

**NOTICE OF MEETING  
MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
  - A. February 14, 2012 Regular Meeting Minutes Page 1
- 6. VISITORS**
  - A. Kate Mitchell with the Marine Trades Association
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
  - A. Staff report from February 14<sup>th</sup> meeting: marine trades expo, BizIdea contest and Natural Gas distribution system funding possibilities. Page 7
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
  - A. Sign Code: Temporary Commercial Signs
- 10. NEW BUSINESS**
  - A. Election of Vice Chair Page 9
  - B. 2012 Land Allocation Plan Page 13
- 11. INFORMATIONAL ITEMS**
  - A. City Manager's Report, March 12, 2012 Page 147
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF THE CITY STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER**
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMISSION**
- 17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY, APRIL 10, 2012 at 6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**



Session 12-02, a Special Meeting of the Economic Development Advisory Commission was called to order at 6:00 p.m. by Chair Davis on February 14, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER DAVIS, FAULKNER, NEECE, SARNO, WAGNER

COUNCILMEMBER: WYTHE (absent)

STUDENT: DAVIS

STAFF: COMMUNITY AND ECONOMIC DEVELOPMENT COORDINATOR KOESTER  
DEPUTY CITY CLERK JACOBSEN  
IT MANAGER POOLOS  
CITY PLANNER ABBOUD

### APPROVAL OF THE AGENDA

The agenda was approved by consensus of the Commission.

### PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were no public comments.

### RECONSIDERATION

### APPROVAL OF MINUTES

A. January 18, 2012 Special Meeting Minutes

The minutes were approved by consensus of the Commission

### VISITORS

### STAFF AND COUNCIL REPORT

A. Staff Report on what it would take for the City of Homer to connect to the marine fiber optic network that lands in town. (Nick Poolos - IT Manager)

Information Technology Manager Poolos reviewed his memorandum and answered questions from the Commission. He explained that before the City could qualify to connect into the line, it would have to establish some form of a utility and establish recognition that it is a carrier. He explained in his memo is an estimate of what the utility would look like for next generation connectivity for the next 20 to 50 years. Municipal funded fiber plans are wholesale only and attract private enterprise to take on the retail space and retail risk. Given our geography, it isn't likely we could attract enough subscribers for a third party to take on that risk, even in a borough wide utility. It discussion it was acknowledged that there are organizations, especially in the public sector, that would benefit from the bandwidth.

B. Report on business incubator/mentor day. (Katie Koester)

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Community and Economic Development Coordinator Koester reviewed the memorandum she presented as a laydown. The group discussed the concepts of organizing the event and members discussed previous experiences they have had with events like this. Mrs. Koester asked the Commissioners what areas they suggest focusing for an event and responses included natural resources that can be turned in to small businesses and also marine trades.

C. Invite extended to Marine Trades Association for March meeting.

Community and Economic Development Coordinator Koester advised that Kate Mitchell and other members of the Marine Trades Association will be at the March meeting to give a presentation.

**PUBLIC HEARING**

**PENDING BUSINESS**

**NEW BUSINESS**

A. Review of Sign Ordinance 12-01(S)(A) and EDC Recommendations

City Planner Abboud reviewed his staff report provided in the packet and gave an overview of the Planning Commissions work regarding temporary signs.

**FAULKNER/NEECE MOVED THAT THE EDC SUPPORTS THE SIGN ORDINANCE AS SUBMITTED TO THE COUNCIL BY THE PLANNING COMMISSION.**

Commissioner Faulkner expressed his reasoning for supporting the sign ordinance as follows:

- There are so many sixty day businesses on the spit that don't care to read and follow the sign ordinance.
- When one business displays a sandwich board, neighboring businesses do the same and the signs proliferate.
- The Planning Commission prepared a good ordinance that addresses issues that needed to be changed.

Commissioner Sarno questioned if the signs work and if they are taken away will it harm businesses? City Planner Abboud commented that we are at the end of the road and businesses don't have to stop people before they get to Fritz Creek, as an example. A temporary sign takes a market share from another local business, and then when everyone has one their returns diminish. He posed the question do the temporary signs make more people come back to our community? Commissioner Sarno commented regarding safety

Chair Davis and Commissioner Wagner felt that the issue is finding a way to allow them but make it enforceable. Chair Davis questioned the legality of prohibiting commercial temporary signs but allowing them for charitable events. City Planner Abboud explained that the City Attorney advised that the restriction is allowable as long as non commercial messages are given more leniency than commercial messages.

VOTE: YES: FAULKNER, NEECE  
NO: DAVIS, WAGNER, SARNO

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Motion failed.

The Commission had discussion of options. Comments included a city issued decal that includes a date to be displayed on temporary signs; changing the 14 days out of 90 to 14 days out of a quarter; designating different zones with separate rules; and seasonal allowances.

Comments were reiterated that if you allow one sandwich board on the spit or along Pioneer Avenue you are allowing 200. That's the way competition works. Allowing 14 day temporary commercial message signs, the city could hire a full time sign person, but it will never be enforced and the business community will be riled up as their signs are piled in the back of a pick-up. It puts planning in the position of being the bad cops. It seems more appropriate to say no to commercial sandwich boards.

Regarding different rules for zones, City Planner Abboud explained that different districts have different sign rules, but in relation to allowing temporary signs in one zone and not another, it is an issue of competition and the majority of the Planning Commission felt that the temporary sign rules in town should be the same on the spit.

Point was raised regarding safety and the high winds that blow on the spit, the signs can cause harm to property if they hit buildings, cause injury if they hit a pedestrian, and on the spit, they can end up in the bay. It was expressed that the only way to resolve the problem is to fix it to the ground with posts on the businesses property and then it becomes a permanent sign.

Commissioner Faulkner pointed out that what is legal in the sign ordinance as submitted. Sandwich board signs are the only controversy being stirred up by a half a dozen business owners. The ordinance has a lot in to allow people to do legal signage. City Planner Abboud noted that changeable copy is allowed, for example so business can display their special of the day.

Commissioner Neece added that a lot of times you can't see the sandwich boards because people are crowded around them or people move them out of their way. They are more of a hindrance than a help. There are many communities that don't allow sandwich board signs. They are prolific and dangerous, and something permanent on the side of a building is a better approach.

WAGNER/SARNO MOVED TO RECONSIDER COMMISSIONER FAULKNER'S MOTION.

There was no discussion.

VOTE: YES: NEECE, SARNO, FAULKNER, DAVIS, WAGNER

Motion carried and the following motion was back on the floor:

FAULKNER/NEECE MOVED THAT THE EDC SUPPORTS THE SIGN ORDINANCE AS SUBMITTED TO THE COUNCIL BY THE PLANNING COMMISSION.

Question was raised if this is wise. City Planner Abboud commented that the Planning Commission considered all of the same issues and it isn't as simple when you are considering

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it for the whole community. There are a lot of businesses that didn't and won't show up because sandwich boards aren't their thing.

VOTE: YES: DAVIS, FAULKNER, SARNO, NEECE, WAGNER

Motion carried.

## INFORMATIONAL ITEMS

### COMMENTS OF THE AUDIENCE

Franco Venuti stated he is a city resident and a planning commissioner. He also served for six years as a member of the Chamber of Commerce Board of Directors, so he is pro business. He appreciates the EDC supporting the Planning Commission, but they didn't do what City Council asked of them. The Planning Commission worked on it for about year. Last year a city in Brazil made an ordinance that eliminated all signs, imagine the bloodshed over that. He explained the Planning Commission held a public hearing and business people in town argued for sandwich board signs and had good arguments. If he is looking for a hair cut he looks for his barbers sandwich board sign. He said he his talking for himself and not the Commission and many of them may not agree with him on this. He thinks sandwich board signs could be done through a permit and enforceable with a date on the sign. The Council said they wanted the EDC to come up with a solution and they haven't. They shot themselves and the Planning Commission in the foot because now he doesn't think they will have a sign ordinance this year. Things move at a snails pace and change doesn't happen quickly. He doesn't think the EDC did the right thing for the common good. He thinks it would be helpful if the EDC could meet with the PC to have a discussion to hash out the sign ordinance. We can't just say no and have it go in circles.

Commissioner Faulkner asked what his solution would be. Mr. Venuti said that speaking on his own behalf he thinks it should be a permit-able sign with an obvious date attached, not allowed in right away, not within 50 feet of an intersection, readable from 50 feet and provided they haven't exceeded their allotted signage, and to institute a business license and make it self policing. His concern with sandwich boards is safety at intersections.

Chair Davis expressed some frustration in that Planning worked on it for over a year, and then Council asks the EDC to come up with a solution in one night. He would be willing for the commissions to have some discussion if the opportunity arises.

Bumppo Bremicker, city resident, remembers when the sign code got started over the golden arches. This is not a new issue; it's been going on for years and for Council to send it to EDC and say "fix it" is unreasonable. Brad's motion was the only reasonable solution. The sandwich boards have been dealt with, you can have a sign of an allowable size permanently mounted on the property or building, it's been fought out for years. He noted Maura's sign and while he loves to go there, they aren't even open and the sandwich id board on the corner blocking the intersection. It's ridiculous. There has to be a rule. Don't pass rules that can't be enforced. Make it fair, clear, and enforce it. He said he is against sandwich boards. If you have a business you need to have a reasonable plan for a sign on a building or a pole. We've gone through this.

**COMMENTS OF CITY STAFF**

**COMMENTS OF THE COUNCIL MEMBER**

**COMMENTS OF THE COMMISSION MEMBERS**

Commissioner Neece remembers the first battle over the signs in '84. This has been going on for a while.

Commissioner Wagner commented that he is working on a LION investment group based on a model out of Port Townsend. He has been involved with local loans for 7 years and later in March hopes to put it out. It's a legal way to introduce people with money to people who need money.

Commissioner Faulkner commented the message they are sending Council is that the Planning Commission wrote a good sign ordinance and the EDC is against sandwich boards. If the Council wants to change it, that's fine, but if you need a sandwich board you can put some pole in the ground make it a permanent sign, with changeable copy, that isn't a hazard. He also commented that he attended the gas line working group meeting. It seems the City is leaning toward financing the low pressure lines in the core area with reinstating of the seasonal sales tax. This would be everyone else in Homer paying for the highest density people to have their gas lines laid. It's like skimming the cream off the top, and we all pay for it. His advice to the group was if they are going to tax groceries to put gas in, the line should go up West Hill, across Skyline, down East Hill and taxes us to put the trunk lines in for the whole town. If they don't, everyone already paying for the core area will have to pay for the low density, which will cost more, and no one will be helping them out. He hopes the Commission can have it as an agenda item at the next meeting so the Commission would look at funding the gas line and whether the sales tax should facilitate gas for the core area or city wide. The gas line is probably the biggest thing going right now in relation to economic development.

Commissioner Sarno commented the entire group probably feels the pressure of being the nexus of the economic pressure in town. It is not an easy Commission. She encouraged them to do more work and thinking about the signs. She hopes the group stays together to deal with these serious issues. She isn't comfortable with what happened today, but feels like the discomfort can get the Commission towards where they want to be.

Student Representative Davis had no comment.

Chair Davis expressed that this was a lose-lose situation for the Commission. He doesn't know what else they could have done, there is no silver bullet or they would have found it. He feels good about the Commission's work tonight. They did have a recommendation to Council, that they take a strong look at the hard work that's already been done by the Planning Commission. He agrees that what they do is important and it isn't easy. He appreciates when people bring the history out.

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**ADJOURN**

There being no more business to come before the Commission the meeting was adjourned at 8pm p.m. The next regular meeting is scheduled for March 13, 2012 at 6:00 p.m. in the City Hall Cowles Council Chambers.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_





**CITY OF HOMER  
CITY HALL**

**MEMORANDUM**

To: Economic Development Commission  
From: Katie Koester, Community & Economic Development Coordinator  
Date: March 13, 2011  
Subject: Staff Report to EDC

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At the February 14<sup>th</sup> meeting the Economic Development Commission asked me to look into a number of items for our March meeting. This included:

1. When the Marine Trades Expo is happening.
  - a. The marine trades business people of Homer used to put on events associated with marine business in conjunction with the Wooden Boat festival. This was called Seafair and is not currently an active event. Kate Mitchell with the Marine Trades Association can tell you more about this event.
2. When the Homer Public Library is having their Business Competition where they award winning business ideas with some start up seed money.
  - a. The Library calls this the BiZidea contest. It is held every other year and 2012 is a contest year. The last BiZidea contest took place in November, so the Friends of the Library are aiming for the next one to be this coming fall or winter.
3. How the City is considering funding the distribution system for Natural Gas.
  - a. The City Council is still working on what the distribution system for natural gas will look like and how it will be funded. The Council is considering building out the distribution system for the entire City at one time, as opposed to just the core area, which would make the project much more expensive but has the benefit of servicing everyone. The options being considered for financing the distribution system include re-instating the seasonal sales tax on non-prepared food and implementing a Limited Improvement District. City staff and Enstar have a lot of work to do to flush out details of these options on before Council can make any decisions. Please let me know if the Economic Development Commission would like to be involved in this discussion and make a formal recommendation to Council.

**New members:** With the resignation of Chair Davis the EDC is down to only 4 members, leaving 3 vacant seats. This means that all members have to be present for quorum. Also, all four yes votes are required to pass a motion. Encourage people to apply for the rewarding experience of being an EDC Commissioner.

**Comprehensive Economic Development Strategy Implementation:** Would EDC like some direction from the council on potential action items? This could be helpful because the EDC would know that you have the support of the council when putting your hard work into items. It could also narrow the scope of a large document.



# Office of the City Clerk

Jo Johnson, CMC, City Clerk  
Melissa Jacobsen, CMC, Deputy City Clerk II  
Renee Krause, CMC, Deputy City Clerk I



491 E. Pioneer Avenue  
Homer, Alaska 99603  
(907) 235-3130  
(907) 235-8121  
ext: 2224, 2226, or 2227  
Fax: (907) 235-3143  
Email: [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

## *MEMORANDUM*

TO: Economic Development Advisory Commission

FROM: Melissa Jacobsen, CMC, Deputy City Clerk

DATE: March 8, 2012

SUBJECT: Election of Vice Chair

With the resignation of former Chair Monte Davis the Commission needs to elect a Chair and Vice Chair. Commissioner Sarno was elected Vice Chair at the August 9, 2011 regular meeting and shall assume the Chair until November 2012 when the Commission elects officers, pursuant to the Economic Development Advisory Commission Bylaws section G. I have attached a copy for review.

Chair Sarno will open the floor to nominations for Vice Chair and the body will make nominations. Voting may be done out loud or by secret ballot, whichever the body deems necessary.



3. Public Comments Regarding Items on the Agenda. (3 minute time limit per person)
4. Reconsideration (Vote on reconsideration with item placed under pending business for reconsideration of action by the Commission.)
5. Approval of Minutes
6. Visitors (Scheduled visitors who have been invited to give a presentation will be allotted no more than 20 minutes per presentation. For unscheduled visitors, the Chair will set a time limit of no more than 5 minutes per person. Topics should be relevant to the role of the Commission as an advisory body.)
7. Staff & Council Report/Committee Reports/Borough Reports (Written reports are to be provided by packet deadline. Time limit for oral reports not to exceed 5 minutes.)
8. Public Hearing (3 minute time limit per person.)
9. Pending Business (Items that have been carried over from previous meeting, postponed, reconsidered, tabled, etc.)
10. New Business
11. Informational Materials (No action may be taken on these matters; they may be discussed only.)
12. Comments of the Audience (3 minute time limit per person.)
13. Comments of the City Staff
14. Comments of the Council member
15. Comments of the Chair
16. Comments of the Commission.
17. Adjournment/Next Regular Meeting (Also state any additional meetings to be scheduled. All Regular Meetings will be held in the Homer City Hall, Cowles Council Chambers.)

**G. Duties and Powers of the Officers:**

A Chair and Vice-Chair will be selected annually (November meeting) by the voting members. The Chair will preside at all meetings of the Commission, call special meetings in accordance with the by-laws, sign documents of the Commission, see that all actions and notices are properly taken, and summarize the findings of the Commission for the official record. The Vice-Chair will perform all duties and be subject to all responsibilities of the Chair in his/her absence, disability or disqualification of office. The Vice-Chair will succeed the Chair if he/she vacates the office before the term is completed, to complete the unexpired term. A new Vice-Chair will be elected at the next regular meeting. It is the responsibility of the Chair to

advise the City Clerk regarding any and all non-regular meetings within a timely manner to meet Code requirements for advertisement/publication.

#### H. Vacancies:

A Commission appointment is vacated under the following conditions and upon the declaration of vacancy by the Commission. The Commission shall declare a vacancy when the person appointed:

1. fails to qualify to take office within 30 days after his/her appointment;
2. resigns and the resignation is accepted;
3. is physically or mentally unable to perform the duties of his/her office;
4. misses three consecutive regular meetings unless excused; or
5. is convicted of a felony or of an offense involving a violation of his/her oath of office.

#### I. Amendment of Bylaws:

The by-laws may be amended at any meeting of the Commission with five affirmative votes, provided that notice of said proposed amendment is given to each member in writing. The proposed amendment shall be introduced at one meeting and action shall be taken at the next Commission meeting. The amendment shall be presented in the form of a Resolution by the City Council and shall be forwarded to the City Council through the City Clerk at the earliest possible date.

*(These Bylaws were approved by the Homer City Council on August 25, 2008 via Resolution 08-89.  
Revised by City Council on 12/14/09 via Resolution 09-125)*

# Office of the City Clerk

Jo Johnson, CMC, City Clerk  
Melissa Jacobsen, CMC, Deputy City Clerk II  
Renee Krause, CMC, Deputy City Clerk I



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## MEMORANDUM

TO: Advisory Commissions  
FROM: Jo Johnson, City Clerk  
DATE: February 14, 2012  
SUBJECT: Land Allocation Plan

Included is the 2012 Draft Land Allocation Plan for your review. Every year the City Council requests the advisory commissions to review city owned land. Commissions may make recommendations on how the City should use its land, whether it should be leased, sold, turned into parks, etc. Some years there are a lot of recommendations, while other years there are few.

Council has scheduled a joint worksession for the Land Allocation Plan with all Advisory Bodies. The worksession will be held on Tuesday, March 27, 2012 at 4:00 p.m. After Council has heard the recommendations from the Advisory Bodies they pass a resolution that indicates which properties are to be sold, leased, etc.

### RECOMMENDATION:

Please discuss the properties of interest in the Land Allocation Plan and forward your recommendations to the City Council.





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



# Table of Contents

## Sections

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Other City lands, generally undesignated**
- D. City Facilities**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

**Index—City lands listed by parcel number**

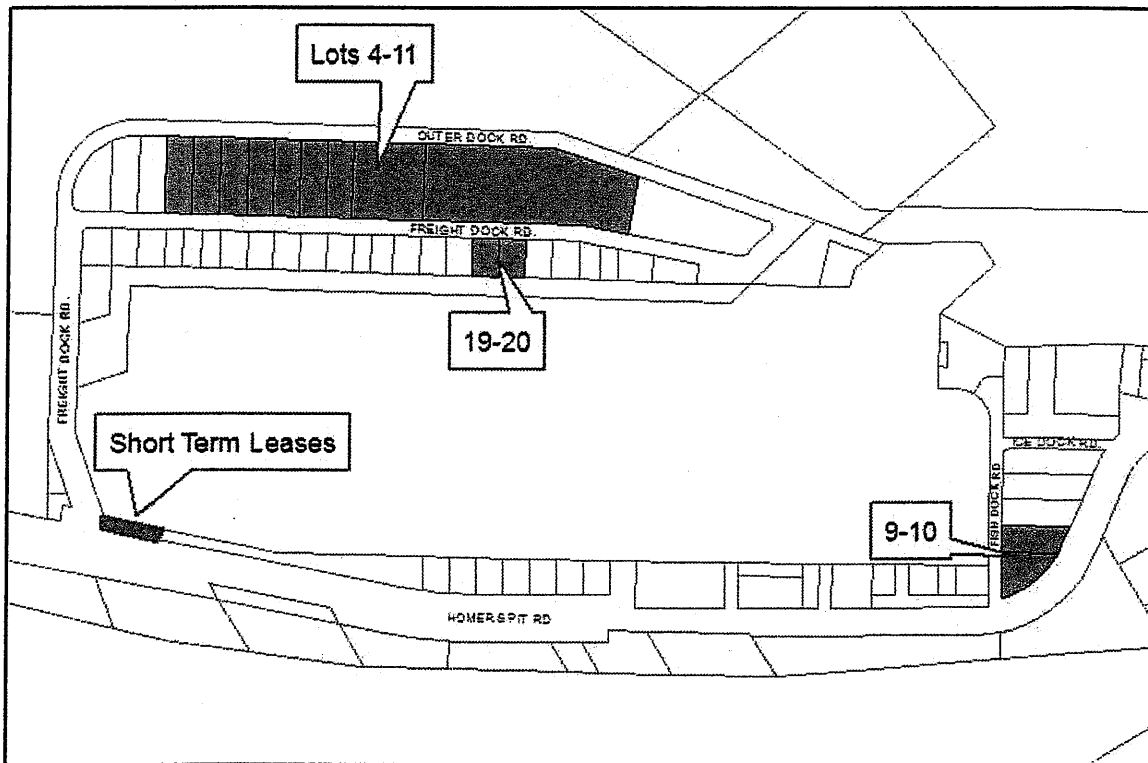
**Appendix - Homer Harbor Map**

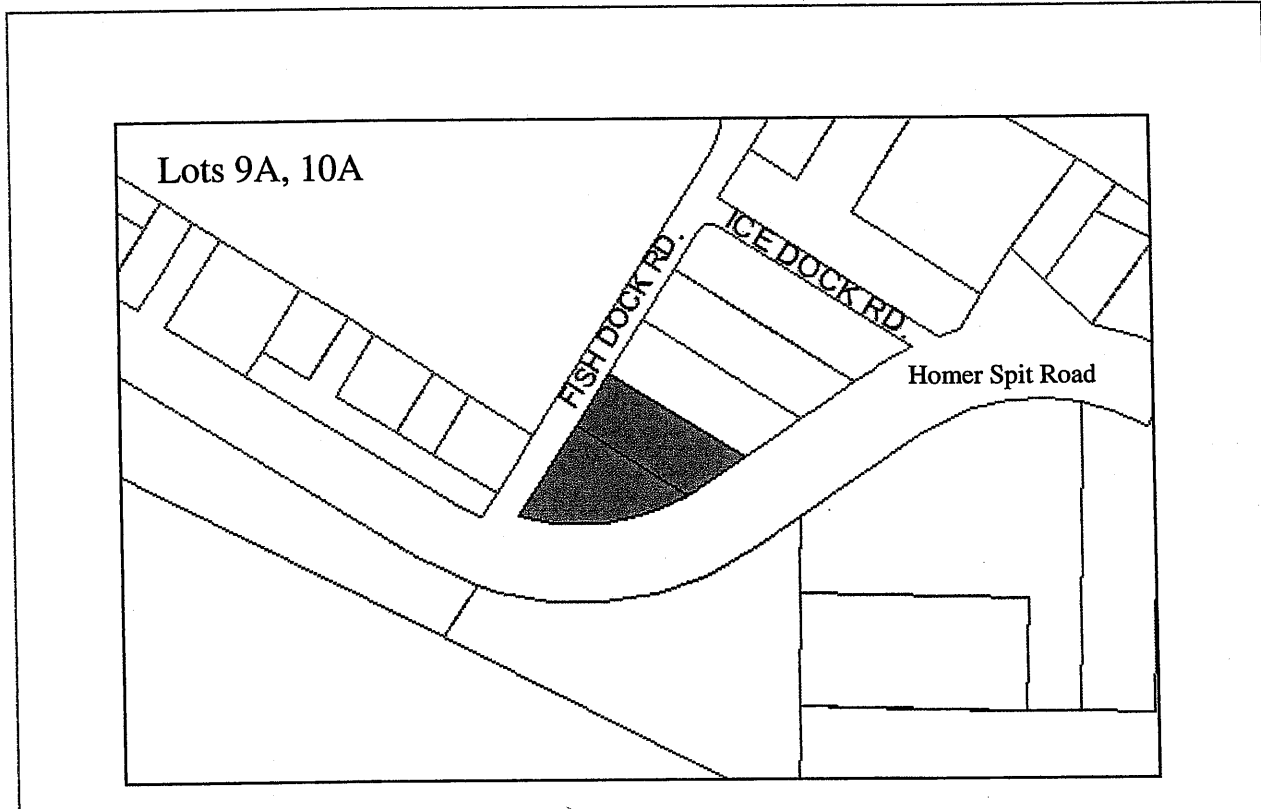
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

# Section A

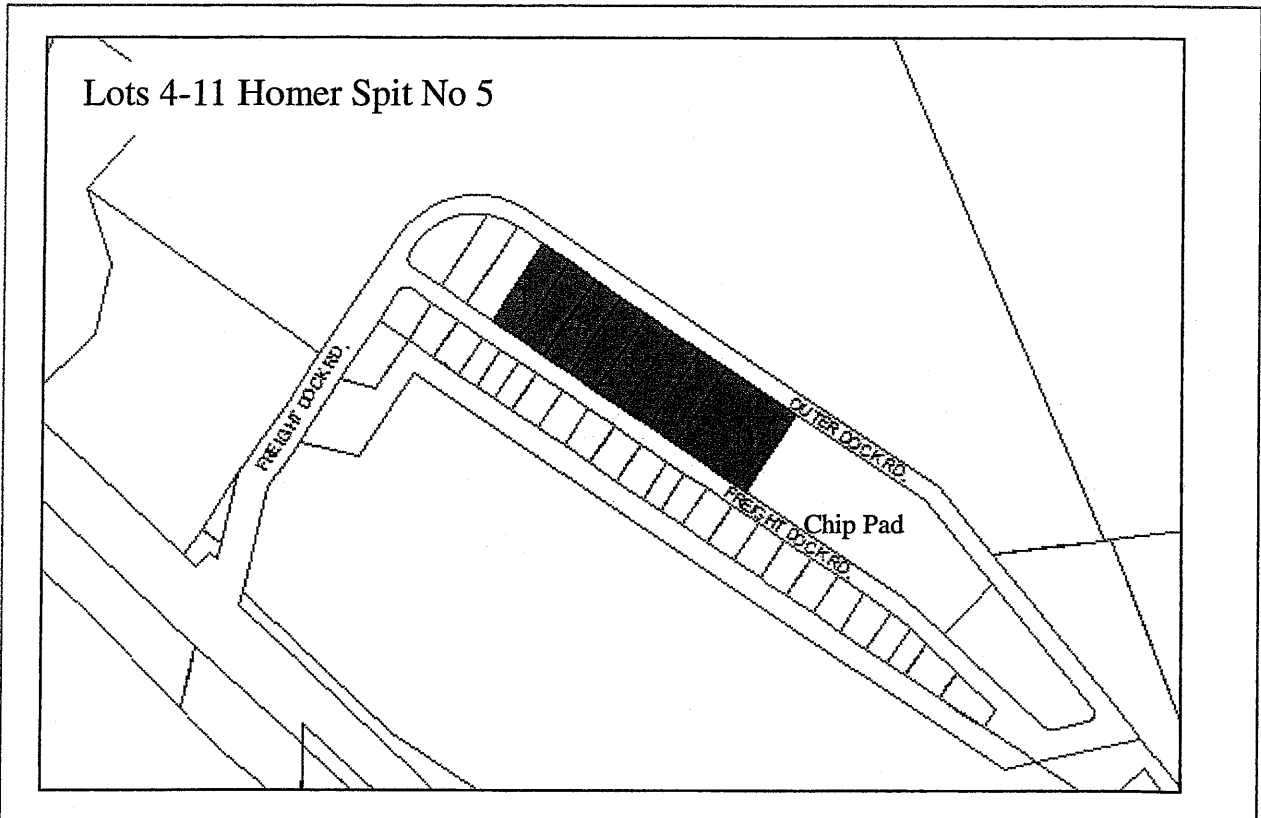
## Lands available for lease

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

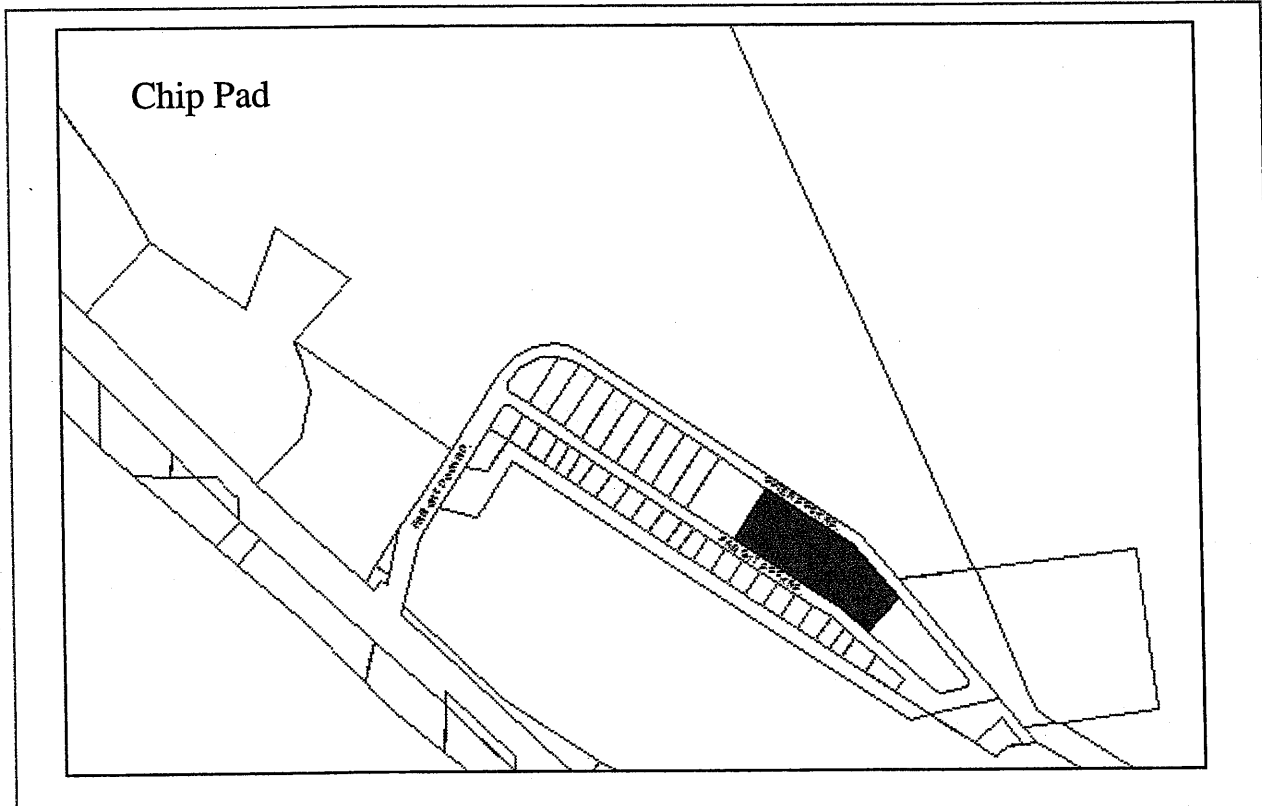




<b>Designated Use:</b> Lease	
<b>Acquisition History:</b>	
<b>Area:</b> 1.05 acres (0.52 and 0.53 acres)	<b>Parcel Number:</b> 18103477, 78
<b>2009 Assessed Value:</b> Land value \$391,700	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
Former Manley building lots.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Lease Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	<b>Parcel Number:</b> 181032 23-30
<b>2006 Assessed Value:</b> \$2,100,700. Smaller lots valued at \$235,500. One large lot valued at \$452,900	
<b>Legal Description:</b> Homer Spit Subdivision No. 5 Lots 4 through 11	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p>Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.</p> <p>Resolution 2007-051: Lots 4-10, the RFP process should be delayed until the master parking plan is developed. The East Harbor expansion should be considered. Lot 11: should be held in reserve to attract a container ship/barge operation and/or an industrial support base to the Port of Homer. This should be a long term lease.</p> <p>Resolution 10-35(A) prepare a plan for organized parking and fee collection.</p>	
<b>Finance Dept. Code:</b>	



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

**Area:** 5 acres

**Parcel Number:** 18103220

**2009 Assessed Value:** \$1,456,500 (Land: \$916,500, Structure/Improvements: \$540,000)

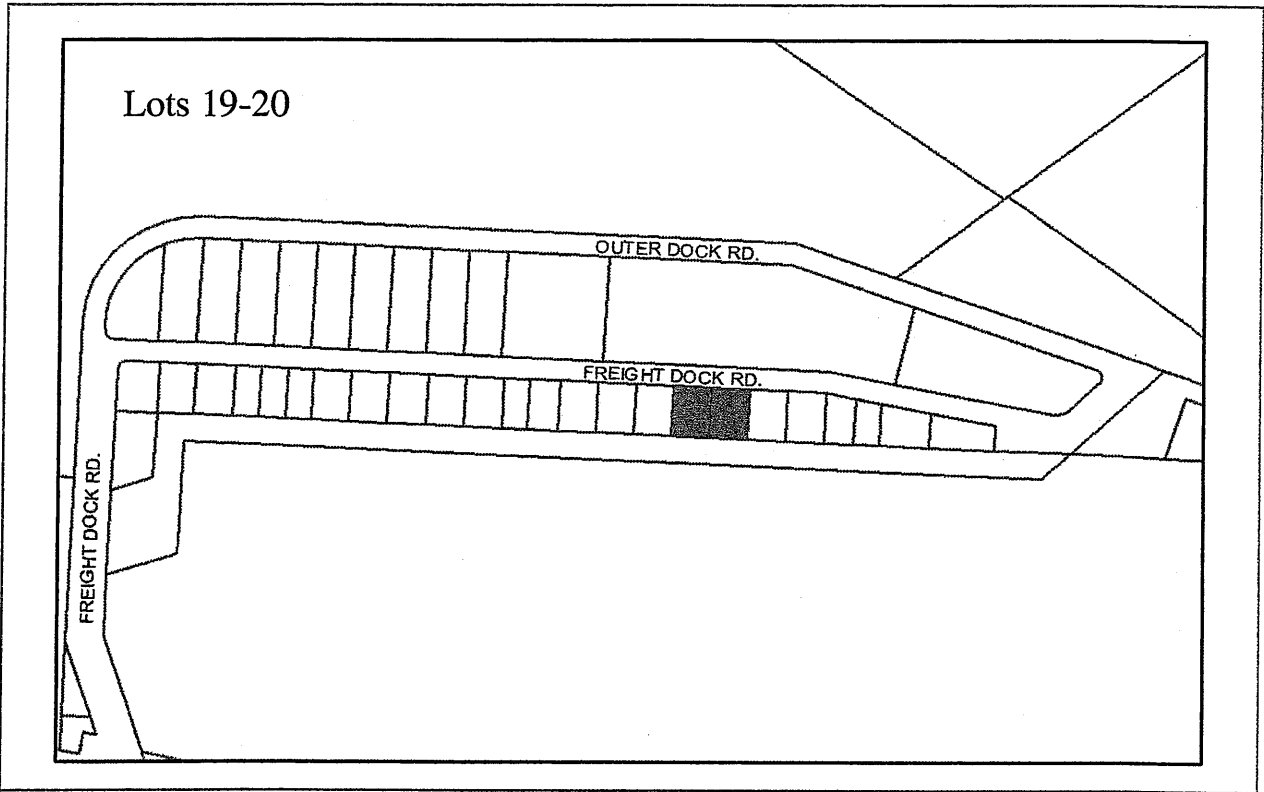
**Legal Description:** Homer Spit Subdivision no 5 Lot 12

**Zoning:** Marine Industrial

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

**Address:** 4380 Homer Spit Road

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



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

<b>Area:</b> 0.96 acres, 0.32 acres each	<b>Parcel Number:</b> 181032 38, 39
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**2009 Assessed Value:** \$134,900 each

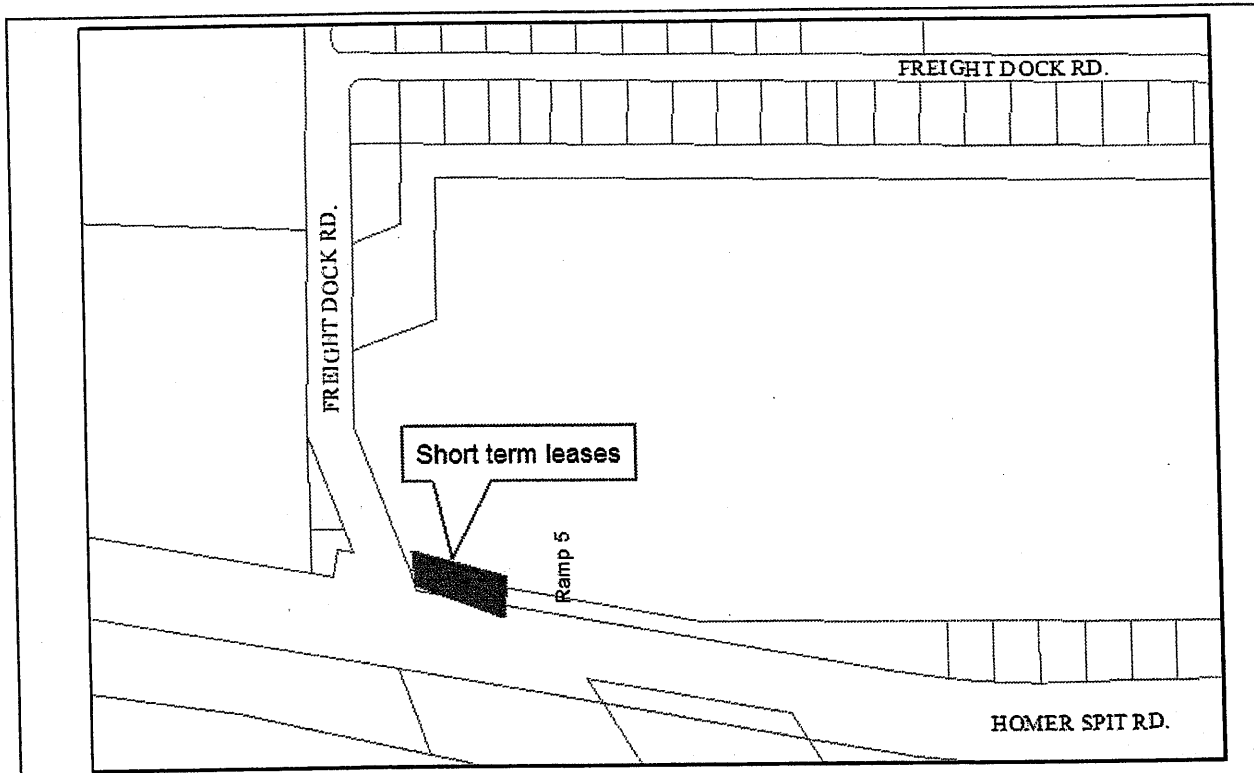
**Legal Description:** Homer Spit No 5 Lots 19-20

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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**Infrastructure:** gravel road, water and sewer

**Notes:**

**Finance Dept. Code:**



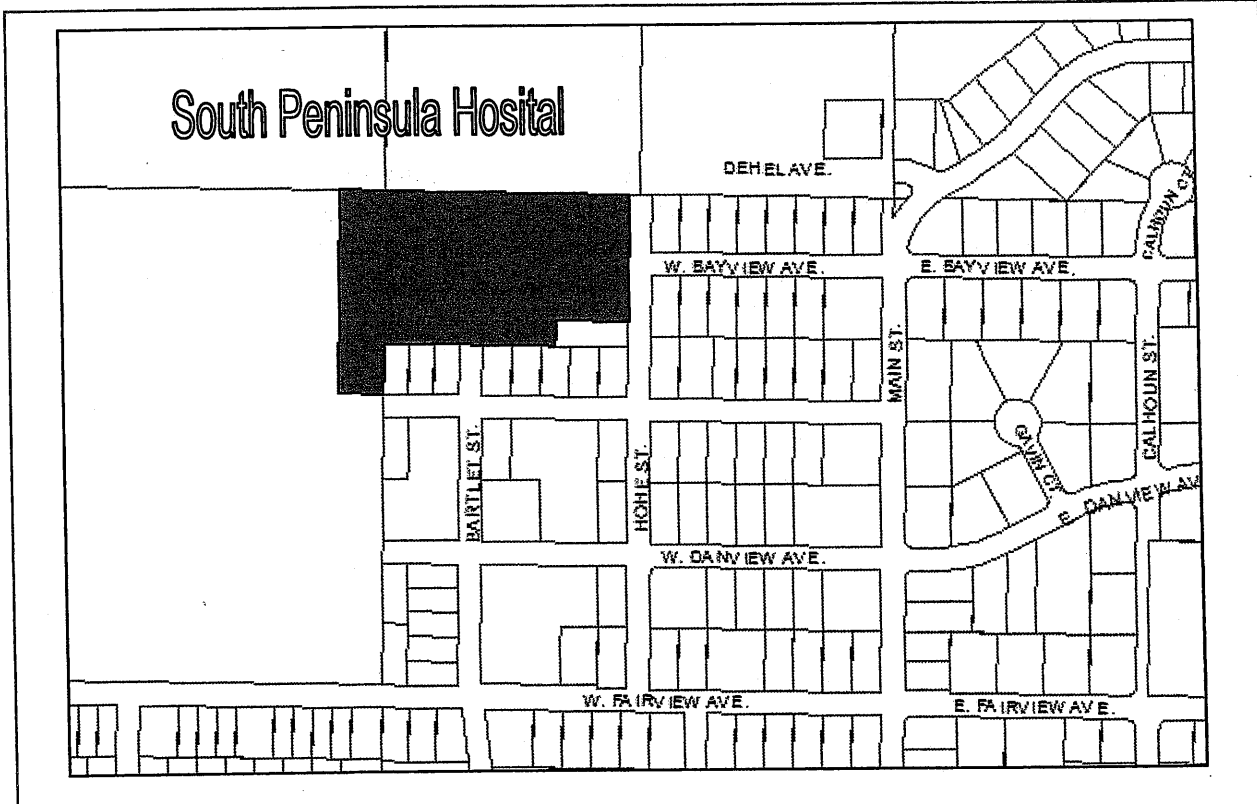
<b>Designated Use:</b> Lease (Resolution 10-35(A))	
<b>Acquisition History:</b>	
<b>Area:</b> Freight Dock Road to 150 feet before Ramp 5, (about where used boats are usually for sale)	<b>Parcel Number:</b> 18103324
<b>2009 Assessed Value:</b>	
<b>Legal Description:</b> Homer Spit No 2 Lot 12-A	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> gravel road, water and sewer (may or may not be close to a stub out)	
<b>Notes:</b> Resolution 10-35(A) states: Designate an area from Freight Dock Road to within 150 feet of Ramp 5 for short term, one to two year leases, for small kiosk businesses under 250 square feet.	
<b>Finance Dept. Code:</b>	



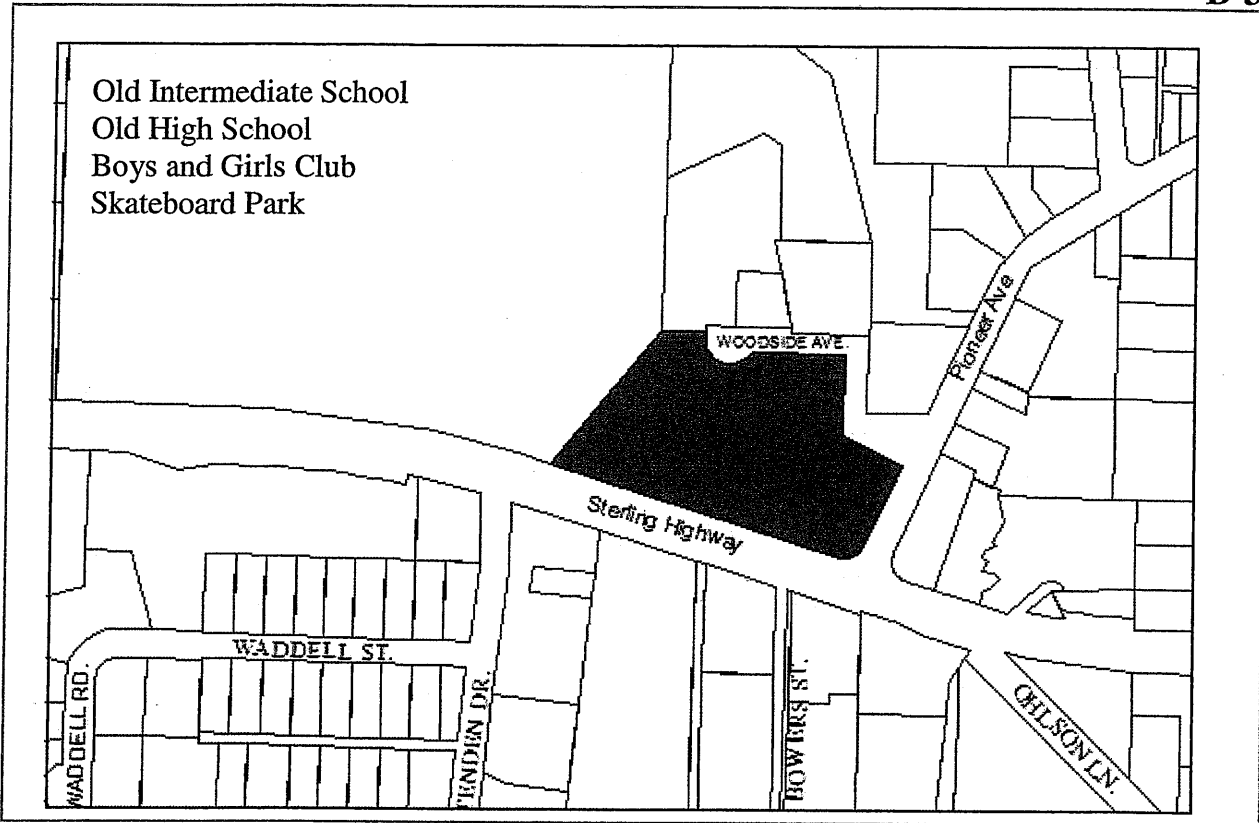
## **Section B**

# **Leased Lands**

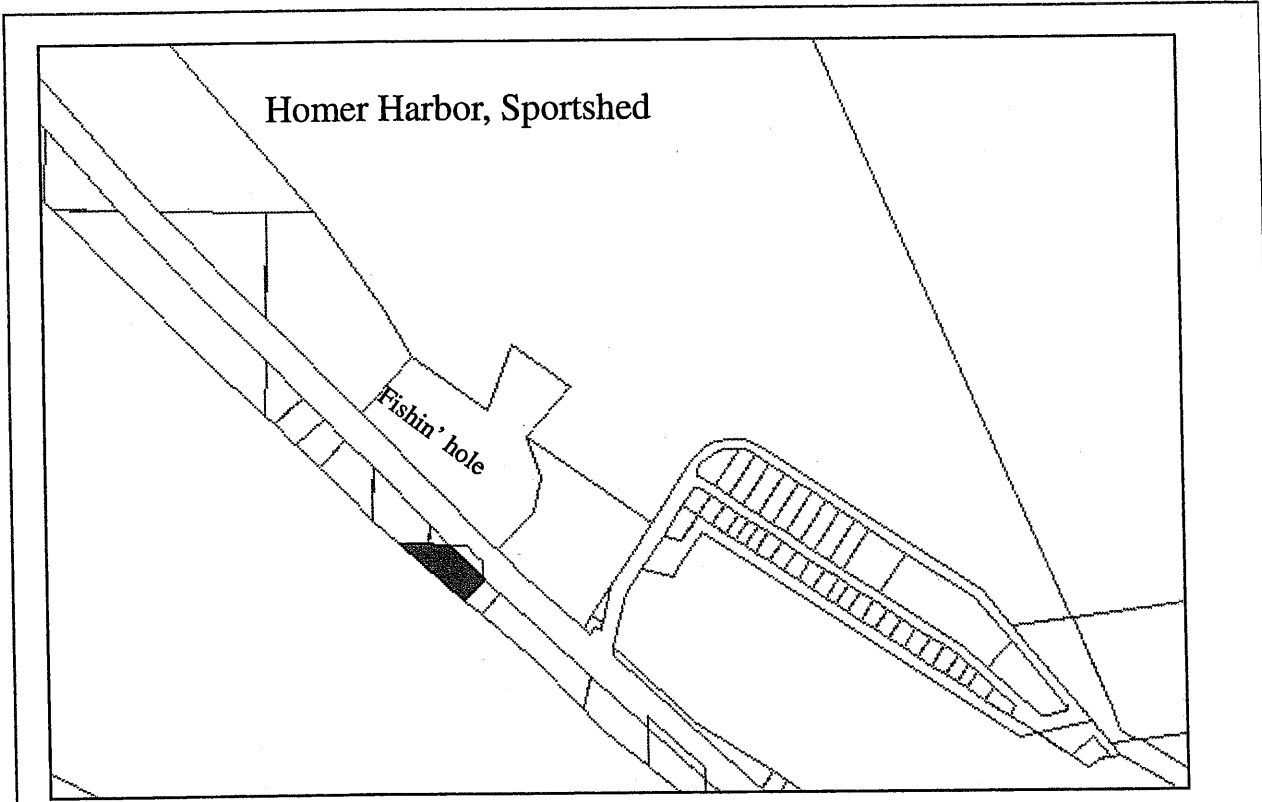
These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. The Kenai Peninsula Borough tax assessment is given as information only. It is not the basis for lease negotiations or fees. See the Lease Policy Manual for further information. Individual lease files contain information on rents and formal agreements.



<b>Designated Use:</b> South Peninsula Hospital	
<b>Acquisition History:</b>	
<b>Area:</b> 7.12 acres	<b>Parcel Number:</b> 17504024
<b>2009 Assessed Value:</b> \$20,004,900 (Land \$317,800, Structures \$19,687,100)	
<b>Legal Description:</b> HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	
<b>Notes:</b> Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KP.B.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Public Government Lands with the intent to use for community purposes	
<b>Acquisition History:</b> Given to the City by KPB. Old Middle School and HS. Reso 98-63	
<b>Area:</b> 4.3 acres	<b>Parcel Number:</b> 17510070
<b>2009 Assessed Value:</b> \$4,148,000 (Land \$148,000 Structure, built in 1956 25,000 sq ft \$4,000,000)	
<b>Legal Description:</b> HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Creek on western edge
<b>Infrastructure:</b> Paved access and parking. Water and Sewer.	
<p><b>Notes:</b> Currently Leased to the Boys and Girls Club.</p> <ul style="list-style-type: none"> <li>• Skateboard Park on premises.</li> <li>• Old Intermediate School has flooding problems in the basement.</li> <li>• Older building has asbestos.</li> <li>• Deed restrictions on the property for school or community purpose; may not be able to sell for commercial purposes.</li> </ul>	
<b>Finance Dept. Code:</b> 170.0032 175.100.05	



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

**Area:** 1.6 acres

**Parcel Number:** 18103105

**2009 Assessed Value:** \$306,400 (Land: \$68,100 Structure: \$238,300)

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

**Zoning:** Marine Commercial

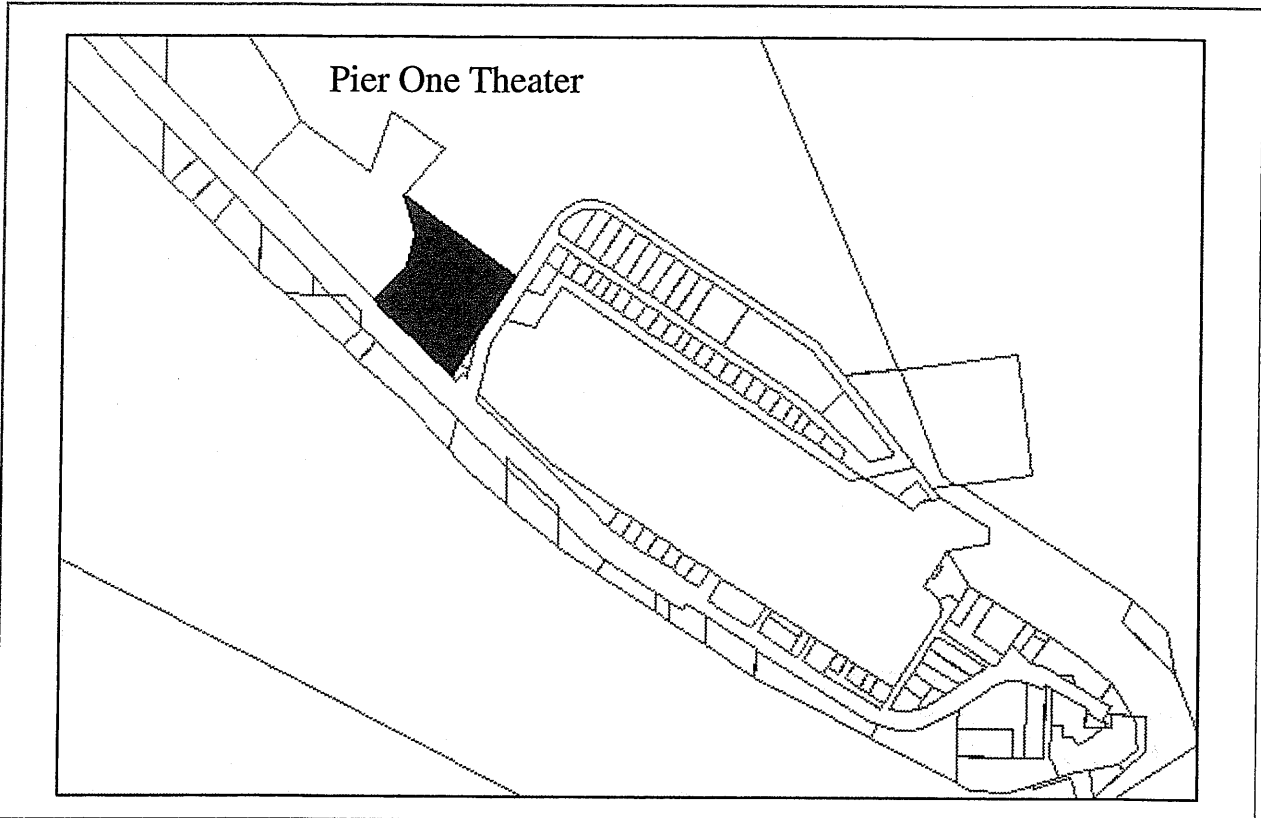
**Wetlands:** None

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

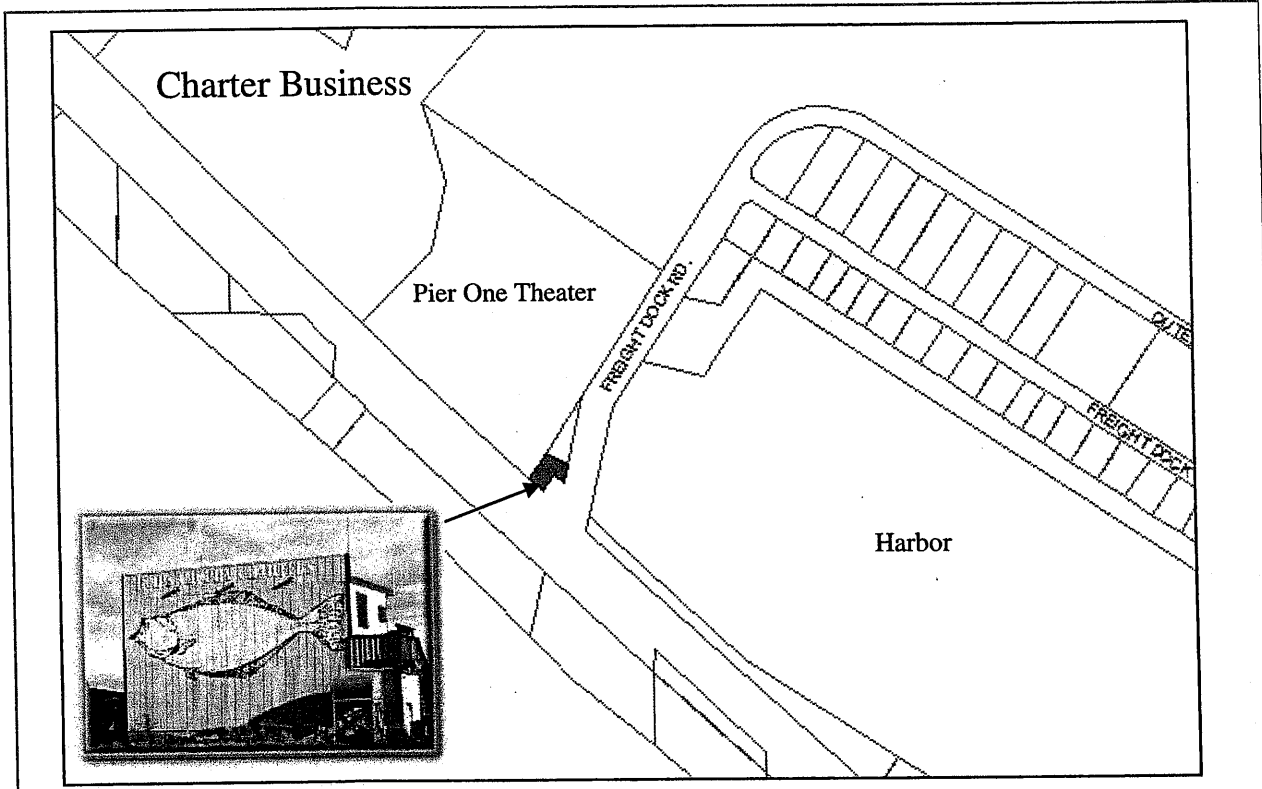
**Address:** 3815 Homer Spit Road

**Leased to:** Sportshed/Homer Enterprises. Resolution 09-25(S), 09-76(S) Sublease  
**Expiration:** Last day of April 2029

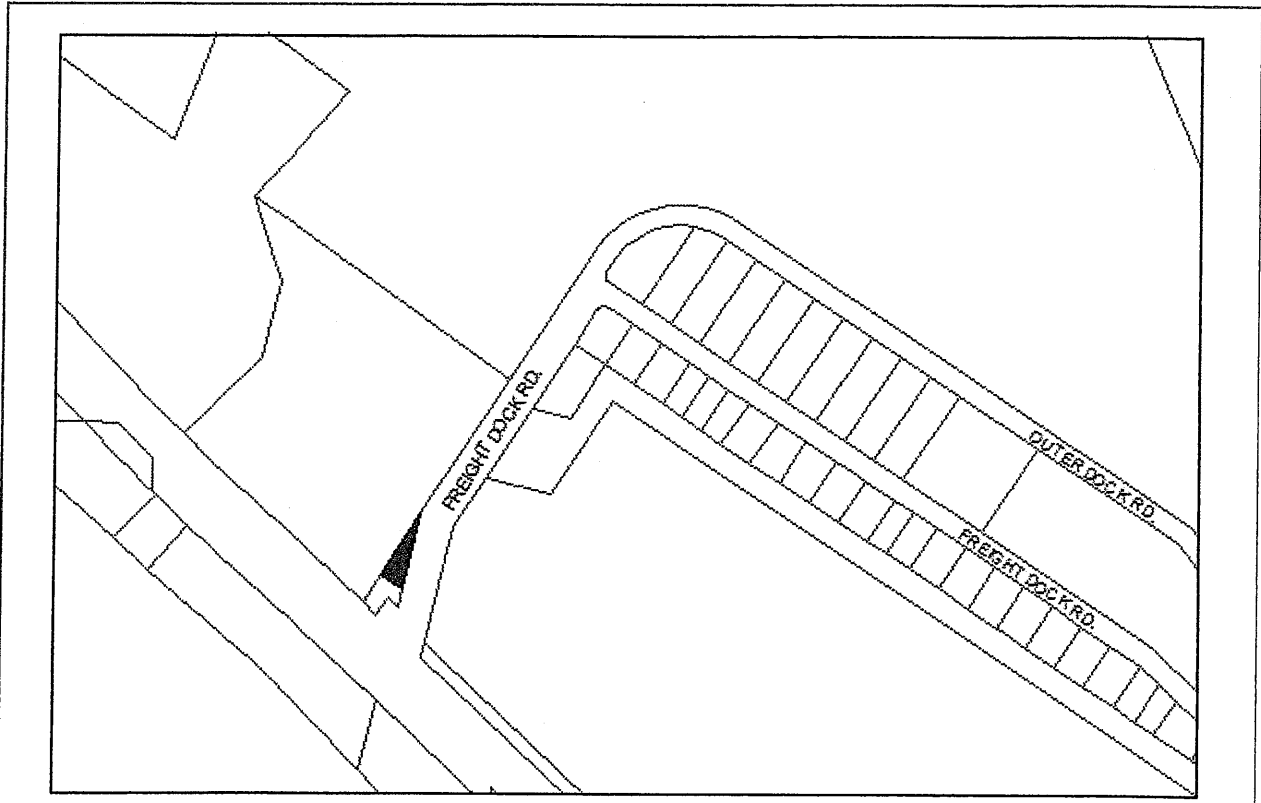
**Finance Dept. Code:**



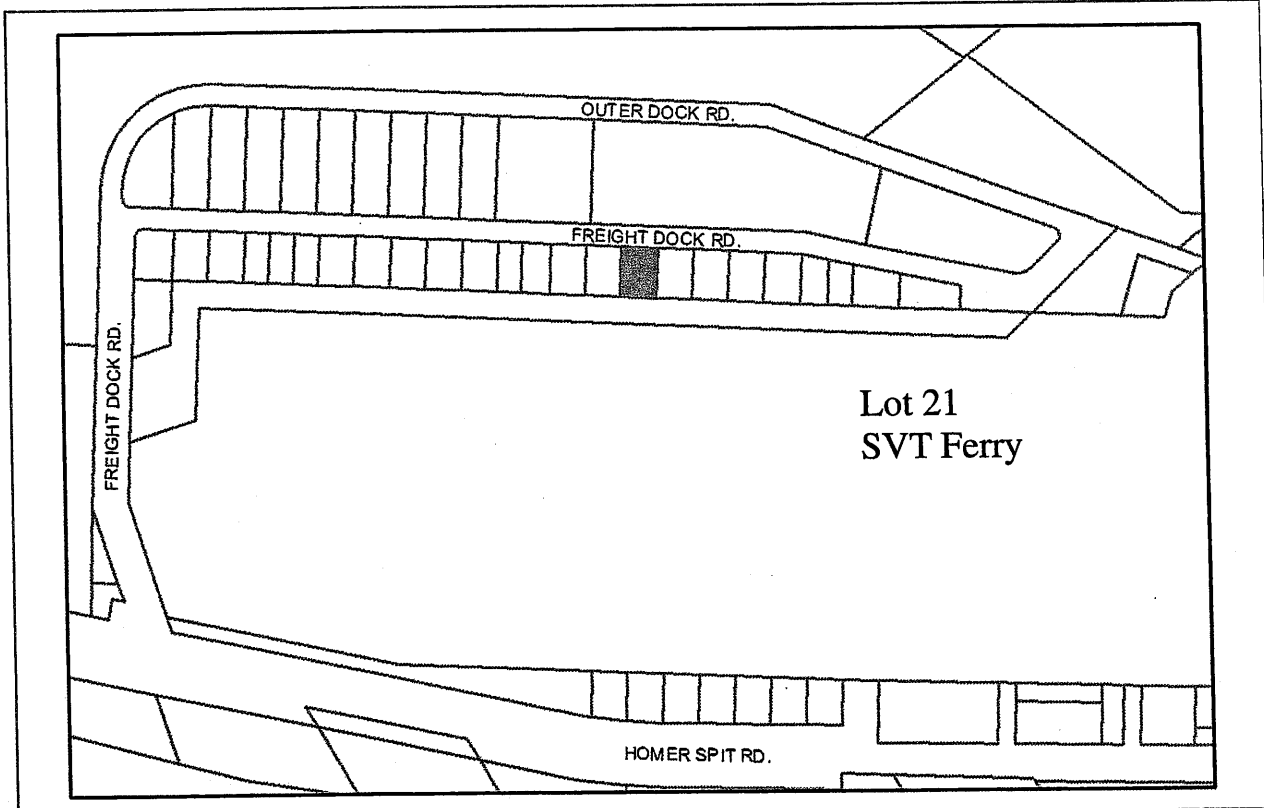
<b>Designated Use:</b> Fishing Lagoon	
<b>Acquisition History:</b> Ordinance 83-26. Purchase from World Seafood.	
<b>Area:</b> 11.27 acres	<b>Parcel Number:</b> 18103117
<b>2009 Assessed Value:</b> \$1,719,400 (Land: \$1,570,600 Structure: \$148,800)	
<b>Legal Description:</b> HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 3854 Homer Spit Road
<p>This is a large parcel that is used several ways.</p> <ul style="list-style-type: none"> <li>• Dredge spoils dewatering and storage</li> <li>• City RV park/campground, and access to the only public RV dump on the spit</li> <li>• Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.</li> <li>• Other summer only leases</li> </ul> <p><b>Resolution 2011-37(A):</b> Develop a plan which will consider designation of a 10,000 sq. ft. portion to make the land available for Request for Proposals.</p> <p><b>Leased to:</b> Pier One Theater Resolution 2011-104(A). Lease in progress. The Homer Spit Trail currently ends on this lot.</p>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Lease	
<b>Acquisition History:</b> Ord 1983-26. Purchased from World Seafood	
<b>Area:</b> 0.15 acres or 6,692 sq ft	<b>Parcel Number:</b> 18103118
<b>2009 Assessed Value:</b> \$57,000 Land \$19,300 Structure \$37,700	
<b>Legal Description:</b> HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 3978 Homer Spit Road
Leased to: Alaska High Hopes Charters Co. (Bob's Trophy Charters) Expiration: February 2013, with one 5 year option Resolution 08-43	
<b>Finance Dept. Code:</b> 400.600.4650	



<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b> Ord 83-26 purchase from World Seafood	
<b>Area:</b> 0.18 acres	<b>Parcel Number:</b> 18103119
<b>2009 Assessed Value:</b> \$78,000 (Land: \$22,100 Structure \$55,900)	
<b>Legal Description:</b> HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 1114 Freight Dock Road
<p><b>Leased to:</b> L.H. and Marcia Pierce. Sportsman Supply/RV                  Resolution 08-42 leased the property until the end of February, 2013. One five year option.</p>	
<b>Finance Dept. Code:</b> 400.600.4650	



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

**Area:** 0.32 acres

**Parcel Number:** 18103240

**2009 Assessed Value:** \$144,200

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

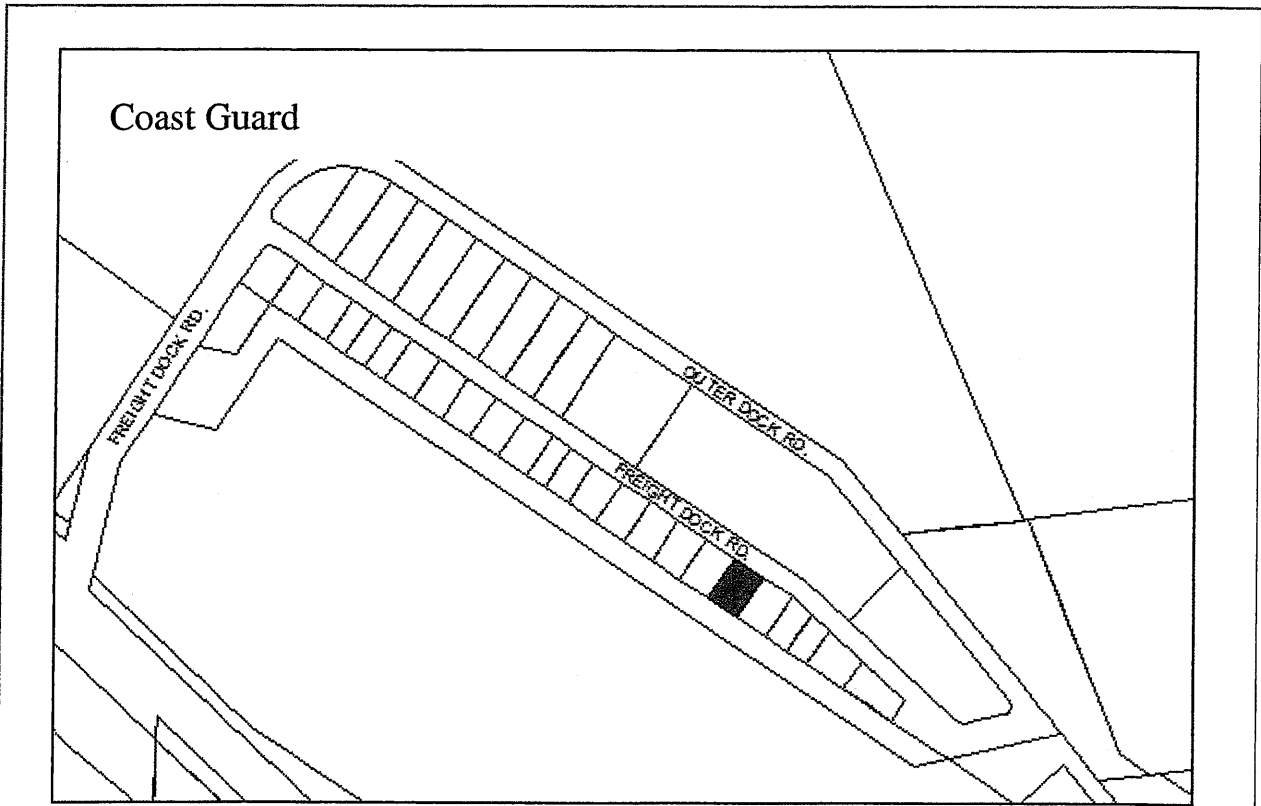
**Infrastructure:** Water, sewer, paved road access

**Address:** 4323 Freight Dock Road

**Leased to:** Seldovia Village Tribe, for Kachemak Bay Ferry  
 Resolution 10-41 . Lease expires 2040.

**Finance Dept. Code:** 400.600.4650





**Designated Use:** Leased to USCG

**Acquisition History:**

**Area:** 0.34 acres

**Parcel Number:** 18103218

**2009 Assessed Value:** \$570,800 (Land: \$142,200 Structure: \$428,600)

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

**Zoning:**

**Wetlands:** N/A

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

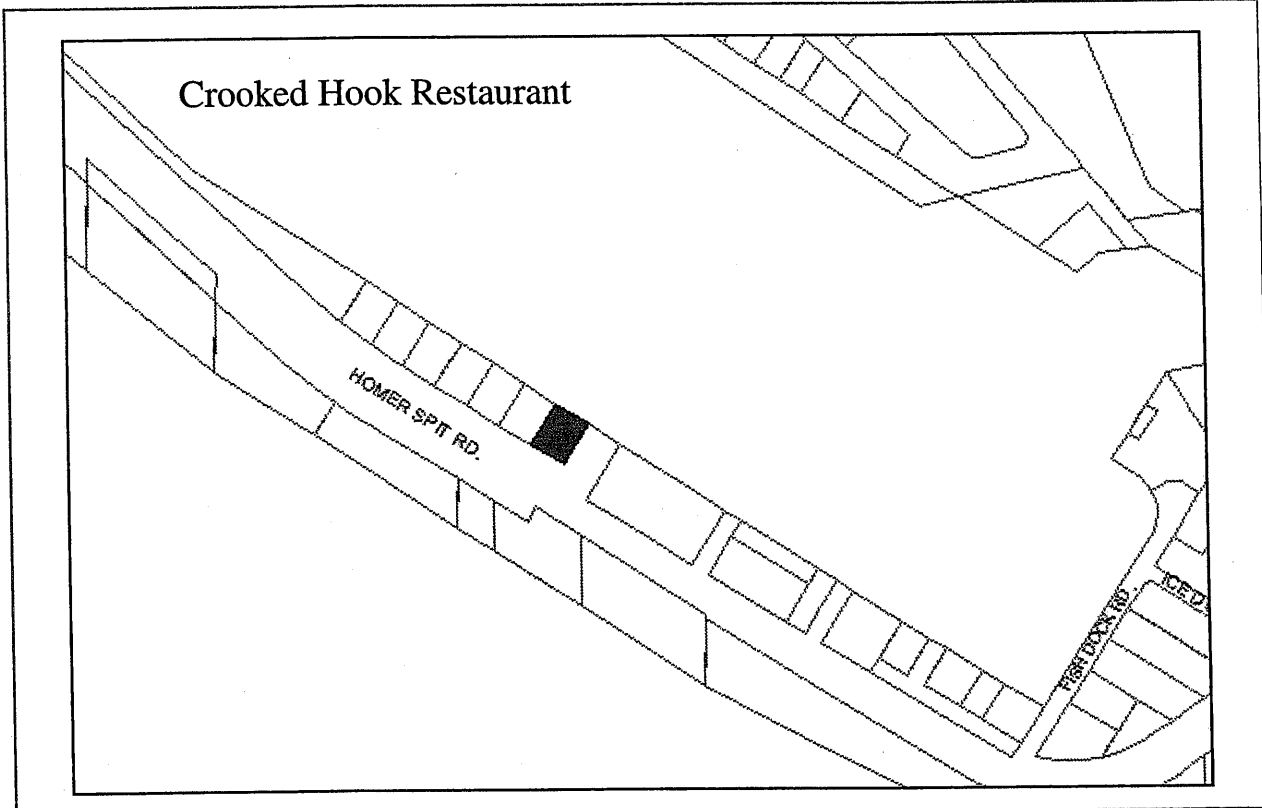
**Address:**

**Leased to:** USCG

Lease Renewal Options: None

Expiration: 9/30/2023

**Finance Dept. Code:**



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

**Area:** 12,700 sq ft

**Parcel Number:** 18103316

**2009 Assessed Value:** \$528,900 (Land: \$81,000 Structure: \$447,900)

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

**Zoning:** Marine Commercial

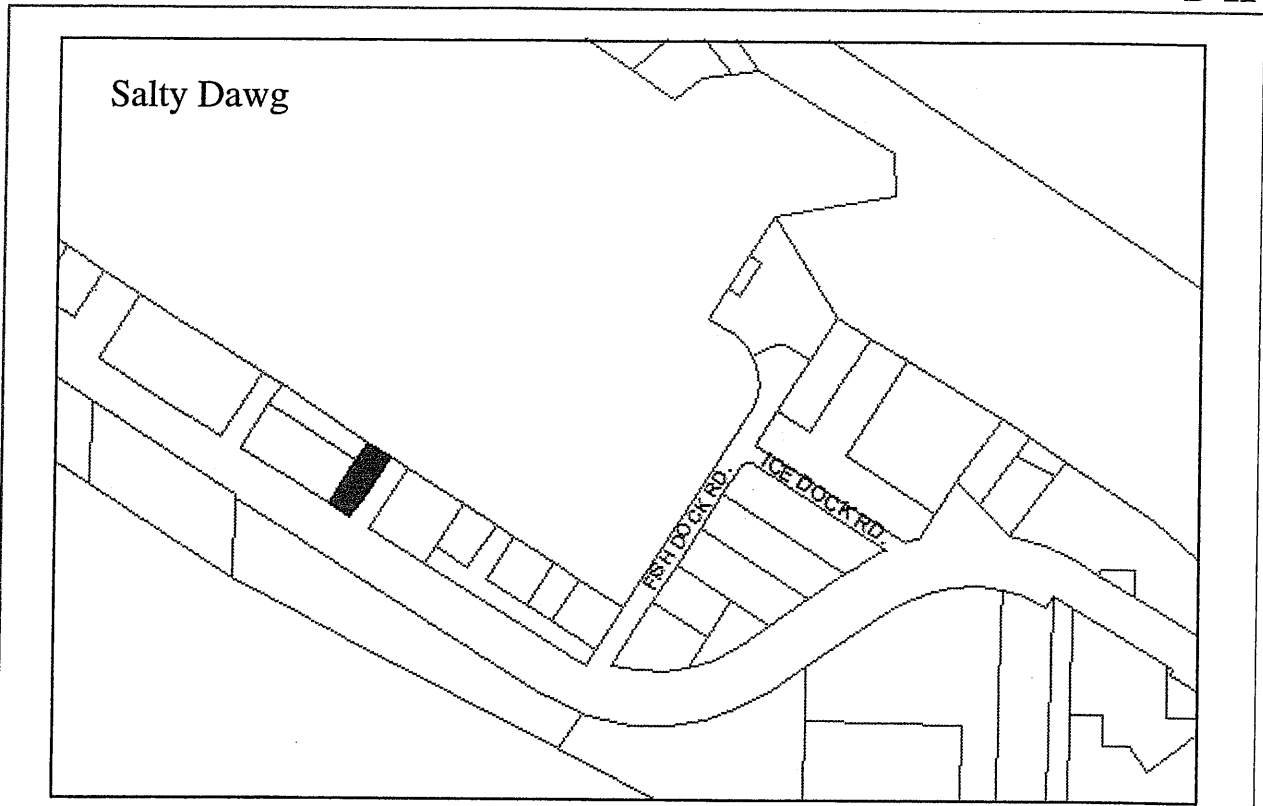
**Wetlands:** None

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

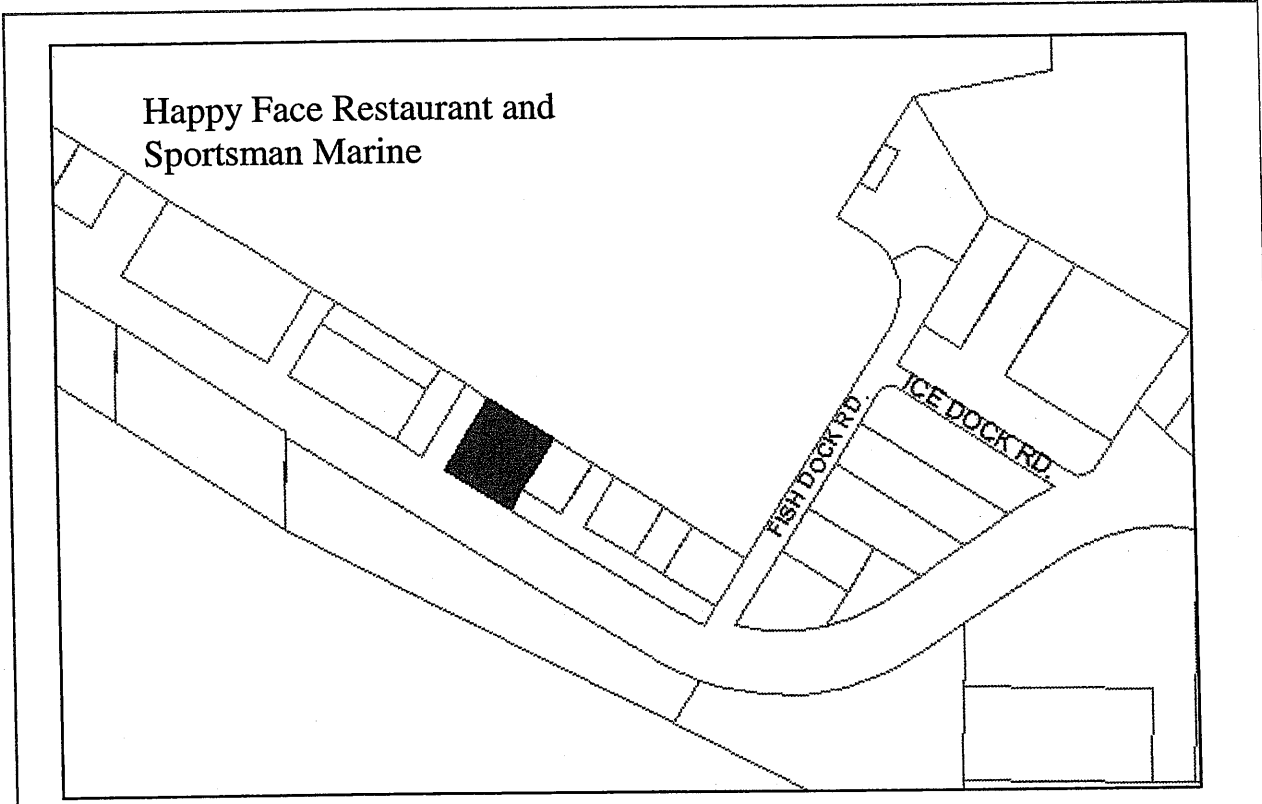
**Address:** 4262 Homer Spit Road

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

**Finance Dept. Code:**



<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.23 acres	<b>Parcel Number:</b> 18103309
<b>2009 Assessed Value:</b> \$235,400 (Land: \$95,900 Structure: \$139,500)	
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p><b>Leased to:</b> John Warren, Salty Dawg  <b>Expiration:</b> 1/31/2026. No options.</p>	
<b>Finance Dept. Code:</b>	



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

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

**Parcel Number:** 18103432

**2009 Assessed Value:** \$581,000 (Land: \$120,600 Structure: \$460,400)

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

**Zoning:** Marine Industrial

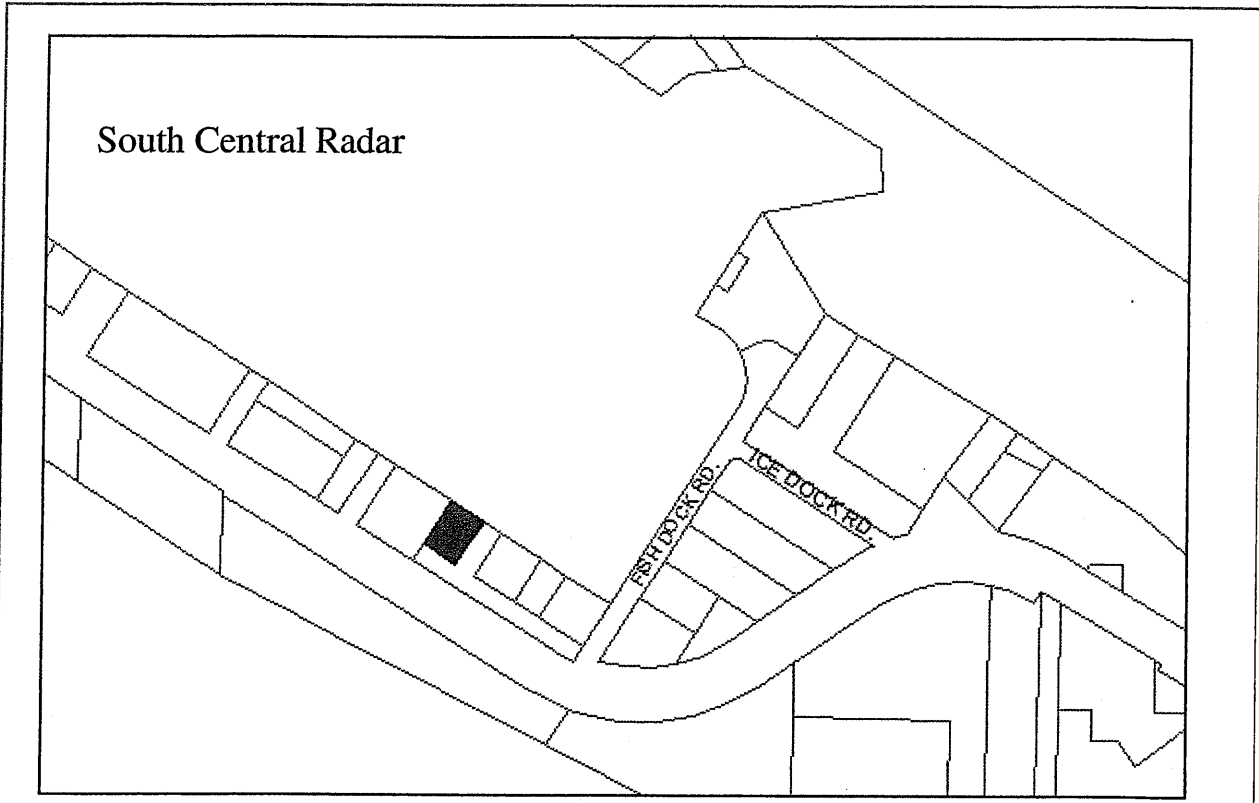
**Wetlands:** None

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

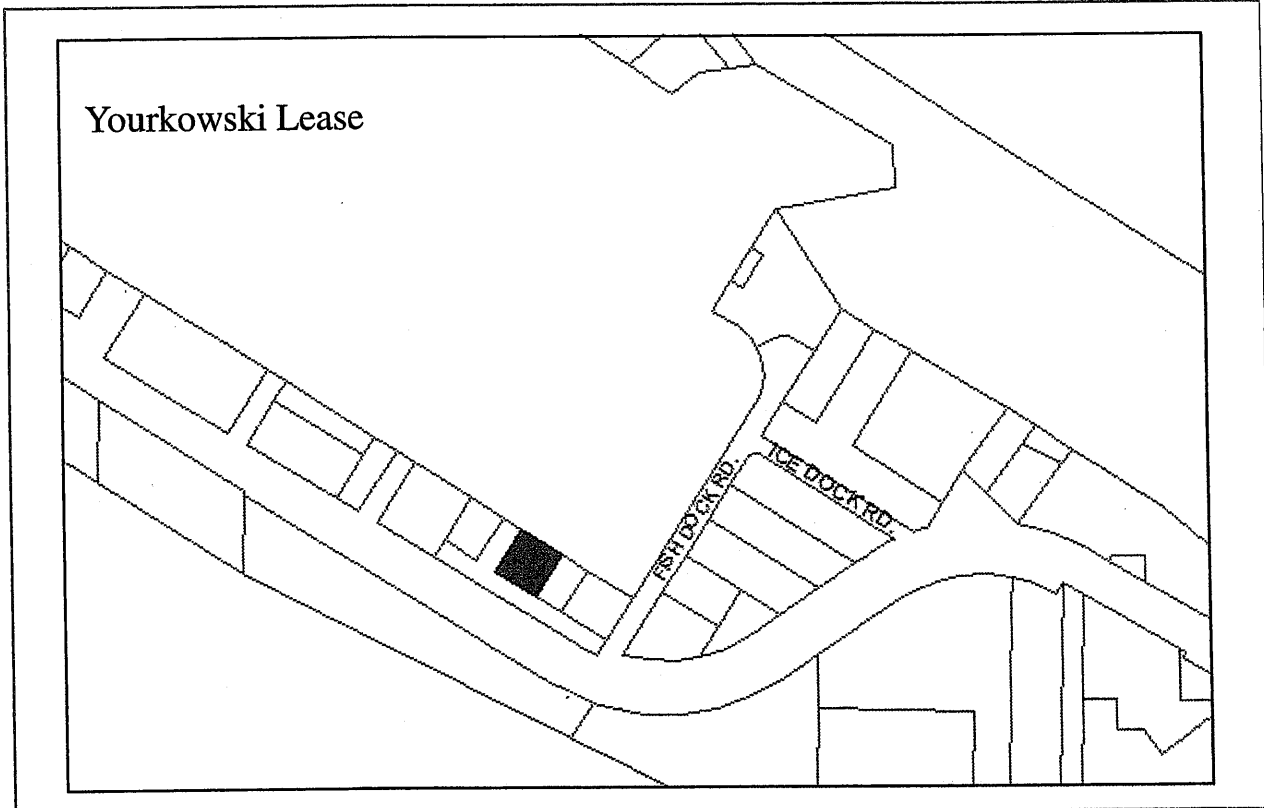
**Address:** 4400 Homer Spit Road

**Leased to:** Happy Face Restaurant and Sportsman Marine  
 Expiration: 12/31/2014. No options.

**Finance Dept. Code:**



<b>Designated Use:</b> Leased Land	
<b>Acquisition History:</b>	
<b>Area:</b> 0.2 acres	<b>Parcel Number:</b> 18103431
<b>2009 Assessed Value:</b> \$150,100 (Land: \$83,400 Structure: \$66,700)	
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4406 Homer Spit Road
<p><b>Leased to:</b> William Tener dba South Central Radar                  Lease Renewal Options: 2 additional 5 year renewal options                  Expiration: 11/1/2013.</p>	
<b>Finance Dept. Code:</b>	



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

<b>Area:</b> 0.29 acres	<b>Parcel Number:</b> 18103442
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**2009 Assessed Value:** \$230,300 (Land: \$110,400 Structure: \$119,900)

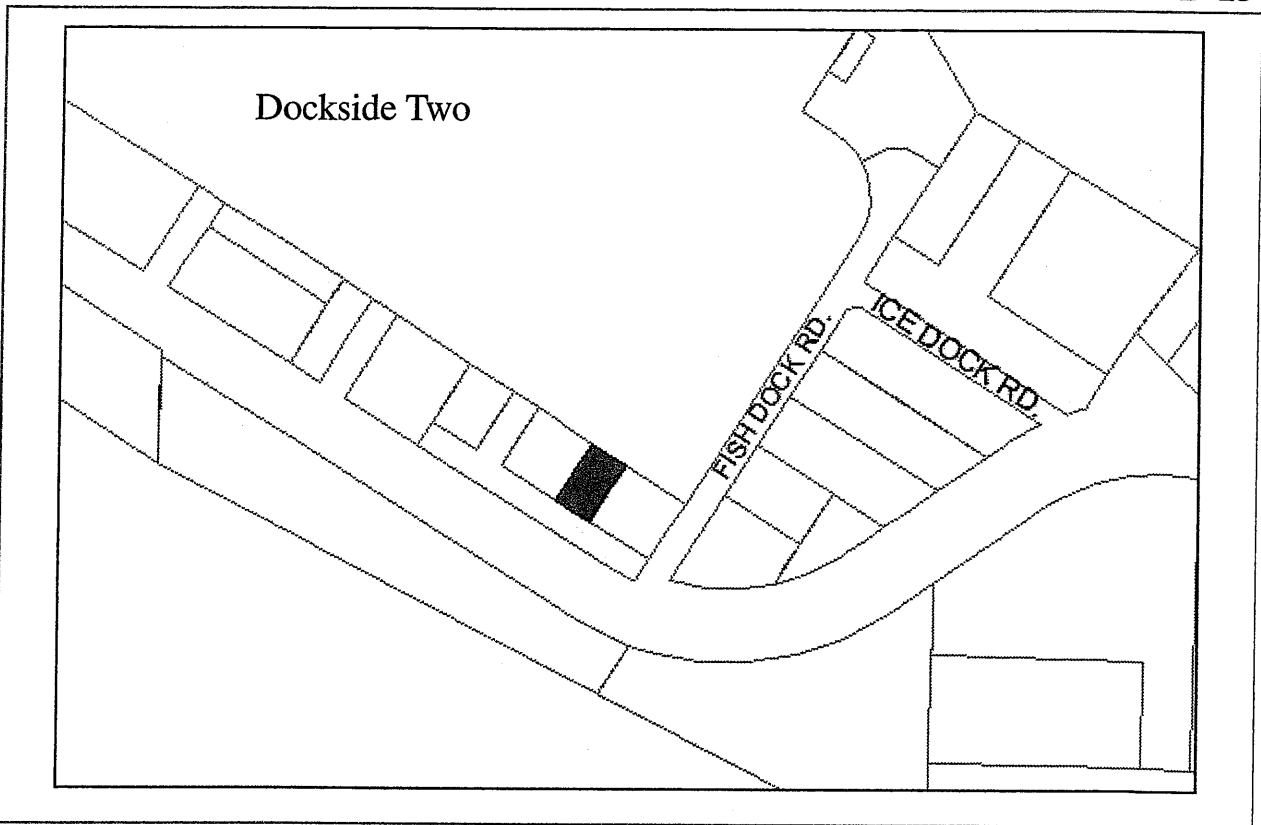
**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4460 Homer Spit Road
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**Leased to:** Mike Yourkowski  
 Lease Renewal Options: one 10 year renewal option.  
 Expiration: 11/30/15, plus renewal option.

**Finance Dept. Code:**



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

<b>Area:</b> 7,749 sq ft. (0.18 acres)	<b>Parcel Number:</b> 18103443
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**2009 Assessed Value:** \$93,600 (Land: \$43,700, Structure: \$44,900)

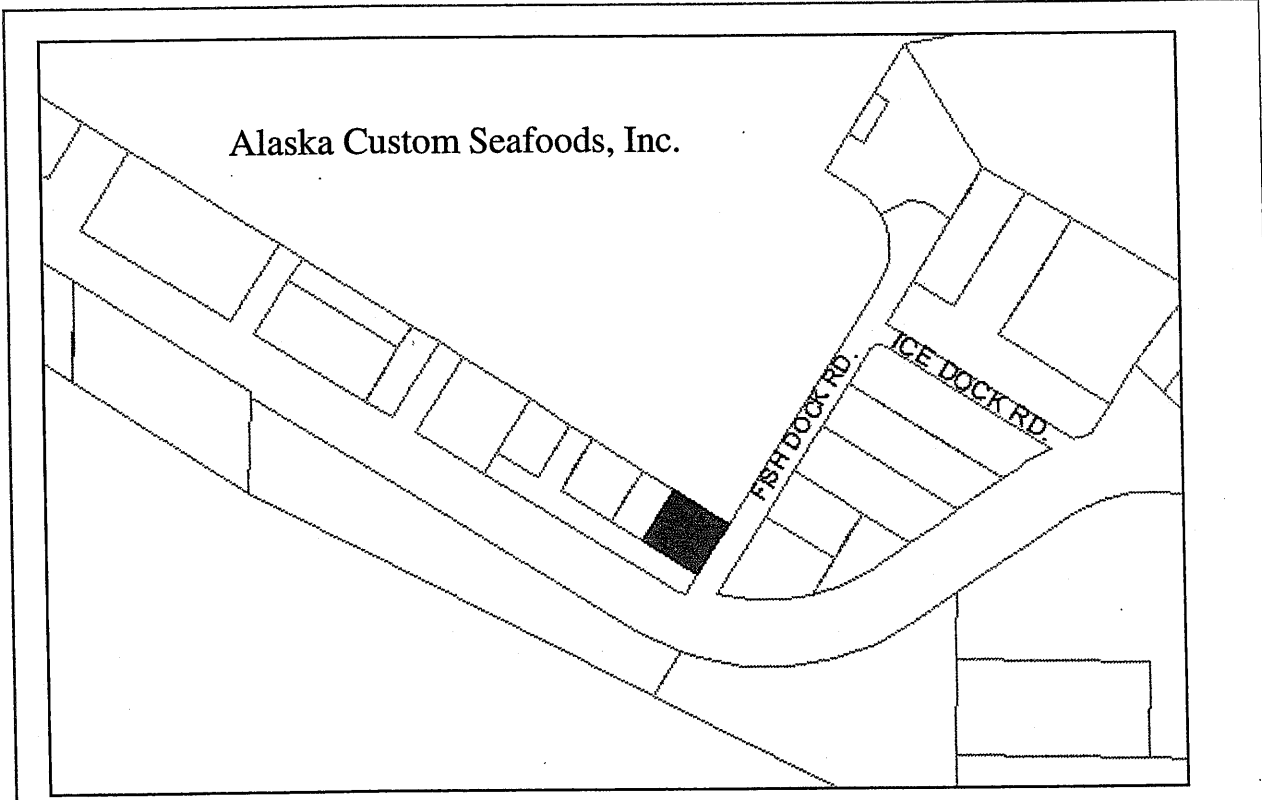
**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
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<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4470 Homer Spit Road
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**Leased to:** William Sullivan dba Docks Two  
**Expiration:** 4/15/2012, no more options

**Finance Dept. Code:**



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

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

**Parcel Number:** 18103444

**2009 Assessed Value:** \$135,900 Land Value - \$11,500 Structure Value - \$124400

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

**Zoning:** Marine Industrial

**Wetlands:** None

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

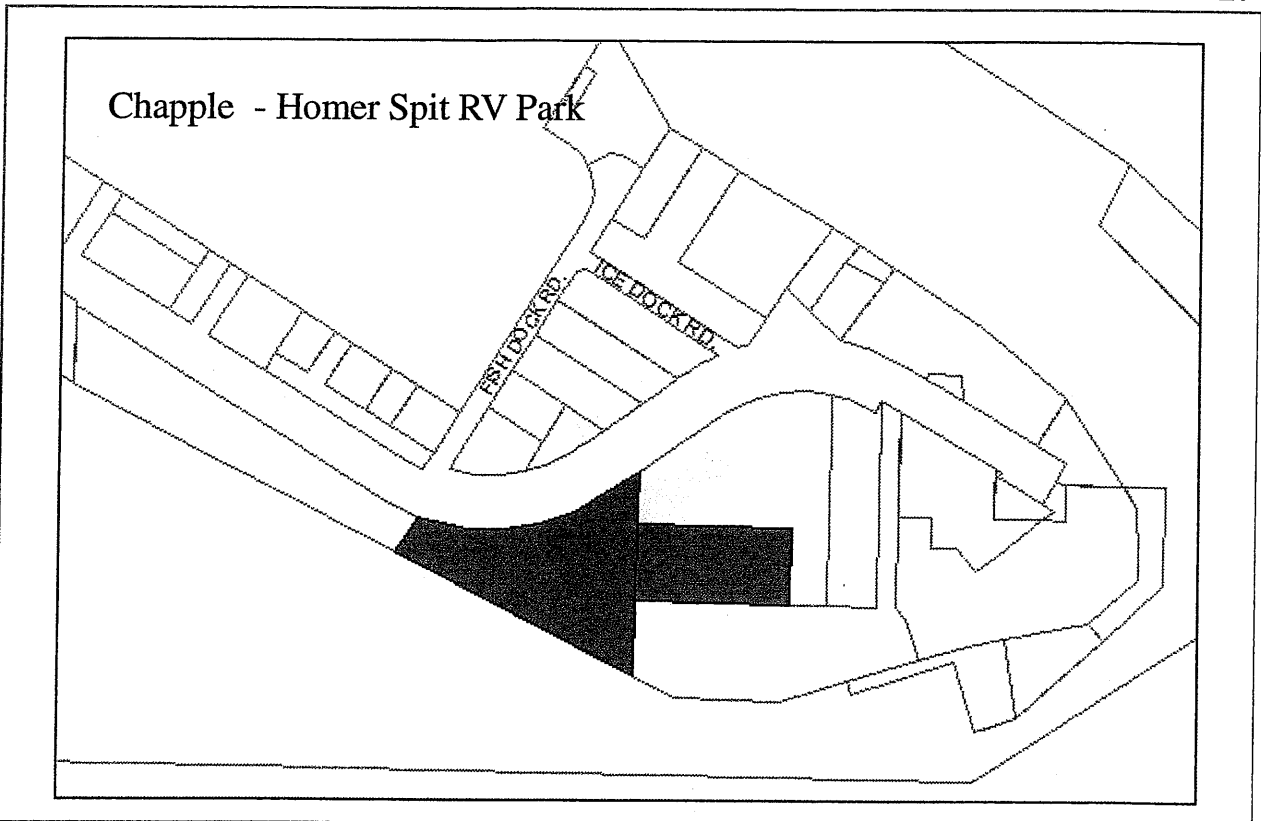
**Address:** 4474 Homer Spit Road

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

Note on Assessed land value. The KPB tax assessor takes into account the duration of the lease. Therefore, when a lease is expiring, the value of the land to the tenant goes down. On leased land, the KPB assessor is NOT showing market value of the land; they use a different measure to create a taxable land value. 1/18/2010.

**Finance Dept. Code:**





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

**Area:** 192,970 sq ft

**Parcel Number:** 18103402, 03

**2009 Assessed Value:** Total: \$593,400 Land: \$474,600 Structures: \$118,800

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

**Zoning:** Marine Industrial

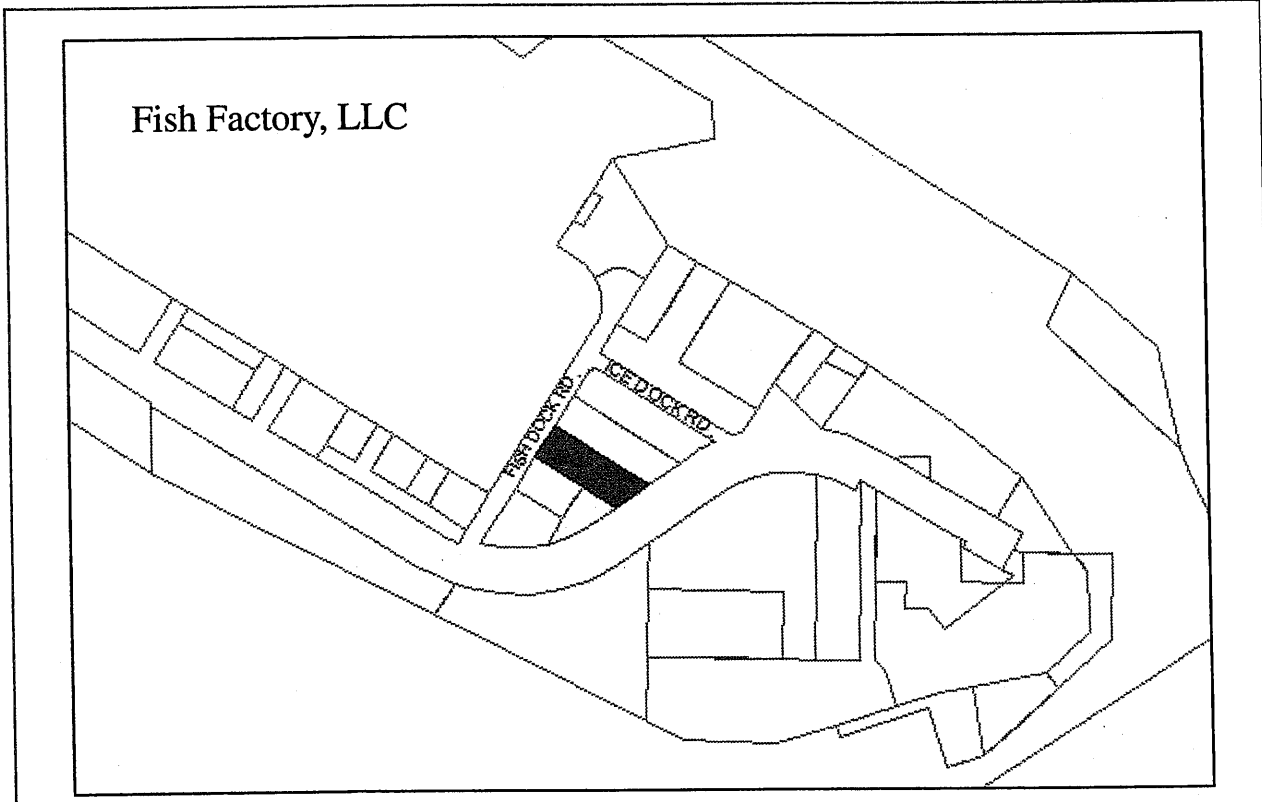
**Wetlands:** None

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

**Address:** 4535 Homer Spit Road

**Leased to:** John & Margaret Chapple. Homer Spit Campground  
 Expiration: 9/10/2011, no more options.

**Finance Dept. Code:**



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

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

**Parcel Number:** 18103421

**2009 Assessed Value:** \$889,300 (Land: \$214,000 Structure: \$675,300)

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

**Zoning:** Marine Industrial

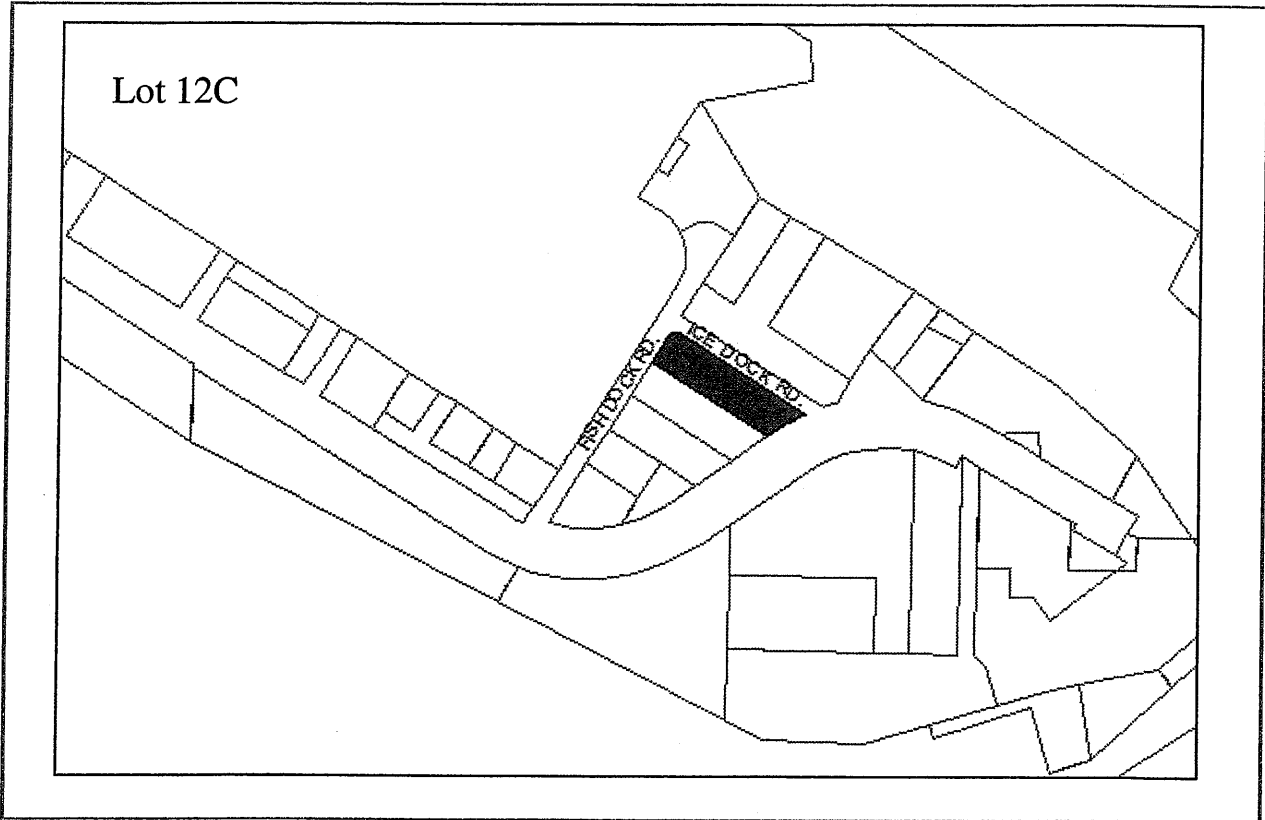
**Wetlands:** None

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

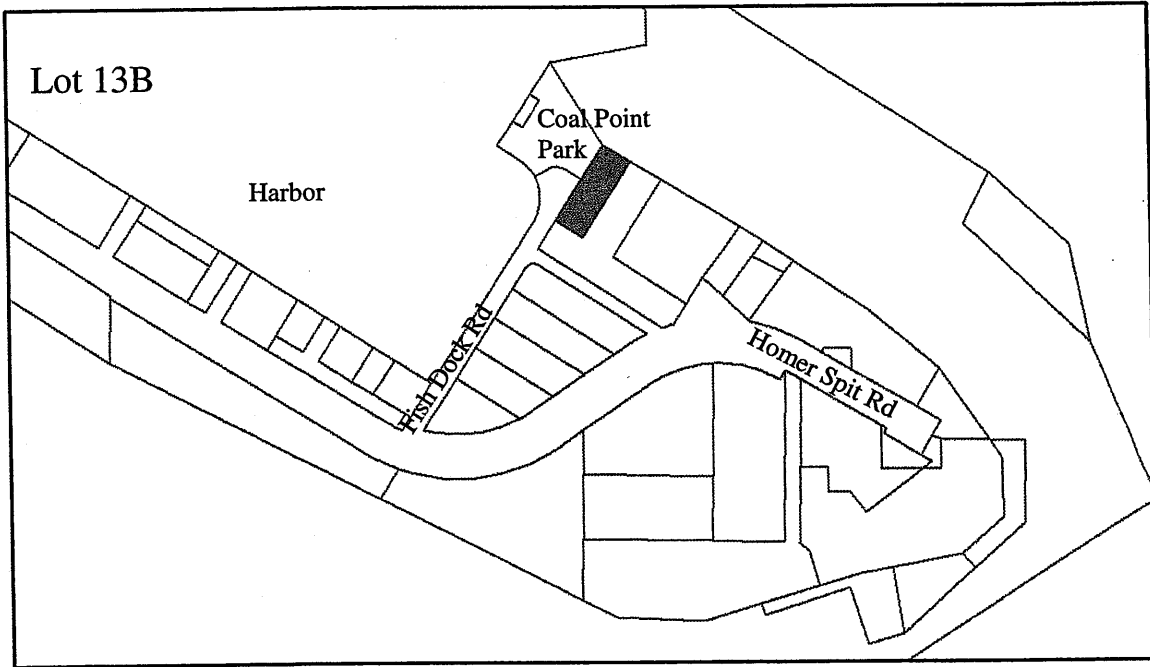
**Address:** 800 Fish Dock Road

**Leased to:** Fish Factory, LLC  
 Expiration: 3/31/2020 with two 10 year options

**Finance Dept. Code:**



<b>Designated Use:</b> Lease land	
<b>Acquisition History:</b>	
<b>Area:</b> 0.79 Acres	<b>Parcel Number:</b> 18103452
<b>2009 Assessed Value:</b> \$250,000	
<b>Legal Description:</b> City of Homer Port Industrial No 2 Lot 12C	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4501 Ice Dock Road
Leased by Resolution 2008-37 to Harbor Leasing (Auction Block) Expiration: 3/31/2028 Options: two additional 5 year options	
<b>Finance Dept. Code:</b>	



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

**Area:** 0.52 acres

**Parcel Number:** 18103425

**2009 Assessed Value:** \$194,400

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

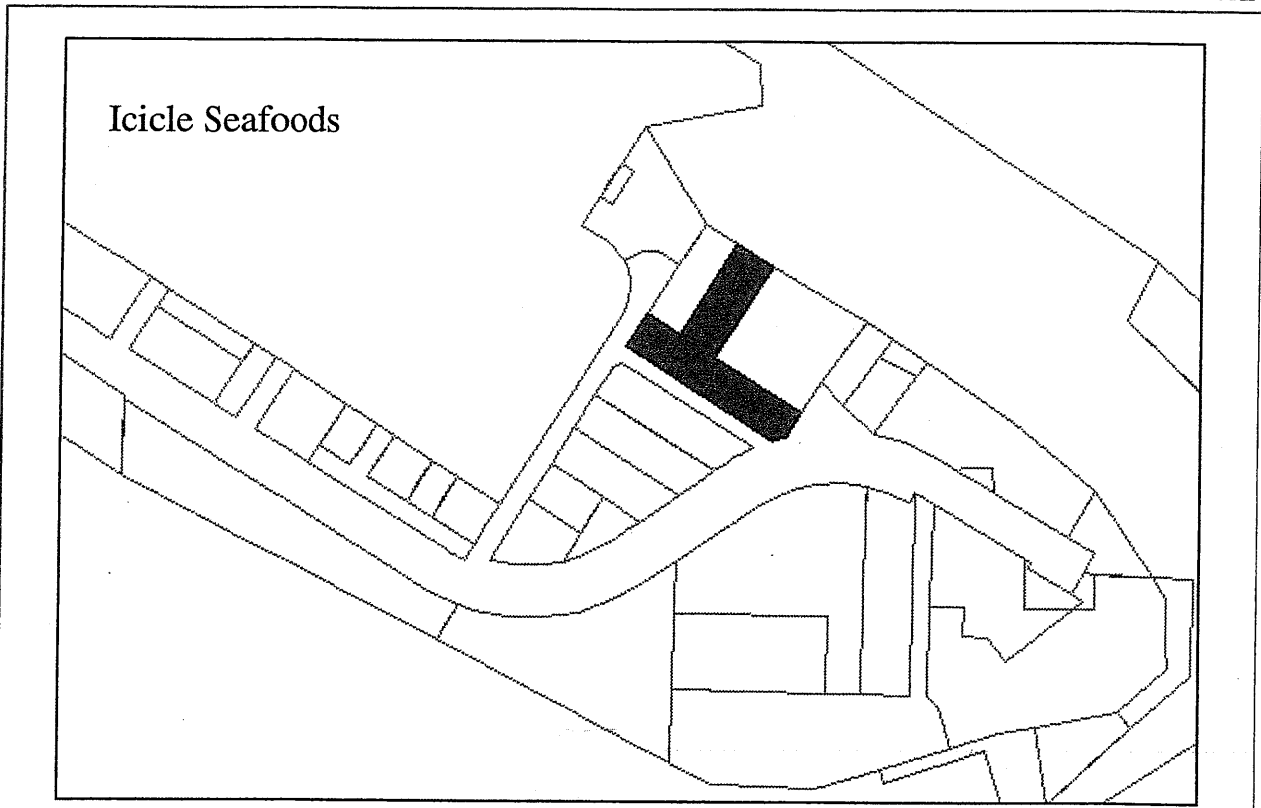
**Infrastructure:** Water, sewer, paved/gravel road access

**Address:** Fish Dock Road

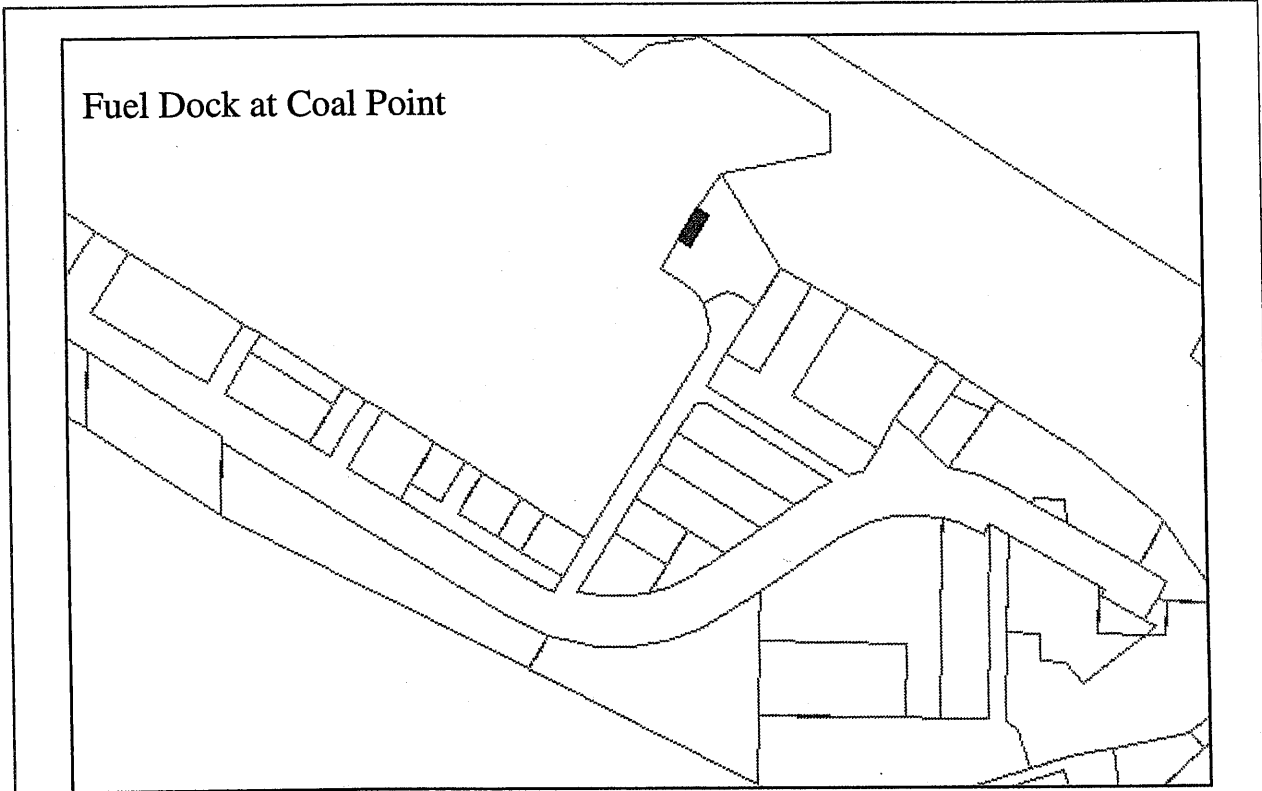
Snug Harbor is in negotiations to lease this lot and construct a building. Resolution 10-98.

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

**Finance Dept. Code:**



<b>Designated Use:</b> Leased Land	
<b>Acquisition History:</b>	
<b>Area:</b> 1.49 acres	<b>Parcel Number:</b> 18103419
<b>2009 Assessed Value:</b> \$533,600 (Land: \$358,300 Structure: \$175,300)	
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p><b>Leased to:</b> Icicle Seafoods, Inc                  Expiration: 9/14/2029. No options.</p>	
<b>Finance Dept. Code:</b>	



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

**Area:** 0.07 acres

**Parcel Number:** 18103427

**2009 Assessed Value:** \$482,000 (Land: \$40,600 Structure: \$441,400)

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

**Zoning:** Marine Industrial

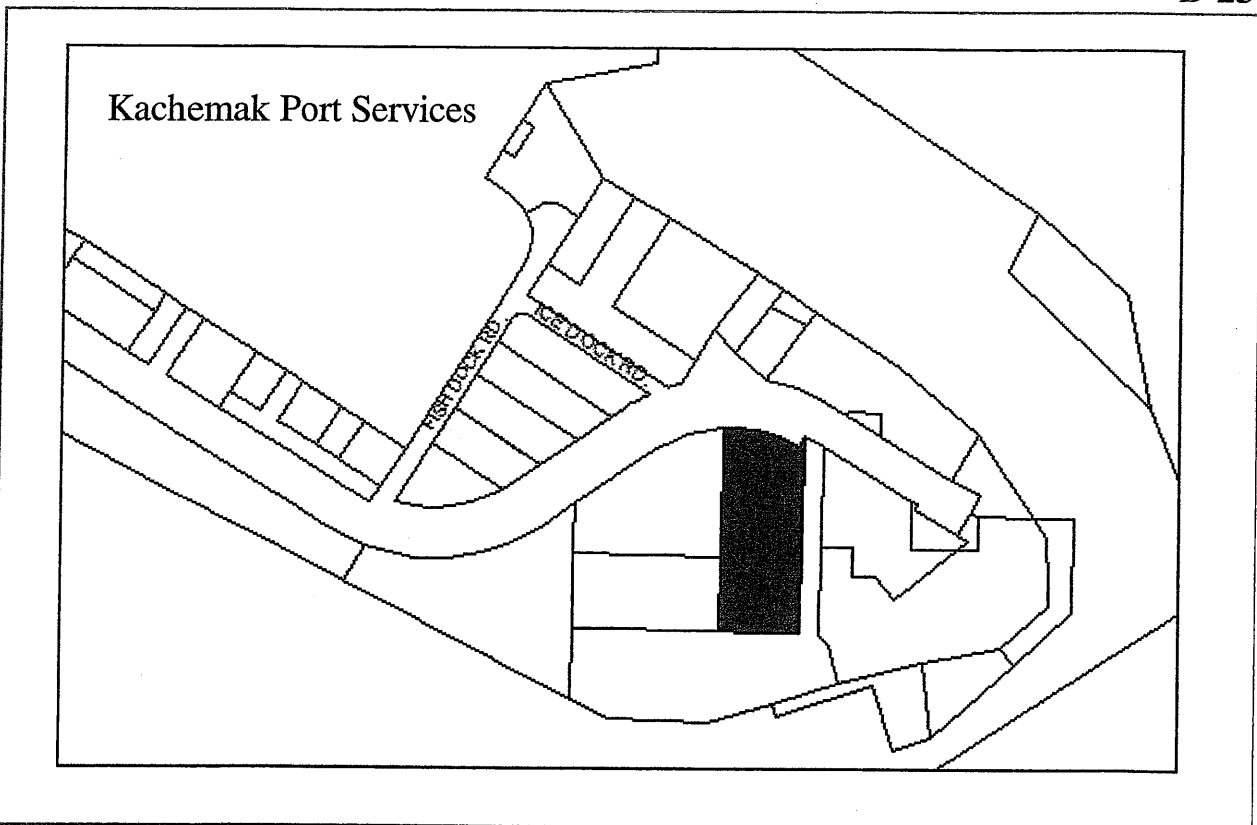
**Wetlands:** None

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

**Address:**

**Leased to:** Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock.  
 Expiration: 11/30/2013. One 5 year option.

**Finance Dept. Code:**



**Designated Use:** Leased Land. Also includes the Port Maintenance Shop and a large tank.  
**Acquisition History:**

<b>Area:</b> 2.23 acres (Lease is for a small portion of the lot)	<b>Parcel Number:</b> 18103404
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**2009 Assessed Value:** 1,397,700 (\$Land: \$353,700 Structure: \$1,044,000)

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

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4667 Homer Spit Road
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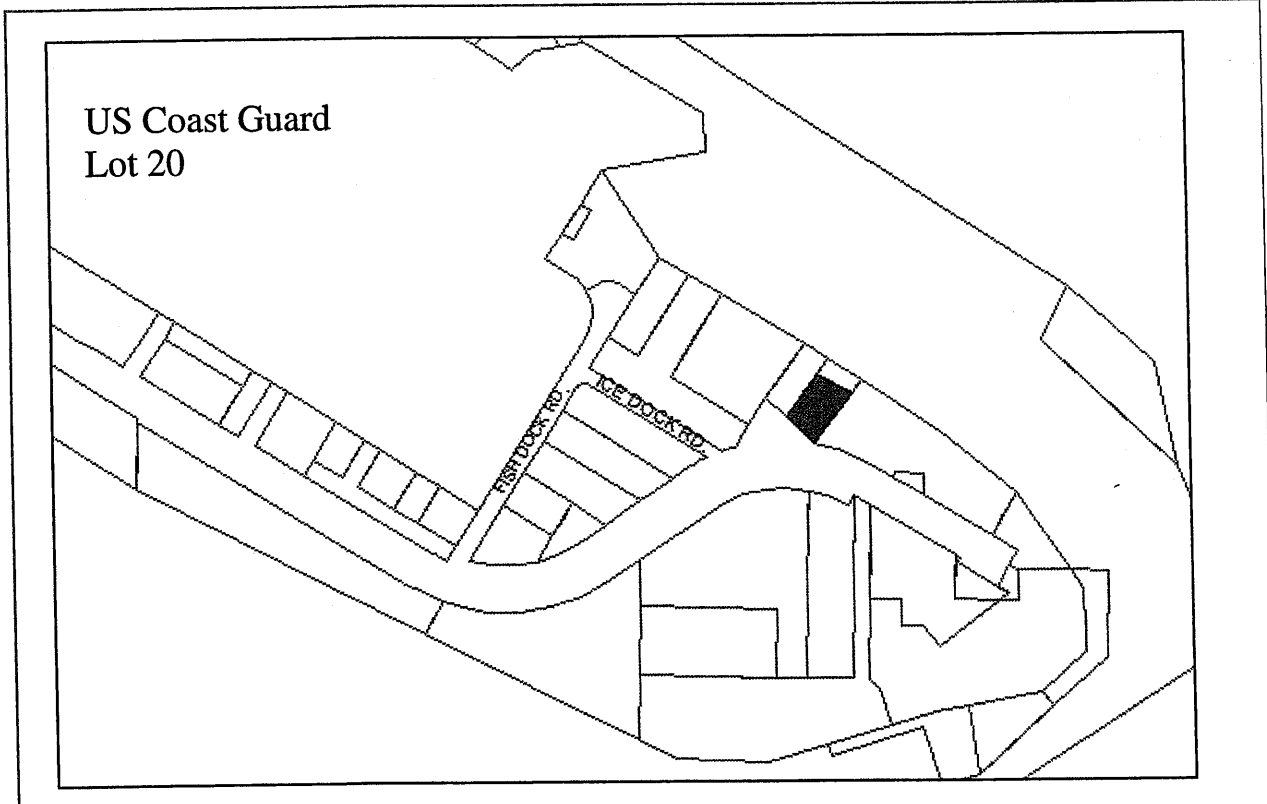
**Leased to:** Kachemak Port Services. See KPB 18103464.  
 Total value: \$33,700. Land Value - \$1500, Structure Value - \$32200  
 Only a small portion is leased to Kachemak Port Services.  
 Resolution 09-66, lease renewal, lease expires 7/31/14, with two one year options.

**ACS MACTel lease:** Expires 3/3/2014, with two additional one year options.

**Alaska Marine Highway lease:** Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060.

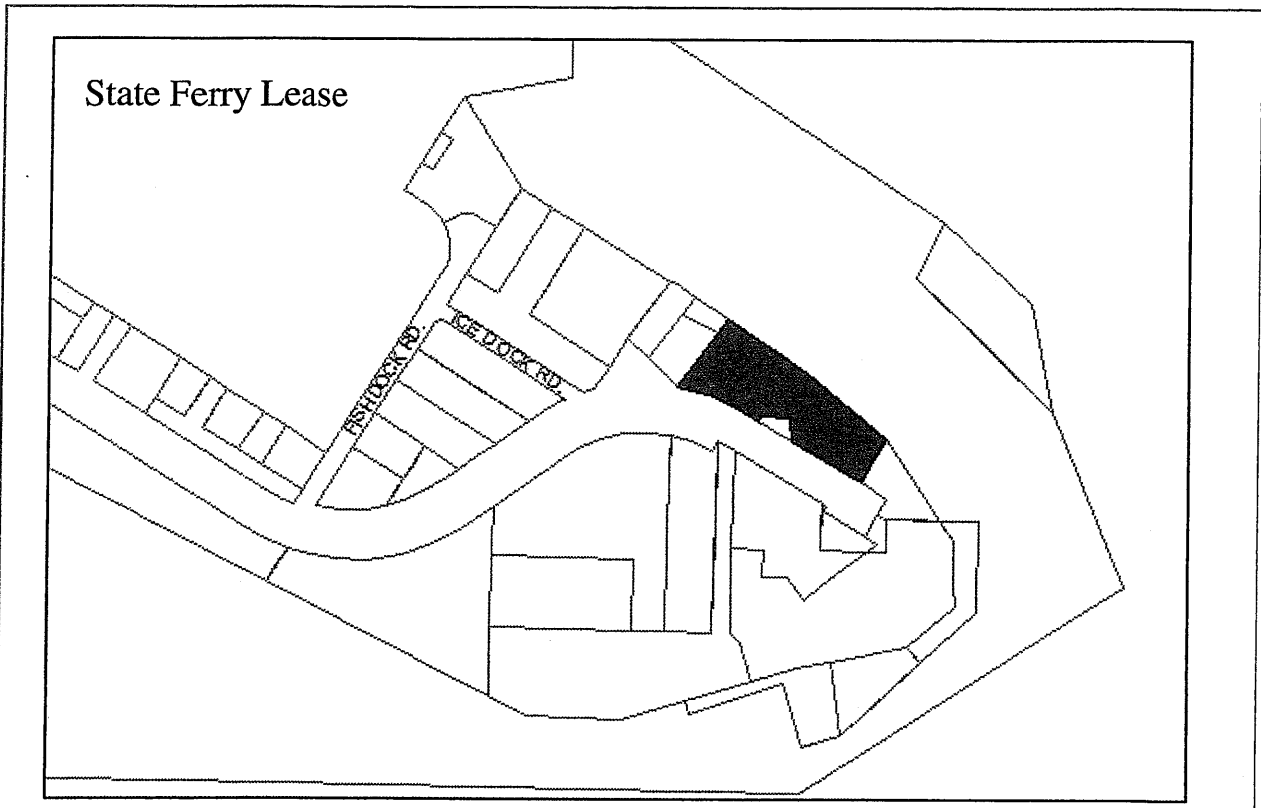
The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

**Finance Dept. Code:**



<b>Designated Use:</b> Lease	
<b>Acquisition History:</b>	
<b>Area:</b> 0.35 acres	<b>Parcel Number:</b> 18103445
<b>2009 Assessed Value:</b> \$151,800	
<b>Legal Description:</b> Portion of Government Lot 20	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4688 Homer Spit Road
<p><b>Leased to:</b> US Coast Guard. Lease expires 9/30/2016.</p>	
<b>Finance Dept. Code:</b>	





**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.

<b>Area:</b> 1.83 acres or 79,799 sq ft	<b>Parcel Number:</b> 18103447
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**2009 Assessed Value:** \$1,126,000 (\$460,000 Land, \$666,000 Structure)

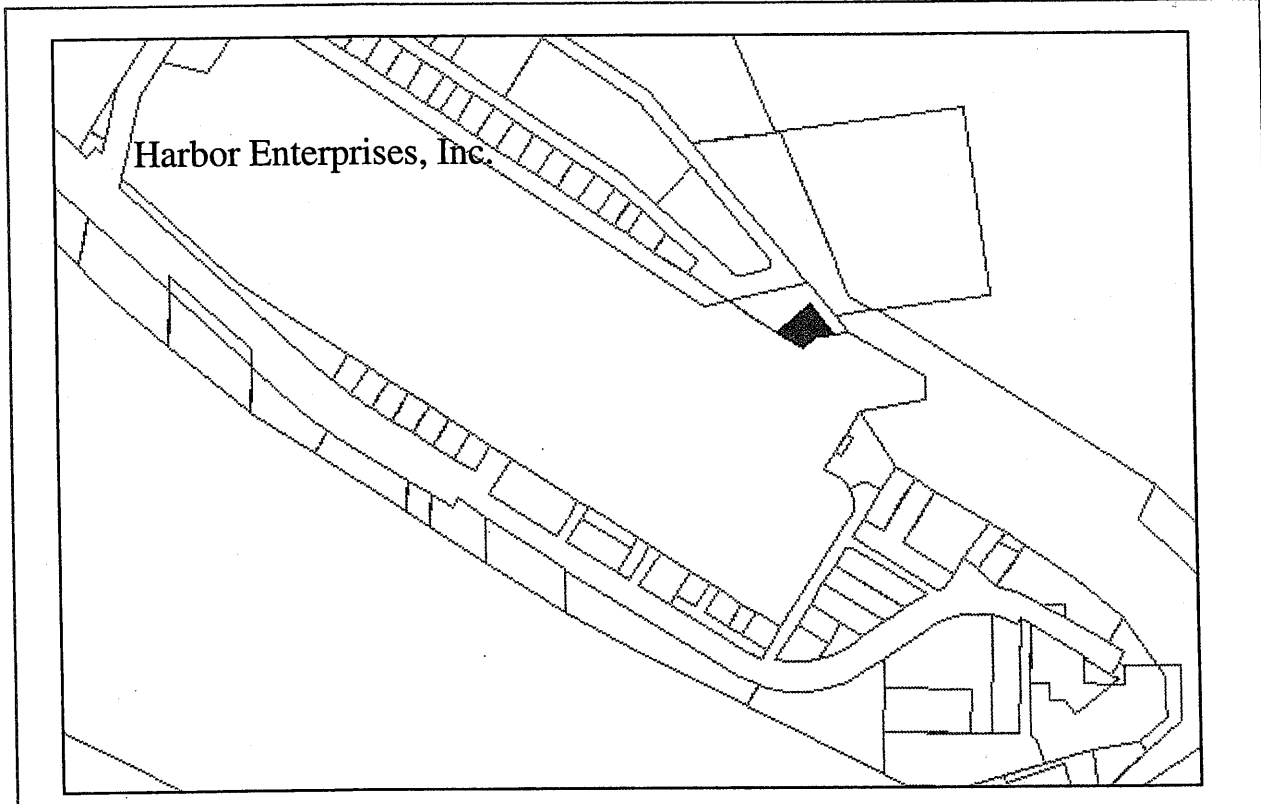
**Legal Description:** HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
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<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4690 Homer Spit Road
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**Leased to:** Alaska Marine Highway  
 Expiration: 1-13-2029.  
 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

**2009 Assessed Value:** \$339,100 (Land: \$126,300 Structure: \$212,800)

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

**Zoning:** Marine Industrial

**Wetlands:** None

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

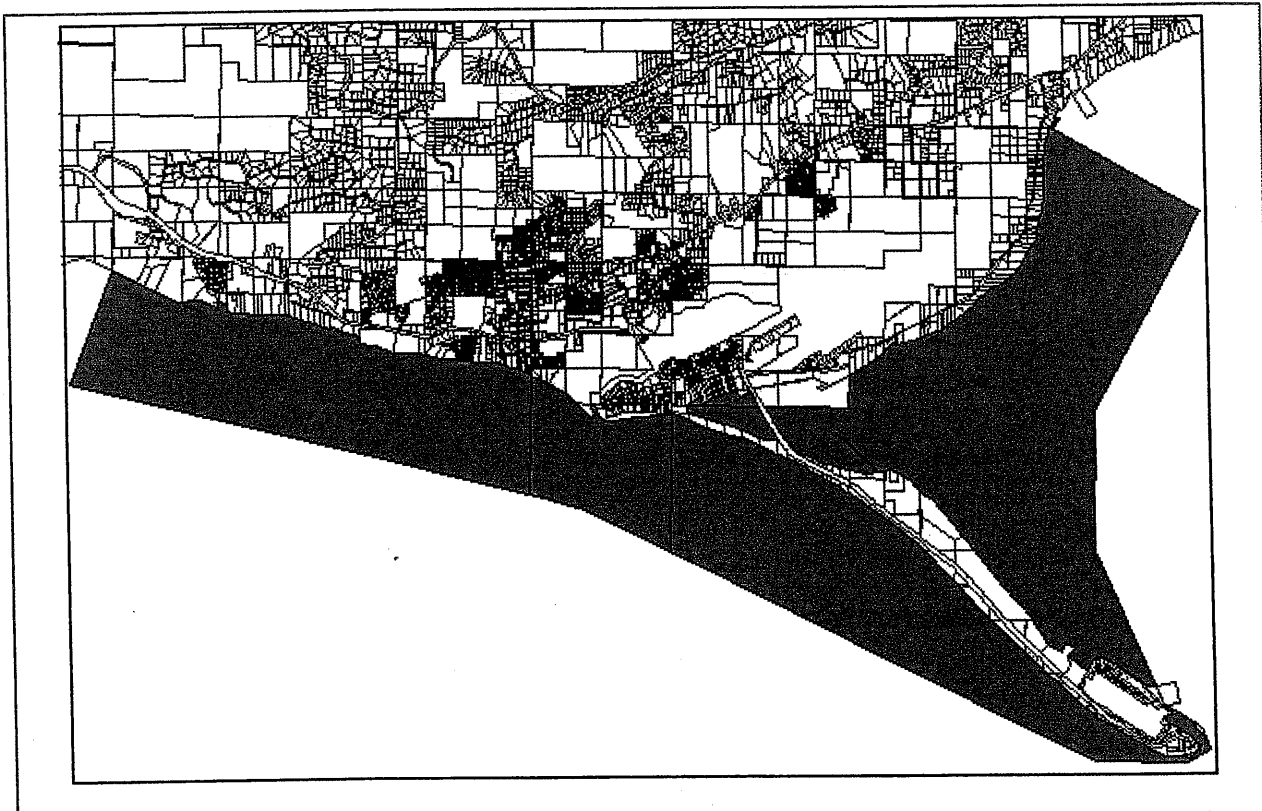
**Address:** 4607 Freight Dock Road

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

**Finance Dept. Code:**

## **Section C**

Other City Lands  
Generally Undesignated



**Designated Use:** Tidelands  
**Acquisition History:**

**Area:** 6,714 acres

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

**2009 Assessed Value:** \$21, 056,700

**Legal Description:** Portions of ATS 612

**Zoning:** Not zoned

**Wetlands:**

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$83,200 assessed value. Patent title 1977, 84-25 Annexed by City.

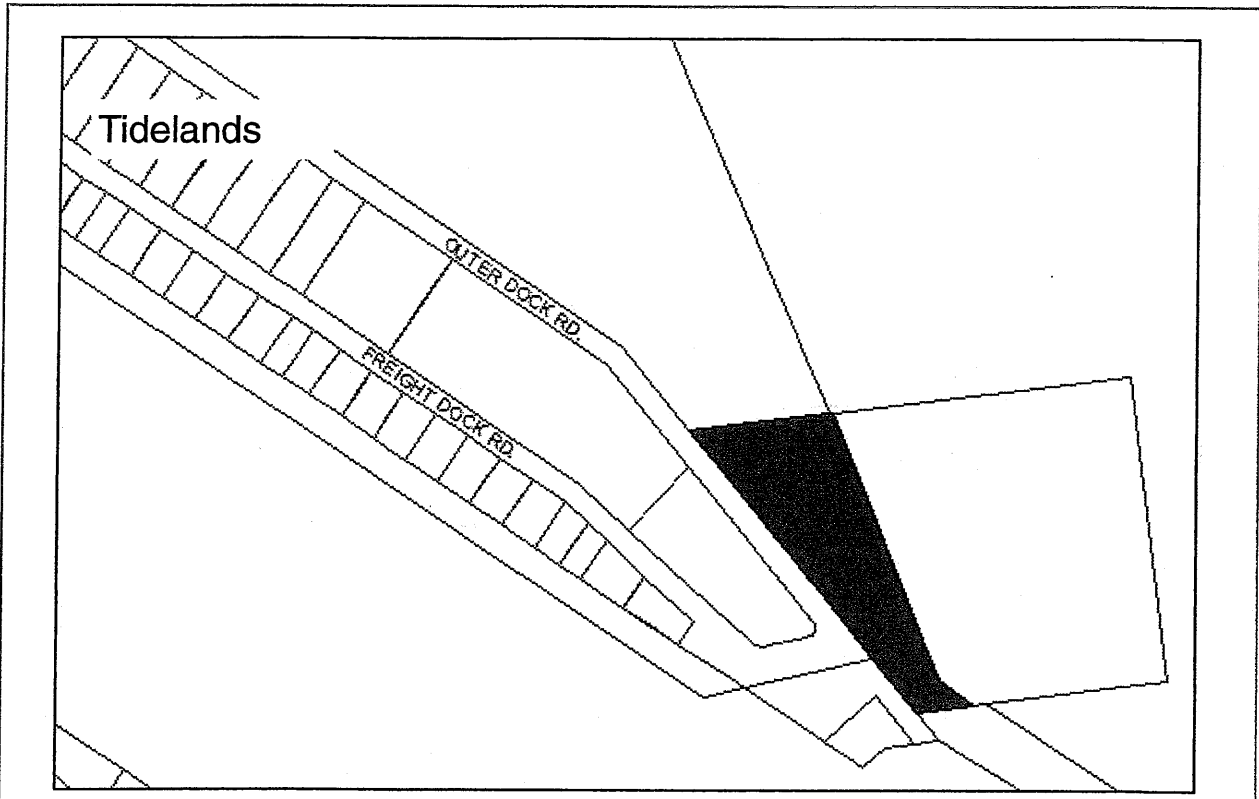
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

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

Patent 1974 002459-0 Book 80 Page 171

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

**Finance Dept. Code:**



**Designated Use:** Tidelands  
**Acquisition History:**

**Area:** 4.19 acres

**Parcel Number:** 18103213

**2009 Assessed Value:** \$800,800

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

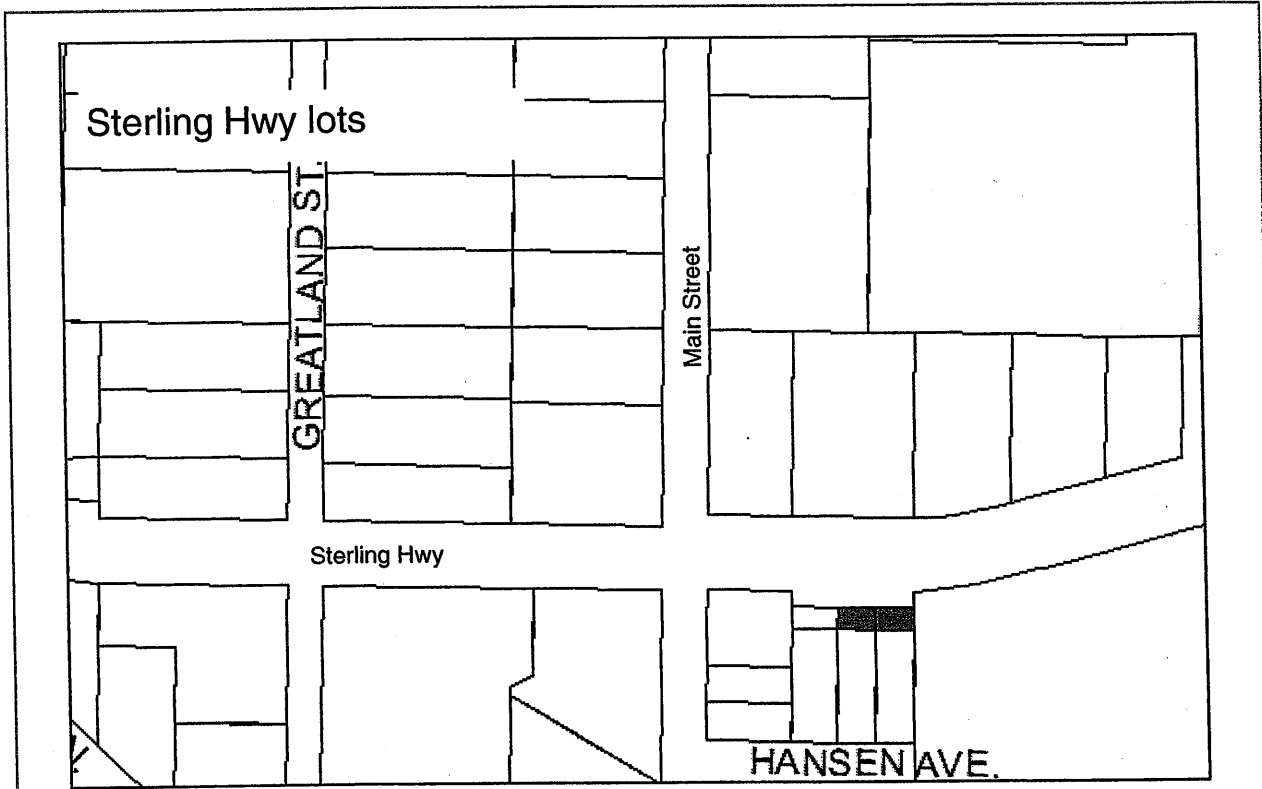
**Zoning:** Not zoned

**Wetlands:** Tidelands

**Infrastructure:**

Includes part of the causeway for the deep water dock. Lease agreement for deep water dock land, B192 p648  
 \$830/yr ADL 224560 55 year lease, July 1989– July 2044

**Finance Dept. Code:**



**Designated Use:** Undesignated  
**Acquisition History:** Detling Deed 6/10/82

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

**Parcel Number:** 177154 02, 03

**2009 Assessed Value:** \$1,400

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

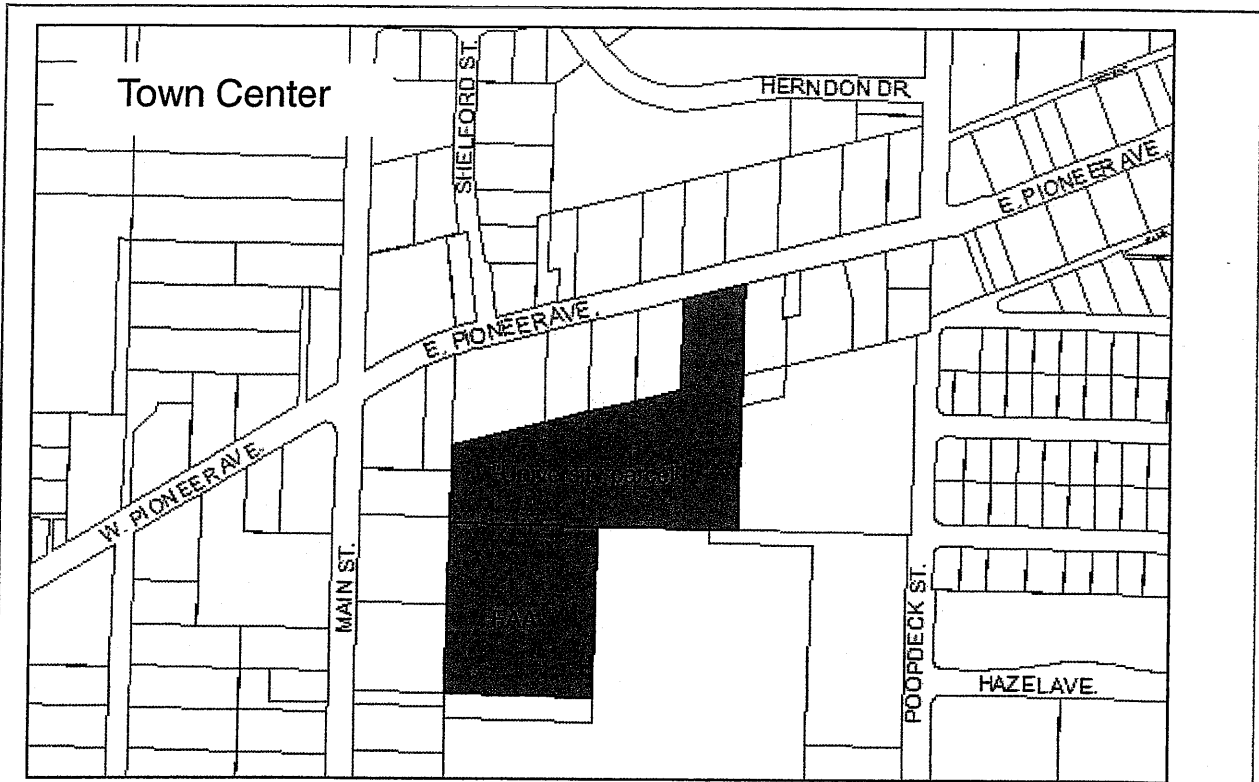
**Zoning:** Central Business District

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

**Infrastructure:** Paved Road and sidewalk

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

**Finance Dept. Code:**



**Designated Use:** UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek.

**Acquisition History:** UA: Ord 03-61 purchase.

**Area:** 7.71 acres

**Parcel Number:** 17719209, 17708015

**2009 Assessed Value:** \$520,200

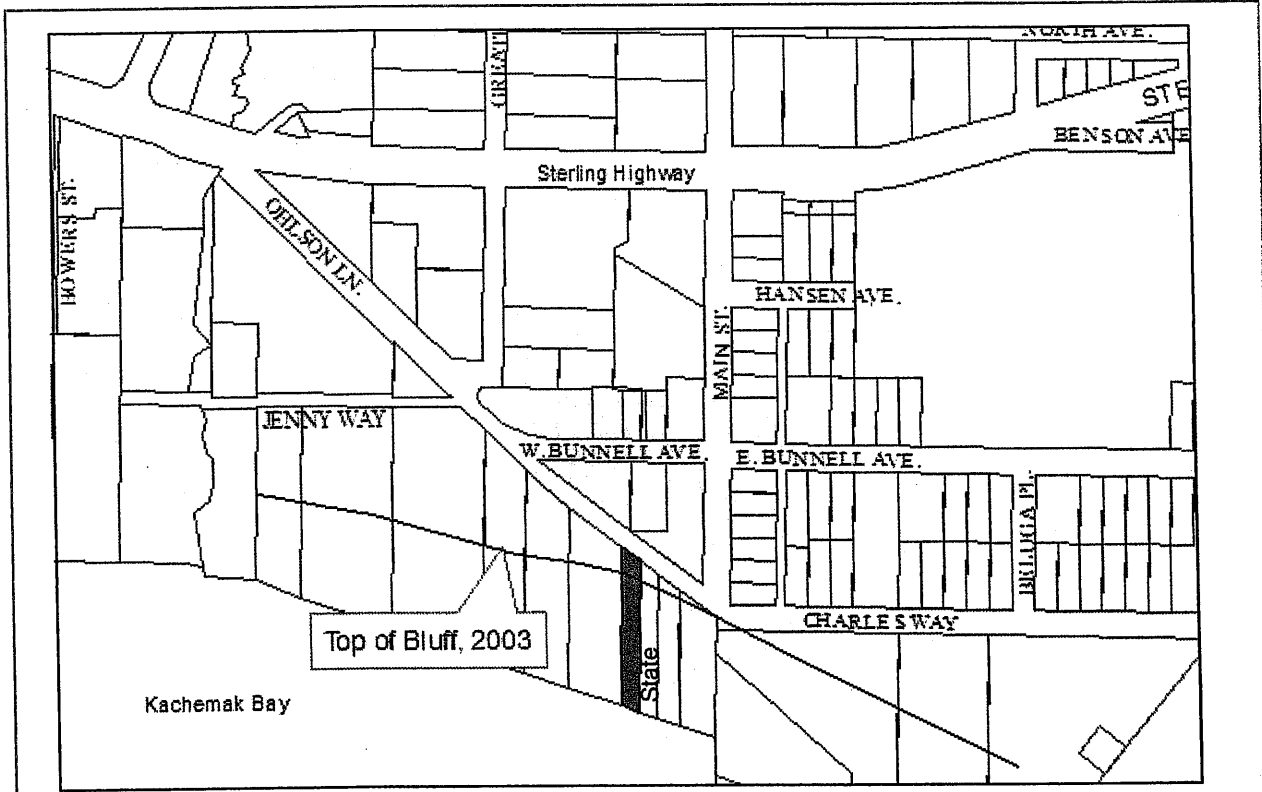
**Legal Description:** Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

**Zoning:** Central Business District

**Wetlands:** City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

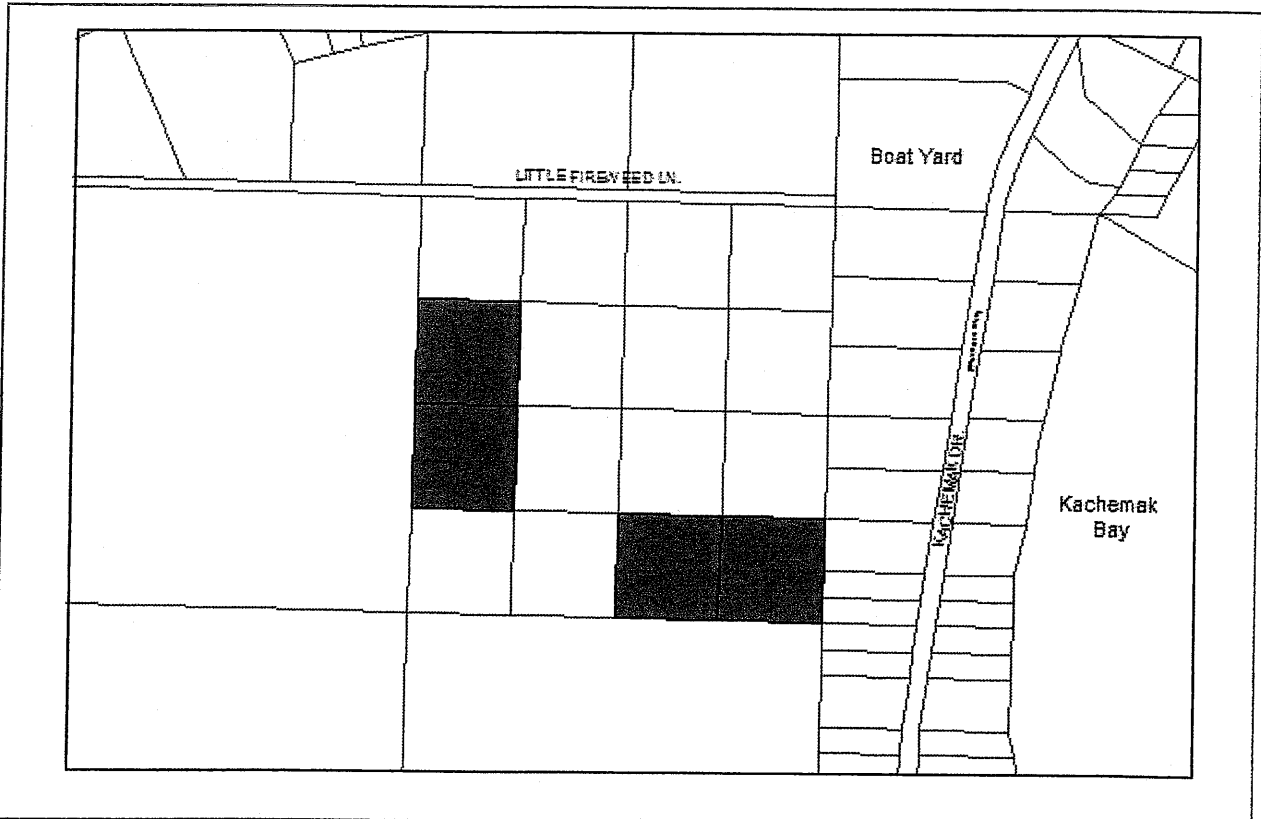
**Infrastructure:** Must be built as land is developed.

**Finance Dept. Code:**

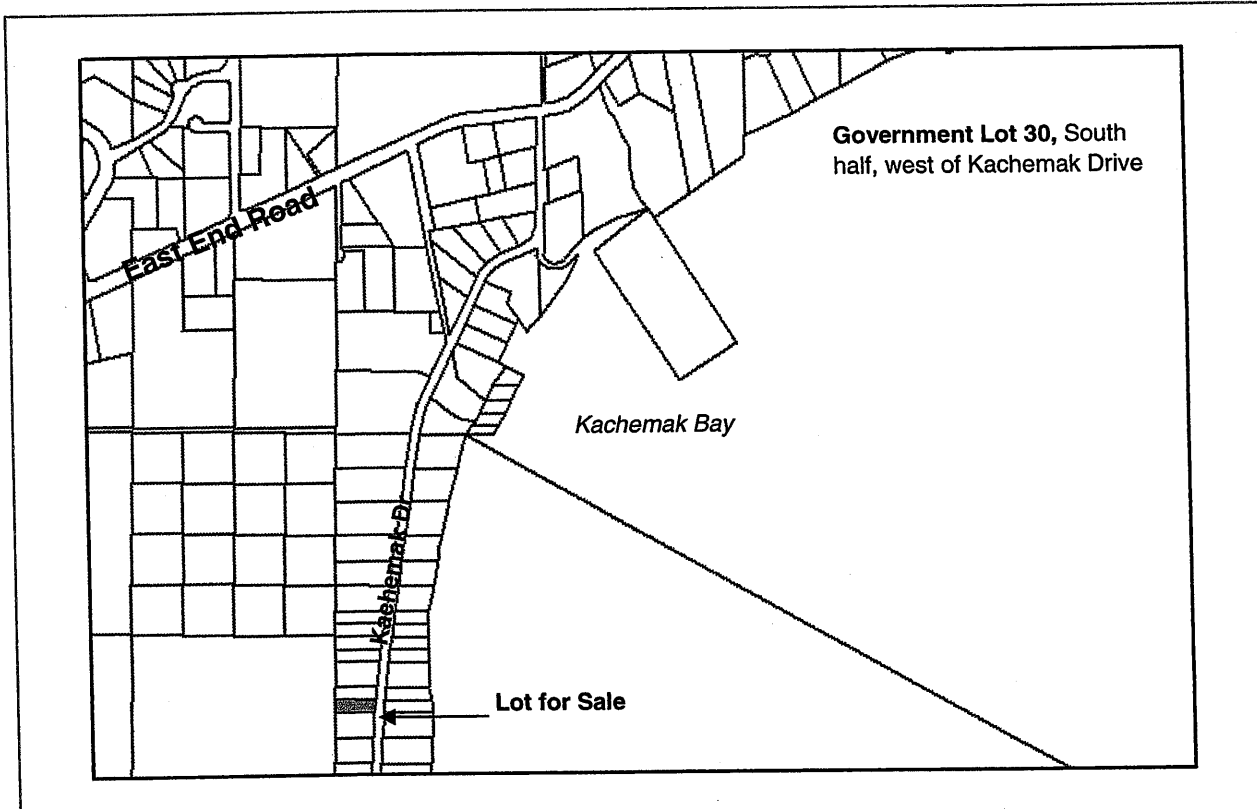


<b>Designated Use:</b> Undesignated	
<b>Acquisition History:</b> Donated by Herrick, Resolution 90-7	
<b>Area:</b> 0.32 acres	<b>Parcel Number:</b> 17520009
<b>2009 Assessed Value:</b> \$27,500	
<b>Legal Description:</b> HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> None. Bluff property.
<b>Infrastructure:</b> Gravel Road access, no water or sewer	
<b>Notes:</b>	
<b>Finance Dept. Code:</b> 392.0008	





<b>Designated Use:</b> Undesignated	
<b>Acquisition History:</b> The western lots were granted by State Patent.	
<b>Area:</b> 10 acres total. Each lot is 2.5 acres.	<b>Parcel Number:</b> 179080 09,15,25,26
<b>2009 Assessed Value:</b> Each lot: \$20,400. Total: \$81,600	
<b>Legal Description:</b> Government Lots 10, 21, 24, 25, HM T06S R13W S14	
<b>Zoning:</b> General Commercial 2	<b>Wetlands:</b> Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.
<b>Infrastructure:</b> No infrastructure currently available.	
<b>Notes:</b> Two adjacent lots are privately owned. The rest of the square lots are owned by the Kenai Peninsula Borough. There is limited legal access to the eastern lots. There may be no legal access to the western lots.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Sell (Resolution 2011-37(A))  
**Acquisition History:** Tax foreclosure, Ord 2010-24(S)

**Area:** 0.49 acres

**Parcel Number:** 17908050

**2009 Assessed Value:** \$2,300

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

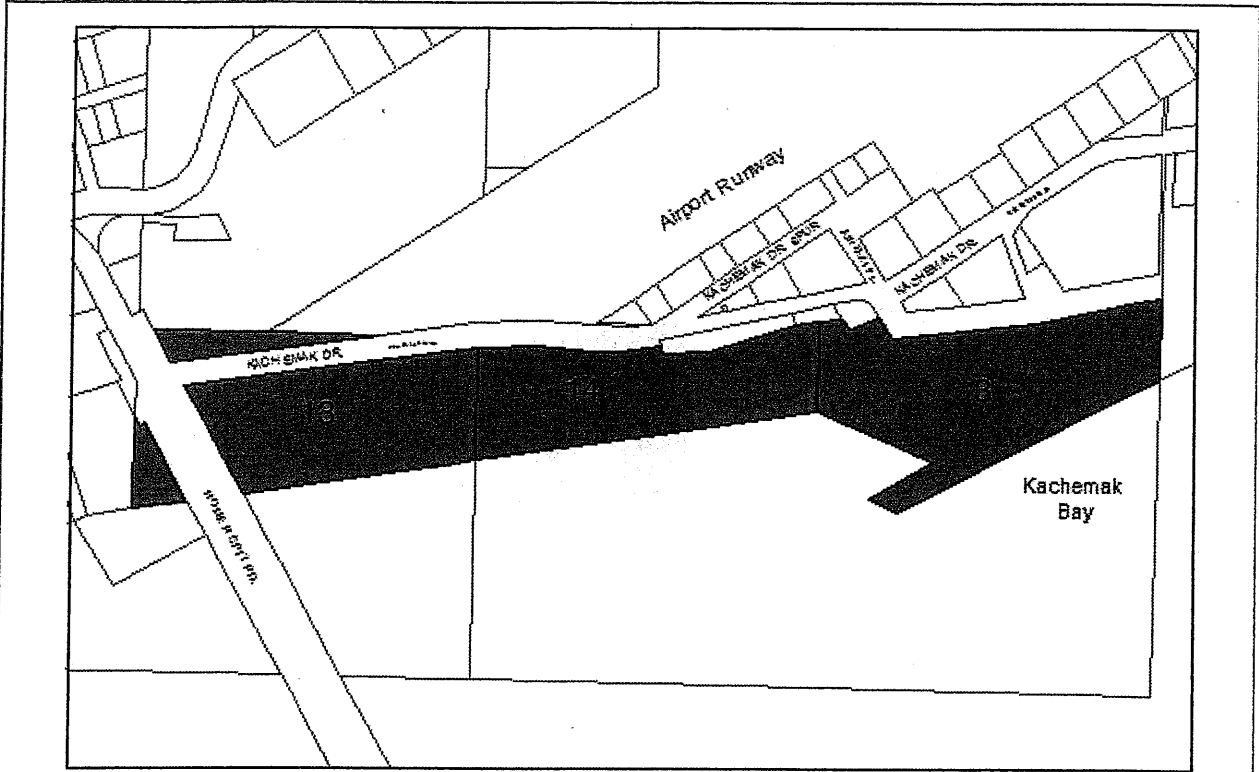
**Zoning:** Rural Residential

**Wetlands:** Will require wetland permit for development

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

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

**Finance Dept. Code:**



**Designated Use:** Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational

**Acquisition History:** Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

**Area:** 35.16 acres

**Parcel Number:** 18101030, 18101032, 17940107

**2009 Assessed Value:** \$292,300

**Legal Description:** Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

**Zoning:** General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road

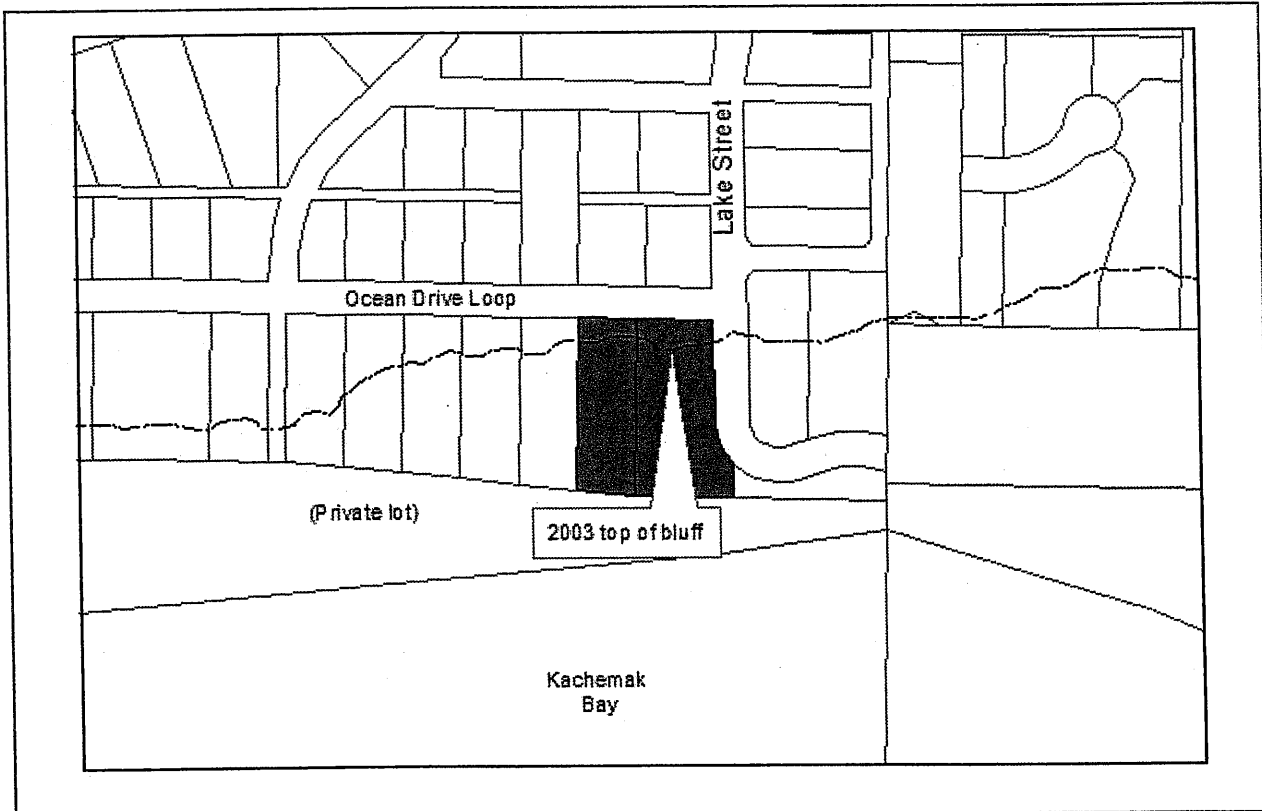
**Wetlands:** Coastal wetlands and critical habitat. Flood Hazard area.

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

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

See also section E page 25.

**Finance Dept. Code:**



**Designated Use:** Sell (Resolution 2009-33)

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

**Area:** 1.66 acres

**Parcel Number:** 177174-06, 07

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

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

**Zoning:** Rural Residential

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

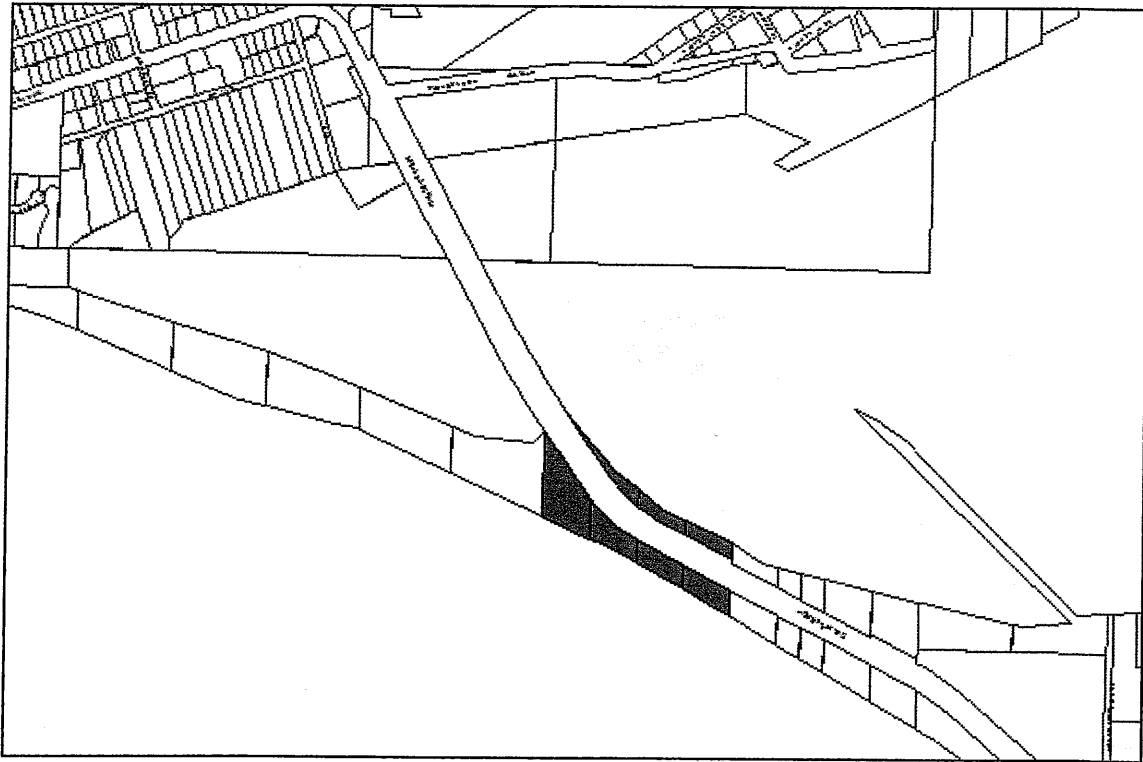
**Infrastructure:** Gravel road, water and sewer, seawall.

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

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

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

**Finance Dept. Code:**



**Designated Use:** Intertidal Wetland Habitat for Shorebirds To be Conservation Easement  
**Acquisition History:** EVOS purchase/Unknown

**Area:** 10.96 acres

**Parcel Number:** 18101 08-14

**2009 Assessed Value:** \$104,300

**Legal Description:** T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTs 5,6,7,8

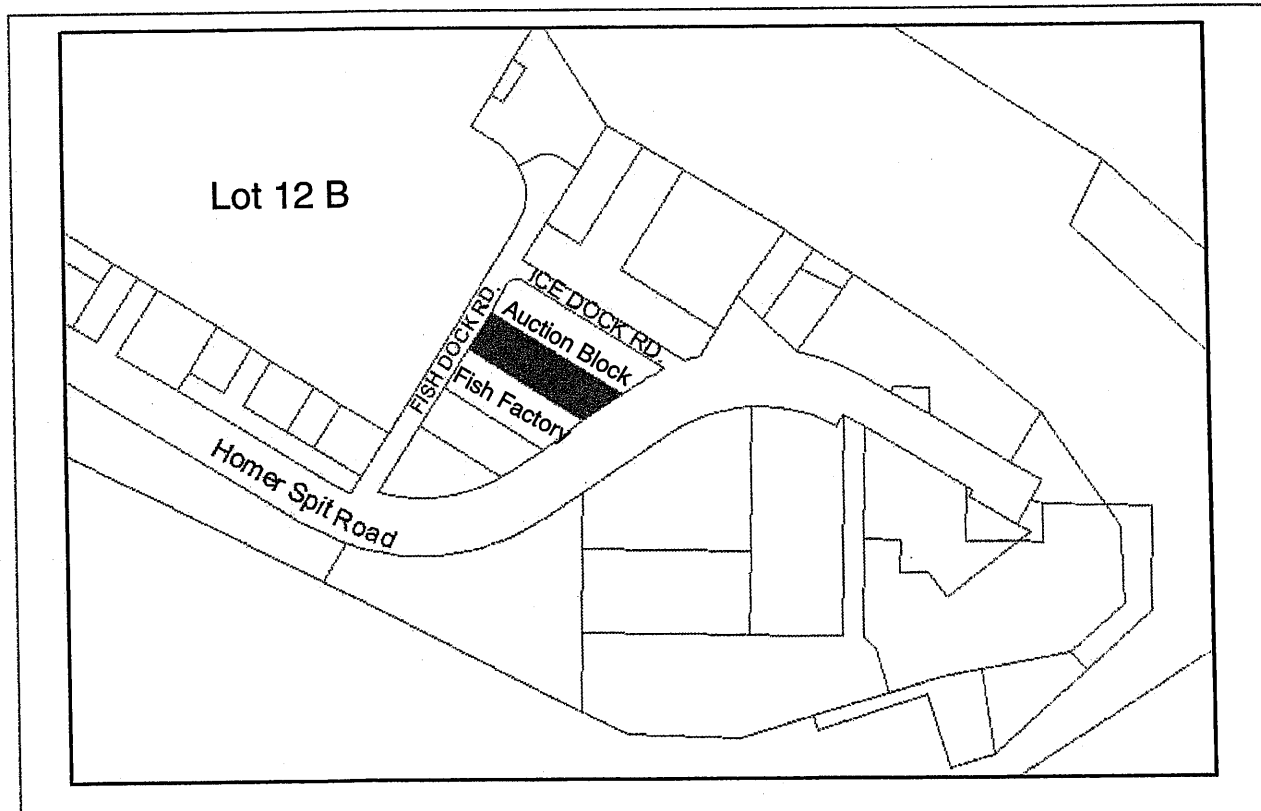
**Zoning:** N of Homer Spit Rd: Marine Industrial.  
 S of road, Open Space Recreation

**Wetlands:** Tidal

**Infrastructure:** Paved road, Homer Spit Trail

**Notes:** Previous land allocation plan records show this property was an EVOS purchase and was to be placed into a conservation easement. However, this was never completed as far as staff can research, while the easements on the other EVOS properties were completed in 1998. These properties need further research: how they were acquired and any restrictions, and if they were in fact EVOS purchases or have any easements.

**Finance Dept. Code:**



**Designated Use:** Leased Lands

**Acquisition History:**

**Area:** 0.68 acres

**Parcel Number:** 18103451

**2009 Assessed Value:** \$265,300

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

**Zoning:** Marine Industrial

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

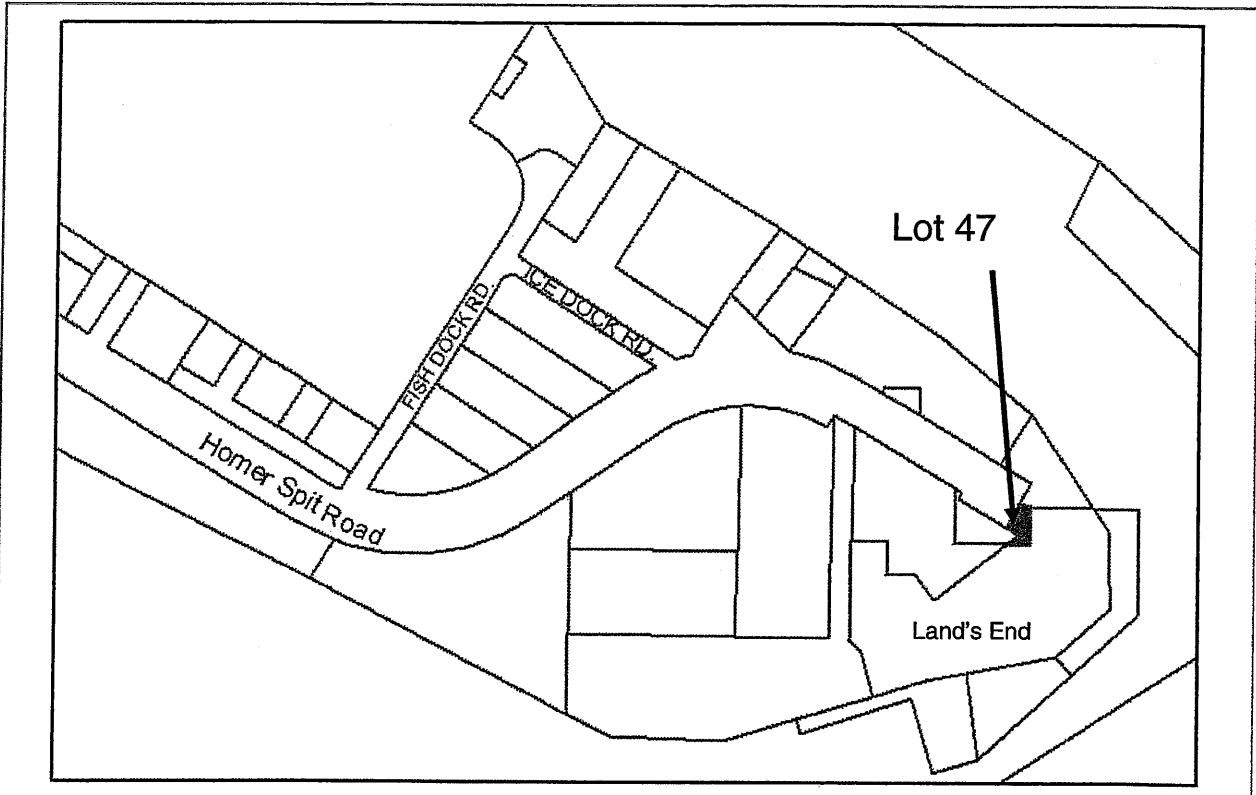
**Address:**

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:** Undesignated. Has easement to Land's End  
**Acquisition History:**

**Area:** 0.08 acres

**Parcel Number:** 18103408

**2009 Assessed Value:** \$55,600

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Paved road, sewer through lot

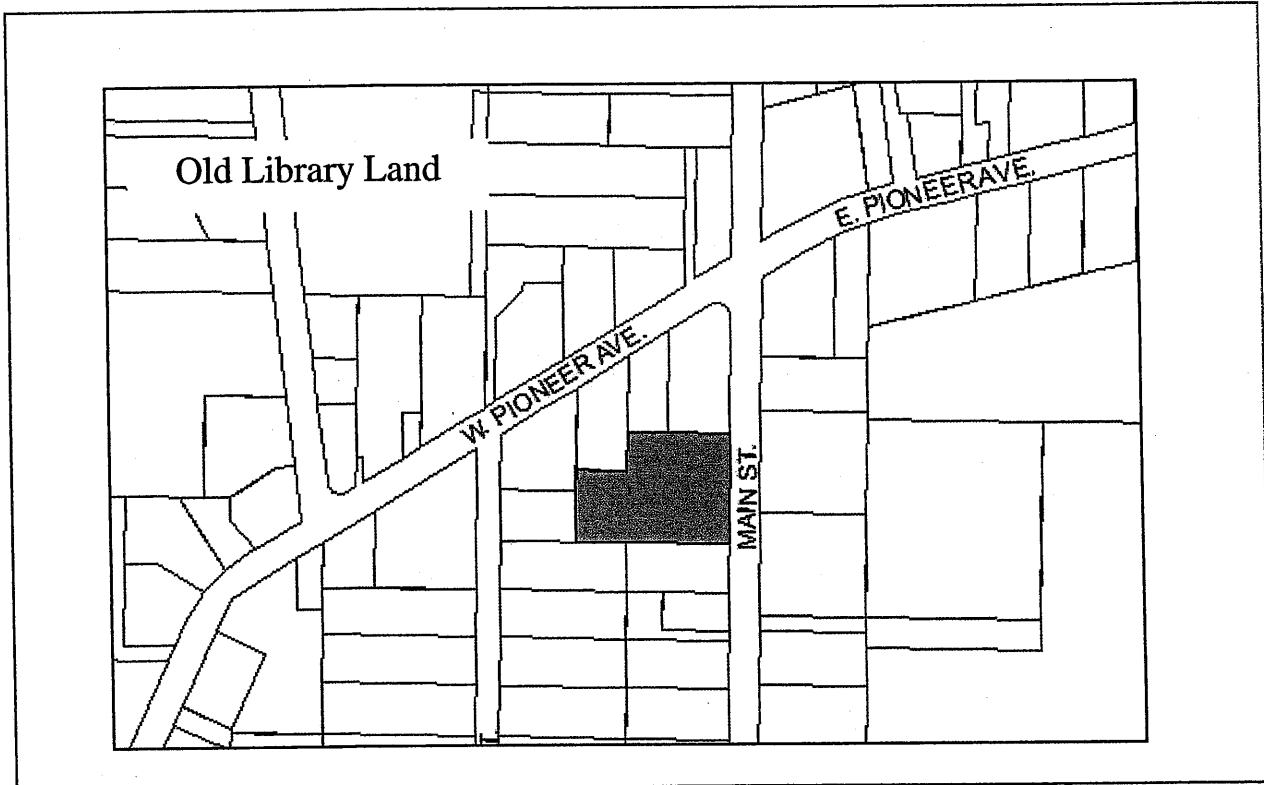
**Notes:**

**Finance Dept. Code:**





**Section D**  
**City Facilities**



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

<b>Area:</b> 1.31 acres	<b>Parcel Number:</b> 17514416
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**2009 Assessed Value:** \$189,200

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

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Drainage and wetlands may be present
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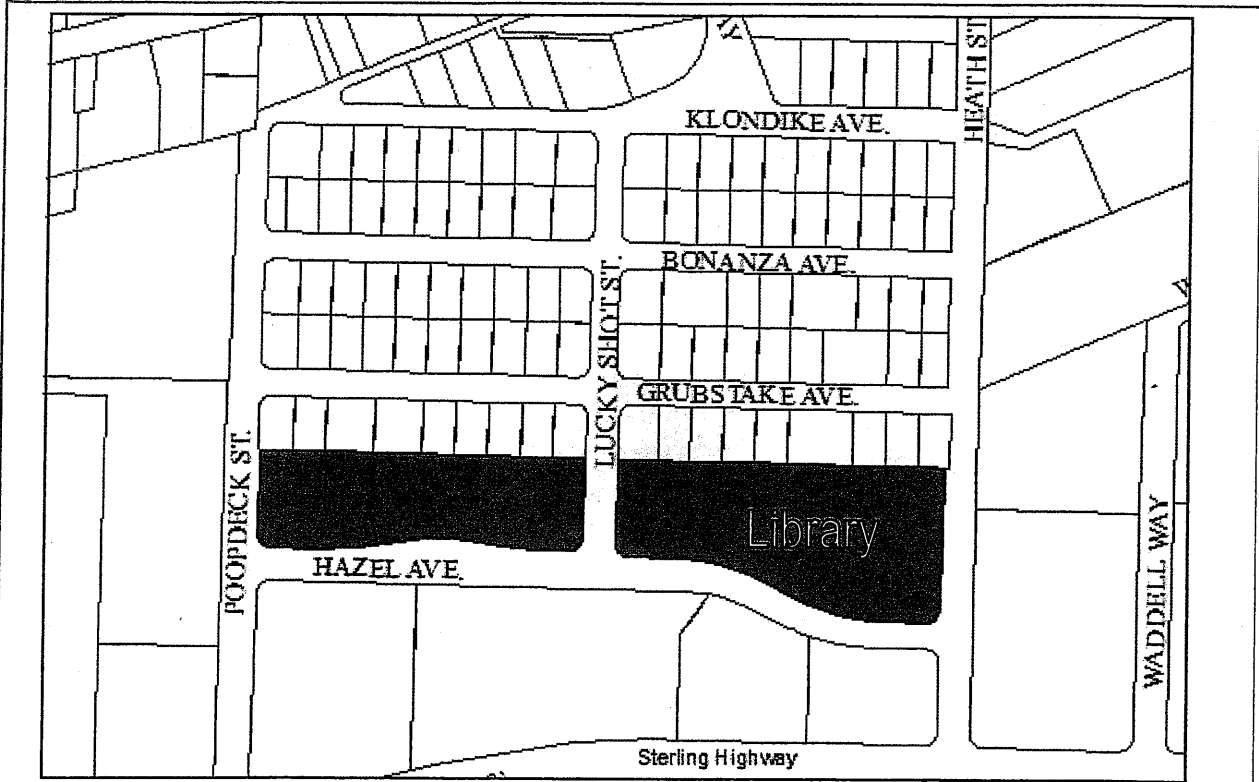
**Infrastructure:** Paved road, water, sewer

**Notes:** This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. This lot was put up for sale but did not receive any bids. Minimum bid in late 2007 was set at \$462,500.

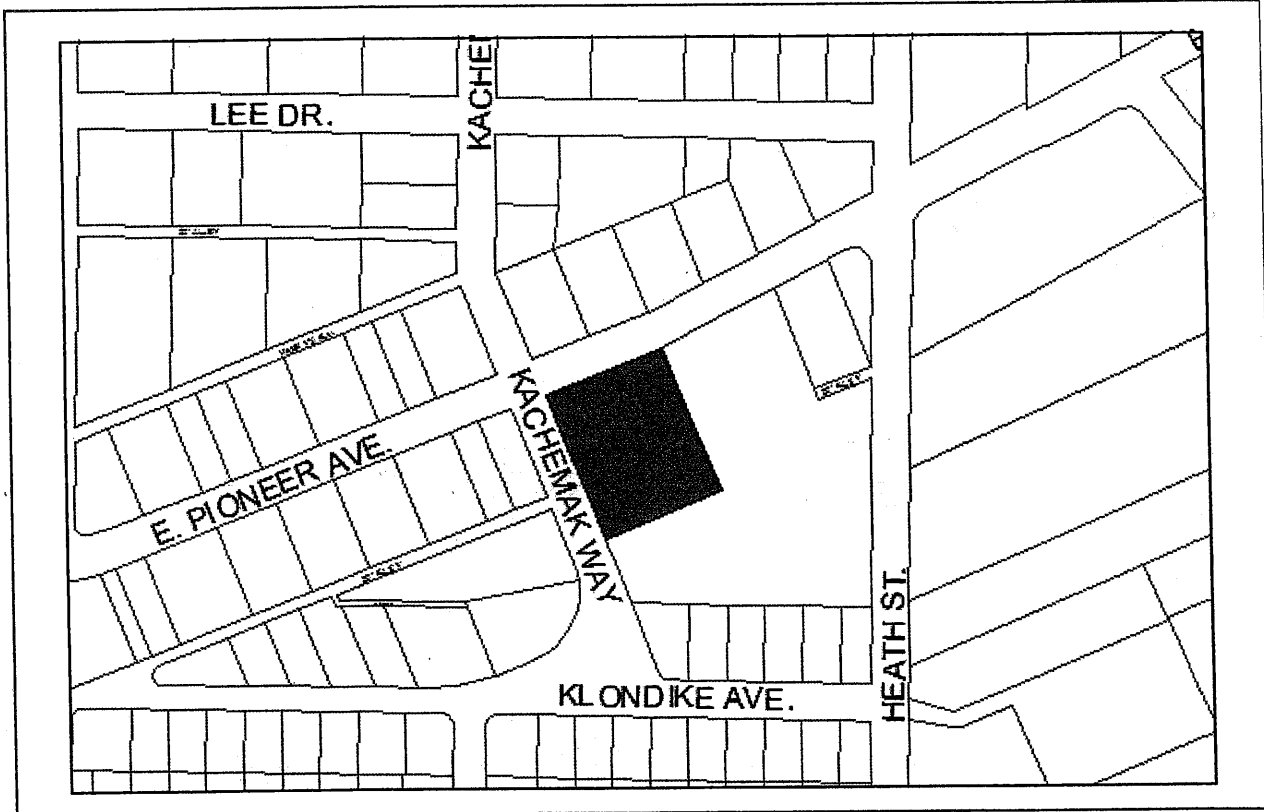
Land was put on the market again in 2009 with a minimum bid of \$228,000, and no bids were received. Resolution 11-037(A) Offer for sale, and if not sold, designate as a conservation buffer. February 2012 update: Land will be put on the market again in the spring.

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

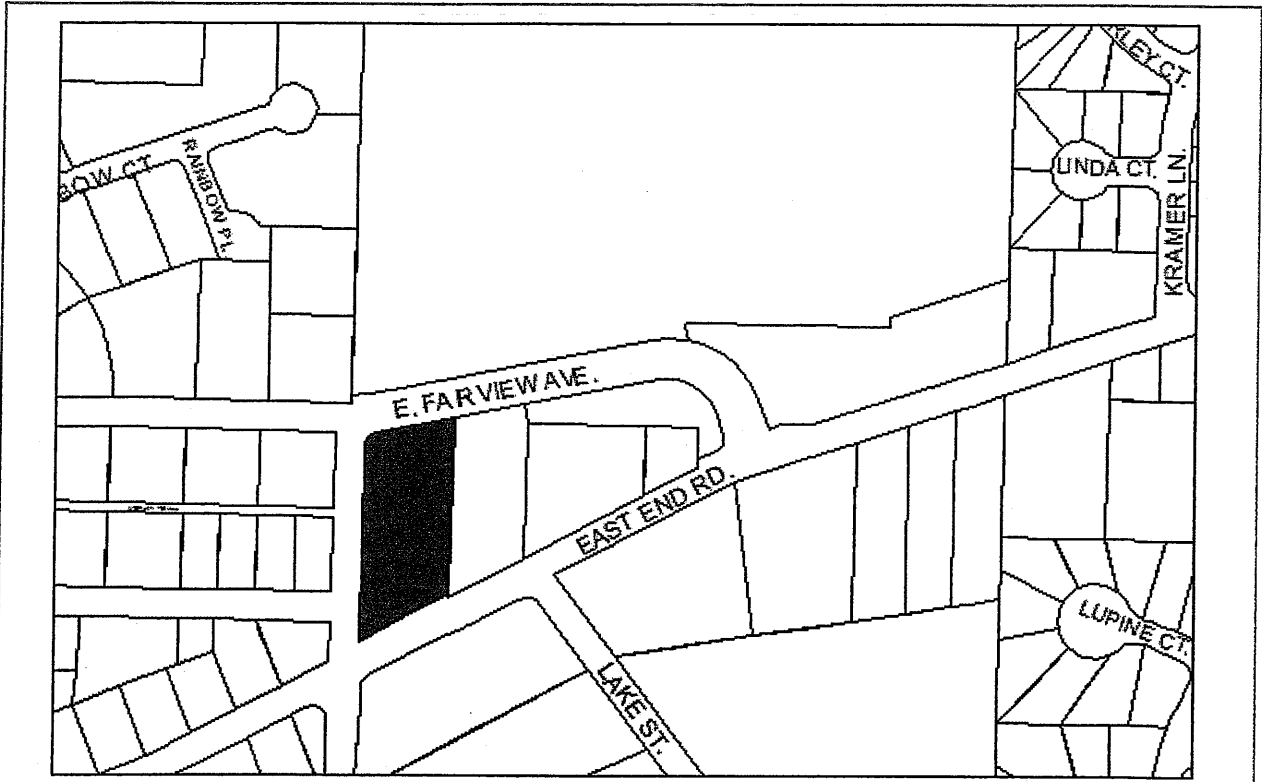
**Finance Dept. Code:**



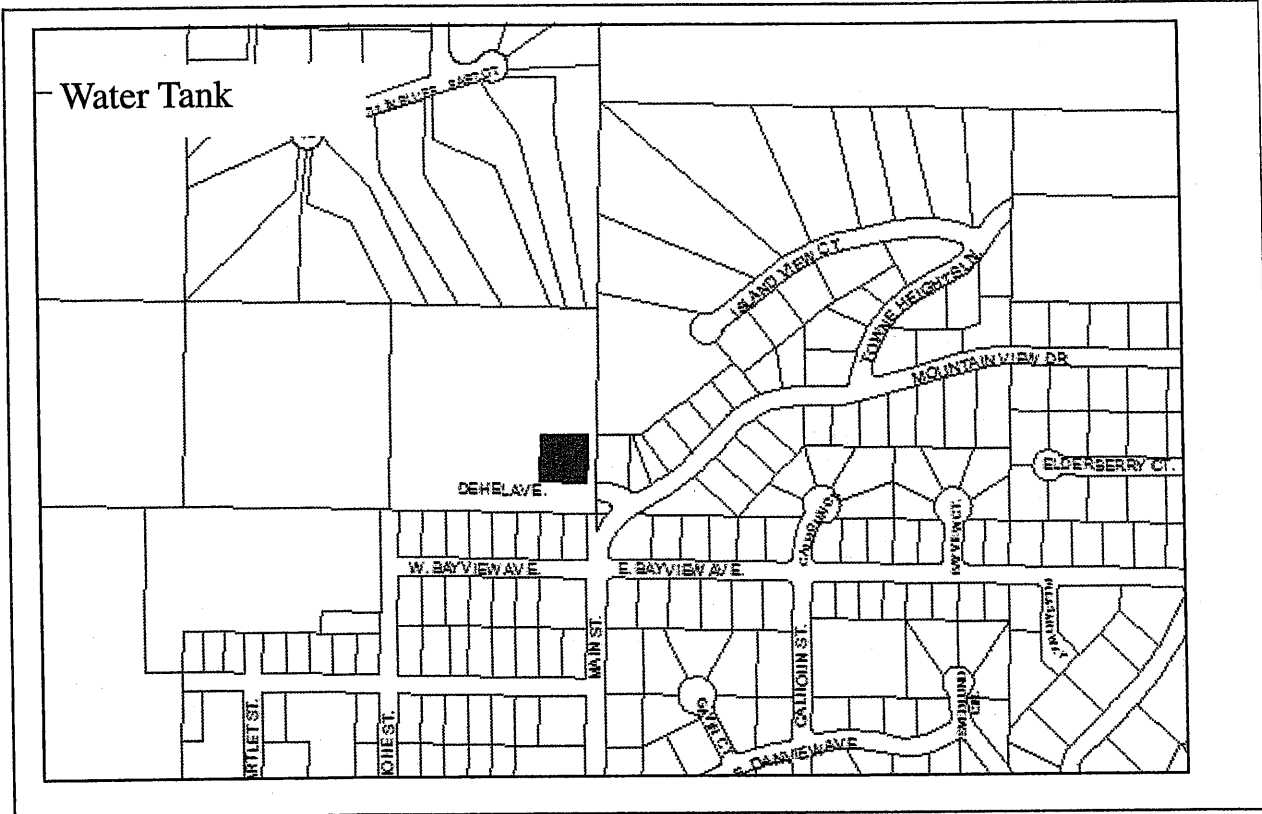
<b>Designated Use:</b> Library. Resolution 2003-72	
<b>Acquisition History:</b> KPB Ord 93-09	
<b>Area:</b> 5.25 acres	<b>Parcel Number:</b> 17710739, 17710740
<b>2009 Assessed Value:</b> \$3,335,200 (Land 335,200, Structure 3,000,000)	
<b>Legal Description:</b> HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands present
<b>Infrastructure:</b> Paved road access, trail access, water and sewer available.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> City Hall	
<b>Acquisition History:</b> Purchased, Schoulz 12/31/86	
<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 17720408
<b>2009 Assessed Value:</b> \$1,082,100 (Land 172,300 Structure 909,800)	
<b>Legal Description:</b> HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road access, water and sewer.	
<b>Notes:</b> New addition and remodel 2011/12. Lower parking area paved.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Police and fire stations	
<b>Acquisition History:</b> Straub Warr Deed 4/74, partial purchase Straub 4/5/74	
<b>Area:</b> 1.57 acres	<b>Parcel Number:</b> 17702057
<b>2009 Assessed Value:</b> \$2,054,700 ( Land: \$\$208,000 Structure: \$1,846,700)	
<b>Legal Description:</b> HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, Sewer, Paved access	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Water Tank (A Frame Tank)

**Acquisition History:** Dehel Deed 6/1/65

**Area:** 0.5 acres

**Parcel Number:** 17504011

**2009 Assessed Value:** \$30,700

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

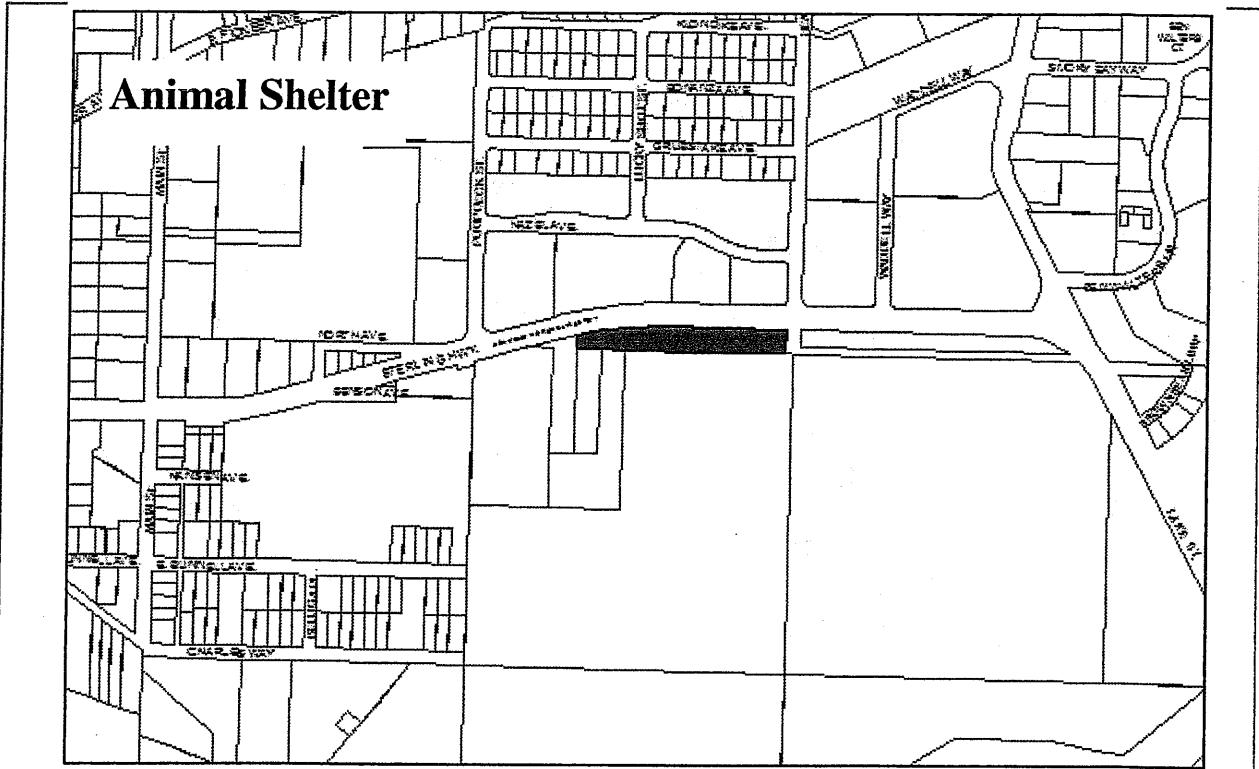
**Zoning:** Rural Residential

**Wetlands:** Possible drainage through site

**Infrastructure:** N/A

**Notes:**

**Finance Dept. Code:**



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

<b>Area:</b> 1.85 acres	<b>Parcel Number:</b> 17714020
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**2009 Assessed Value:** \$984,900 (Land \$109,600, Structure \$875,300)

**Legal Description:** Glacier View Subdivision No 18 Lot 1

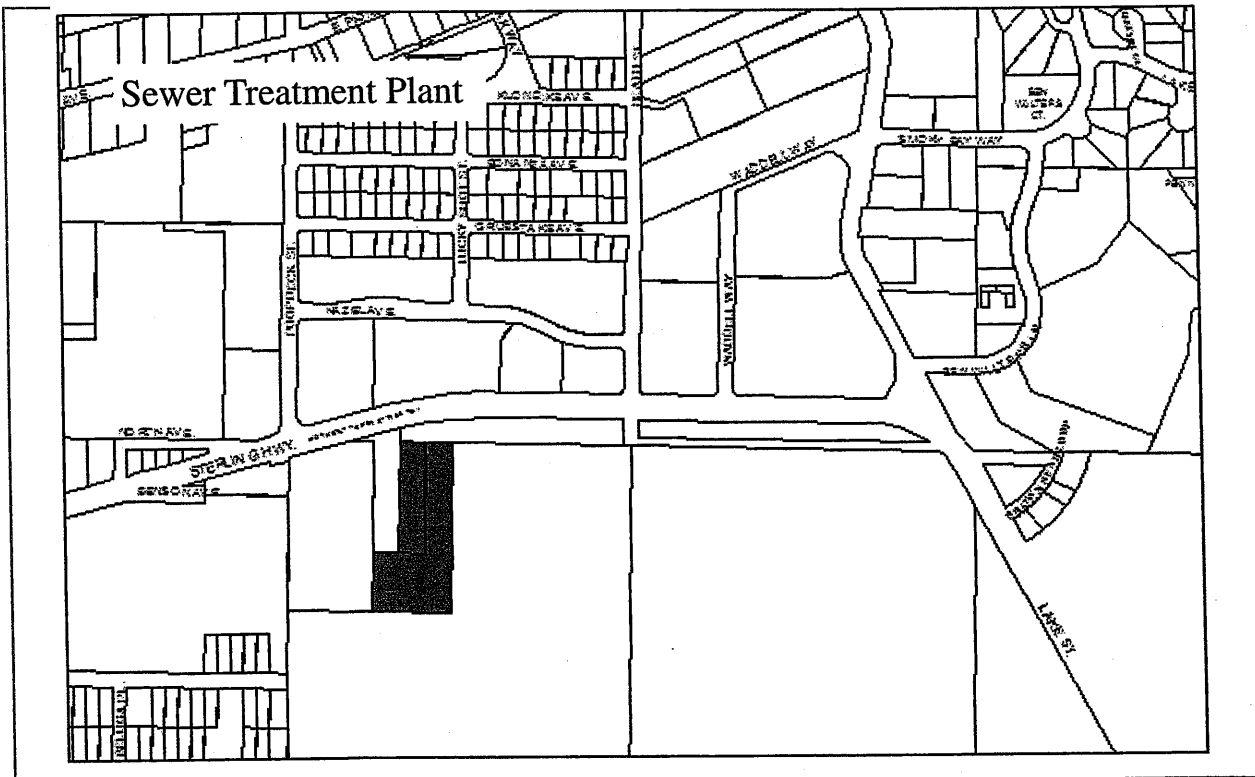
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
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**Infrastructure:** Water, Sewer, gravel access via Public Works

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

Constructed in 2004. 3,828 sq feet.

**Finance Dept. Code:**



**Designated Use:** Sewage Treatment  
**Acquisition History:** see below

<b>Area:</b> 4.08 acres	<b>Parcel Number:</b> 177140 14, 15
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**2009 Assessed Value:** \$2,528,100 (Land: \$448,900 Structures/Improvements: \$2,079,200)

**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

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
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**Infrastructure:** Water and Sewer. Access via PW complex

**Notes:**  
 Acquisition:  
 17414014: Mitchell Warr Deed 1/9/84  
 17714015: Heath/Whitmore Deed 3-71

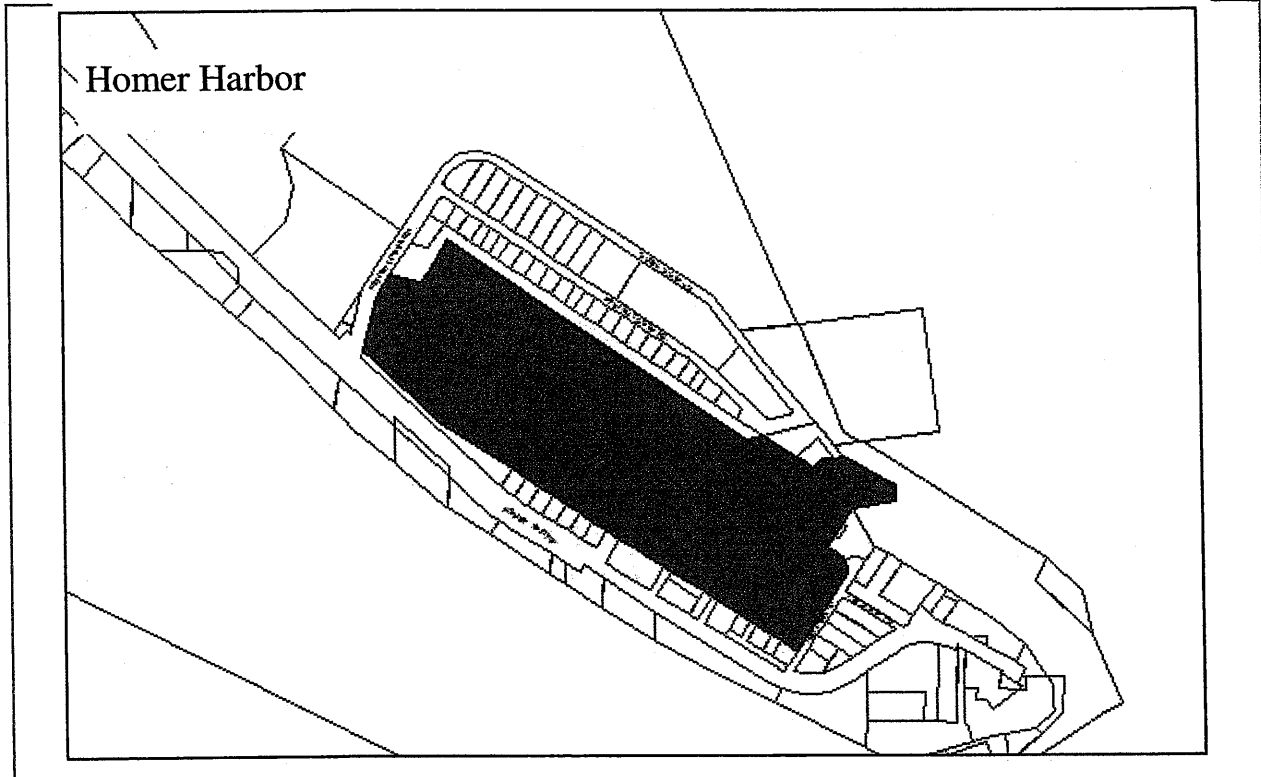
2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line.

Within a FEMA mapped flood hazard area.

**Finance Dept. Code:**







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

<b>Area:</b> 72.94	<b>Parcel Number:</b> 18103214
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**2009 Assessed Value:** \$5,607,100

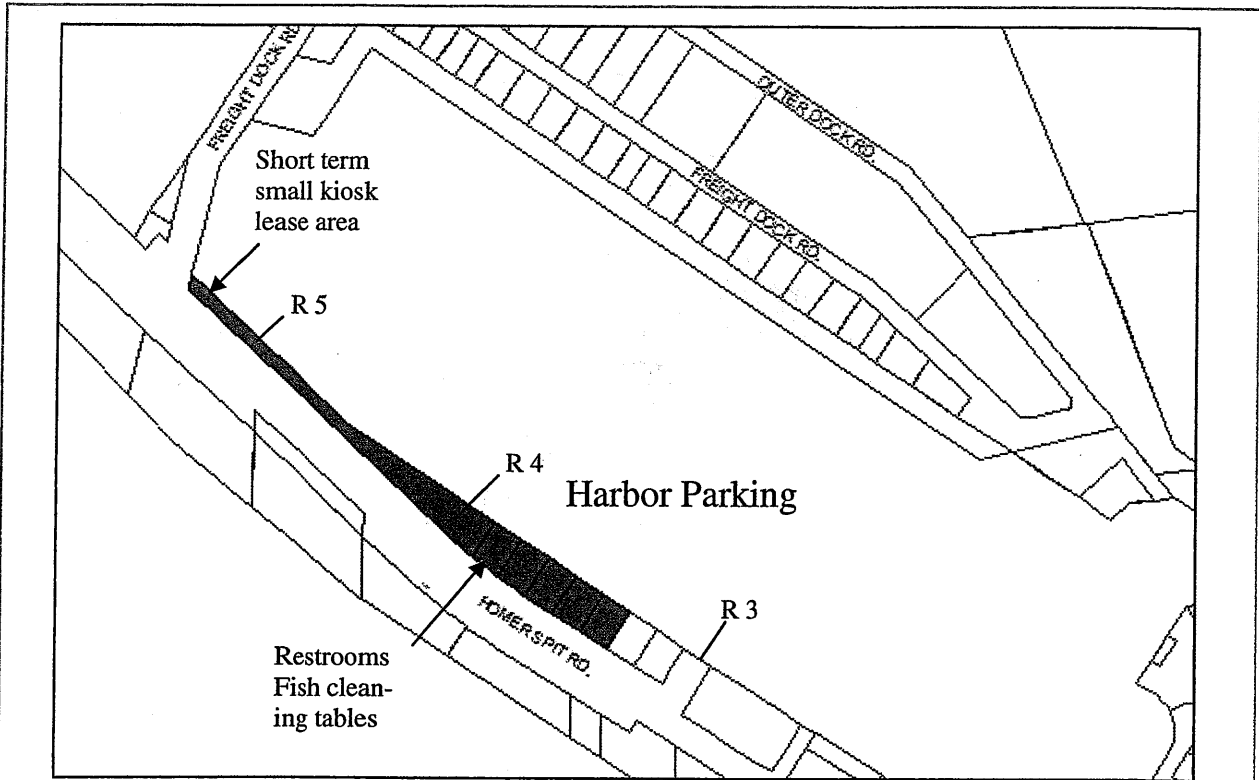
**Legal Description:** T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
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**Infrastructure:** floats, road access, water and sewer

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Parking  
**Acquisition History:**

**Area:** 3.12 acres

**Parcel Number:** 181033 18-22, 24

**2009 Assessed Value:** \$953,200 (Land: \$1,110,800, Structures: \$142,300)

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

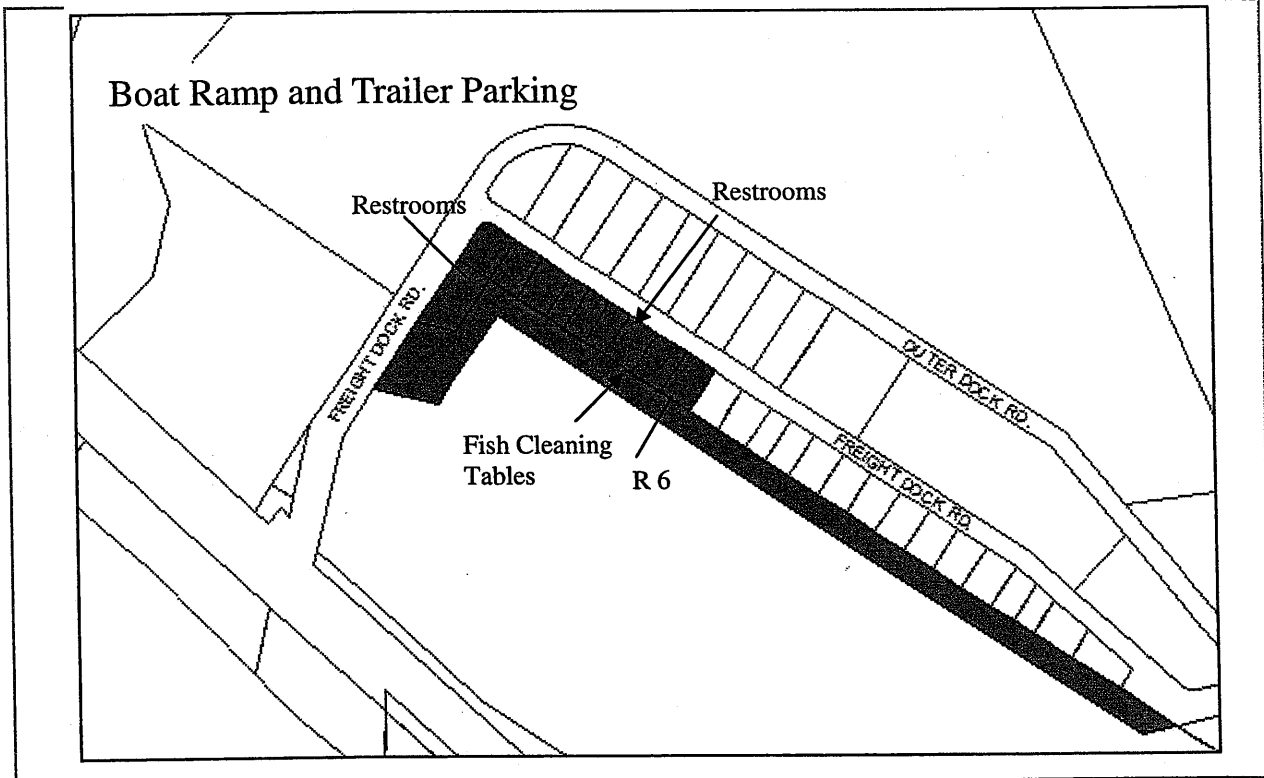
**Zoning:** Marine Commercial

**Wetlands:** N/A

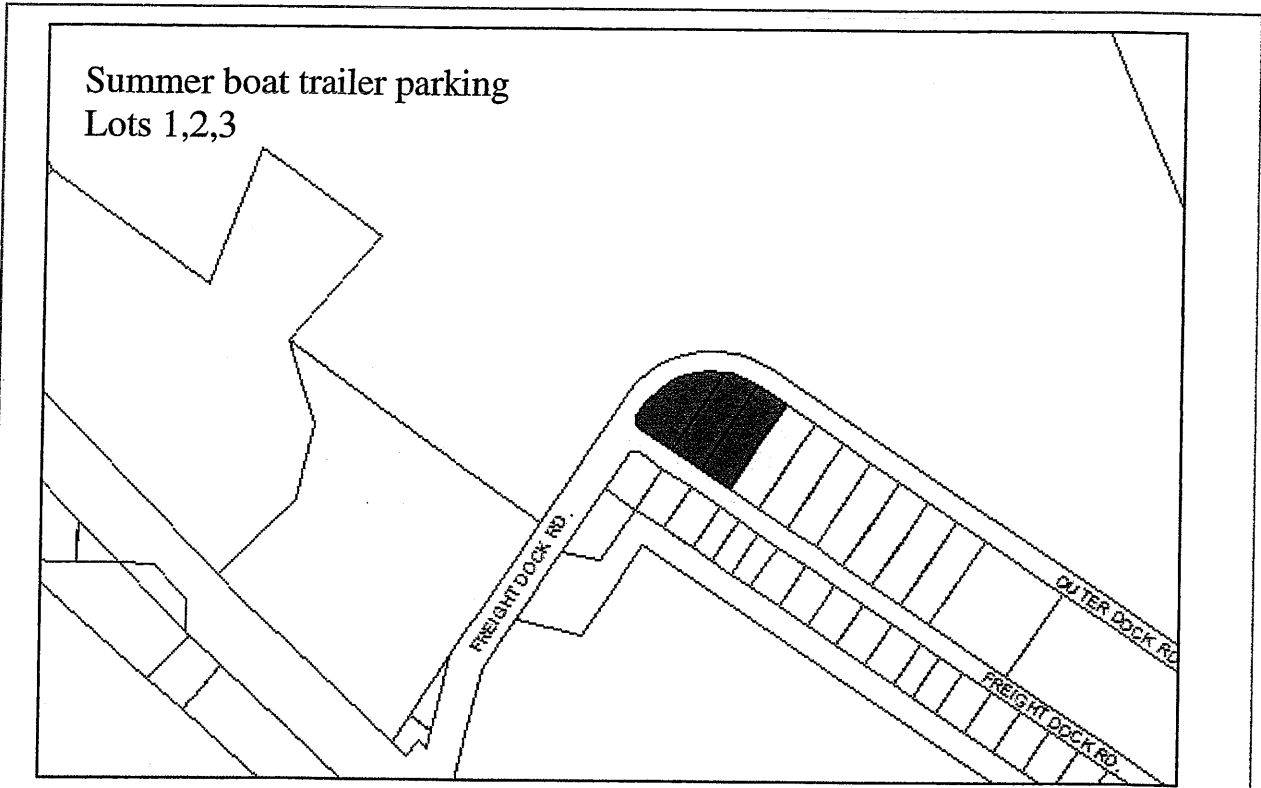
**Infrastructure:** Paved road, water and sewer, public restrooms

**Notes:**

**Finance Dept. Code:**



<b>Designated Use:</b> Boat ramp and trailer parking	
<b>Acquisition History:</b>	
<b>Area:</b> 8.32 acres	<b>Parcel Number:</b> 181032 47-58, 18103216
<b>2009 Assessed Value:</b> \$2,323,400	
<b>Legal Description:</b> Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
<b>Zoning:</b> Marine Industrial, over slope area is Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Gravel road access, water and sewer, public restrooms	
<p><b>Notes:</b> Includes boat launch and most of the trailer parking, two newly constructed public restrooms and over slope area along the harbor.</p> <p>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.</p>	
<b>Finance Dept. Code:</b>	



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

<b>Area:</b> 1.98 acres	<b>Parcel Number:</b> 181032-21,22,31
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**2009 Assessed Value:** \$698,600

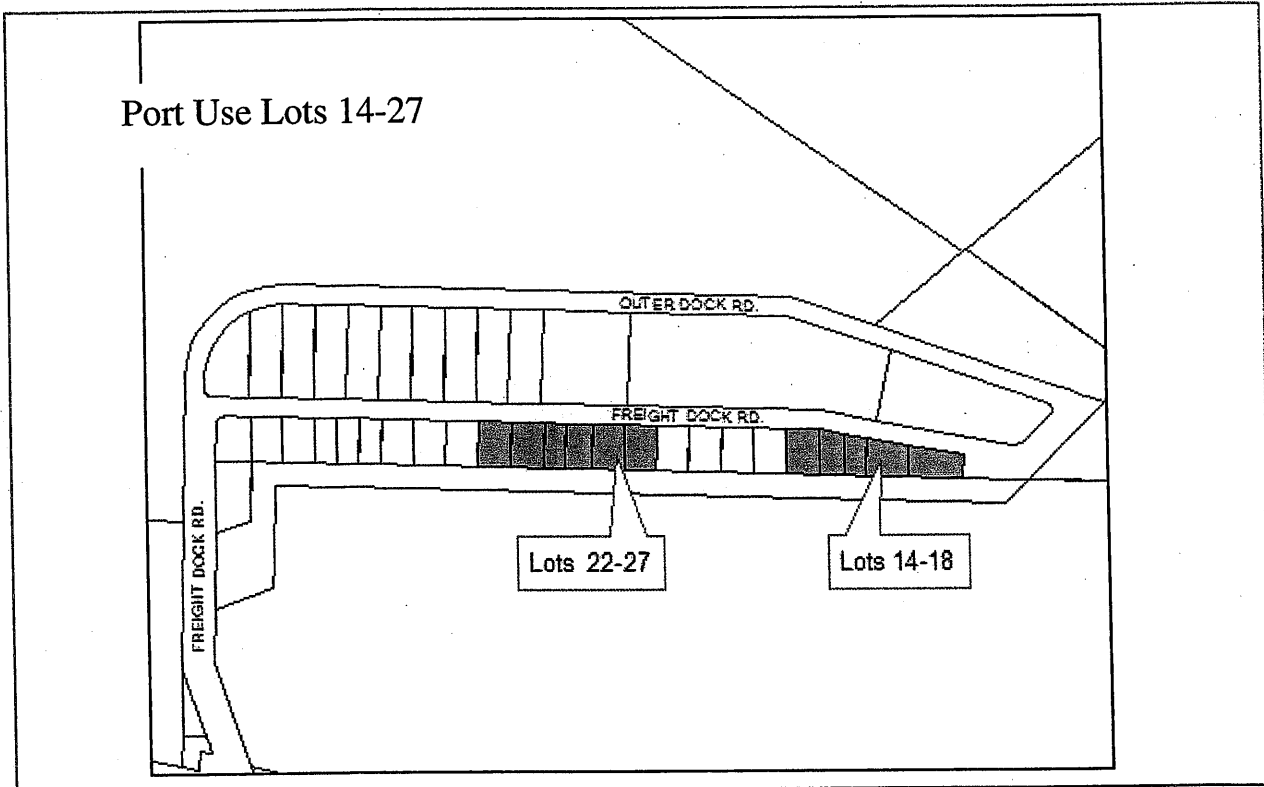
**Legal Description:** T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 1,2,3

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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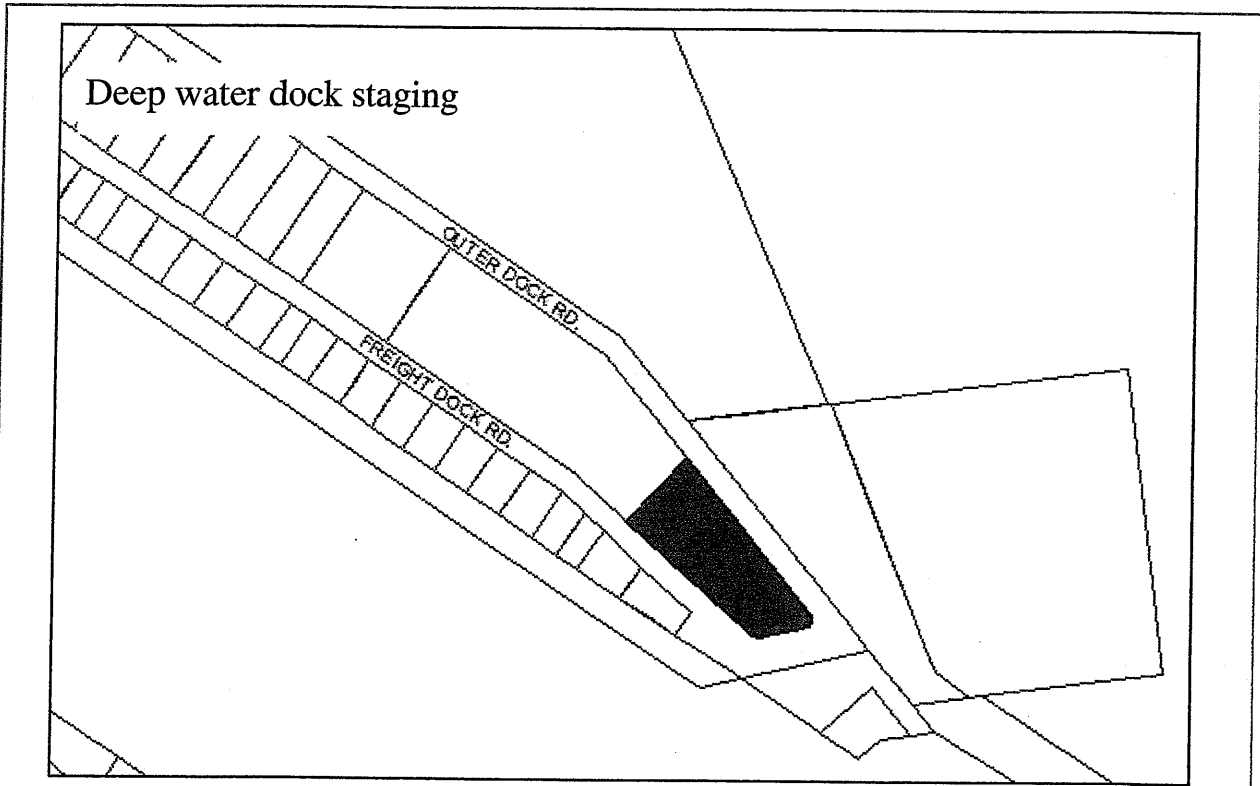
**Infrastructure:** Gravel road, water and sewer, Barge ramp

**Notes:**

**Finance Dept. Code:**



<b>Designated Use:</b> Port Use	
<b>Acquisition History:</b>	
<b>Area:</b> 3.16 acres	<b>Parcel Number:</b> 18103233-37, 41-46
<b>2009 Assessed Value:</b> \$1,454,000	
<b>Legal Description:</b> Homer Spit No 5 Lots 14-18, 22-27	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> gravel road, water and sewer	
<p><b>Notes:</b>                  Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.                   Resolution 2009-33: Issue a Request for Proposals for Lots 19-21, Homer Spit Subdivision No 5. Lot</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Deep water dock staging  
**Acquisition History:**

**Area:** 2.08 acres

**Parcel Number:** 18103232

**2009 Assessed Value:** \$497,600

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

**Zoning:** Marine Industrial

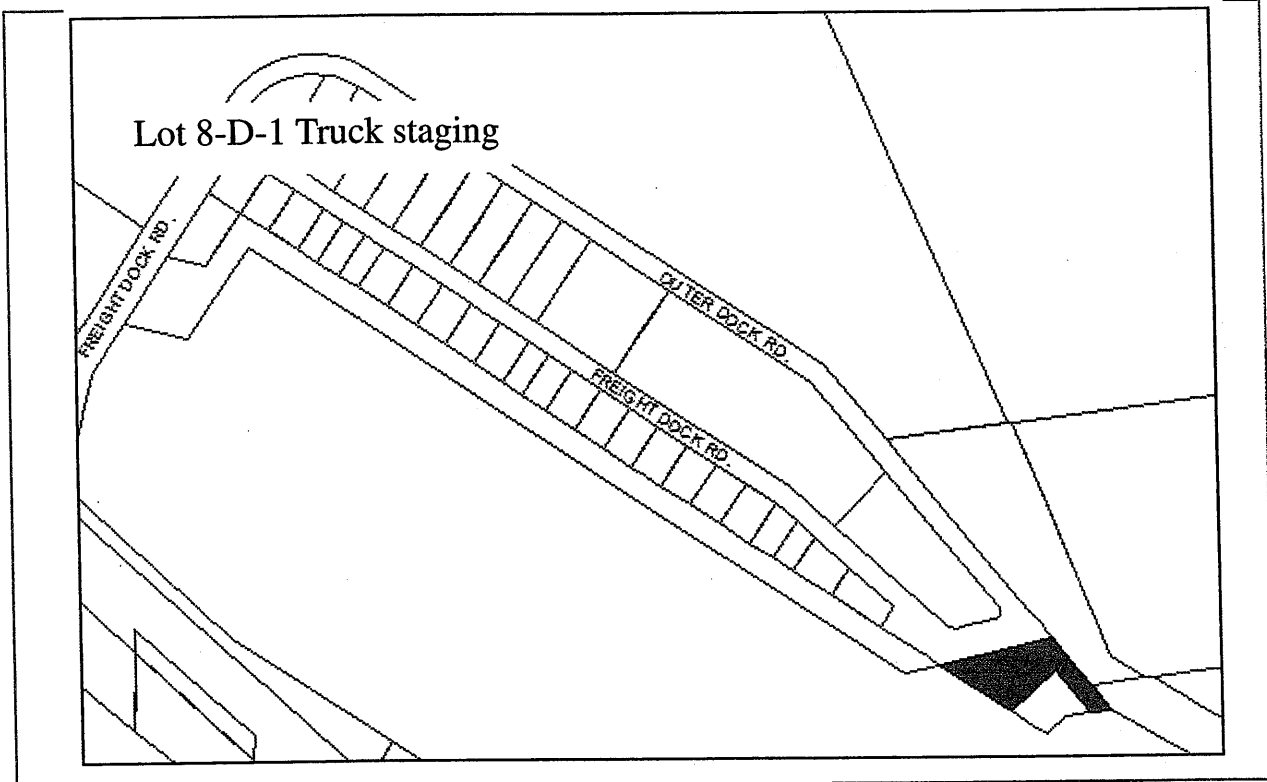
**Wetlands:** N/A

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

**Notes:**

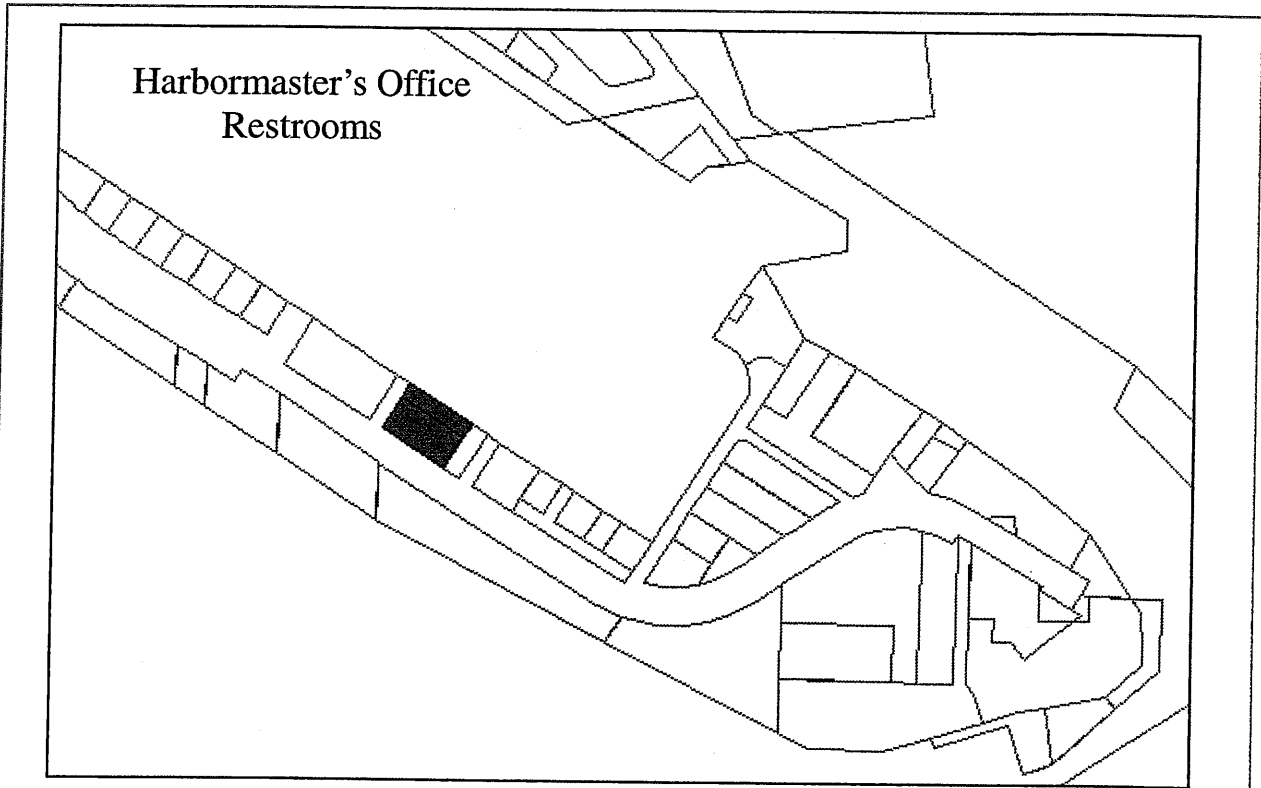
Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.

**Finance Dept. Code:**



<b>Designated Use:</b> Commercial Truck Staging	
<b>Acquisition History:</b>	
<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 18103259
<b>2009 Assessed Value:</b> \$342,800 (Land: \$329,600, Structures: \$13,200)	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Gravel road access, water and sewer	
<b>Notes:</b> Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.	
<b>Finance Dept. Code:</b>	





**Designated Use:** Harbormaster Office, parking and restrooms  
**Acquisition History:**

**Area:** 0.65 and 0.28 acres, or 0.93 acres

**Parcel Number:** 181033 10, 11

**2009 Assessed Value:** \$446,700 (Land: \$358,900 Structures: \$107,800)

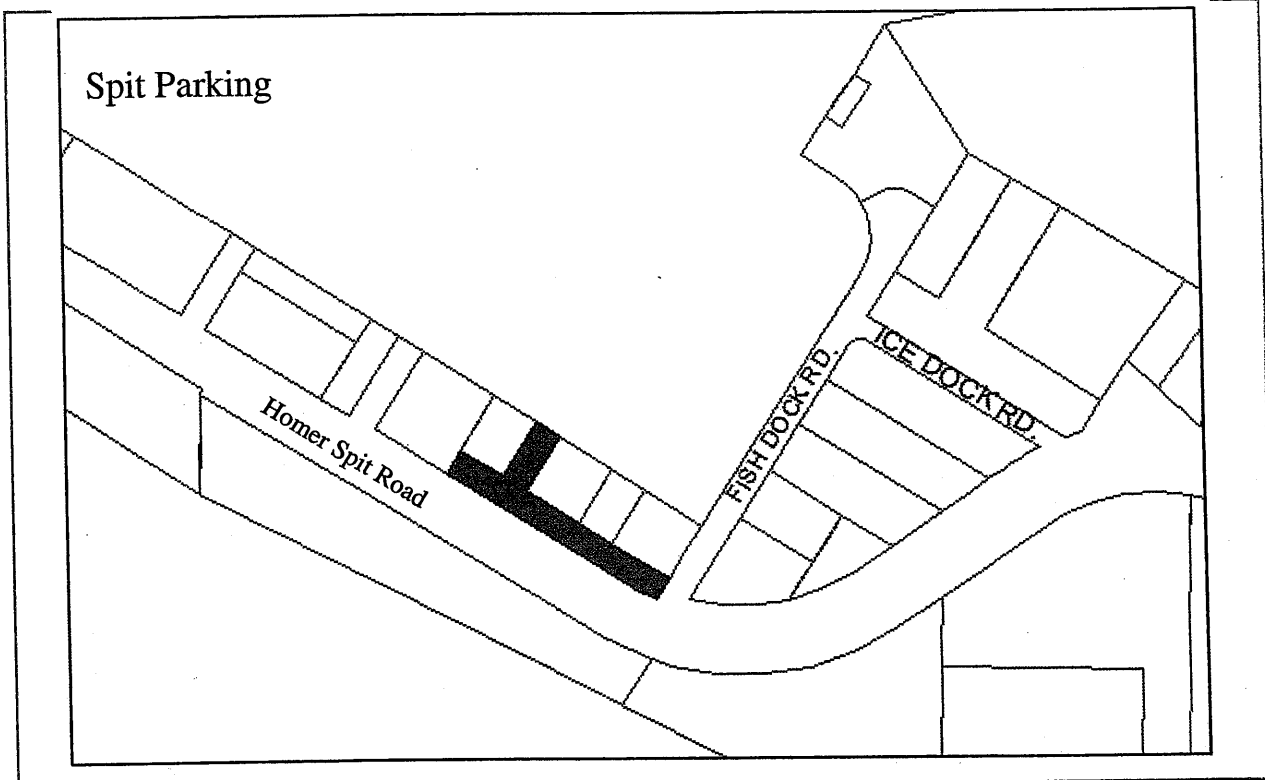
**Legal Description:** Homer Spit Subdivision Amended, Lots 28 and 29

**Zoning:** Marine Industrial

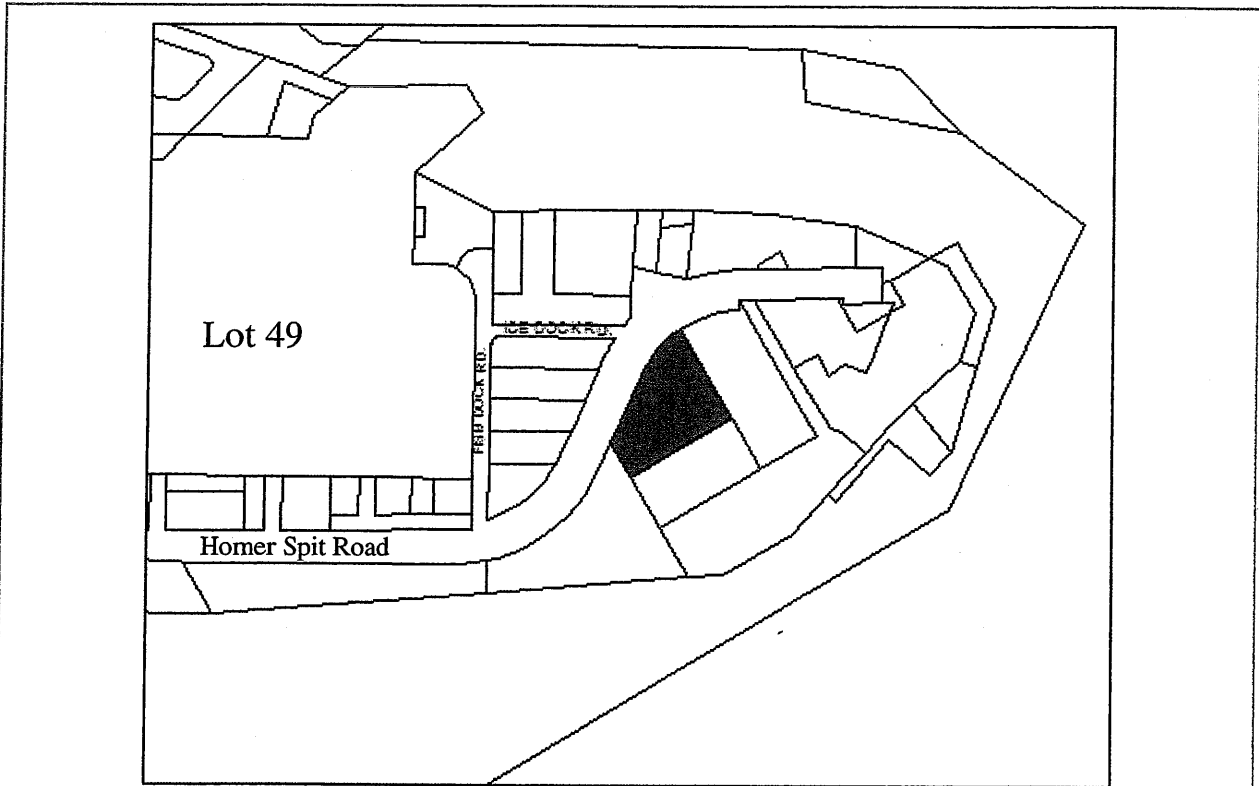
**Infrastructure:** Paved road, water and sewer

Restrooms (?) Built in 1968, 2060 sq ft.

**Finance Dept. Code:**



<b>Designated Use:</b> Parking and Access	
<b>Acquisition History:</b>	
<b>Area:</b> 0.6 acres	<b>Parcel Number:</b> 18103441
<b>2009 Assessed Value:</b> \$217,000	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved road	
<b>Notes:</b> Provides parking for adjacent businesses, and harbor access.	
<b>Finance Dept. Code:</b>	



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

**Area:** 2 acres

**Parcel Number:** 18103436

**2009 Assessed Value:** \$688,400 (Land: \$651,200 Structure: \$37,200)

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928

**Zoning:** Marine Industrial

**Wetlands:** N/A

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

**Notes:**

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

**Finance Dept. Code:**



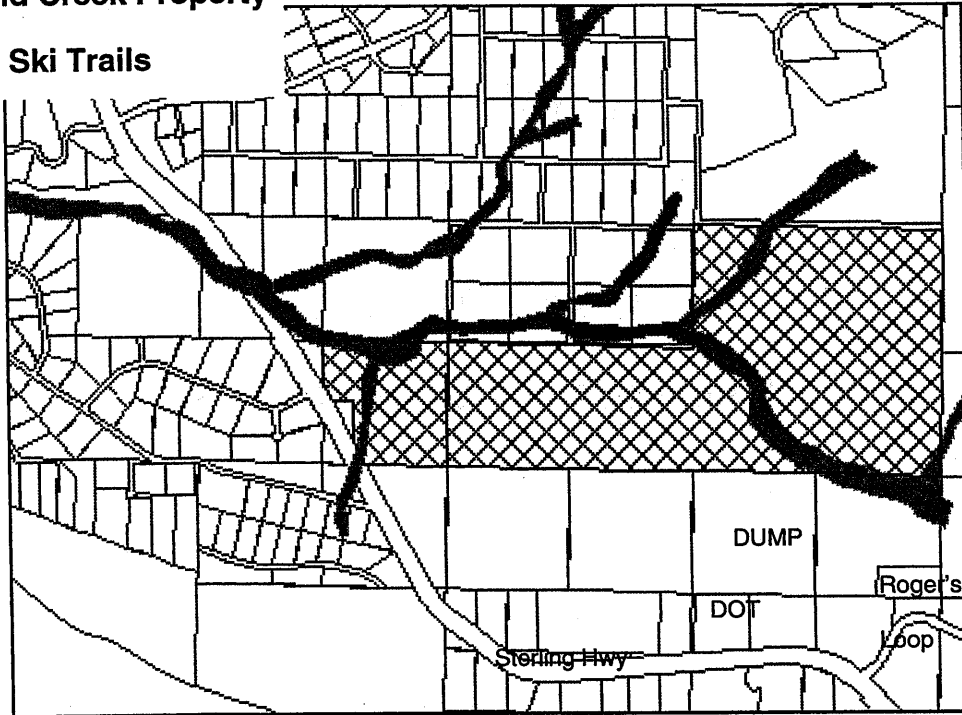
## **Section E**

Parks + Beaches

Cemeteries + Green Space

**Diamond Creek Property**

**Ski Trails**



**Designated Use:** Public Purpose for park land  
**Acquisition History:** Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership

**Area:** 273 acres (240 acres and 33 acres)

**Parcel Number:** 17302201, 17303229

**2009 Assessed Value:** \$393,700

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

**Zoning:** Not in city limits

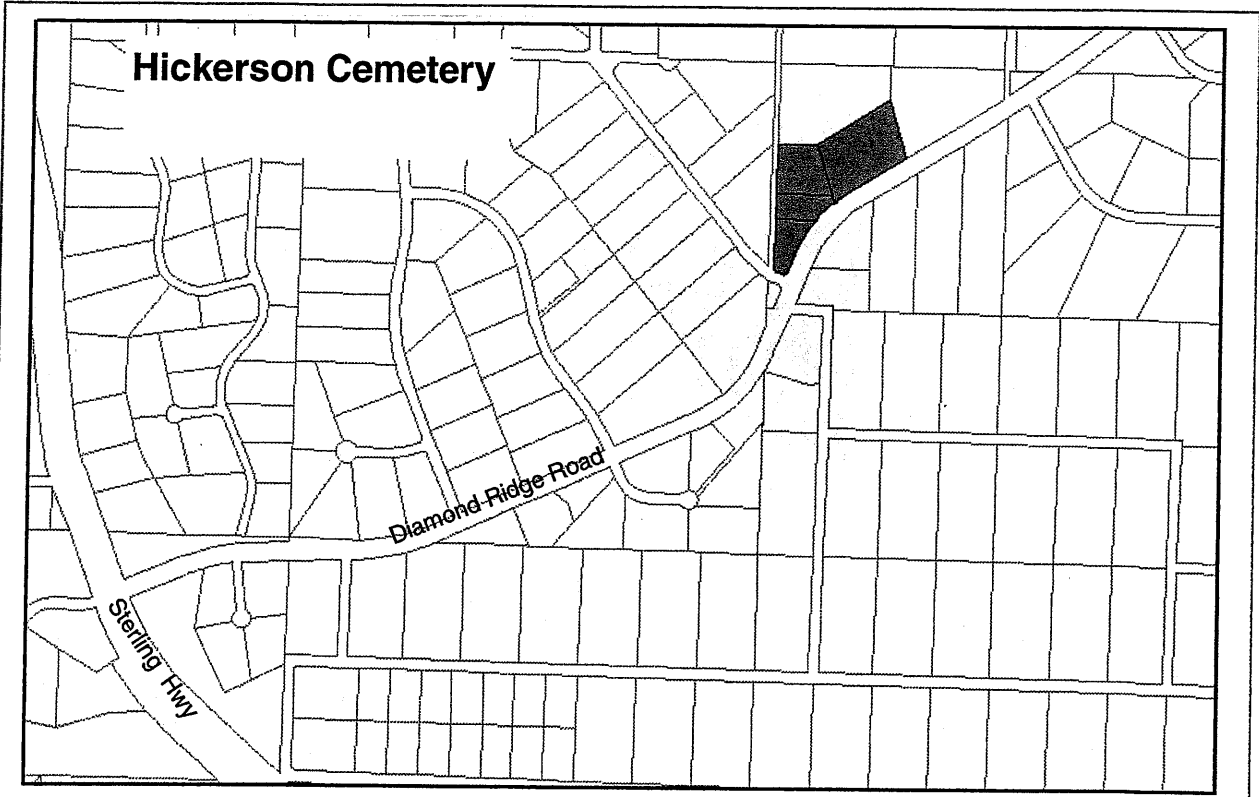
**Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.

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

**Notes:** Ski trails, managed by Kachemak Nordic Ski Club

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

**Finance Dept. Code:**



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

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

**2010 Assessed Value:** \$111,990 (Land \$113,100, Structure \$6,800)

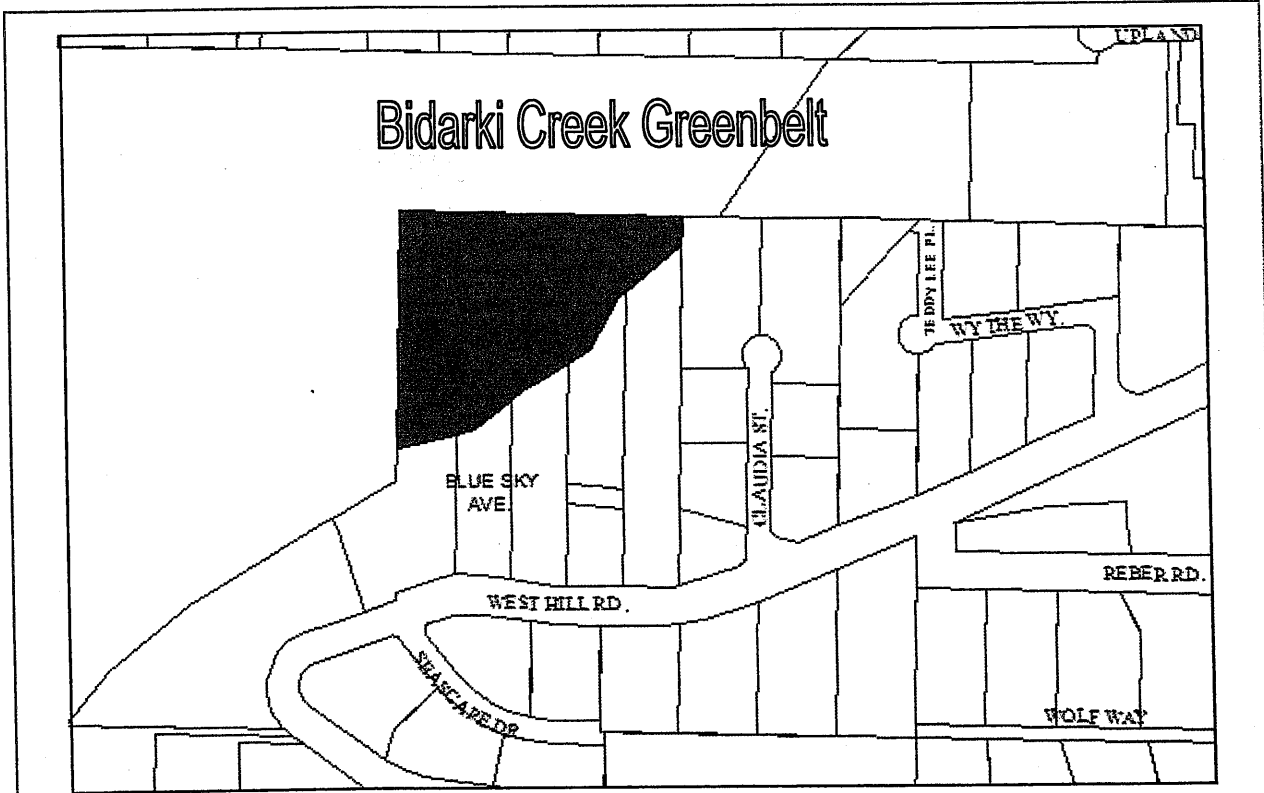
**Legal Description:** HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C

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

**Infrastructure:** paved access

**Notes:** Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30.

**Finance Dept. Code:**



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

<b>Area:</b> 6.57 acres	<b>Parcel Number:</b> 17503025
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**2009 Assessed Value:** \$70,100

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

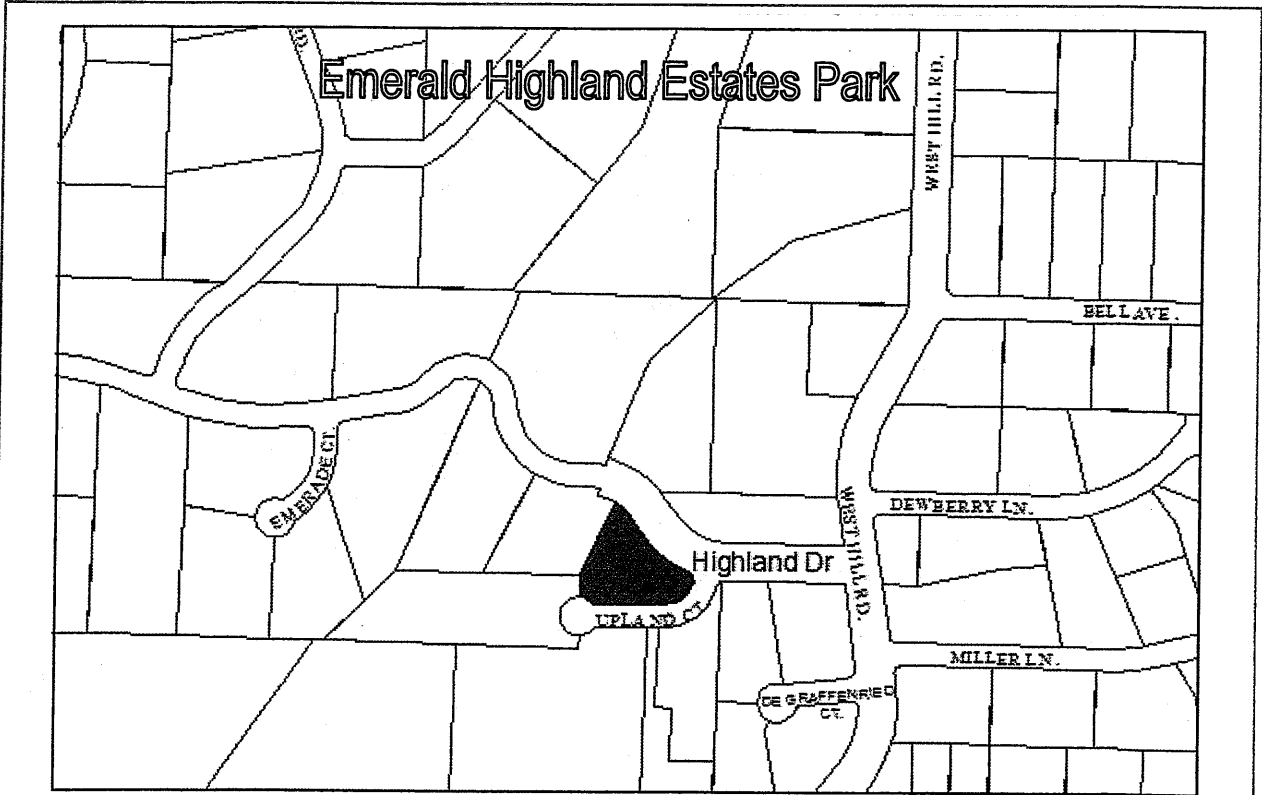
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Bidarki Creek runs through the lot
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**Infrastructure:** No access, no utilities

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

**Finance Dept. Code:**





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

**Area:** 1.04 acres

**Parcel Number:** 17502056

**2009 Assessed Value:** \$49,300

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

**Zoning:** Rural Residential

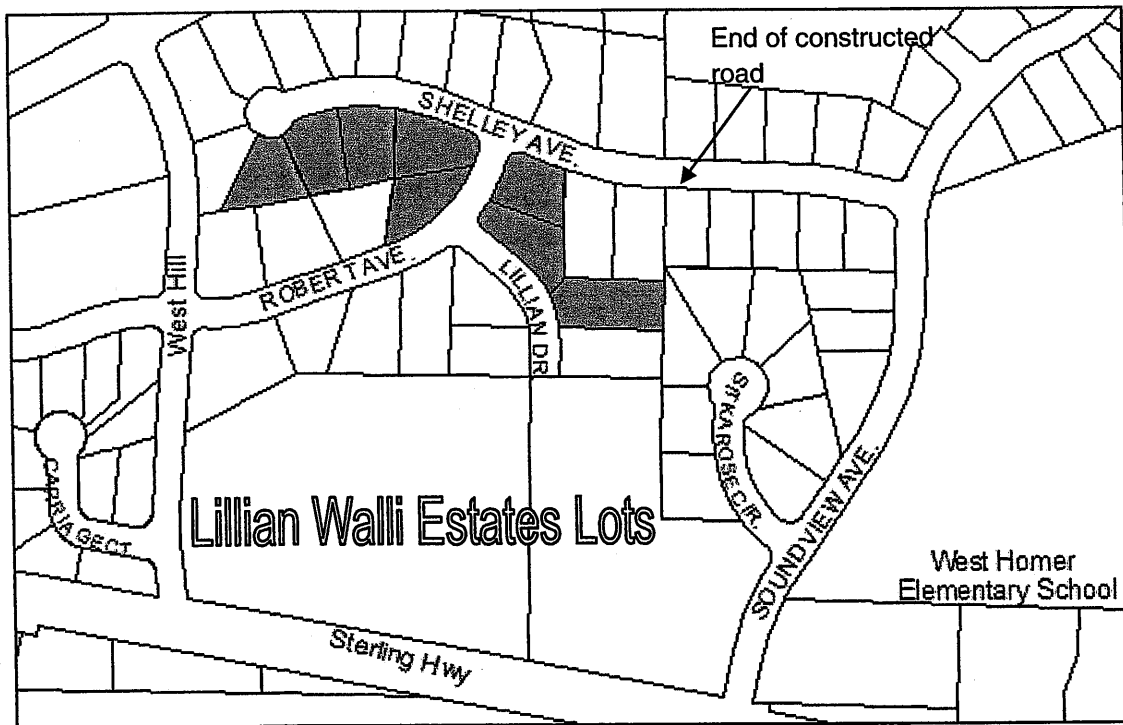
**Wetlands:** The whole lot is potential wetlands. Creek present long western property line.

**Infrastructure:** Gravel road access

**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:** Public Purpose

**Acquisition History:** Tax foreclosure. Eight lots, KPB Ord 93-09, 93-147, and 94-2(A)

**Area:** East lot is just over a third of an acre.  
Total Acreage: 3.02 acres.

**Parcel Number:** 175241-10-12, 26-30

**2006 Assessed Value:** \$7,800-\$8,400 per lot. Total: \$56,000

**Legal Description:** HM0880016 T06S R14W S24 LILLIAN WALLI ESTATE SUB LOT 60, 65, 66, 67, 70, 57, 58, 59.

**Zoning:** Rural Residential

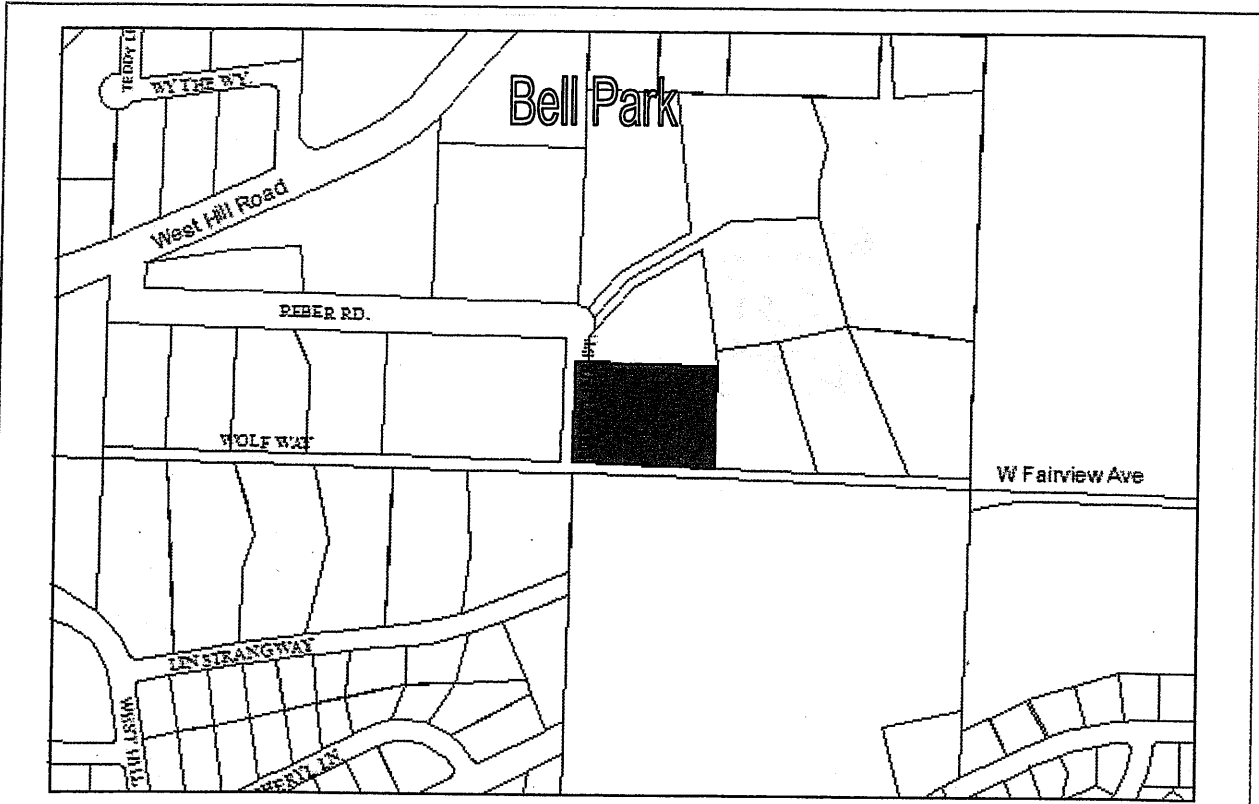
**Wetlands:** All lots mapped as potential wetlands

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

**Notes: Resolution 2004-24A Land Allocation Plan:** The Lillian Walli Estates Subdivision off of West Hill Road and the Sterling Highway presents some challenges for the City. The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park. Staff recommends this decision wait until more wetlands information is available. Staff further recommends the Council direct the administration to work on a solution to the subdivision development agreement for this subdivision. This agreement prevents any development from occurring until all lots are fully served by infrastructure installed at the landowner's expense. This is a complicated issue and one that will affect other subdivided but undeveloped areas of the City. Staff requests time to create a policy that is fair and equitable.

These lots were previously assessed for the Sterling Highway Sewer line.

**Finance Dept. Code:** 392.0005



**Designated Use:** W.R.Bell Public Park.

**Acquisition History:** Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970

**Area:** 2.75 acres

**Parcel Number:** 17524006

**2009 Assessed Value:** \$81,800

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

**Zoning:** Rural Residential

**Wetlands:** Drainages on lot.

**Infrastructure:** Gravel road access. Rough trails across property.

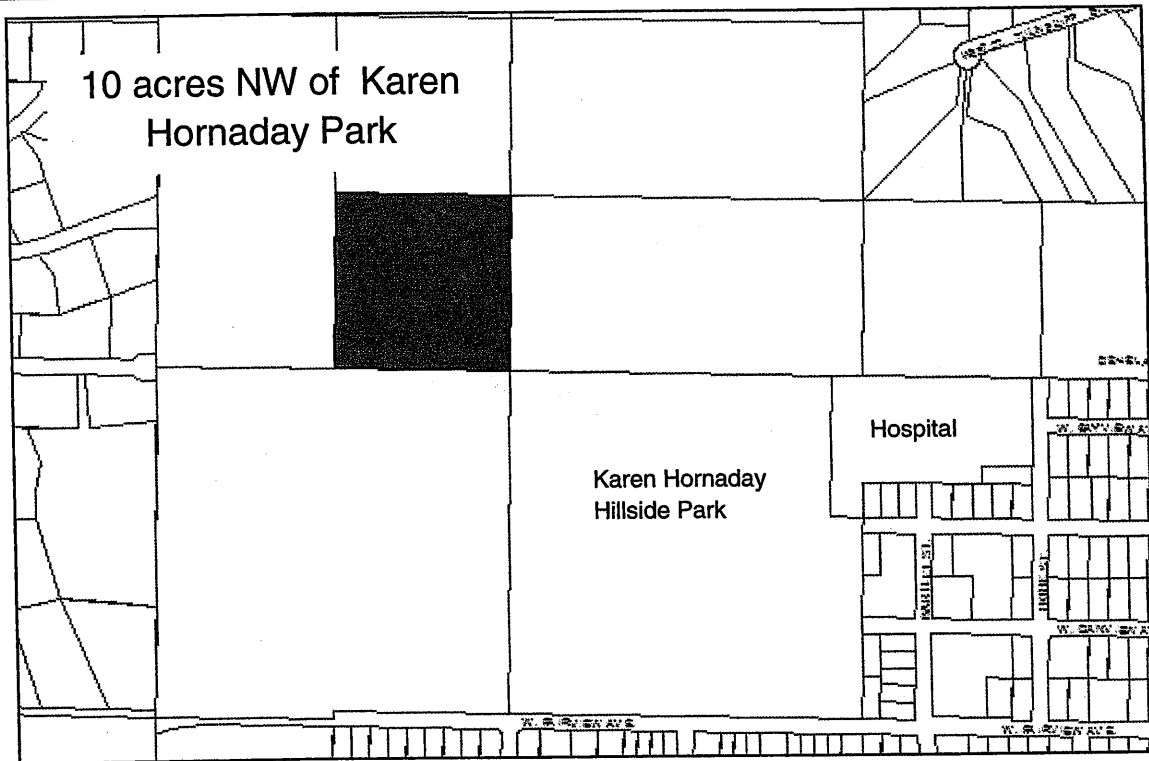
**Notes:**

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

**2009 Assessed Value:** \$64,300\*

**Legal Description:** T6S R13W Sec 18 SE1/4 NE1/4 SW1/4

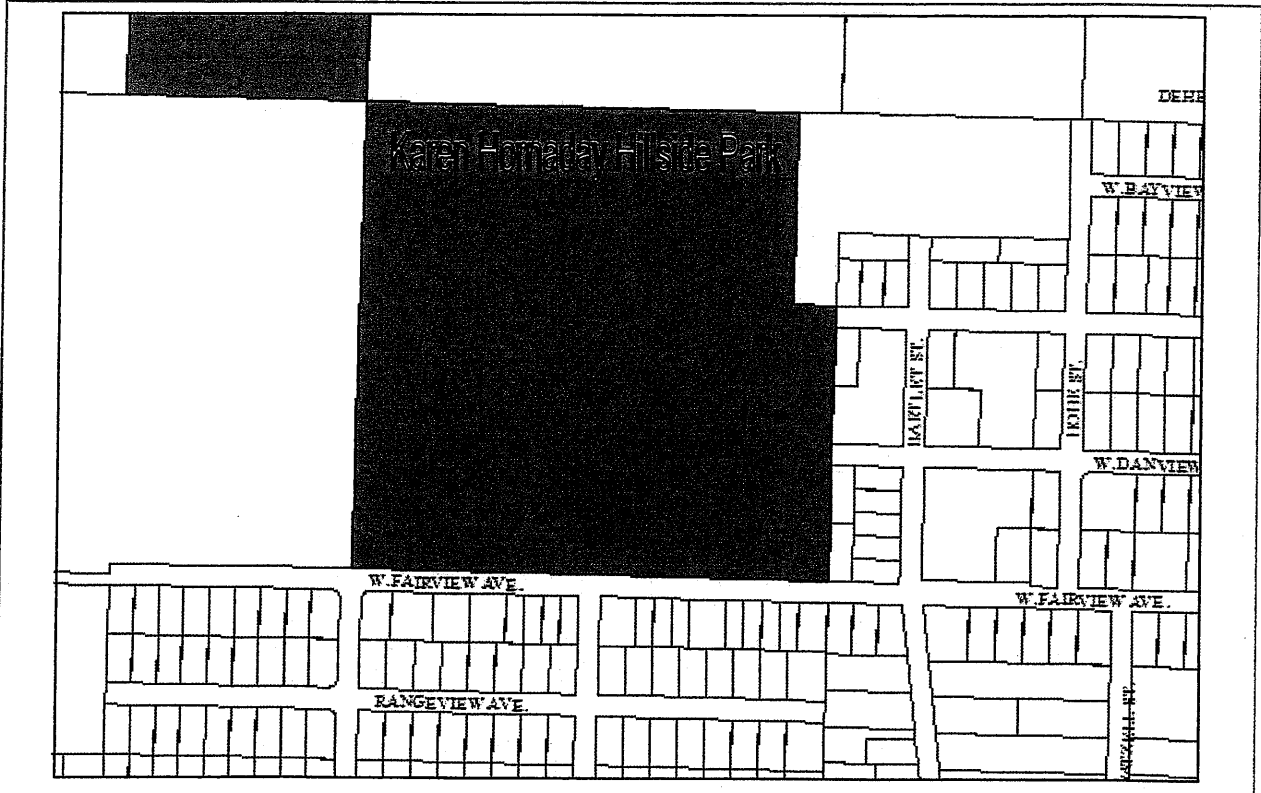
**Zoning:** Rural Residential

**Wetlands:** Drainages and wetlands may be present

**Infrastructure:** None. No access.

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

**Finance Dept. Code:**



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

**Area:** 38.5 acres

**Parcel Number:** 17504023

**2009 Assessed Value:** \$382,200 (Land \$263,500 Structure \$118,600)

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

**Zoning:** Open Space Recreation

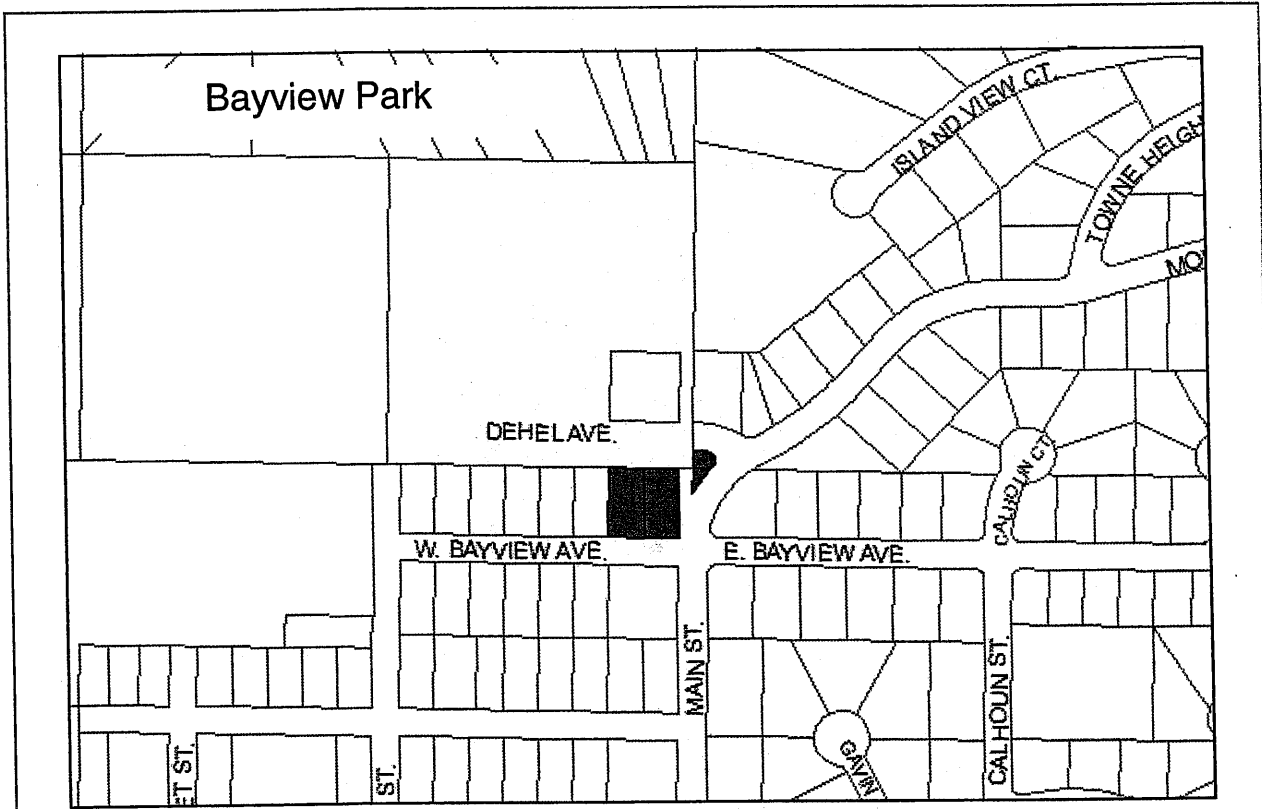
**Wetlands:** Some drainages

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

**Notes:** Campground, ball fields, day use picnic and playground area.

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

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



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

<b>Area:</b> 0.58 acres total	<b>Parcel Number:</b> 175051 07, 08 17726038, 17727049
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**2006 Assessed Value:** \$91,700 total

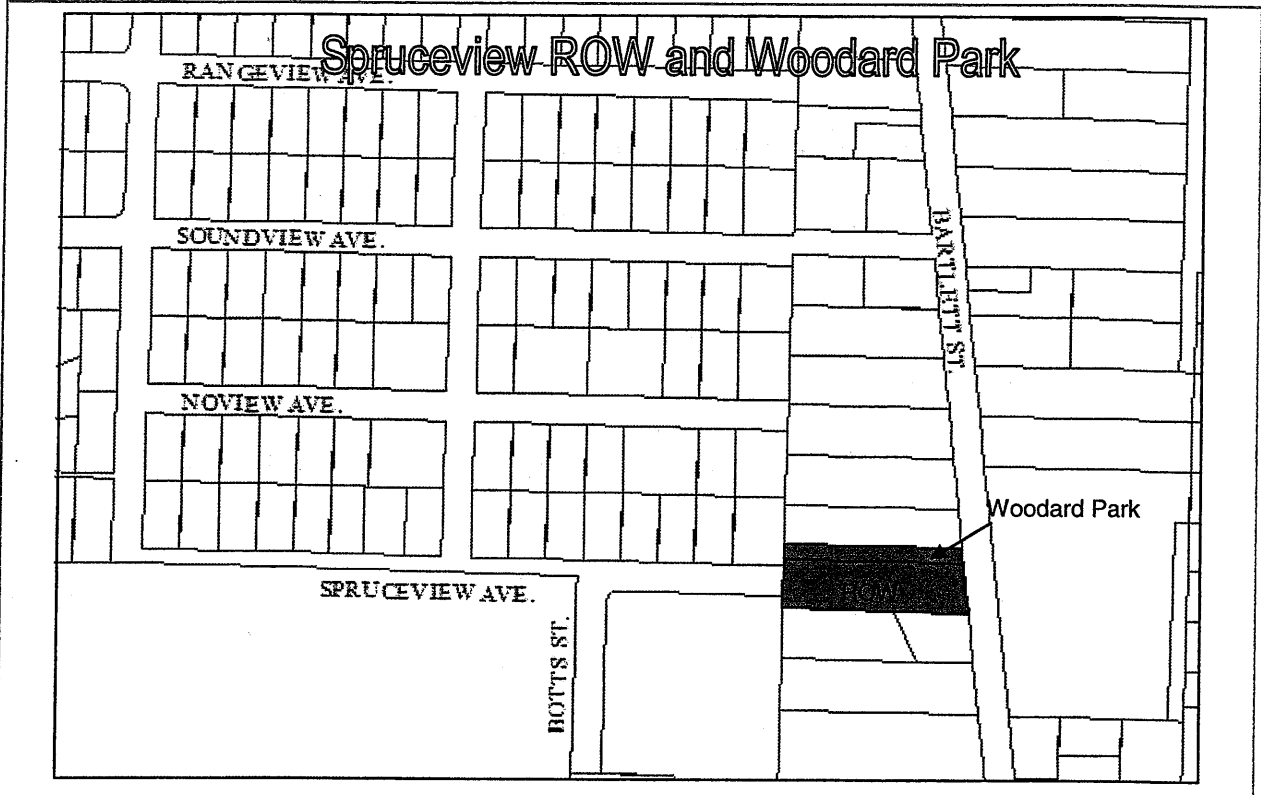
**Legal Description:** 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2  
 17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1  
 17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE  
 17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> N/A
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**Infrastructure:** Paved road access

**Notes:**

**Finance Dept. Code:**



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

<b>Area:</b> ROW 0.85 acres Woodard Park: .025 acres	<b>Parcel Number:</b> 17513329 17513328
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**2006 Assessed Value:** ROW: \$61,400, Park: \$36,200

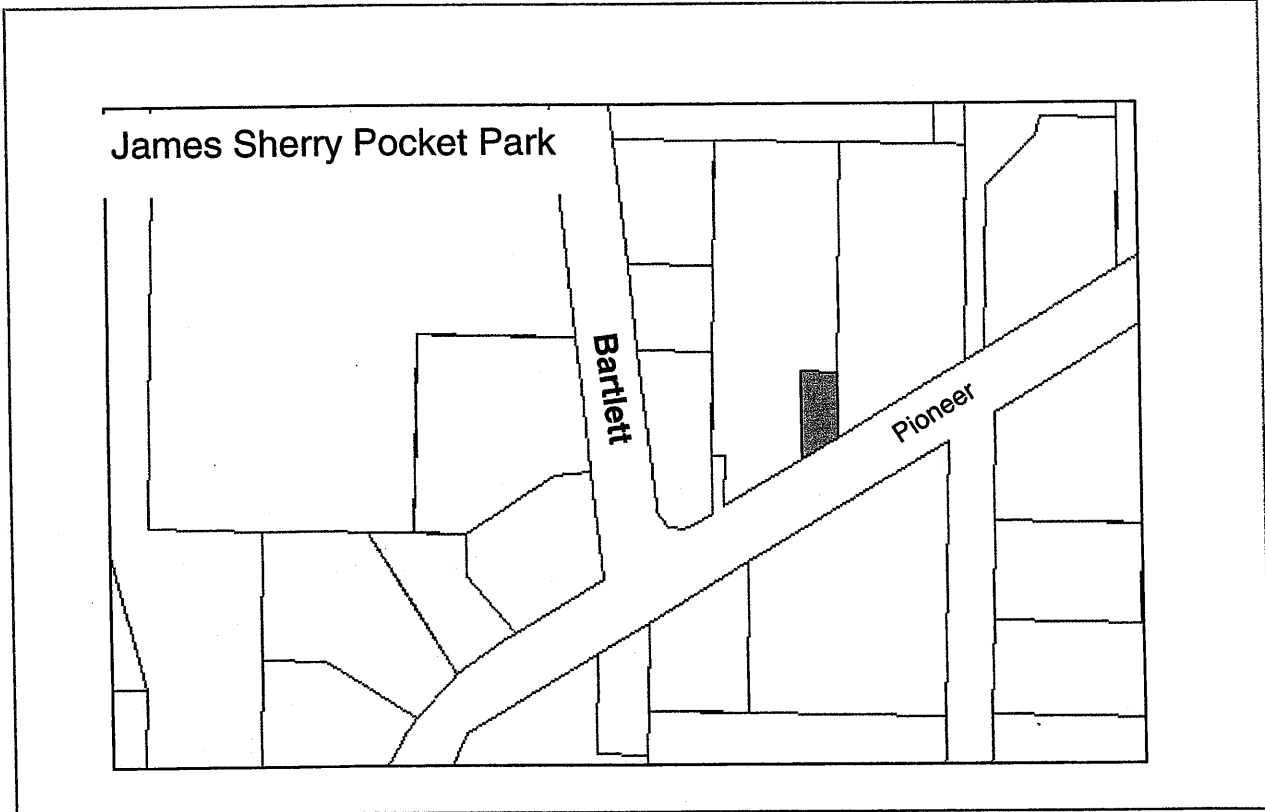
**Legal Description:** ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A  
 Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B

<b>Zoning:</b> Residential Office	<b>Wetlands:</b> Woodard Creek and wetlands present
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**Infrastructure:** Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.

**Notes:**

**Finance Dept. Code:** ROW: 500.0051 Park:



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

**Area:** 0.06 acres or 2,766 sq ft

**Parcel Number:** 17514235

**2009 Assessed Value:** \$41,200

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

**Zoning:** Central Business District

**Wetlands:** Ditch across property

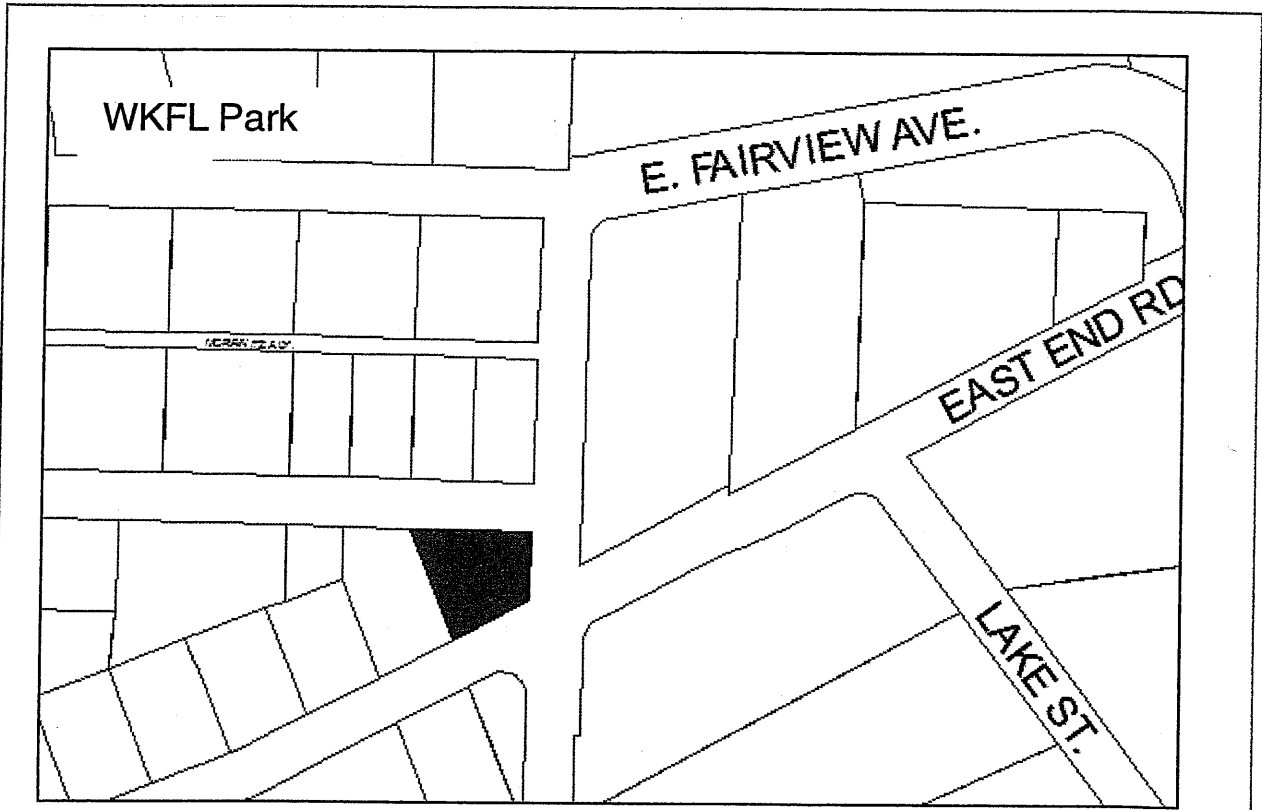
**Infrastructure:** Water and Sewer, paved sidewalk

**Notes:**

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

**Finance Dept. Code:**





**Designated Use:** WKFL Park  
**Acquisition History:** Asaiah Bates Deed 3/88

<b>Area:</b> 0.31 acres	<b>Parcel Number:</b> 17720204
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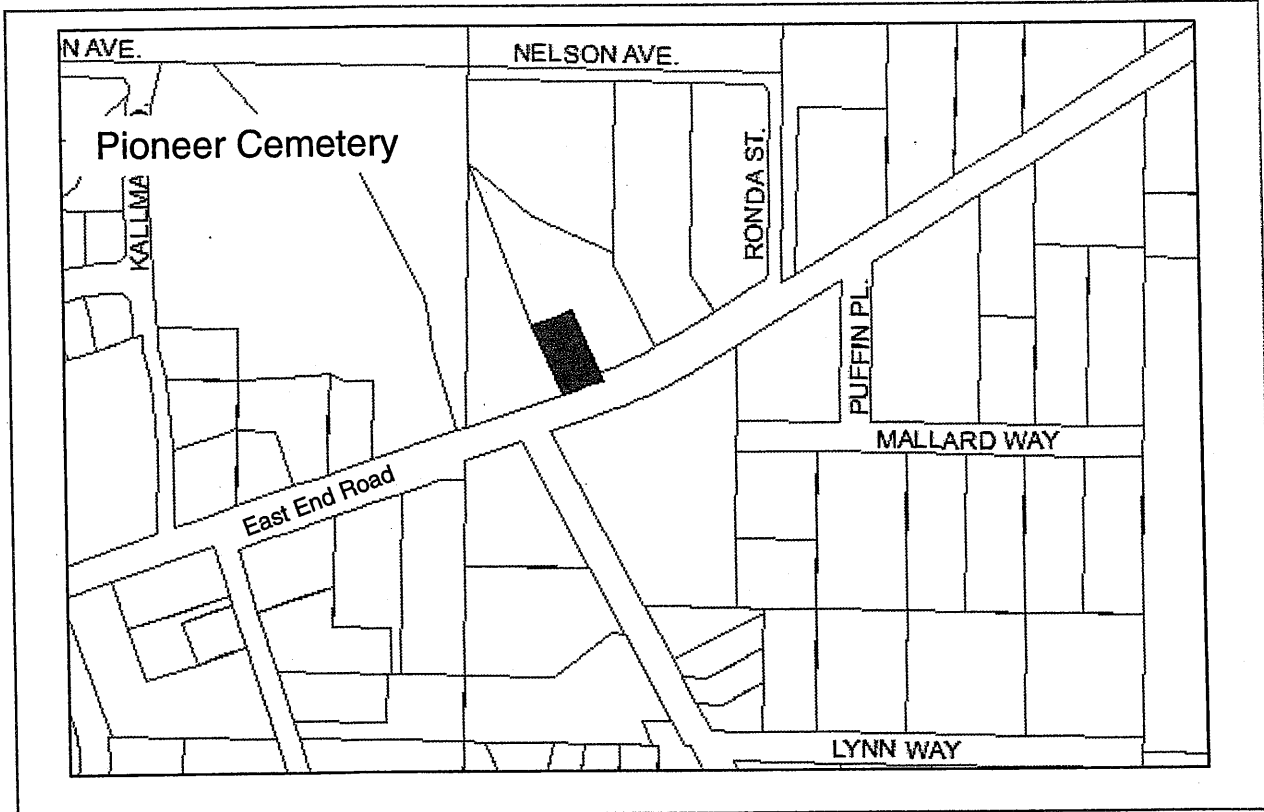
**2009 Assessed Value:** \$95,600

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

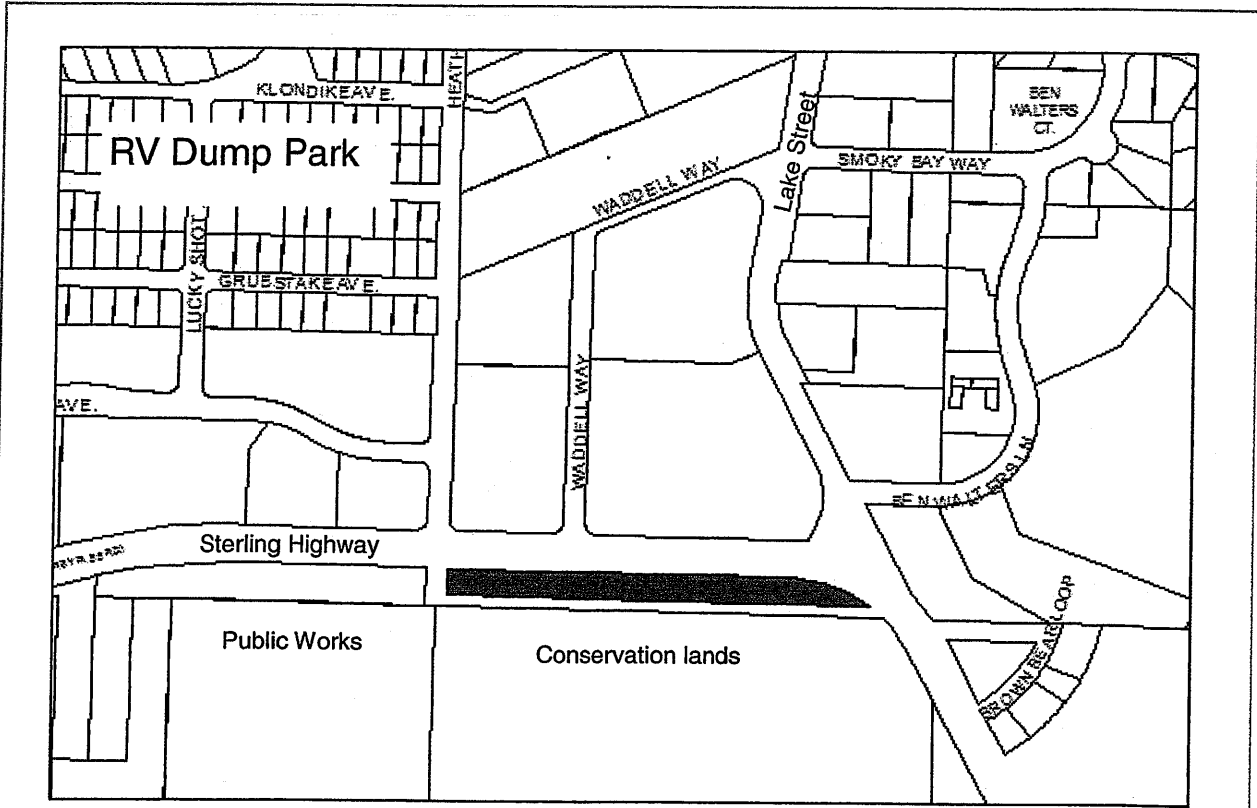
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
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**Infrastructure:** Water, paved road, electricity

**Finance Dept. Code:**



<b>Designated Use:</b> Pioneer Cemetery	
<b>Acquisition History:</b> Quitclaim Deed Nelson 4/27/66	
<b>Area:</b> 0.28 acres	<b>Parcel Number:</b> 17903007
<b>2009 Assessed Value:</b> \$26,400	
<b>Legal Description:</b> James Waddell Survey of Tract 4 Lot 4A	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved Road	
<b>Finance Dept. Code:</b>	



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

**Area:** 1.73 acres

**Parcel Number:** 17712014

**2009 Assessed Value:** \$215,800

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

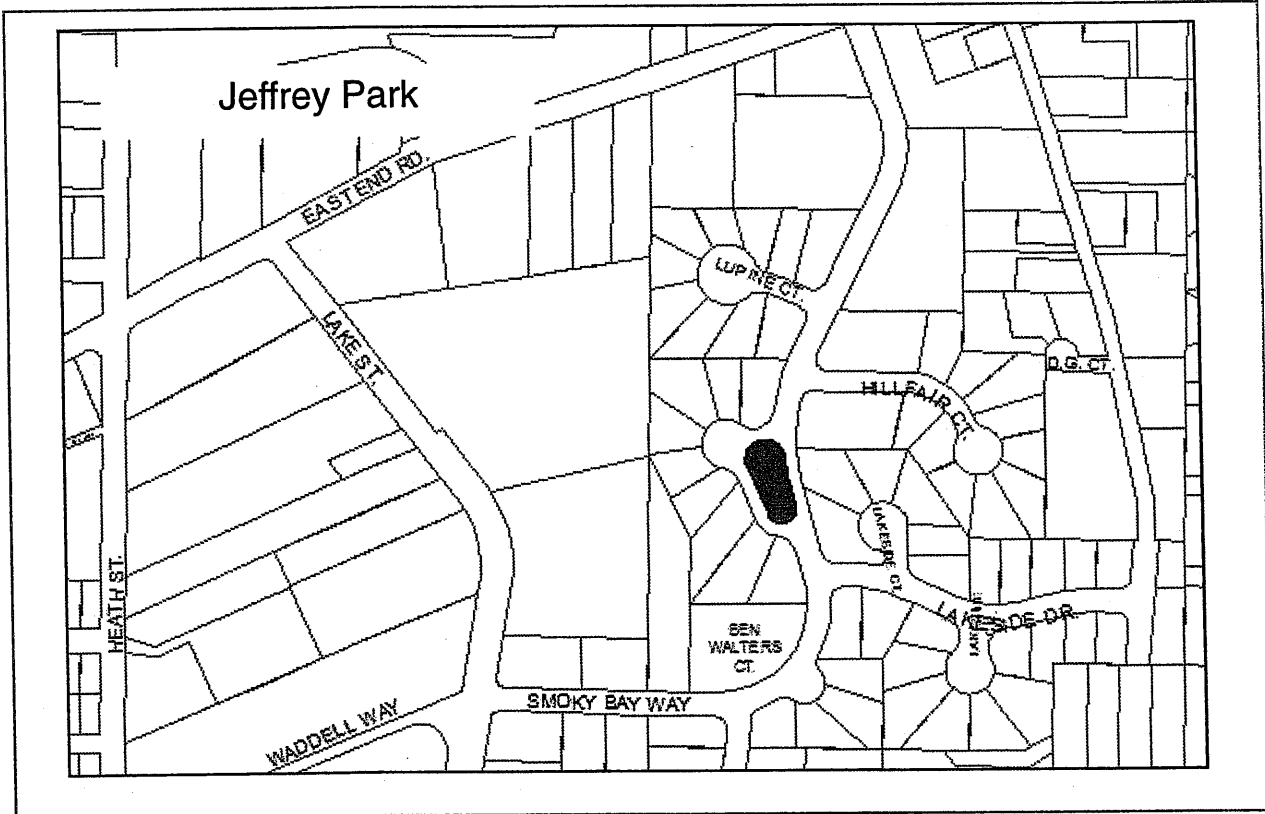
**Zoning:** Central Business District

**Wetlands:**

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

**Notes:**

**Finance Dept. Code:**



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

**Area:** 0.38 acres

**Parcel Number:** 17730251

**2009 Assessed Value:** \$41,900

**Legal Description:** Lakeside Village Amended Jeffrey Park

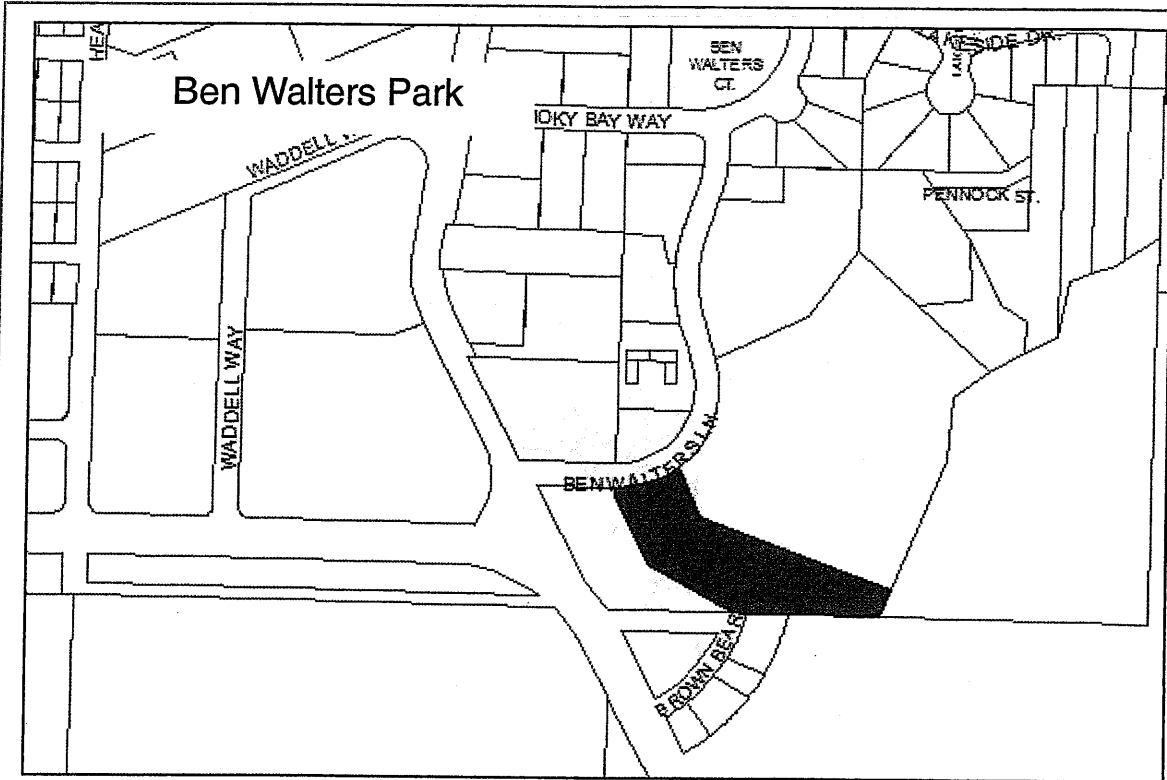
**Zoning:** Urban Residential

**Wetlands:**

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

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

**Finance Dept. Code:**



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

<b>Area:</b> 2.48 acres	<b>Parcel Number:</b> 17712022
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**2009 Assessed Value:** \$435,200 (Land \$386,100, Structure \$49,100)

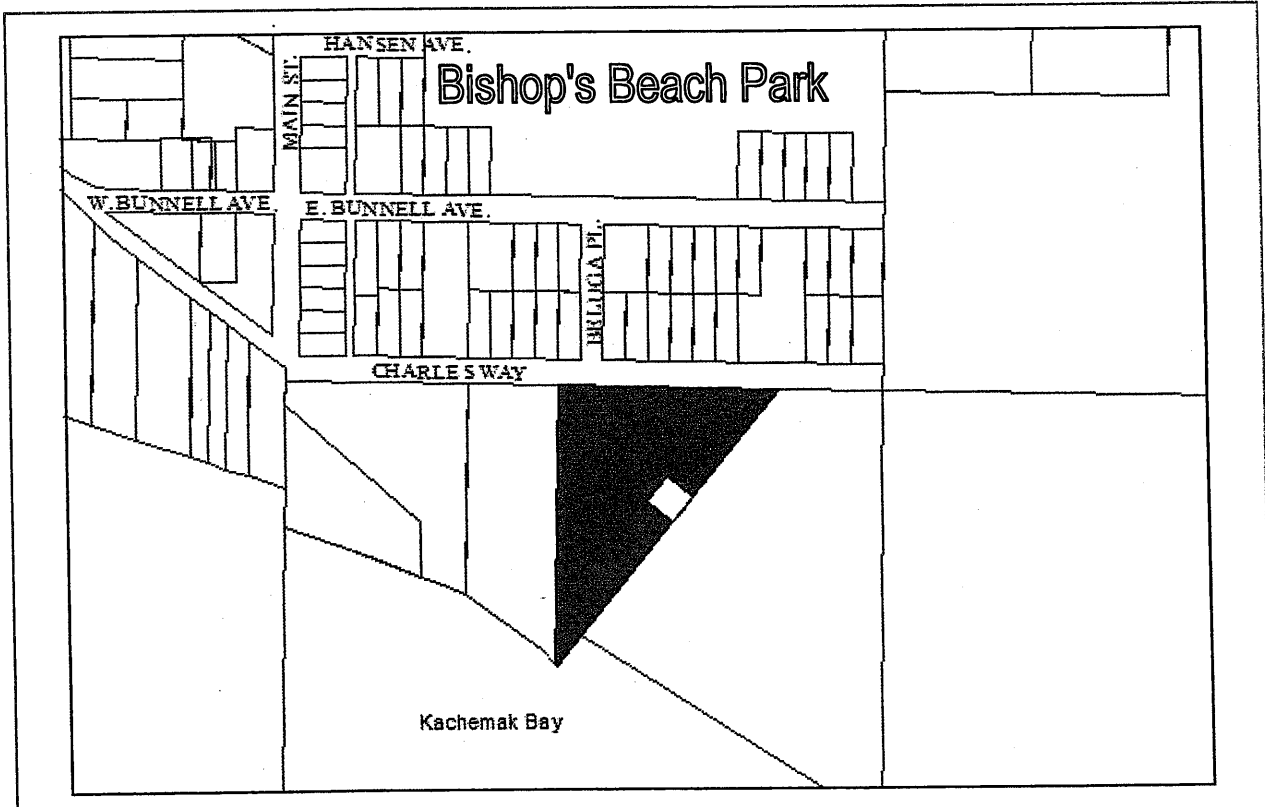
**Legal Description:** Lakeside Village Park Addition Replat Lot 1A-2

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 3664 Ben Walters Lane
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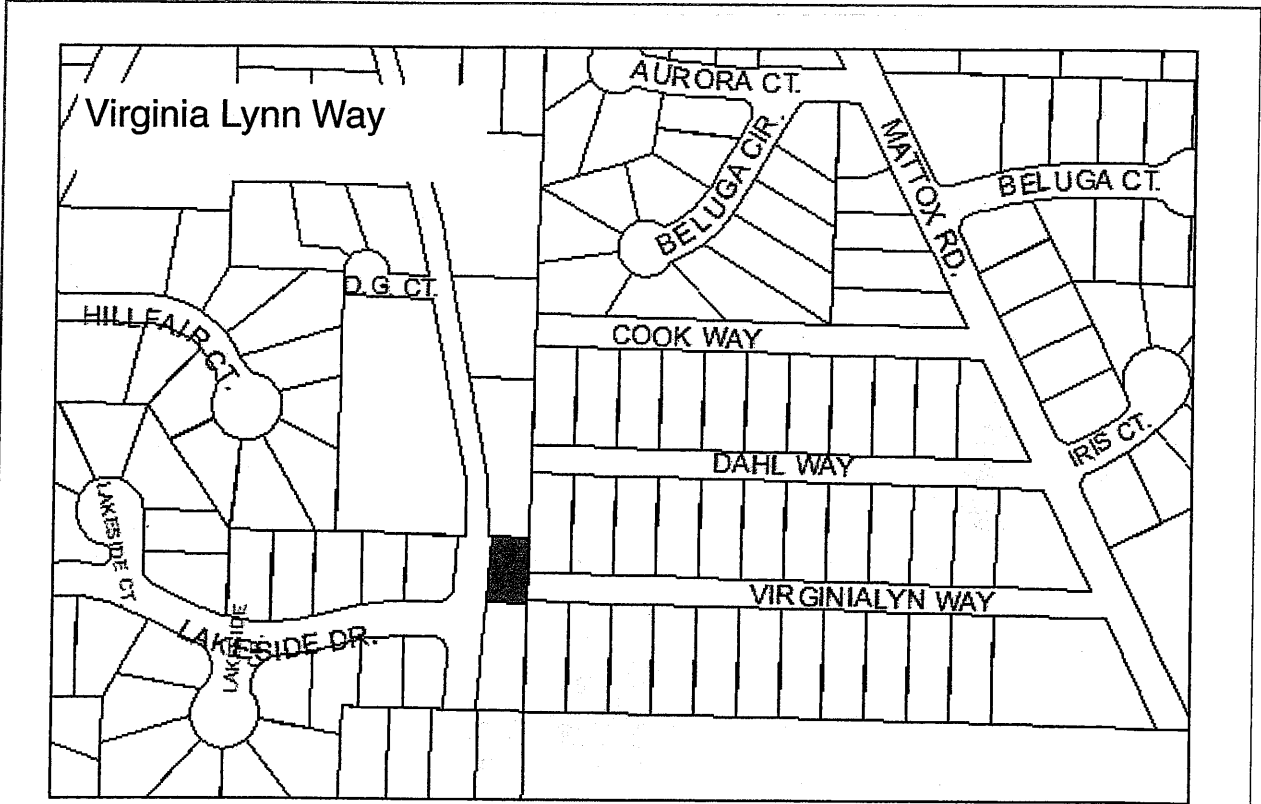
**Infrastructure:** Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

**Notes:** New swing set installed, 2008. New dock installed in 2009.

**Finance Dept. Code:**



<b>Designated Use:</b> Bishop's Beach Park	
<b>Acquisition History:</b> McKinley Warrant Deed 1/9/1984	
<b>Area:</b> 3.46 acres	<b>Parcel Number:</b> 17714010
<b>2009 Assessed Value:</b> \$56,600 (Land \$45,300, Structure \$11,300)	
<b>Legal Description:</b> HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands (along boardwalk). Flood hazard area.
<b>Infrastructure:</b> Paved road access. No water or sewer. City maintained outhouses.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



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

**Area:** 0.21 acres

**Parcel Number:** 17730239

**2006 Assessed Value:** \$22,800

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

**Zoning:** Urban Residential

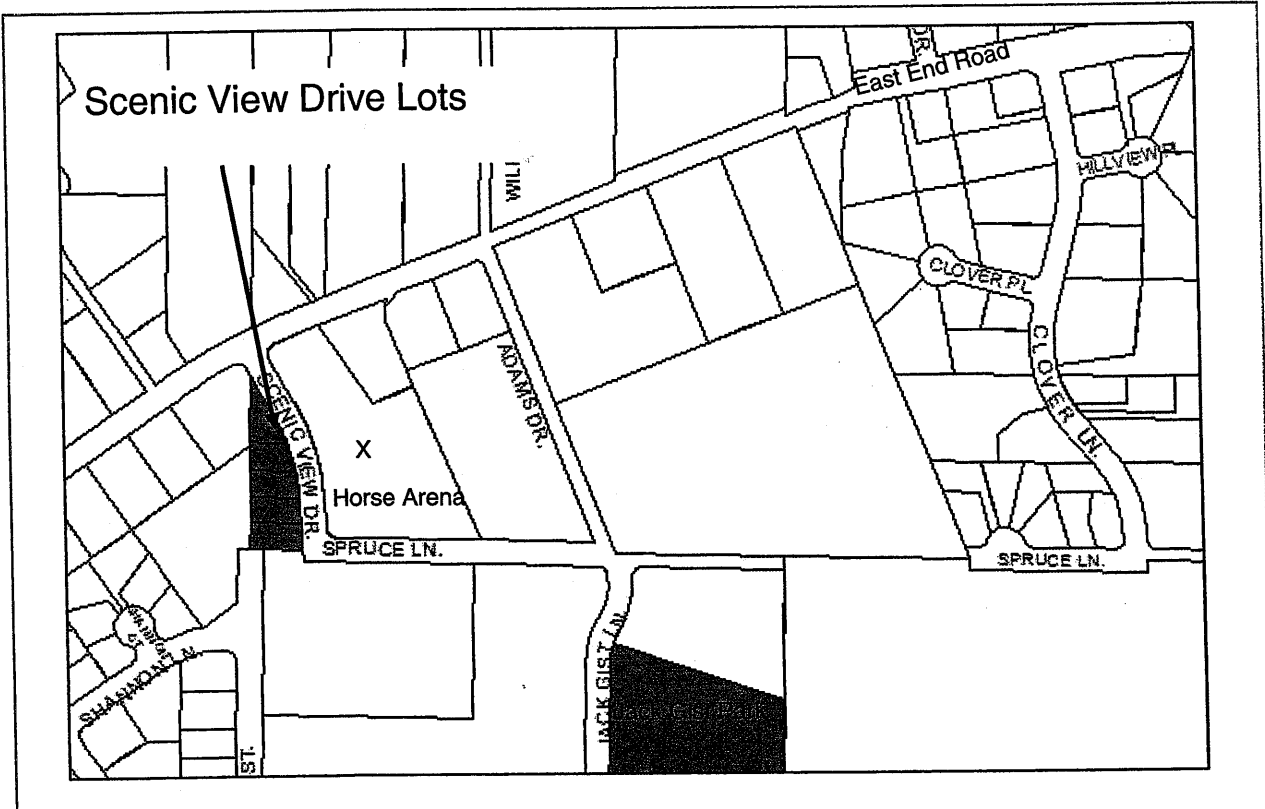
**Wetlands:** possibly on a small portion

**Infrastructure:** Road access

**Notes:** This lot has a public use easement granted by the plat. This lot will likely be needed in the future to connect Virginia Lynn Way, because the adjacent lots are not wetlands and are developable. Access to Mattox Road is not 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.

**Finance Dept. Code:**



**Designated Use:** Public Park and future Donation to Equestrian group.  
**Acquisition History:** Donated by property owners (ord 06-34) to city as public park with relevant deed restrictions. City passed reso 06-116 to give the land to the equestrian group when the main horse park land is purchased.

<b>Area:</b> 0.89 acres total	<b>Parcel Number:</b>
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**2009 Assessed Value:** \$43,400

**Legal Description:** Scenic View Subdivision No. 6 Lots 1-5

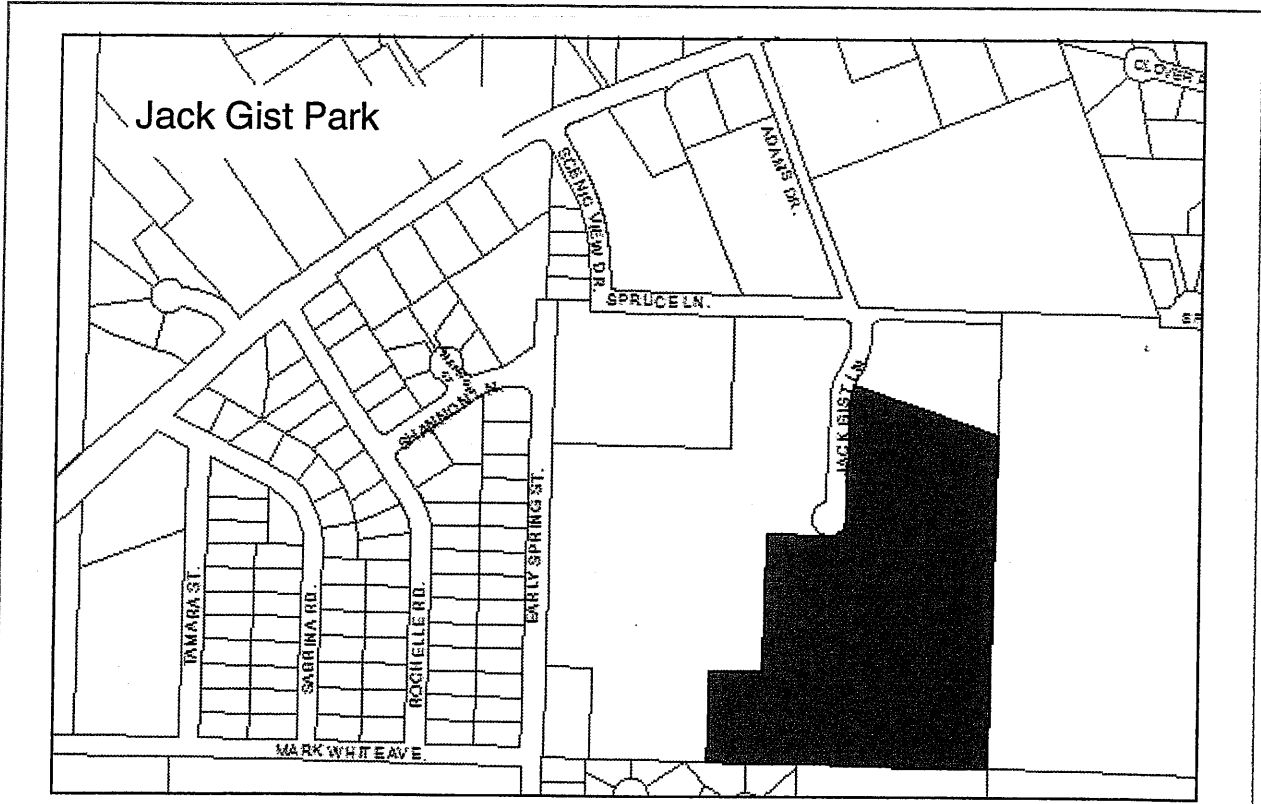
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Yes, the back half of the lots has a creek and wetlands.
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**Infrastructure:** Gravel road

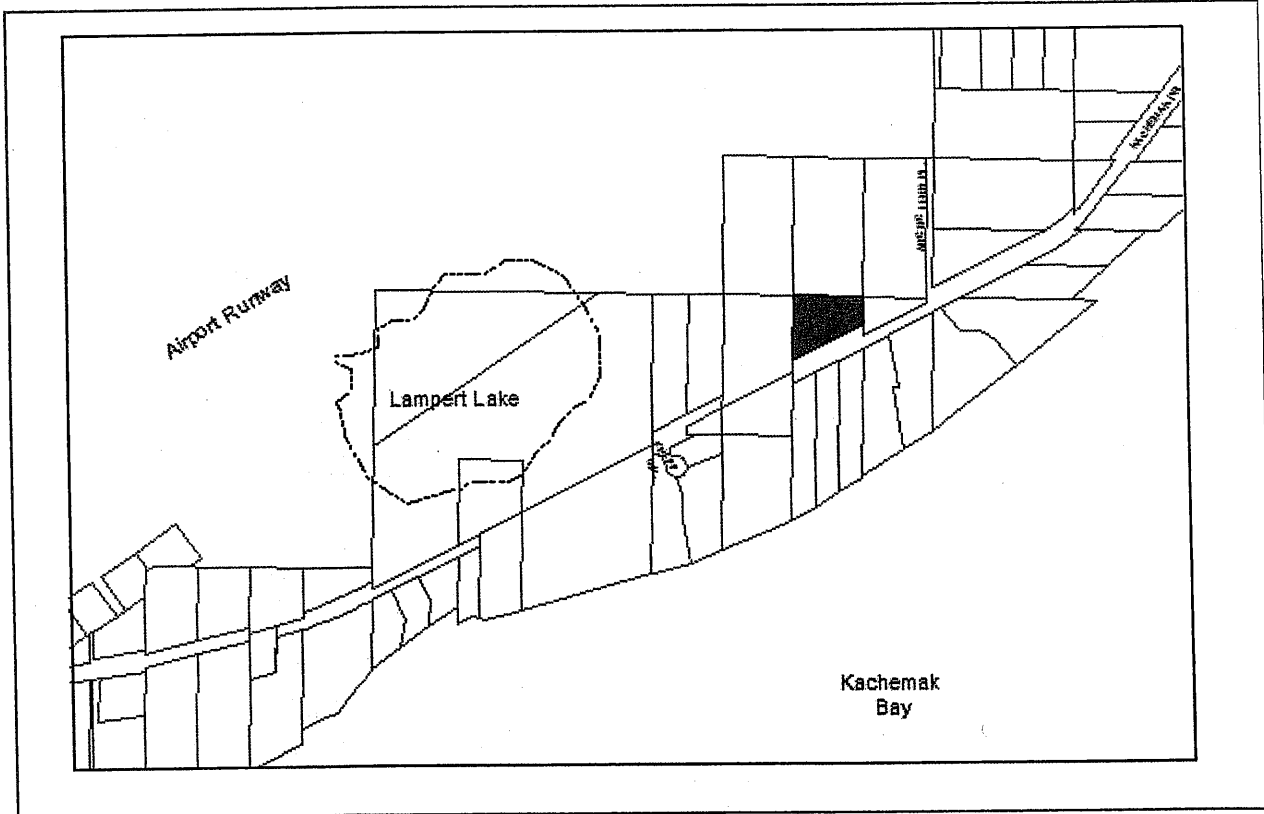
**Notes:**

**Finance Dept. Code:**

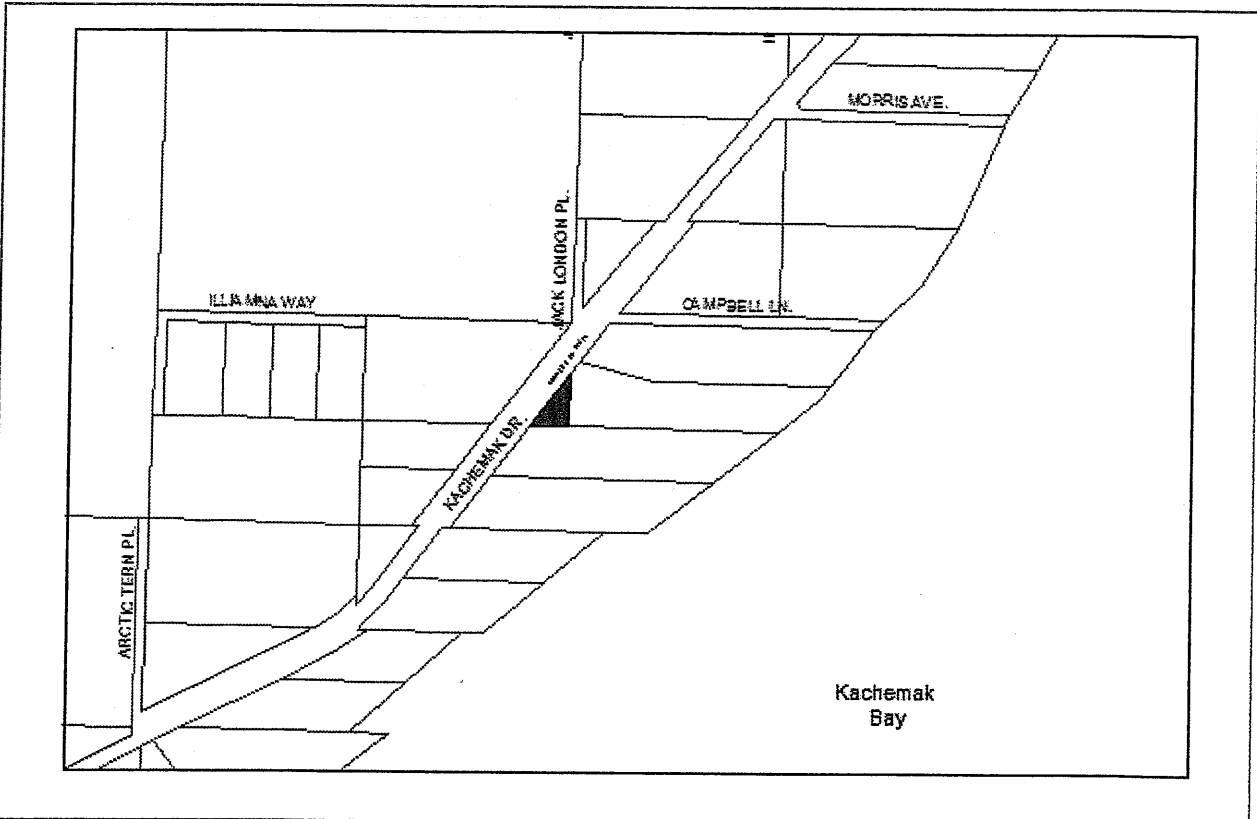




<b>Designated Use:</b> Jack Gist Ball Park	
<b>Acquisition History:</b> Warranty Deed Moss 8/27/98	
<b>Area:</b> 14.6 acres	<b>Parcel Number:</b> 17901023
<b>2009 Assessed Value:</b> \$86,900	
<b>Legal Description:</b> HM0990063 T06S R13W S15 JACK GIST SUB LOT 2	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> May be present. Site is mostly fill and old dump.
<b>Infrastructure:</b> Gravel road access.	
<p><b>Notes:</b> Old dump site. No water or sewer to service the new ball fields. Parking lot constructed in 2006. Major funding needed to construct restrooms. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.</p>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Future Kachemack Drive Trail and rest area Resolution 2011-37(A)	
<b>Acquisition History:</b> Ord 96-16(A) (KPB)	
<b>Area:</b> 1.65 acres	<b>Parcel Number:</b> 17936020
<b>2009 Assessed Value:</b> \$10,500	
<b>Legal Description:</b> Scenic Bay Lot 4	
<b>Zoning:</b> General Commercial 2	<b>Wetlands:</b> 100% Wetlands
<b>Infrastructure:</b> Paved Road	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Public Park/Designated Public Use  
**Acquisition History:** Tax Foreclosure Ord 78/18

**Area:** 0.24 acres

**Parcel Number:** 17915003

**2009 Assessed Value:** \$18,200

**Legal Description:** That Portion of Govt Lot 3 Lying southwesterly of Kachemak Drive, T6S R13W S23

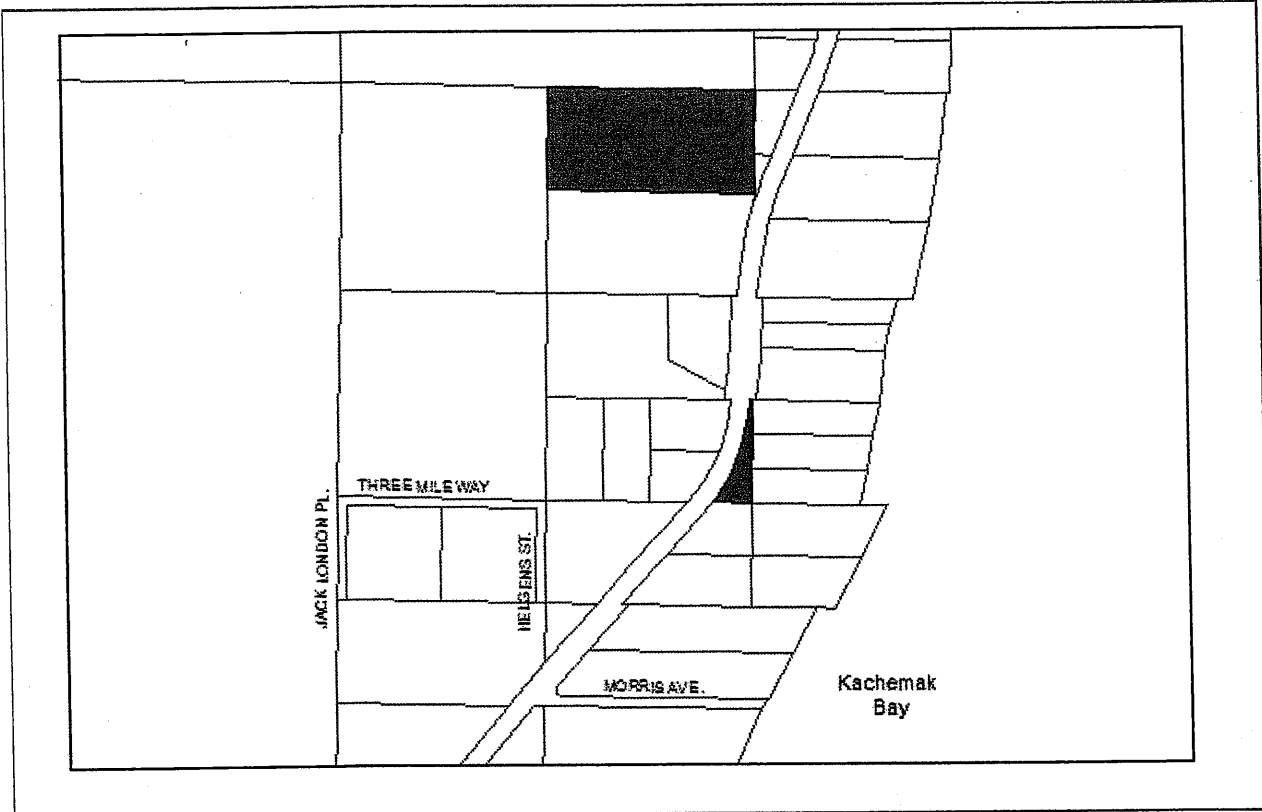
**Zoning:** Rural Residential

**Wetlands:** No wetlands

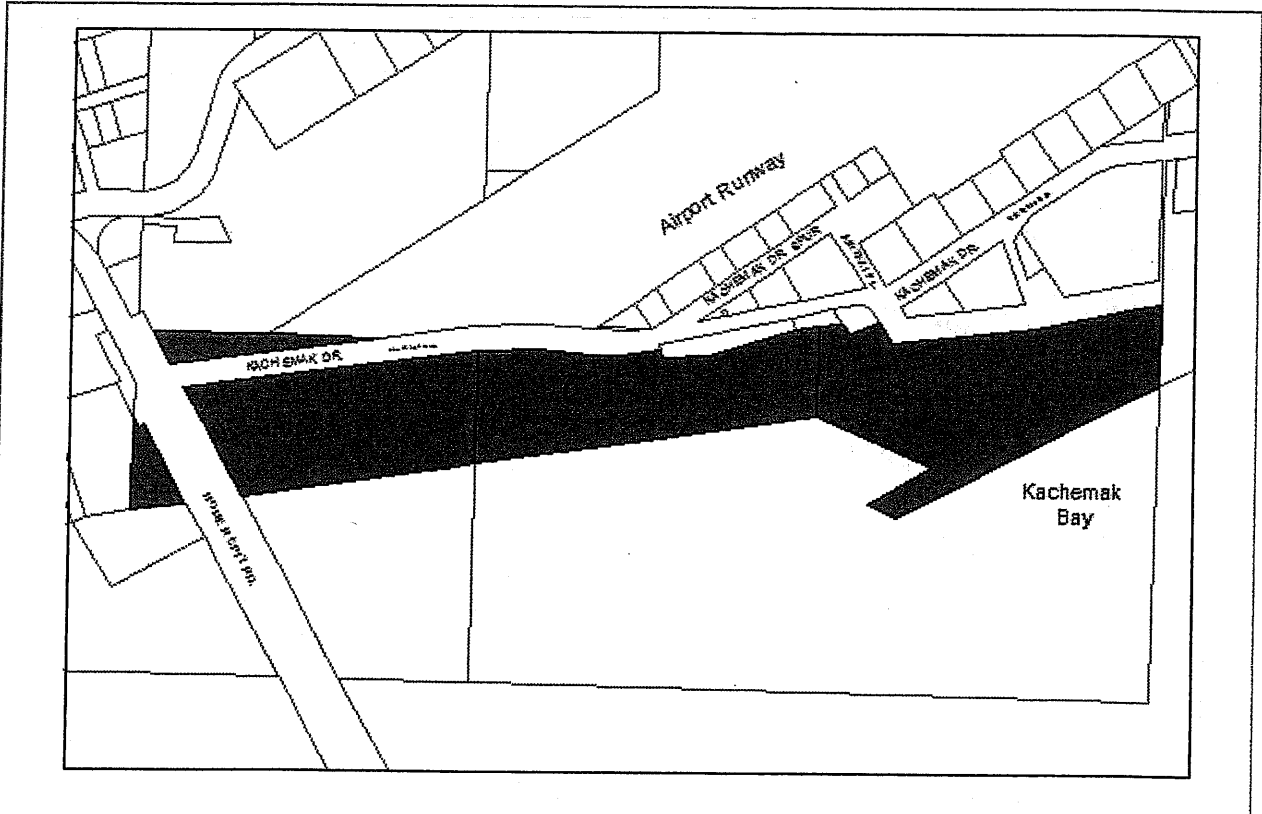
**Infrastructure:** Paved road access

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

**Finance Dept. Code:**



<b>Designated Use:</b> Large lot—undesignated. Small lot: Public Purpose Undesignated.	
<b>Acquisition History:</b> No history for Gov't Lot 36. Lot 1: Ordinance 97-06(S) KPB	
<b>Area:</b> Gov't Lot 36: 5 acres Harry Feyer Subdivision Lot 1: 0.39 acres	<b>Parcel Number:</b> 17910001, 17911005
<b>2009 Assessed Value:</b> \$72,300 (lot 36), \$23,800 (lot 1)	
<b>Legal Description:</b> Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Lot 36 is wetland. Lot 1 is not.
<b>Infrastructure:</b> Paved Road access, power.	
<b>Notes:</b> Access to Gov't lot 36 is by public access easement rather than dedicated Right of Way. Future development of this lot would need to address any access concerns.	
Lot 1 is a sliver of land left over after the dedication of Kachemak Drive. Currently, two driveways cross the property to reach the homes to the west. The majority of this lot has an access easement across it, so there is only a portion of land that could be used for a structure. Further, Kachemak Drive is only 60 feet wide at this point instead of the usual 100 ft width.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational

**Acquisition History:** Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

**Area:** 35.16 acres

**Parcel Number:** 18101030, 18101032, 17940107

**2009 Assessed Value:** \$292,300

**Legal Description:** Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

**Zoning:** General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road

**Wetlands:** Coastal wetlands. Designated critical habitat. Flood Hazard area.

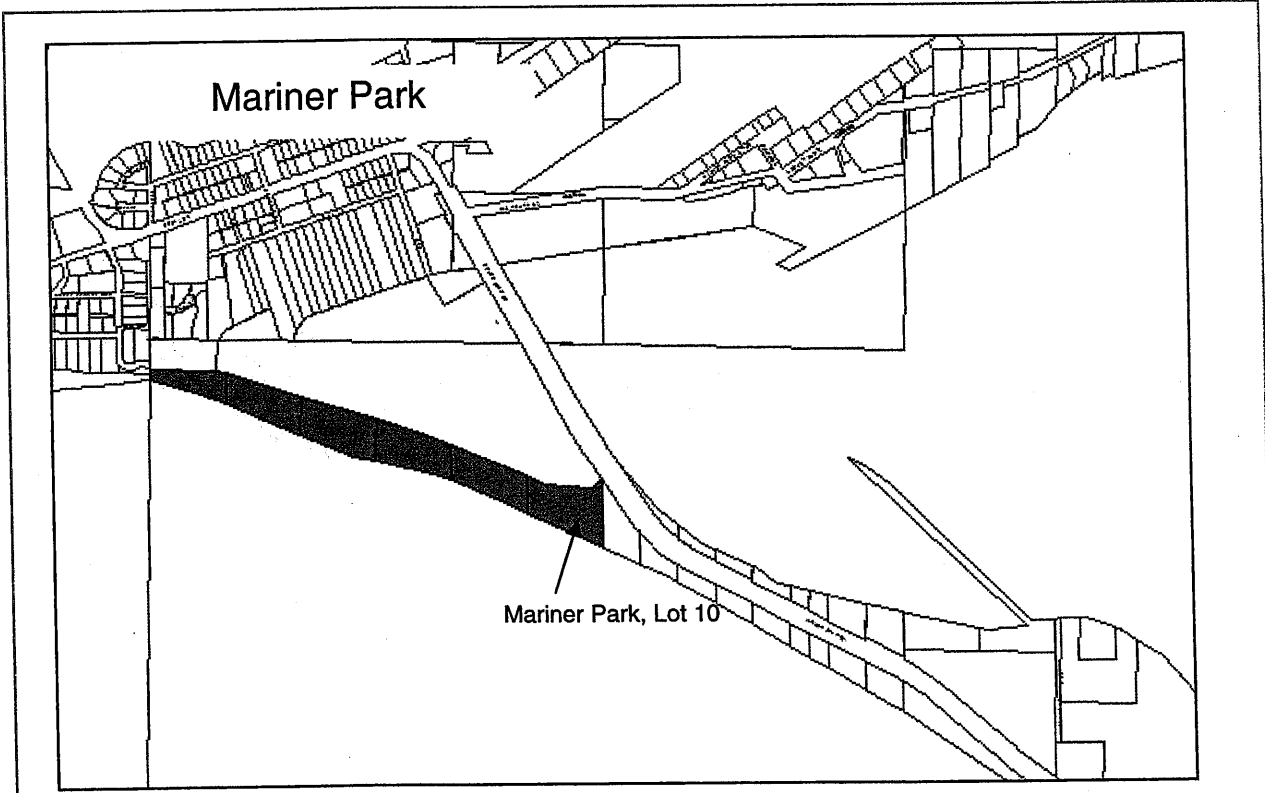
**Infrastructure:** Water, sewer and paved road access

**Notes:** Spit trailhead parking lot expanded in 2009.

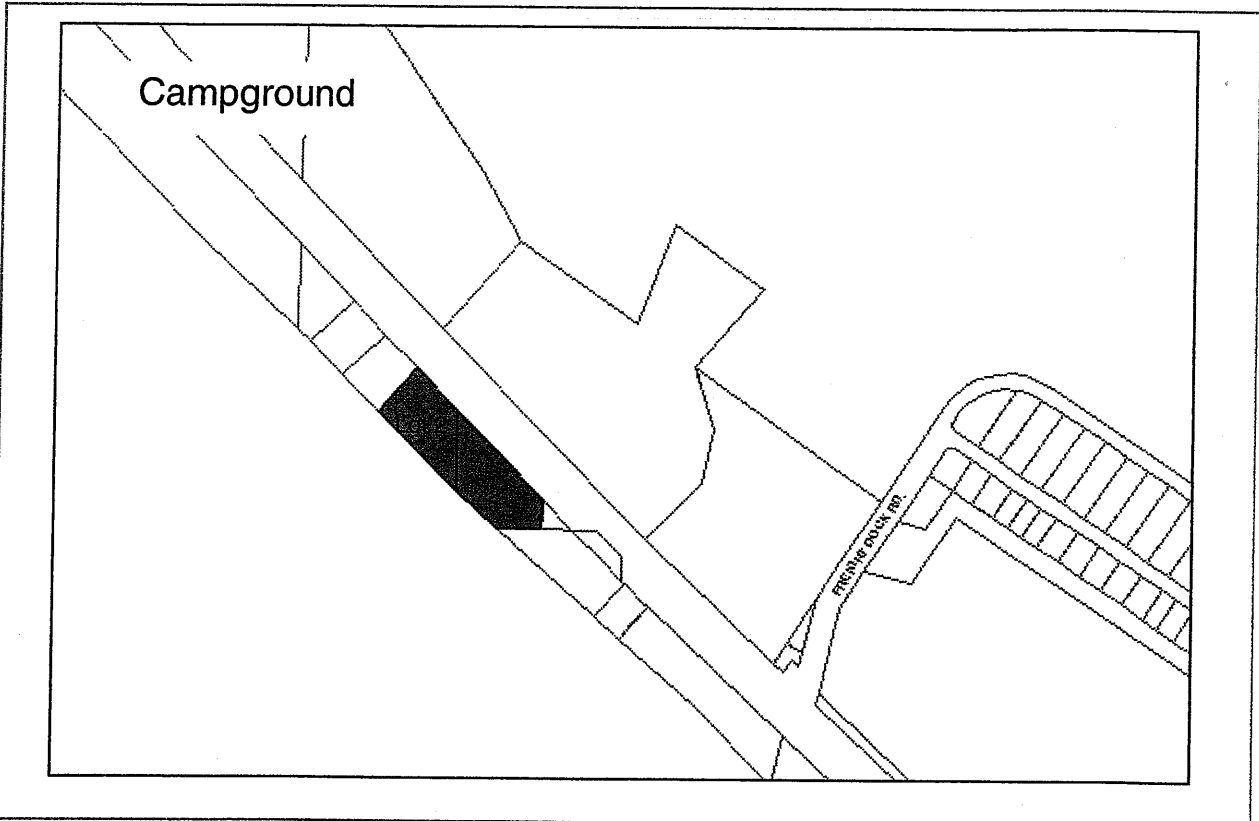
Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern" ). They are recognized as sites of international importance. <http://www.whsrn.org/>

See also section C page 9.

**Finance Dept. Code:**



<b>Designated Use:</b> Undesignated	
<b>Acquisition History:</b> Lot 10: Simmons purchase, 1983. Other are EVOS purchases.	
<b>Area:</b> 32.32 acres	<b>Parcel Number:</b> 18101002-07
<b>2009 Assessed Value:</b> \$144,700	
<b>Legal Description:</b> T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 10-15	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Tidal
<b>Infrastructure:</b> No infrastructure	
<p><b>Notes:</b> Acquisition of Lots 11-145 should be researched to see how they were acquired.</p> <p>Mariner Park is not a designated Park. Part of the park facilities are located in the lot to the north, which may also be owned by the City. The City has requested the state research this matter. Fall 2006</p> <p>Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern" ). They are recognized as sites of international importance. <a href="http://www.whsrn.org/">http://www.whsrn.org/</a></p>	
<b>Finance Dept. Code:</b>	



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

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

**Parcel Number:** 18103101, 02

**2009 Assessed Value:** \$580,000 (Includes value of the campground office)

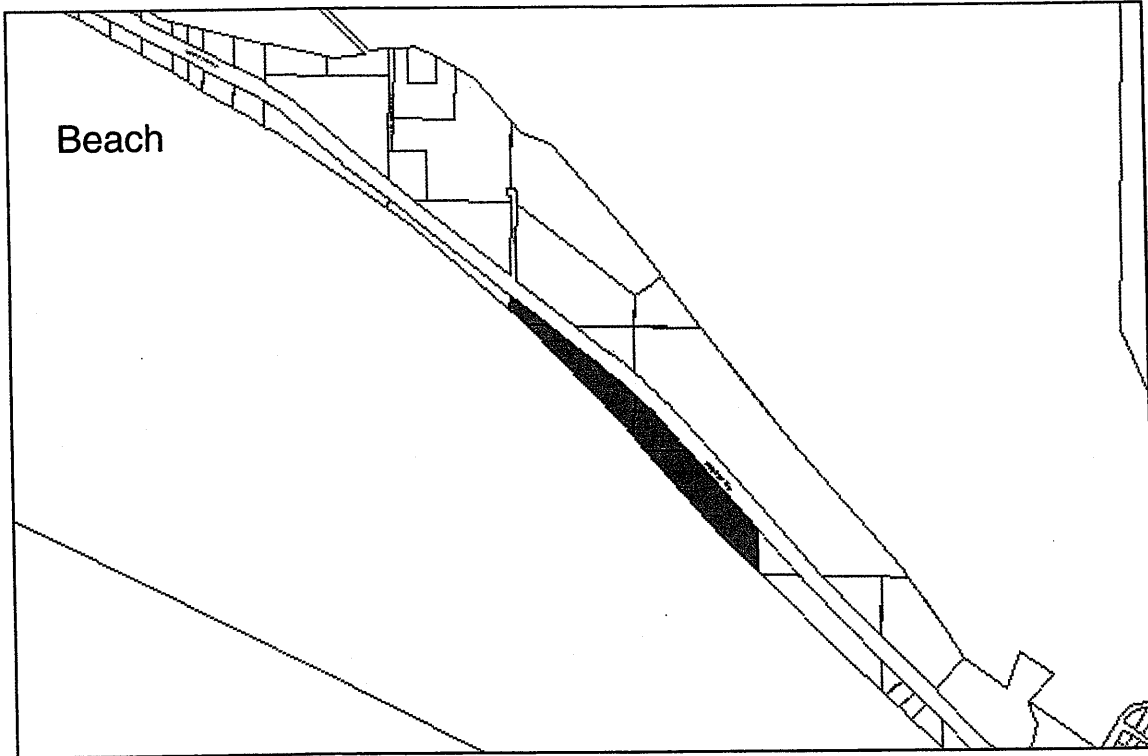
**Legal Description:** Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

**Zoning:** Lot 2: Open Space Recreation. Lot 14: Marine Industrial

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

**Notes:** At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.

**Finance Dept. Code:**



**Designated Use:** Public Use/ Open Space Recreation  
**Acquisition History:** Ord 90-26 (KPB). Lot 6: EVOS purchase

**Area:** 23 acres

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

**2009 Assessed Value:** \$262,200

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

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

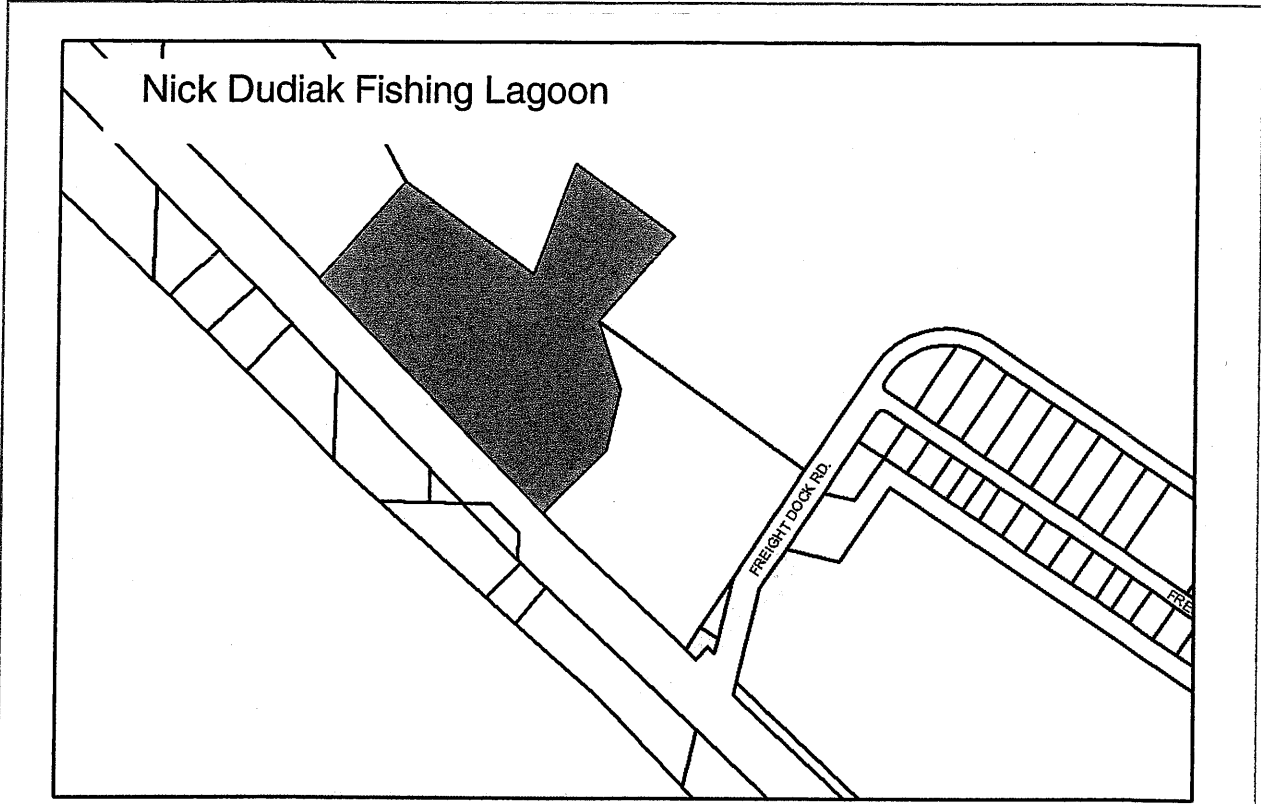
**Wetlands:** Tidal

**Infrastructure:** Paved Road access

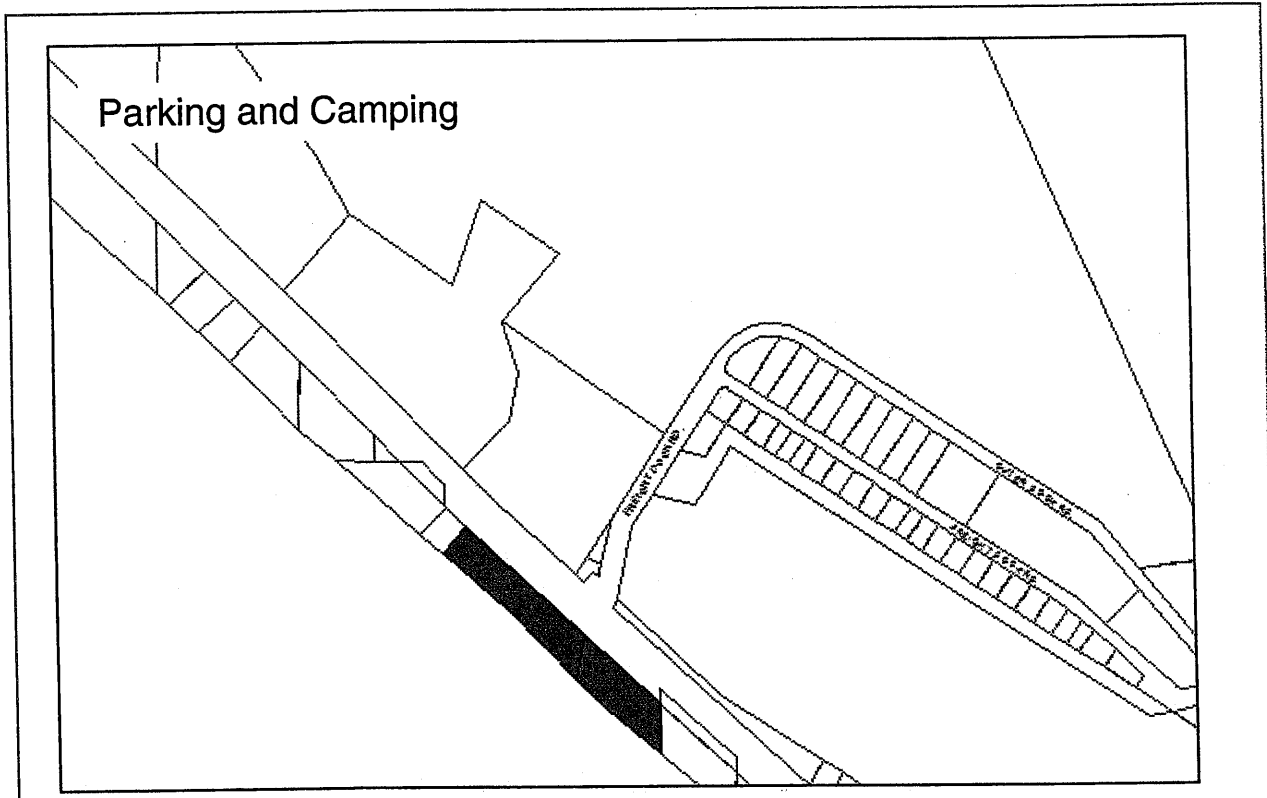
**Notes:**  
 Acquisition history of lot 6 should be researched.

**Finance Dept. Code:**





<b>Designated Use:</b> Fishing Lagoon	
<b>Acquisition History:</b> Ord 83-26 Purchase from World Seafood	
<b>Area:</b> 17.71 acres	<b>Parcel Number:</b> 18103116
<b>2009 Assessed Value:</b> \$2,144,700	
<b>Legal Description:</b> T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> N/A. Portions in floodplain.
<b>Infrastructure:</b> City Water and Sewer, paved road access. Restroom.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



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

**Area:** 5.7 acres

**Parcel Number:** 18103301, 18103108

**2009 Assessed Value:** \$672,500

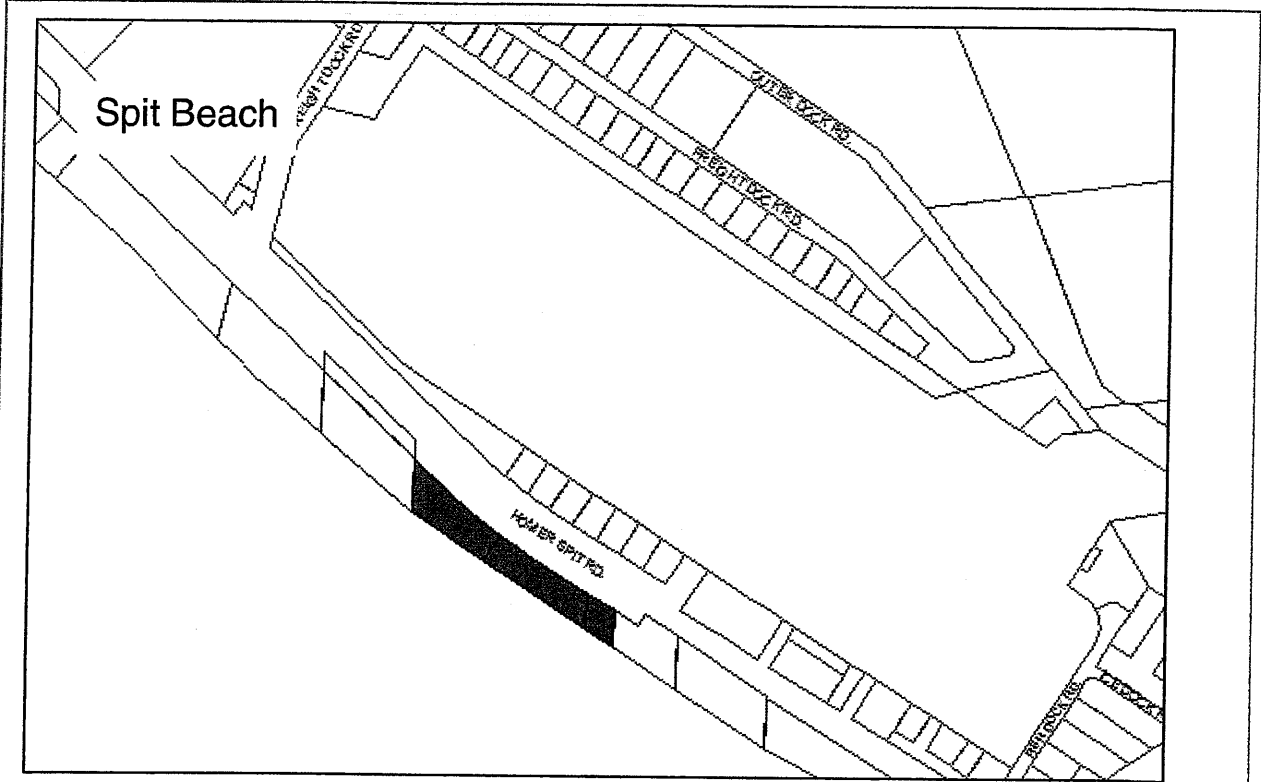
**Legal Description:** Homer Spit Amended Lots 7 and 9

**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

**Finance Dept. Code:**



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

**Area:** 2.36 acres

**Parcel Number:** 181033 4, 5, 6

**2009 Assessed Value:** \$414,000

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

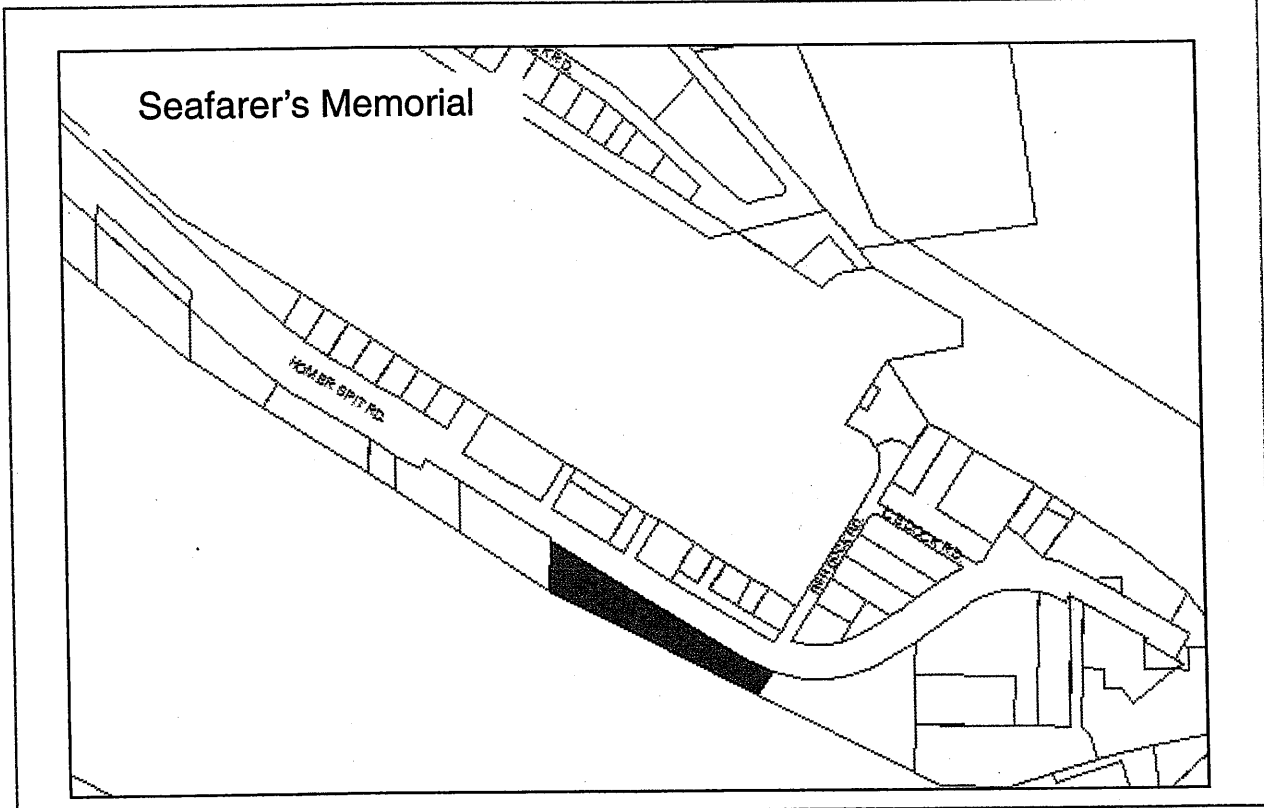
**Zoning:** Open Space Recreation

**Wetlands:** N/A

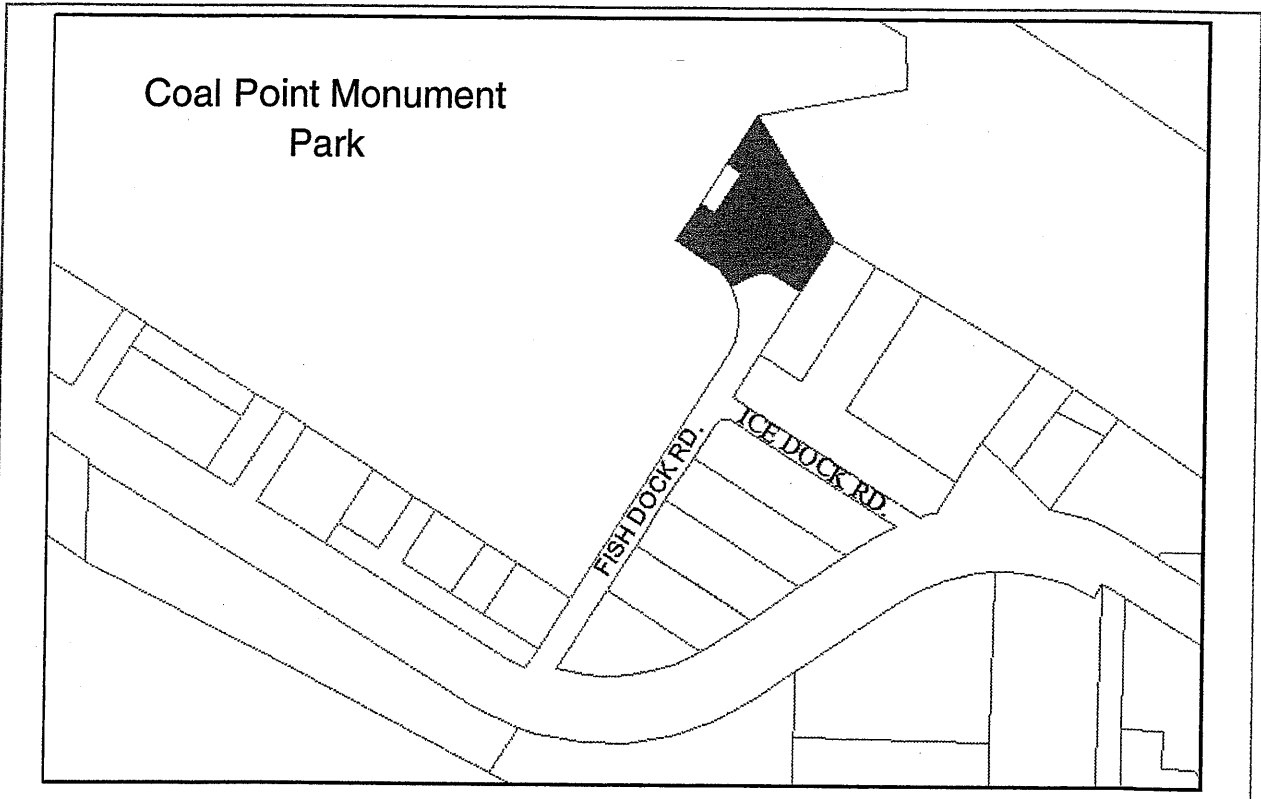
**Infrastructure:** Paved Road

**Notes:**

**Finance Dept. Code:**



<b>Designated Use:</b> Seafarer's Memorial and parking	
<b>Acquisition History:</b>	
<b>Area:</b> 2.52 acres	<b>Parcel Number:</b> 18103401
<b>2009 Assessed Value:</b> \$316,900	
<b>Legal Description:</b> Homer Spit Amended Lot 31	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved Road	
<b>Finance Dept. Code:</b>	



**Designated Use:** Park  
**Acquisition History:**

**Area:** 1.09 acres

**Parcel Number:** 18103426

**2010 Assessed Value:** \$322,600

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

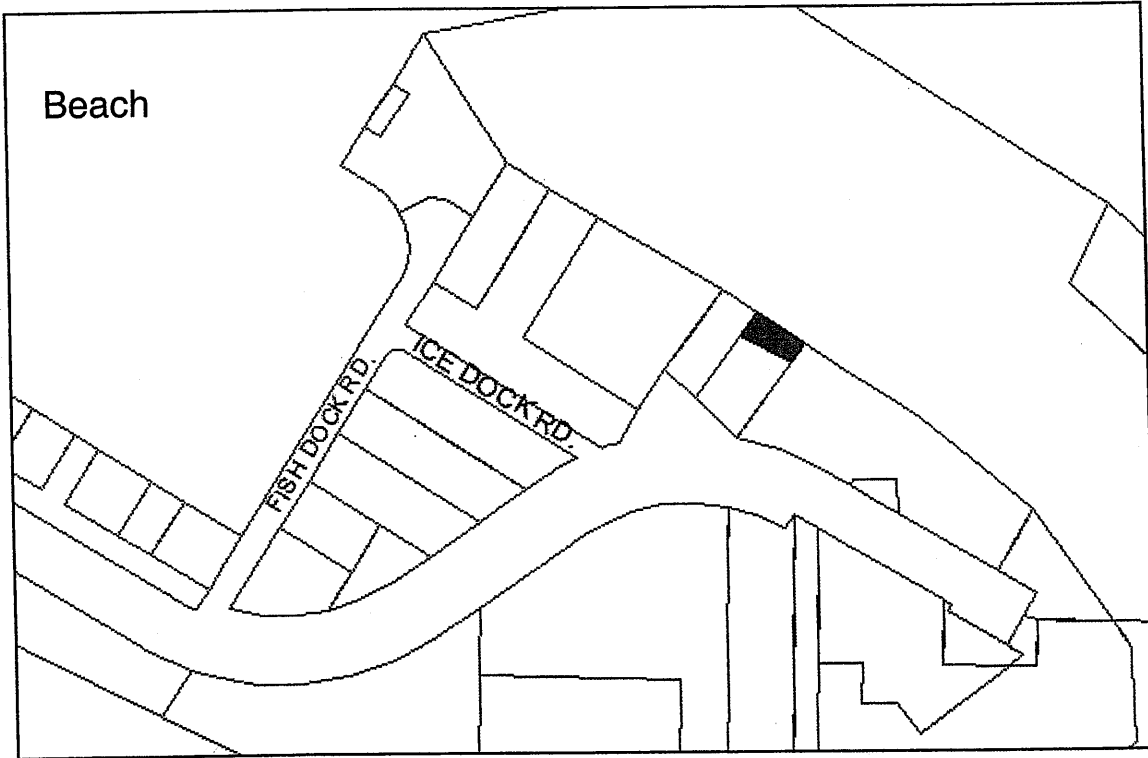
**Zoning:** Marine Industrial

**Wetlands:**

**Infrastructure:** gravel road

**Notes:**

**Finance Dept. Code:**



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

**Area:** 0.11 acres

**Parcel Number:** 18103446

**2009 Assessed Value:** \$68,800

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

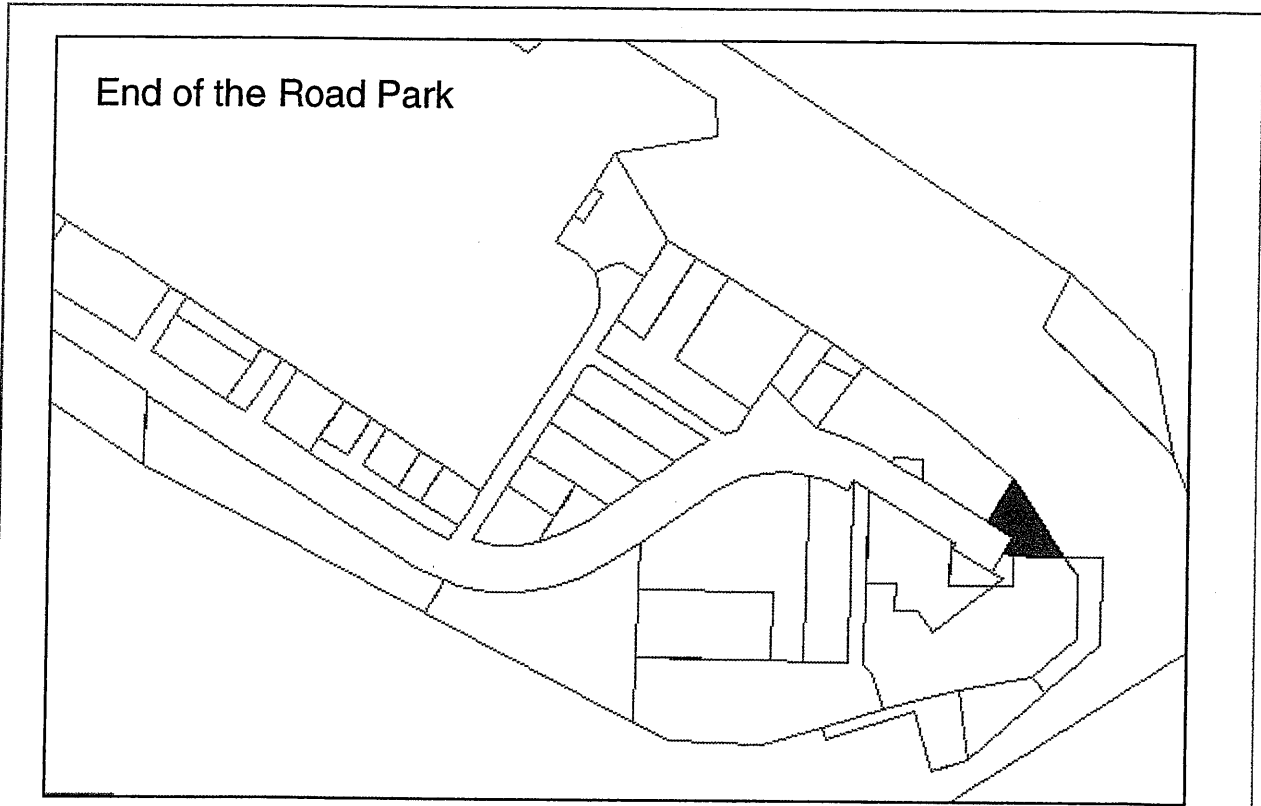
**Zoning:** Marine Industrial

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

**Infrastructure:**

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Not Designated  
**Acquisition History:**

<b>Area:</b> 0.43 acres	<b>Parcel Number:</b> 18103448
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**2009 Assessed Value:** \$173,400

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

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
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- The land is used as End of the Road Park.

**Finance Dept. Code:**

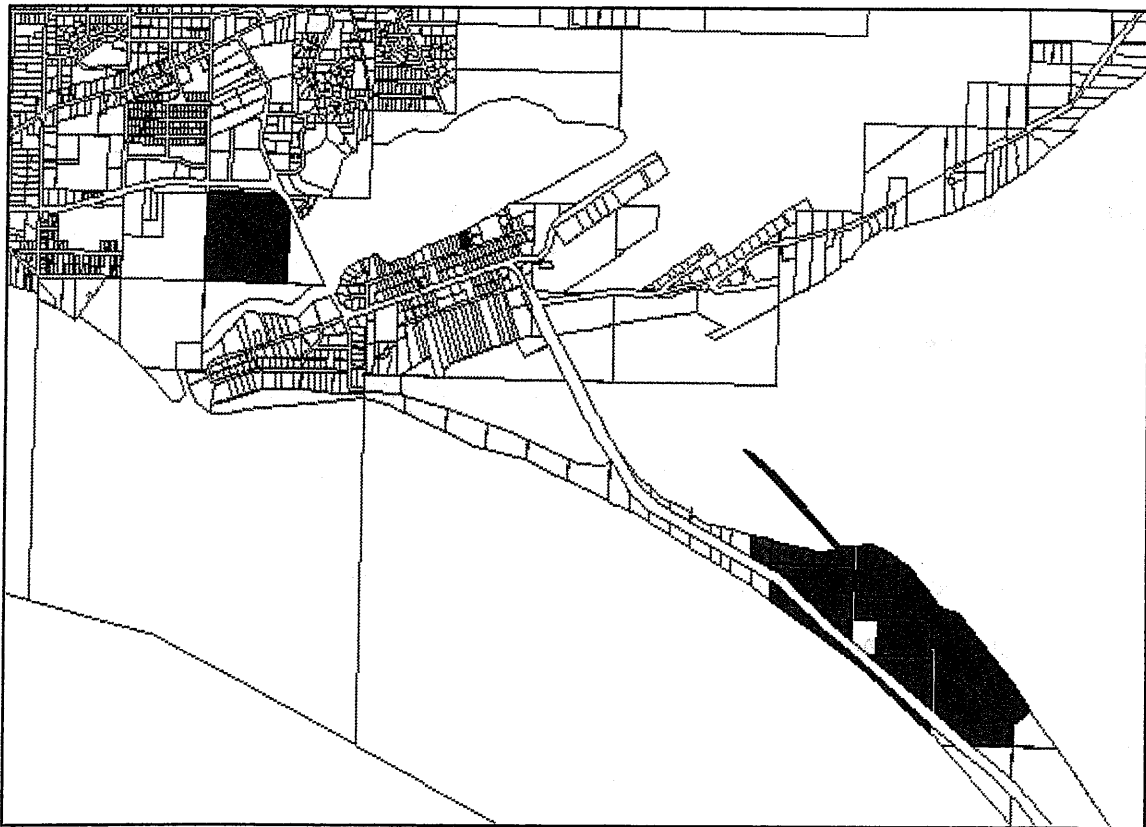




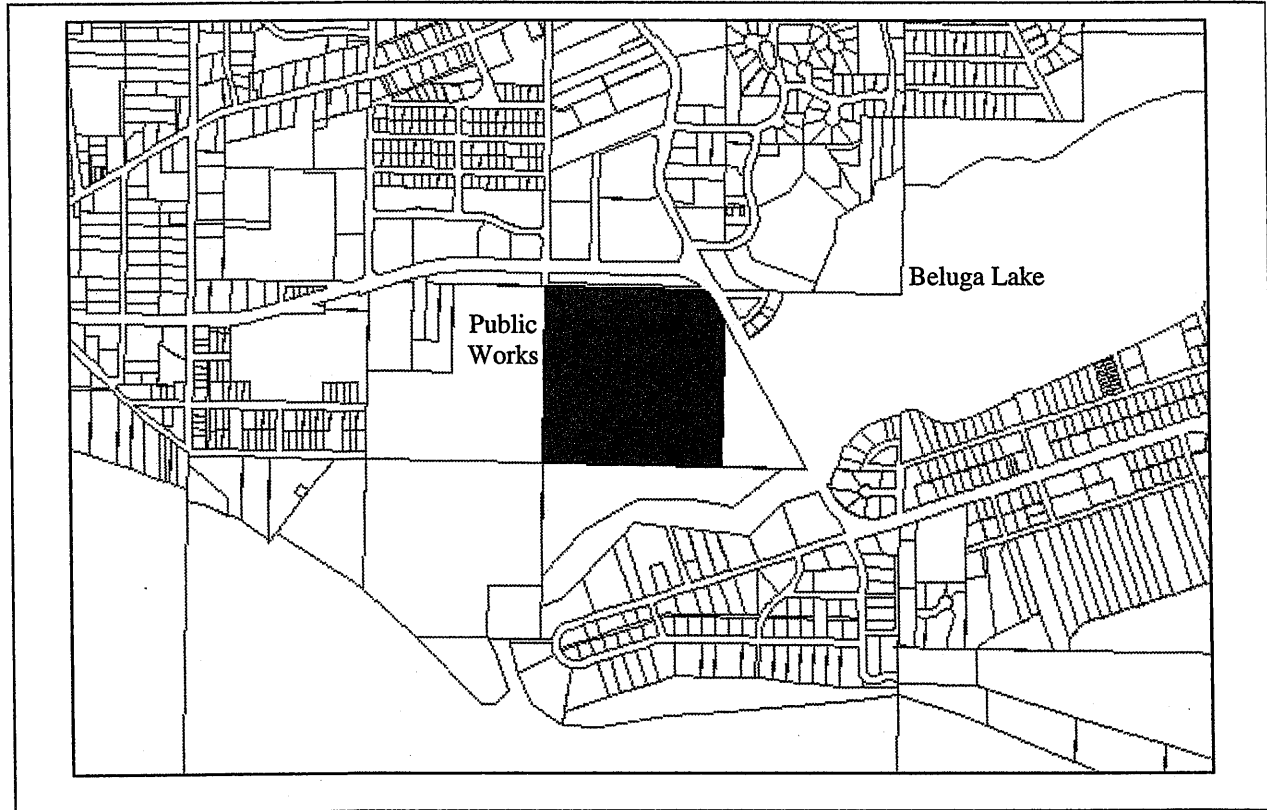
## Homer Conservation Easement Lands

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

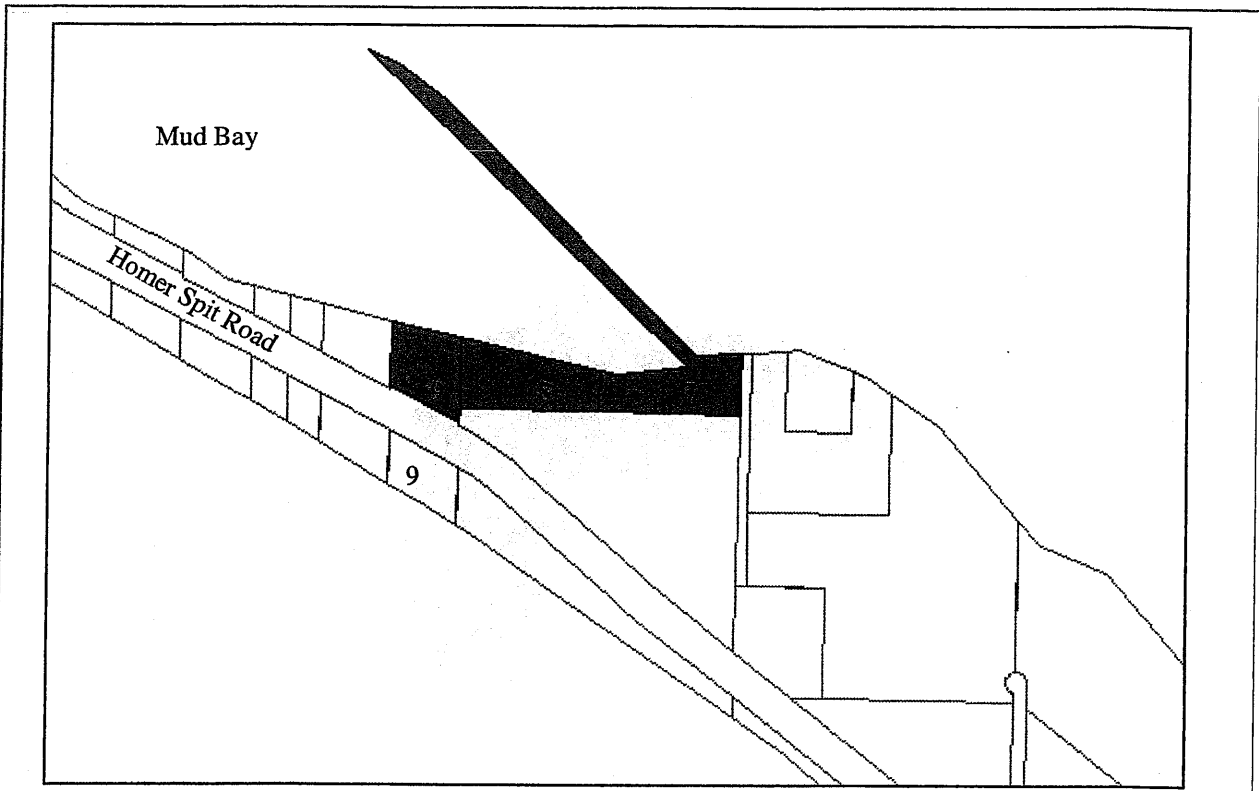
Total acreage: 169.72 acres.



This section updated 1/27/2012



<b>Designated Use:</b>	
<b>Acquisition History:</b> EVOS purchase and conservation easement.	
<b>Area:</b> 39.24 acres	<b>Parcel Number:</b> 17714006
<b>2009 Assessed Value:</b> \$48,400	
<b>Legal Description:</b> HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
<b>Zoning:</b> Conservation	<b>Wetlands:</b> Beluga Slough Estuary
<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98.</li> <li>• Parcel is within a FEMA-mapped floodplain.</li> </ul>	
<b>Finance Dept. Code:</b> 392.0013	



**Designated Use:**

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

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

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

**2009 Assessed Value:** Lot 7: \$115,800 Lot 8: \$76,600 Lot 9: \$65,100 Lot 9S: \$10,300

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

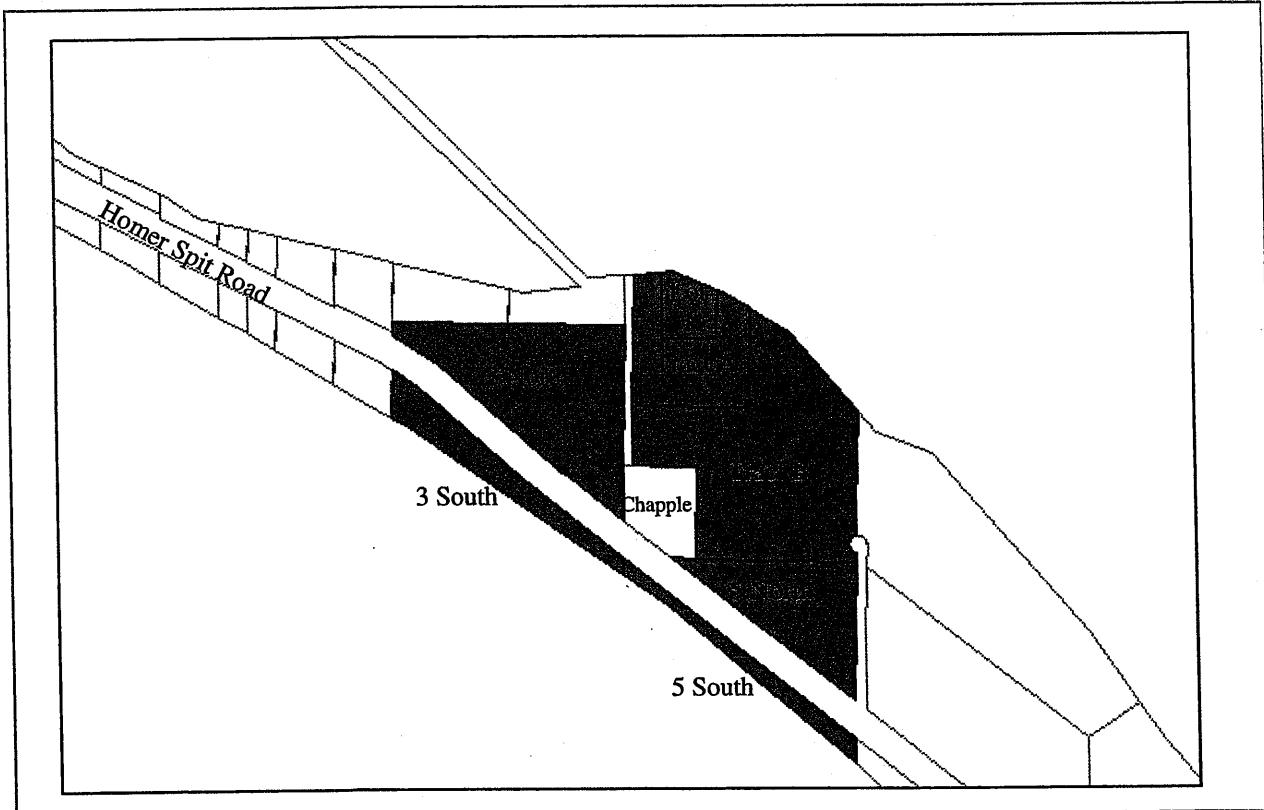
**Zoning:** Conservation—lots 7 and 8  
 Open Space Recreation—Lot 9

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

**Notes:**

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

**Finance Dept. Code:**



**Designated Use:**

**Acquisition History:** EVOS purchase and conservation easement.

**Area:** Total: 70.97 acres

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

**2009 Assessed Value:** Total: \$989,500

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

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

**Zoning:** Conservation

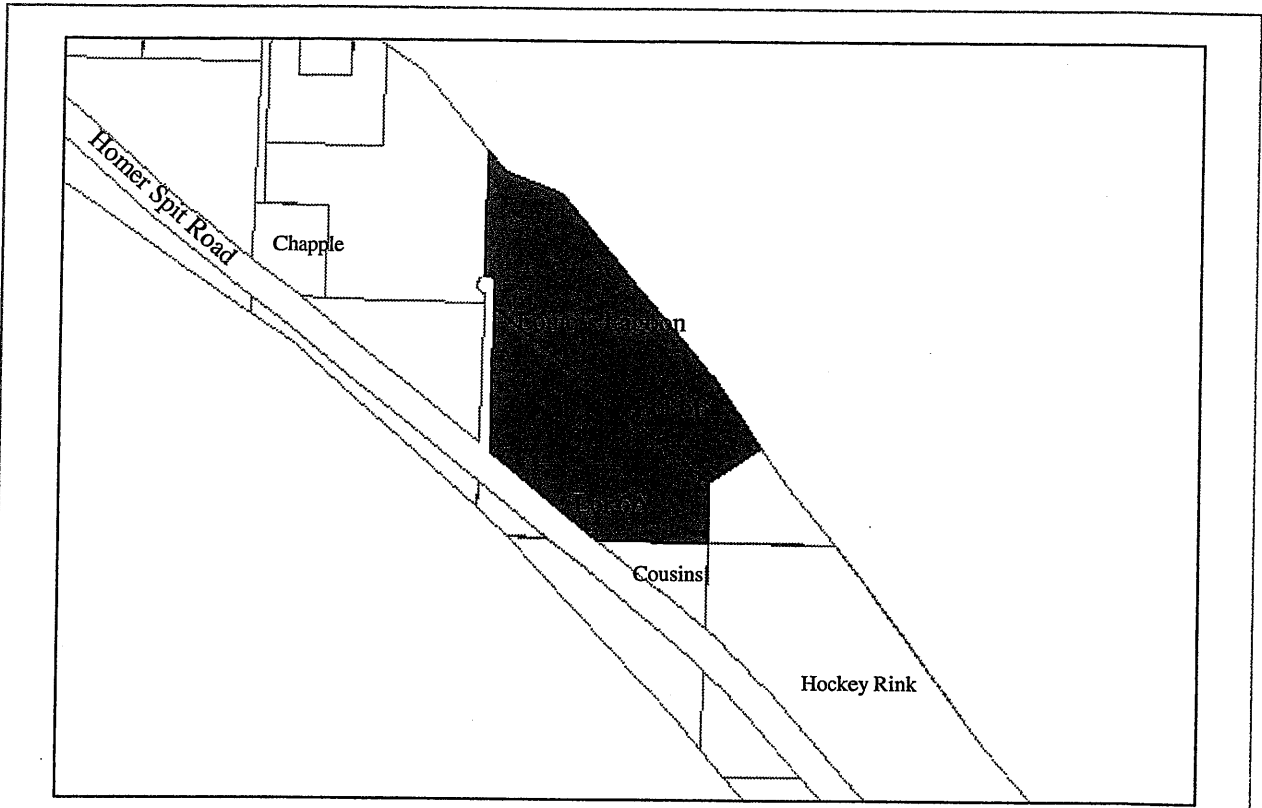
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

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

**Notes:**

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

**Finance Dept. Code:**



**Designated Use:**

**Acquisition History:** EVOS purchase and conservation easement.

**Area:** Total: 45.47 acres

**Parcel Number:** 181-020 - 18, 19

**2009 Assessed Value:** Total: \$747,300

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

**Zoning:** Conservation

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

**Notes:**

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

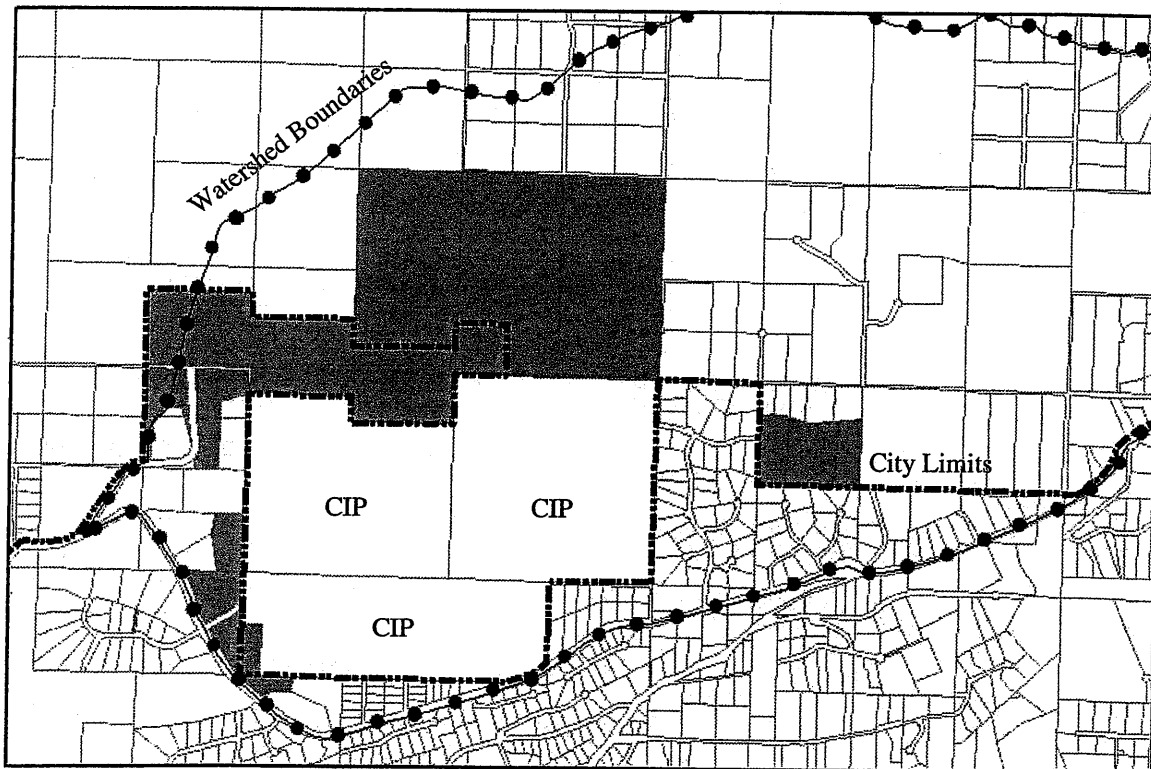
**Finance Dept. Code:**



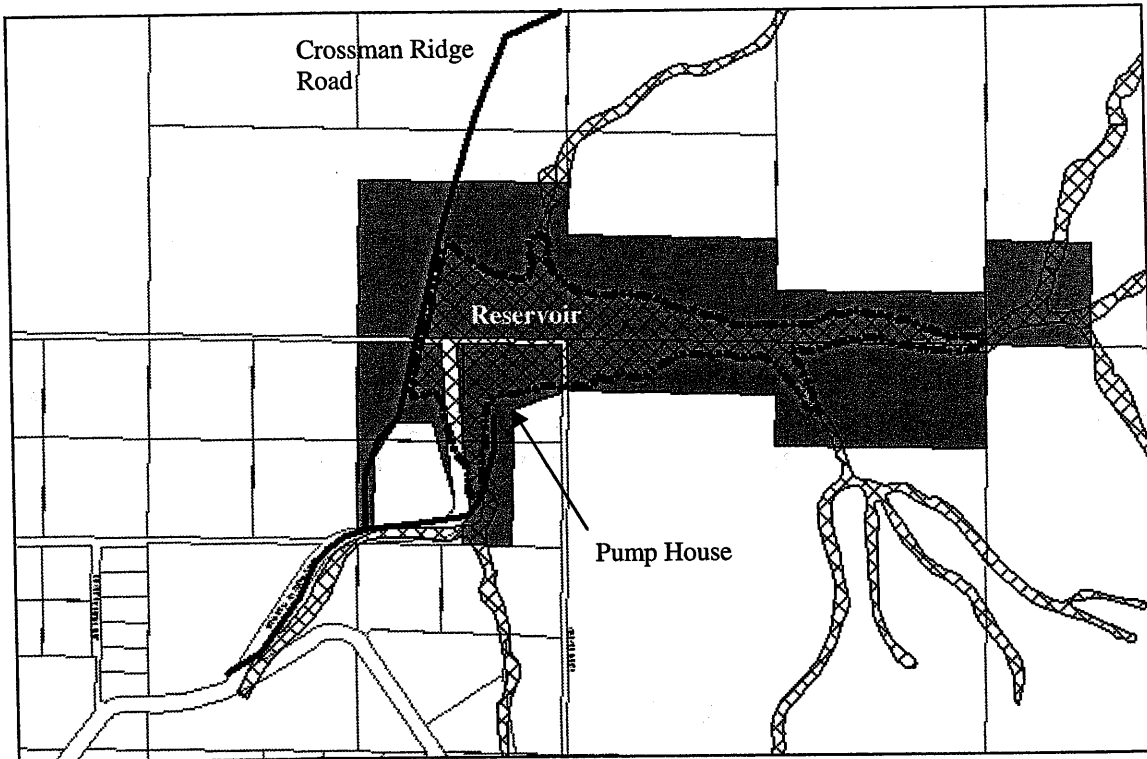
### City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 19 lots totaling 395.6 acres with an assessed value in 2010 of \$2,039,200. Lands include conservation purchases from the University of Alaska, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.

In 2006, the number one CIP funding priority was the water supply, including the water treatment plant, water source and watershed land acquisitions. In particular, the City has requested funding to purchase additional property bordering the reservoir and Bridge Creek for both water treatment expansion and preservation.



Section updated February 6, 2012



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

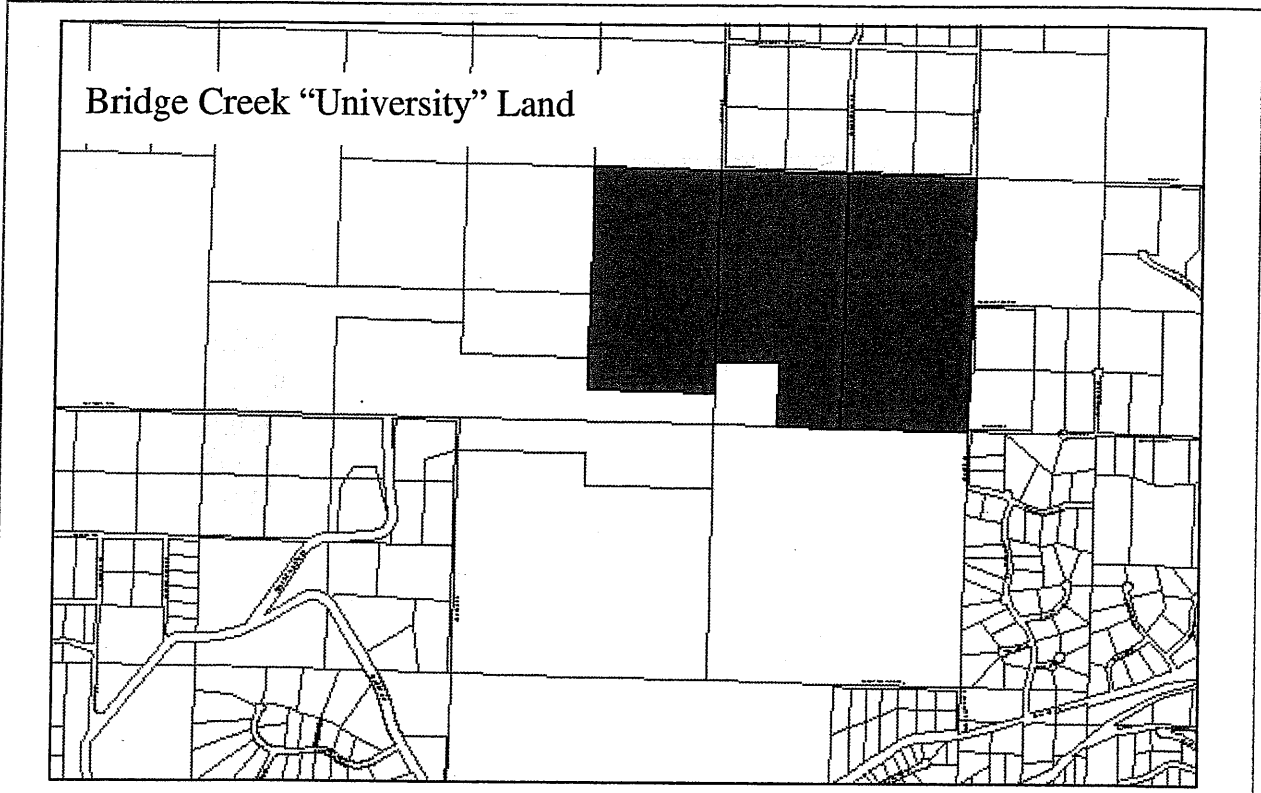
**Area:** 120.9 acres      **Zoning:** Conservation      **2009 Assessed Value:** \$463,400

**PARCEL ACREAGE LEGAL**

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

**Finance Dept. Code:**





**Designated Use:** Bridge Creek Watershed Property

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

**Area:** 220 acres

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

**2009 Assessed Value:** \$167,600

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

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

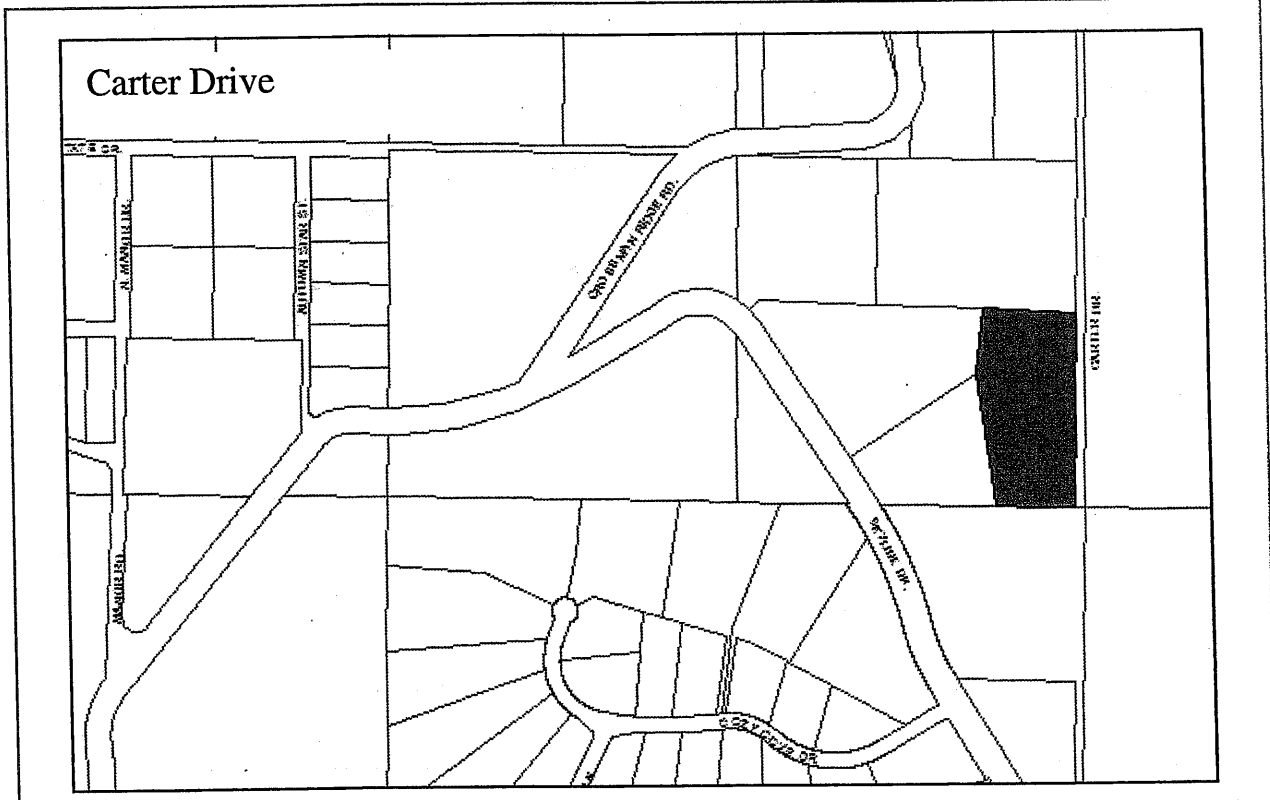
**Wetlands:** Some wetlands. Bridge Creek flows through the property.

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

**Notes:**

Paid \$265,000 for land in 2003.

**Finance Dept. Code:**



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

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

**Area:** 5.93 acres

**Parcel Number:** 173070760

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

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

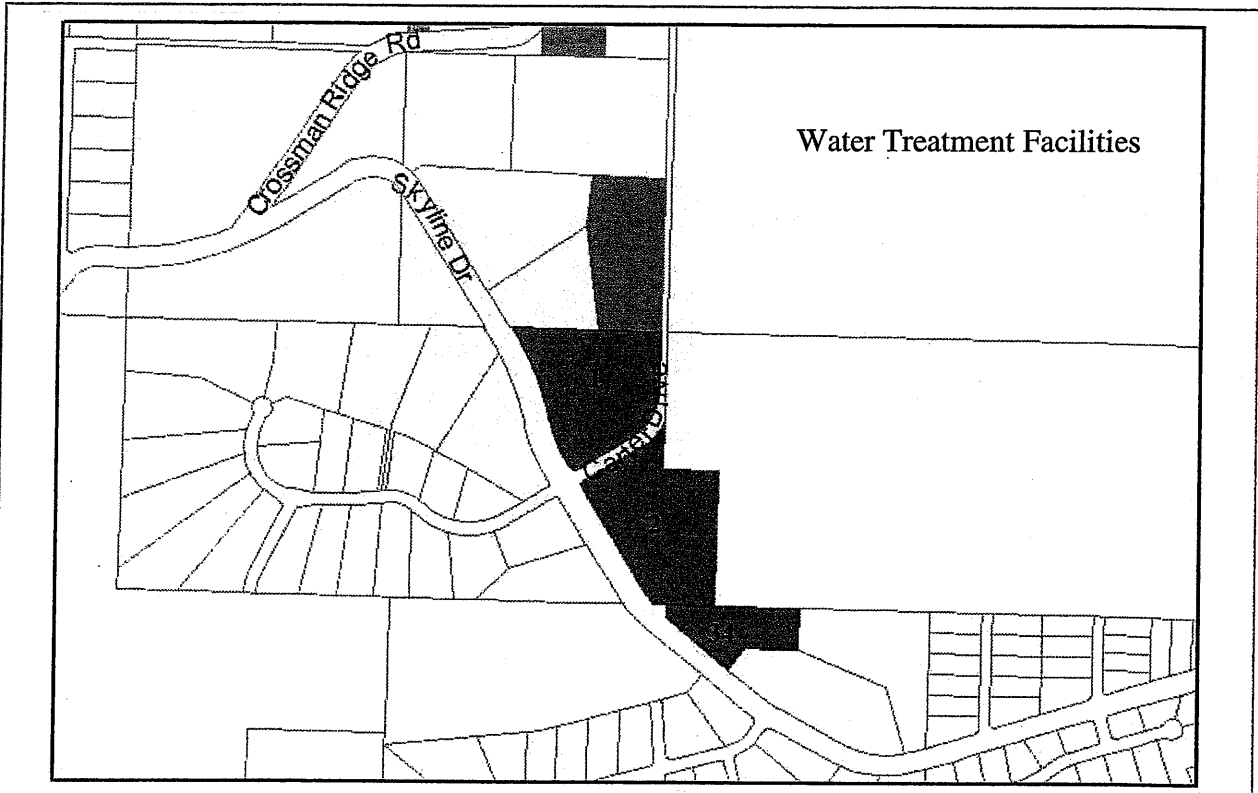
**Zoning:** Rural Residential, Bridge Creek WPD

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

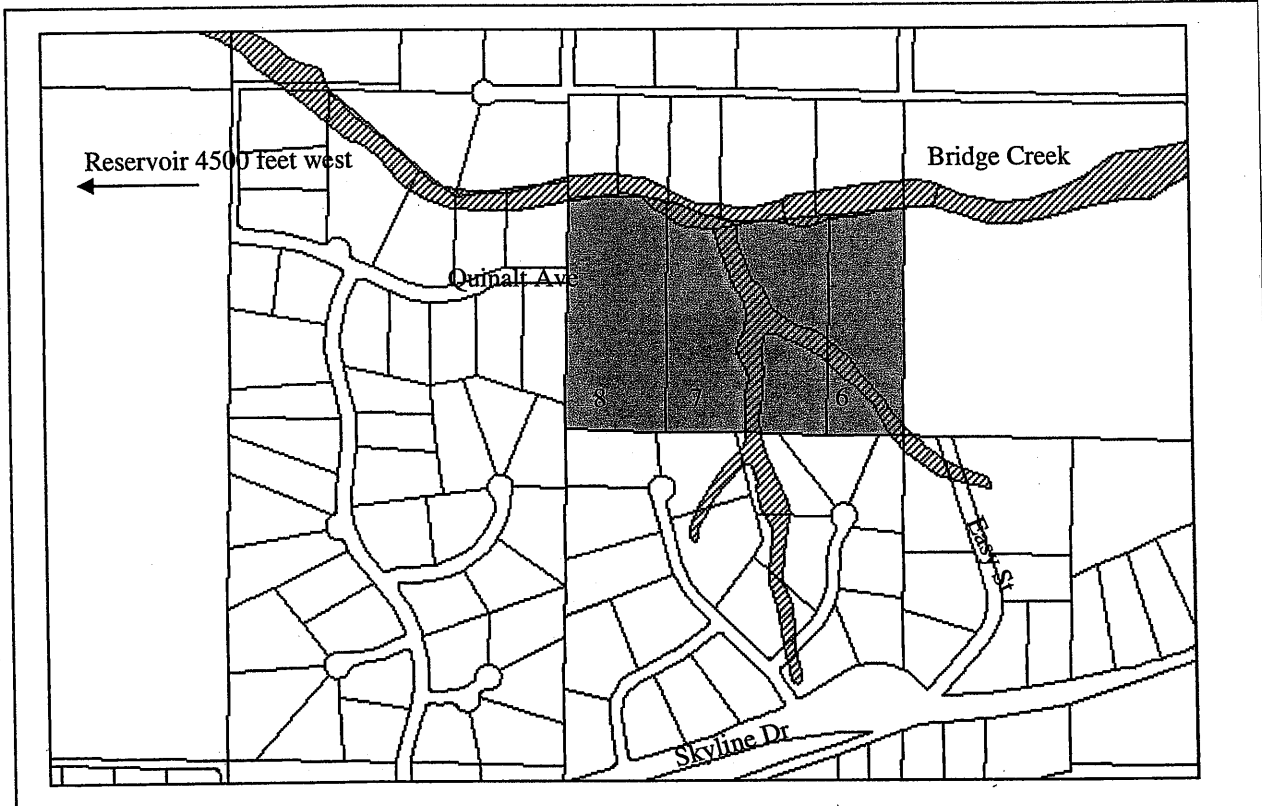
**Infrastructure:** Driveway access to property.

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

**Finance Dept. Code:**



<p><b>Designated Use:</b> Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.</p> <p><b>Acquisition History:</b> Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin</p>	
<p><b>Area:</b> Lot 1: 3.873 acres Lot 2: 8.34 acres Lot 34: 3 acres</p>	<p><b>Parcel Number:</b> 17907094, 95, 96, 17308034</p>
<p><b>2010 Assessed Value:</b> Lot 34: land \$85,600, Improvements \$301,500</p>	
<p><b>Legal Description:</b> Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34</p>	
<p><b>Zoning:</b> Rural Residential, Bridge Creek WPD</p>	<p><b>Wetlands:</b> Some discharge slope wetland, possibly a creek to the Reservoir.</p>
<p><b>Infrastructure:</b> Paved road, electricity</p>	
<p><b>Notes:</b></p> <p>Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr Western half of lot 2 has old water tank. Former water treatment plant site. Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant. Lot 34 site of 1 million gallon water tank.</p>	
<p><b>Finance Dept. Code:</b></p>	



**Designated Use:** Watershed Protection Purposes  
**Acquisition History:** Ordinance 2009-08(A)

**Area:** Lot 6: 6.91 acres, Lot 7: 13.38 acres  
 Lot 8: 8.89 acres Total: 28.81 acres

**Parcel Numbers:** 1736600 6, 7, 8

**2009 Assessed Value:** \$137,400 (all lots)

**Legal Description:** Lots 6,7 and 8, Roehl Parcels Record of Survey Amended

**Zoning:** Not in city limits.

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

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

**Notes:**

Lots purchased 2/25/09  
 Lot 6, \$58,735, recorded document 2009-000612-0  
 Lot 7, \$113,730, recorded document 2009-000613-0  
 Lot 8, \$75,565, recorded document 2009-000611-0  
 Total Cost: \$248,030

The northern lot line of these lots is bridge creek, and meanders as the creek meanders.

**Finance Dept. Code:**

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	A-2
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-2
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	A-3
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	A-3
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	A-3
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	A-3
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	A-3
18103228	4290 FREIGHT DOCK RD	0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 9	A-3
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	A-3
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	A-3
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-4
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	A-5
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	A-5
18103324		Portion	Homer Spit Sub No 2 Lot 12-A	A-6
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-10
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-11
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-12
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-13
18103442	4460 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-14
18103443	4470 HOMER SPIT RD	0.18	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-15

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103444	4474 HOMER SPIT RD	0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-16
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-17
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-17
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-18
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-19
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	B-2
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-20
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-21
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-22
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-23
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-24
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-25
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-26
17510070	450 STERLING HWY	4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	B-3
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-4
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-5
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-6
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-7

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-8
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-9
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	C-10
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	C-10
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	C-11
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	C-11
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	C-11
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	C-11
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	C-11
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	C-11
18101014		0.82	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	C-11
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-12
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-13
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	C-2
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	C-2

## City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS VESTED TO S	C-2
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-3
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY- PASS ROAD	C-4
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	C-4
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	C-5
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	C-5
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	C-6
17908009		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 10	C-7
17908015		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 21	C-7
17908025		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 24	C-7
17908026		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25 SOUTH HALF OF GOVERNMENT LOT 30 LYING WEST O	C-7
17908050	4757 Kachemak Drive	0.49	KACHEMAK DRIVE	C-8
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	D-10
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-11



City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-11
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-11
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-11
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-11
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	D-11
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	D-12
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	D-12
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	D-12
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	D-12
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	D-12
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	D-12
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	D-12
18103253	4065 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	D-12
18103254	4035 FREIGHT DOCK RD	0.31	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	D-12
18103255	4001 FREIGHT DOCK RD	0.35	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	D-12
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-12
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-13
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-13
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-13

## City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-14
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-14
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-14
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-14
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-14
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-14
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-14
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-14
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-14
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-14
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	D-14
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	D-15
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-16
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-17
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-17
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	D-18
18103436	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928	D-19
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-2
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-3

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-3
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-4
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-5
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-6
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-7
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-8
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-8
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-9
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17513328	3859 BARTLETT ST	0.25	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B	E-11
17513329		0.85	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-15
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-17
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-18
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-19
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17939003		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 5	E-20
17939004		0.16	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 4	E-20
17939005		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 3	E-20
17939006		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 2	E-20
17939007		0.19	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 SCENIC VIEW SUB NO 6 LOT 1	E-20
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 JACK GIST SUB LOT 2	E-21
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 23 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY	E-22
17915003		0.24	DRIVE	E-23
17910001		5.00	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 36	E-24
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-24
17940107		14.08	T 6S R 13W SEC 22 SEWARD MERIDIAN HM POR GOVT LOT 3 S OF BLKS 300 & 400A HOMER AIRPORT LEASED LANDS	E-25

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101030		10.30	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 13 EXCLUDING HOMER SPIT RD & KACHEMAK BAY DR	E-25
18101032		10.78	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 EXCLUDING KACHEMAK BAY DR	E-25
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-26
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-26
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-26
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-26
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-26
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-26
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-27
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-27
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-28
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-28
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-28
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-28
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-29
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-30
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-30
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-31

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-31
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-31
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-32
18103426		1.09 @ 921	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	E-33
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-34
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-35
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-4
17321013	40722 STACEY ST	1.68	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-A	E-4
17321014	40746 STACEY ST	0.94	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-B	E-4
17321015	41170 BELNAP DR	0.95	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-C	E-4
17503025		6.57	T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-5
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-6
17524110		0.49	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 70	E-7
17524111		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 66	E-7
17524112		0.34	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 67	E-7

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17524126		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 60	E-7
17524127		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59	E-7
17524128		0.38	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 58	E-7
17524129		0.39	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 57	E-7
17524130		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 65	E-7
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-8
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-9
17504023	360 W FAIRVIEW AVE	38.30	T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008 ADDN	E-9
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 OF SEC 6	F-2
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17307094	184 SKYLINE DR	7.83	Hillstrands Homestead Lot 1	F-5
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-5
17307095,6	188 SKYLINE DR	8.34	Hillstrands Homestead Lot 2	F-5
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-6
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-6
17366008		9.10	400 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	F-6
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
18101023		3.00	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	G-3
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3



## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B 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







**MANAGERS REPORT**  
**March 12, 2012**

**TO:** MAYOR HORNADAY / HOMER CITY COUNCIL

**FROM:** WALT WREDE

UPDATES / FOLLOW-UP

1. Natural Gas: We are following through with the action plan discussed by the Council at the workshop last month. The Council has now passed a resolution in support of the \$1.00 per MCF tariff. At this meeting, two ordinances are up for introduction. One governs utilities, including gas mains, constructed within the ROWs. The other amends the Local Improvement District chapter of the code to allow for gas utility LIDs. We are discussing alternative methods for financing the distribution system build-out including one that we will do some work on in Juneau this week. I am preparing a progress report of the work Homer is doing in preparation for gas to distribute to the Governor and the Legislature. The next big step is for Council to initiate the LID process. I anticipate bringing you the first resolution starting the process in April. Enstar is in the process of providing me with cost estimates for doing distribution work in the entire town. They are also looking into whether the tariff could be amended to allow lots that front on the main transmission line to be part of an assessment district. The answer has big implications for how much each lot would pay. I covered a lot here quickly. Please don't hesitate to ask questions.
2. Customer Charge / Multi-family Dwellings: The new customer charge for residential units in multi-family dwellings which was approved by the Council last year is about to go into effect. Some of you have been contacted by apartment building owners who have expressed disapproval. It might be a good time to remind ourselves why the Council enacted this change since there appears to be some confusion and misinformation out there. Customer charges for residential units within multi-family dwellings are very common. The staff has been recommending this for a number of years and Council approved it this summer as part of setting the overall fee schedule for the next two years. Recall that the Council changed the commodity fee from commercial to residential and added the customer fee for each unit. Customer charges cover the fixed costs associated with maintaining the infrastructure. In December, the Council dropped the requirement that each unit have a separate meter and went with an administrative charge instead in part, to save money for contractors and dwelling owners. The Council made the change to customer charges for a number of reasons including:
  - Fairness: it was seen as unfair that single family homes paid a customer charge but apartments did not. Everyone benefits from the distribution system, fire hydrants etc. being maintained properly. This spreads the cost more equitably.
  - Increase Customer Base: One of the goals of the Council has been to increase the customer base to balance the budget and keep the Water

and Sewer Fund in the black. This added approximately 400 customers and significant additional revenue.

- Stable Fees: The Council did not wish to raise the basic fees for water and sewer for the next two years. The Council was able to keep fees at the current level with no increases by reducing its contribution to depreciation reserves to a minimal amount and spreading costs more equitably among the residential customer base.

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

3. Lake Street / Refined Scope of Work: You may recall that a rebuild of Lake Street is included in the STIP. Rick Abboud has been working with DOT/PF and encouraging them to construct separated sidewalks and/or a bike trail on either side of the road. He and Carey have also suggested that a bike lane on the West side of the road would also be beneficial as an alternative. Last week we had a teleconference with DOT/Pf about Lake Street. DOT/PF stated that because of drainage, drainage infrastructure maintenance, ROW issues, and other concerns, they felt that a separated sidewalk or bike path on the West side would be problematic. They suggested a bike lane instead and asked if that was acceptable to the City. Under that scenario, Lake Street would have a sidewalk on one side and a bike lane on the other. Not ideal, but a big improvement over what we have now. We told them that would likely be acceptable but before a plan like that gets finalized, I wanted to see if Council has any objections or comments.
4. E-Mail Training: Last year the Council had a discussion with City Attorney Holly Wells about the Council's use of e-mail to conduct official, council related business. There was discussion about what is subject to disclosure as a public record and what is not. There was discussion about the possible problems with doing official business on your personnel computer, especially if that computer is not tied into the City server. I have spoken to Holly about this recently and she is ready to talk to Council about this when you are ready. There was talk about a possible training session, technological solutions, and possible code or operating manual amendments. So, Council has a lot on its plate right now but this seems like something we should address sooner rather than later. Let me know what you think and Jo and I will set something up.
5. Community Economic Development Strategy (CEDS): The Council has adopted a Community and Economic Development Strategy. We would like to begin implementing some of the objectives in the plan and are looking for a good place to start. One of Katie's responsibilities is to work with the EDC on recommendations to the Council about how to prioritize and implement the objectives in the plan. A strategic plan for implementing the CEDS is on the EDC

work plan. Before the Commission dives into this, it would be useful to get some feedback from the Council about what its priorities are with respect to economic development. That might help the Commission to focus its time and energy in a direction that that Council would find most helpful. If Council is interested in this approach, let me know and we'll discuss it further.

6. Juneau Trip: At the request / recommendation of the City Lobbyist, I will be travelling to Juneau Wednesday March 14<sup>th</sup> to Friday, March 16<sup>th</sup>. Linda thinks it would be a good idea to have a presence while the Senate is still working on the Capital Budget. There are two meetings scheduled in the Governor's office and meetings with key legislators. The focus will be updates on progress with the gasline and the gas distribution system, financing for the distribution system, harbor project priorities, the Deep Water Dock, and other top CIP priorities, especially the Nick Dudiak Fishing Lagoon and the Skyline Fire Station.
7. KPB Ordinance 2012-06: Mayor Hornaday inquired about the impacts this ordinance might have on Homer residents and businesses. Attached is an analysis and some background information prepared by City Planner Rick Abboud. Please let us know if you wish to discuss this further or in more detail.
8. Term Contracts: Carey has issued a request for proposals for engineering services for term contracts. The two are for engineers to provide civil (roads, trails, drainage, etc) and water and sewer engineering services. Another RFP is on the way for marine engineering. Term contracts have worked very well for us in the past. They allow us to move quickly and be more efficient because we do not have to issue an RFP every time a new project comes up. This will help us move ahead quickly on some of the capital projects we have and in some cases, provide the project management assistance we need.
9. Denali Commission Grant: The City has been waiting for months to get the "official" word that the Denali Commission grant for engineering and design of several priority (revenue bond) harbor projects has been awarded. We received that word over the past week. We expect to receive a grant agreement soon and will be bringing you an ordinance accepting the grant and appropriating the money.
10. HB 312: This is a bill that we are watching closely which could have big impacts for Homer residents if natural gas arrives in the community. Katie testified in favor at a hearing last week and Linda Anderson is working on it as well. Council has not formally expressed an opinion on this one so we want to bring it to your attention and make sure you knew that we are working on it. HB 312 would provide low interest loans to businesses and residents who wish to make the conversion to natural gas.
11. Building Art: The Public Arts Committee is implementing the memorandum that was adopted at the last meeting. The Committee has inventoried all of the public art in the City collection and is putting it on display in the various public areas at City Hall. The work is not yet complete but I think the public will be pleased when it sees it. Sometime this spring we plan to have an open house and that will be an opportunity for Homer residents to see the new expansion and renovation of the building. It will also be a good time to see the public art on display. It might be worth doing something in conjunction with First Friday.

12. Community Recreation Program: New schedules for sports activities at the High School and Middle school have been established that put a severe squeeze on Community Recreation Programs; particularly in the spring. Some of the most popular programs (most participants and most revenue) will be seriously impacted and may even have to be cancelled. The future of the program is uncertain and the current contract with the School District expires at the end of June. This has renewed interest in moving some if not all of the Community Rec. Programs to the HERC Building. It would be good if Council could have a discussion about this sometime soon.
13. Capital Projects: We are making a concerted effort to move some of the City's capital projects forward. If everything goes according to plan, we should be designing and permitting the extension of the Spit Trail this spring and summer in anticipation of construction next spring at the latest. Some work has already begun on the cruise ship improvements (the \$6 Million Legislative Grant). Progress is being made on the Beluga Slough Trail and on Karen Hornaday Park Improvements. The Deep Water Dock expansion feasibility studies should commence this summer.

#### ATTACHMENTS

1. Memorandum and Background Information re: KPB Ordinance 2012-06.