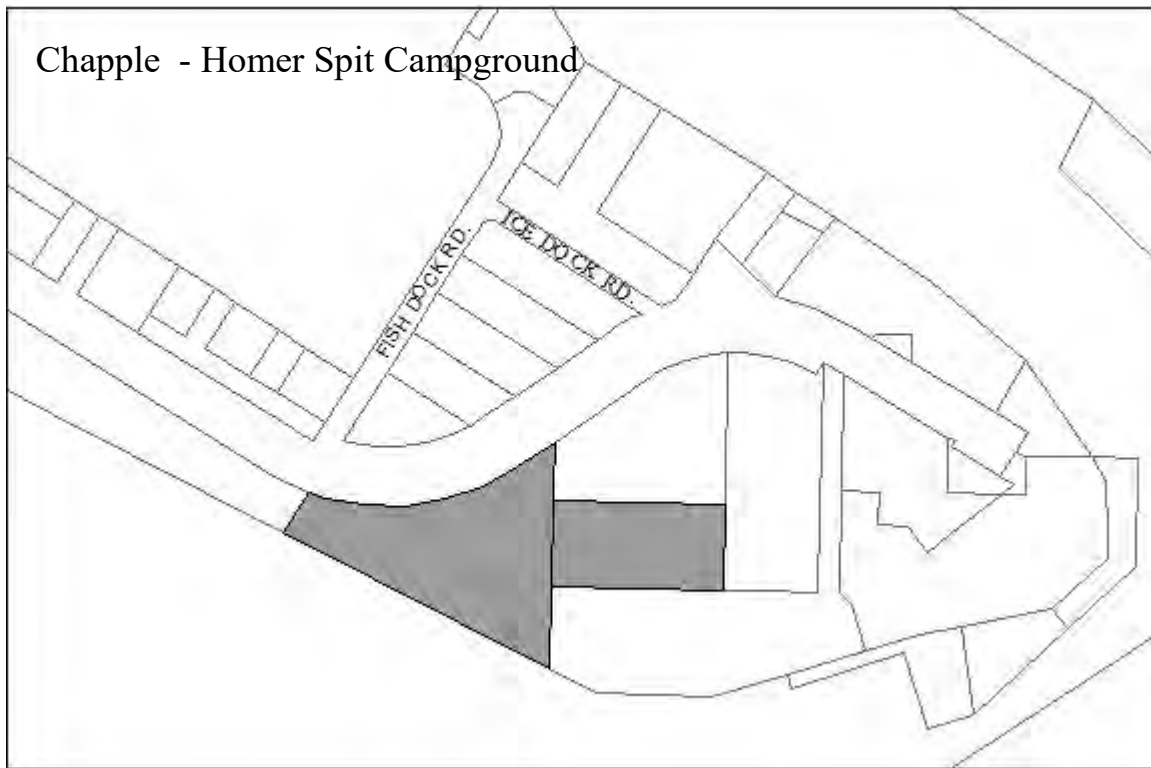
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4474 Homer Spit Road

Leased to: Brad Faulkner, President, Alaska Custom Seafoods, Inc. Expires 2033, with two 5-year options.

Finance Dept. Code: 400.600.4650



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

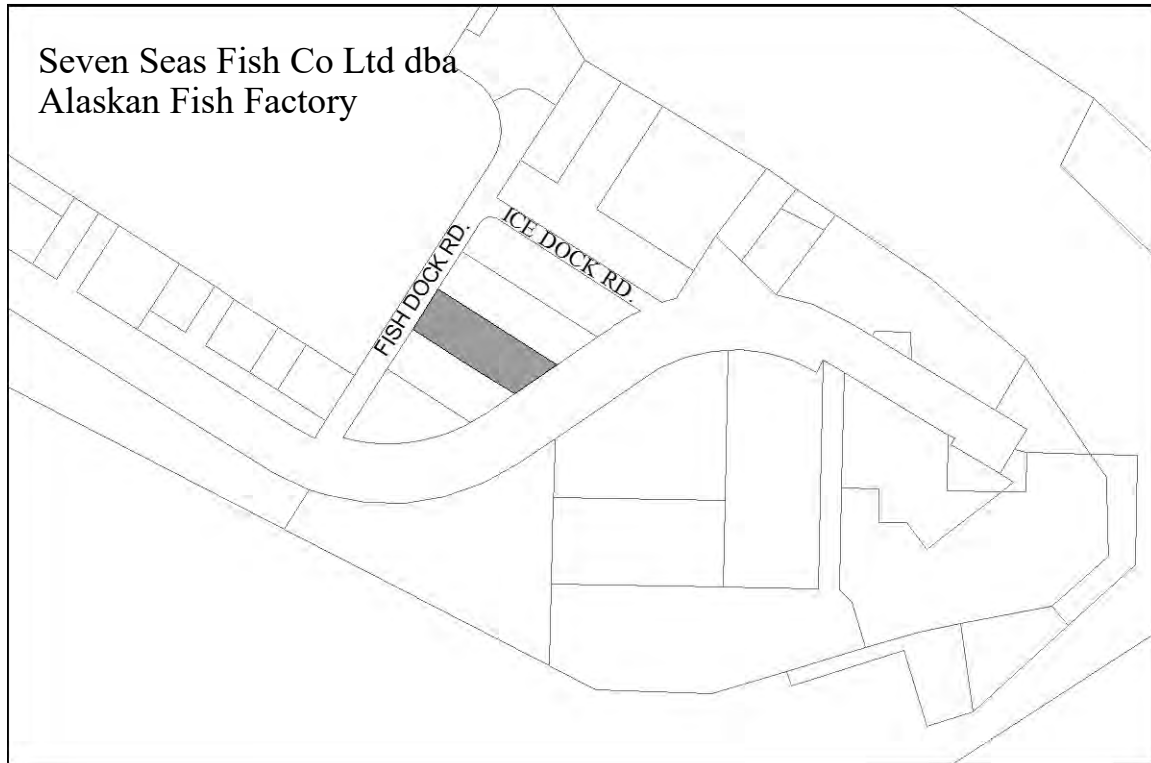
Infrastructure: Paved road, water and sewer.

Address: 4535 Homer Spit Road

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

A portion is reserved for the Seafarers Memorial. Resolution 96-27.

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

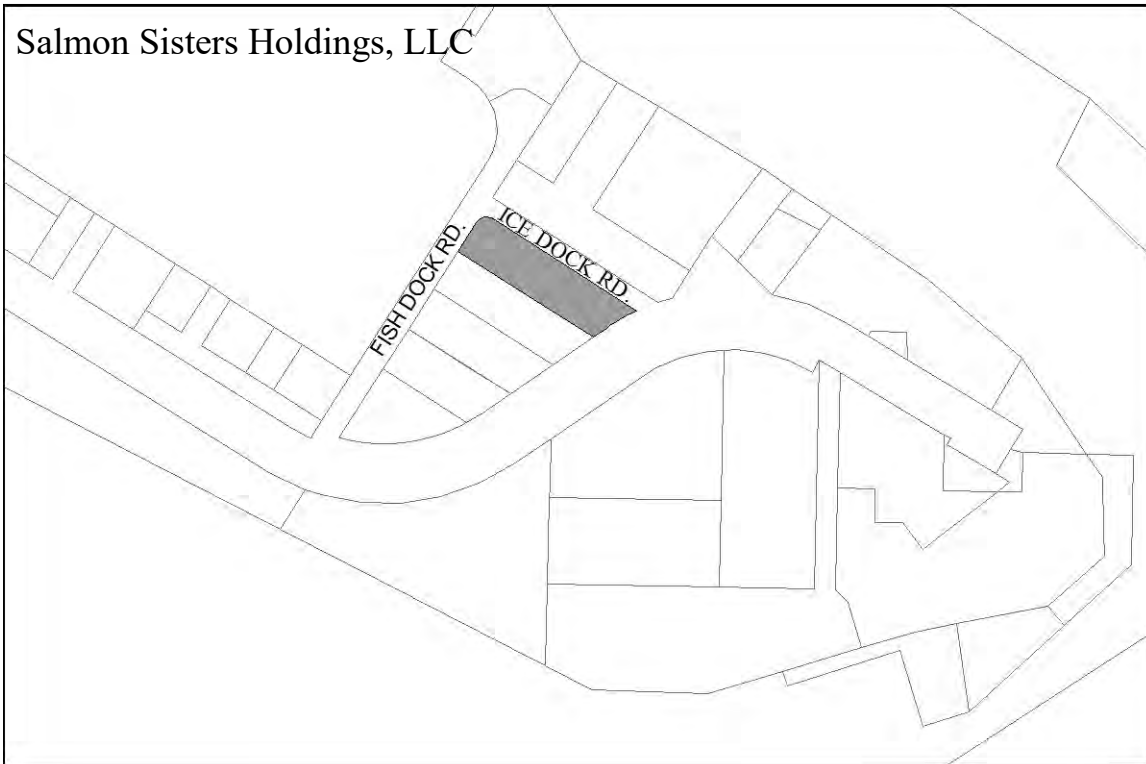
Infrastructure: Paved road, water and sewer.

Address: 800 Fish Dock Road

Leased to: Seven Seas Fish Co LTD dba Alaskan Fish Factory Fish Factory, LLC
 Expiration: 12/31/2036 with two 5 year options
 Includes hook up to fish outfall line

Finance Dept. Code: 400.600.4650

Salmon Sisters Holdings, LLC



Designated Use: Lease land
Acquisition History:

Area: 0.79 Acres

Parcel Number: 18103452

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

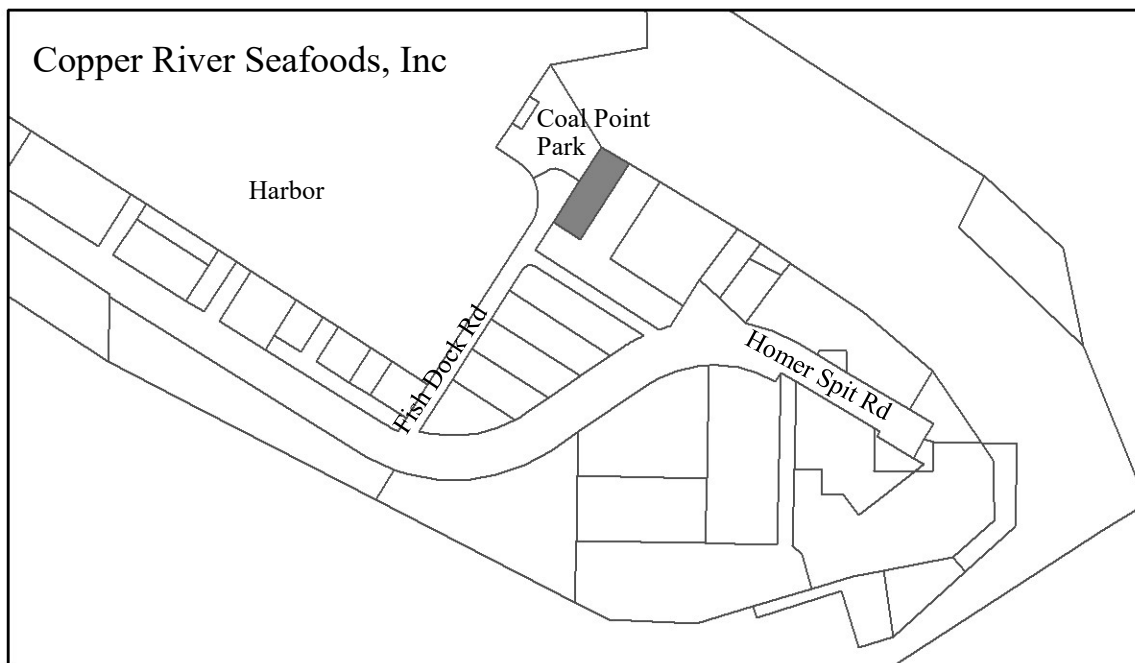
Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

Address: 4501 Ice Dock Road

Leased to Salmon Sisters Holding LLC, 2021, 20 yr lease ending 12/31/41 with two five year options.
 Resolution 20-0135
 Includes hook up to fish outfall line

Finance Dept. Code: 400.600.4650



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

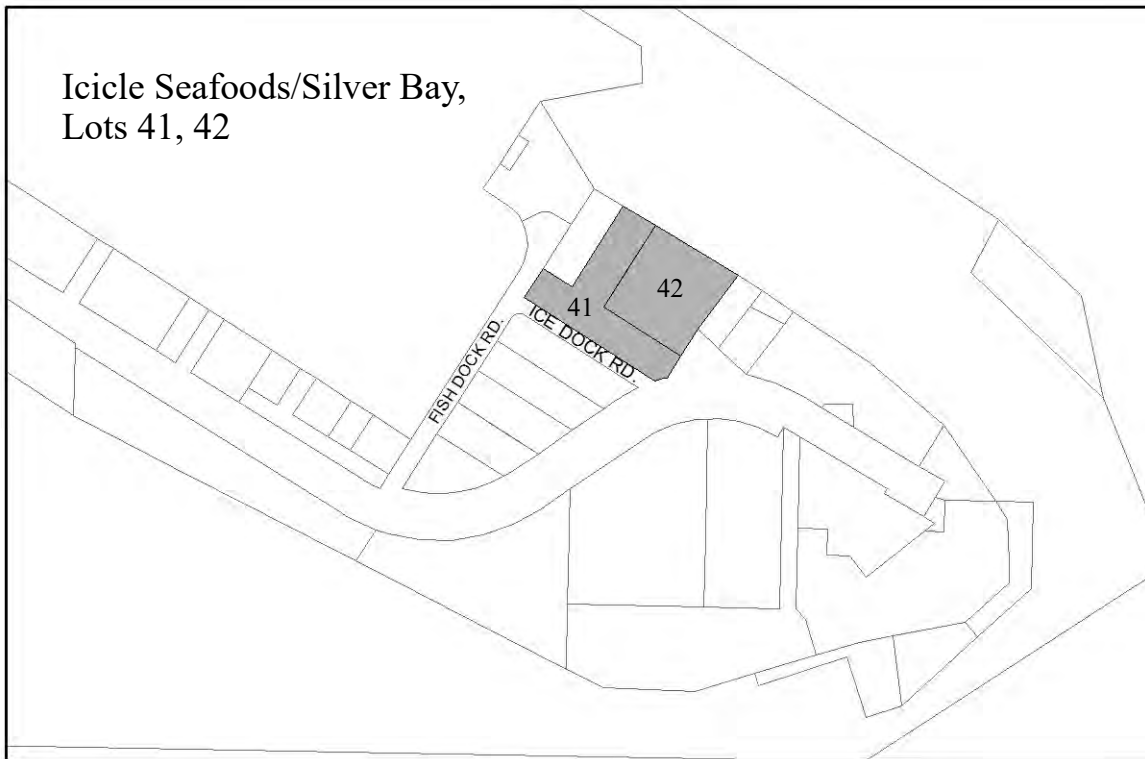
Infrastructure: Water, sewer, paved/gravel road access

Address: Fish Dock Road

Fisheries use encouraged but not required.

Copper River Seafoods Lease, Resolution 22-028. Lease expires 4/30/2039. with two 5-year options.

Finance Dept. Code: 400.600.4650



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

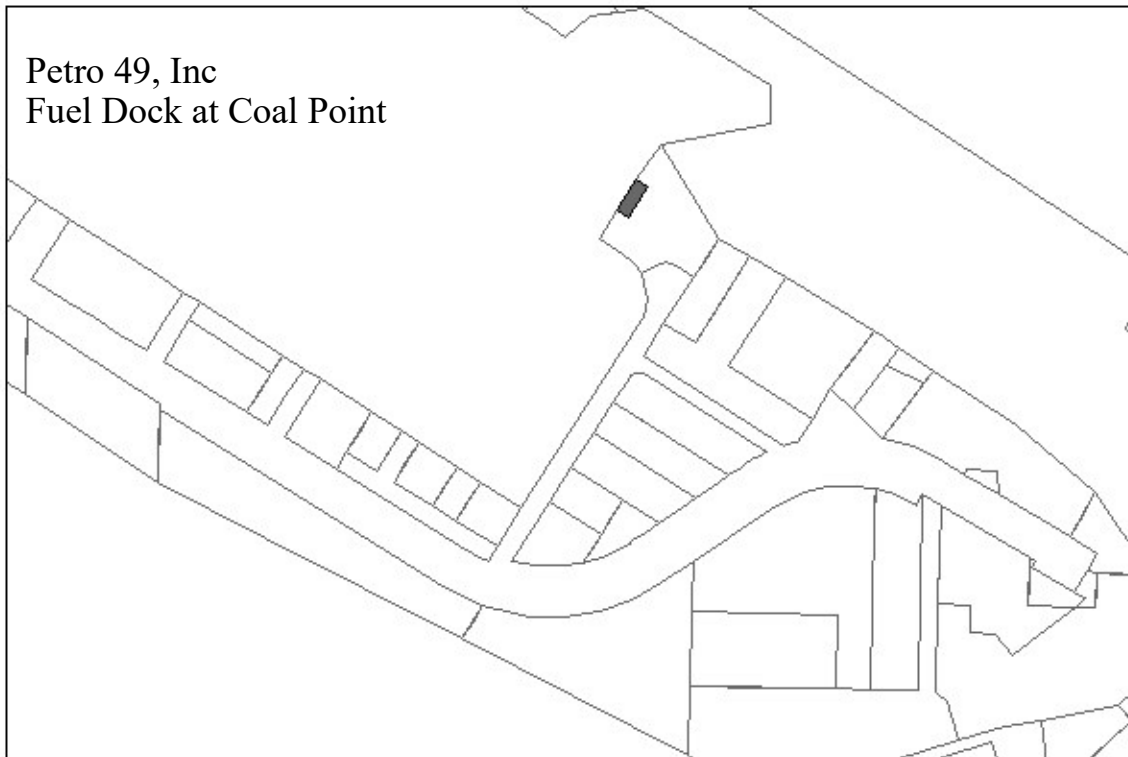
Infrastructure: Water, sewer, paved road access

Address: 842 Fish Dock Road

Leased to: Ocean Beauty Icicle, Inc

Expiration: 212/31/36 with options two 5-year options. Resolution 17-008, Resolution 20-043

Finance Dept. Code: 400.600.4650



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

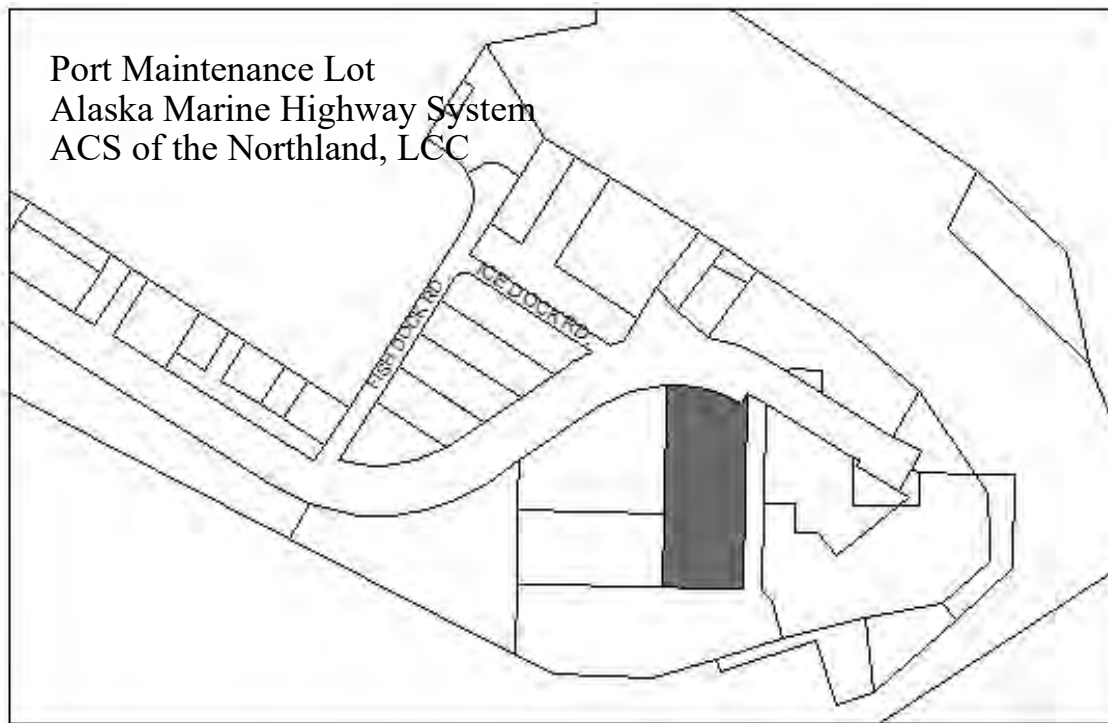
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 843 Fish Dock Road

Leased to: Petro 49, expires 11/30/2038 with two 5-year options to renew

Finance Dept. Code: 400.600.4650



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

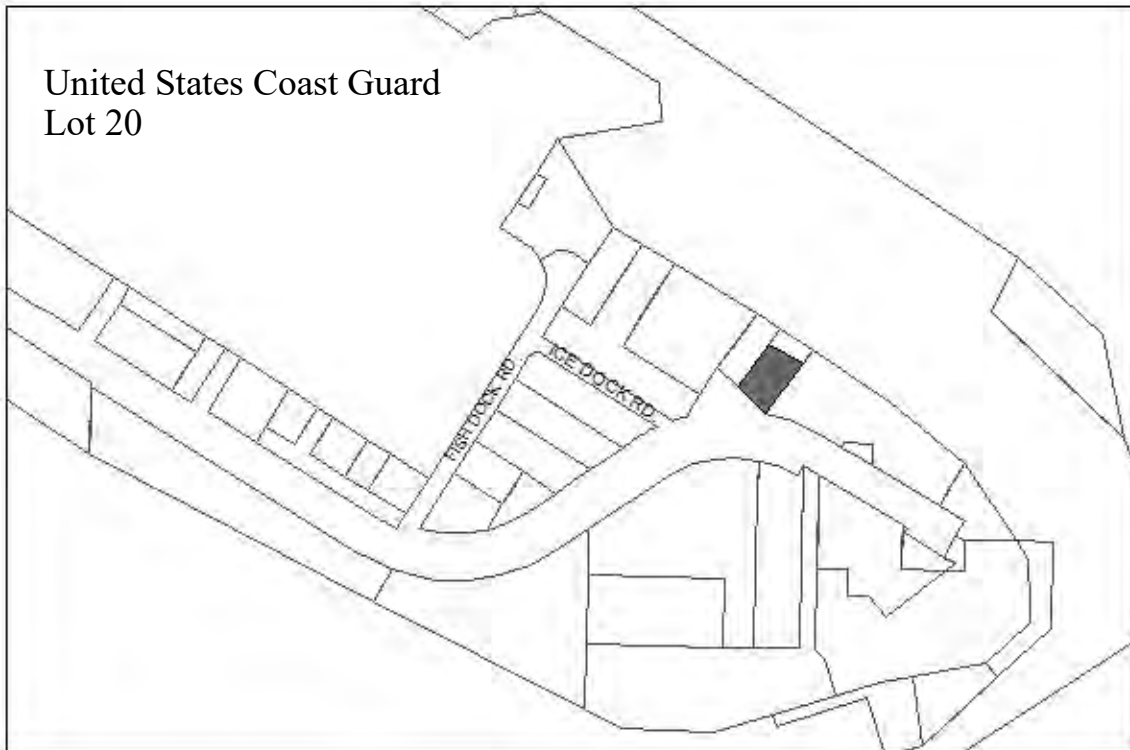
Leased to:

ACS MACTel lease: Expires 10/31/2033 with two additional one year options. (875 sq ft lease)

Alaska Marine Highway lease: Alaska Marine Highway System built a warehouse to support ferry operations, summer 2011. Lease expires 4/30/2060. (16,000 sq ft leased). MOA on file regarding ferry terminal and city maintenance shop.

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

Finance Dept. Code: 400.600.4560



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

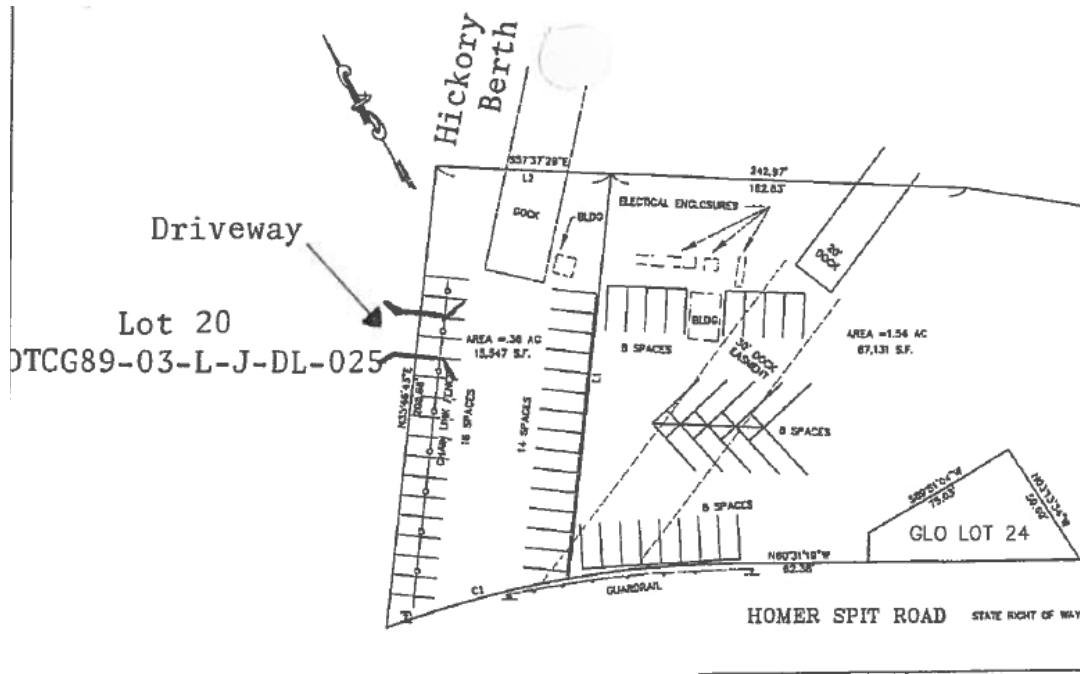
Infrastructure: Water, sewer, paved road access

Address: 4688 Homer Spit Road

Leased to: US Coast Guard.
Resolution 15-009 approved an additional 20 year lease ending 9/30/2043

Finance Dept. Code: 400.0602.4631

Aspen Lease

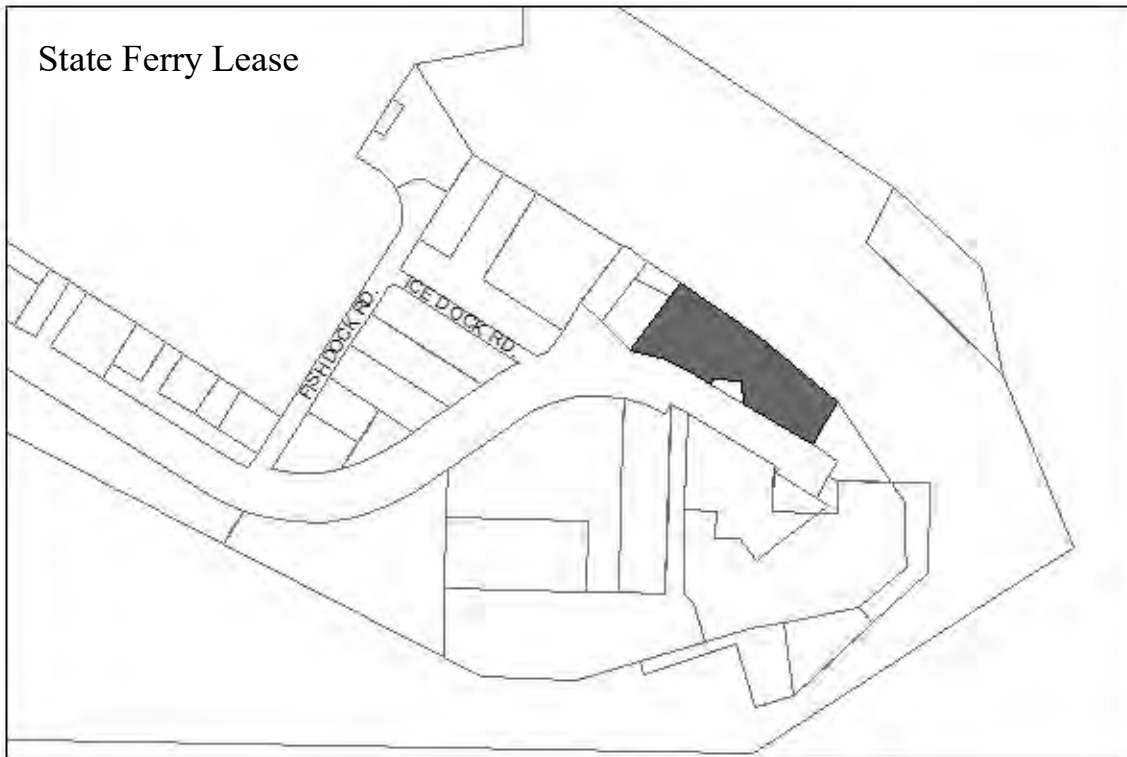


See page B-25. This lease is a portion of the Pioneer Dock.

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. Now month to month, working through federal level, to work out a new long term lease.

Finance Dept. Code: 400.0602.4631



Designated Use: Ferry Terminal and Staging

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

Area: 1.83 acres or 79,799 sq ft

Parcel Number: 18103447

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

Zoning: Marine Industrial

Wetlands: None

Infrastructure: Paved road, water and sewer.

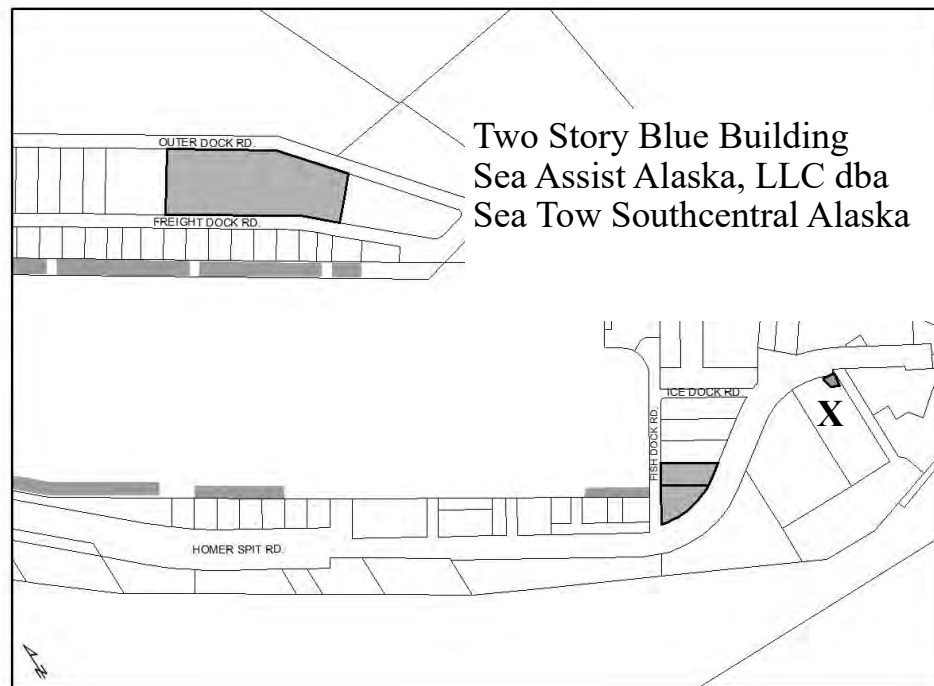
Address: 4690 Homer Spit Road

Leased to: Alaska Marine Highway

Expiration: April 30, 2060

MOA on file regarding ferry terminal and city maintenance shop.

Finance Dept. Code:



Designated Use: Leased Lands

Acquisition History:

Area: 1.05 acres (0.52 and 0.53 acres)

Parcel Number: 18103477, 78

2019 Assessed Value: Land value \$325,700

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A

Zoning: Marine Industrial

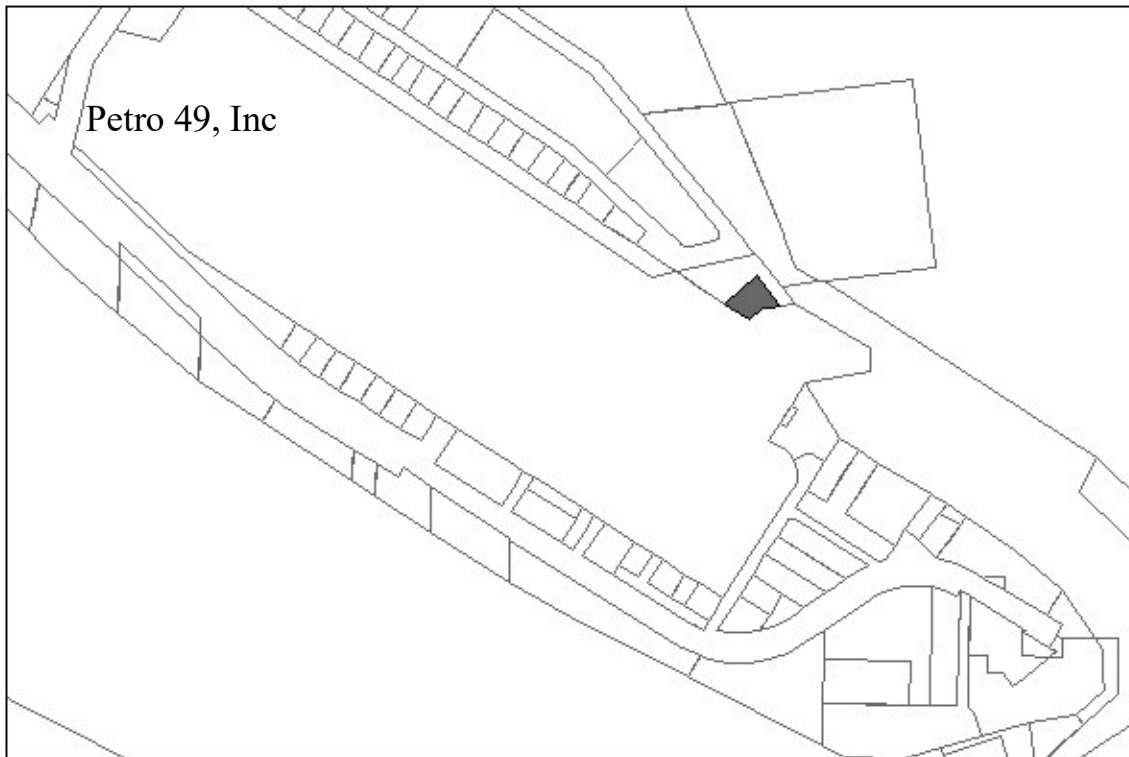
Infrastructure: Water, sewer, natural gas, paved road access

Address: 4667 Homer Spit Road

Leased to Homer Sea Tow, Resolution 20-036, expiration 3/31/2025. One year extension to 3/31/26

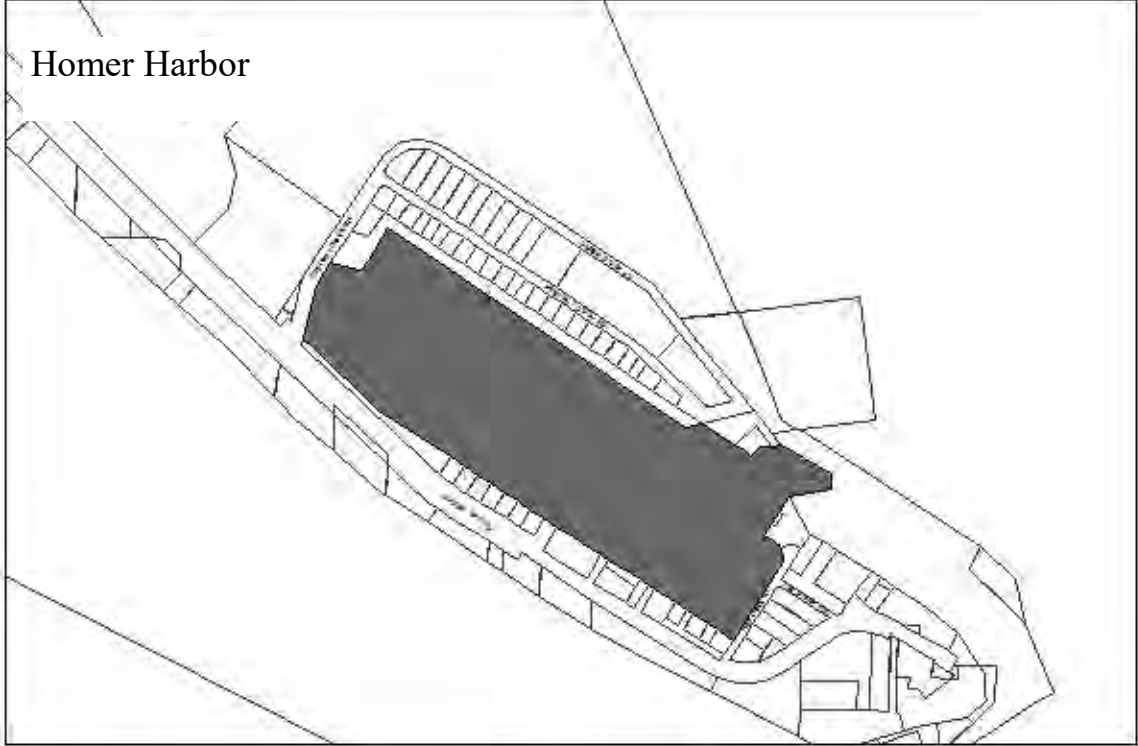
The lower level of the building contains a large water pump that is part of the city water infrastructure and not available for lease.

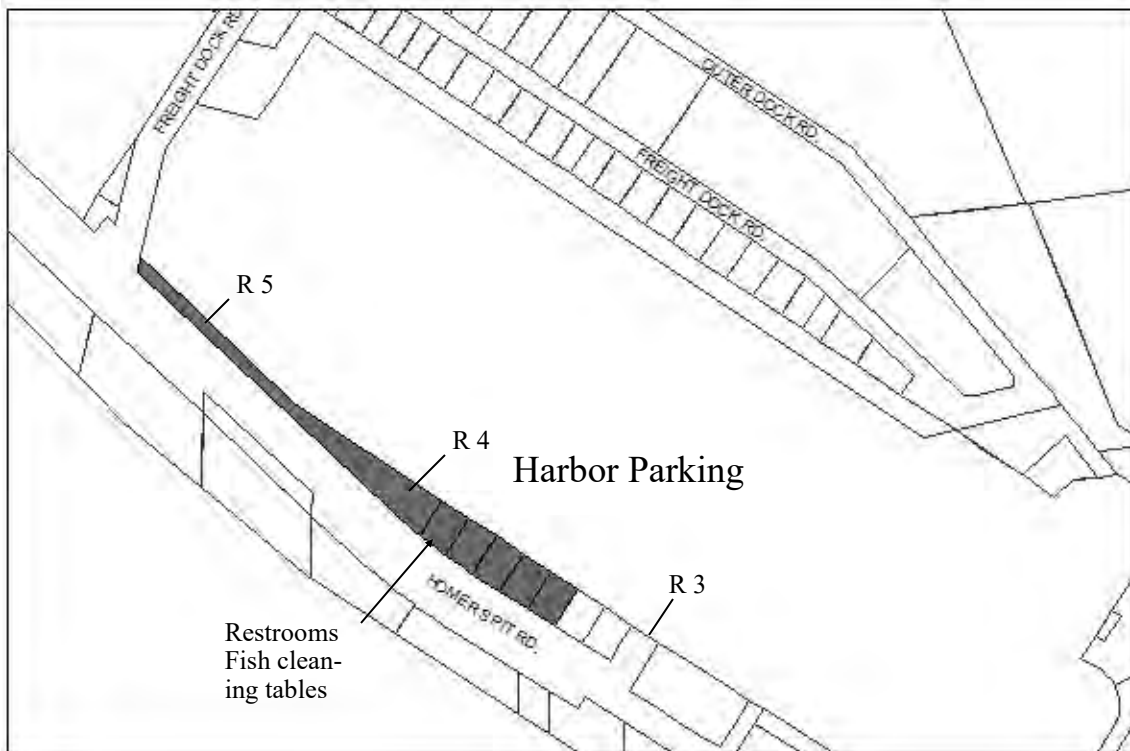
Finance Dept. Code:

**Designated Use:** Leased Land (Fuel tanks for fuel dock)**Acquisition History:****Area:** 20,000 sq ft (0.459 acres)**Parcel Number:** 18103260**Legal Description:** HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1**Zoning:** Marine Industrial**Wetlands:** None**Infrastructure:** Paved road, water and sewer.**Address:** 4607 Freight Dock Road**Leased to:** Petro 49
Resolution 16-031(S) 11/30/38 with 2 5-year extensions**Finance Dept. Code:** 400.600.4650

Section C

Port Facilities

	
Designated Use: Homer Small Boat Harbor Acquisition History: Reso 99-51 Reconveyed from ACOE	
Area: 72.94	Parcel Number: 18103214
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/Small Boat Harbor Overlay	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

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

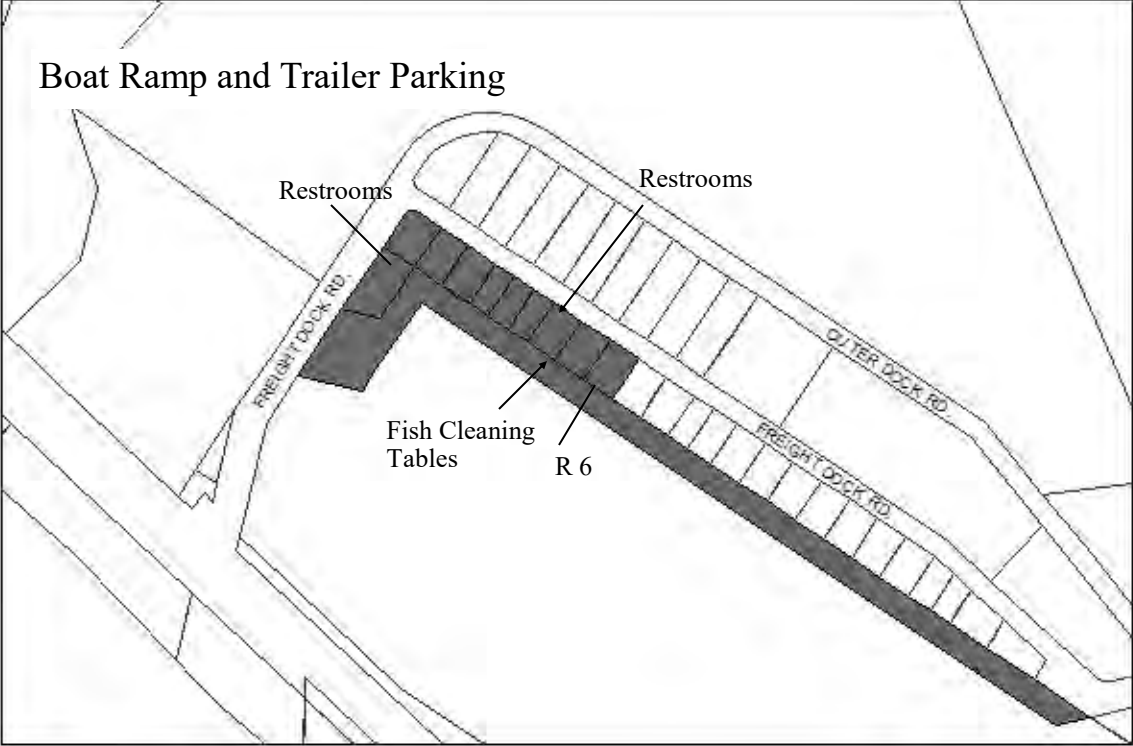
Zoning: Marine Commercial

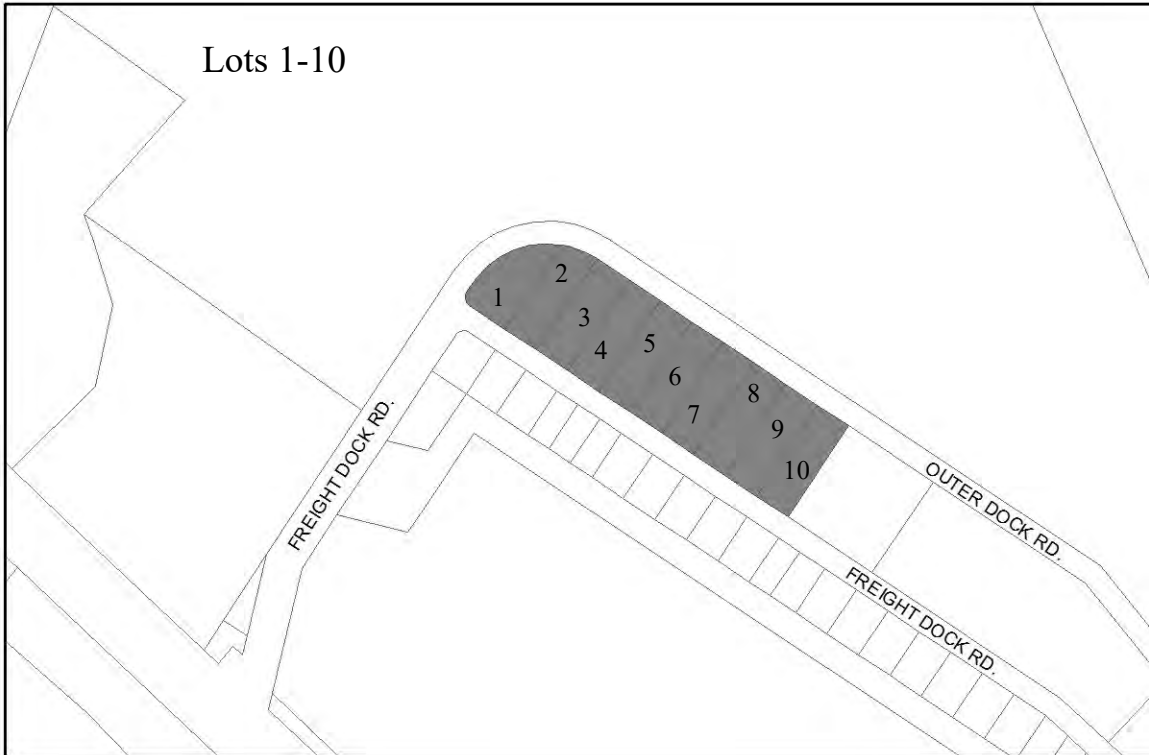
Wetlands: N/A

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

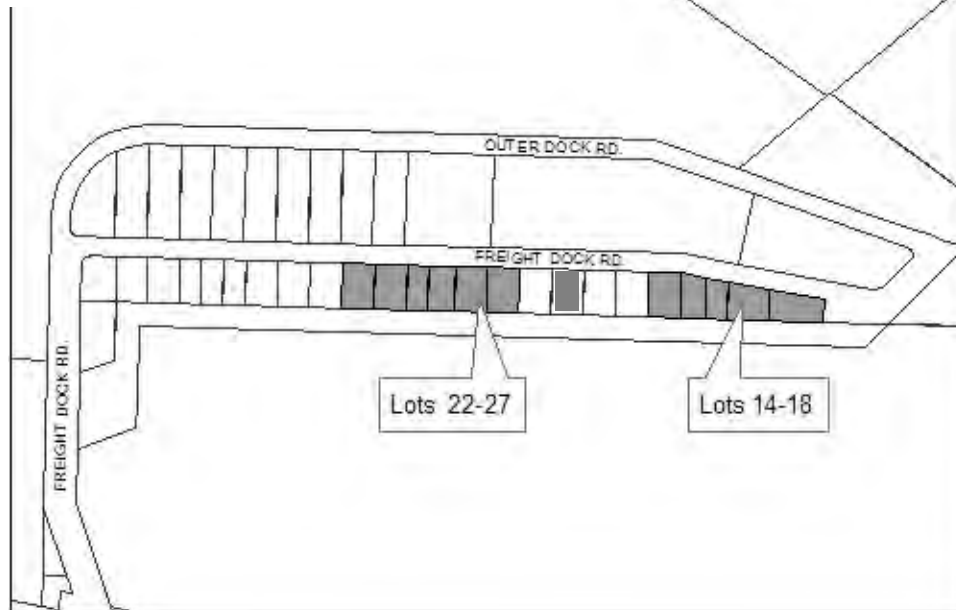
Notes: New restrooms at Ramp 5 constructed 2015/2016

Finance Dept. Code:

	
Designated Use: Boat ramp and trailer parking Acquisition History:	
Area: 8.32 acres	Parcel Number: 181032 47-58, 18103216
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
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:	

Port Use Lots 14-27



Designated Use: Port Use
Acquisition History:

Area: 3.16 acres

Parcel Number: 18103233-37, 41-46

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

Zoning: Marine Industrial

Wetlands: N/A

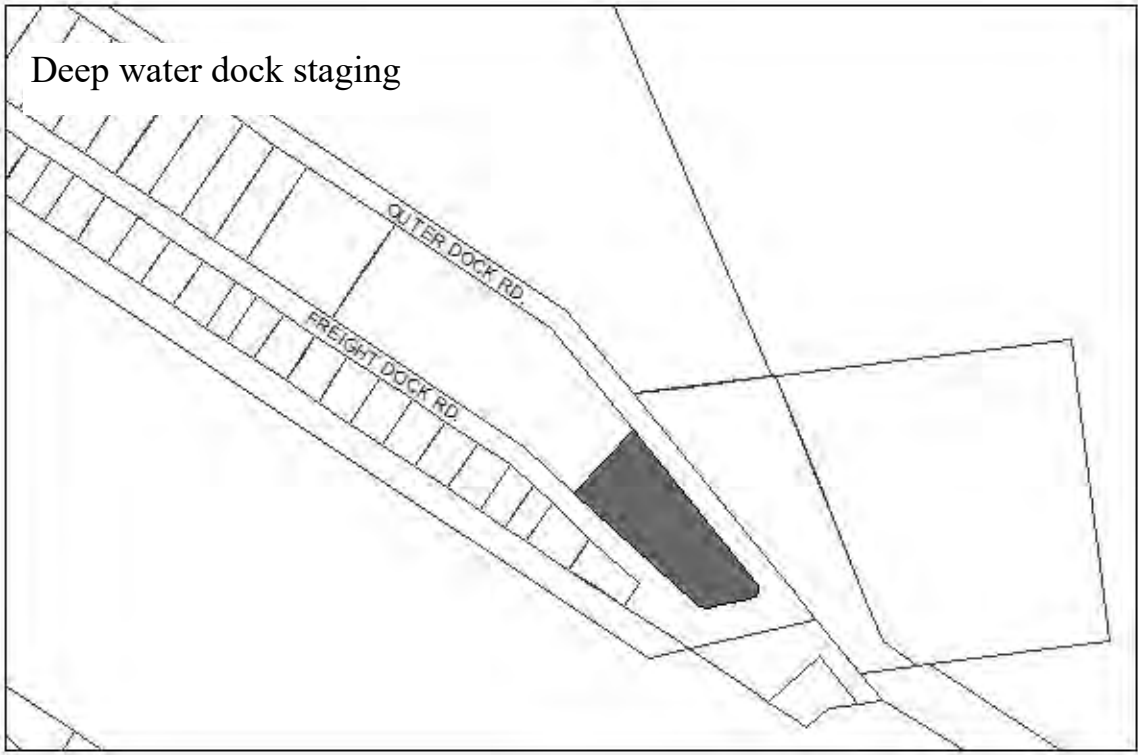
Infrastructure: paved road, gas, Spit Trail, water and sewer

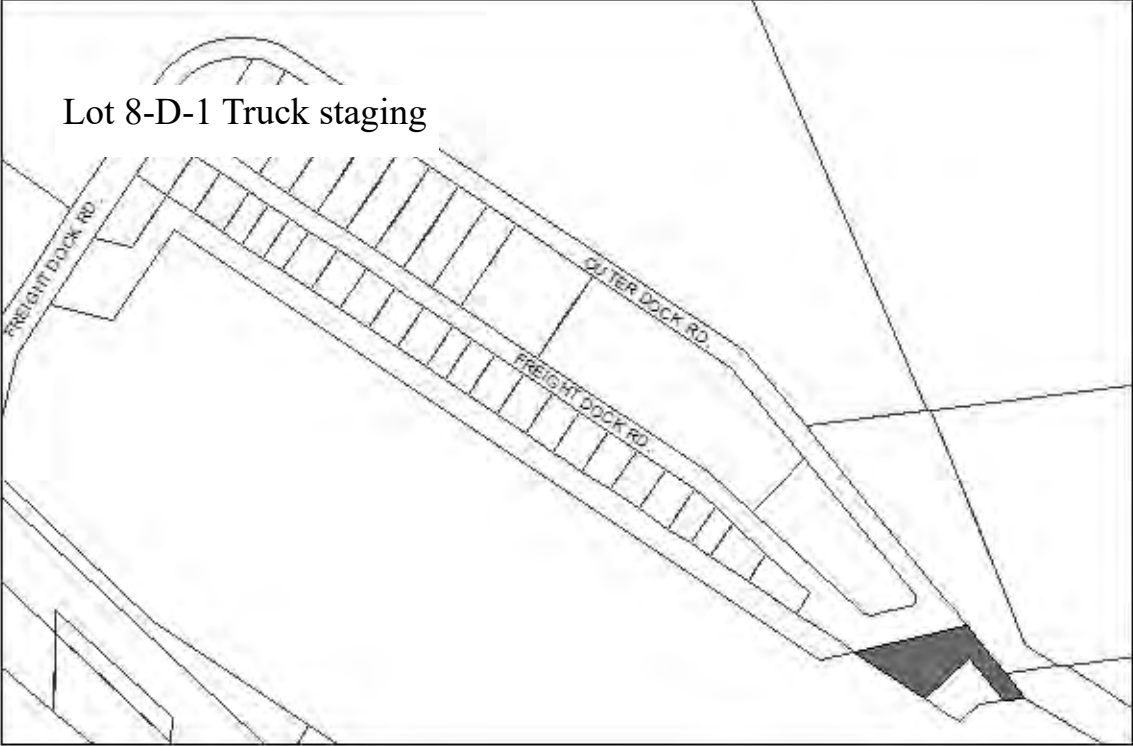
Notes:

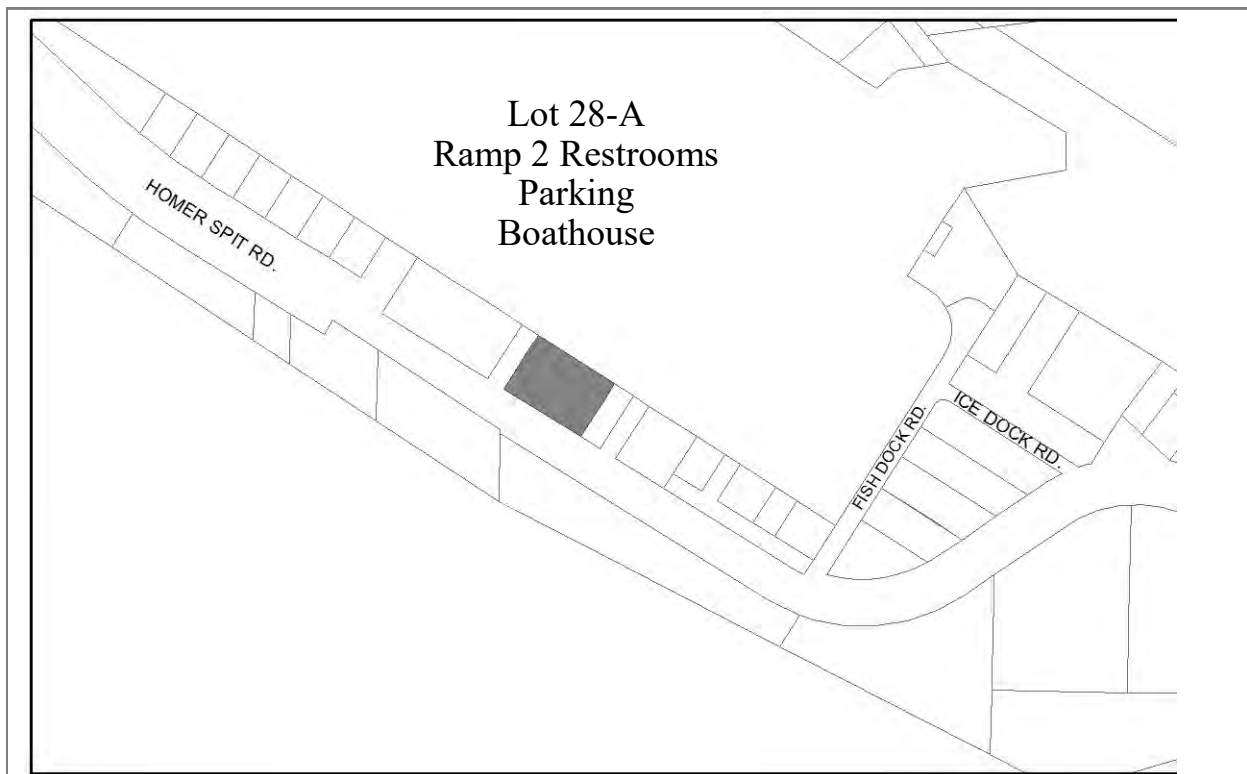
Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

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

Finance Dept. Code:

	
Designated Use: Deep water dock staging Acquisition History:	
Area: 2.08 acres	Parcel Number: 18103232
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
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

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

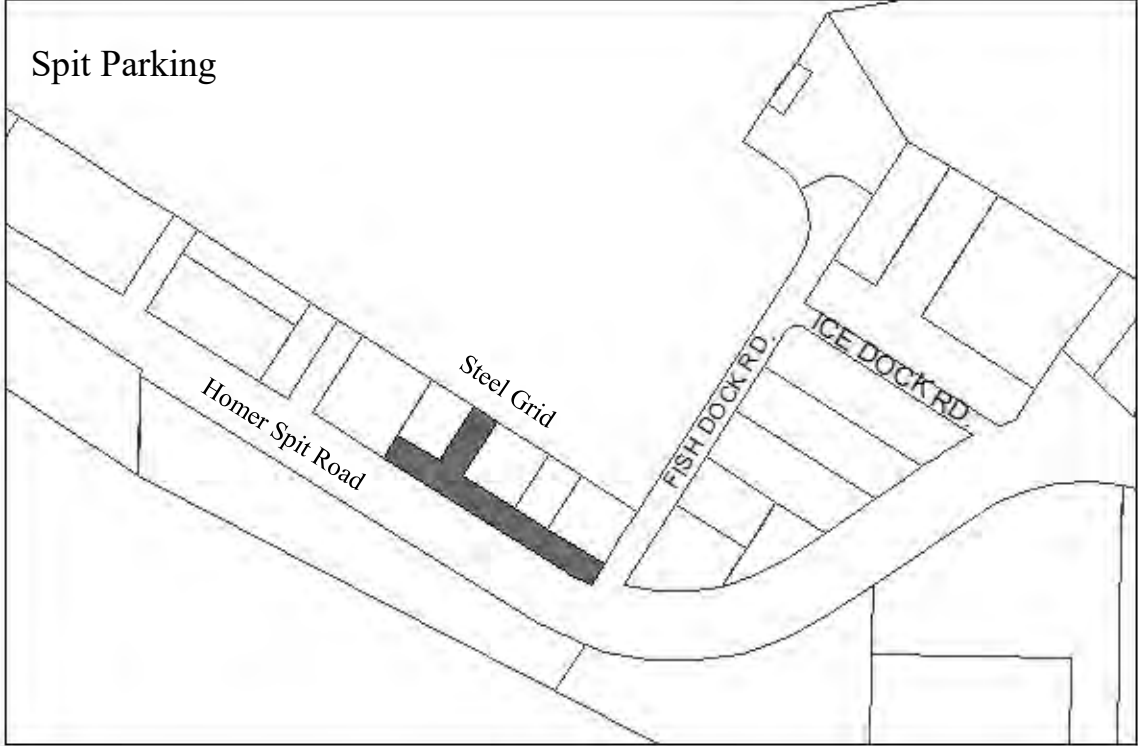
Zoning: Marine Commercial

Infrastructure: Paved road, gas, water and sewer

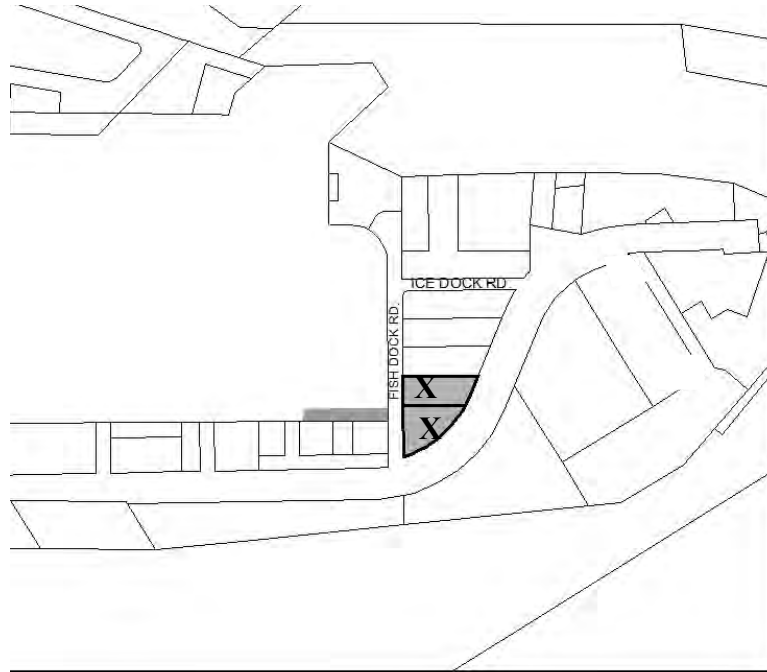
Former site of Harbormaster Office.
Boat house constructed 2017/18 on a portion of the property.

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:

 The map shows a parking area labeled 'Spit Parking' at the top left. A road, 'Homer Spit Road', runs diagonally from the bottom left towards the center. A 'Steel Grid' structure is located on Homer Spit Road. To the right of the Steel Grid, two more roads branch off: 'FISH DOCK RD.' and 'ICE DOCK RD.'. The area is divided into several rectangular lots or parcels.	
Designated Use: Parking and Access Acquisition History:	
Area: 0.6 acres	Parcel Number: 18103441
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:	

Lots 9A, 10A



Designated Use: Resolution 23-043 Port use for fishery use, short term leases and facility parking
Acquisition History:

Area: 1.05 acres (0.52 and 0.53 acres)

Parcel Number: 18103477, 78

2022 Assessed Value: Land value \$333,500

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A

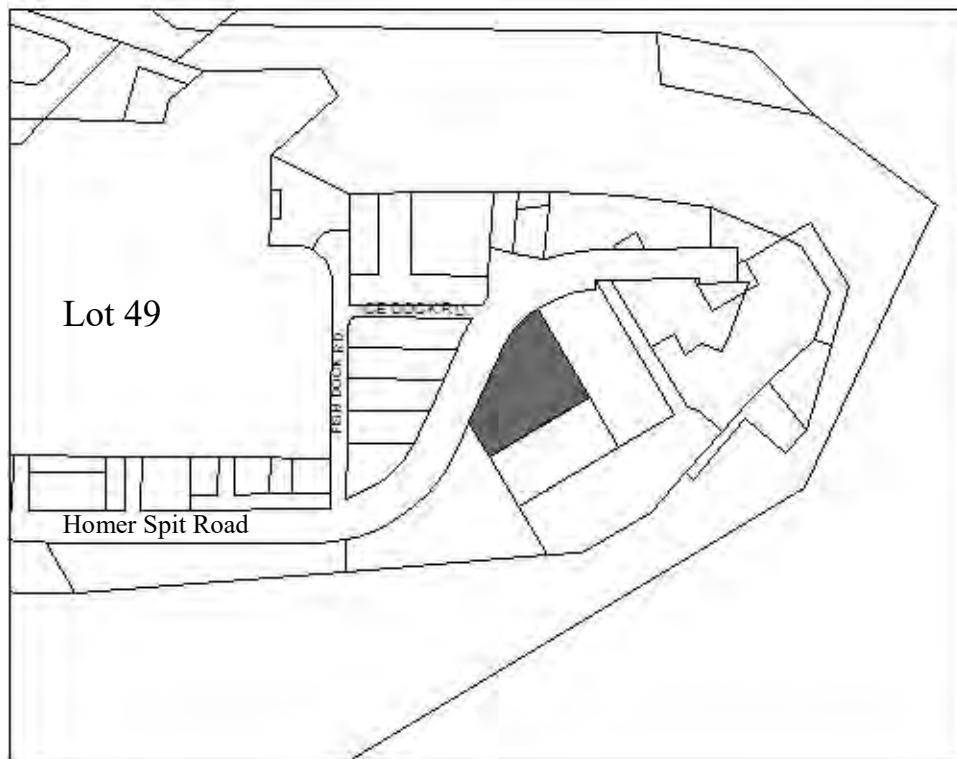
Zoning: Marine Industrial

Infrastructure: Water, sewer, gas, Spit Trail, paved road access

Address:

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$1.05 per square foot, per annum. Lease rates vary; contact the Port at 907-235-3106.

Finance Dept. Code:



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres

Parcel Number: 18103403

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

Zoning: Marine Industrial

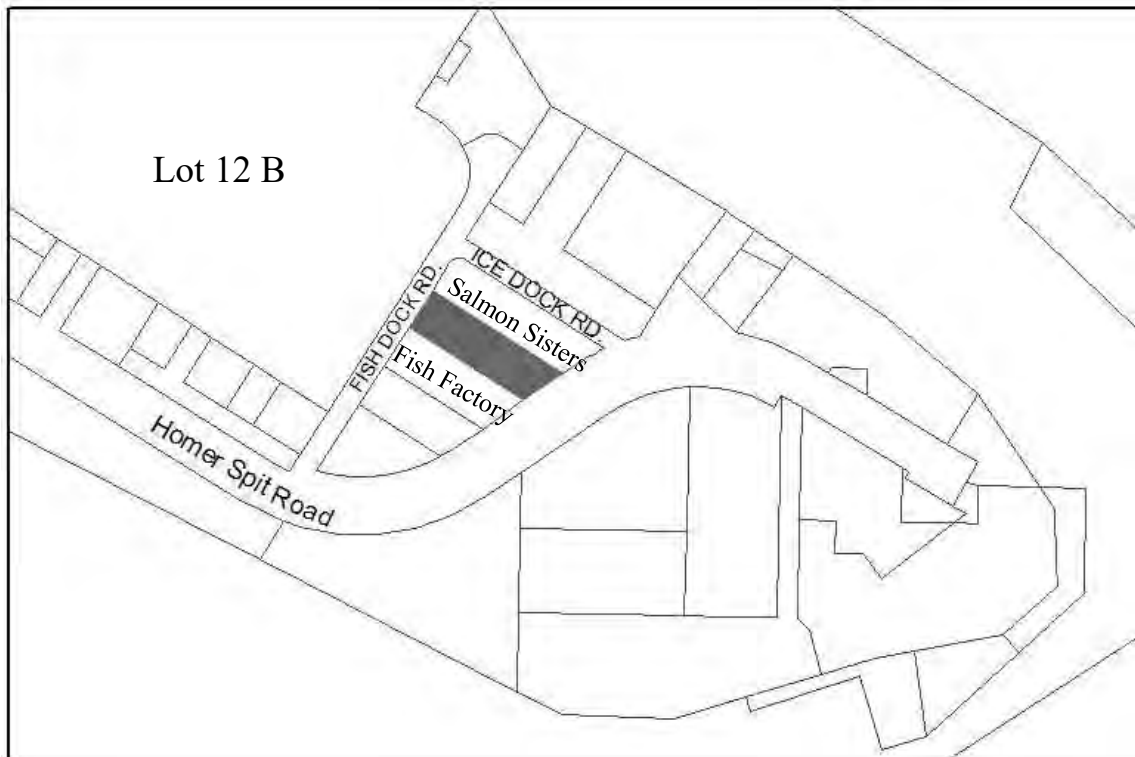
Wetlands: N/A

Infrastructure: Paved road, gas, water and sewer

Notes:

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

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

Area: 0.68 acres

Parcel Number: 18103451

Legal Description: City of Homer Port Industrial Subdivision No 4 Lot 12-B

Zoning: Marine Industrial

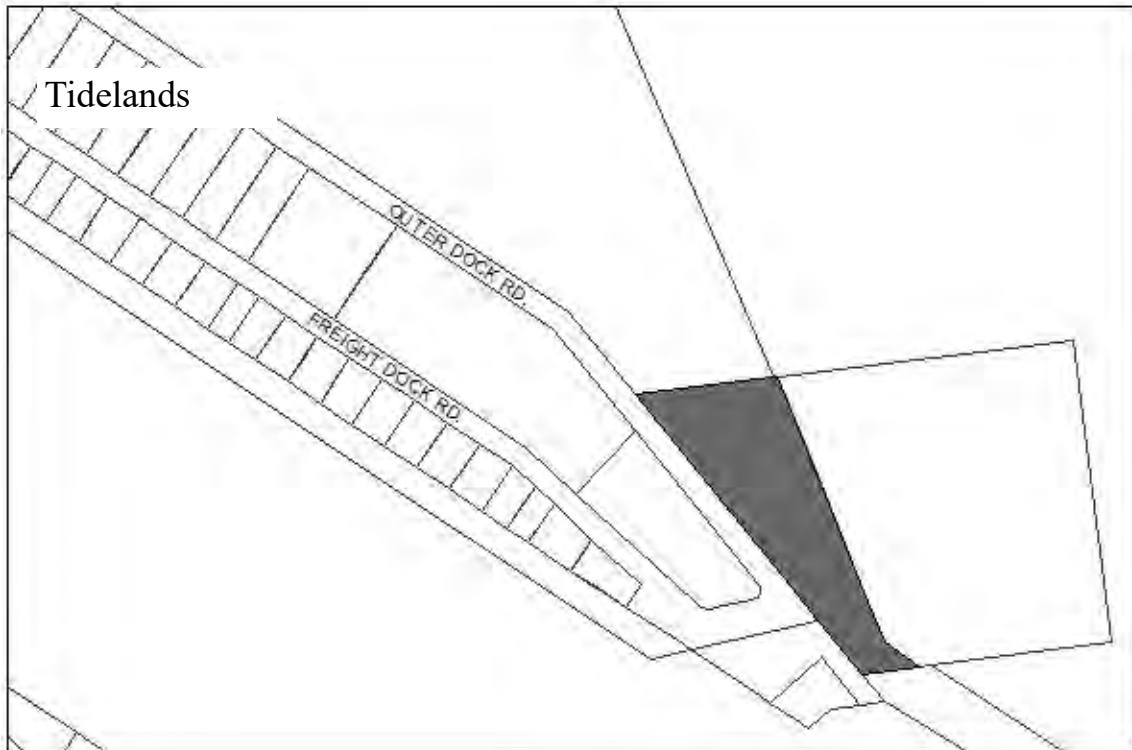
Infrastructure: Water, sewer, paved road access

Address:

New Fish Grinder building constructed in 2025. ADF&G grant stipulations require the property be kept by the City for the intended use for 20 years, until 12/31/44.

Drywell to be constructed to resolve drainage issues FY26.

Finance Dept. Code:



Designated Use: Tidelands

Acquisition History:

Area: 4.19 acres

Parcel Number: 18103213

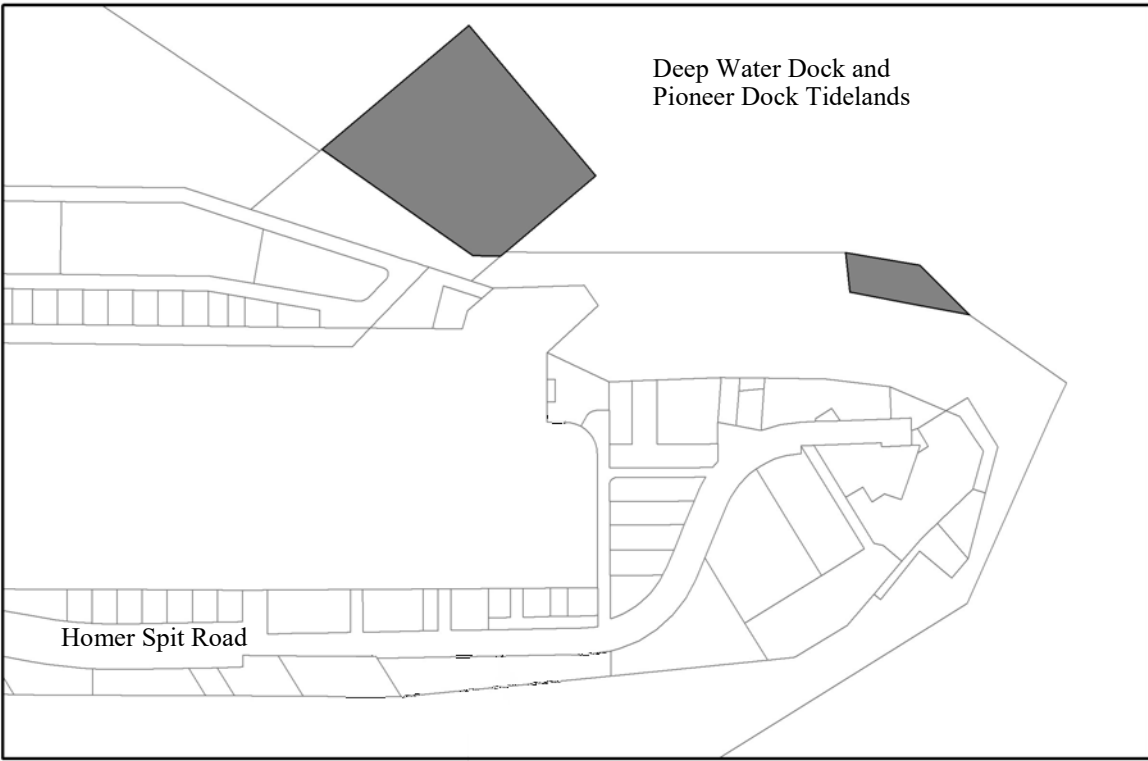
Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050
HOMER SPIT SUB NO TWO AMENDED TRACT A

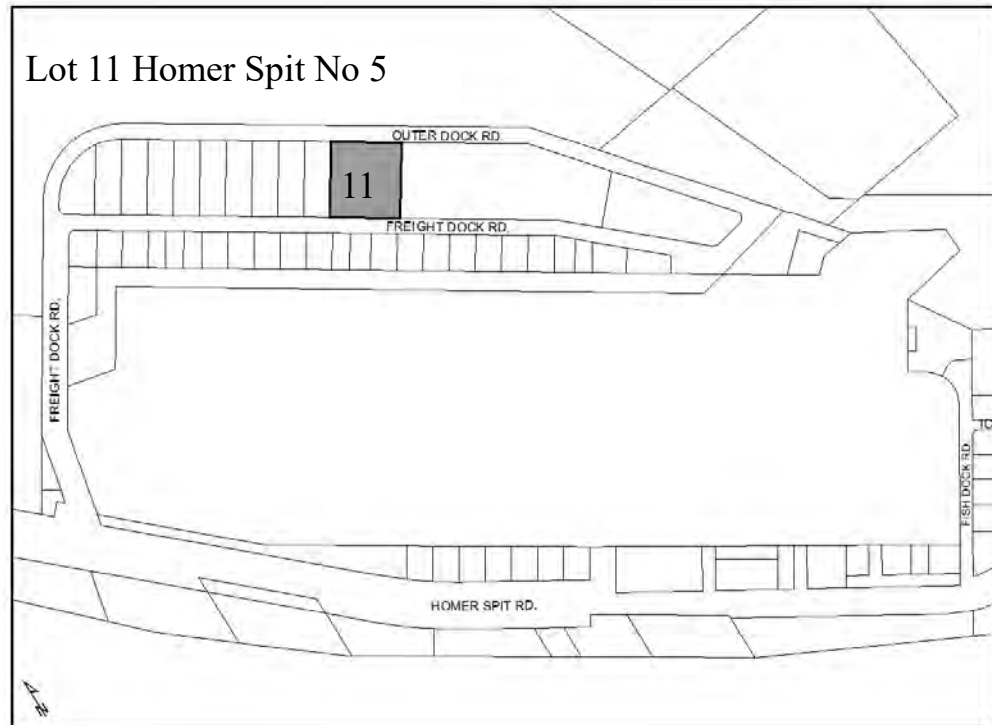
Zoning: Not zoned

Wetlands: Tidelands

Infrastructure:

Finance Dept. Code:

	
Designated Use: Port and Harbor Use Acquisition History: Resolution 17-81	
Area: 11.91 acres, 1.37 acres	Parcel Number: 18103203, 18107005
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

Legal Description: Homer Spit Subdivision No. 5 Lot 11

Zoning: Marine Industrial

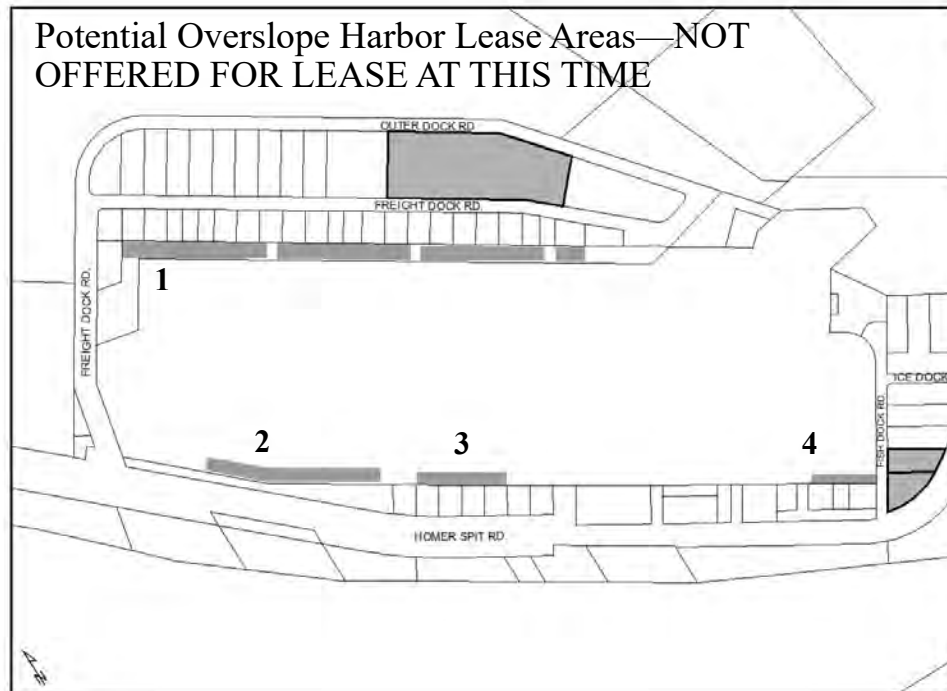
Infrastructure: Water, sewer, paved road access

Address: 4300 Freight Dock Road

A portion of Lot 11 is under lease for a telecommunications tower. (18103230LH01)

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

Finance Dept. Code:



Designated Use: Future overslope lease areas 17-33, 23-043

Acquisition History:

Area:

Parcel Number:

2022 Assessed Value:

Legal Description:

Zoning: Marine Commercial and Small Boat Harbor Overlay

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 \$1.05 per square foot, per annum. Lease rates vary; contact the Port at 907-235-3106

Finance Dept. Code:

Section D

City Facilities and Other Lands



Designated Use: City Facility and Other Lands (Resolution 20-019, 25-081)

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

Area: 1.31 acres

Parcel Number: 17514416

2019 Assessed Value: \$69,400

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

Zoning: Central Business District

Wetlands: Drainage and wetlands may be present

Infrastructure: Paved road, water, sewer, natural gas

Notes: This land was part of the former library site. The library building was subdivided onto its own lot, and sold.

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

Resolution 25-081: Retain and investigate highest and best use. Could include public parking, public private housing partnership or similar.

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: Resolution 23-030 supported improvements on the lots based on a design plan developed by Friends of the Homer Library.	
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: Fire Station and former police station

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

Area: 1.57 acres

Parcel Number: 17702057

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

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

Zoning: Central Business District

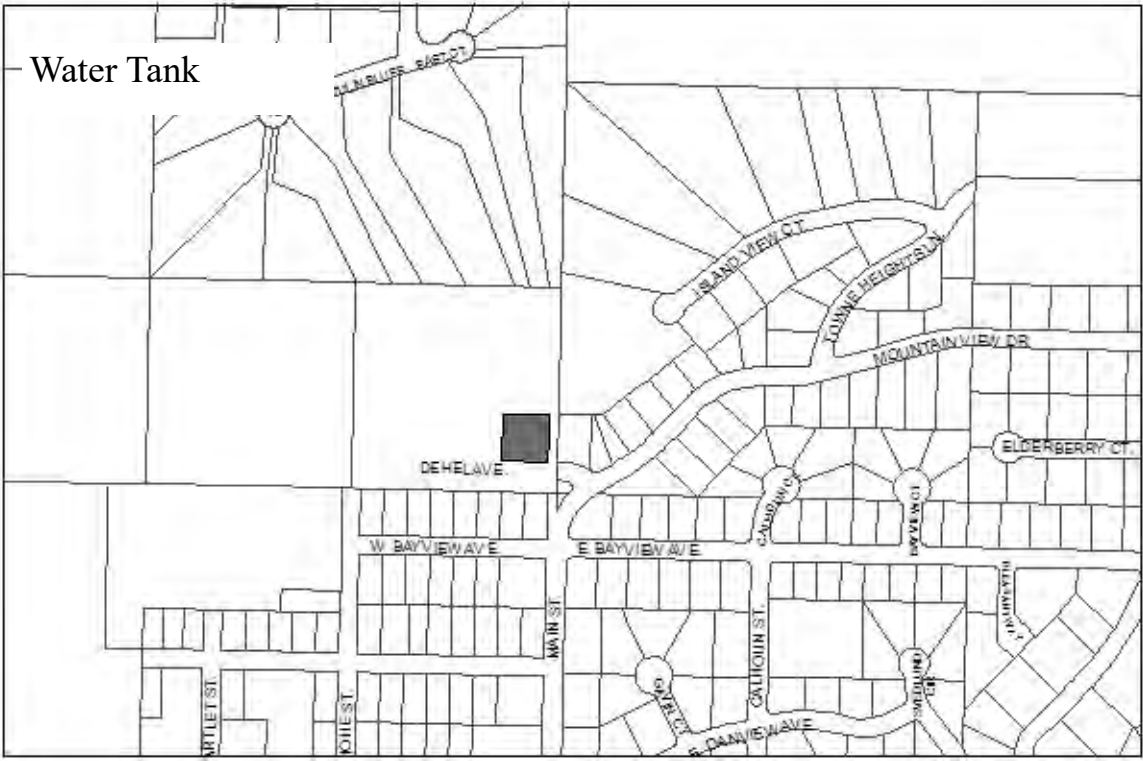
Wetlands: N/A

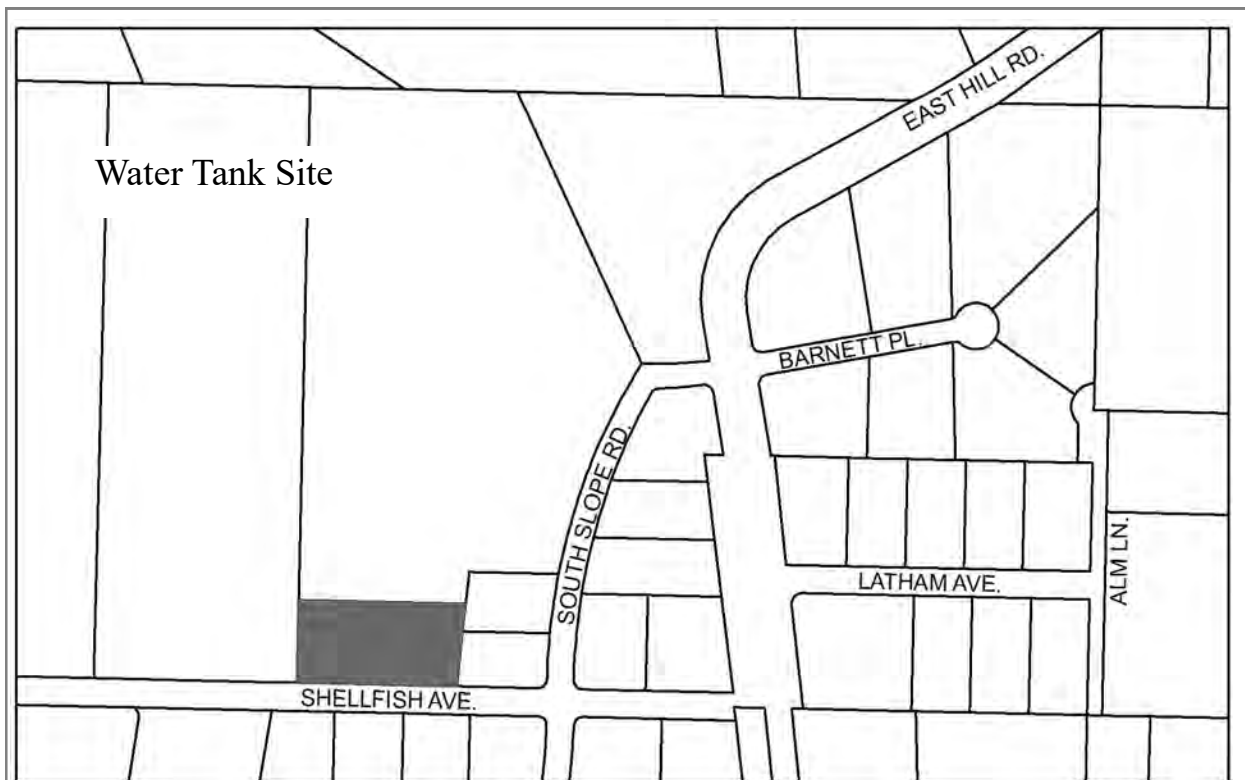
Infrastructure: Water, Sewer, Paved access

Notes: Fire hall remodel 2017/2018

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

Finance Dept. Code:

	
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

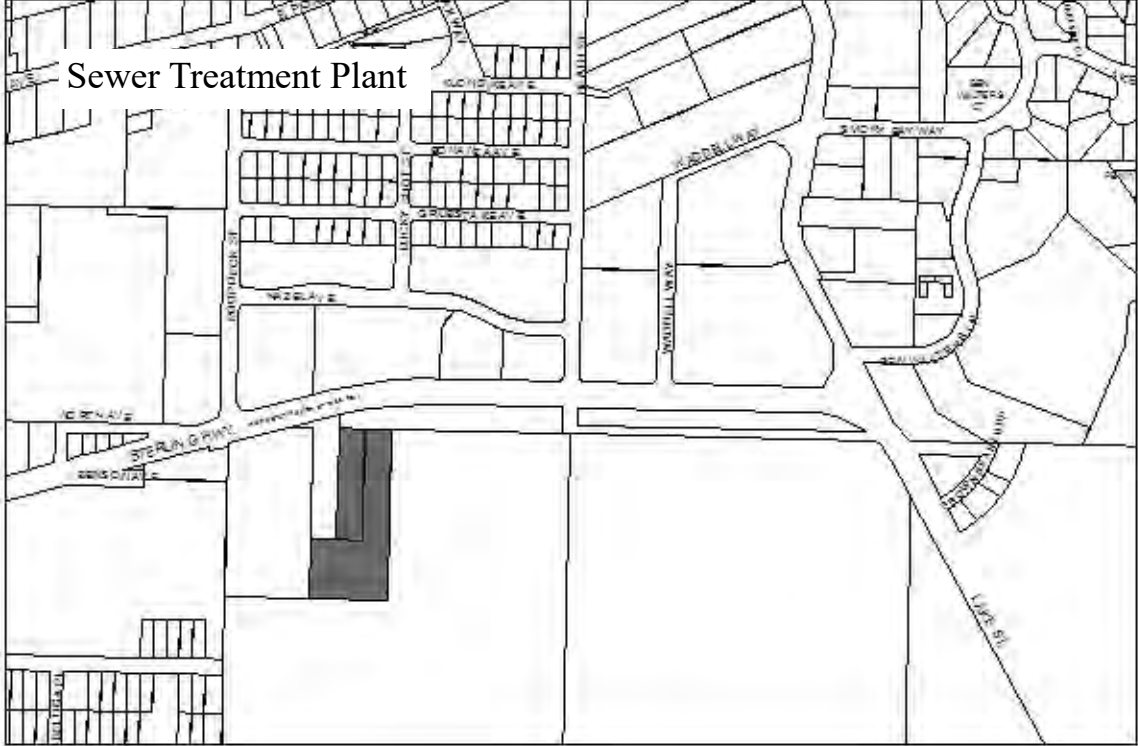
Wetlands:

Infrastructure: N/A

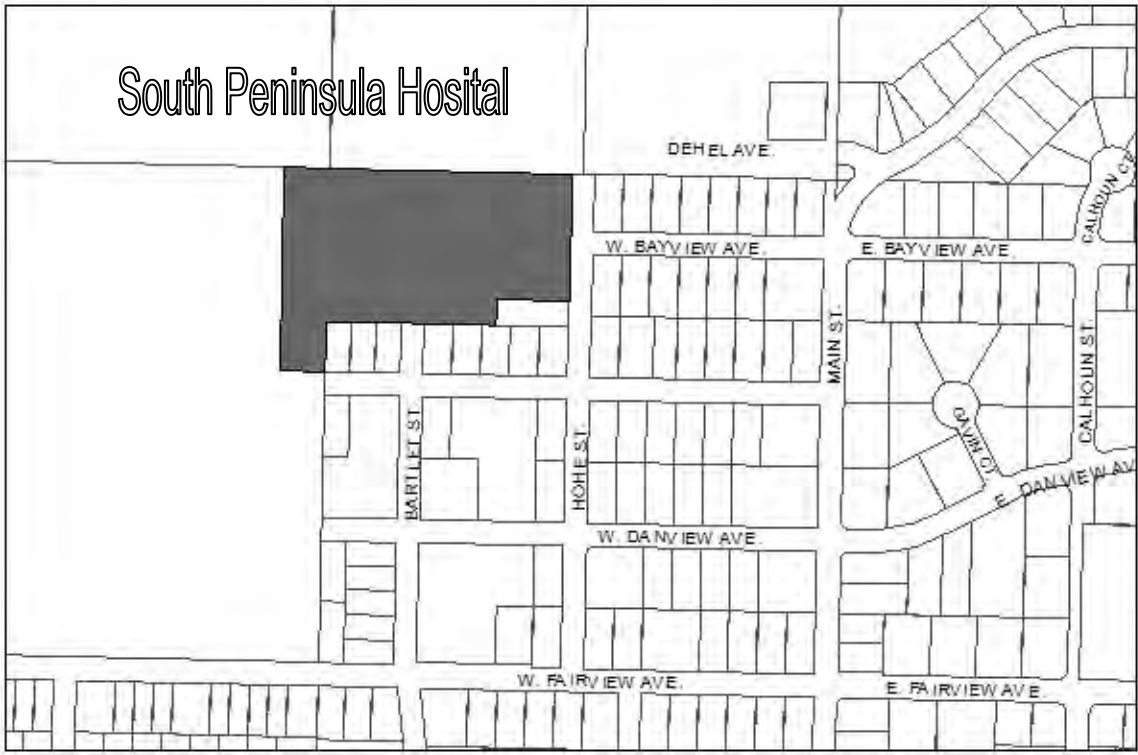
Notes: Future location of a new water tank. Project is shovel ready if federal funding becomes available.

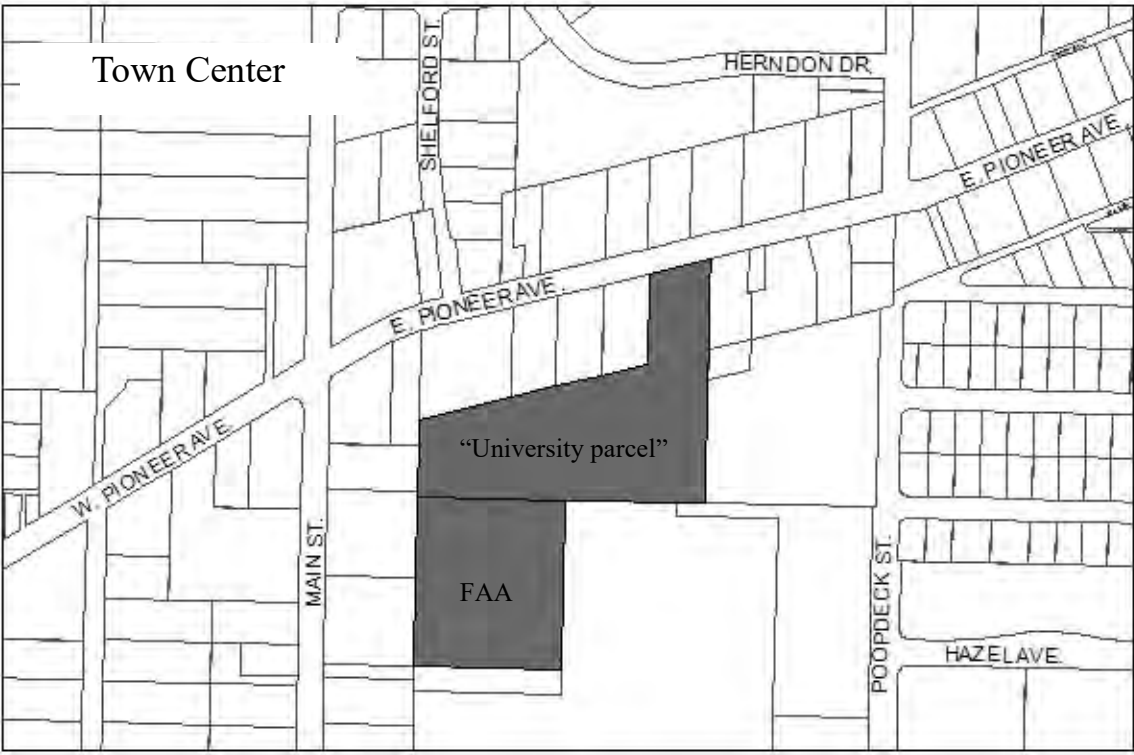
Finance Dept. Code:

**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. All of the property is within a Tsunami inundation zone.	
Finance Dept. Code:	

 Public Works Add tsunami zone note Beluga Slough tidal flats. Zoned Open Space Recreation. Tidal wetland.	
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 and Tsunami inundation zone. 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: Medical District	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.

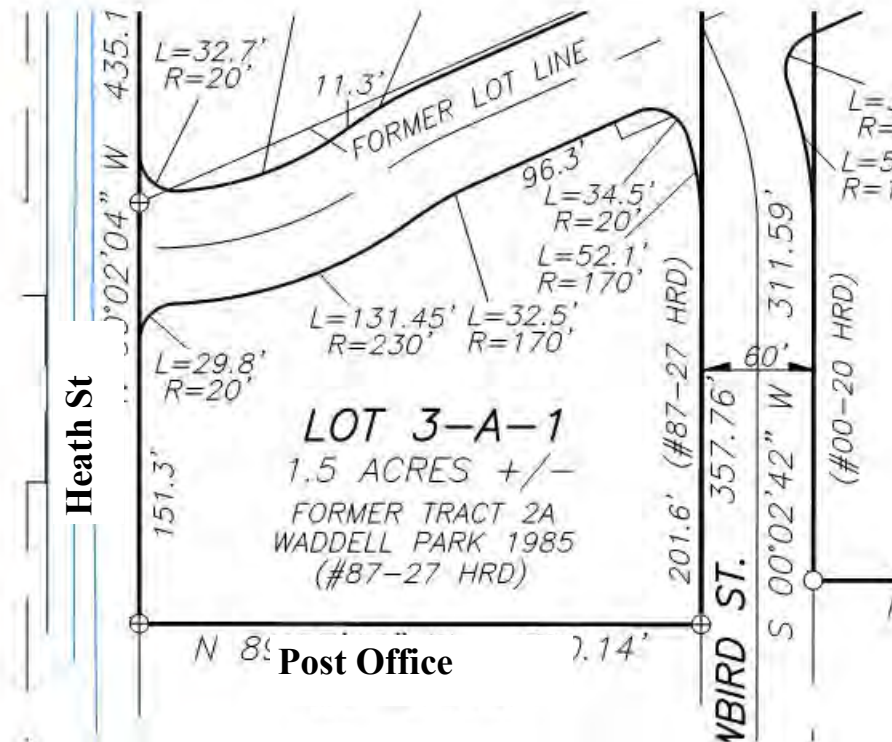
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$316,700. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

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

2020 Assessed Value: \$1,922,500

Legal Description: T 06S R 13W SEC 20 Seward Meridian HM 2016021 WADDELL PARK 2016 REPLAT LOT 3- A-1

Zoning: CBD

Wetlands: N/A

Infrastructure: full utilities, Grubstake extension will include paved road and sidewalk.

Notes: Road construction in 2016. Project funding from State appropriation and matching City HART funds.
New police station construction 2019-2020, opened fall 2020.

Finance Dept. Code:



Designated Use: Undesignated

Acquisition History: Detling Deed 6/10/82

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

Parcel Number: 177154 02, 03

2019 Assessed Value: \$2,600

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

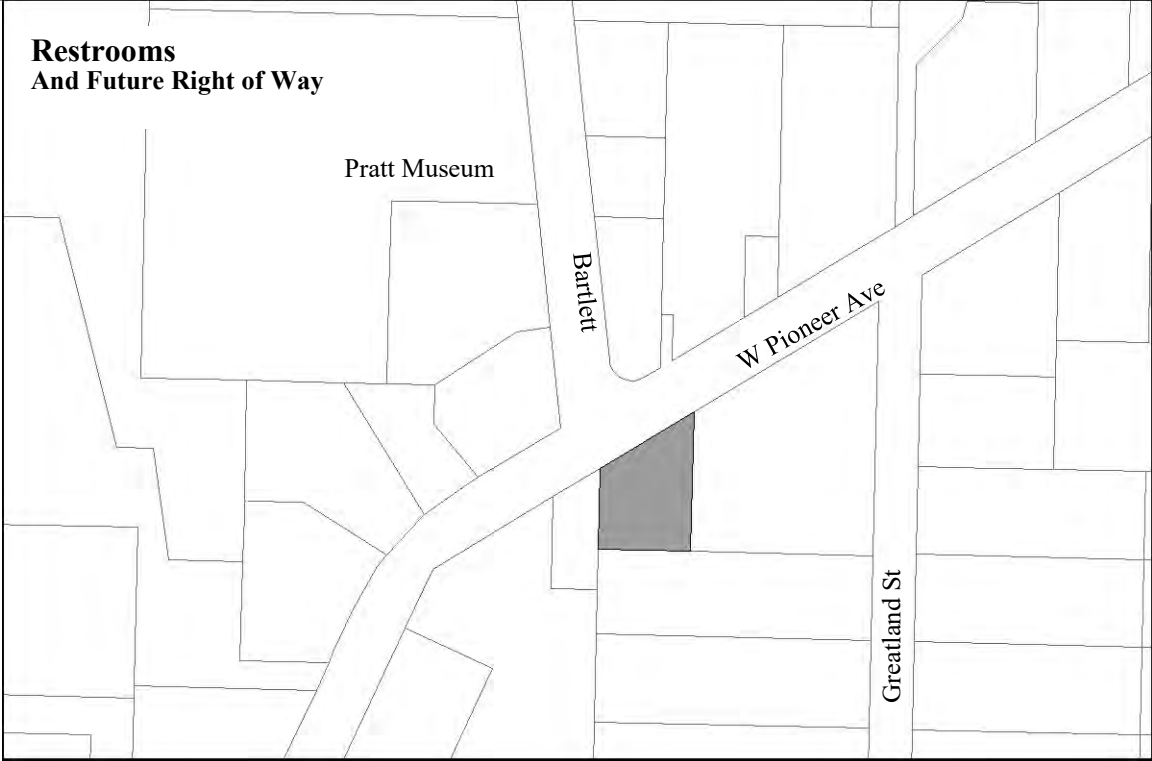
Zoning: Central Business District

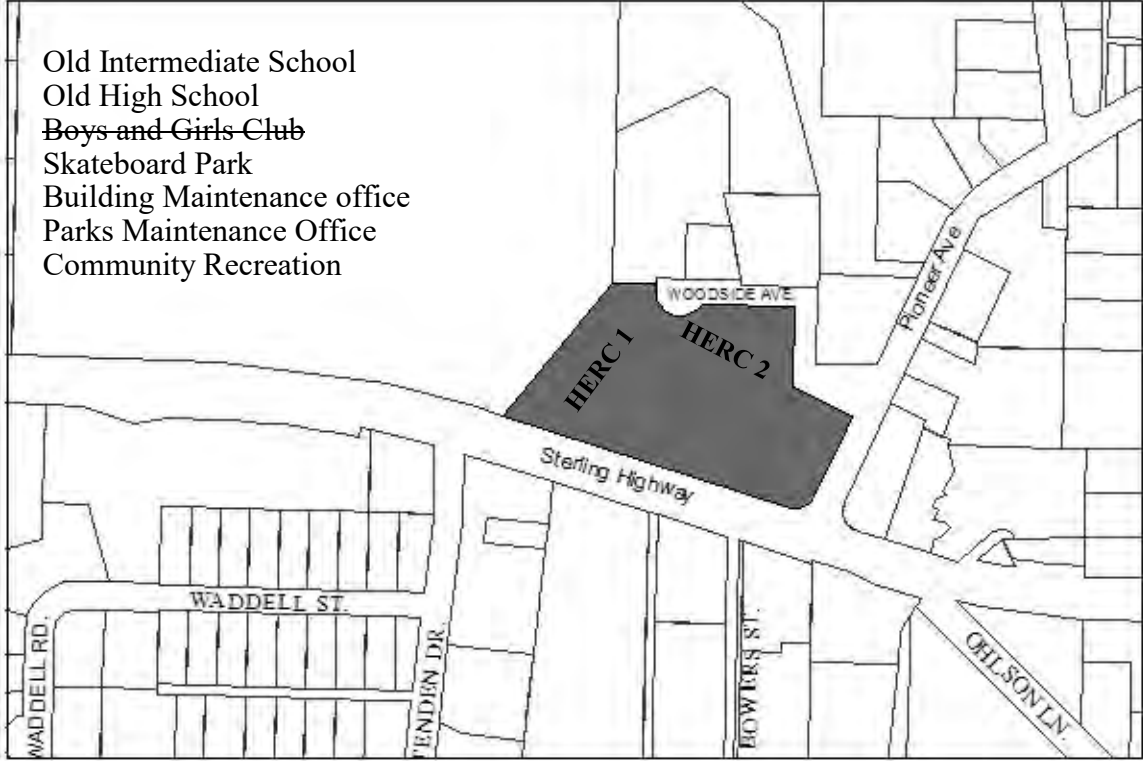
Wetlands: Possibly. Lots are steep.

Infrastructure: Paved Road and sidewalk

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

Finance Dept. Code:

 Restrooms And Future Right of Way Pratt Museum Bartlett W Pioneer Ave Greatland St	
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 (Resolution 20-019)	
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 contained Building Maintenance until it was moved to HERC 2 in 2022. Ongoing work on both buildings to determine ways to remove HERC 2, and future options for HERC 1.	
Finance Dept. Code: 170.0032 175.100.05	



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

Area: 0.32 acres

Parcel Number: 17510230
935 Soundview Ave

2020 Assessed Value: \$0

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

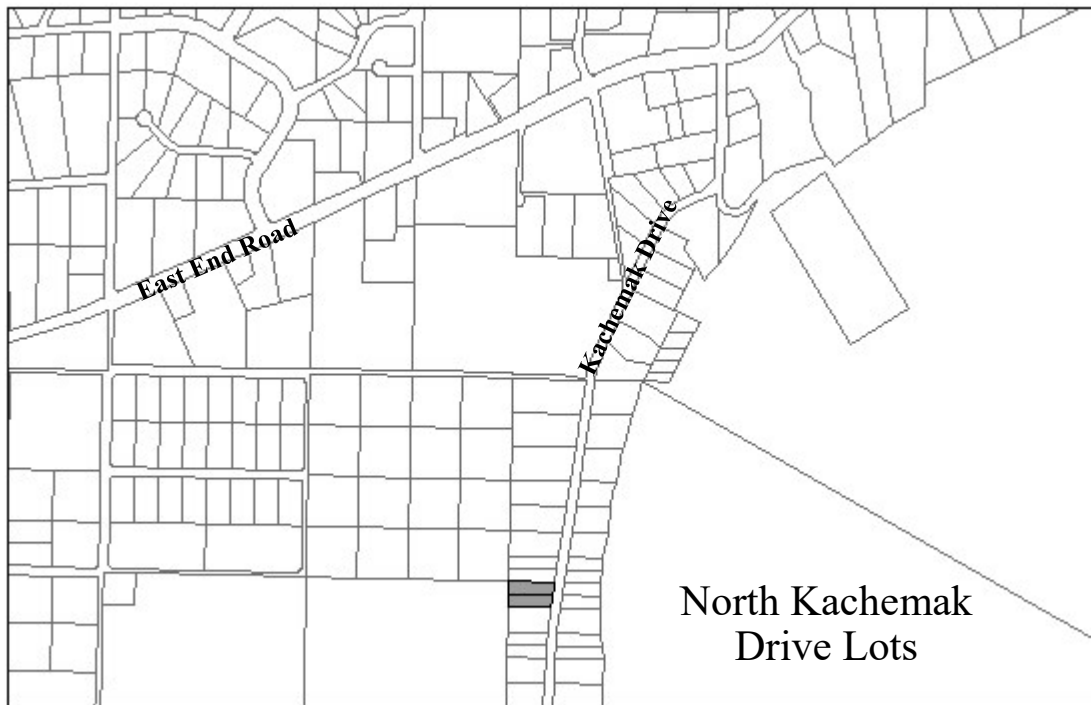
Zoning: Rural Residential

Wetlands: Yes; part of an ACOE permit

Infrastructure:

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

Finance Dept.



Designated Use: Ordinance 21-72 Retaining the Property for the Public Purpose of Determining the Special Assessment Liens and Creating a Clear Title to the Property. Acquired through tax KPB tax foreclosure.

Area: 1 acre

Parcel Number: 17909003, 17909004

Legal Description: T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0630311 SUBDIVISION OF LOT 27 & 28 SEC 14 T6S R13W LOT 28A and Lot 28D

Zoning: Rural Residential

Wetlands: Properties are wetland (and very wet)

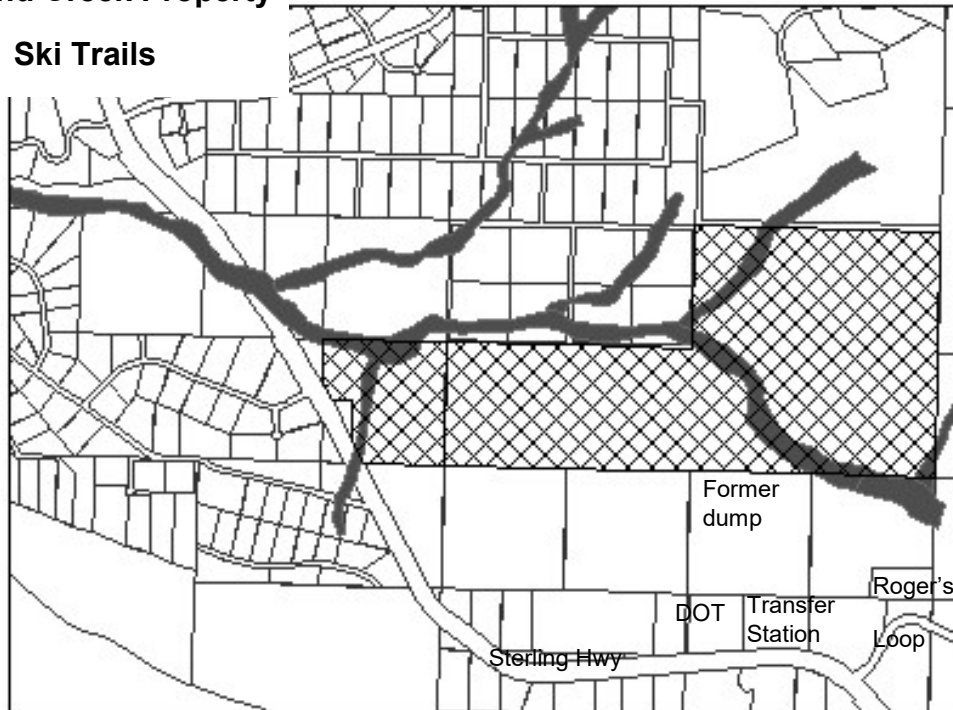
Infrastructure: Part of the Kachemak Drive water and sewer SAD, and natural gas SAD

Notes:

Finance Dept.

Section E

Parks + Beaches
Cemeteries + Green Space

Diamond Creek Property**Ski Trails****Designated Use:** Public Purpose for park land**Acquisition History:** Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership**Area:** 273 acres (240 acres and 33 acres)**Parcel Number:** 17302201, 17303229**Legal Description:** HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.**Zoning:** Not in city limits**Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.**Infrastructure:** Limited legal and physical access. Western lot has Sterling Highway frontage.**Notes:** Ski trails, managed by Kachemak Nordic Ski Club. Resolution 24-066, expires 4/30/27.

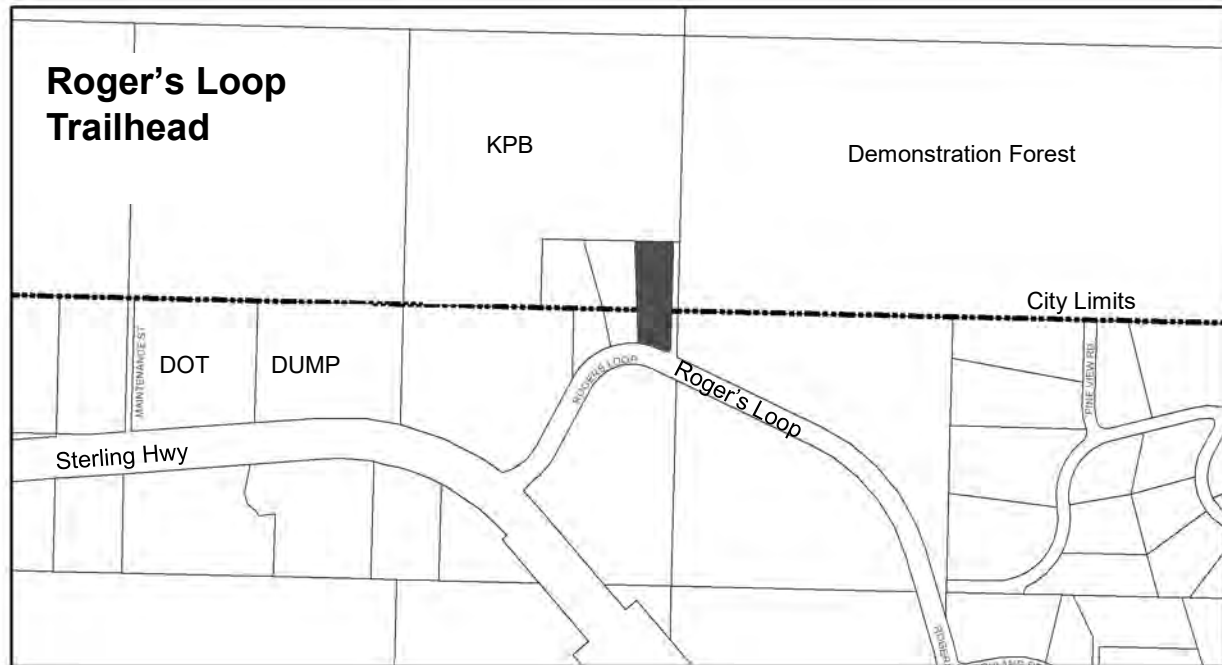
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

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

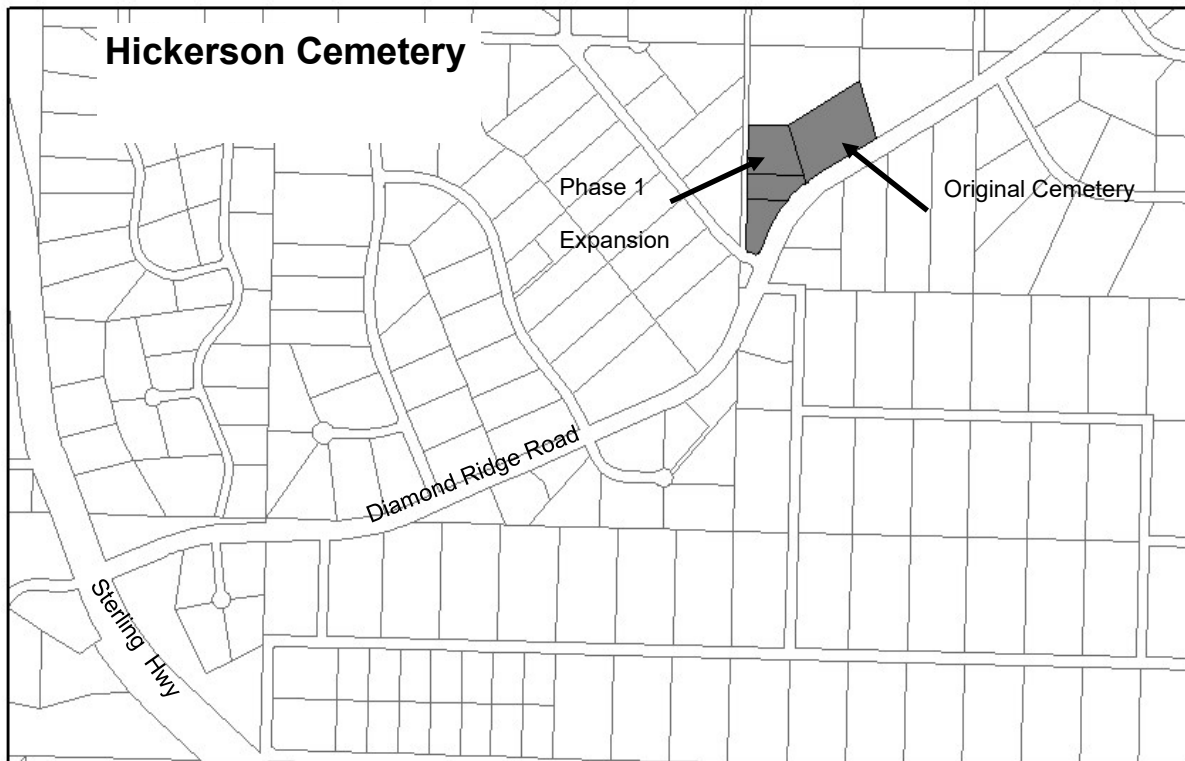
Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan

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
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 Resolution 24-066, expires 4/30/27., Kachemak Nordic Ski Club agreement	
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

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

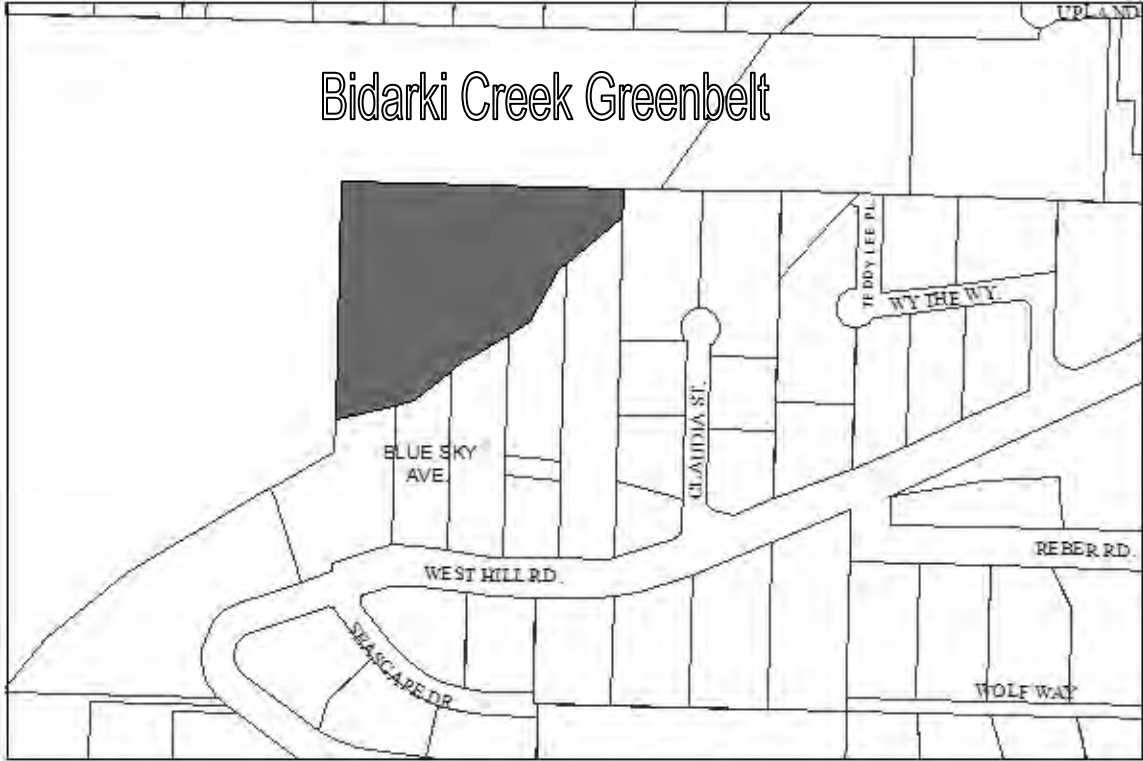
Zoning: Not within city limits

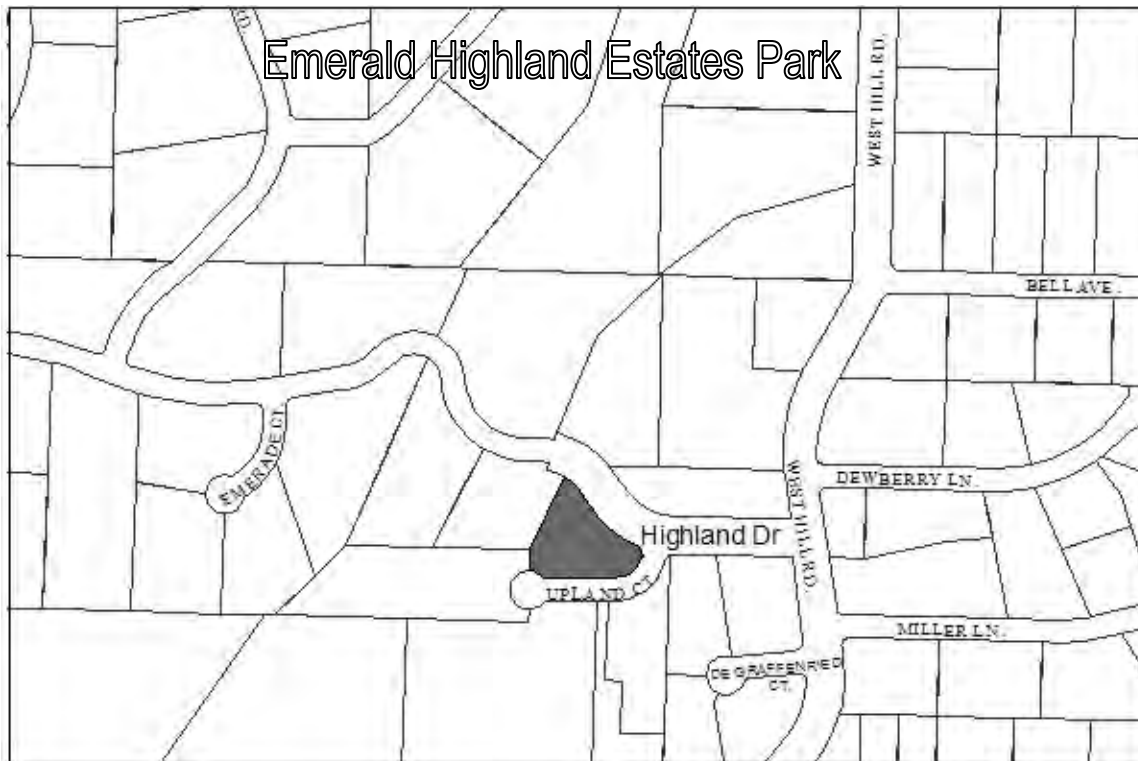
Wetlands: N/A

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
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

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

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

Zoning: Rural Residential

Wetlands: Drainages on lot.

Infrastructure: Gravel road access. Rough trails across property.

Notes:

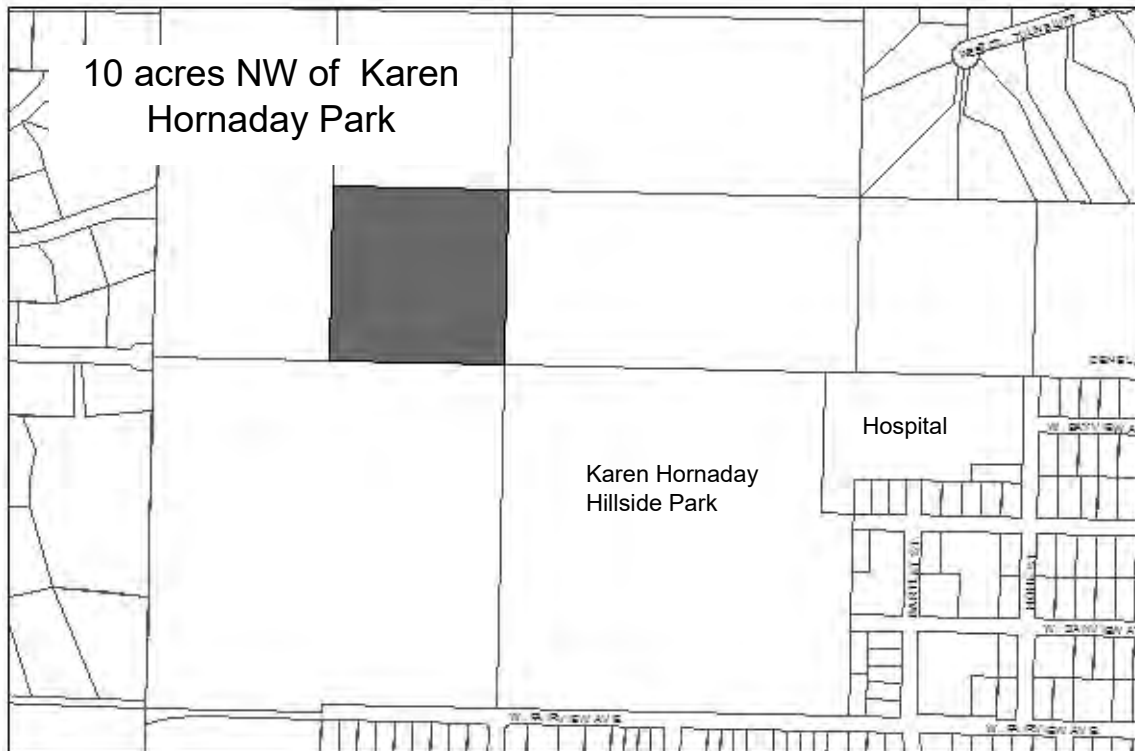
Book 57 Page 177 Serial #70-564 Homer City Council meeting of August 24, 1970.

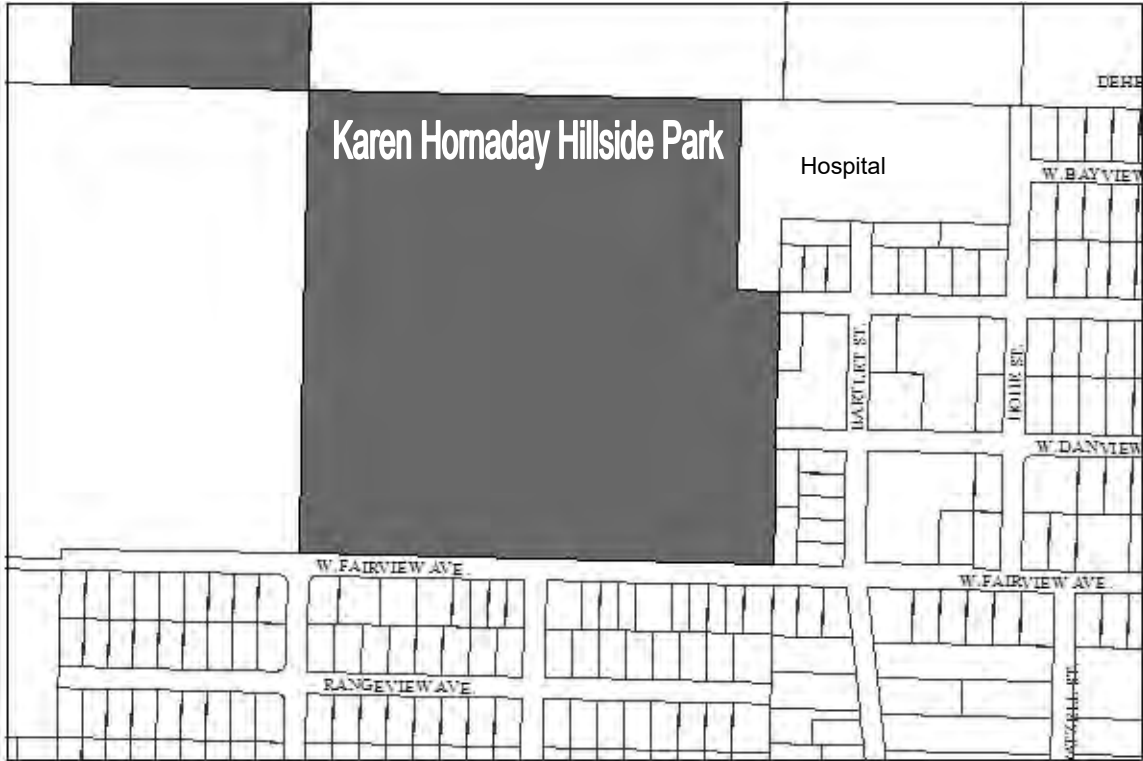
Park contains the gravesite of W.R. Bell.

It can be expected that the land to the south will 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**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:****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
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. Campground closed for summer 2023 Restrooms demolished in 2021 Resolution 23-039, Little League agreement expires 12/21/28	
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

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

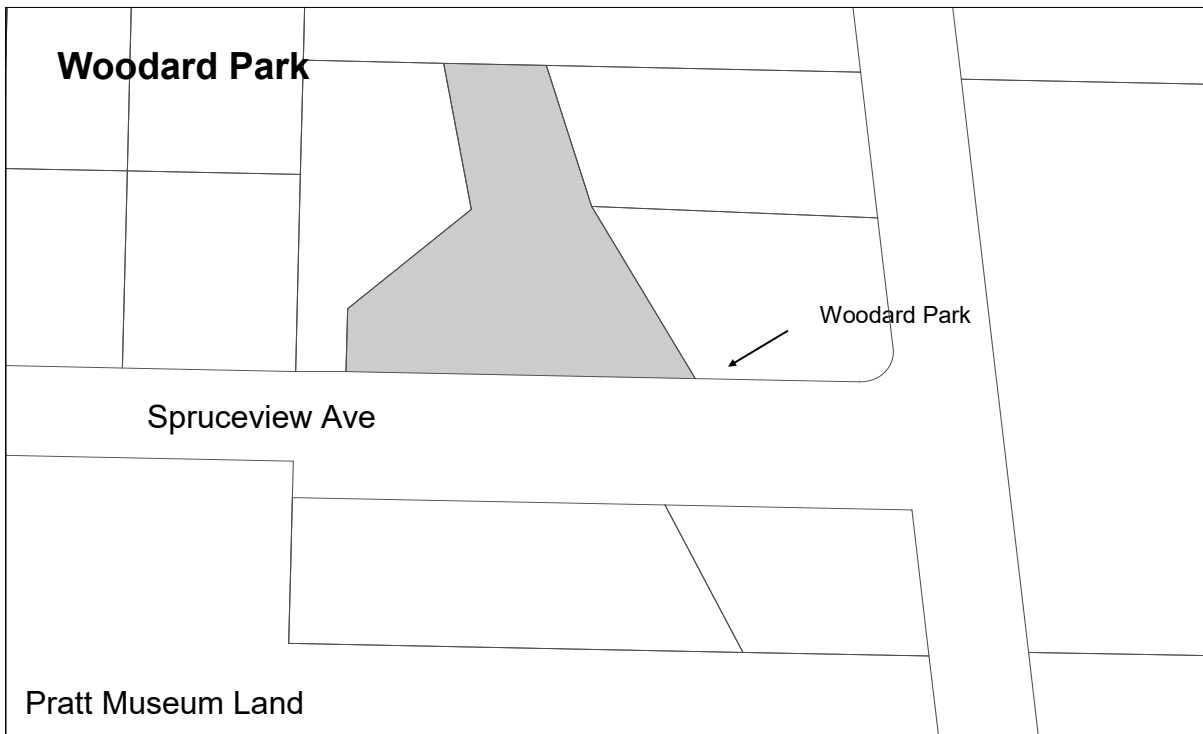
Zoning: Urban Residential

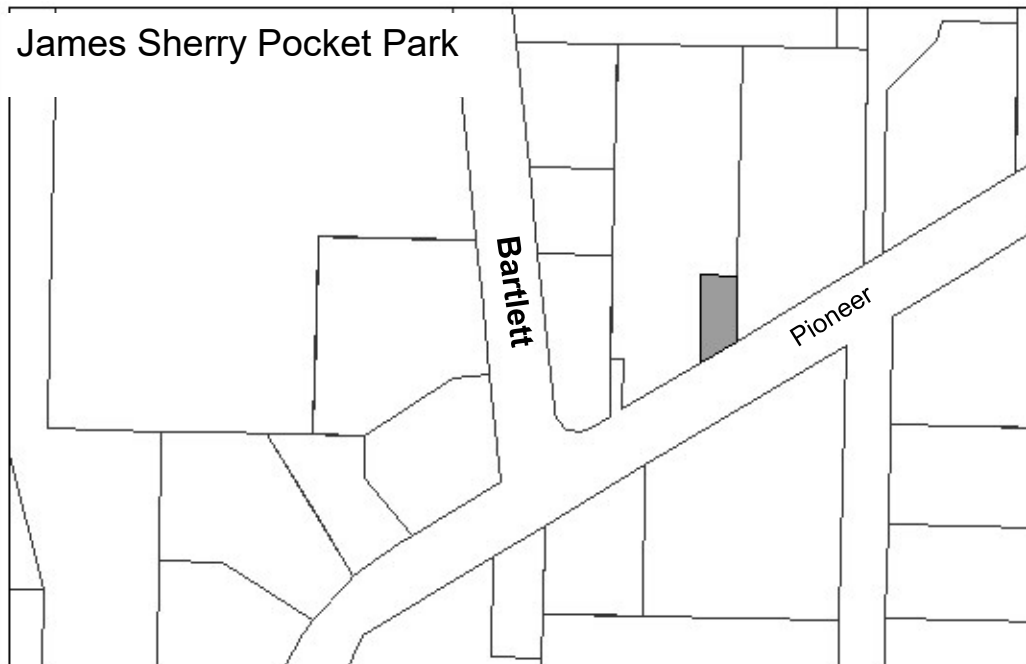
Wetlands: N/A

Infrastructure: Paved road access, water, sewer

Notes: Bayview Park reconstruction and new playground equipment fall 2024

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
Legal Description: LEGAL T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2020010 BUNNELL'S SUBD NO 17 2018 REPLAT TRACT A	
Zoning: Residential Office	Wetlands: Woodard Creek and wetlands present
Infrastructure: Paved access on Bartlett. Woodard Creek flows through much of the property.	
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

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

Zoning: Central Business District

Wetlands: Ditch across property

Infrastructure: Water and Sewer, paved sidewalk

Notes:

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

Finance Dept. Code:



Designated Use: WKFL Park

Acquisition History: Asaiah Bates Deed 3/88

Area: 0.31 acres

Parcel Number: 17720204

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

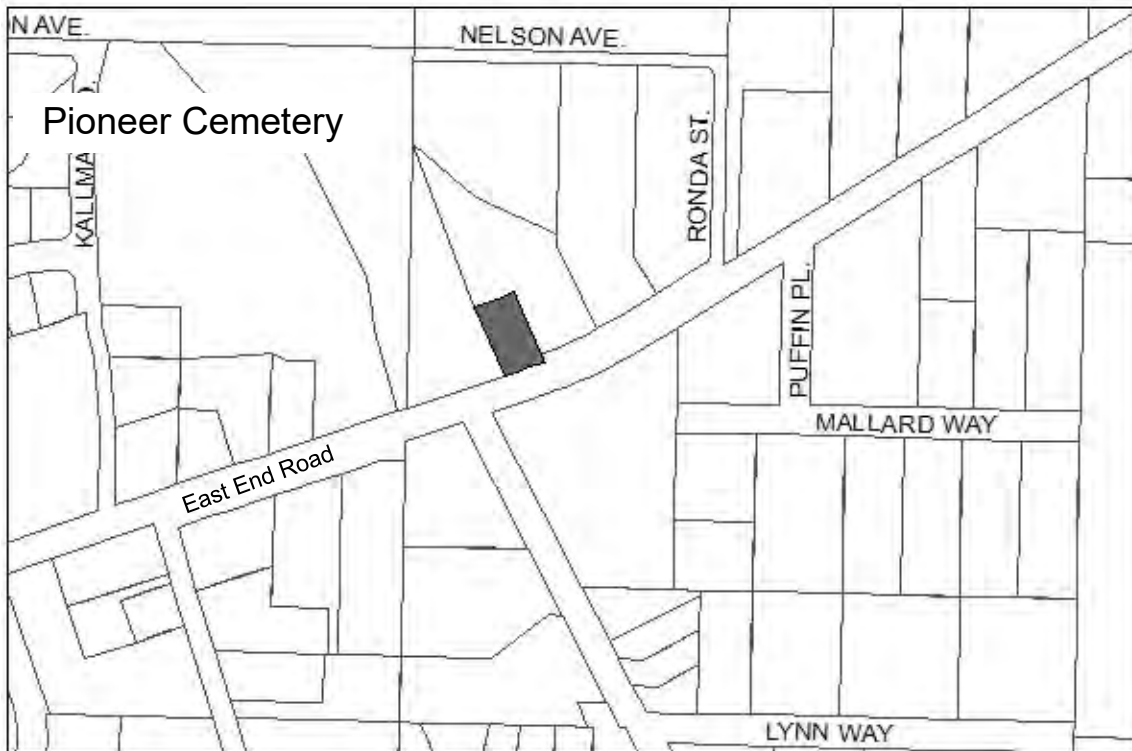
Zoning: Central Business District

Wetlands: N/A

Infrastructure: Water, paved road, electricity

Public restroom constructed in 2013.

Finance Dept. Code:



Designated Use: Pioneer Cemetery

Acquisition History: Quitclaim Deed Nelson 4/27/66

Area: 0.28 acres

Parcel Number: 17903007

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

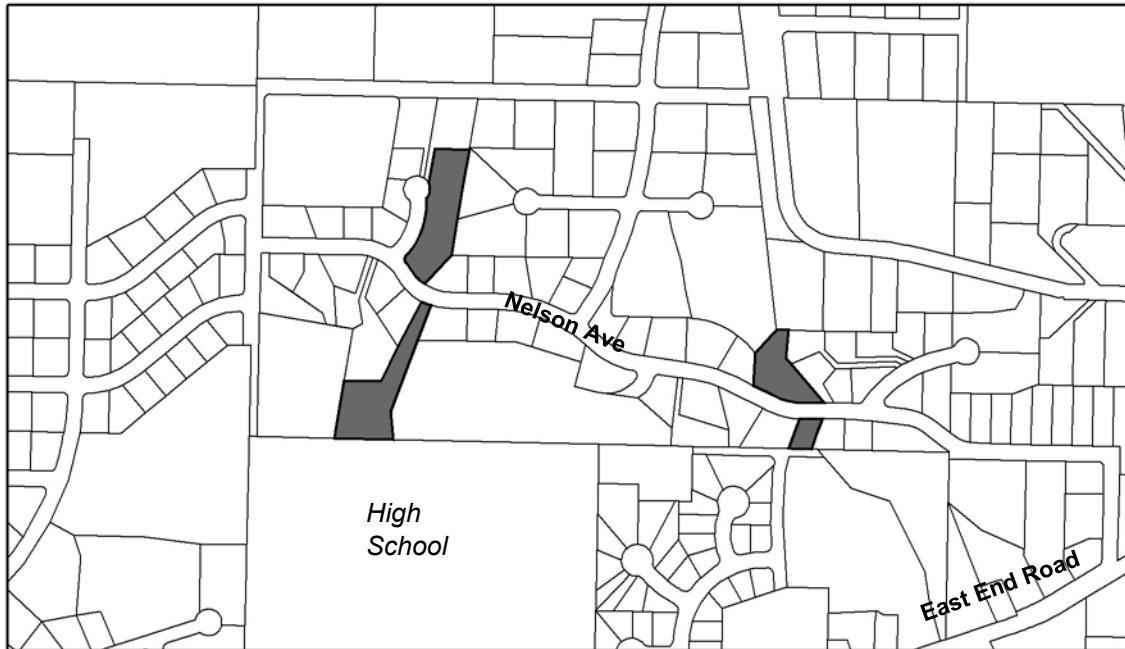
Zoning: Residential Office

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:

Quiet Creek Parks



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

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

Area: 0.86 acres and 0.21 acres

Parcel Number: 17702112, 17702125

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

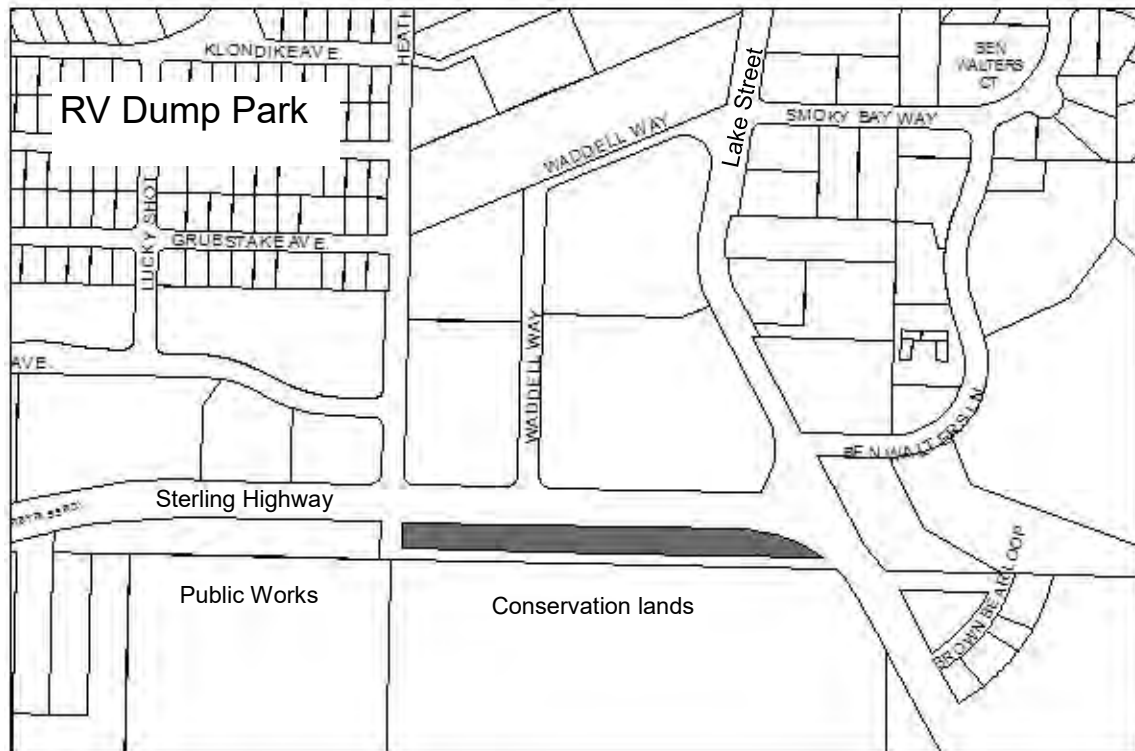
Zoning: Rural Residential

Wetlands: A creek runs through both lots

Infrastructure: Paved Road, water, sewer, natural gas

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

Finance Dept. Code:



Designated Use: RV Water/Dump station

Acquisition History: Deed states "Waddell Park Tract"

Area: 1.73 acres

Parcel Number: 17712014

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

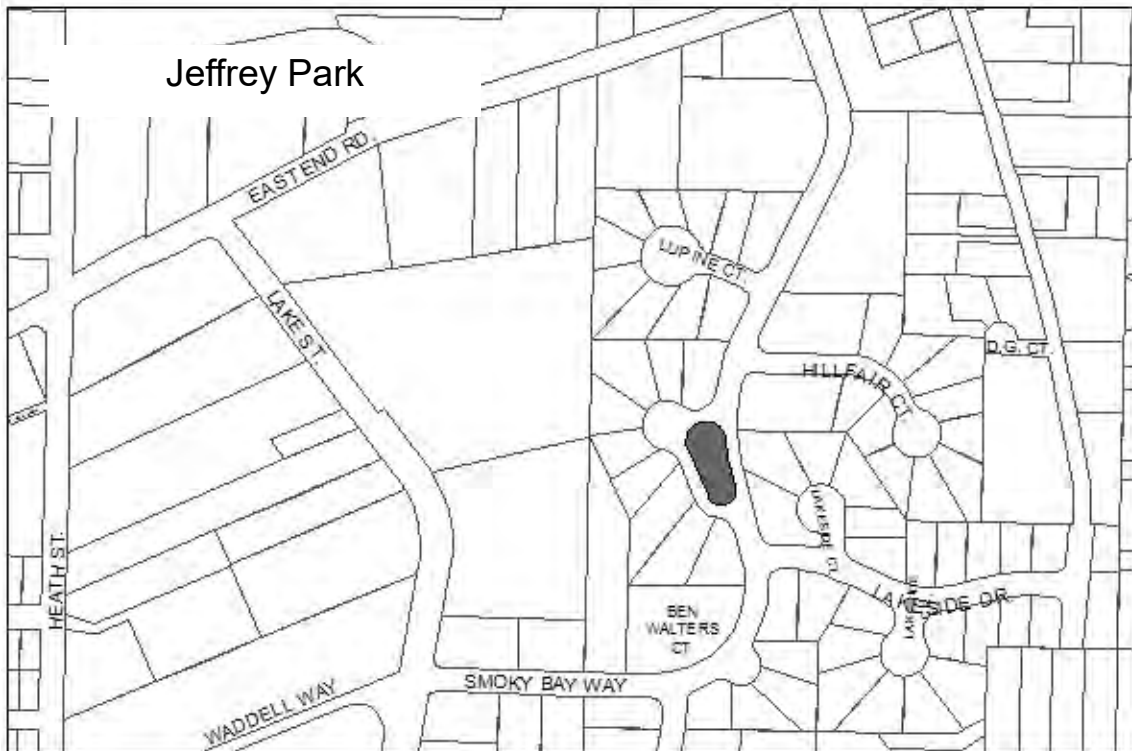
Zoning: Central Business District

Wetlands:

Infrastructure: Water, Sewer, gravel/paved access

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

Finance Dept. Code:



Designated Use: Public Purpose/Greenbelt/Jeffrey Park

Acquisition History: Ordinance 83-27 (KPB)

Area: 0.38 acres

Parcel Number: 17730251

Legal Description: Lakeside Village Amended Jeffrey Park

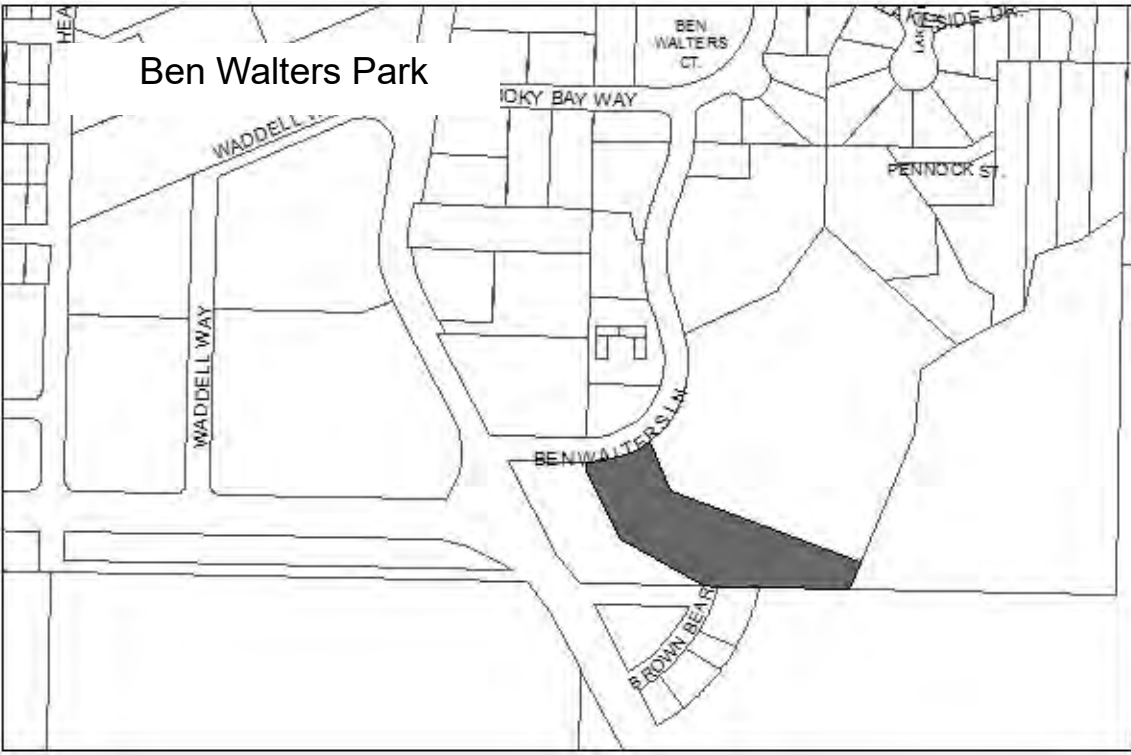
Zoning: Urban Residential

Wetlands:

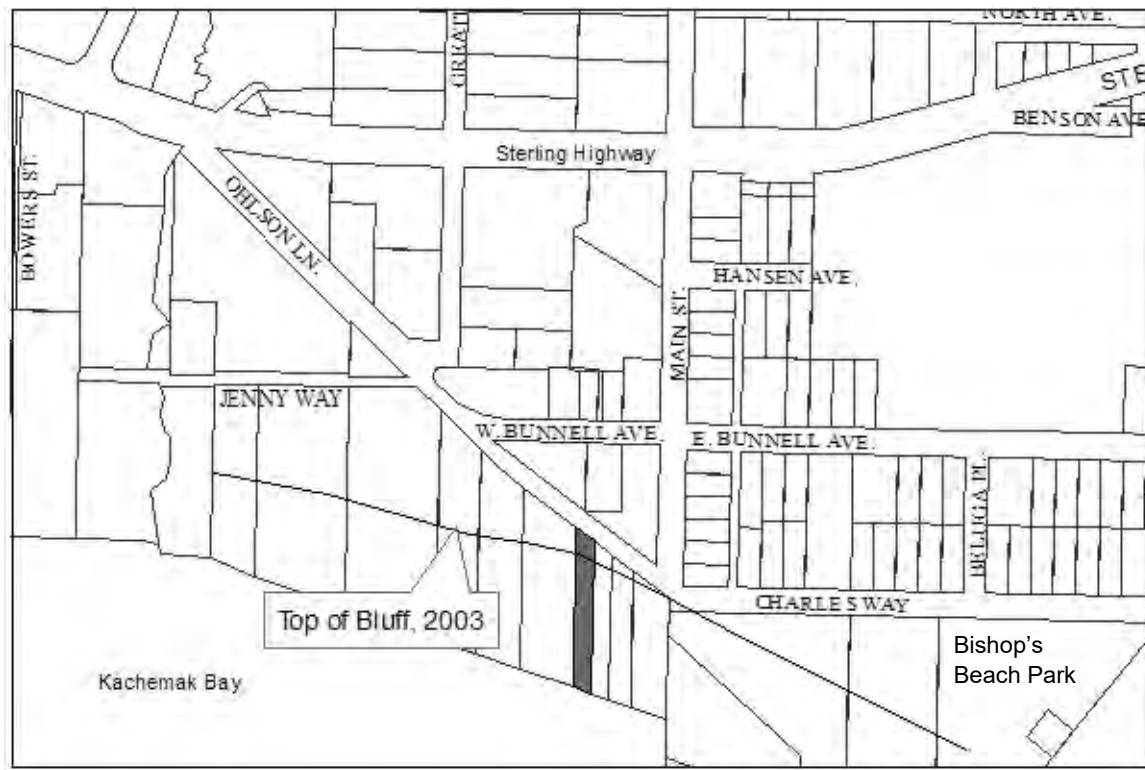
Infrastructure: Paved Road, water, sewer

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
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. Dock installed in 2009. Brushing and drainage work 2018. New playground equipment installed 2019. New swing set 2024.	
Finance Dept. Code:	

	
Designated Use: Bishop's Beach Park Acquisition History: McKinley Warrant Deed 1/9/1984, Ordinance 2020-76(A)	
Area: 3.46 acres	Parcel Number: 17714010, 17714011
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, AND T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER OF GL 2 TH S 89 DEG 57'30" E 1094.3 FT TO PT TH S 38 DEG 0' W 310 FT TO POB TH 90 DEG W 75 FT TO CORNER 2 TH S 38 DEG W 75 FT TO CORNER 3 TH 90 DEG E 75 FT TO CORNER 4 TH N 38 DEG E 75 FT TO POB	
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

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

Zoning: Central Business District

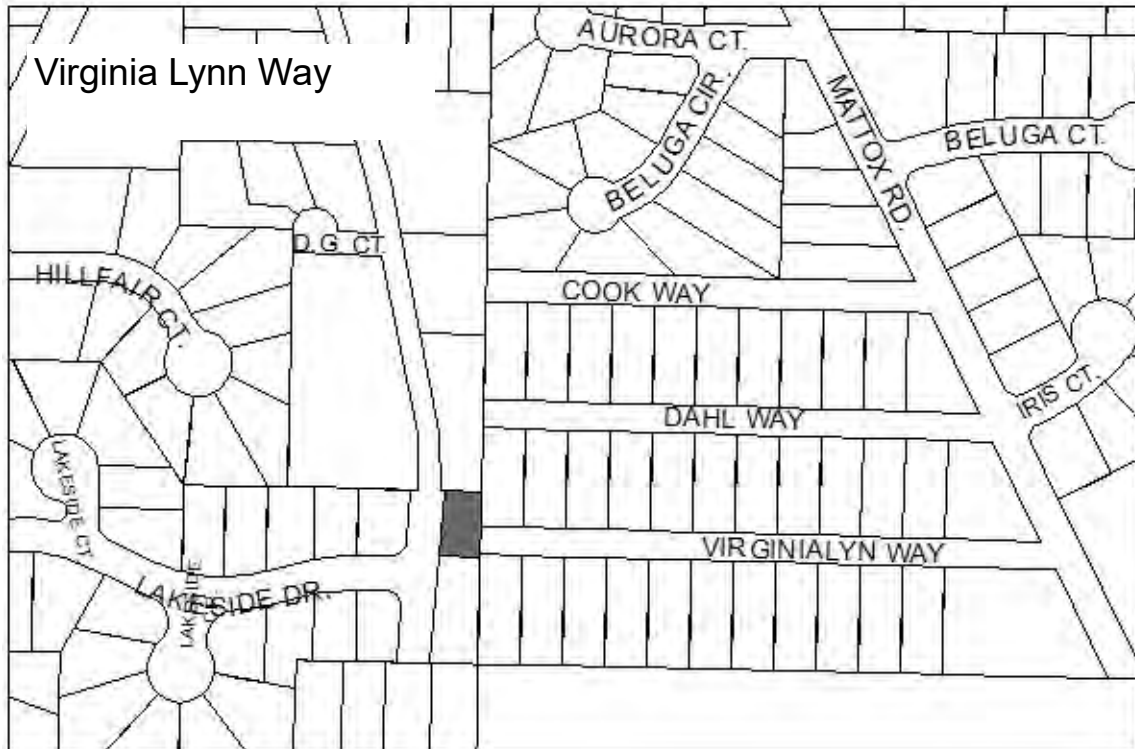
Wetlands: None. Bluff property.

Infrastructure: Gravel Road access, no water or sewer

Notes:

Resolution 15-030(A), Designate as park

Finance Dept. Code: 392.0008



Designated Use: Public use easement for Virginia Lynn Way, public park

Acquisition History: Quit Claim Deed from NBA 1/4/83

Area: 0.21 acres

Parcel Number: 17730239

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

Zoning: Urban Residential

Wetlands: possibly on a small portion

Infrastructure: Road access

Notes: This lot has a public use easement granted by the plat. A road was constructed across the parcel in 2020.

Finance Dept. Code:



Designated Use: Jack Gist Ball Park

Acquisition History: Warranty Deed Moss 8/27/98

Area: 14.6 acres

Parcel Number: 17901023

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

Zoning: Rural Residential

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

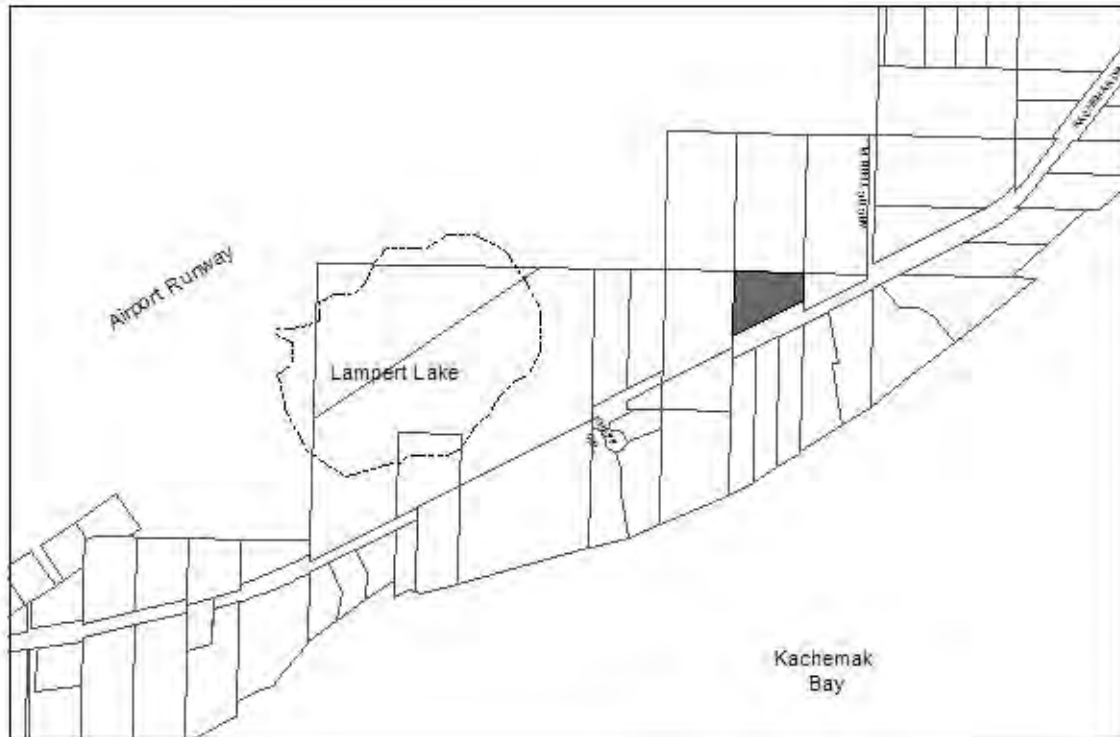
Infrastructure: Gravel road access.

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

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

2024: Adjacent property to the west is being developed into a subdivision, providing water, sewer, power and additional road access.

Finance Dept. Code:



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

Area: 1.65 acres

Parcel Number: 17936020

Legal Description: Scenic Bay Lot 4

Zoning: General Commercial 2

Wetlands: 100% Wetlands

Infrastructure: Paved Road, city water and sewer

Notes: Part of Kachemak Drive Phase 3 water and sewer SAD

Finance Dept. Code:



Designated Use: Resolution 25-081: Retain until after the Kachemak Drive project is complete
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

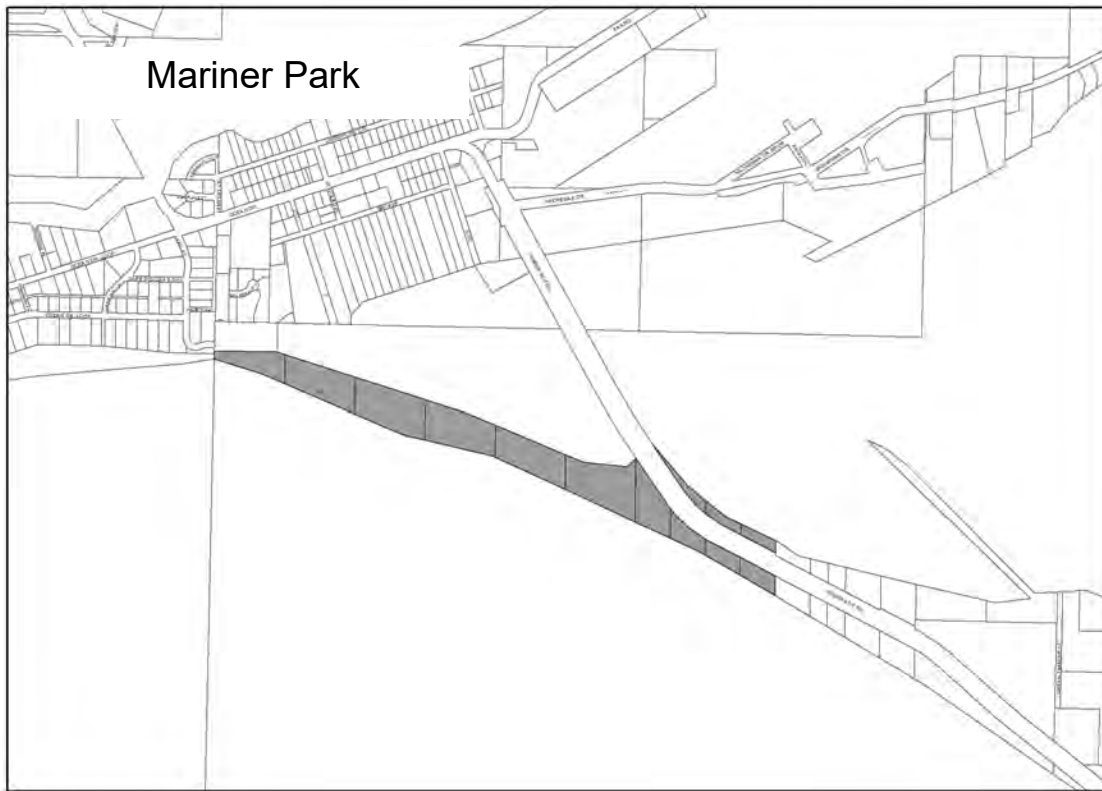
Infrastructure: Paved Road access, power.

Notes:

Has water and sewer assessments.

Resolution 15-030(A): Lot put up for sale. Resolution 25-081, retain until after the Kachemak Drive project is complete.

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

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/>

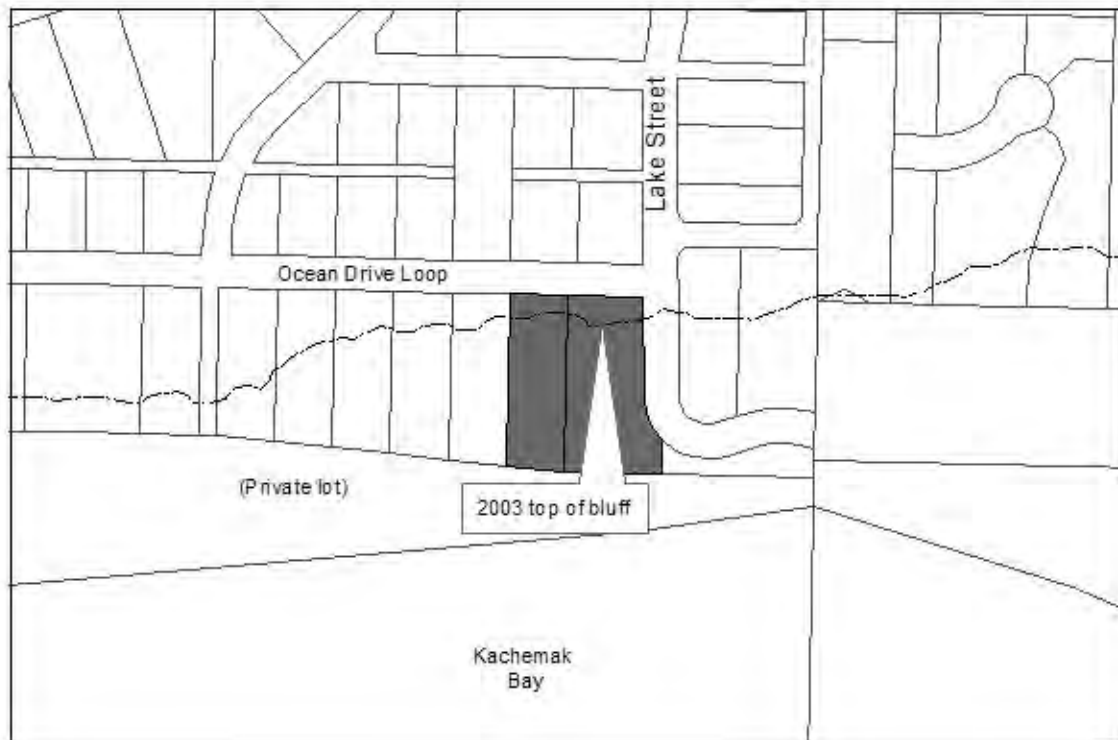
2012 Mariner Park driveway was relocated to the north.

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

Legal Description: Lot 43 and 44, Oscar Munson Subdivision

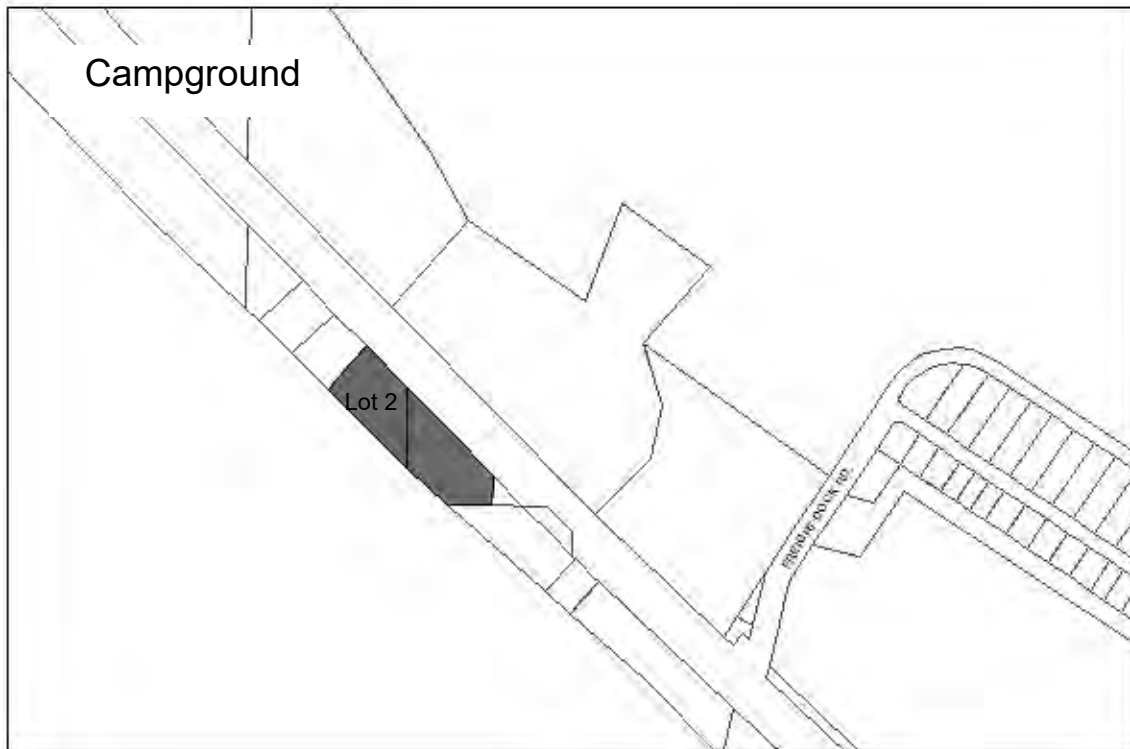
Zoning: Rural Residential

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

Infrastructure: Gravel road, water and sewer, natural gas, seawall.

Notes: These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and SAD assessments on these properties. Resolution 22-005 levied a seawall assessment of \$103,461.73 (combined amount for both lots).

Finance Dept. Code:



Designated Use: Camping
Acquisition History:

Area: 3.92 acres (2.1 and 1.82 acres)

Parcel Number: 18103101, 02

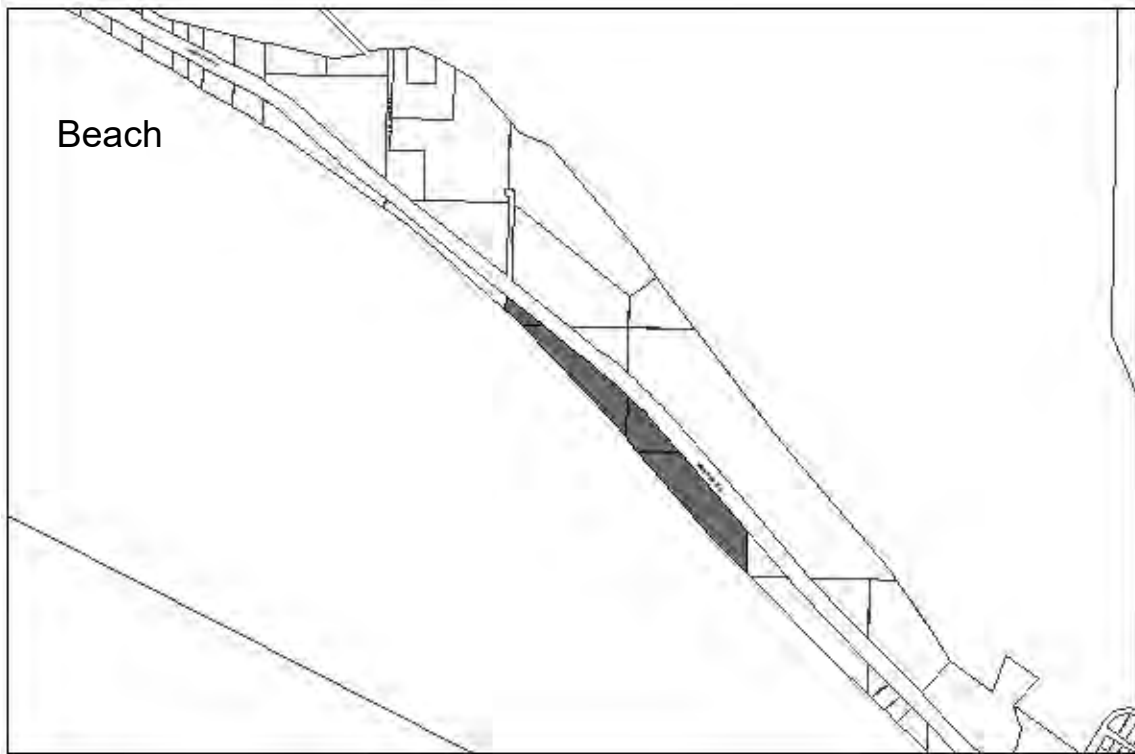
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

Zoning: Open Space Recreation.

Infrastructure: Paved road, water and sewer

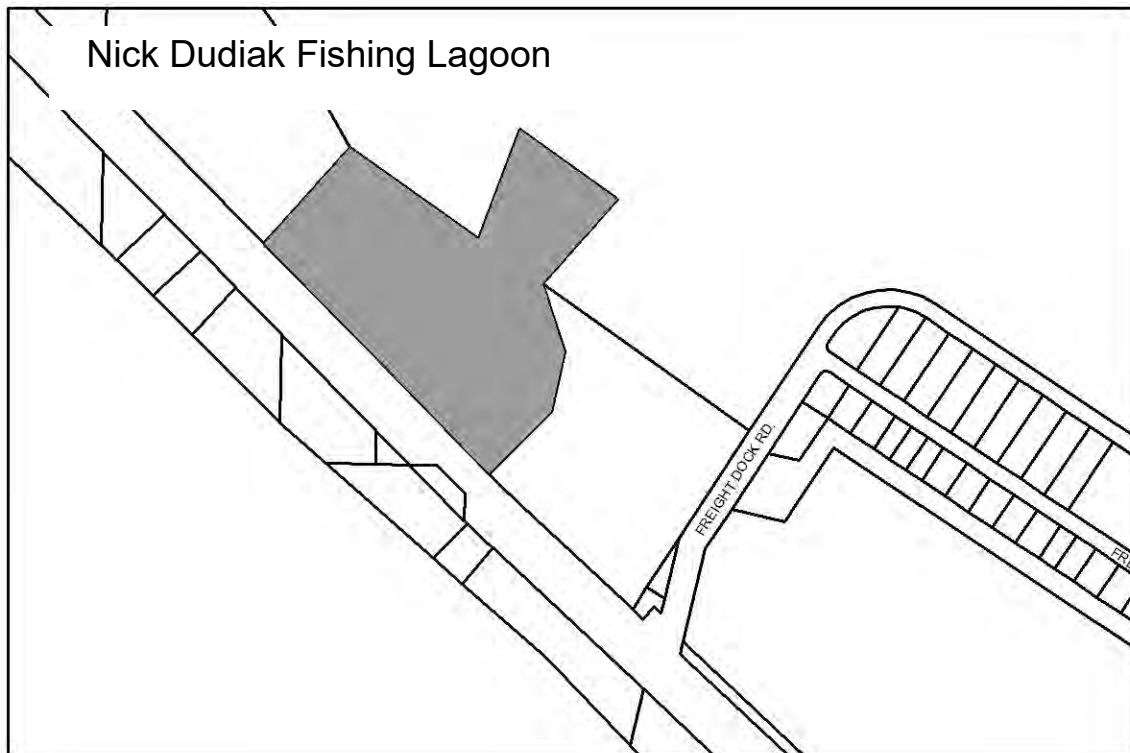
Notes: At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.
 2016: Campground office sold and removed due to repeated erosion and storm damage.
 2018: Campground closure due to erosion
 2019: Significant erosion, placement of dredge spoils to protect the road. No camping permitted.
 2024: Significant erosion and road damage, City Emergency declaration, extension of rock revetment

Finance Dept. Code:

**Designated Use:** Public Use/ Open Space Recreation**Acquisition History:** Ord 90-26 (KPB). Lot 6: EVOS purchase**Area:** 23 acres**Parcel Number:** 181030 02, 04, 06 18102011**Legal Description:** T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27**Zoning:** Open Space Rec**Wetlands:** Tidal**Infrastructure:** Paved Road access**Notes:**

Acquisition history of lot 6 should be researched as budget allows

Finance Dept. Code:



Designated Use: Fishing Lagoon

Acquisition History: Ord 83-26 Purchase from World Seafood

Area: 17.71 acres

Parcel Number: 18103116

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

Zoning: Open Space Recreation

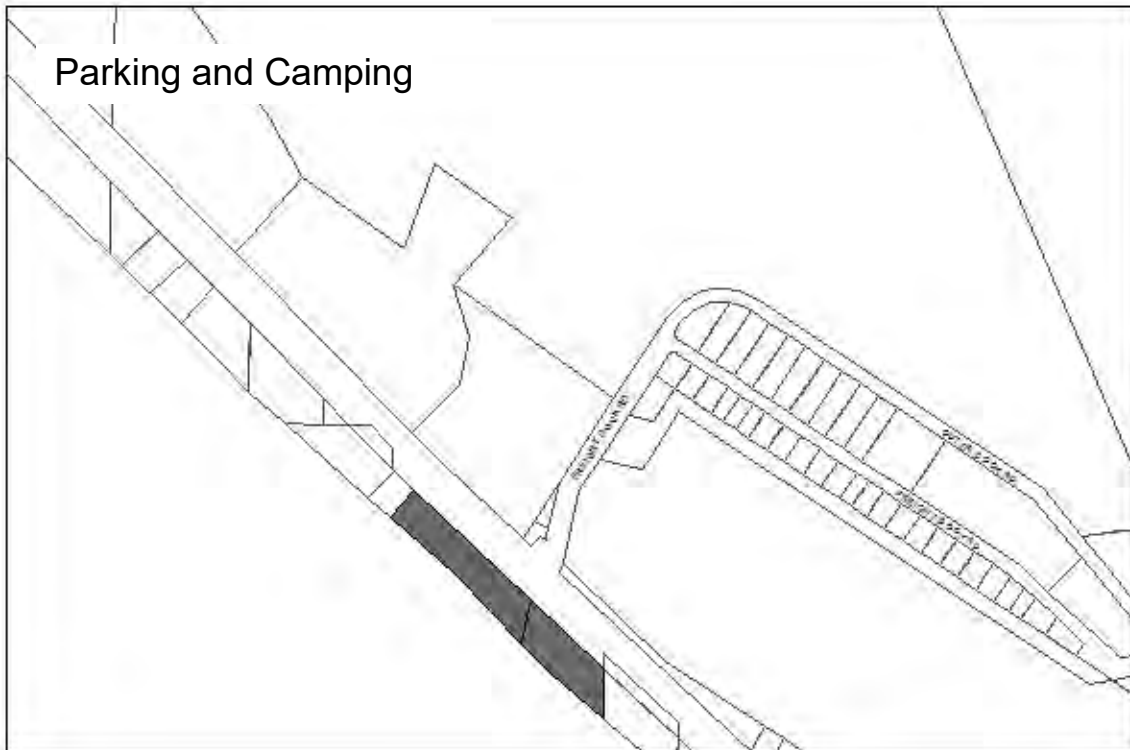
Wetlands: N/A. Portions in floodplain.

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

Notes:

- Dredged in 2012
- 2016 construction of Kachemak Bay Water Trail shelter
- 2016 new fish cleaning tables built (ADFG funded)
- 2018: paved trail extended to fish cleaning tables and water trail pavilion. ADA campsites constructed.
- Dredging planned in 2023

Finance Dept. Code:



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

Area: 5.7 acres

Parcel Number: 18103301, 18103108

Legal Description: Homer Spit Amended Lots 7 and 9

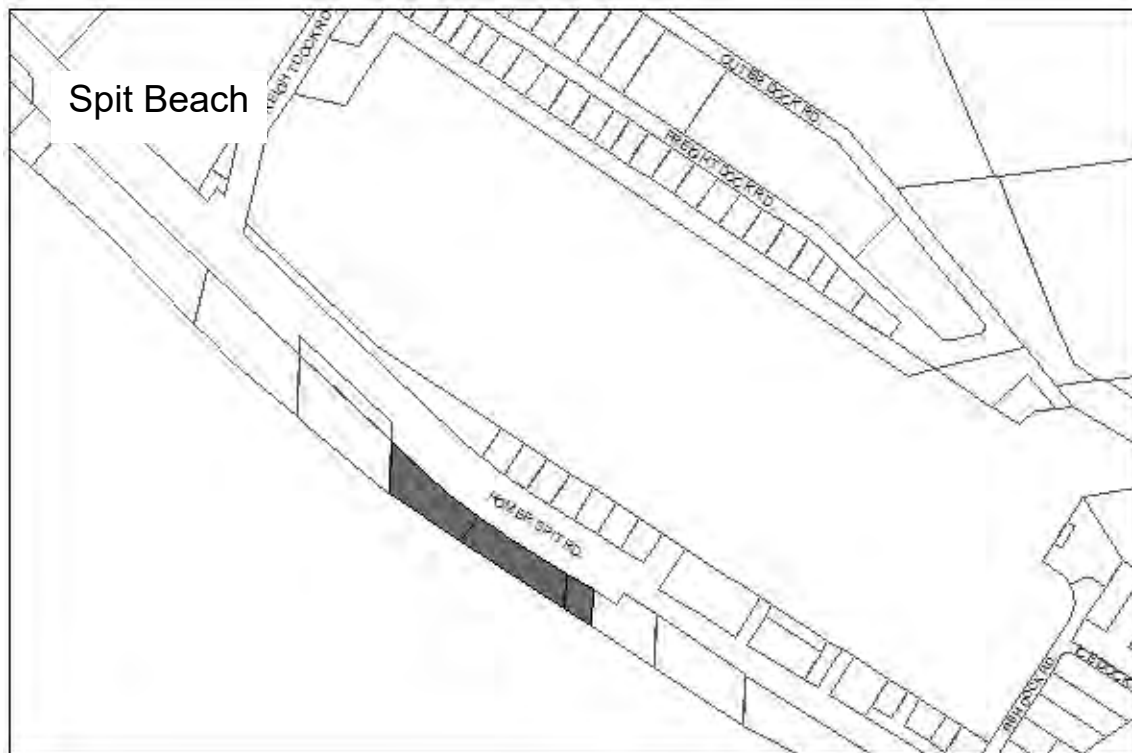
Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Continued erosion of campground area. Dredge spoils are placed every spring to protect the highway. Starting in 2019.

Finance Dept. Code:



Designated Use: Open Space Recreation

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

Area: 2.36 acres

Parcel Number: 181033 4, 5, 6

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

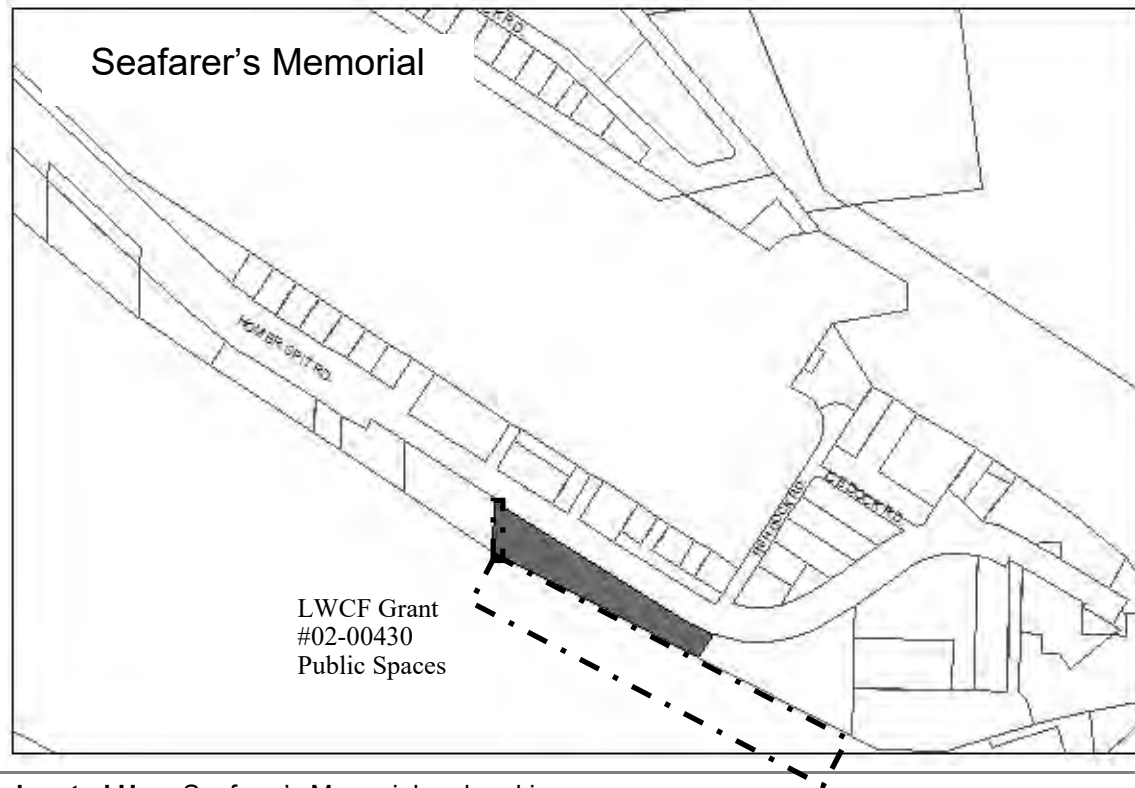
Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



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

Area: 2.52 acres

Parcel Number: 18103401

Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation

Wetlands: N/A

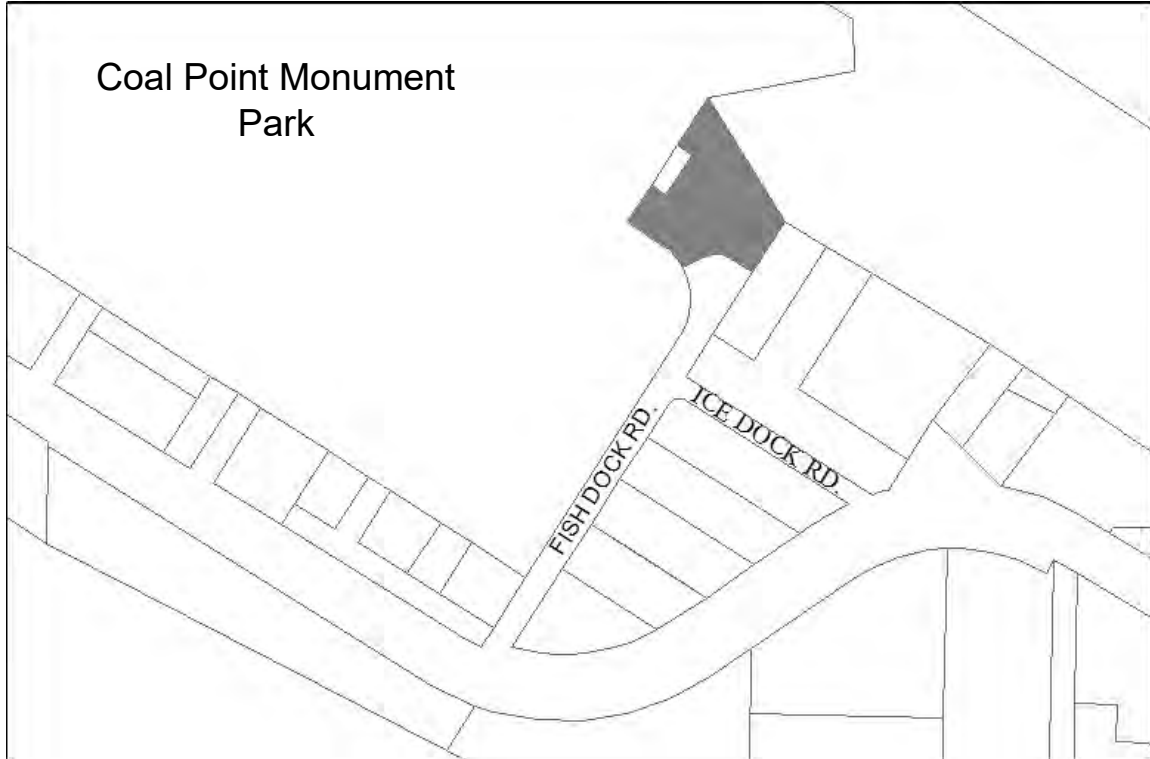
Infrastructure: Paved Road

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

Memorial is a 100x100 foot area.

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

Finance Dept. Code:



Designated Use: Park
Acquisition History:

Area: 1.09 acres

Parcel Number: 18103426

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

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

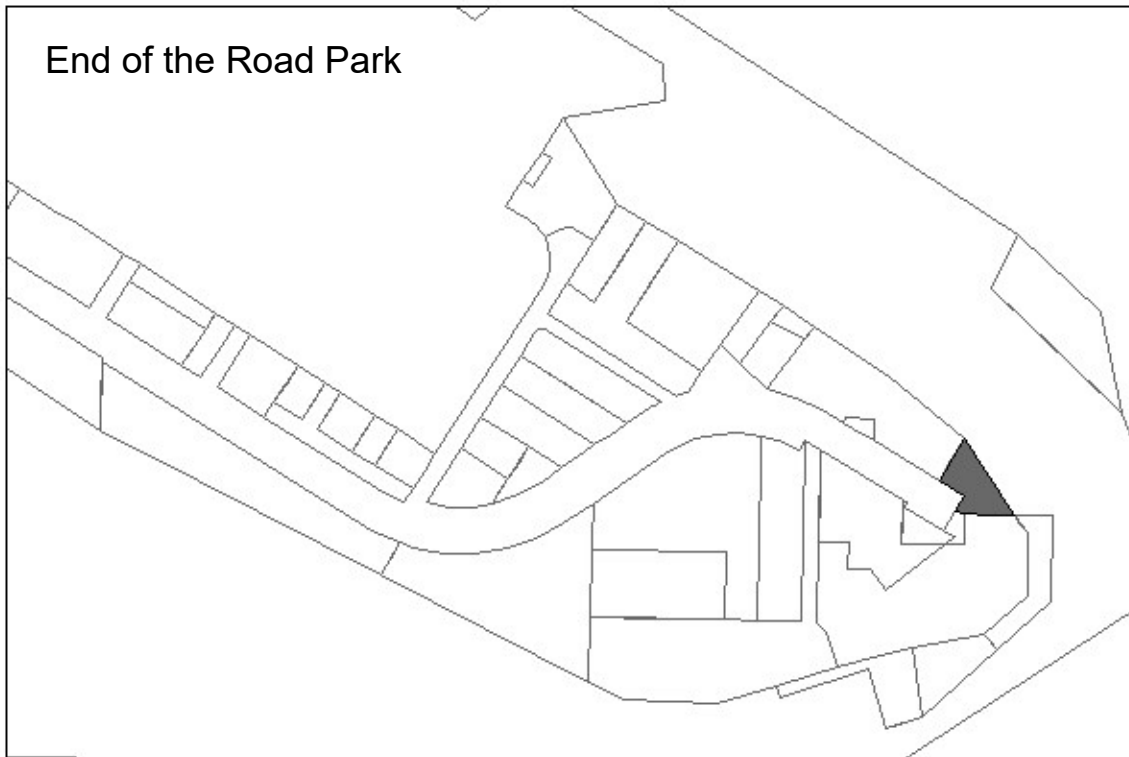
Zoning: Marine Industrial

Wetlands: N/A tidal, flood plain

Infrastructure:

Notes:

Finance Dept. Code:



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

Acquisition History:

Area: 0.43 acres

Parcel Number: 18103448

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

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

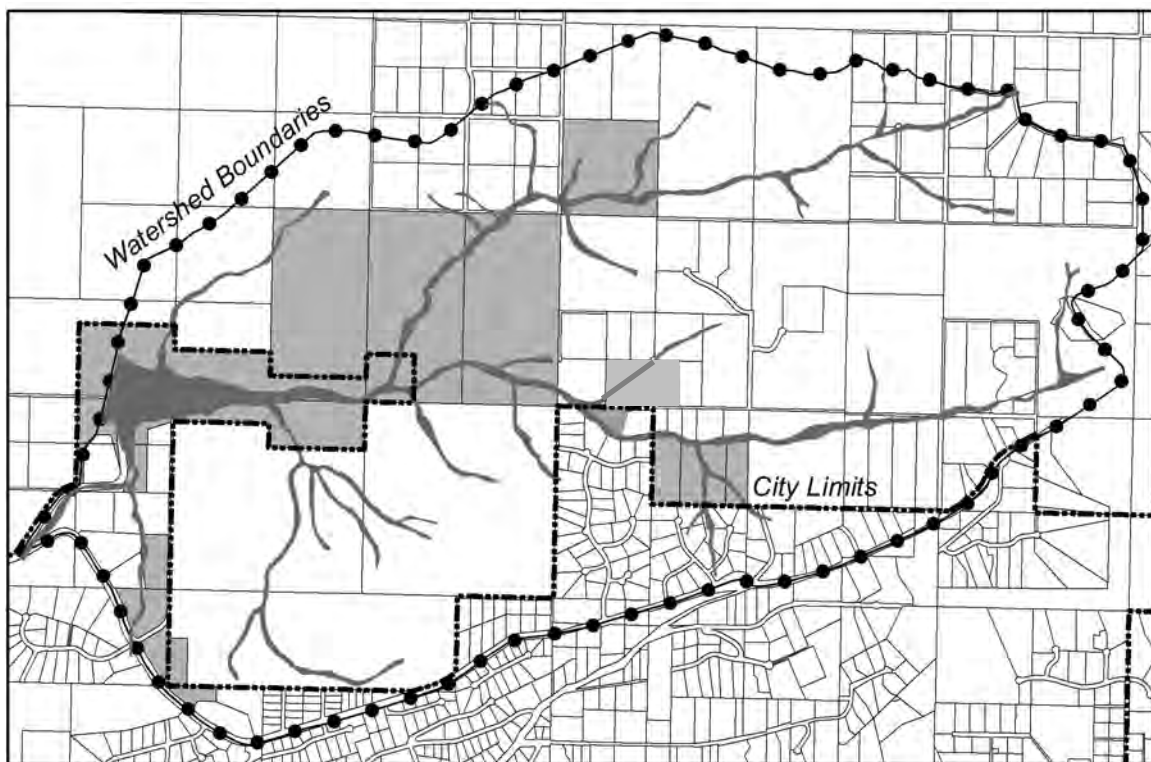
Address:

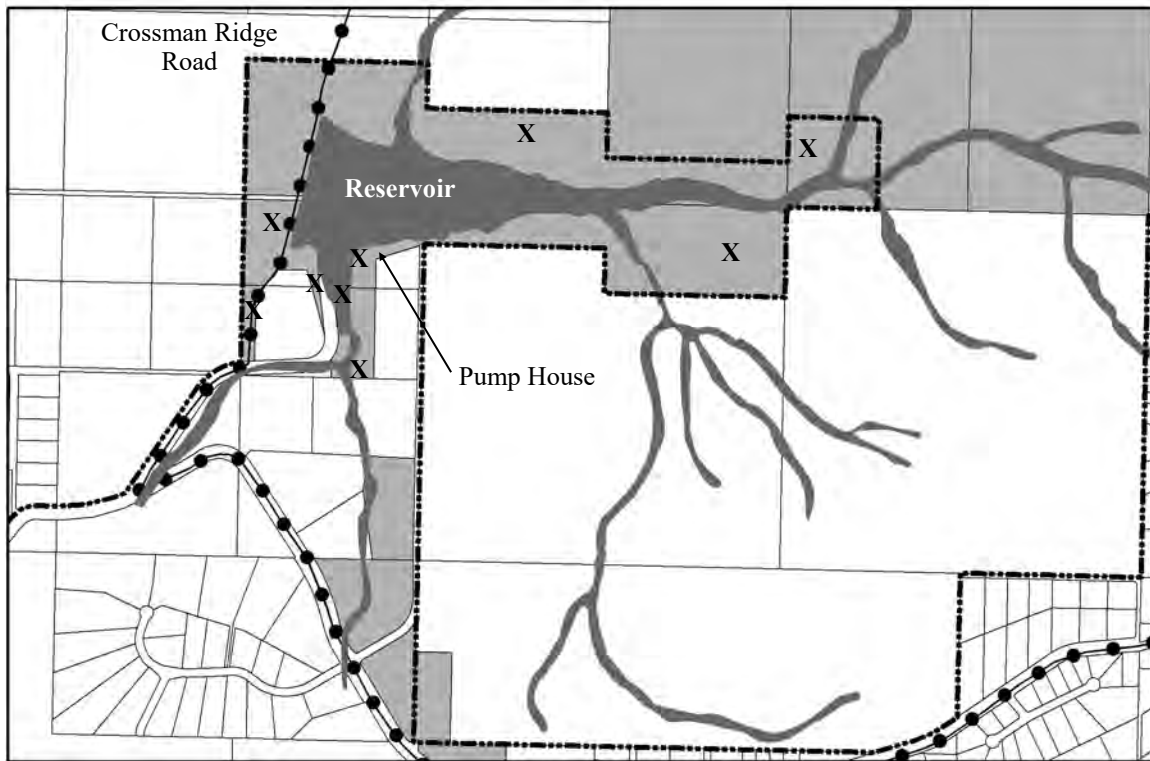
- Restroom construction 2013/14, parking lot paved, and spit trail completed
- Access easement granted to Land's End for fire egress, due to erosion of beach.

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 25 lots totaling 452.38 acres. 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.





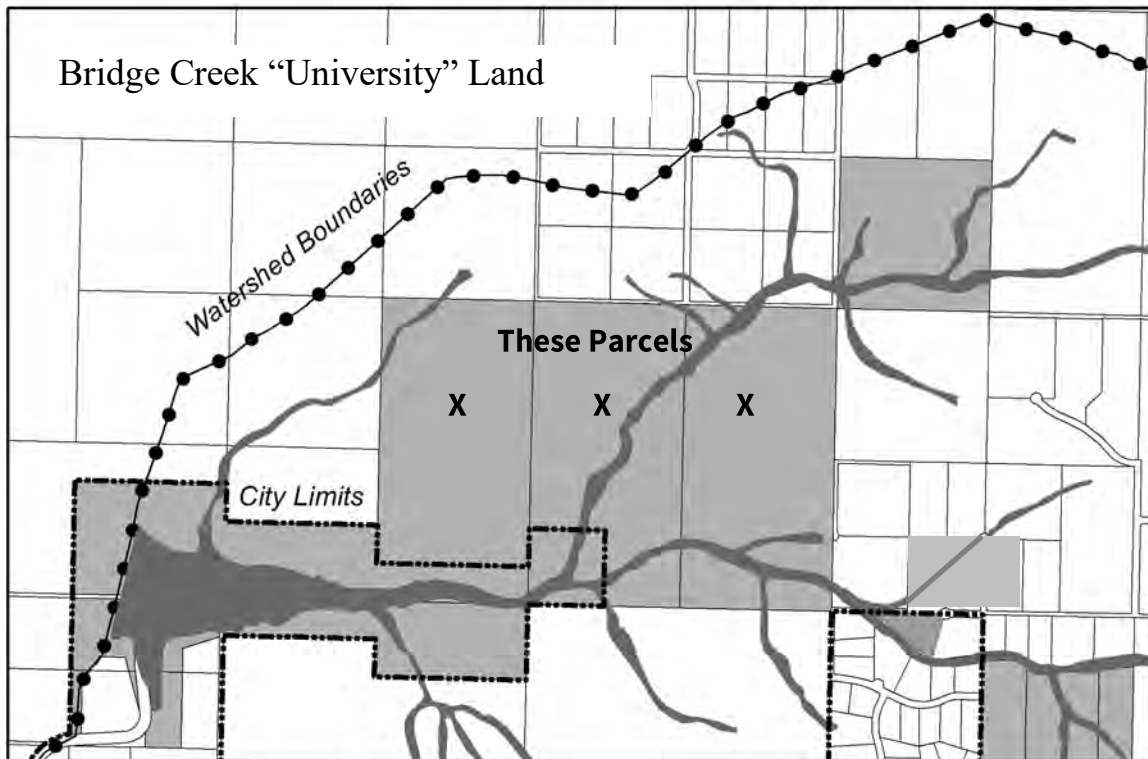
Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

Area: 120.9 acres **Zoning:** Conservation

PARCEL ACREAGE LEGAL

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

Finance Dept. Code:



Designated Use: Bridge Creek Watershed Property

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

Area: 220 acres

Parcel Number: 173 052 34, 35, 17305120

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

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

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

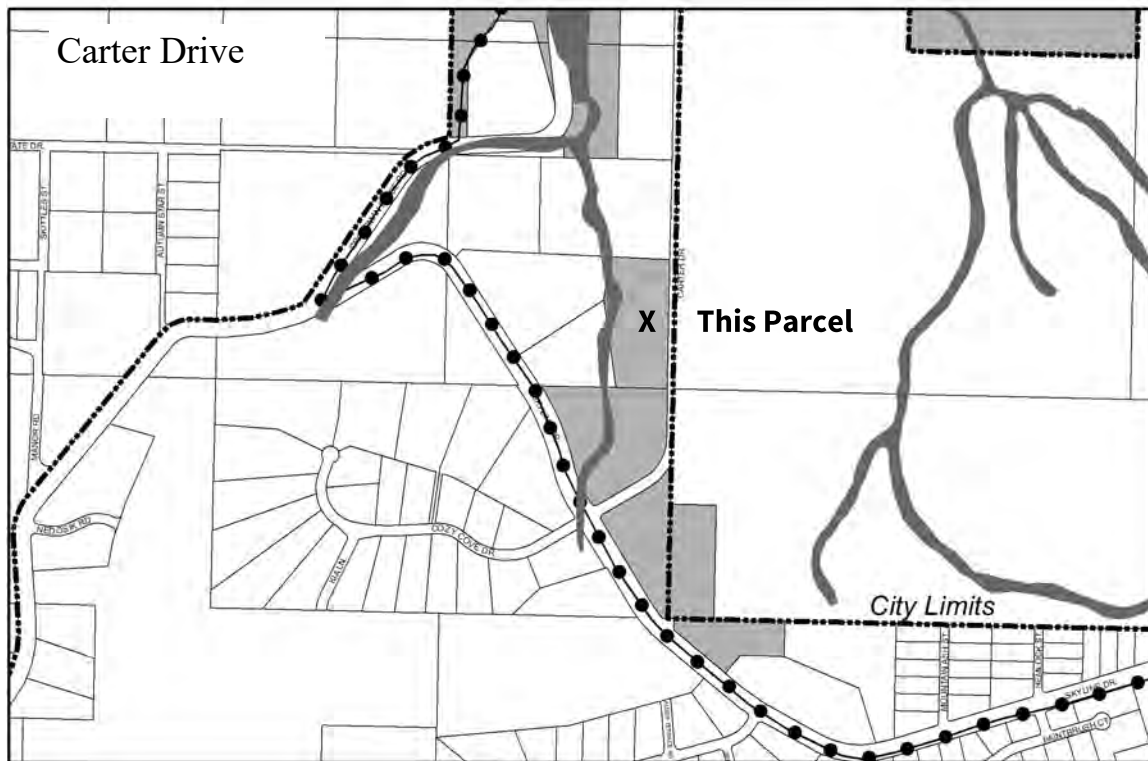
Infrastructure: None. Limited legal and physical access.

Notes:

Paid \$265,000 for land in 2003.

Fire hazard mitigation conducted in 2011.

Finance Dept. Code:



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

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

Area: 5.93 acres

Parcel Number: 173070760

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

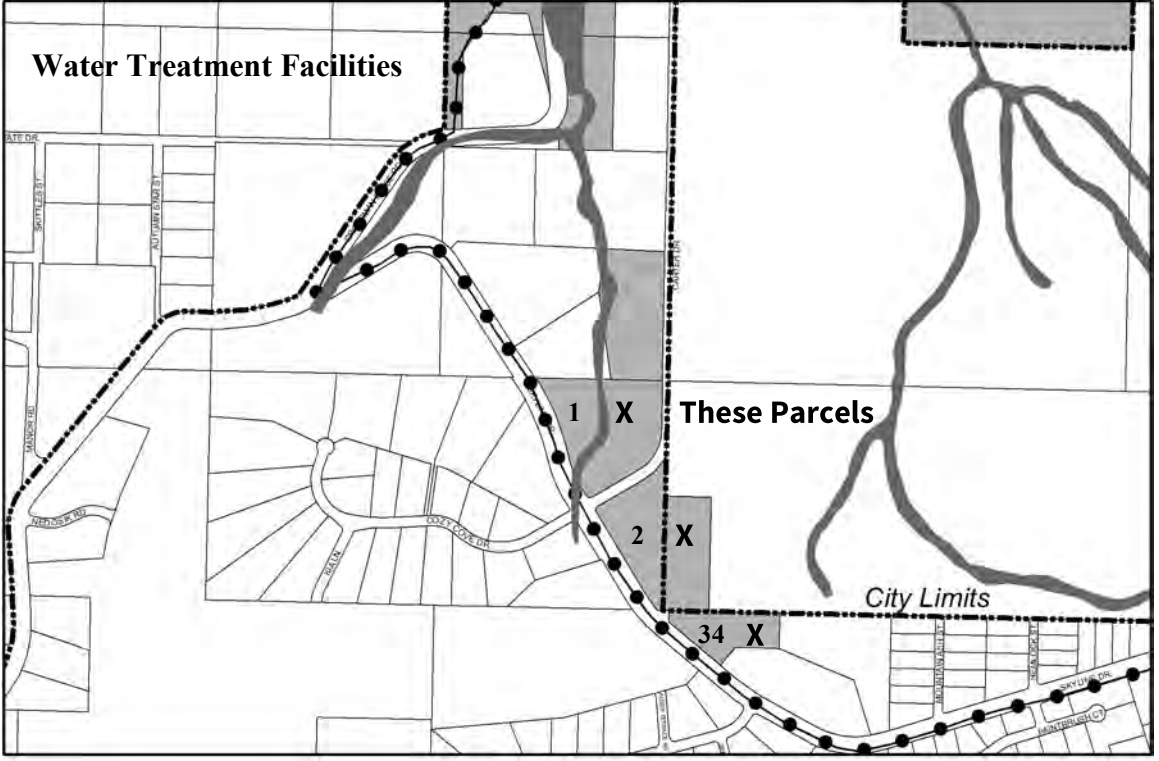
Zoning: Rural Residential, Bridge Creek WPD

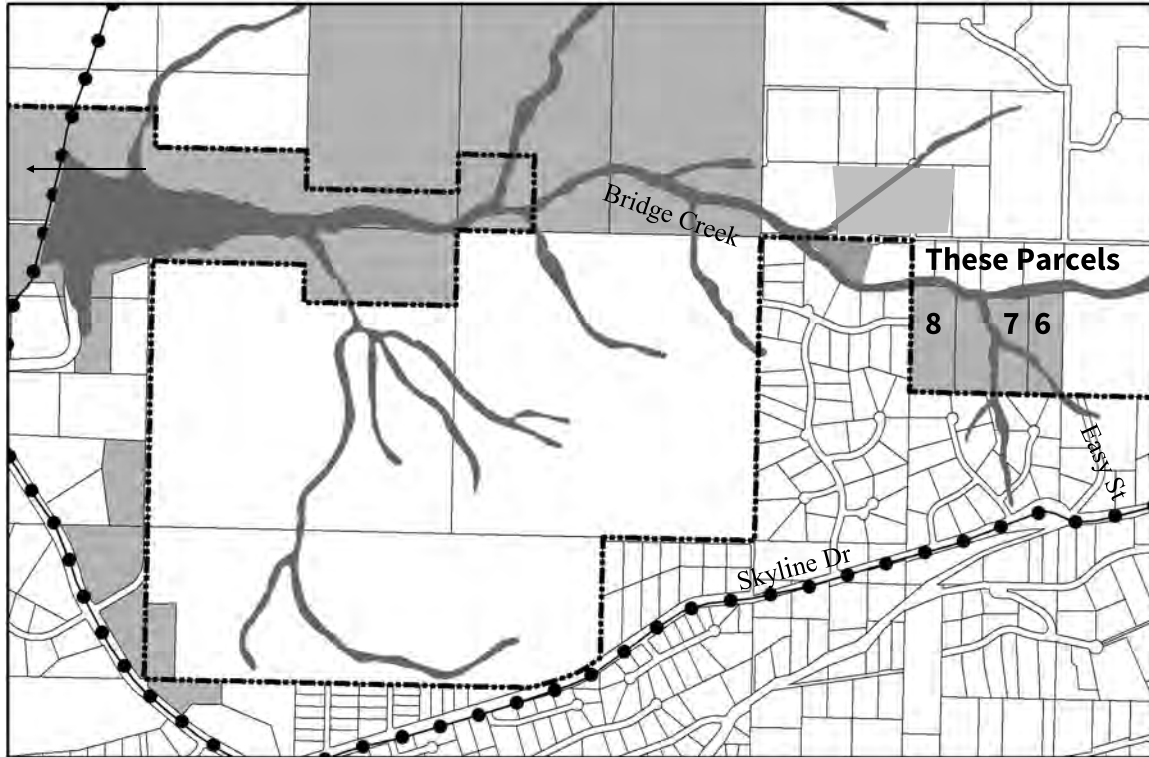
Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Driveway access to property.

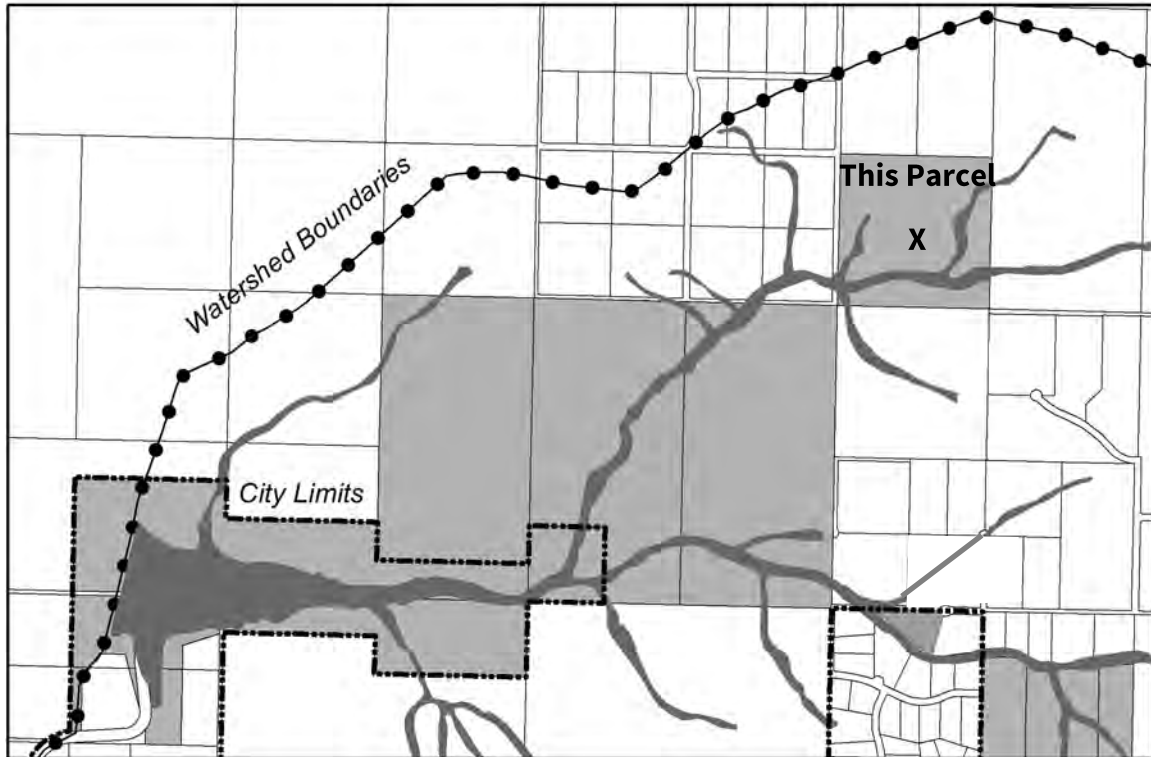
Notes: Property includes a small cabin.

Finance Dept. Code:

	
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
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
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 from BIA Lot 6, \$58,735, recorded document 2009-000612-0 Lot 7, \$113,730, recorded document 2009-000613-0 Lot 8, \$75,565, recorded document 2009-000611-0 Total Cost: \$248,030 The northern lot line of these lots is bridge creek, and meanders as the creek meanders. Public roadway easement granted 7/29/21 2001-002825-0 Homer Recording District	
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

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

Zoning: Not in city limits, part of the Bridge Creek WPD.

Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.

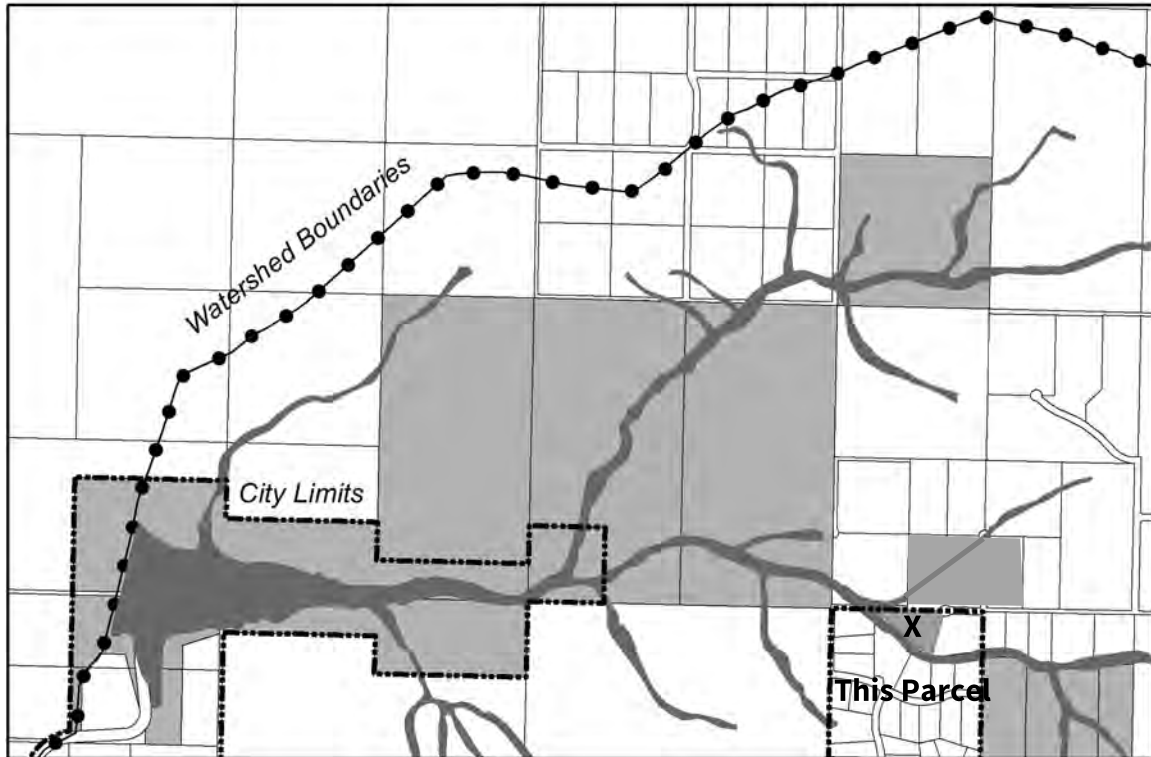
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

Notes:

Purchase cost: \$2,805.21 in 2015.

Legal and physical access to this property is difficult. Bridge Creek flows through a ravine along the bottom third of the lot, and the property is generally steep.

Finance Dept. Code:



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

Acquisition History: City purchased from private land owner

Area: 2.86 acres

Parcel Number: 17305408

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

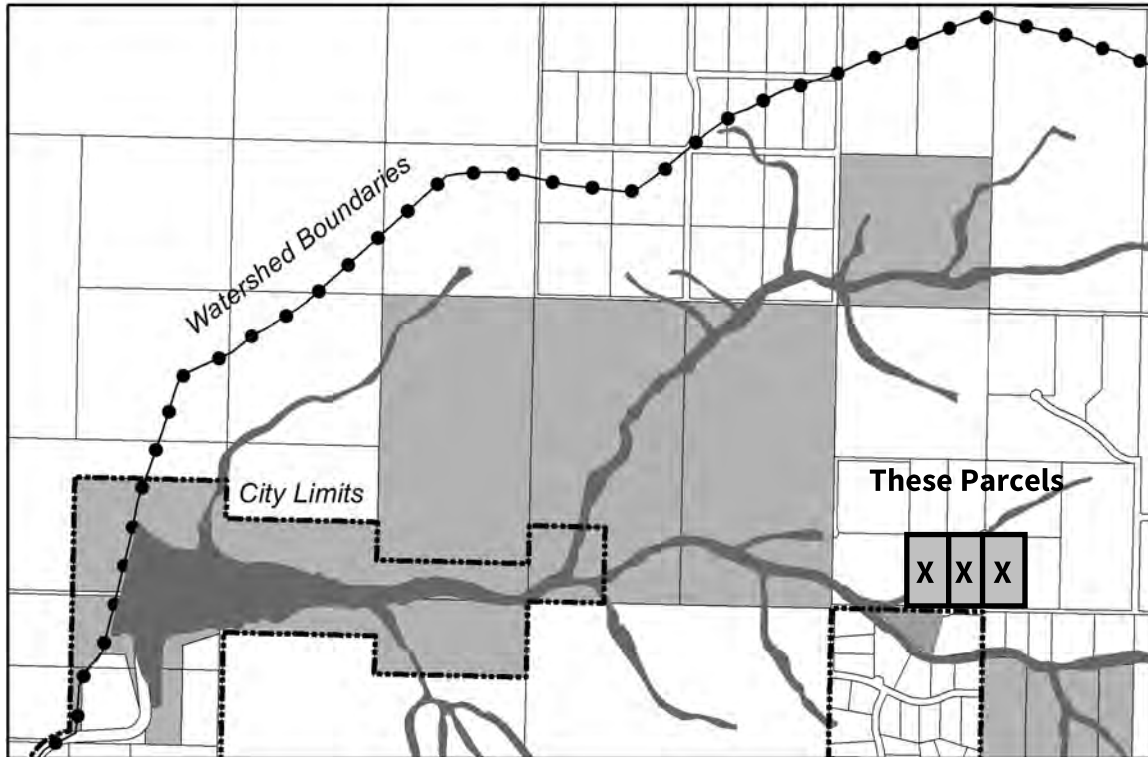
Zoning: RR, and part of the Bridge Creek WPD.

Wetlands: Lot is all wetlands. Bridge Creek runs thorough the valley on the south side of the lot.

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

Notes:

Finance Dept. Code:



Designated Use: Watershed Protection Purposes (Ord 22-01(A) and 23-02(A))

Acquisition History: City purchased from private land owner

Area: 13.86 acres

Parcel Number: 17370003, 04, 05

Legal Description: T 6S R 13W SEC 4 SM Bridge Creek Cooperative Sub Lots 6,7,8

Zoning: Bridge Creek WPD.

Wetlands: Wetlands present, and a tributary to Bridge Creek.

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

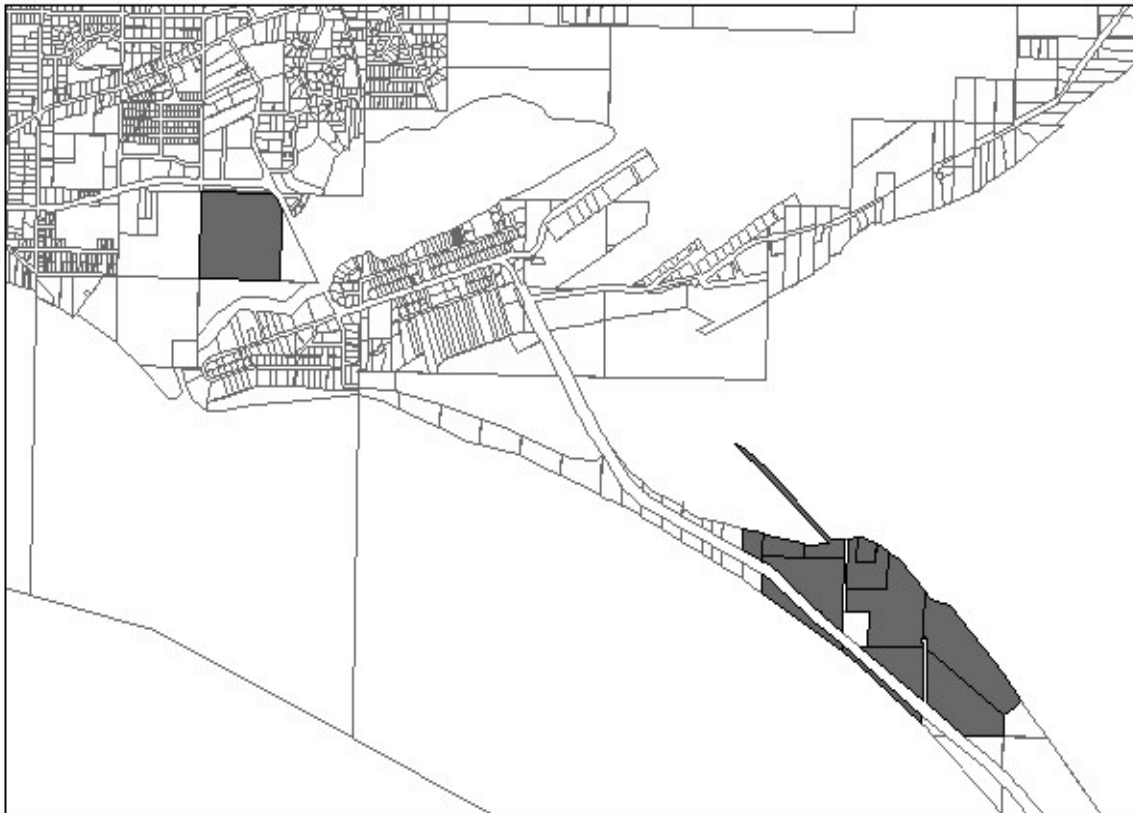
Notes:

Finance Dept. Code:

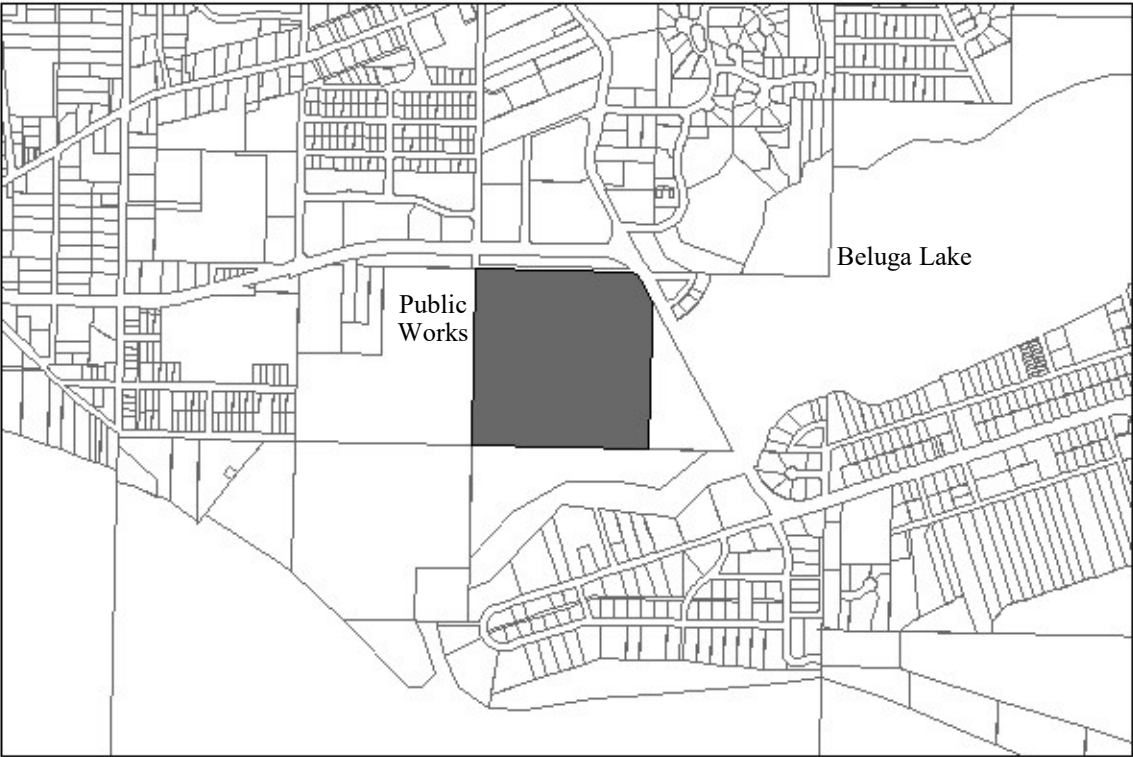
Homer Conservation Easement Lands

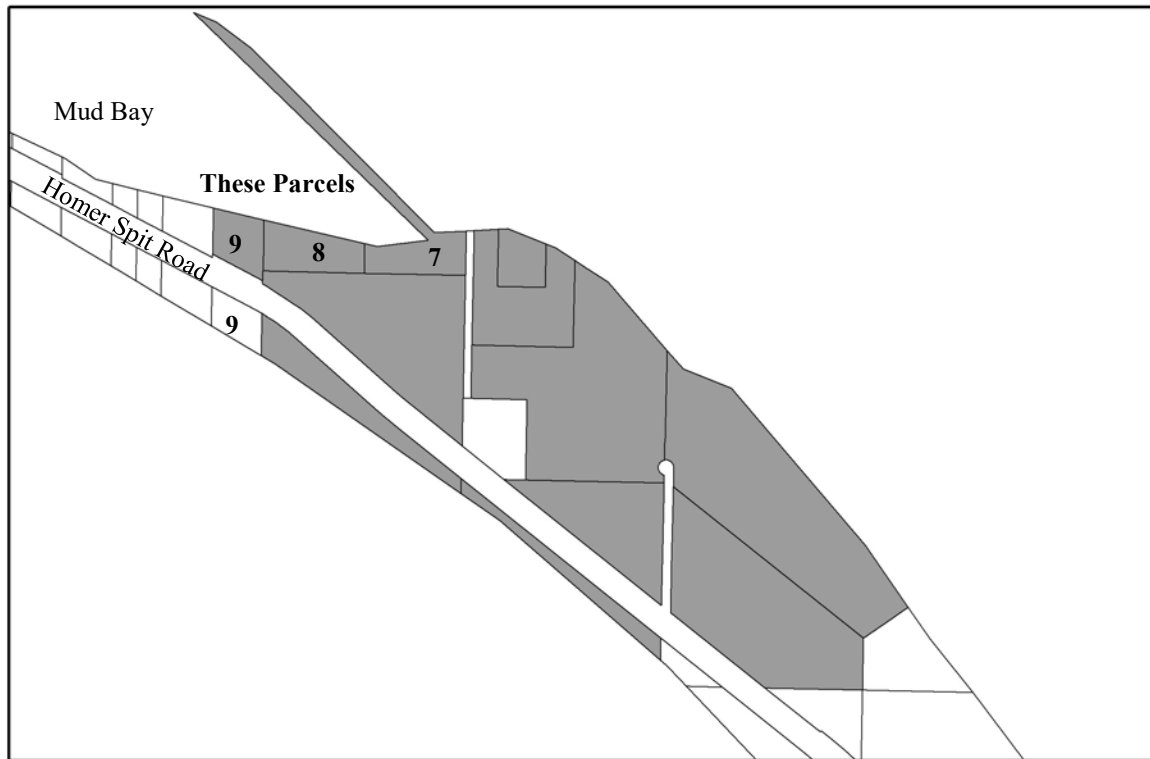
Most conservation lands in Homer were acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by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

Total acreage: 172.34 acres.



This section updated 11/30/2020

	
Designated Use: Acquisition History: EVOS purchase and conservation easement.	
Area: 39.24 acres	Parcel Number: 17714006
Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
Zoning: Conservation	Wetlands: Beluga Slough Estuary
Notes: • Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98. • Parcel is within a FEMA-mapped floodplain. • 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

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

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

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

Notes:

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

Finance Dept. Code:

**Designated Use:**

Acquisition History: EVOS purchase and conservation easement.

Area: Total: 70.97 acres

Parcel Number: 18102 03, 04, 05, 06, 09, 10,14

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

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

Zoning: Conservation

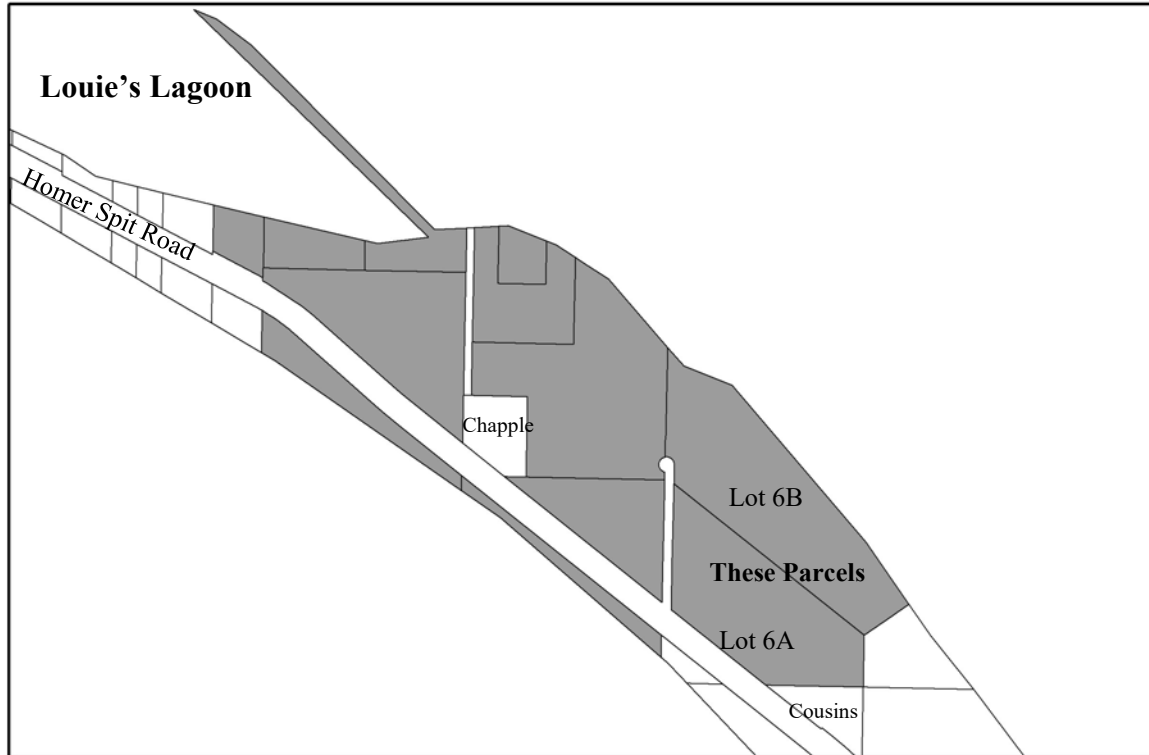
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

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

Notes:

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

Finance Dept. Code:

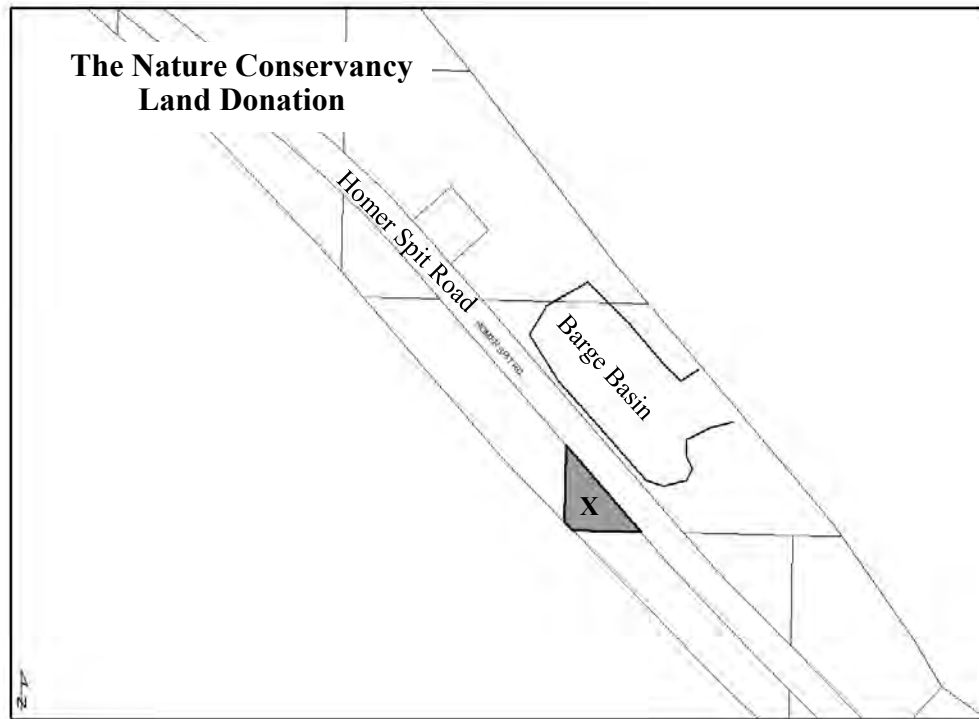
**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** Total: 45.47 acres**Parcel Number:** 181-020 - 18, 19

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

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

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

Finance Dept. Code:



Designated Use: Conservation

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

Area: Total: 2.62 acres

Parcel Number: 18103007

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

Zoning: Open Space Recreation

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

Notes:

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

Finance Dept. Code:

2025 Land Allocation Plan Spit Map

Legend



2025 Allocation - Section

