

**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**
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- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORT**
- 8. PUBLIC HEARING**
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 - a. Review Survey Questions and Staff Report **Page 7**
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- 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 9, 2013 at 6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**

Session 13-02 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Sarno at 6:00 p.m. on February 12, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ROSS, SARNO, SCHMITT, WAGNER

ABSENT: FAULKNER (excused), KRISINTU

COUNCILMEMBER: ZAK (absent)

STAFF: COMMUNITY & ECONOMIC DEVELOPMENT COORDINATOR KOESTER
DEPUTY CITY CLERK JACOBSEN

AGENDA APPROVAL

Chair Sarno said she would like to discuss some economic development class information that she received under new business. The agenda was approved as amended by consensus of the Commission.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

None

RECONSIDERATION

There was no reconsideration scheduled.

APPROVAL OF MINUTES

A. November 13, 2012 Regular Meeting Minutes

The minutes were approved as presented by consensus of the Commission.

VISITORS

A. Kyra Wagner, Local Food

Kyra Wagner updated the Commission on some work being done on local food production opportunities in conjunction with a 3 year VISTA project. She quoted from a letter by Chamber Director Monte Davis who said that there are people in Homer who will put down any kind of resource development and almost every kind of economic development that is isn't farming. She quoted the CEDS, that farmer's market spokespeople have noted that local agriculture could benefit significantly through efforts to identify markets and connect producers with those markets. She said the Homer Farmer's Market and Sustainable Homer were successful in recruiting a Volunteer in Service to America, a VISTA, to assist in meeting this goal. Mrs. Wagner explained that the VISTA is coordinating a three year project launched in November of 2010, and she is the supervisor. She reviewed the progress explaining that the first year's plan was to identify markets and connect producers to those markets. The first year Vista ran a pilot for the program for the State that allows Quest users to spend their food stamps at the farmer's market on local food. He also surveyed local food infrastructure and found that Coal Point is a DEC approved

kitchen and processing facility capable of taking on large amounts of vegetables here in town. He surveyed restaurants asking them about purchasing locally grown food, and an overarching theme developed that restaurants need a regular supply of larger quantities. Schools are a great market, but it is difficult getting into their USDA system. The hospital, senior center, and mental health center might be easier to work with. The second year VISTA started looking at ways to improve production. She spent a lot of time working with People's Garden grants and working with students and youth to learn how to grow food. She hosted community meetings with high tunnel owners. There are over 250 new high tunnels in the Southern Kenai Peninsula and more coming on line this month. It was discovered that most were happy growing food for themselves. The VISTA put together local food directory, but the growers usually sell out very quickly. In an ongoing survey, restaurant owners are being asked what kind of vegetables they use and in what quantities, in an effort to let growers know of the economic potential. This year's VISTA is excited about the project, and the goal is to get a better grasp on what is holding back production. Questions arise to the possibility of making a living farming in Alaska, policy changes to help encourage farm production, is there missing infrastructure, communication, or land prices. Any kind of work to resolve the problems will likely need more than the year of the VISTA project, so they are trying to integrate this into the community so locals can continue to move the idea forward. This year she will be working on a community food security assessment that the USDA provides and develop an oversight committee. It overlaps with MAPP goals of community health improvement and will be integrated into their software, resulting in more connection with community organizations and community awareness. Mrs. Wagner said her goal with this information is for the EDC to see this as a resource for their work in the economic development in the agricultural field. House Bill 40 that would allow municipalities to change tax codes on structures used for agricultural production is currently in the legislature. If the bill passes, it will enable the City to have ability to lighten the load on our producers, this would include high tunnels, storage facilities, and so forth.. The City Planner is currently considering how to zone high tunnels in the City. She encourages the EDC consider the agriculture section in the CEDS and brainstorm ways to advise the City about supporting agricultural production.

There was brief discussion about information Al Poindexter shared at a previous meeting, and also about processing opportunities at Coal Point.

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. Election of Chair and Vice Chair

Chair Sarno was nominated for another term as Chair. Chair Sarno accepted the nomination, noting that other Commissioners should take a turn at attending City Council meetings. There were no other nominations for Chair.

Commissioner Wagner was nominated for Vice Chair. He accepted the nomination. There were no other nominations for Vice Chair.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
REGULAR MEETING
FEBRUARY 12, 2013

- B. Recommendation to City Council Adoption of a Resolution of the City Council of Homer, Alaska approving seasonal day use parking at the Homer Education and Recreation Center parking lot and authorizing the City Manager to work with the State for signage as needed.

WAGNER/ROSS MOVED TO RECOMMEND THE RESOLUTION TO THE CITY COUNCIL FOR ADOPTION.

Commissioner Ross commented that Chamber Director Monte Davis is on board working to help move this forward. Mr. Davis is also drafting a letter to Council that they will take the lead after the City gets it off the ground, and try to get local businesses to carry this through.

Community and Economic Development Coordinator Koester added that she has taken the idea to the City Manager and will work with him on the budget.

Commissioner Ross agreed to make a brief presentation to the Council.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- C. Follow up on January 10, 2013 EDC Worksession on Marketing Homer to High Tech Entrepreneurs

Commissioner Wagner explained that during the worksession the group recognized that Homer doesn't really have the band width for bigger industries and it would be costly for them to come here. The consensus was that we have a lot of entrepreneurs here who don't need a huge amount of band width. They considered ways for entrepreneurs to find out about Homer. One option is the Chamber. Mr. Davis was there and they discussed doing a survey to develop some statistic that could be included on the chamber's website.

Chair Sarno commented regarding Bisbee, Arizona's movement to advertise everywhere for artists after their copper mine industry shut down. It has developed into a thriving art colony that has economic vitality. She noted that entrepreneurs can be a young person starting at ground level up to a high volume type business, so it includes everyone.

The group discussed ideas to incorporate into a survey for local entrepreneurs, including number of employees, net or gross income, location, years in business, type of business, who and where are they marketing toward, what they think might be needed to help promote or develop, and if they would offer testimonial.

Mrs. Koester said she would work on a draft to bring back to the Commission.

- D. Community Development Class Information

Chair Sarno said that she received some books and information from Mary Parks about a course she completed in Economic Development. She offered that the information is available to share to deepen what they might be able to do for the community. Mrs. Koester commented that the information could be made available for Commissioners or Councilmembers to check out.

INFORMATIONAL ITEMS

A. Entrepreneur Meetings – Commissioner Wagner

Commissioner Wagner commented about an incubator group he and Michael Haines are working with. It meets monthly and he envisions three groups of people who would attend, including the lone eagles who are established, the newer startups who are looking for some coaching, and the wannabe's who want to get started. He commented about an 18 year old, who he calls the rock star, who has an internet business and is very excited about it, as well as others who talked about their businesses. He sees it as a really good networking environment.

COMMENTS OF THE AUDIENCE

Larry Slone, city resident, commented about marketing Homer to high tech businesses. He attended their worksession and said it is evident that we can't compete directly with Anchorage for a bigger business given all Anchorage has to offer. On the other hand Homer has everything Anchorage has to offer, just in a more limited quantity. He encouraged the group to define the benefits of being in a small town and suggested the theme "Homer is Alaska's small town alternative." It is up to the group to define what is significant about Homer that sets it off from others.

Bumppo Bremmicker, city resident, commented that on a recent tour of the country by train he stopped at a lot of places. In doing that you think about whether there is some where you would rather be than Homer. They visited some really nice places and were often asked what Homer is like. He told people the area encompasses about 10,000 people, enough people to make it interesting and small enough that you know a good percentage of the people. We have people from all over the world with different ideas, and it is the people who make this place. He likes Larry's idea to promote what we have. Everywhere you go there are people having interesting conversations, a lot of young people coming in and are excited about what is going on. One thing he noticed in his travels is that the towns that seem to be doing well are those with a healthy and vibrant downtown core.

COMMENTS OF CITY STAFF

Community and Economic Development Coordinator Koester commented that the industry forum was a successful event and it showcased Homer to a lot of people. She looks forward to working with the group on their next project.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Sarno commented that she is happy to have this group together and encouraged them to keep looking for slogans.

COMMENTS OF THE COMMISSION

Commissioner Ross said there were some good ideas tonight. He agrees with the notion of keeping downtown attractive. Soldotna is doing a revitalization project and that might be something worth looking in to and discussing.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
REGULAR MEETING
FEBRUARY 12, 2013

Commissioner Wagner commented that this is what he does in his private life so it's fun, and when it's fun, it's good.

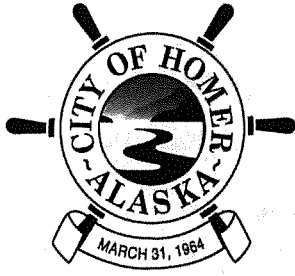
Commissioner Schmitt commented that being someone who wasn't raised here he would say that Homer definitely is a beautiful place and the people here make it well worth staying. He has been here for almost 10 years and hasn't regretted a bit of it.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 6:50 p.m. The next regular meeting is scheduled for Tuesday, March 12, 2013 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____



**CITY OF HOMER
CITY HALL**

MEMORANDUM

To: Economic Development Advisory Commission

From: Katie Koester, Community and Economic Development Coordinator

Date: March 6, 2013

Subject: Survey to Work from home Entrepreneurs

The purpose of this memo is to provide some context for the proposed survey to “work from home entrepreneurs” recommendation that came from the 1-10-13 EDC work session.

I have included in this packet some potential questions for an electronic survey (thank you Neil for your help on this). I think it is best to limit the survey to 10 questions both because that is what Survey Monkey will host free of charge and it makes it a brief form that is more likely to be filled out.

As I was working on the questions, it came to my attention that maybe the project could benefit from taking a step back to really pin point what information the survey is intended to deliver. Is the goal a basic profile of who the work from home entrepreneur is? How will the information that is collected be used? Would information on what the specific needs are to run successful stay at home business be useful? If that is the case, should questions be incorporated that pin point barriers and challenges? Should the survey be specific about the role the City can play in fostering the success of their business? For example, should questions like “what can the City do to help the success of your business” or questions about the helpfulness of City staff be asked?

It would be valuable to me if the commission took a few minutes to help answer the questions below.

What is the goal?

Who is the target audience?

How to reach the target audience? (by email, where do we get the emails from?)

What are we going to do with the information?

The more I thought about the type of questions to ask, the more valuable a survey of this nature seems to be for all business in Homer, regardless of if they are a “work from home” business or a traditional store front. A possible approach is to cast the net wide and develop a survey for all Homer businesses and then do sector specific follow ups. There are 1250 current business licenses that list Homer as the location. Because this represents a much larger project and greater amount of staff time, the Commission would need to bring the idea forward as a

Memo to EDC

March 6, 2013

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recommendation to City Council and get their input. A proposal could include staff time, electronic survey services, and mailing expenses. Depending on the desired comprehensiveness of responses, it may warrant contracting with a professional firm that can draft analytical non-biases questions, provide the outreach and follow up, and analysis the results. Like many projects, it depends on how big you want to make it.

Recommendation (either one or both):

- 1) Continue to work on a survey for "work from home entrepreneurs" Commission members would need to help provide contact information for people they know that fit this category.
- 2) Forward a recommendation to City Council to direct staff to work on a survey to all businesses in Homer. This would include a small budget for outreach and electronic survey support.

EDC Work From Home Entrepreneur

1. Where is the primary location of your business

- Greater Homer Area
- Anchor Point
- Homer City Limits
- Kenai Peninsula Borough

2. What the web presence of your business?

- Primarily Online
- Partially Online
- Minimally Online
- Local Storefront/office

Other

3. How much bandwidth do you need for your business?

- 400k
- 2-4Mb
- 6-10Mb
- 15-25Mb
- 25+ Mb

4. What type of business are you in?

- Financial
- Information
- Agriculture
- Transportation
- Service
- Manufacturing
- Real Estate
- Retail

Other (please specify)

5. Where is your business' target market?

- Homer Region
- Kenai Peninsula Borough
- State of Alaska
- United States of America
- Global

6. What is the net income of your business?

- 10,000
- 25,000
- 50,000
- 100,000
- 200,000+

7. How many years has your business been in operation?

- 2
- 5
- 10+

8. How many full time equivalent people do you employ including yourself?

- 1
- 2-5
- 5-9
- 10+

Done

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Check out our [sample surveys](#) and create your own now!



City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-3106
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.cityofhomer-ak.gov

TO: Economic Development Advisory Planning Commission
FROM: Julie Engebretsen, Planning Technician
MEETING: March 12, 2013
SUBJECT: Zoning code and zoning map changes on the Homer Spit

Requested Action: None. The Commission is welcome to make comments on the proposed changes. I will be attending the meeting on the 12th to answer any questions and relay any comments to the Planning Commission.

Introduction

For the past nine months or so, the Homer Advisory Planning Commission has been working on revising the land use regulations on the Spit. There are two types of changes; the text of the zoning districts, i.e. what land uses are or are not allowed, and the zoning map. There is a public hearing scheduled for March 20th on these proposed changes at the Planning Commission meeting..

These changes are to implement the Spit Plan, and hopefully will result in more clear, logical zoning regulations. For example, several areas will be rezoned from Marine Industrial to Marine Commercial. This will allow for a broader range of businesses. Fisheries activities are still allowed, but so are kayak rentals and all the other business that have been there for so long. Conversely, the Marine Industrial District will be focused on industrial and fishing related activity. For example, Fish Dock Road lots will remain Marine Industrial; they are important to Homer's economic success as a fishing port and are very close to harbor infrastructure.

Another major change is the allowance of overnight room rentals. Under current zoning regulations, most of the rooms for rent above shops are a zoning violation. The 2010 Spit Comprehensive Plan recognized the need to address this conflict between zoning, and a common business practice. Last fall, the Planning Commission invited Spit business owners to a work session, to talk about how people are really using their property, and what zoning and safety regulations might look like. The end recommendation from the Planning Commission and staff is to change the city zoning regulations to follow the regulations already in place by the State Fire Marshal. The proposed changes should help to solve the long term zoning conflicts.

Copies of the draft ordinances are attached. I will be at your meeting if you have any questions/concerns/comments.

There are two meetings coming up about Spit issues. See attached flier.

Attachments

1. Meeting flier for March 20th and 28th
2. Draft Ordinance amending the Marine Commercial and Marine Industrial Zoning Districts
3. Draft Ordinance amending the zoning map on the Spit



City of Homer
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491 East Pioneer Avenue
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Please Join Us!

There are changes planned for the Spit! This letter is to notify you of two meetings. Both meetings will be held at Homer City Hall, in the Council Chambers.

- 1. Wednesday March 20th, 6:30 PM:** Public hearing to take testimony on proposed **zoning code** and **zoning map changes** on the Spit. The Homer Advisory Planning Commission will hold a public hearing on three proposals: Changes to the zoning map, and changing the land use regulations for the Marine Industrial and Marine Commercial Zoning Districts. Planning staff would be happy to discuss your property and how the changes would affect you. For more information please contact Rick Abboud or Julie Engebretsen at 235-3106, or email planning@ci.homer.ak.us.
- 2. Wednesday March 28th at 4:00 pm:** Neighborhood meeting to take comments on the proposed **Spit Trail construction**. The Spit Trail will be completed during summer 2013 and 2014, and two new restrooms will be built this year. There are several other harbor construction projects planned for the upcoming construction season. This is your chance to learn about them and make comments. A Port and Harbor Advisory Commission meeting follows immediately after at 5:00 pm if you'd like to make formal comments. For more information please contact Dan Nelson or Carey Meyer at 235-3170, or email publicworks@ci.homer.ak.us

Website: <http://www.cityofhomer-ak.gov/planning> **Click on Spit Changes 2013.**

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**CITY OF HOMER
HOMER, ALASKA**

Planning

ORDINANCE 13-

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE §21.03.040 TO ADD A DEFINITION OF LODGING; AMENDING HOMER CITY CODE §§21.28.020, 21.28.030, 21.28.040 AND 21.28.070, REGARDING THE MARINE COMMERCIAL ZONING DISTRICT; AMENDING HOMER CITY CODE §§21.30.020, 21.30.030, 21.30.040 AND 21.30.070, REGARDING THE MARINE INDUSTRIAL ZONING DISTRICT; AND ADOPTING HOMER CITY CODE §21.50.040, SITE DEVELOPMENT STANDARDS - LEVEL 3, TO IMPLEMENT THE HOMER SPIT COMPREHENSIVE PLAN.

THE CITY OF HOMER ORDAINS:

Section 1. HCC §21.03.040, Definitions, is amended by adding a definition of “lodging” to read as follows:

“Lodging” means any building or portion of a building that does not contain a dwelling unit and that contains no more than five guest rooms that are used, rented or hired out to be occupied for sleeping purposes by guests.

Section 2. HCC §21.28.020, Permitted uses and structures, is amended to read as follows:

21.28.020 Permitted uses and structures. The following uses are permitted outright in the Marine Commercial District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

- a. Offices for tourism related charter and tour businesses, such as fishing, flightseeing, day excursions and boat charters and tours ~~Boat charter offices;~~
- b. Marine equipment sales, rentals, service, repair and storage ~~and parts sales and services;~~
- c. Retail stores limited to the sale of seafood products, sporting goods, curios, and arts and crafts;
- d. Business offices for water-dependent and water related activities such as fish brokers, off-shore oil and gas service companies, and stevedores;
- e. Customary accessory uses that are clearly subordinate to the main use of the lot or building such as piers or wharves, provided that separate permits shall not be issued for the construction of an accessory structure prior to that of the main structure;
- f. Mobile food services;
- g. Itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district;

[Bold and underlined added. Deleted language stricken through.]

46 h. Recreational vehicle parks, provided they shall conform to the standards in HCC
47 Chapter 21.54;

48 i. Restaurants;

49 j. Cold-storage facilities;

50 k. Campgrounds;

51 l. Manufacturing, processing, cooking, and packing of seafood products;

52 m. Parks;

53 n. Boat launching or moorage facilities, marinas;

54 o. Caretaker, business owner or employee housing as an accessory use to a
55 primary use, and limited to no more than 50% of the floor area of a building and for use by
56 an occupant for more than 30 consecutive days;

57 p. Lodging as an accessory use, limited to no more than 50% of the floor area of
58 a building;

59 q. As an accessory use, one small wind energy system per lot.

60
61 Section 3. HCC §21.28.030, Conditional uses and structures, is amended to read as
62 follows:

63
64 21.28.030 Conditional uses and structures. The following uses may be permitted in the
65 Marine Commercial District when authorized by conditional use permit issued in accordance
66 with HCC Chapter 21.71:

67 a. Drinking Restaurants and drinking establishments;

68 b. ~~Cold storage facilities;~~

69 be. Public utility facilities and structures;

70 d. ~~Dredge and fill when required for construction or maintenance of a structure~~
71 ~~devoted to one or more uses that are permitted or conditionally permitted in this district;~~

72 e. ~~Wholesale outlets for marine products;~~

73 f. ~~Pipelines and railroads;~~

74 g. ~~Heliports;~~

75 ch. Hotels and motels;

76 d. Lodging;

77 ei. More than one building containing a permitted principal use on a lot;

78 fj. Planned unit developments, limited to water-dependent and water-related uses,
79 with no dwelling units except as permitted by HCC §21.28.020(o);

80 gk. Indoor recreational facilities;

81 hl. Outdoor recreational facilities;

82 i. The location of a building within a setback area required by HCC
83 §21.28.040(b). In addition to meeting the criteria for a conditional use permit under HCC
84 §21.71.030, the building must have adequate firewalls and access to the rear of the building
85 (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshal.

86 m. ~~Campgrounds;~~

87 n. ~~Manufacturing, processing, cooking, and packing of seafood products.~~

88 o. ~~Other similar uses, if approved after a public hearing by the Planning~~
89 ~~Commission, including but not limited to those uses authorized in the Marine Industrial district~~

[Bold and underlined added. Deleted language stricken through.]

90 under HCC §§ 21.30.020 and 21.30.030, provided the commission finds the use meets the
91 following standards and requirements:

92 1. ~~The proposed use is compatible with the purpose of the Marine~~
93 ~~Commercial District,~~

94 2. ~~The proposed use is compatible with the land use development plan for the~~
95 ~~Homer Spit and the Comprehensive Plan,~~

96 3. ~~Public facilities and services are adequate to serve the proposed use, and~~

97 4. ~~If City owned land, the Port and Harbor Commission, after a public~~
98 ~~hearing, has made a written recommendation to the Planning Commission concerning the~~
99 ~~proposed use, including specifically whether conditions (1) through (3) of this subsection~~
100 ~~are or may, with appropriate conditions, be met by the proposed use.~~

101
102 Section 4. HCC §21.28.040, Dimensional requirements, is amended to read as follows:

103
104 21.28.040 Dimensional requirements. The following dimensional requirements shall
105 apply to all structures and uses in the marine commercial district:

106 a. The minimum lot size is 20,000 square feet, except for lots lawfully platted before
107 December 12, 2006. The minimum lot width is 150 feet, except for lots lawfully platted before
108 December 12, 2006.

109 b. **Setbacks. No building may be located in a required setback area without an**
110 **approved conditional use permit.**

111 **1.** Buildings shall be set back 20 feet from all dedicated rights-of-way and
112 ~~five feet from all other lot boundary lines.~~ Alleys are not subject to a 20 foot setback
113 requirement. **The setback requirements from any lot line abutting an alley will be**
114 **determined by the dimensional requirements of subparagraph (2) below.**

115 **2.** **Buildings shall be set back five feet from all other lot boundary lot**
116 **lines.**

117 c. The maximum building height is 35 feet.

118 d. No lot shall contain more than 8,000 square feet of building area (all buildings
119 combined), nor shall any lot contain building area in excess of 70 ~~30~~-percent of the lot area
120 without an approved conditional use permit.

121 e. Building Area and Dimensions - Retail and Wholesale.

122 1. The **total** floor area of retail and wholesale business uses within a single
123 building shall not exceed 25,000 square feet.

124 2. In no event may a conditional use permit, Planned Unit Development, or
125 variance be granted that would allow a building to exceed the limits of subparagraph
126 (e)(1) and no nonconforming use or structure may be expanded in any manner that would
127 increase its nonconformance with the limits of subparagraph (e)(1).

128
129 Section 5. HCC §21.28.070, Site development requirements, is amended to read as
130 follows:

131
132 21.27.070 Site development requirements. All development on lands in this district shall
133 conform to the level ~~three two~~-site development standards set forth in HCC **§21.50.040 and the**
134 **following requirements: 21.50.030.**

[**Bold and underlined added.** Deleted language stricken through.]

- 135 a. Development shall not impair public use of adjacent publicly-owned
136 tidelands.
137 b. Buildings and roadways shall be located to minimize alteration to the natural
138 terrain.
139 c. Grading and filling shall not alter the storm berm except as necessary to
140 correct unsafe conditions.
141 d. Point source discharges to a waterway shall conform to the applicable
142 regulations of the Alaska Department of Environmental Conservation.
143

144 Section 6. HCC §21.30.020 Permitted uses and structures, is amended to read as follows:

145
146 21.30.020 Permitted uses and structures. The following uses are permitted outright in the
147 Marine Industrial District, except when such use requires a conditional use permit by reason of
148 size, traffic volumes, or other reasons set forth in this chapter:

- 149 a. Port and harbor facilities;
150 b. Manufacturing, processing and packing of sea products;
151 c. Cold-storage;
152 d. Dry docks;
153 e. Wharves and docks, marine loading facilities, ferry terminals, marine railways;
154 f. Marine equipment sales, rentals, service, repair and storage;
155 g. Boat launching or moorage facilities, marinas, boat charter services;
156 h. Warehouse and marshaling yards for storing goods awaiting transfer to marine
157 vessels or off-loaded from a marine vessel and awaiting immediate pickup by land-based
158 transportation;

159 ~~i. Other similar uses, if approved after a public hearing by the Commission,~~
160 ~~including but not limited to those uses authorized in the Marine Commercial District under HCC~~
161 ~~§§ 21.28.020 and 21.28.030, provided the Commission finds the use meets the following~~
162 ~~standards and requirements:~~

- 163 ~~1. The proposed use is compatible with the purpose of Marine Industrial~~
164 ~~District or provides a necessary service to water dependent industry;~~
165 ~~2. The proposed use is compatible with land use development plans for the~~
166 ~~Homer Spit and the comprehensive plan;~~
167 ~~3. Public facilities and services are adequate to serve the proposed use, and~~
168 ~~4. The Port and Harbor Commission, after a public hearing, has made a~~
169 ~~written recommendation to the Commission concerning the proposed use, including~~
170 ~~specifically whether conditions (1) through (3) of this subsection are or may, with~~
171 ~~appropriate conditions, be met by the proposed use;~~

- 172 ij. Mobile food services;
173 jk. Itinerant merchants, provided all activities shall be limited to uses permitted
174 outright under this zoning district;
175 kl. Recreational vehicle parks, provided they shall conform to the standards in HCC
176 § 21.54.

177 l. Caretaker, business owner or employee housing as an accessory use to a
178 primary use, and limited to no more than 50% of the floor area of a building and for use by
179 an occupant for more than 30 consecutive days;

[**Bold and underlined added.** Deleted language stricken through.]

- 180 **m. More than one building containing a permitted principal use on a lot;**
181 **n. Restaurant as an accessory use;**
182 **o. Parks;**
183 ~~pm.~~ As an accessory use, one small wind energy system per lot.
184

185 Section 7. HCC §21.30.030 Conditional uses and structures, is amended to read as
186 follows:
187

188 21.30.030 Conditional uses and structures. The following uses may be permitted in the
189 Marine Industrial District when authorized by conditional use permit issued in accordance with
190 HCC Chapter 21.71:

- 191 a. Planned unit development, limited to water-dependent or water-related uses and
192 excluding all dwellings;
193 b. Boat sales, rentals, service, repair and storage, and boat manufacturing;
194 ~~e. Restaurants and drinking establishments;~~
195 ~~ed.~~ Extractive enterprises related to other uses permitted in the district;
196 ~~de.~~ Campgrounds;
197 ~~ef.~~ Bulk petroleum storage;
198 ~~g. Caretaker's residence as an accessory to a permitted or conditionally permitted~~
199 ~~use;~~
200 ~~h. Heliports;~~
201 ~~i. Pipelines and railroads;~~
202 ~~j. More than one building containing a permitted principal use on a lot.~~
203 ~~k. Permitted uses that exceed 100 vehicles during peak hour or more than 500~~
204 ~~vehicles per day based on the proposed land use and density, calculated utilizing the Trip~~
205 ~~Generation Manual, Institute of Traffic Engineers, most current edition;~~
206 ~~fl.~~ Indoor recreational facilities;
207 ~~gm.~~ Outdoor recreational facilities;
208 **h. Public utility facilities and structures.**
209 **i. The location of a building within a setback area required by HCC**
210 **§21.30.040(b). In addition to meeting the criteria for a conditional use permit under HCC**
211 **§21.71.030, the building must have adequate firewalls and access to the rear of the building**
212 **(e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshal.**
213

214 Section 8. HCC §21.30.040 Dimensional requirements, is amended to read as follows:
215

216 21.30.040 Dimensional requirements. The following dimensional requirements shall
217 **apply to all structures and uses in the marine industrial district:**

- 218 a. Lot Size. The minimum lot size is 6,000 square feet.
219 b. Setbacks. **No building may be located in a required setback area without an**
220 **approved conditional use permit.**

221 1. **Buildings** All buildings shall be set back 20 feet from all dedicated rights-
222 of-way. Alleys are not subject to a 20 foot setback requirement. The setback requirements
223 from any lot line abutting an alley will be determined by the dimensional requirements of
224 subparagraph (2) below.

[**Bold and underlined added.** Deleted language stricken through.]

225 2. Buildings shall be set back five feet from all other lot boundary lot lines
226 ~~unless adequate firewalls are provided and adequate access to the rear of the building is~~
227 ~~otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by~~
228 ~~the State Fire Marshal.~~

229 c. ~~Building Height.~~ 1. The maximum building height ~~is shall be~~ thirty-five feet.

230 d. No lot shall contain more than 8,000 square feet of building area (all buildings
231 combined), nor shall any lot contain building area in excess of ~~70~~ 30-percent of the lot area
232 without an approved conditional use permit.

233 e. Building Area and Dimensions - Retail and Wholesale.

234 1. The total ~~square feet~~ floor area of retail and wholesale business uses
235 within a single building shall not exceed 25,000 square feet.

236 2. In no event may a conditional use permit or variance be granted that
237 would allow a building to exceed the limits of subparagraph (d)(1) and no nonconforming
238 use or structure may be expanded in any manner that would increase its nonconformance
239 with the limits of subparagraph (d)(1).

240
241 Section 9. HCC §21.30.070 Site development requirements, is amended to read as
242 follows:

243
244 21.30.070 Site development requirements. a. All site development shall conform to the
245 level ~~three two~~ site development standards contained in HCC §21.50.040 and the following
246 requirements: 21.50.030.

247 a. Development shall not impair public use of adjacent publicly-owned
248 tidelands.

249 b. Buildings and roadways shall be located to minimize alteration to the natural
250 terrain.

251 c. Grading and filling shall not alter the storm berm except as necessary to
252 correct unsafe conditions.

253 db. Point source discharges to a waterway shall conform to the applicable
254 regulations of be in conformance with the Alaska Department of Environmental Conservation
255 regulations.

256
257 Section 10. HCC §21.50.040 Site Development standards - Level 3, is adopted to read as
258 follows:

259
260 21.50.040 Site Development standards - Level 3. This section establishes level three site
261 development standards. Level three standards apply when specified by the applicable zoning
262 district regulations or by another provision of the code.

263 a. Site Development.

264 1. Development shall not adversely impact other properties by causing
265 damaging alteration of surface water drainage, surface water ponding, slope failure,
266 erosion, siltation, or root damage to neighboring trees, or other adverse effects.

267 2. Upon completion of earthwork, all exposed slopes, and all cleared, filled,
268 and disturbed soils shall be protected against subsequent erosion by methods, such as, but
269 not limited to, landscaping, planting, and maintenance of vegetative cover.

[**Bold and underlined added.** Deleted language ~~stricken through.~~]

270 b. Landscaping Requirements. Landscaping shall include the retention of native
271 vegetation to the maximum extent possible and shall include, but is not limited to, the following:

272 1. A buffer of three feet minimum width along all lot lines where setbacks
273 permit; except where a single use is contiguous across common lot lines, such as, but not
274 limited to, shared driveways and parking areas. Whenever such contiguous uses cease the
275 required buffers shall be installed.

276 2. In addition to the types of plantings listed in the definition of landscaping
277 in HCC §21.03.040, landscaping may include planter boxes and hanging basket
278 plantings. Amenities for public use such as bike racks, benches, trash receptacles and
279 information kiosks, may be substituted for an equal area of required landscaping.
280

281 Section 11. This Ordinance is of a permanent and general character and shall be included
282 in the City Code.

283
284 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of
285 _____ 2013.

286
287 CITY OF HOMER

288
289
290
291 _____
292 MARY E. WYTHER, MAYOR

293 ATTEST:

294
295
296 _____
297 JO JOHNSON, CMC, CITY CLERK

298
299 YES:

300 NO:

301 ABSTAIN:

302 ABSENT:

303
304 First Reading:

305 Public Hearing:

306 Second Reading:

307 Effective Date:

308
309 Reviewed and approved as to form:

310
311
312 _____
313 Walt E. Wrede, City Manager

314 Date: _____

Thomas F. Klinkner, City Attorney
Date: _____

[Bold and underlined added. Deleted language stricken through.]

**CITY OF HOMER
HOMER, ALASKA**

Planning

ORDINANCE 13-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, AMENDING THE HOMER CITY ZONING MAP TO REZONE PORTIONS OF THE MARINE INDUSTRIAL (MI) ZONING DISTRICT TO CONSERVATION (CONS), MARINE COMMERCIAL (MC) AND OPEN SPACE RECREATIONAL (OSR), AND AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE OPEN SPACE RECREATIONAL (OSR) ZONING DISTRICT TO MARINE INDUSTRIAL (MI), TO IMPLEMENT THE 2010 HOMER SPIT PLAN.

WHEREAS, the Homer City Council adopted Ordinance 11-17 on May 24, 2011, adopting the 2010 Homer Spit Plan as part of the Homer Comprehensive Plan and recommending adoption by the Kenai Peninsula Borough Assembly; and

WHEREAS, the Kenai Peninsula Borough Assembly adopted Ordinance 2011-38 on November 1, 2011, adopting the 2010 Homer Spit Plan as part of the Homer Comprehensive Plan; and

WHEREAS, The Homer Advisory Planning Commission held a public hearing on the rezonings described herein on _____, 2013 as required by Homer City Code 21.95.040, and

WHEREAS, AS 29.40.040 requires that the City's zoning regulations conform to the comprehensive plan, and the Homer Advisory Planning Commission has found that the zoning map amendments in this ordinance are necessary to conform the zoning of the Homer Spit area to the 2010 Homer Spit Plan; and

WHEREAS, The Homer Advisory Planning Commission also has found that (i) the proposed rezonings apply zoning districts that are better suited to the areas that are the subject of the rezonings than the districts that the rezonings would replace; and (ii) there is a public need and justification for the rezonings, the rezonings are in the best interest of the public, and the rezonings will not have a negative effect on the public health, safety or welfare.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer Zoning Map is amended to transfer the parcels listed on the attached Exhibit A from the Marine Industrial (MI) zoning district to the Conservation (CONS) zoning district as shown on the attached Exhibit F.

Section 2. The Homer Zoning Map is amended to transfer the parcels listed on the attached Exhibit B from the Marine Industrial (MI) zoning district to the Marine Commercial (MC) zoning district as shown on the attached Exhibit F.

47
48 Section 3. The Homer Zoning Map is amended to transfer the parcels listed on the attached
49 Exhibit C from the Marine Industrial (MI) zoning district to the Open Space Recreational (OSR)
50 zoning district as shown on the attached Exhibit F.

51
52 Section 4. The Homer Zoning Map is amended to transfer the parcel listed on the attached
53 Exhibit D from the Marine Industrial (MI) and Marine Commercial (MC) zoning districts, to the
54 Marine Commercial (MC) zoning district as shown on the attached Exhibit F.

55
56 Section 5. The Homer Zoning Map is amended to transfer the parcel listed on the attached
57 Exhibit D from the Open Space Recreational (OSR) and Marine Industrial (MI) zoning districts, to
58 the Open Space Recreational (OSR) zoning district as shown on the attached Exhibit F.

59
60 Section 6. The City Planner is authorized to note on the Homer Zoning Map the
61 amendments enacted by this ordinance as required by Homer City Code 21.10.030(b).

62
63 Section 7. This is a non-Code ordinance of a permanent nature and shall be noted in the
64 ordinance history of Homer City Code 21.10.030.

65
66 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___ day of
67 _____ 2013.

68
69 CITY OF HOMER

70
71
72
73 _____
74 MARY E. WYTHE, MAYOR

75 ATTEST:

76
77
78 _____
79 JO JOHNSON, CMC, CITY CLERK

80
81 YES:

82 NO:

83 ABSTAIN:

84 ABSENT:

85
86 First Reading:

87 Public Hearing:

88 Second Reading:

89 Effective Date:
90
91

92 Reviewed and approved as to form:

93

94

95

96 _____
Walt E. Wrede, City Manager

97 Date: _____

98

Thomas F. Klinkner, City Attorney

Date: _____

Exhibit A

Rezone from Marine Industrial (MI) to Conservation (CONS):

<u>Tax Parcel No.</u>	<u>Legal Description</u>
18101010	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD
18101014	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
18101011	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD

Exhibit B

Rezone from Marine Industrial (MI) to Marine Commercial (MC):

<u>Tax Parcel No.</u>	<u>Legal Description</u>
18103023	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0900048 HOMER SPIT THREE SUB LOT 2
18103119	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C
18103024	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0900048 HOMER SPIT THREE SUB LOT 3
18103311	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28
18103443	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3
18103103	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 4
18103022	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0900048 HOMER SPIT THREE SUB LOT 1
18103310	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29
18103432	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32
18103441	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA
18103309	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30
18103118	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B
18103442	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2
18103444	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4
18103431	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1

Exhibit C

Rezone from Marine Industrial (MI) to Open Space Recreational (OSR):

<u>Tax Parcel No.</u>	<u>Legal Description</u>
18103007	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHWEST OF THE HOMER SPIT RD
18102010	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
18103102	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD
18103006	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2
18103002	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1
18103004	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1

Exhibit D

Rezone from Marine Industrial (MI) and Marine Commercial (MC) to Marine Commercial (MC):

<u>Tax Parcel No.</u>	<u>Legal Description</u>
18103450	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990018 LANDS END SUB NO 2 AMENDED LOT 24-C-1

Exhibit E

Rezone from Open Space Recreational (OSR) and Marine Industrial (MI) to Marine Industrial (MI):

<u>Tax Parcel No.</u>	<u>Legal Description</u>
18103402	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50

Exhibit F

Exhibit F

Staff will have a large map at the meeting. IT will also be on the city website no later than 3/8/13



City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-3106

Fax (907) 235-3118

E-mail Planning@ci.homer.ak.us

Web Site www.cityofhomer-ak.gov

TO: Economic Development Advisory Planning Commission
FROM: Julie Engebretsen, Planning Technician
MEETING: March 12, 2013
SUBJECT: Spit Trail Construction, 2013/2014

Requested Action: I will make a presentation to you at the meeting on the upcoming Spit Trail construction. I will forward any comments and questions to Public Works. A copy of the 65% design set is available to view in the Planning Department.

Introduction

The City of Homer was granted \$6,000,000 in cruise ship tax money to construct improvements for cruise ship passengers. The City was also previously given \$2,000,000 to complete the Spit Trail. Between these two funding sources, there will be several construction projects around Homer in summer 2013 and 2014. Four new restrooms, and several paved trails will be constructed. Two restrooms are on Pioneer Ave, one will be at End of the Road Park, and one at the Deep Water Dock, in conjunction with guard facilities. The Spit Trail will be extended from the Pier 1 lot area, out to End of the Road Park. End of the Road Park will have handicap parking, and probably a paved parking lot. Staff and the engineering firm are still finalizing the design.

Another paved trail will run along the edge of the eastern edge of the Harbor. It will start at the intersection of Freight Dock and Homer Spit Road, travel east along the harbor edge, to the area near the Deep Water Dock. There will be some sort of point of interest at the end; public art, or a monument. This trail will be used by cruise ship passengers, but also by residents and visitors looking for a place to walk and bike away from the bustle of the busy part of the Spit. It should be a great amenity for all trail users. There may also be a future spur trail to Coal Point Park, although that project is not slated for construction at this point.

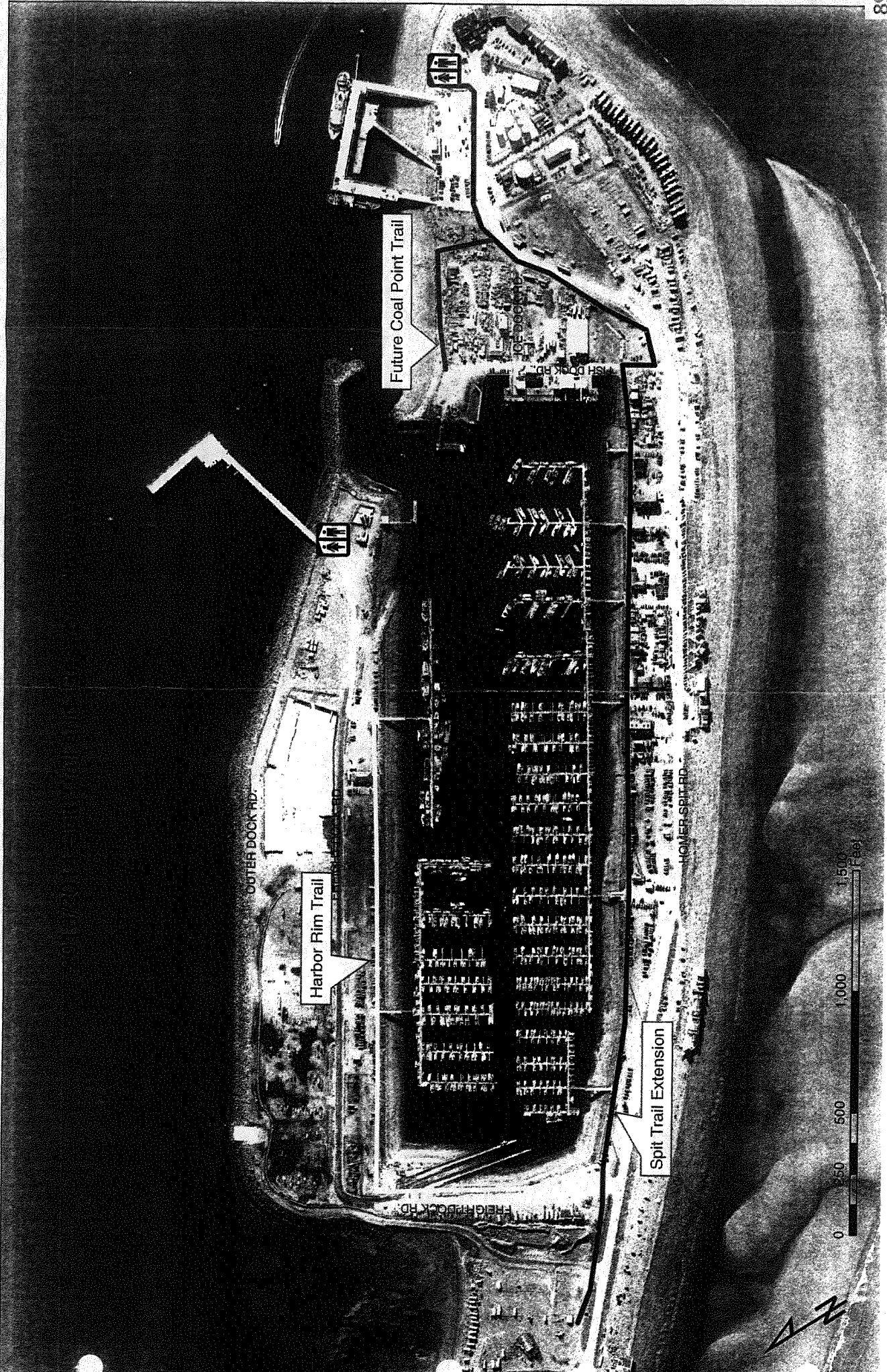
Since the Spit is a busy place in the summer, it is anticipated that construction will occur over two construction seasons. The restrooms and some trail improvements will happen in 2013, the completion of the trail will be in 2014.

Public Art is part of these projects, and has already been solicited for the restrooms. The Trail itself will be a continuation of the design already in place; occasional bump out areas and seating along the harbor. Native grasses and plants will be used for reseeding – beach wildrye, lupine, and arctared fescue.

The Commission is requested to make any comments and recommendations, and staff will relay them to Public Works.

Attachments

1. Map



Future Coal Point Trail

Harbor Rim Trail

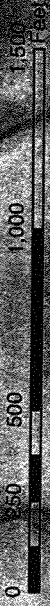
Spit Trail Extension

OUTER DOCK RD

FREIGHT DOCK RD

HOMER SPIT RD

FISH DOCK RD





City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-8121
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

To: Economic Development Advisory Commission
From: Julie Engebretsen, Planning Technician
Date: March 4, 2013
Subject: Land Allocation Plan & Joint Work Session Tuesday March 26, 2013, 4:00pm.

Attached you will find a copy of the 2013 Draft Land Allocation Plan for your review. Every year, the City Council requests all the advisory commissions to review city owned land. Commissions may make recommendations on how the city should use its land; which should be leased, sold, turned into parks, etc. Some years there are a lot of recommendations; other years there are very few. The Council holds a joint work session for the Land Allocation Plan with all the Commissions, and this year it is scheduled for Tuesday, March 26th at 4:00 pm, in Council Chambers. When the Council has heard or read the recommendations from the Commissions, they pass a resolution, which lists any properties to be sold, leased, etc.

The Commission should have a discussion in regards to recommendations, and participation in the joint work session. Recommendations from the Commission will be forwarded in a memo to Council. The Commission should also figure out who will attend the work session. All commissioners are invited, but the Commission should ensure that at least one Commissioner will attend to represent its views.

FYI – things the Commission may want to make recommendations on....

- The land known as End of the Road Park is not a designated city park; it is undesignated. Page E 35
- Due to the planned construction of the Homer Spit Trail, find a different location for short term leases
- At this time, Council is planning to have a separate work session to discuss the Pier 1 Theater lot. Harbormaster Hawkins can provide an update on that. Since each Commission has already provided a recommendation to Council about that lot, and its going to be discussed at its own work session, I don't recommend spending much time on that property as part of the Land Allocation Plan review.

Recommendation:

1. Make any other recommendations on the plan (if any)
2. Decide who will attend the work session

Attachments

2013 Land Allocation Plan – Review Draft

2013 Land Allocation Plan
City of Homer

DRAFT

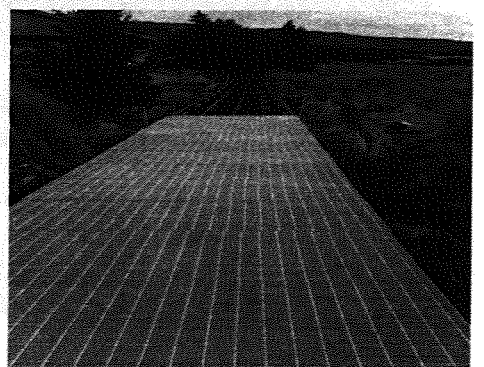


Table of Contents

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

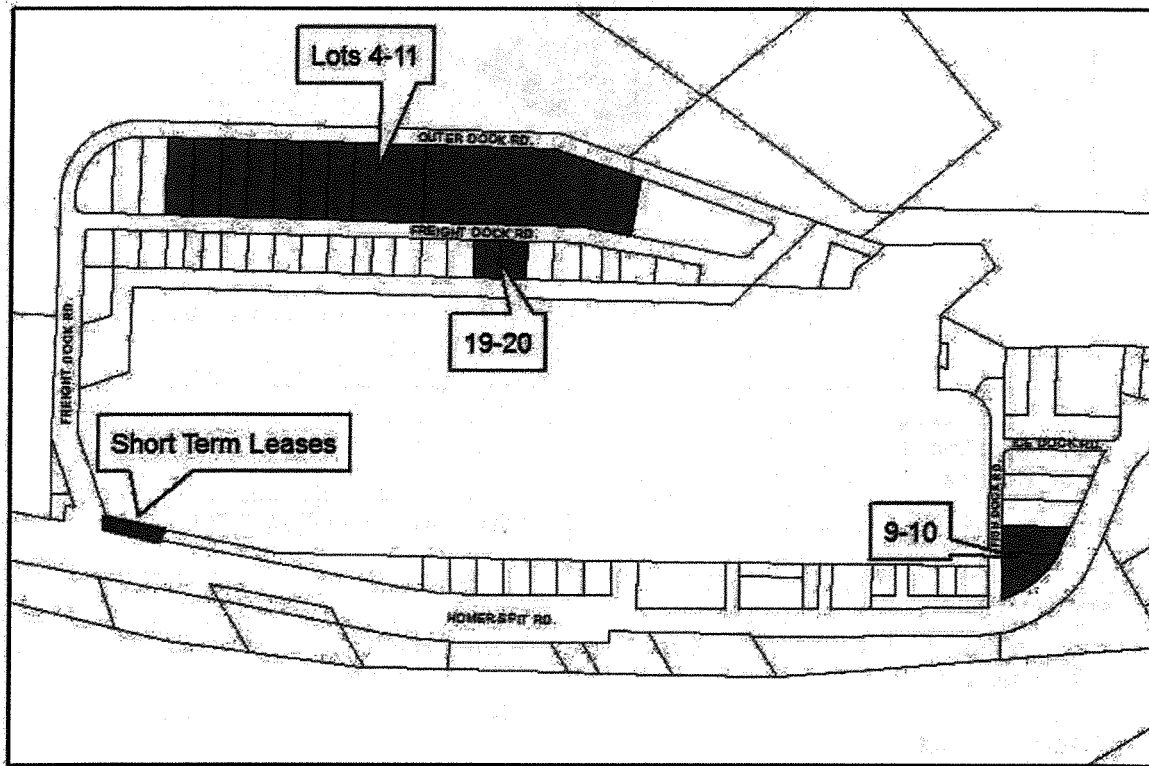
Appendix - Homer Harbor Map

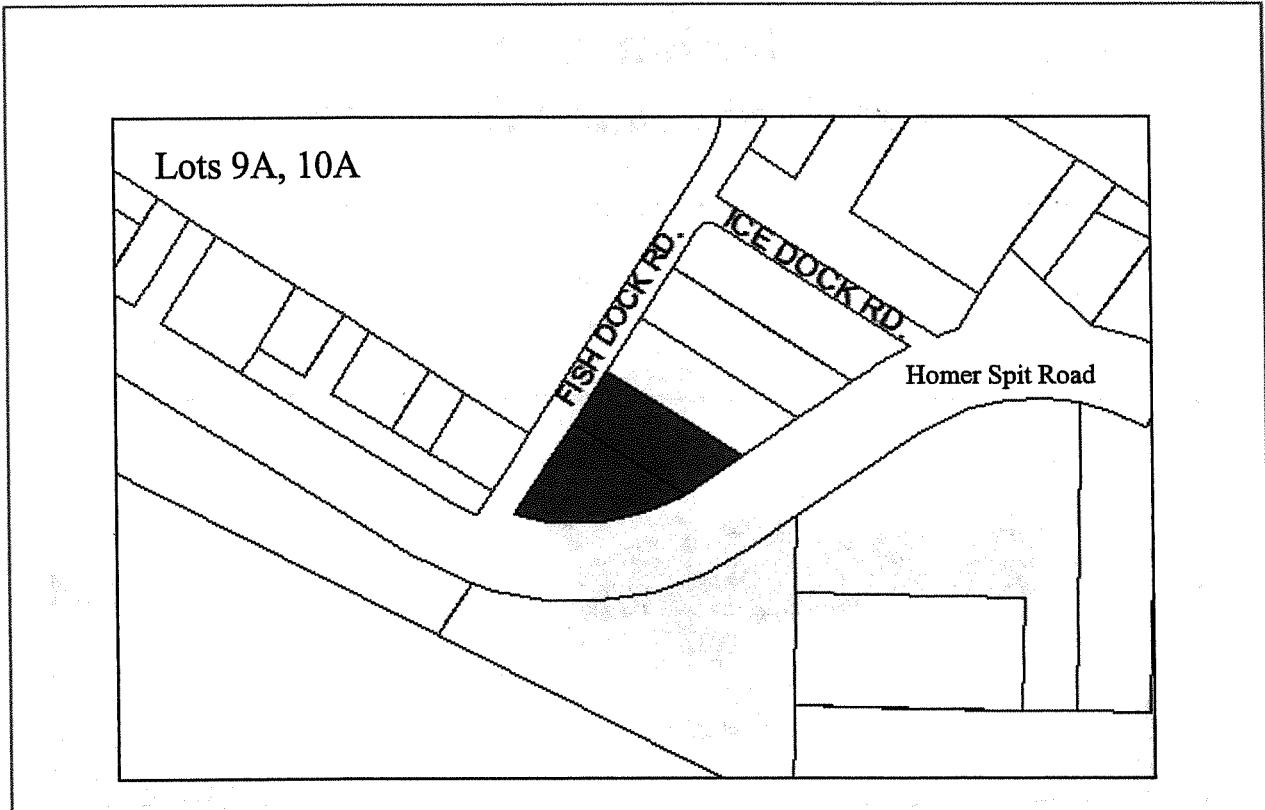
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

Section A

Lands available for lease

The following lots are available for lease in 2013. Lease procedures follow the City of Homer Lease Policy, and City Code.





Designated Use: Lease
Acquisition History:

Area: 1.05 acres (0.52 and 0.53 acres)

Parcel Number: 18103477, 78

2012 Assessed Value: Land value \$312,200

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

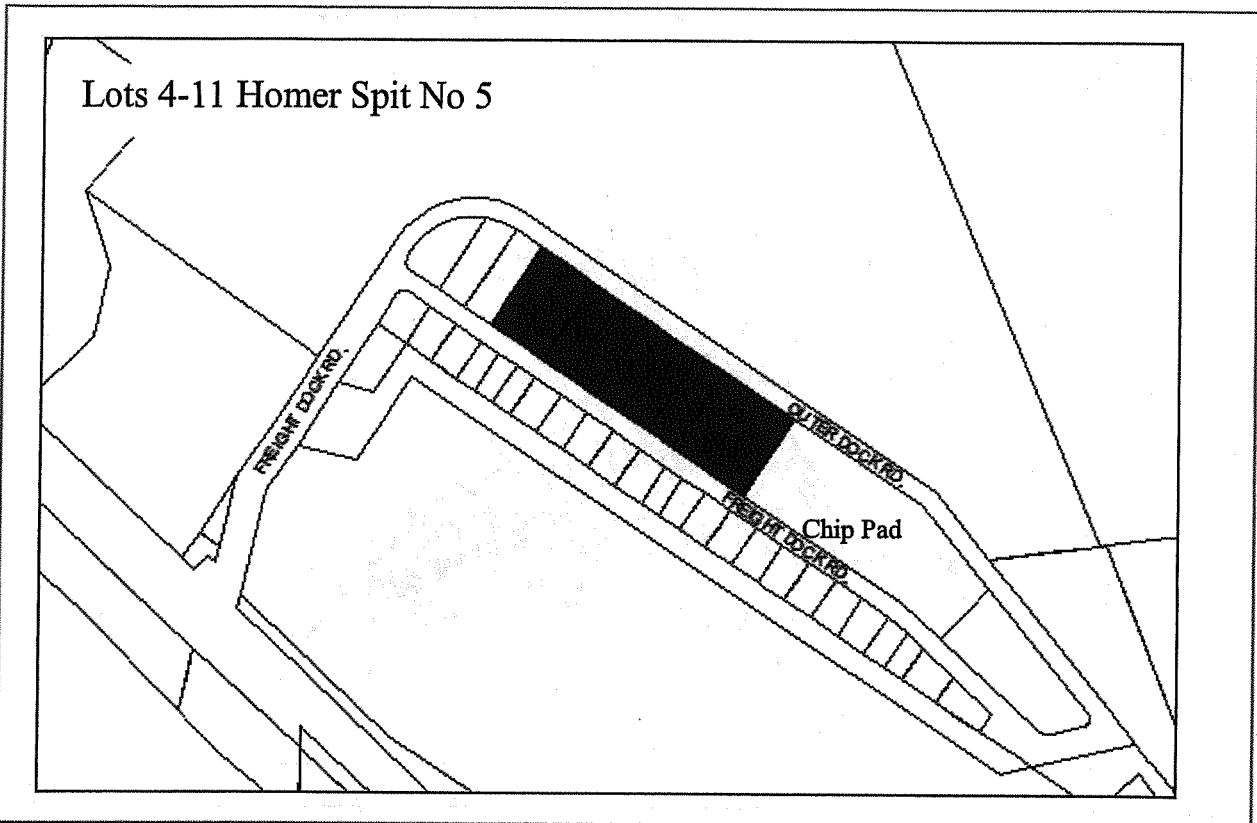
Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

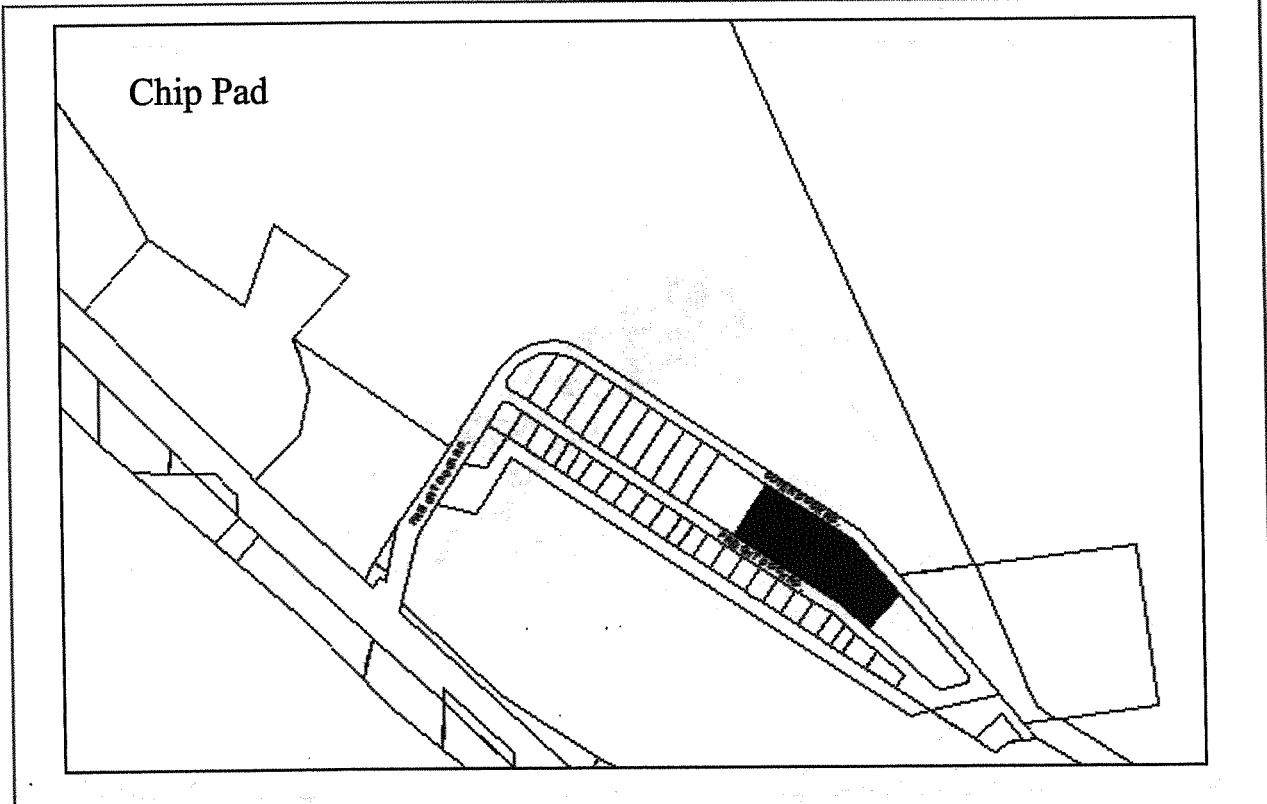
Address:

Former Manley building lots.

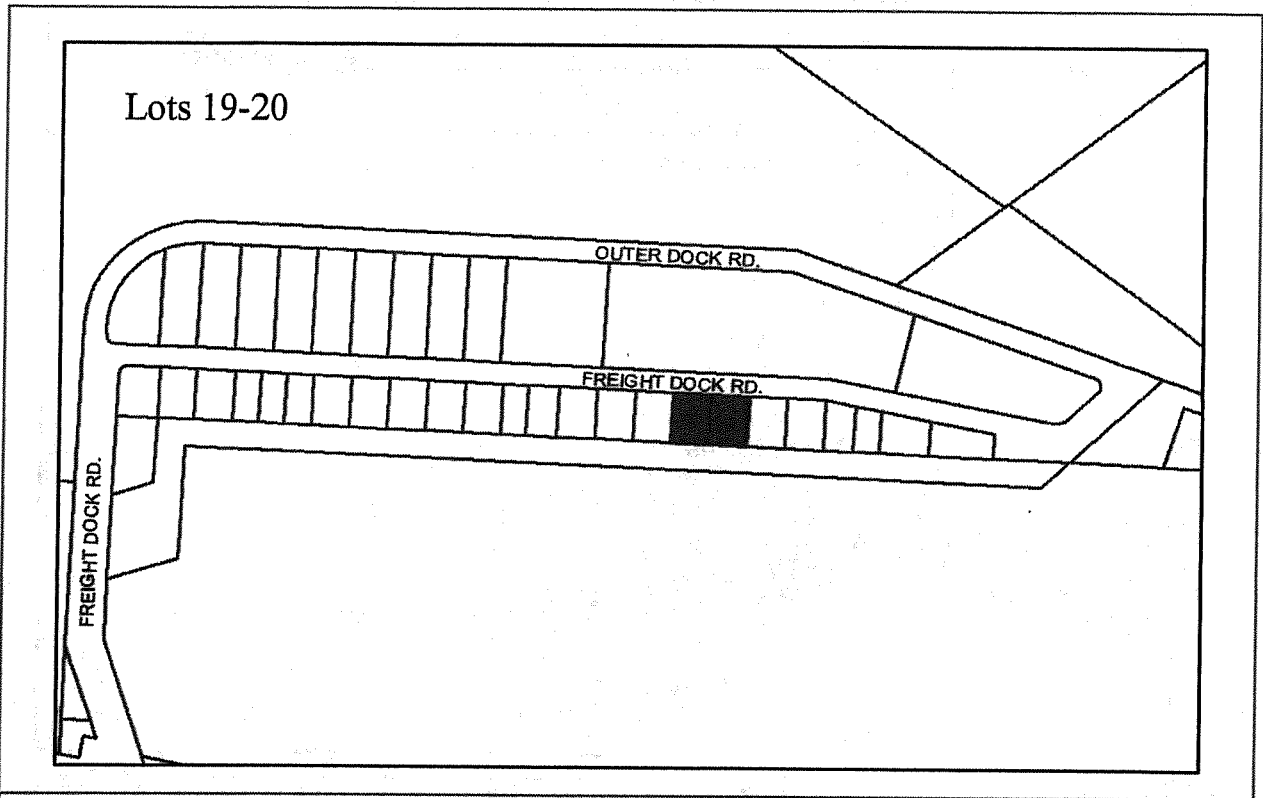
Finance Dept. Code:



Designated Use: Lease Lands	
Acquisition History:	
Area: 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	Parcel Number: 181032 23-30
2012 Assessed Value: \$1,742,400. Smaller lots valued at \$189,700. One large lot valued at \$414,500	
Legal Description: Homer Spit Subdivision No. 5 Lots 4 through 11	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address:
<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>	
Finance Dept. Code:	



Designated Use: Lease	
Acquisition History:	
Area: 5 acres	Parcel Number: 18103220
2012 Assessed Value: \$1,487,100 (Land: \$947,100, 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
<p>Old Chip Pad Peninsula Scrap and Salvage has been leasing part of the part intermittently to barge out scrap metal.</p>	



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

Area: 0.96 acres, 0.32 acres each	Parcel Number: 181032 38, 39
--	-------------------------------------

2012 Assessed Value: \$105,000 each

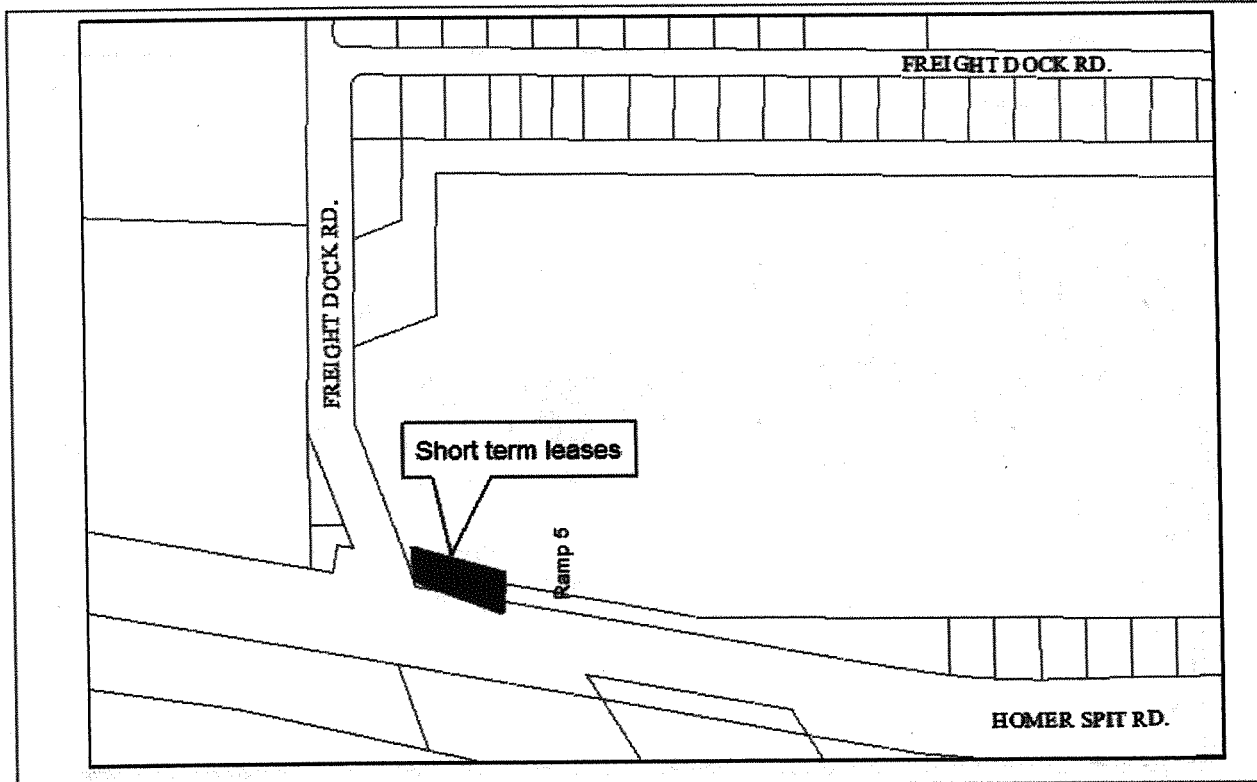
Legal Description: Homer Spit No 5 Lots 19-20

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

Infrastructure: gravel road, water and sewer

Notes:

Finance Dept. Code:

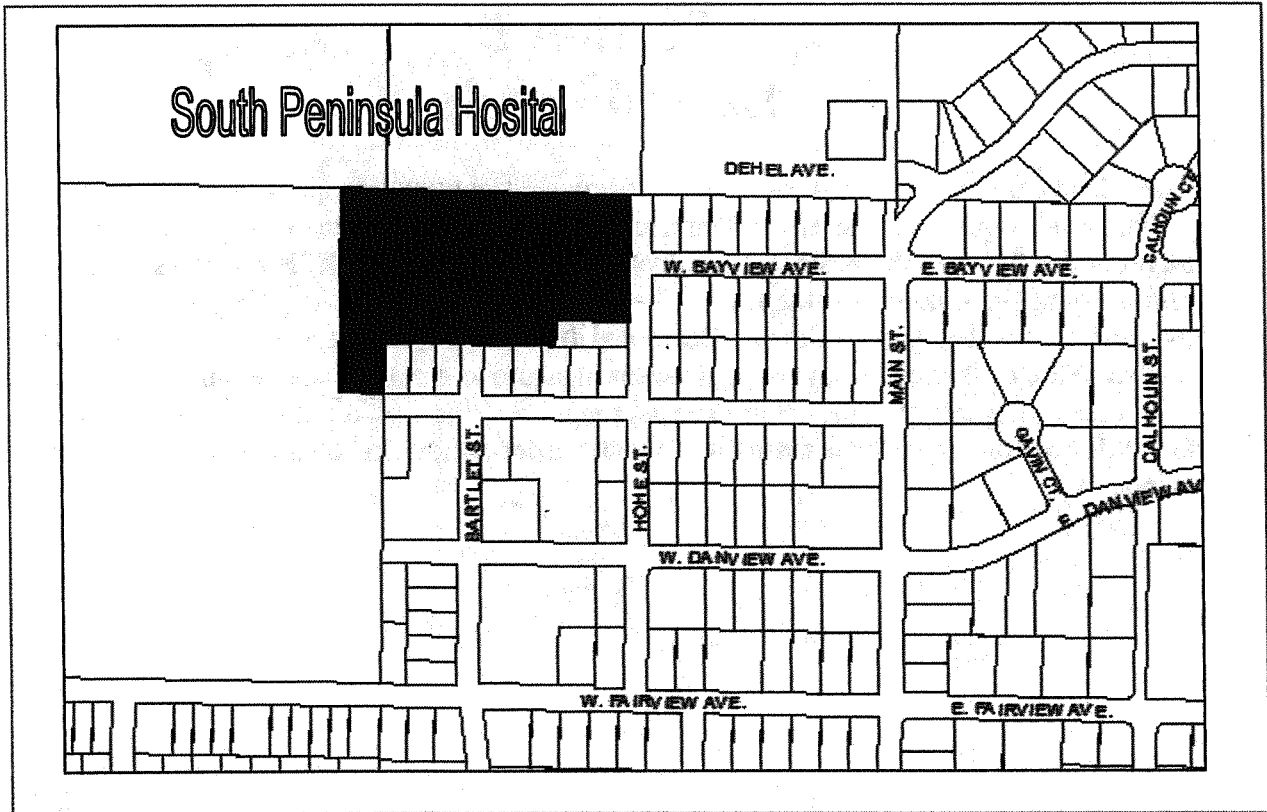


Designated Use: Lease (Resolution 10-35(A))	
Acquisition History:	
Area: Freight Dock Road to 150 feet before Ramp 5, (about where used boats are usually for sale)	Parcel Number: 18103324
2012 Assessed Value:	
Legal Description: Homer Spit No 2 Lot 12-A	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: paved road, water and sewer (may or may not be close to a stub out)	
<p>Notes: 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.</p> <p>2013 update: Extension of the Spit Trail in 2013/2014 may affect this area.</p>	
Finance Dept. Code:	

Section B

Leased Lands

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. The Kenai Peninsula Borough tax assessment is given as information only. It is not the basis for lease negotiations or fees. The KPB tax assessor takes into account the duration of the lease. Therefore, when a lease is expiring, the value of the land to the tenant goes down. On leased land, the KPB assessor is NOT showing market value of the land; they use a different measure to create a taxable land value. The tenant pays property tax to the City and Borough. See the Lease Policy Manual for further information. Individual lease files contain information on rents and formal agreements.



Designated Use: South Peninsula Hospital
Acquisition History:

Area: 7.12 acres	Parcel Number: 17504024
-------------------------	--------------------------------

2012 Assessed Value: \$19,943,500 (Land \$256,400, Structures \$19,687,100)

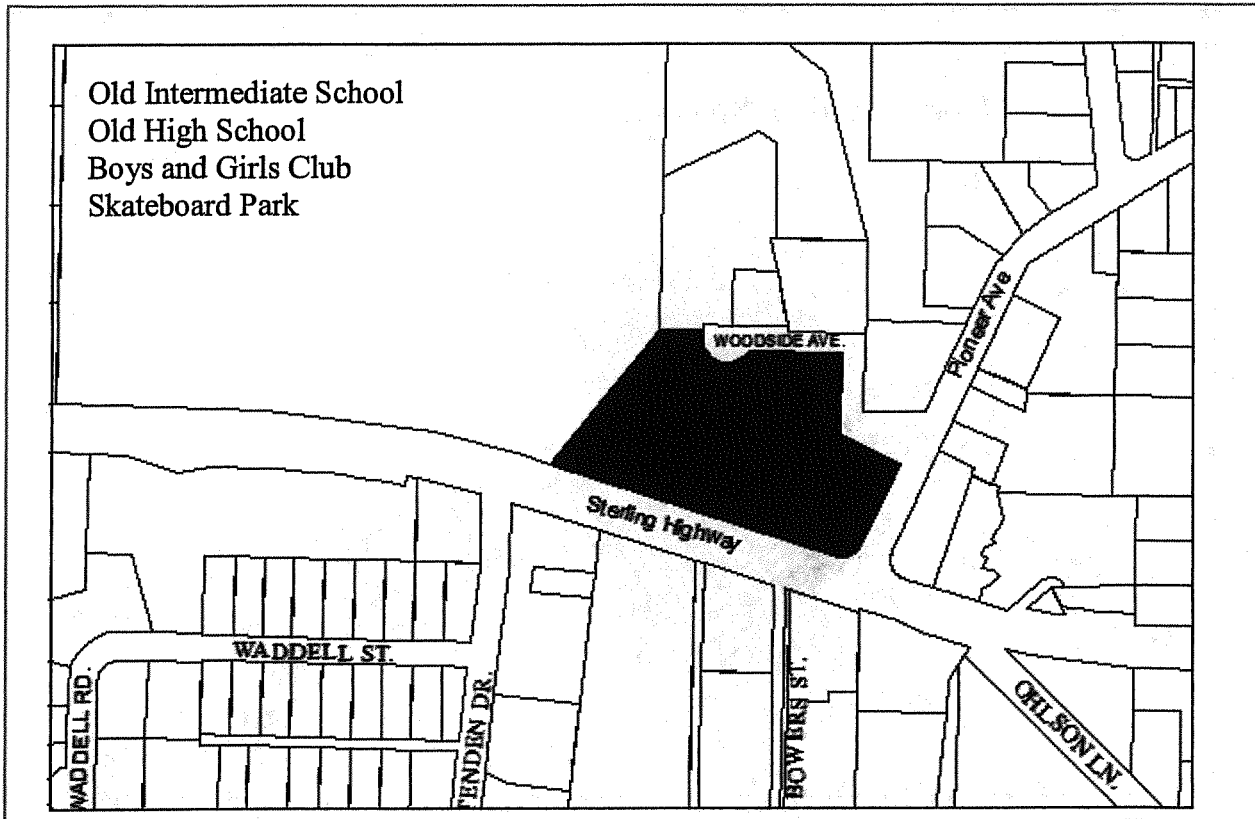
Legal Description: HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2

Zoning: Residential Office	Wetlands: N/A
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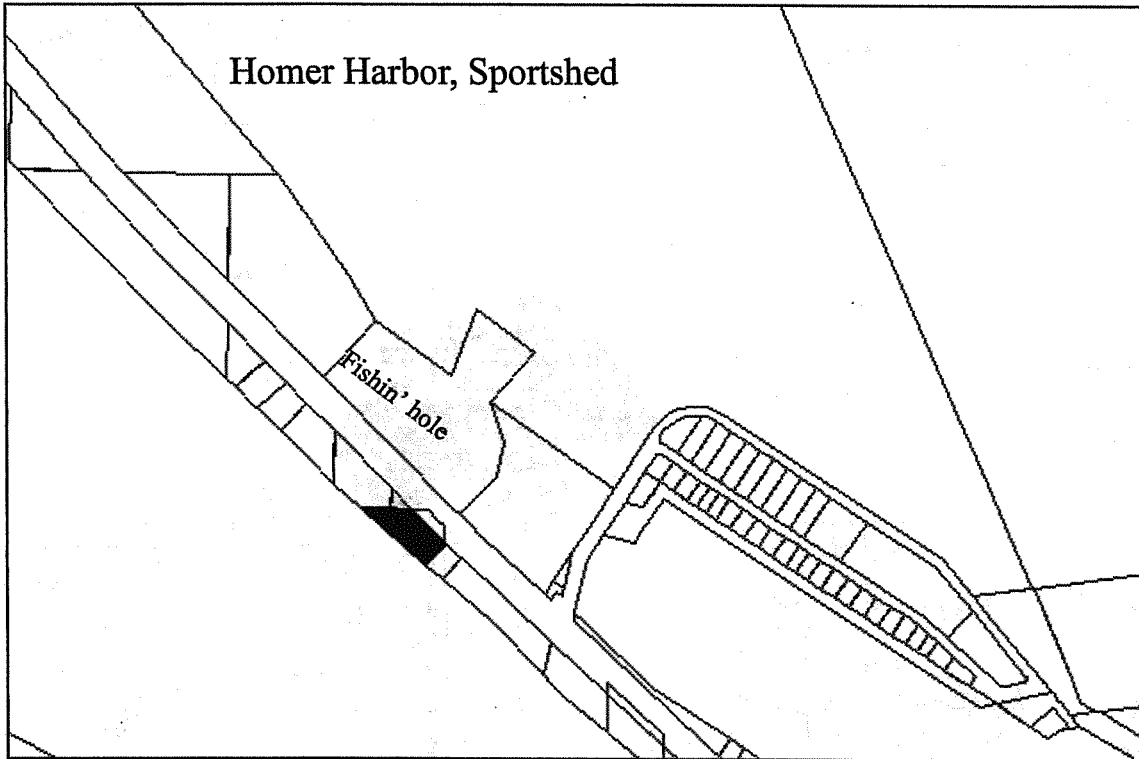
Infrastructure: Water, sewer, paved road access

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

Finance Dept. Code:



Designated Use: Public Government Lands with the intent to use for community purposes	
Acquisition History: Given to the City by KPB. Old Middle School and HS. Reso 98-63	
Area: 4.3 acres	Parcel Number: 17510070
2012 Assessed Value: \$4,809,400 (Land \$809,400 Structure, built in 1956 25,000 sq ft \$4,000,000)	
Legal Description: HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN	
Zoning: Central Business District	Wetlands: Creek on western edge
Infrastructure: Paved access and parking. Water and Sewer.	
<p>Notes: Currently Leased to the Boys and Girls Club.</p> <ul style="list-style-type: none"> • Skateboard Park on premises. • Old Intermediate School has flooding problems in the basement. • Older building has asbestos. • Deed restrictions on the property for school or community purpose; may not be able to sell for commercial purposes. 	
Finance Dept. Code: 170.0032 175.100.05	



Designated Use: Leased Land
Acquisition History:

Area: 1.6 acres

Parcel Number: 18103105

2012 Assessed Value: \$338,500 (Land: \$155,800 Structure: \$182,700)

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

Zoning: Marine Commercial

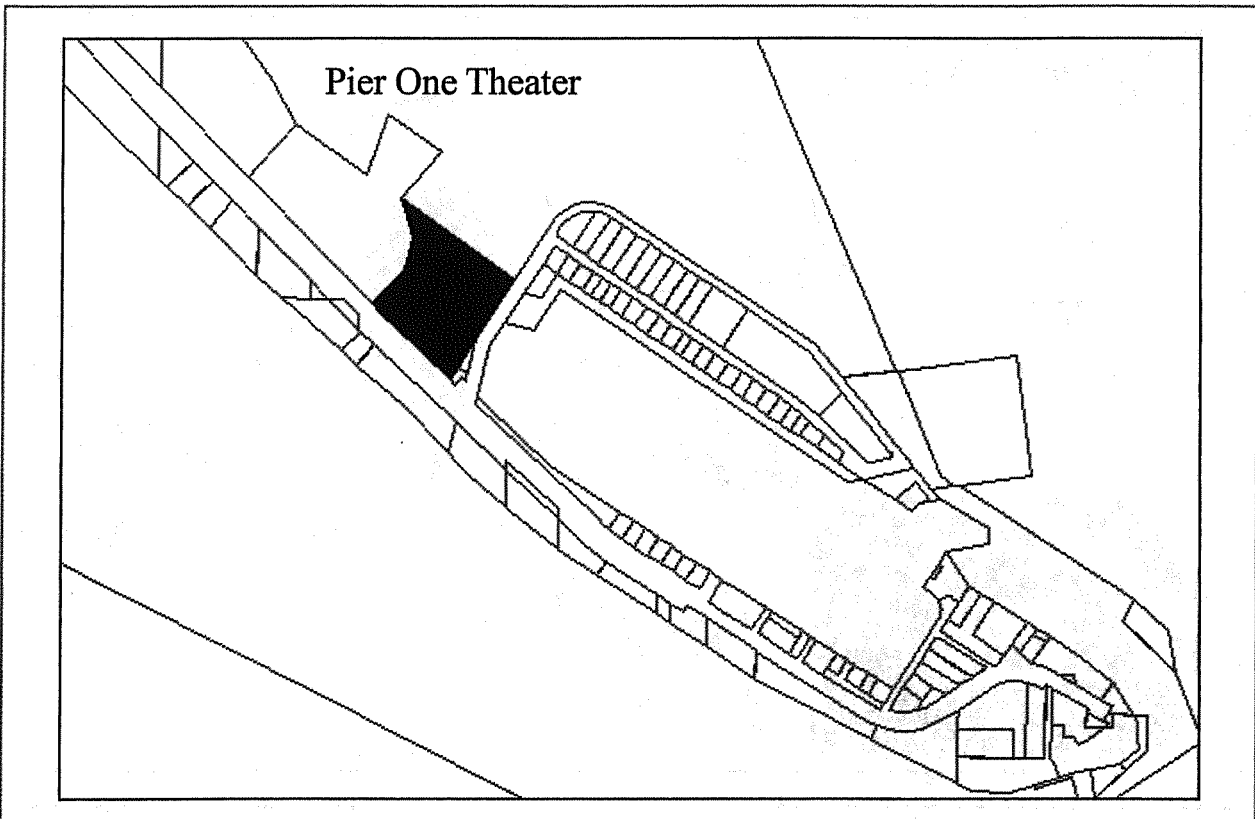
Wetlands: None

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: 2029 two 5 year options

Finance Dept. Code:



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

Area: 11.27 acres	Parcel Number: 18103117
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2012 Assessed Value: \$1,719,900 (Land: \$1,568,000 Structure: \$151,900)

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

Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: Water, sewer, paved road access	Address: 3854 Homer Spit Road
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This is a large parcel that is used several ways.

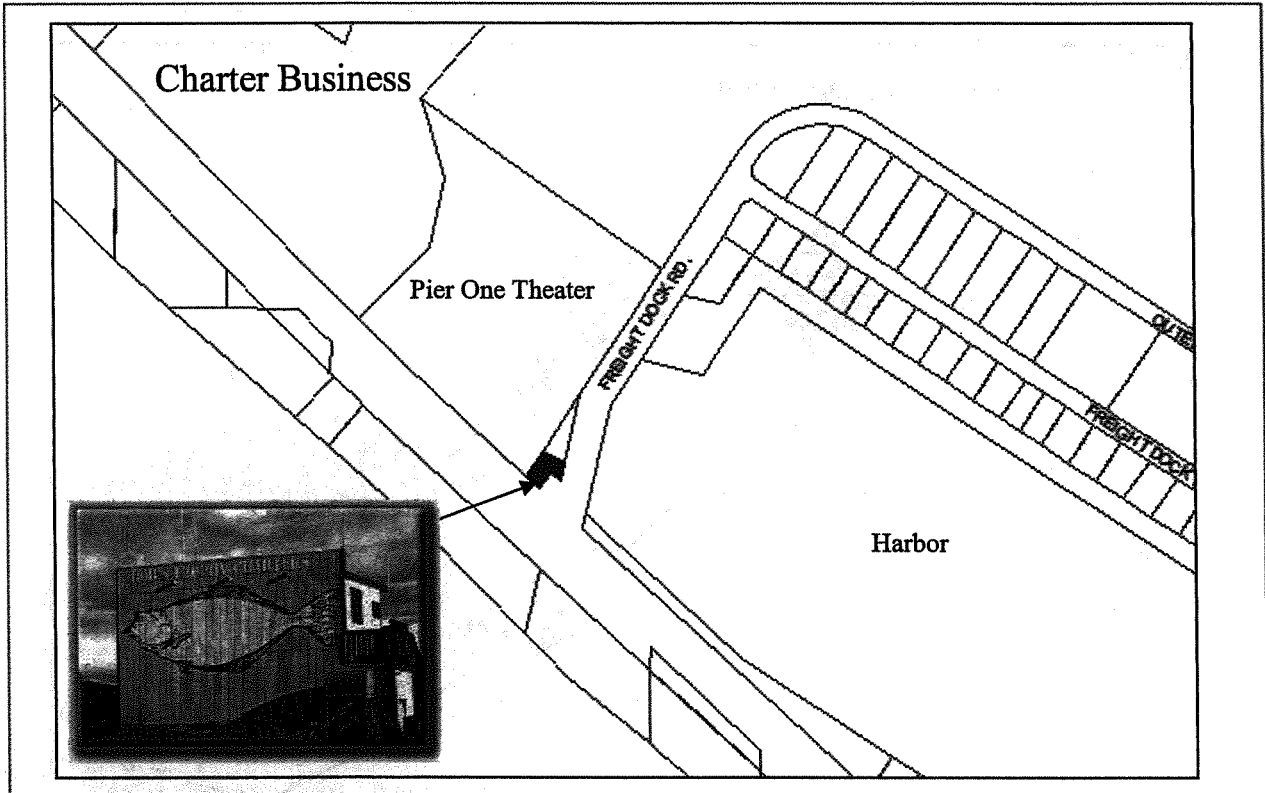
- Dredge spoils dewatering and storage
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

Resolution 2011-37(A): Develop a plan which will consider designation of a 10,000 sq. ft. portion to make the land available for Request for Proposals. (in progress)

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

Leased to: Pier One Theater
 Resolution 2011-104(A). 5 Year Lease, Fire Marshal review required.
 The Homer Spit Trail currently ends on this lot.

Finance Dept. Code:



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

Area: 0.15 acres or 6,692 sq ft	Parcel Number: 18103118
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2012 Assessed Value: \$117,700 Land \$57,300 Structure \$60,400

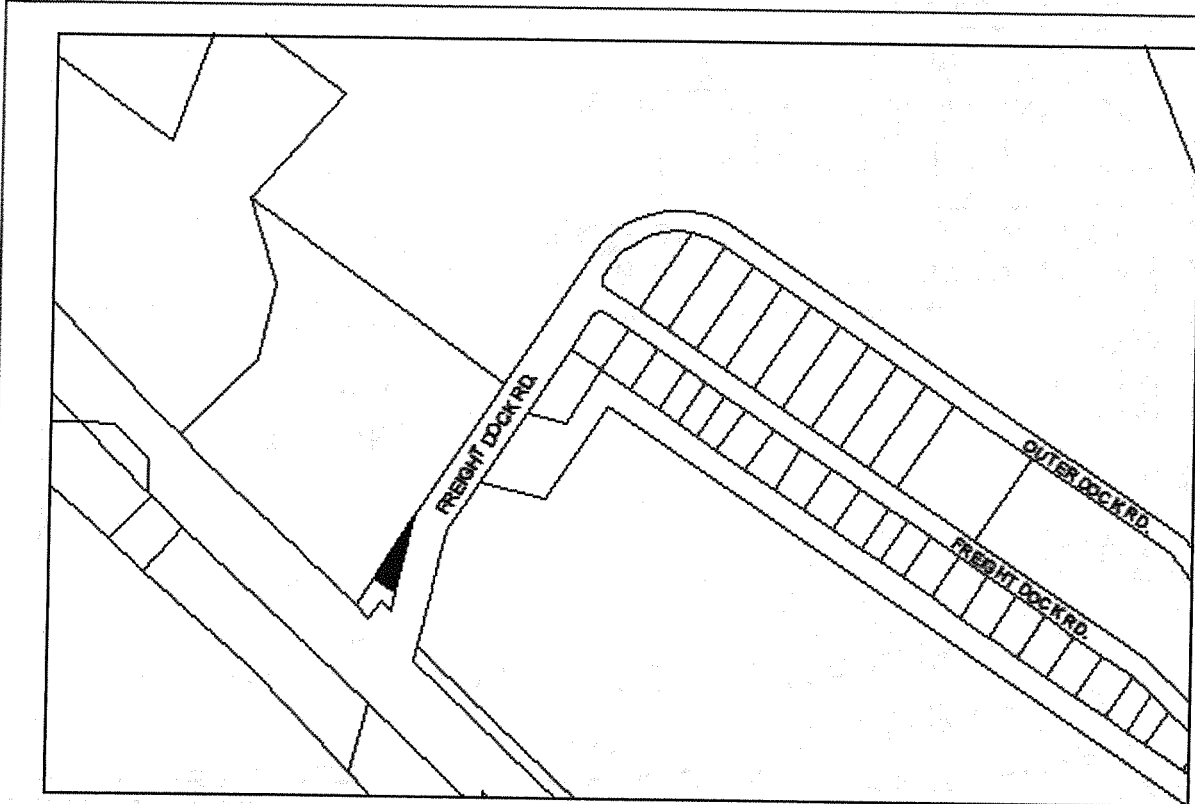
Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

Zoning: Marine Industrial	Wetlands: None
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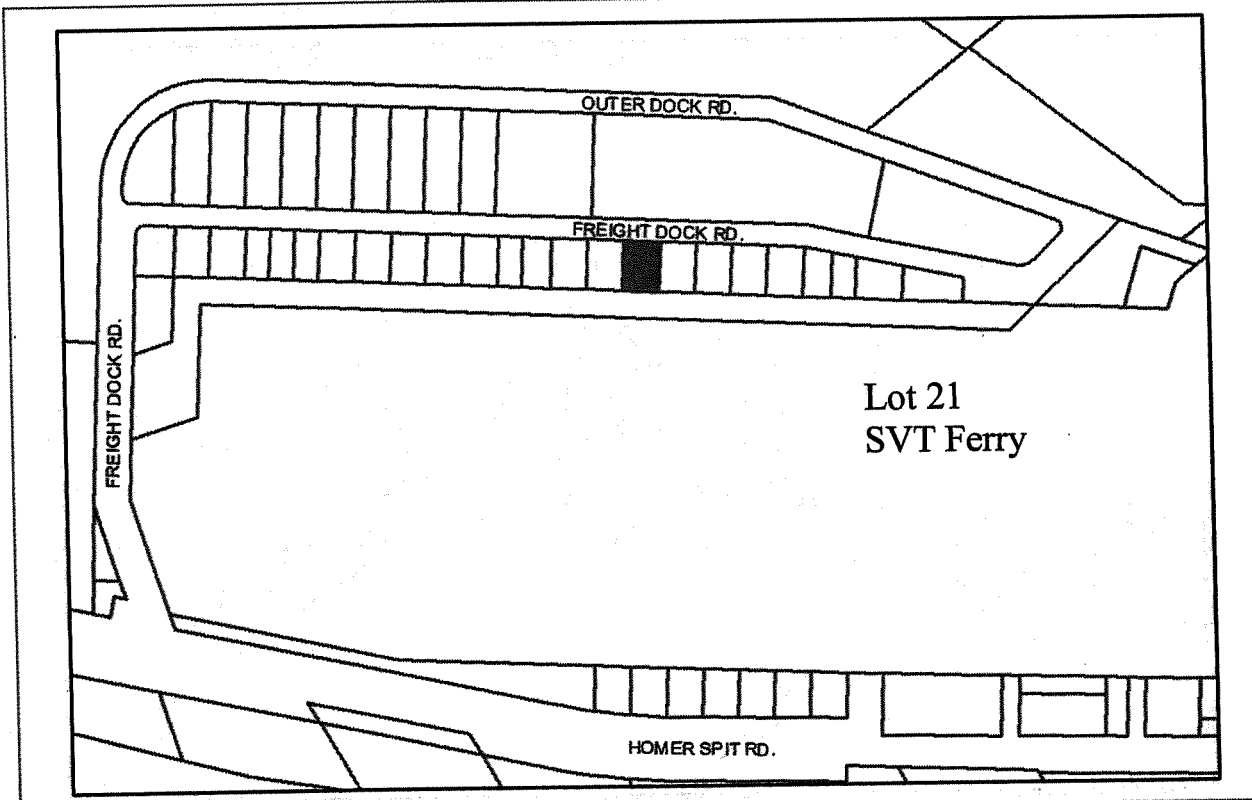
Infrastructure: Paved road, water and sewer.	Address: 3978 Homer Spit Road
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Leased to: Alaska High Hopes Charters Co. (Bob's Trophy Charters)
 Expiration: March 31, 2013, one 5 year option

Finance Dept. Code: 400.600.4650



Designated Use: Leased Lands	
Acquisition History: Ord 83-26 purchase from World Seafood	
Area: 0.18 acres	Parcel Number: 18103119
2012 Assessed Value: \$123,100 (Land: \$66,600 Structure \$56,800)	
Legal Description: HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 1114 Freight Dock Road
<p>Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV Expiration: March 31, 2013, one 5 year option</p>	
Finance Dept. Code: 400.600.4650	



Designated Use: Leased Lands
Acquisition History:

Area: 0.32 acres	Parcel Number: 18103240
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2012 Assessed Value: \$105,000

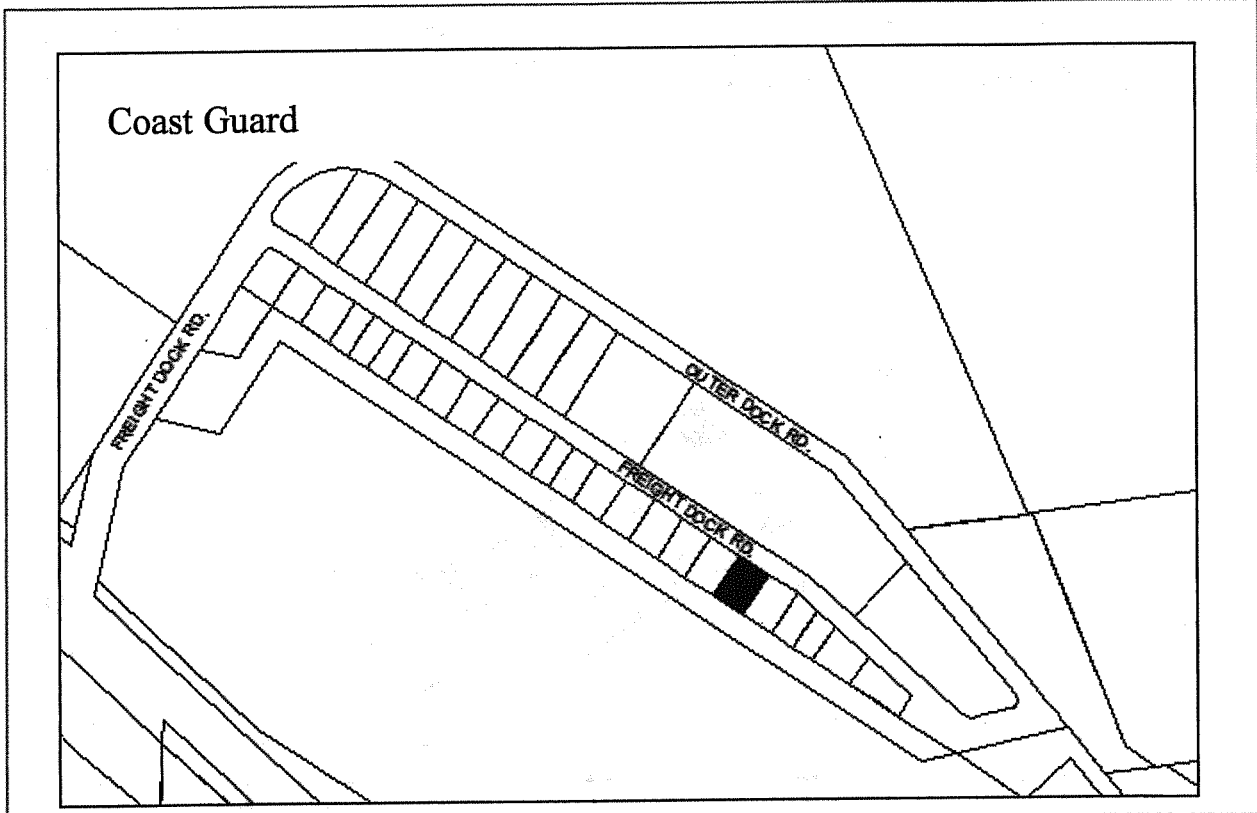
Legal Description: Homer Spit No 5 Lot 21

Zoning: Marine Industrial	Wetlands: N/A
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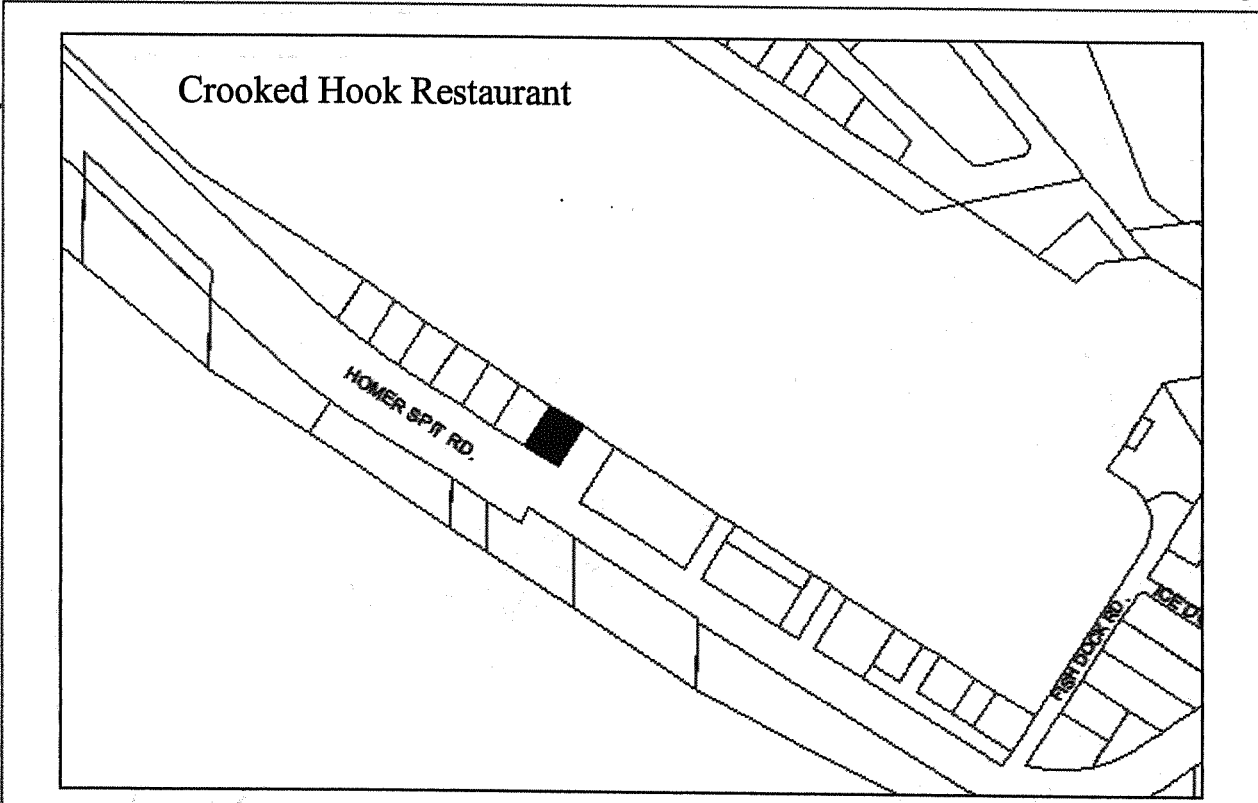
Infrastructure: Water, sewer, paved road access	Address: 4323 Freight Dock Road
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Leased to: Seldovia Village Tribe, for Kachemak Bay Ferry
 Resolution 10-41. Expiration May 31, 2030, two 5 year options

Finance Dept. Code: 400.600.4650



Designated Use: Leased to USCG	
Acquisition History:	
Area: 0.34 acres	Parcel Number: 18103218
2012 Assessed Value: \$567,300 (Land: \$105,000 Structure: \$462,300)	
Legal Description: Homer Spit Four subdivision Lot 2	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4373 Freight Dock Rd
Leased to: USCG Lease Renewal Options: None Expiration: September 30, 2016	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 12,700 sq ft	Parcel Number: 18103316
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2012 Assessed Value: \$543,400 (Land: \$97,100 Structure: \$446,300)

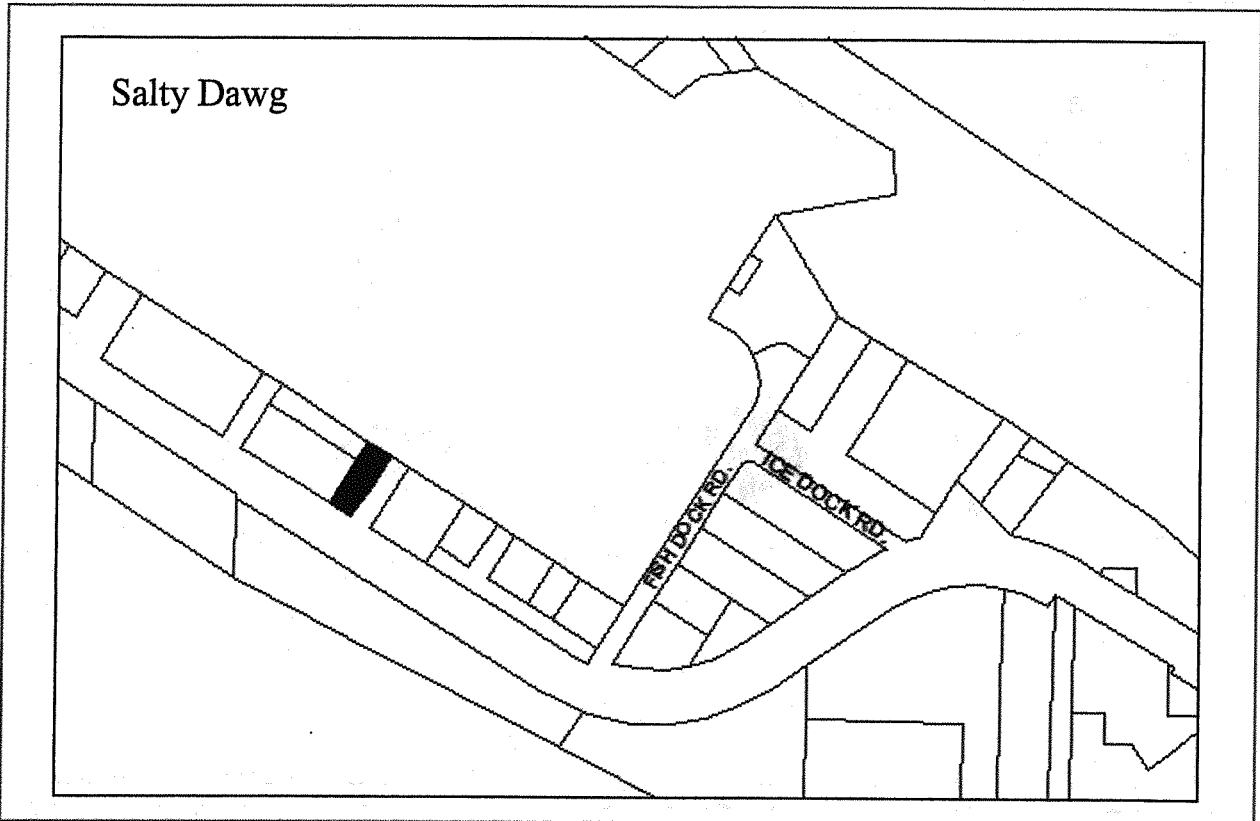
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19

Zoning: Marine Commercial	Wetlands: None
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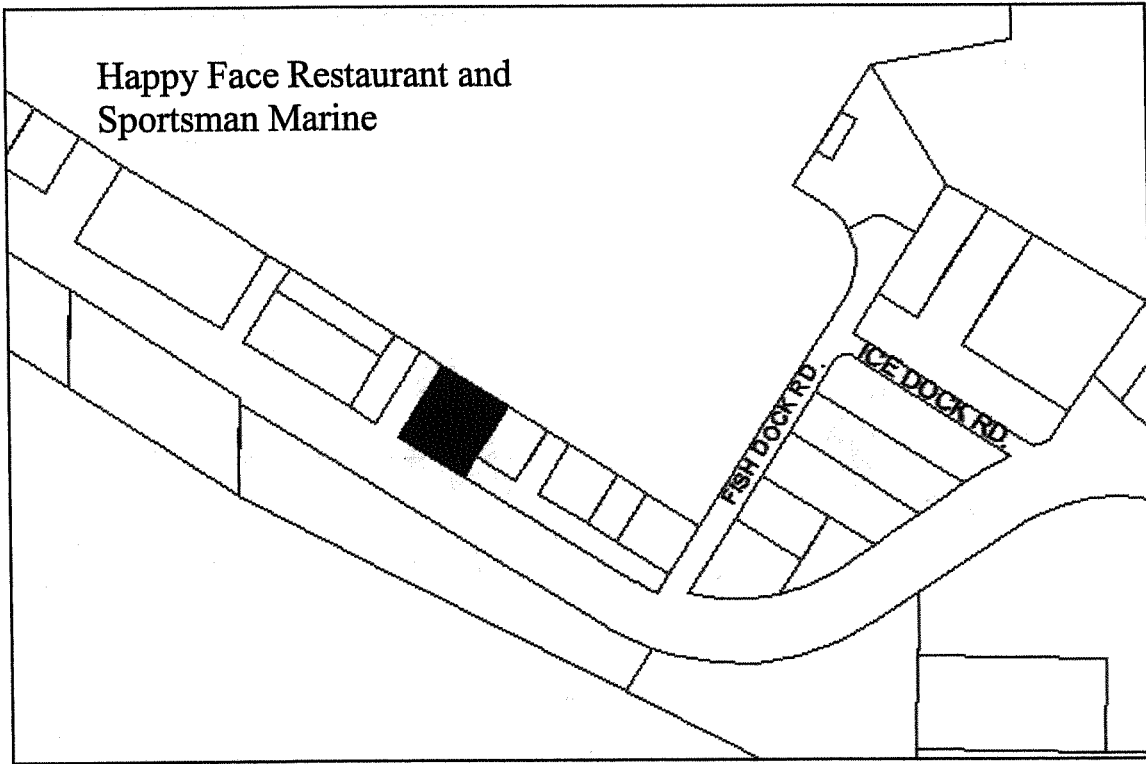
Infrastructure: Paved road, water and sewer	Address: 4262 Homer Spit Road
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Leased to: Jose Ramos/El Pescador, Restaurant is now Harbor Bar & Grill
Expiration: Lease expires 2/1/2016, no options.

Finance Dept. Code:



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.23 acres	Parcel Number: 18103309
2009 Assessed Value: \$238,200 (Land: \$80,700 Structure: \$157,500)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4390 Homer Spit Road
<p>Leased to: John Warren, Salty Dawg Expiration: 1/31/2026. No options.</p>	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 24,639 sq ft (0.57 acres)

Parcel Number: 18103432

2012 Assessed Value: \$619,800 (Land: \$166,700 Structure: \$453,100)

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

Zoning: Marine Industrial

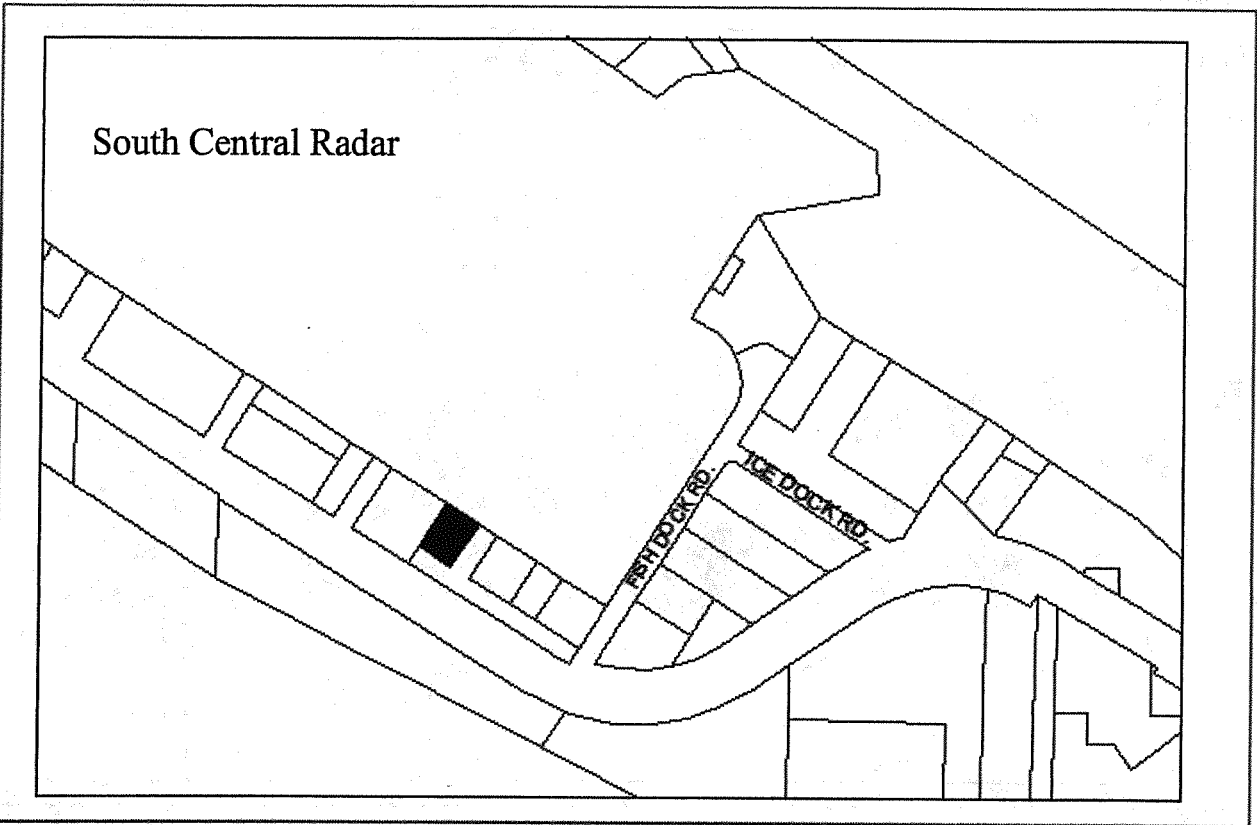
Wetlands: None

Infrastructure: Paved road, water and sewer.

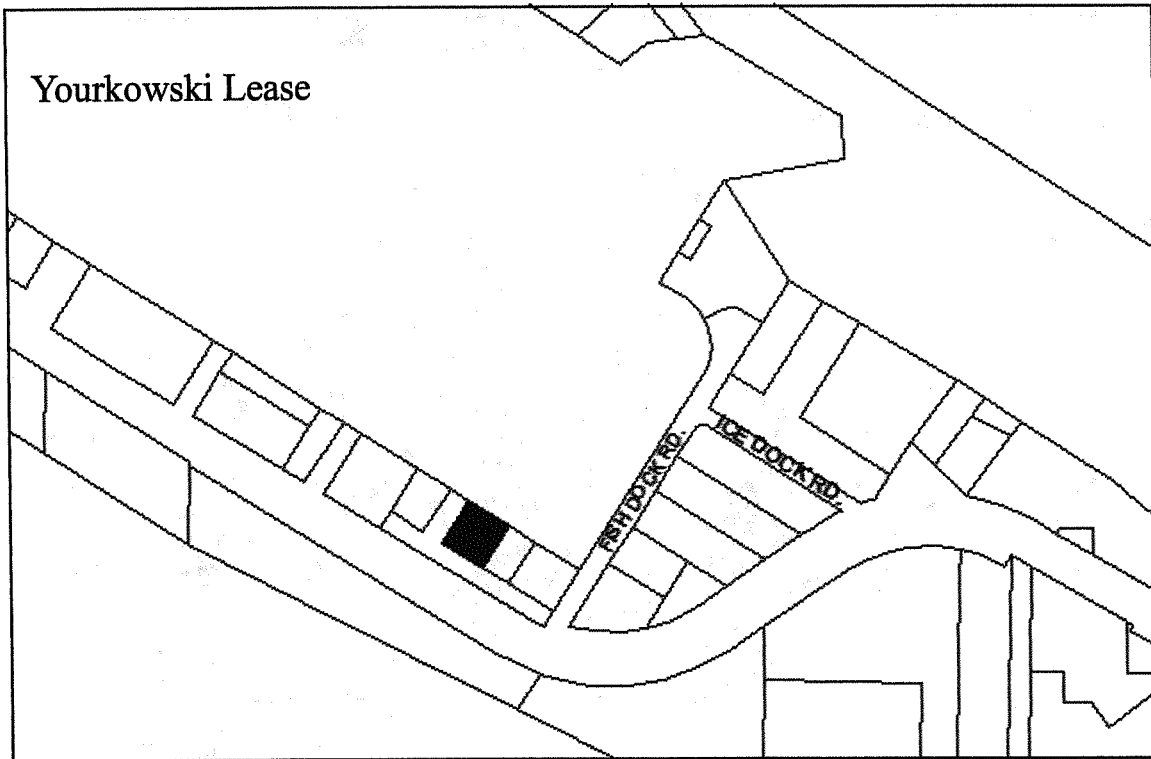
Address: 4400 Homer Spit Road

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

Finance Dept. Code:



Designated Use: Leased Land	
Acquisition History:	
Area: 0.2 acres	Parcel Number: 18103431
2012 Assessed Value: \$162,900 (Land: \$72,100 Structure: \$90,800)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4406 Homer Spit Road
<p>Leased to: Mark & Laura Zeiset dba South Central Radar Expiration: 11/1/2022, two additional 5 year renewal options</p>	
Finance Dept. Code:	



Designated Use: Leased Lands
Acquisition History:

Area: 0.29 acres

Parcel Number: 18103442

2012 Assessed Value: \$277,500 (Land: \$97,100 Structure: \$180,400)

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

Zoning: Marine Industrial

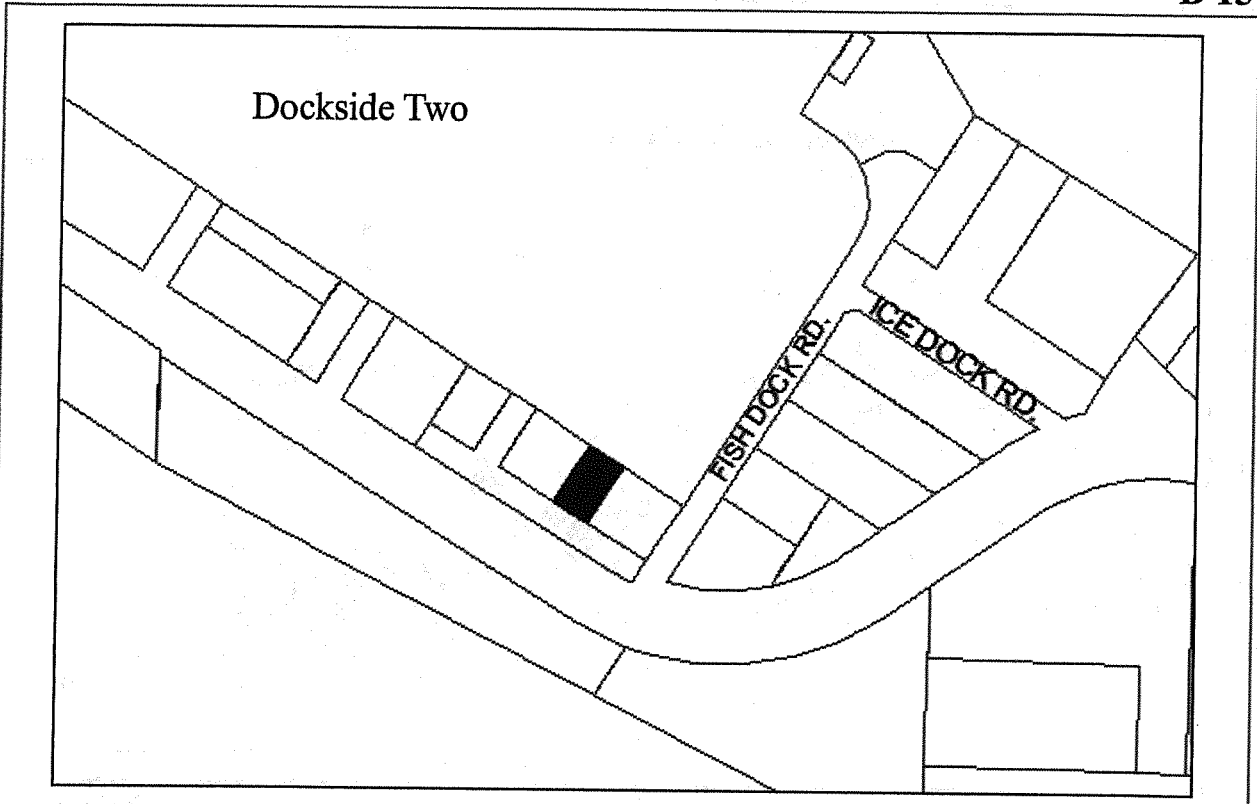
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4460 Homer Spit Road

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

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 7,749 sq ft. (0.18 acres)

Parcel Number: 18103443

2012 Assessed Value: \$115,400 (Land: \$66,300, Structure: \$49,100)

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

Zoning: Marine Industrial

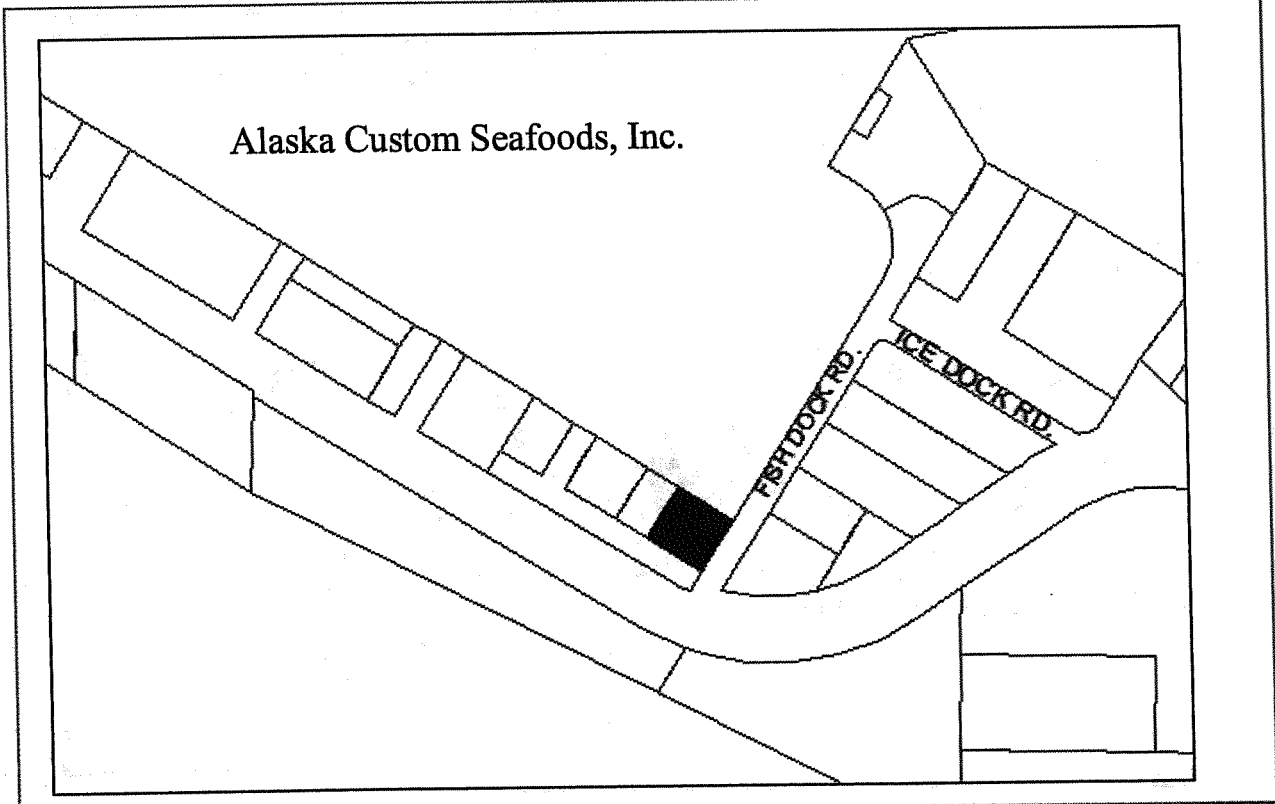
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4470 Homer Spit Road

Leased to: William Sullivan dba Dockside Two
 Expiration: 4/15/2012. 2012/13 new lease under negotiation

Finance Dept. Code:

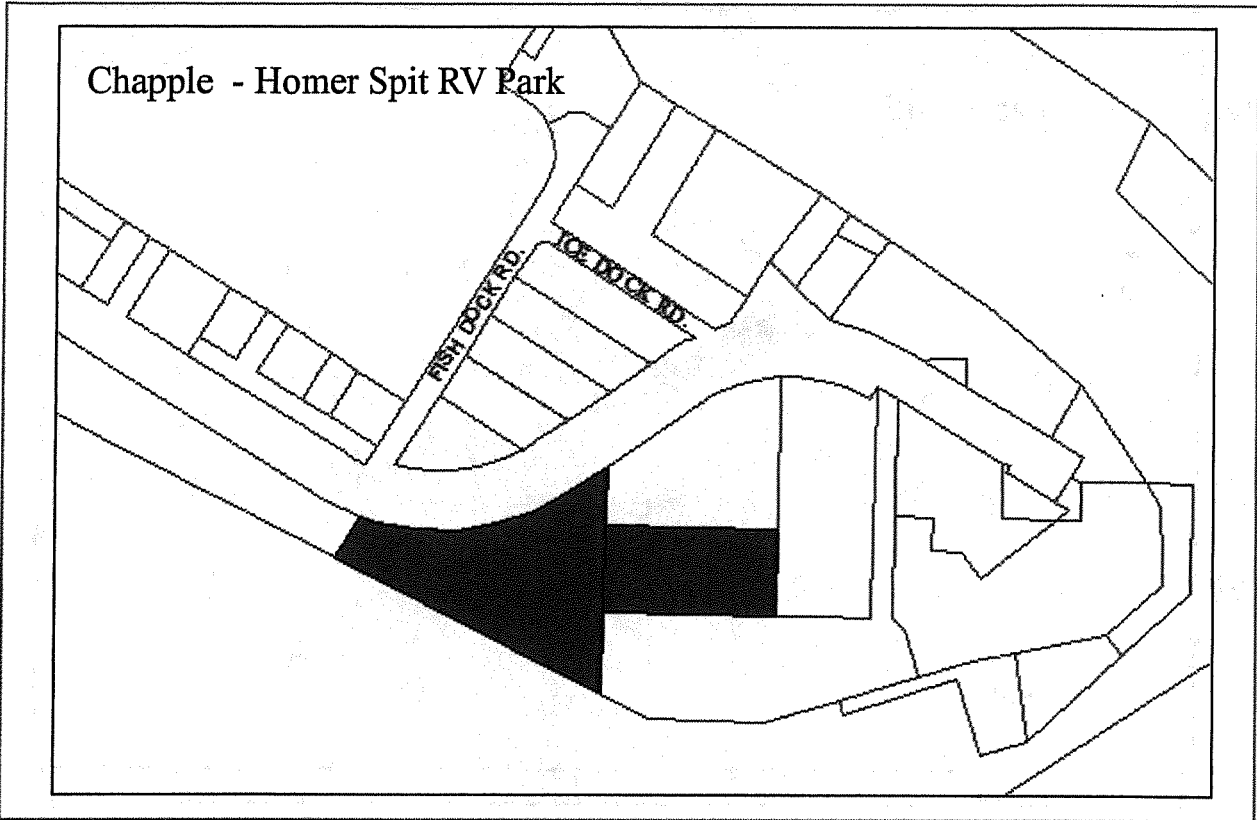


Designated Use: Leased land
Acquisition History:

Area: 0.31 acres, or 13,383 sq ft	Parcel Number: 18103444
2012 Assessed Value: \$222,400 Land Value - \$102,400 Structure Value - \$120,000	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	
Zoning: Marine 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.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 192,970 sq ft	Parcel Number: 18103402, 03
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2009 Assessed Value: Total: \$593,400 Land: \$474,600 Structures: \$118,800

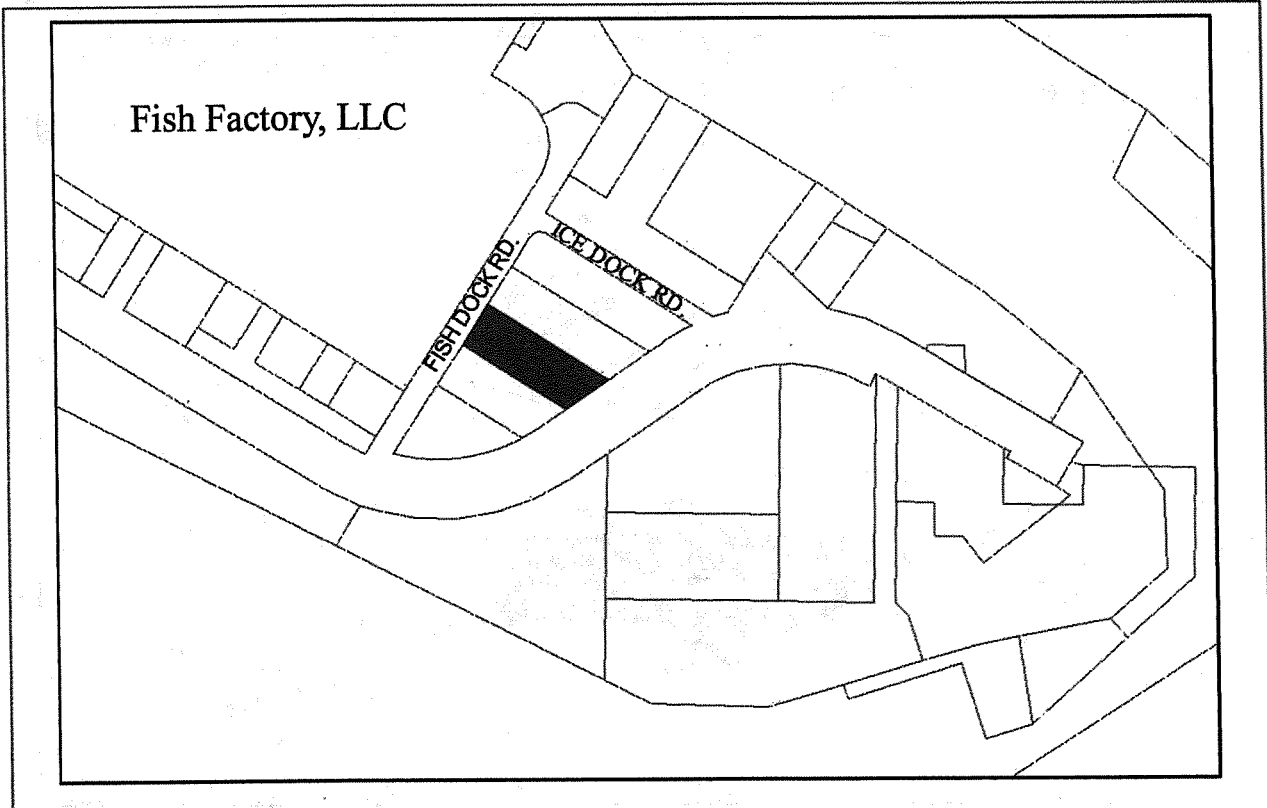
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50.
 HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 205/928.

Zoning: Marine Industrial	Wetlands: None
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Infrastructure: Paved road, water and sewer.	Address: 4535 Homer Spit Road
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Leased to: John & Margaret Chapple. Homer Spit Campground
Expiration: 12/31/2026, two addition 3 year options.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Land
Acquisition History:

Area: 27,470 sq ft (0.63 acres)

Parcel Number: 18103421

2012 Assessed Value: \$841,900 (Land: \$180,600 Structure: \$661,300)

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

Zoning: Marine Industrial

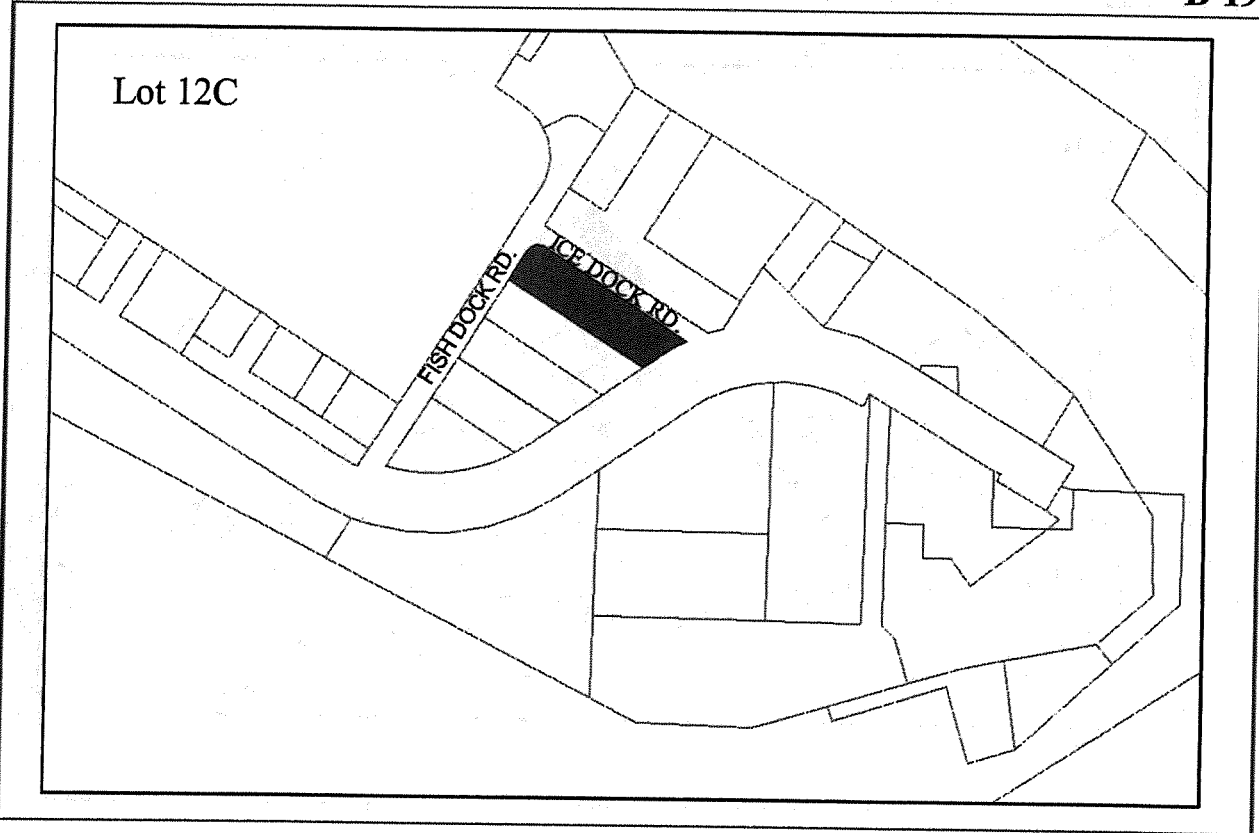
Wetlands: None

Infrastructure: Paved road, water and sewer.

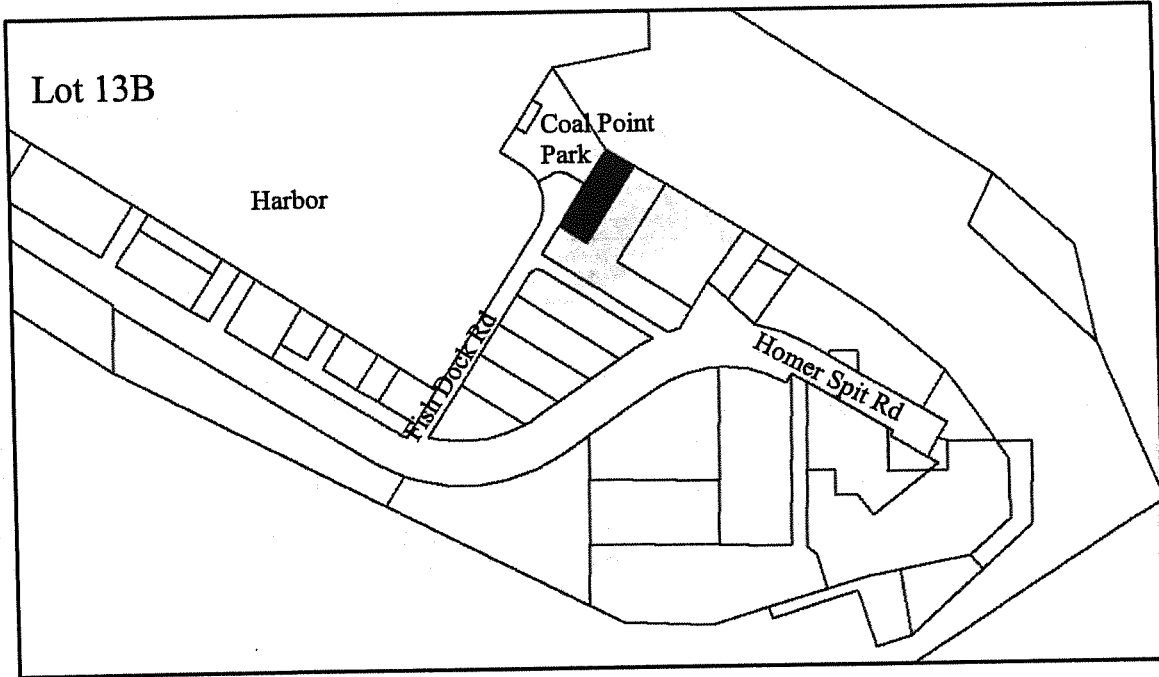
Address: 800 Fish Dock Road

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

Finance Dept. Code:



Designated Use: Lease land	
Acquisition History:	
Area: 0.79 Acres	Parcel Number: 18103452
2012 Assessed Value: \$802,000 (Land: \$216,400 Structure: \$586,300)	
Legal Description: City of Homer Port Industrial No 2 Lot 12C	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4501 Ice Dock Road
Leased by Resolution 2008-37 to Harbor Leasing (Auction Block) Expiration: 3/31/2028 Options: two additional 5 year options	
Finance Dept. Code:	



Designated Use: Lease
Acquisition History:

Area: 0.52 acres

Parcel Number: 18103425

2012 Assessed Value: \$194,400

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

Zoning: Marine Industrial

Wetlands: N/A

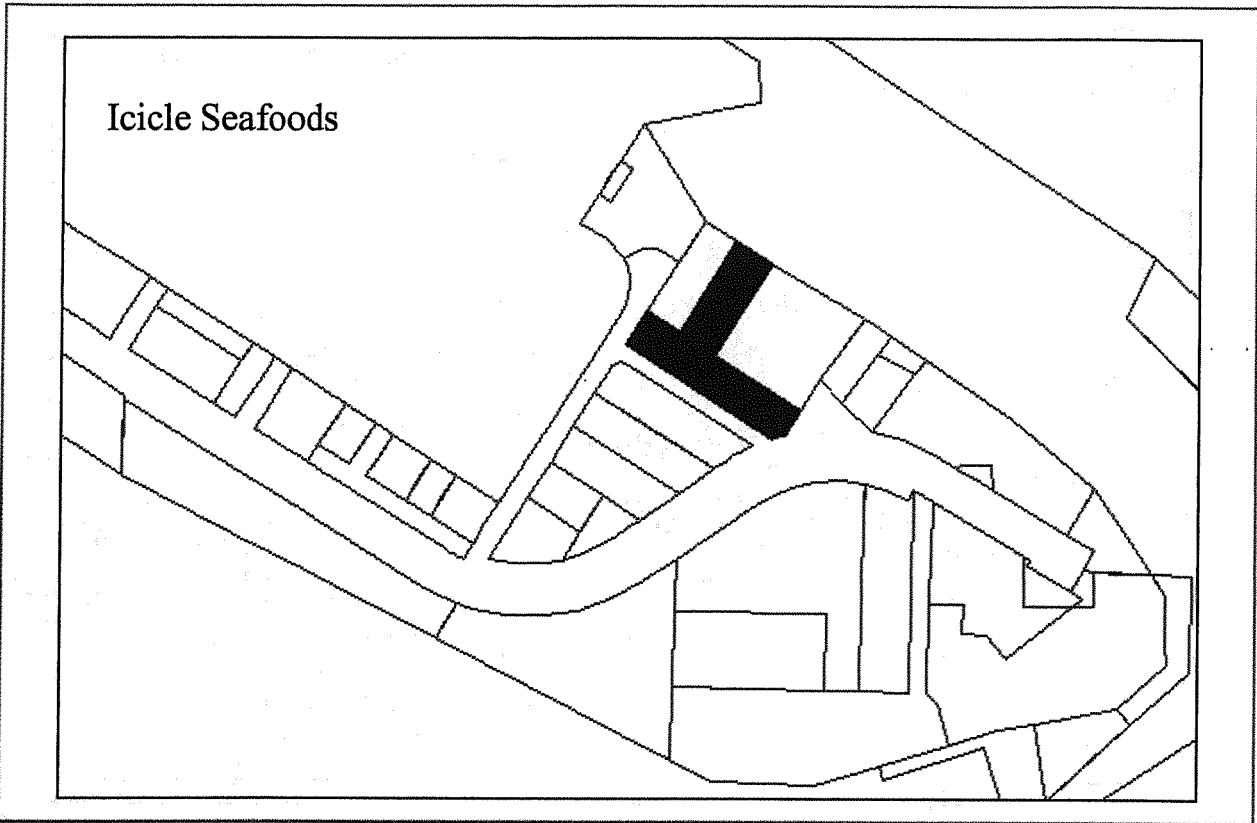
Infrastructure: Water, sewer, paved/gravel road access

Address: Fish Dock Road

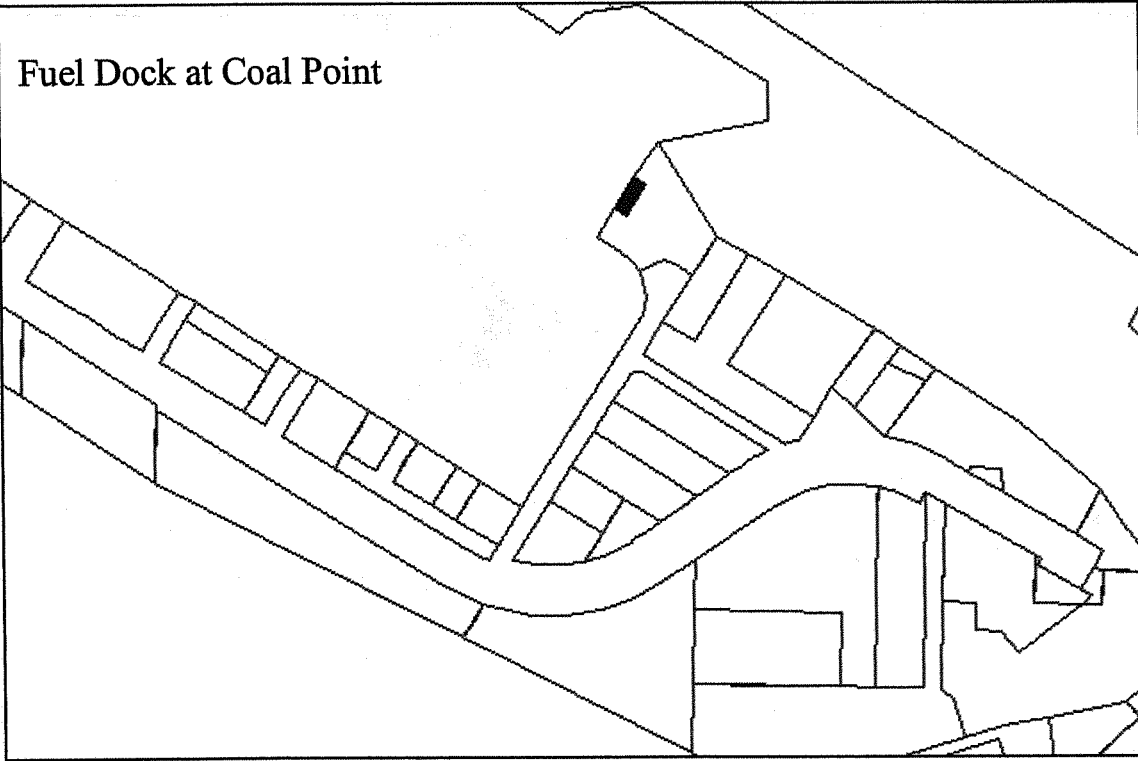
Resolution 10-98. 2012: Snug Harbor has discussed leasing this lot and constructing a building.

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

Finance Dept. Code:



Designated Use: Leased Land	
Acquisition History:	
Area: 1.49 acres	Parcel Number: 18103419
2012 Assessed Value: \$534,900 (Land: \$359,600 Structure: \$175,300)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 842 Fish Dock Road
<p>Leased to: Icicle Seafoods, Inc Expiration: 9/14/2029. No options.</p>	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 0.07 acres

Parcel Number: 18103427

2012 Assessed Value: \$476,100 (Land: \$31,100 Structure: \$476,100)

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

Zoning: Marine Industrial

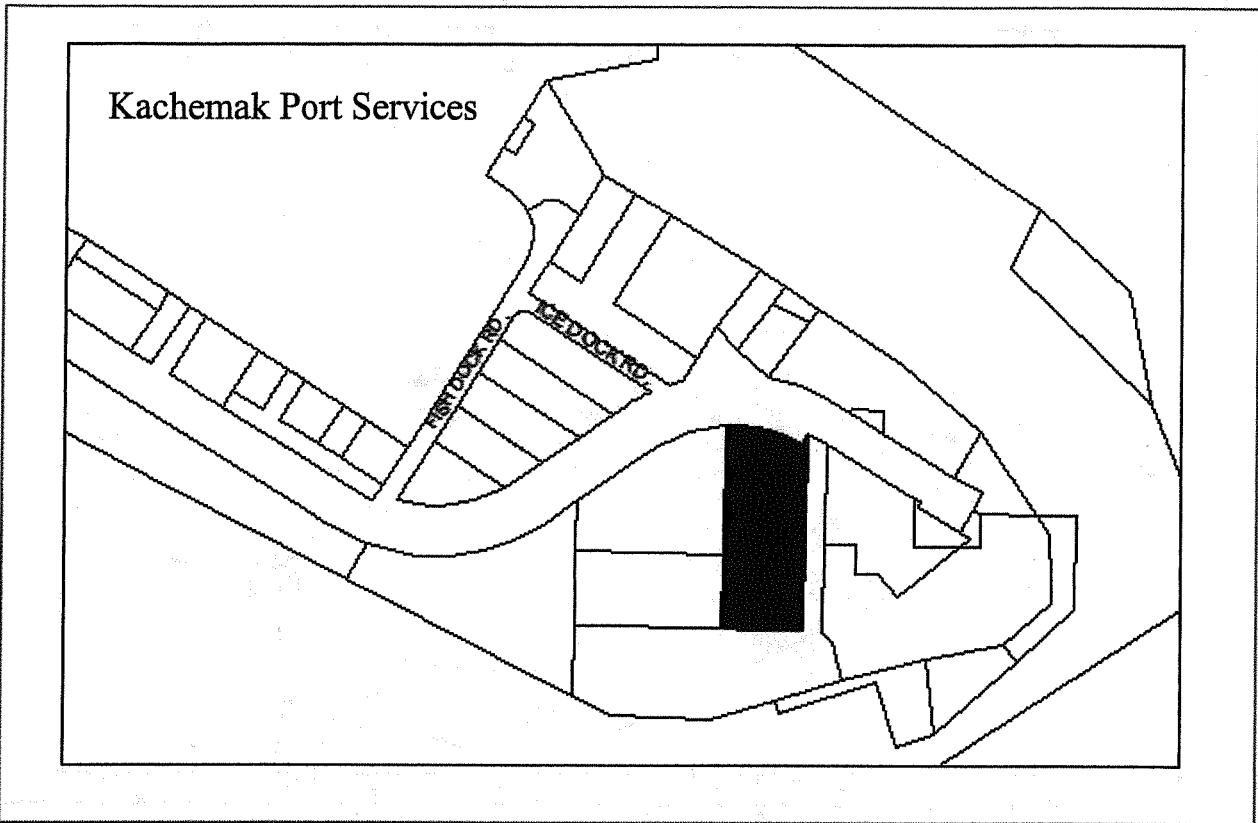
Wetlands: None

Infrastructure: Paved road, water and sewer.

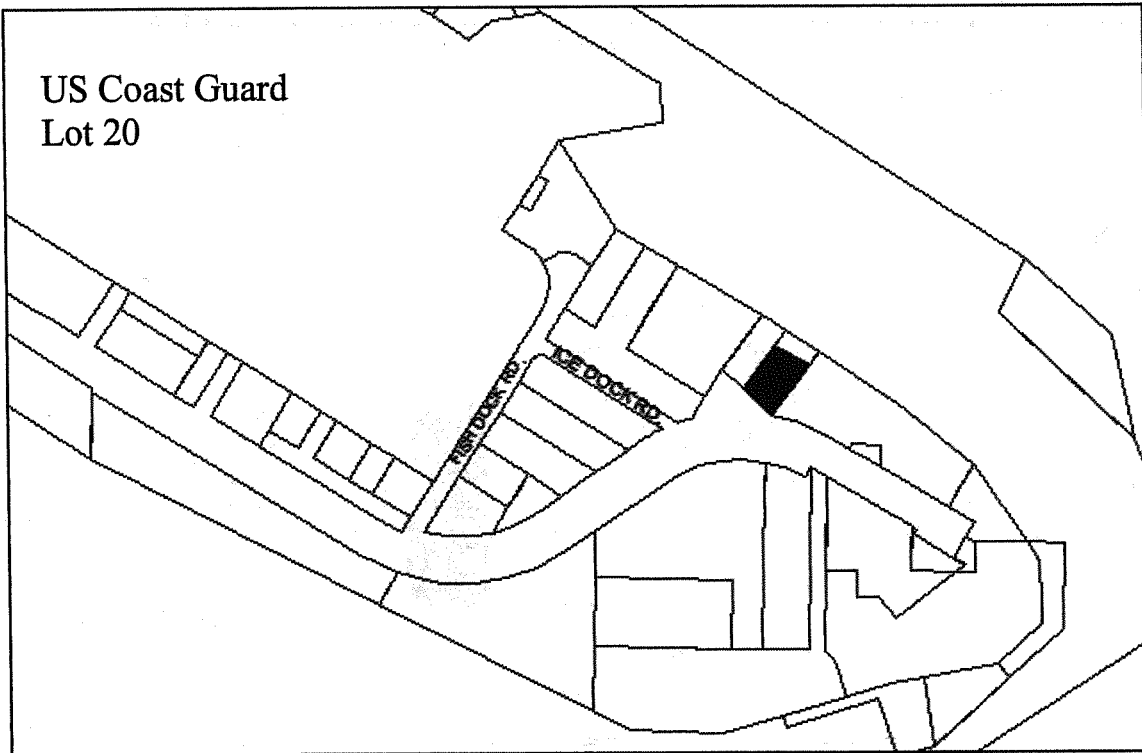
Address: 843 Fish Dock Road

Leased to: 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:	
Area: 2.23 acres (Lease is for a small portion of the lot)	Parcel Number: 18103404
2012 Assessed Value: 1,540,500 (\$Land: \$496,500 Structure: \$1,044,000)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4667 Homer Spit Road
<p>Leased to: Kachemak Port Services. See KPB 18103464. Total value: \$33,700. Land Value - \$1500, Structure Value - \$32200</p> <p>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.</p> <p>ACS MACTel lease: Expires 3/3/2014, with two additional one year options. (999 sq ft lease)</p> <p>Alaska Marine Highway lease: Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)</p> <p>The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.</p>	
Finance Dept. Code:	



Designated Use: Lease
Acquisition History:

Area: 0.35 acres

Parcel Number: 18103445

2012 Assessed Value: \$112,800

Legal Description: Portion of Government Lot 20

Zoning: Marine Industrial

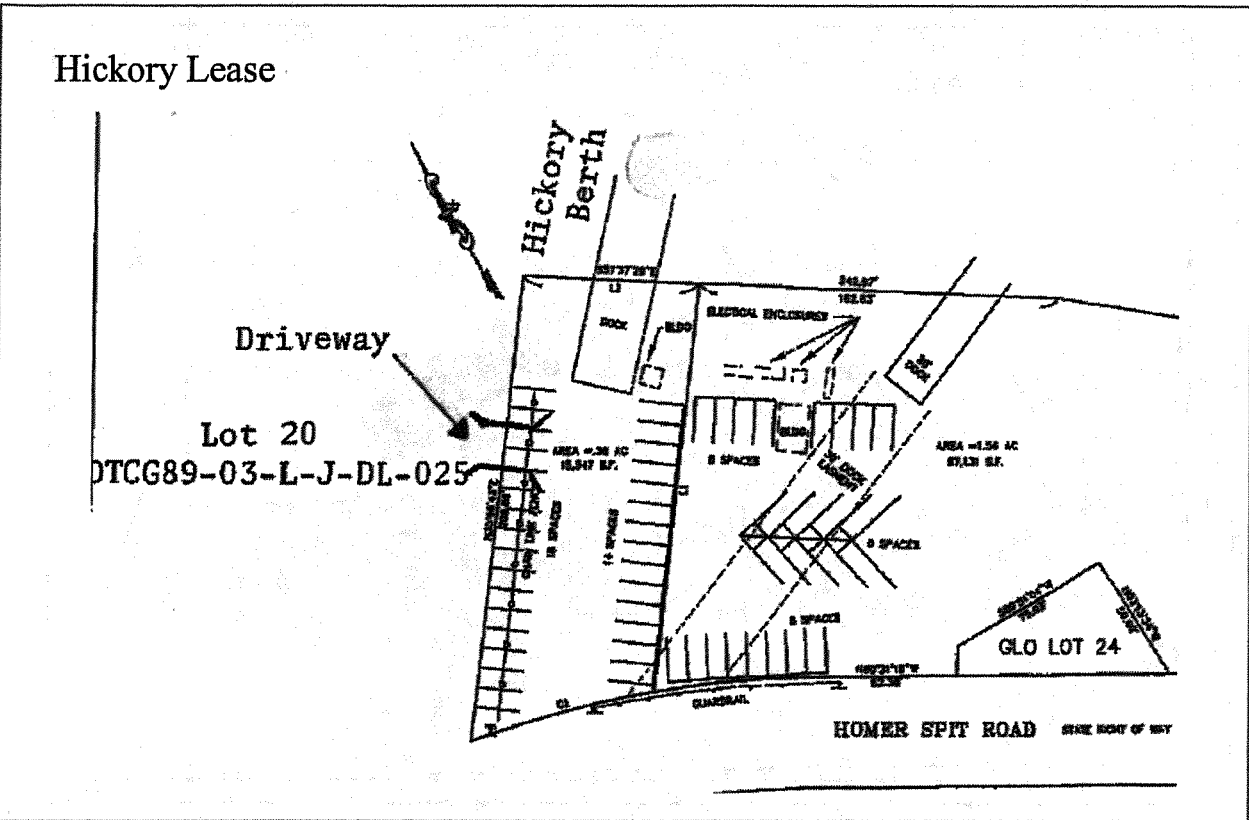
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4688 Homer Spit Road

Leased to: US Coast Guard.
 Lease expires September 30, 2023

Finance Dept. Code:

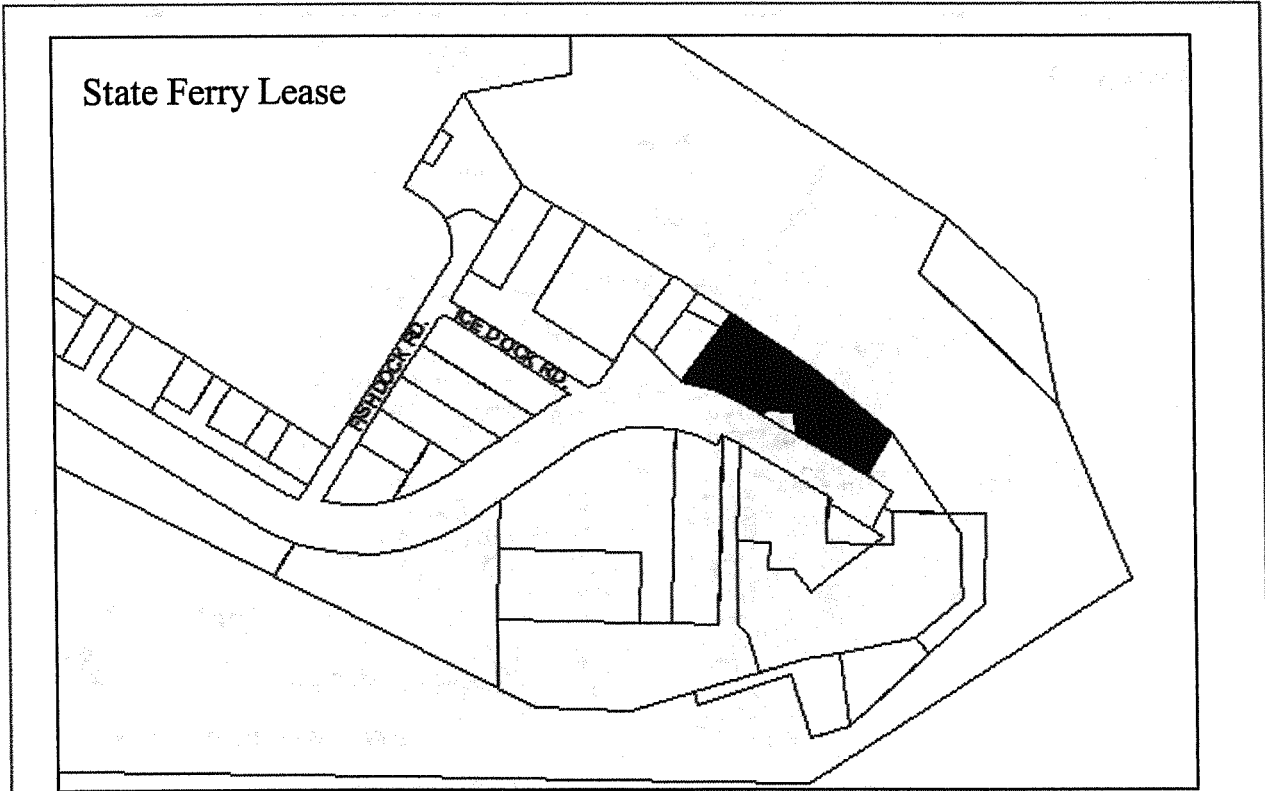


See page B-25. This lease is a portion of the Pioneer Dock.

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

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

Finance Dept. Code:



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

Area: 1.83 acres or 79,799 sq ft	Parcel Number: 18103447
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2012 Assessed Value: \$1,076,900 (\$423,800 Land, \$653,100 Structure)

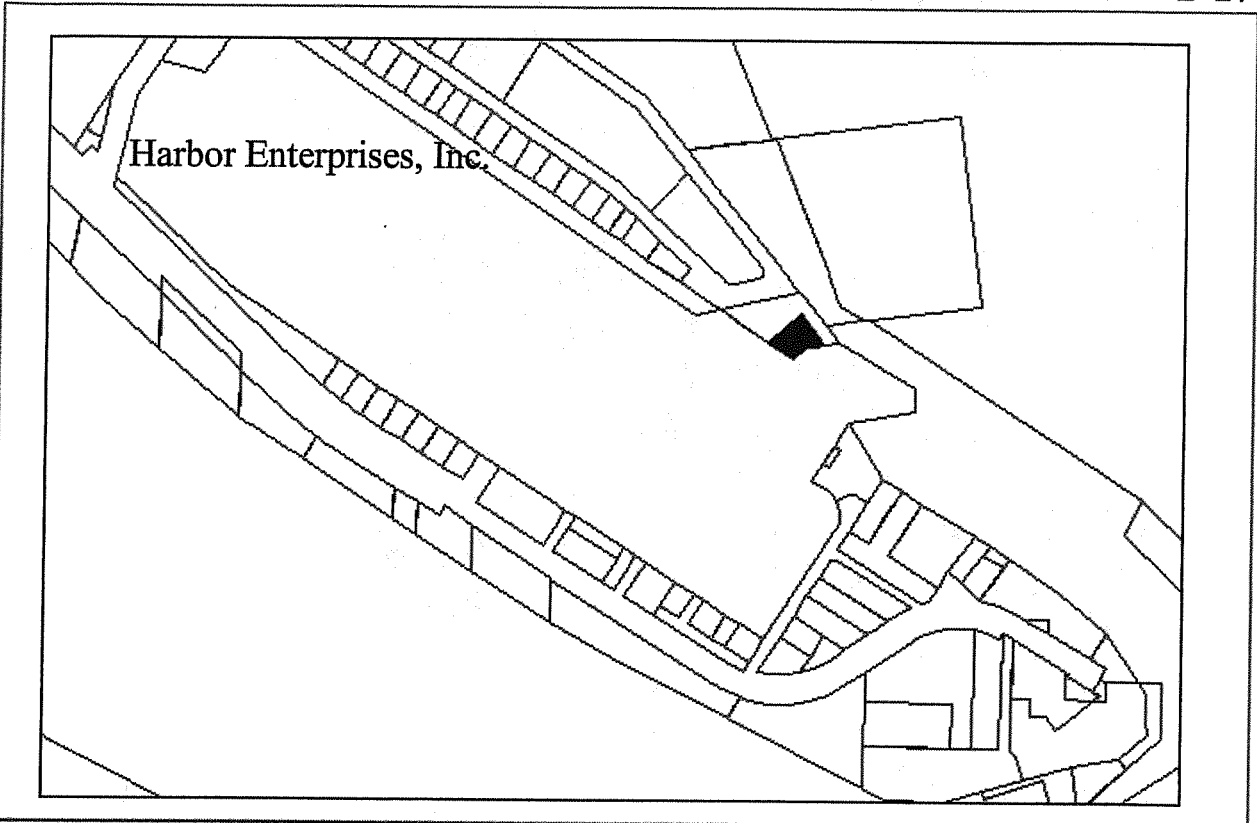
Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

Zoning: Marine Industrial	Wetlands: None
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Infrastructure: Paved road, water and sewer.	Address: 4690 Homer Spit Road
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Leased to: Alaska Marine Highway
 Expiration: April 30, 2060
 MOA on file regarding ferry terminal and city maintenance shop.

Finance Dept. Code:



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

Area: 20,000 sq ft (0.459 acres)

Parcel Number: 18103260

2012 Assessed Value: \$361,800 (Land: \$140,400 Structure: \$221,400)

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

Zoning: Marine Industrial

Wetlands: None

Infrastructure: Paved road, water and sewer.

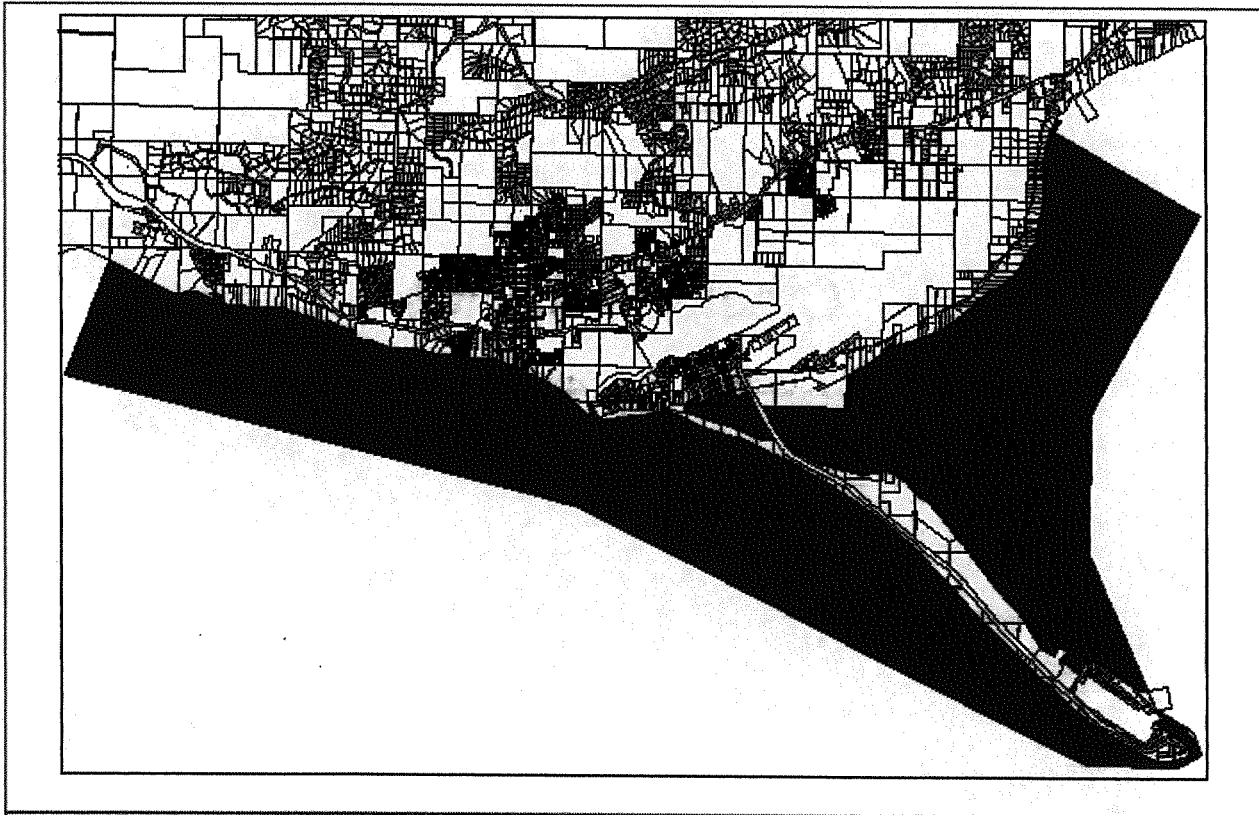
Address: 4607 Freight Dock Road

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

Finance Dept. Code:

Section C

**Other City Lands
Generally Undesignated**



Designated Use: Tidelands
Acquisition History:

Area: 6,784 acres

Parcel Number: 18107001, 17728001, 17528001
 1810125, 1810126

2012 Assessed Value: \$22,345,000

Legal Description: Portions of ATS 612

Zoning: Not zoned

Wetlands:

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

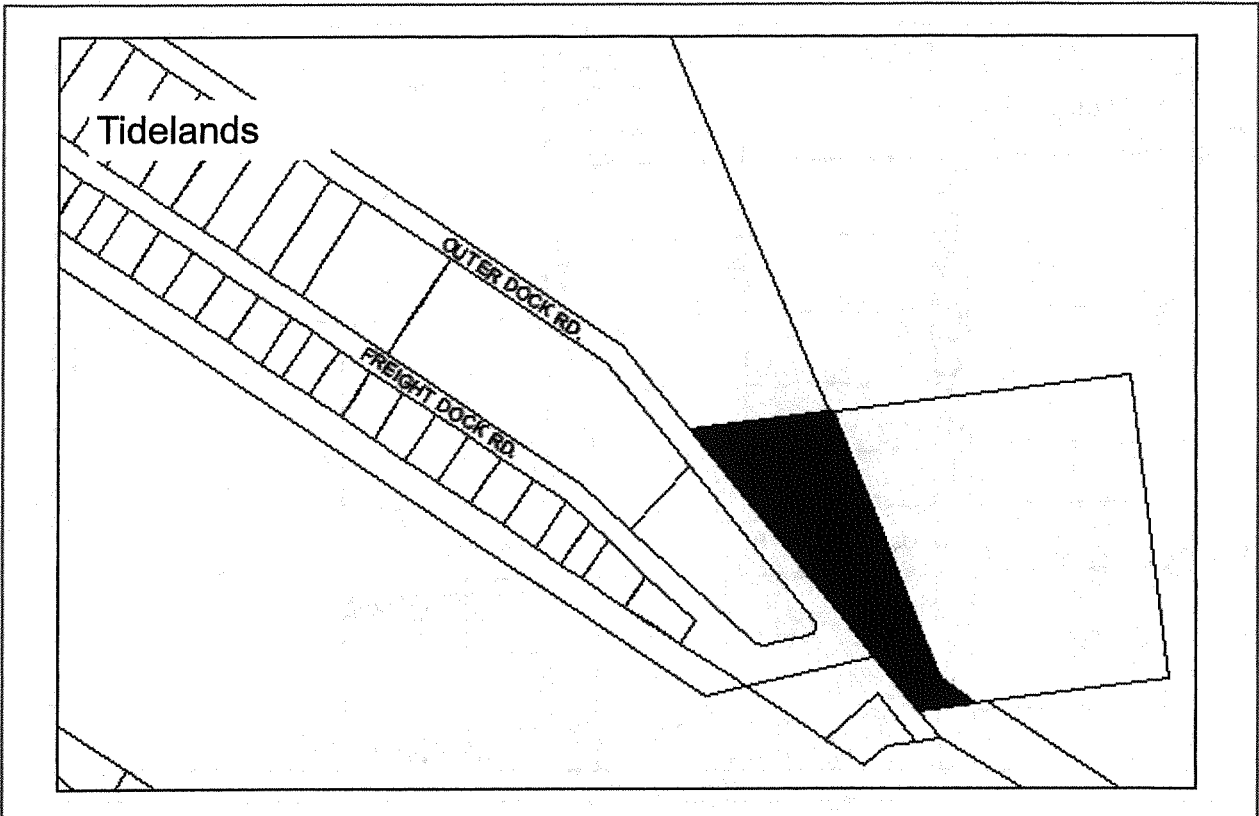
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

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

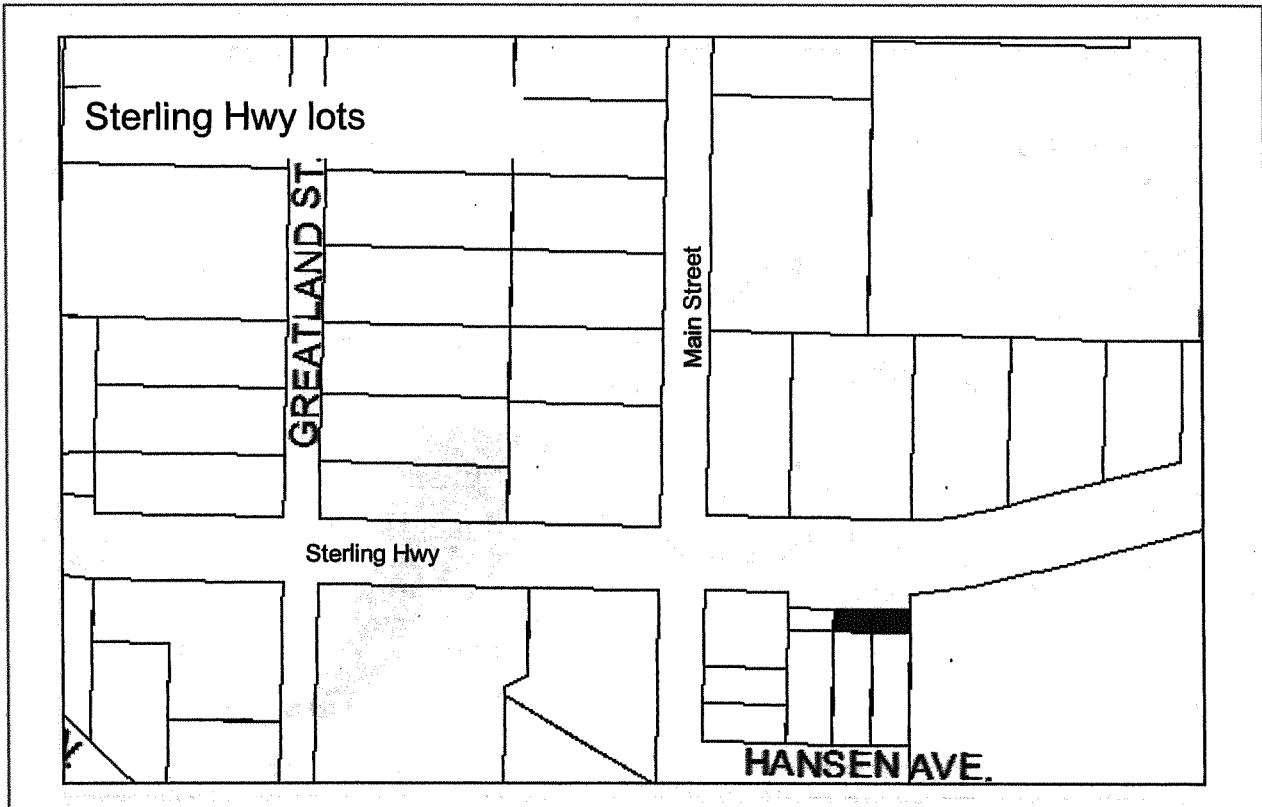
Patent 1974 002459-0 Book 80 Page 171

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

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
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2009 Assessed Value: \$1,400

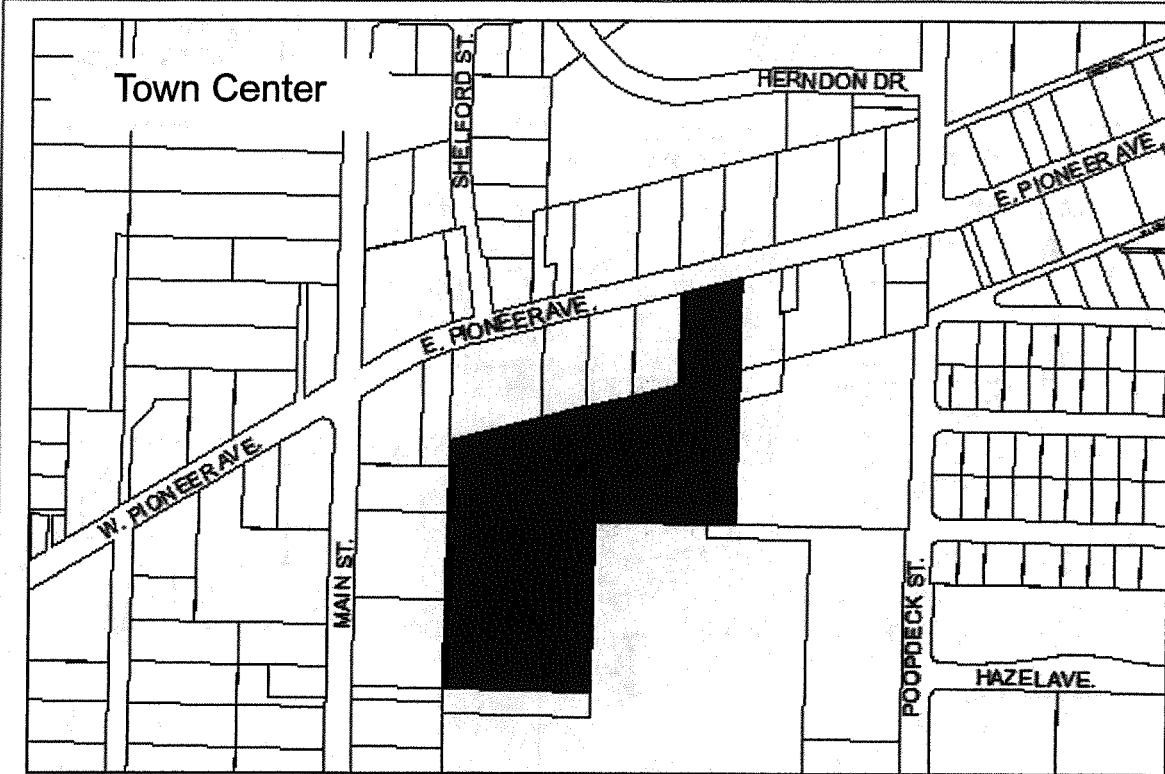
Legal Description: T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*

Zoning: Central Business District	Wetlands: Possibly. Lots are steep.
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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

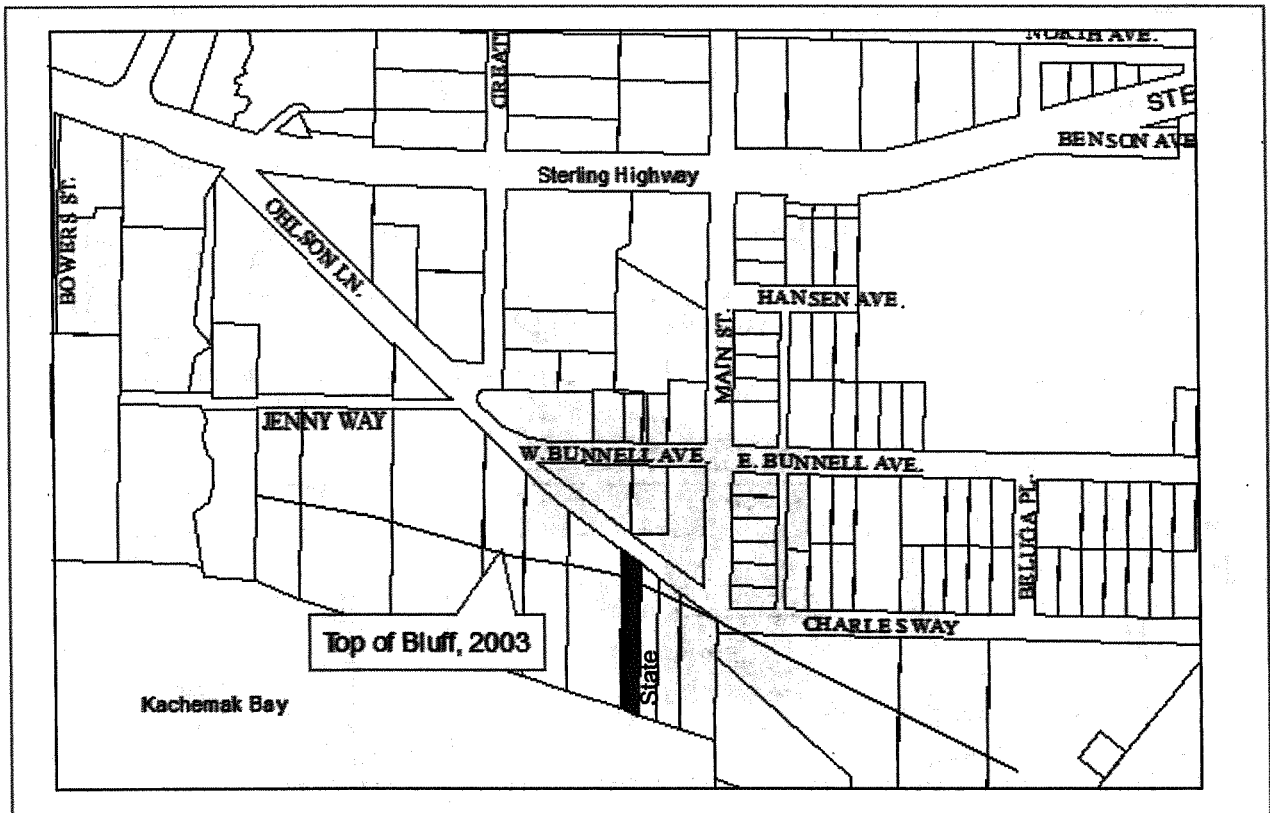
Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

Zoning: Central Business District

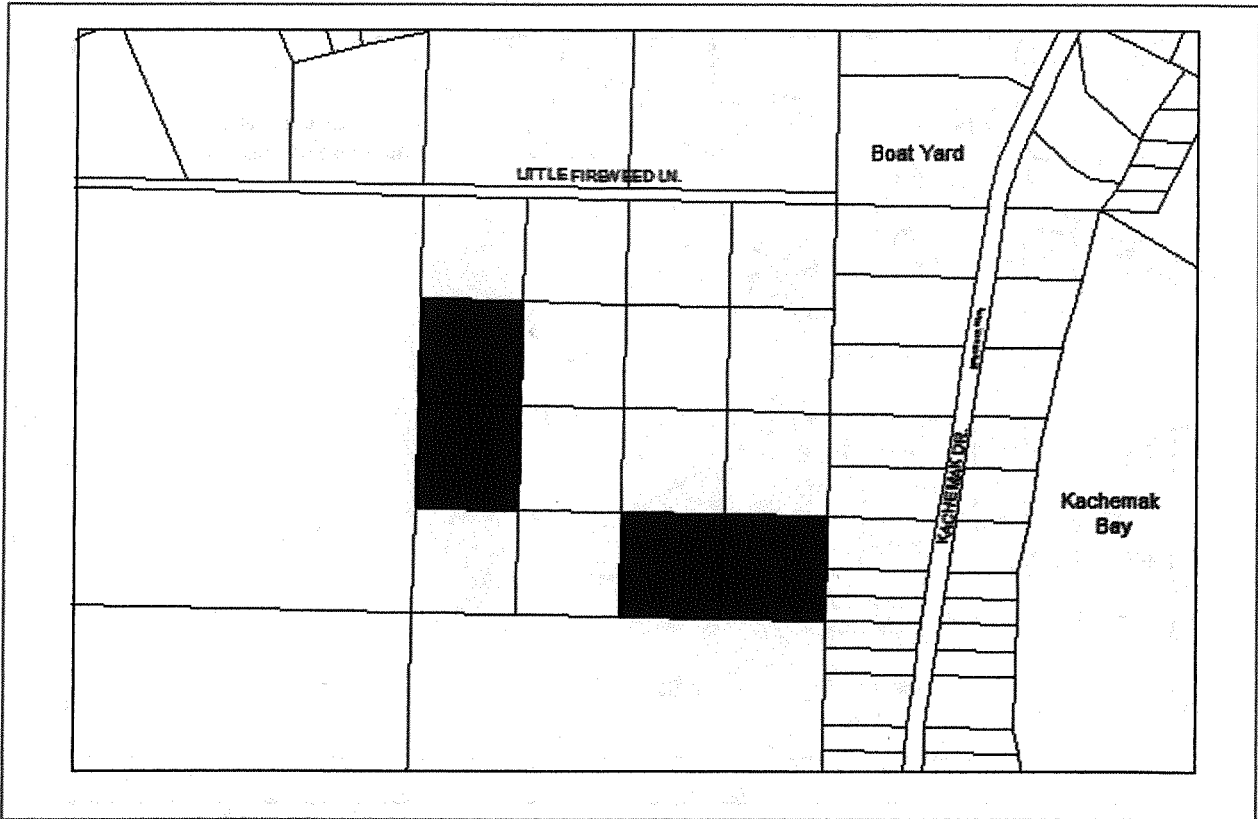
Wetlands: City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

Infrastructure: Must be built as land is developed.

Finance Dept. Code:



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



Designated Use: Undesignated
Acquisition History: The western lots were granted by State Patent.

Area: 10 acres total. Each lot is 2.5 acres.	Parcel Number: 179080 09,15,25,26
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2009 Assessed Value: Each lot: \$20,400. Total: \$81,600

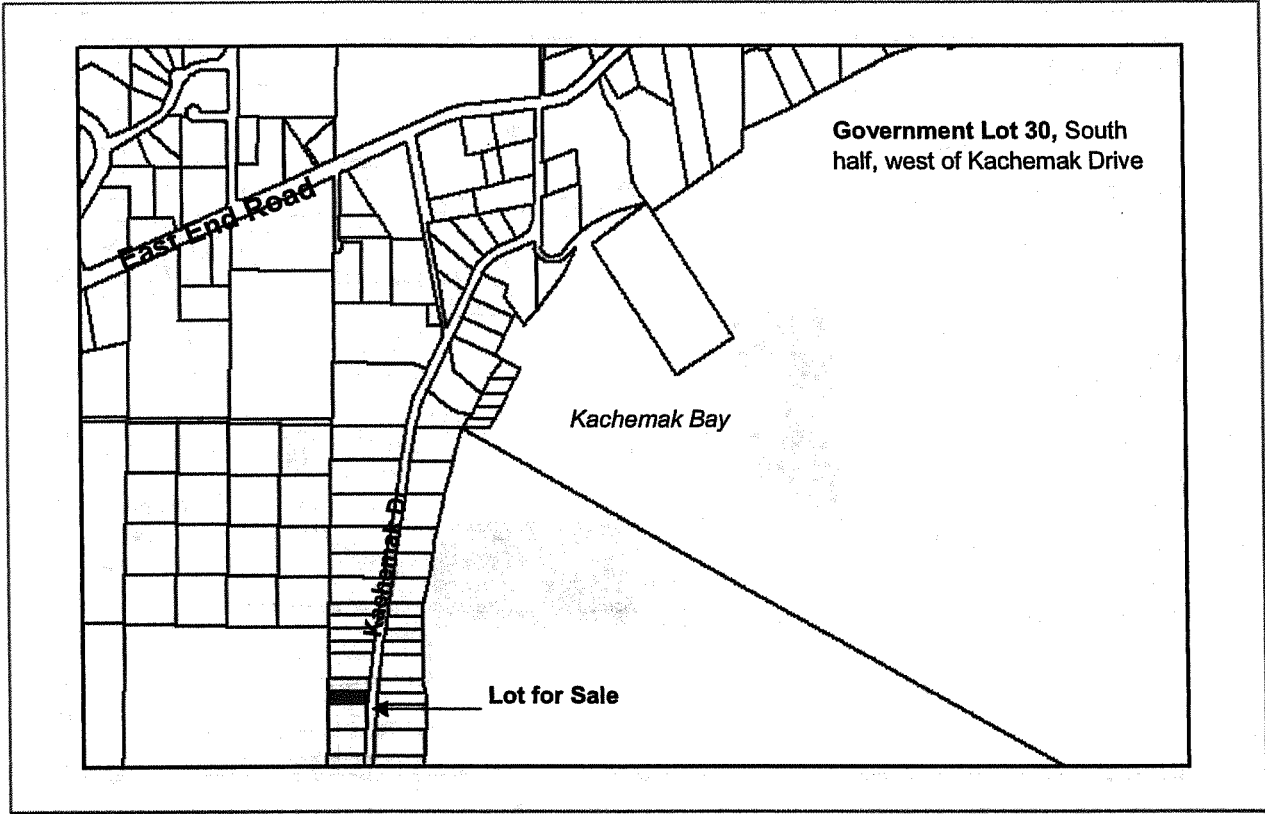
Legal Description: Government Lots 10, 21, 24, 25, HM T06S R13W S14

Zoning: General Commercial 2	Wetlands: Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.
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Infrastructure: No infrastructure currently available.

Notes: 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.

Finance Dept. Code:



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

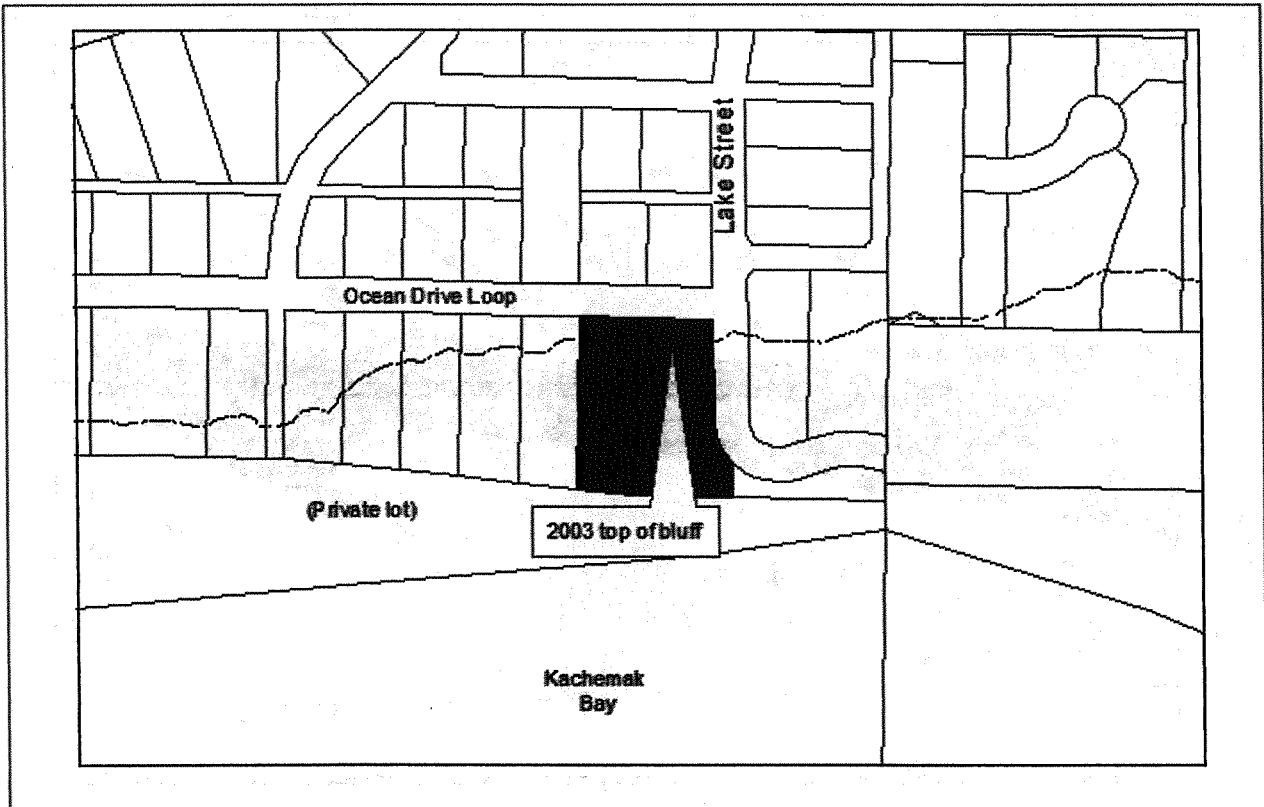
Legal Description: South half of Government Lot 30 Lying West of Kachemak Drive

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: 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.

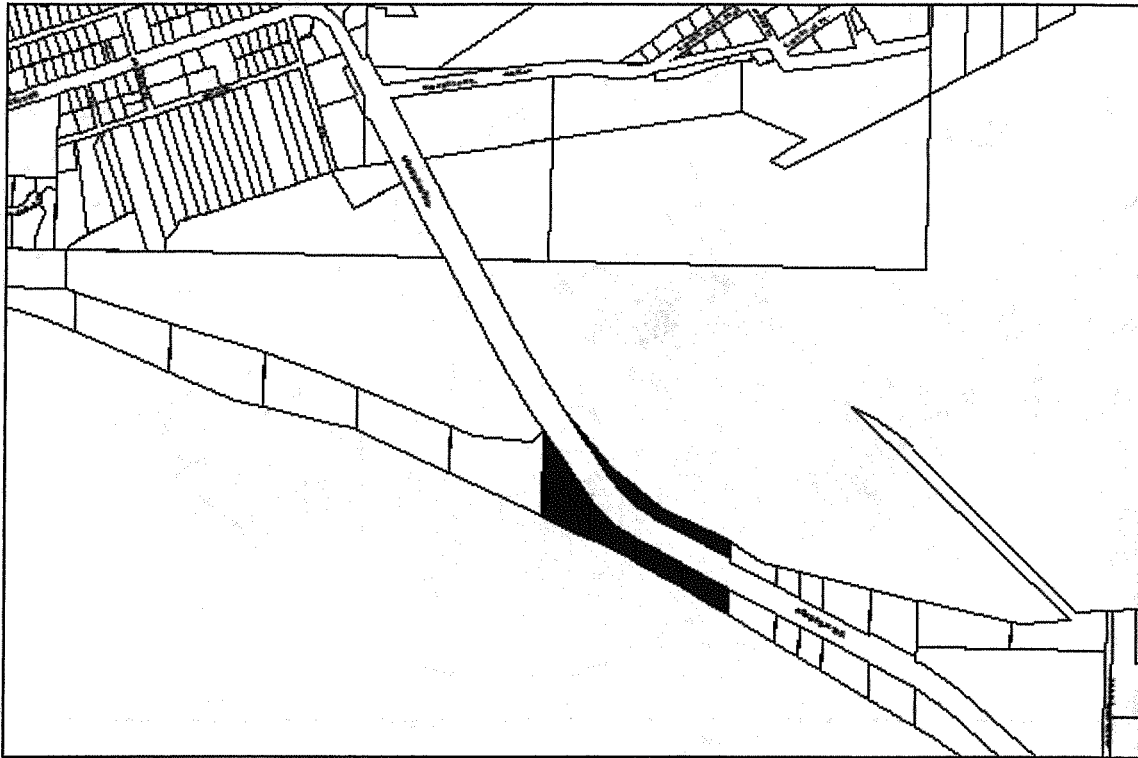
Infrastructure: Gravel road, water and sewer, seawall.

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

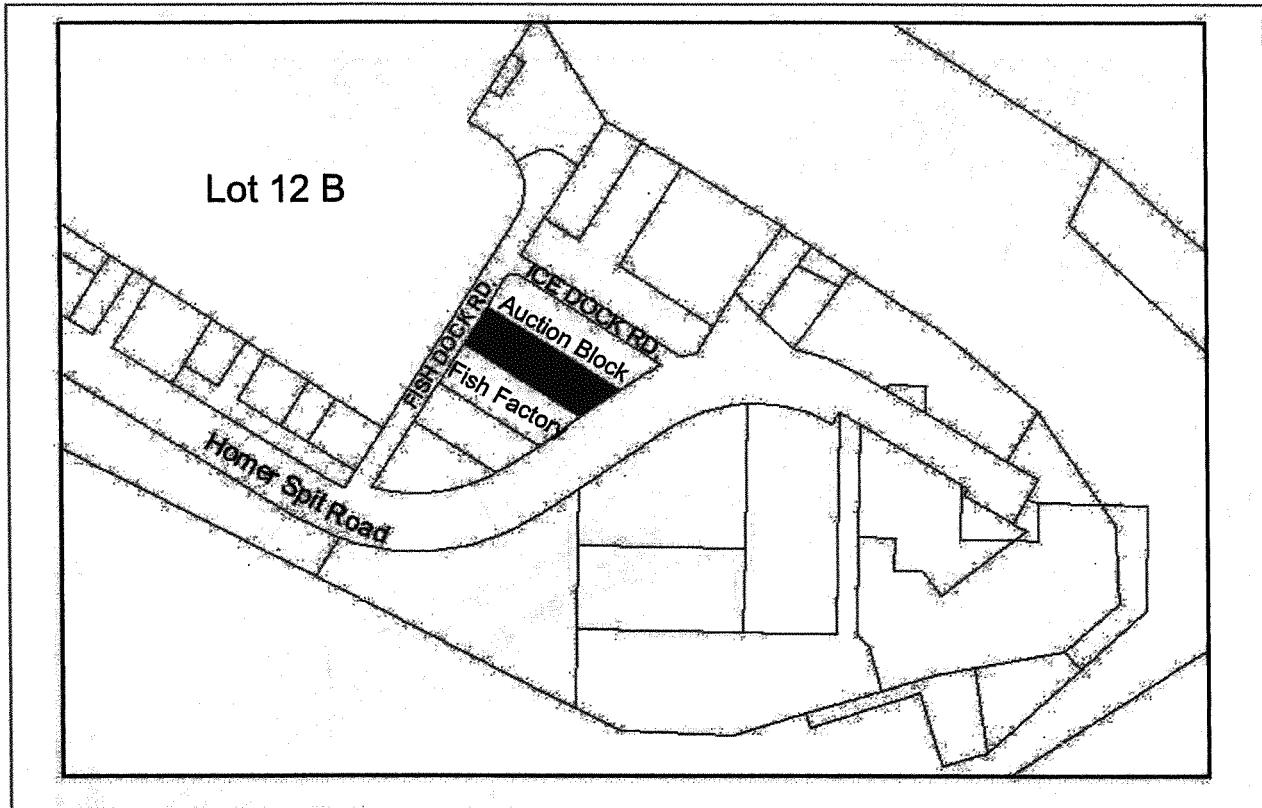
Zoning: N of Homer Spit Rd: Marine Industrial.
 S of road, Open Space Recreation

Wetlands: Tidal

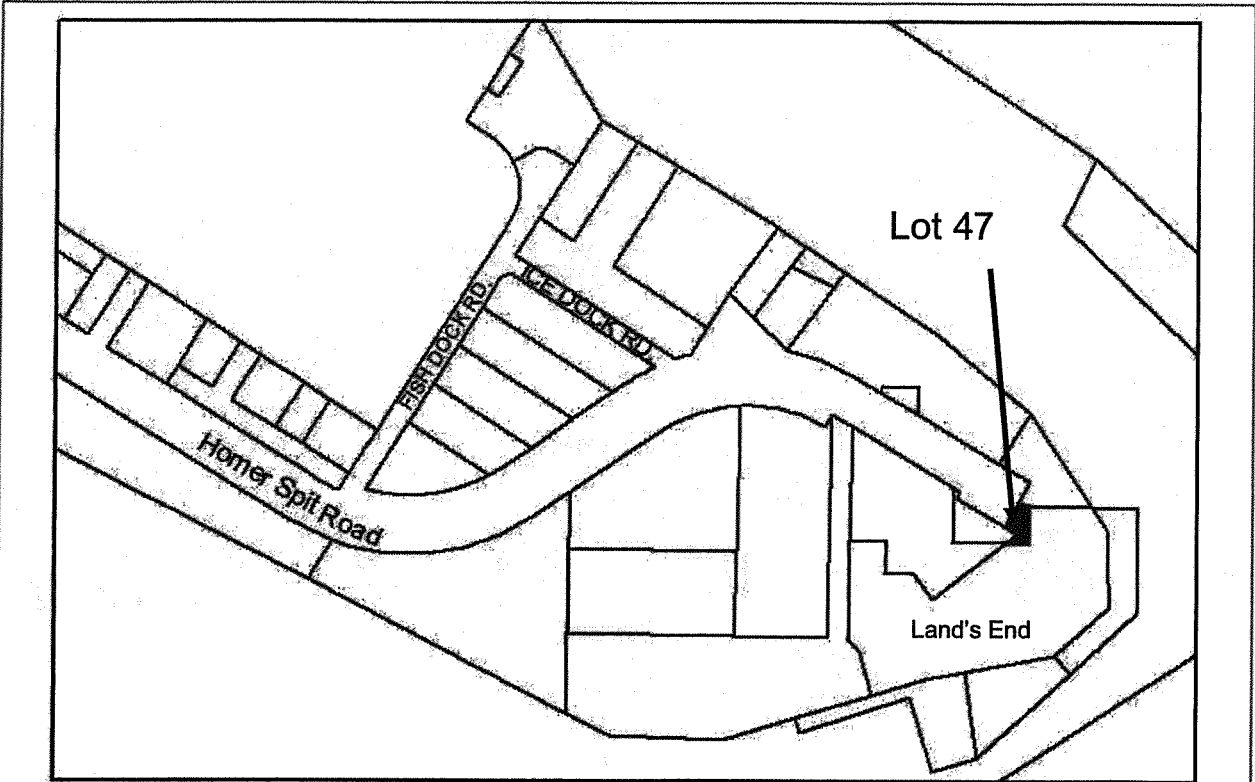
Infrastructure: Paved road, Homer Spit Trail

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:
<p>Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.</p> <p>Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.</p> <p>Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.</p>	
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

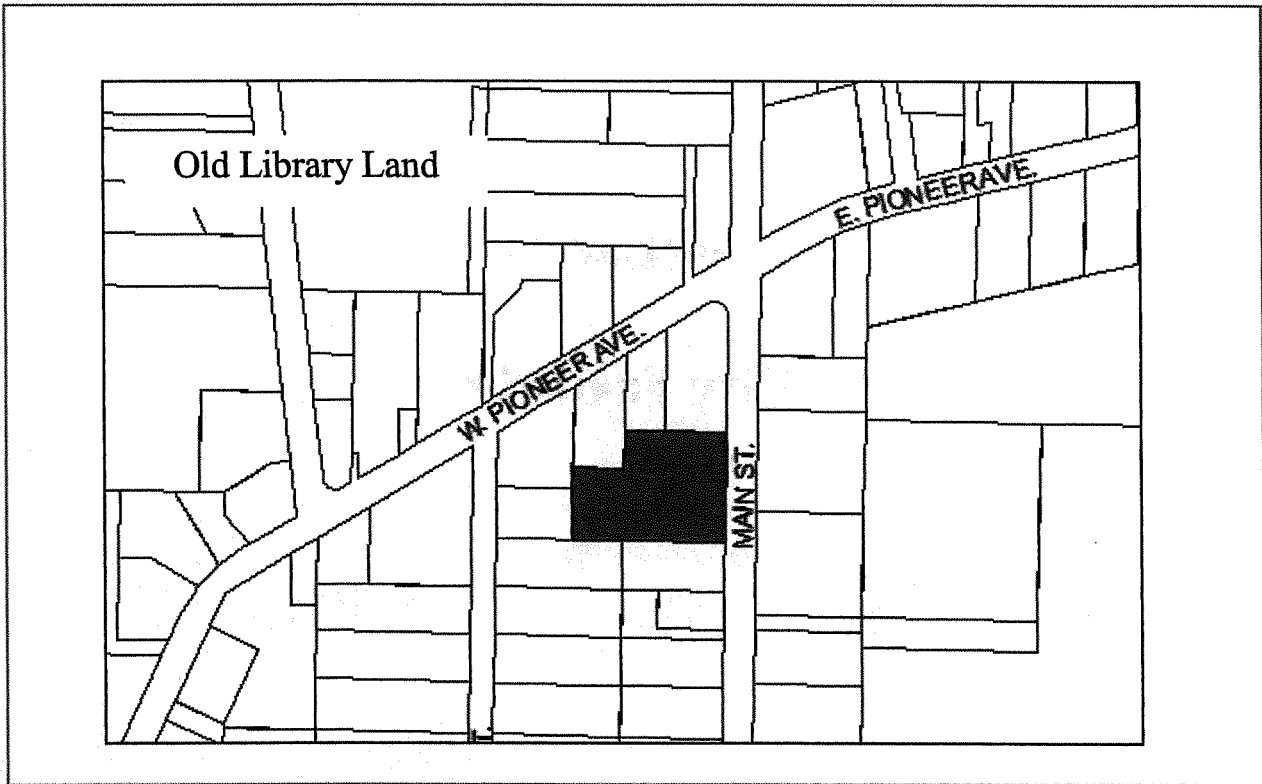
Wetlands: N/A

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)

Area: 1.31 acres	Parcel Number: 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

Zoning: Central Business District	Wetlands: Drainage and wetlands may be present
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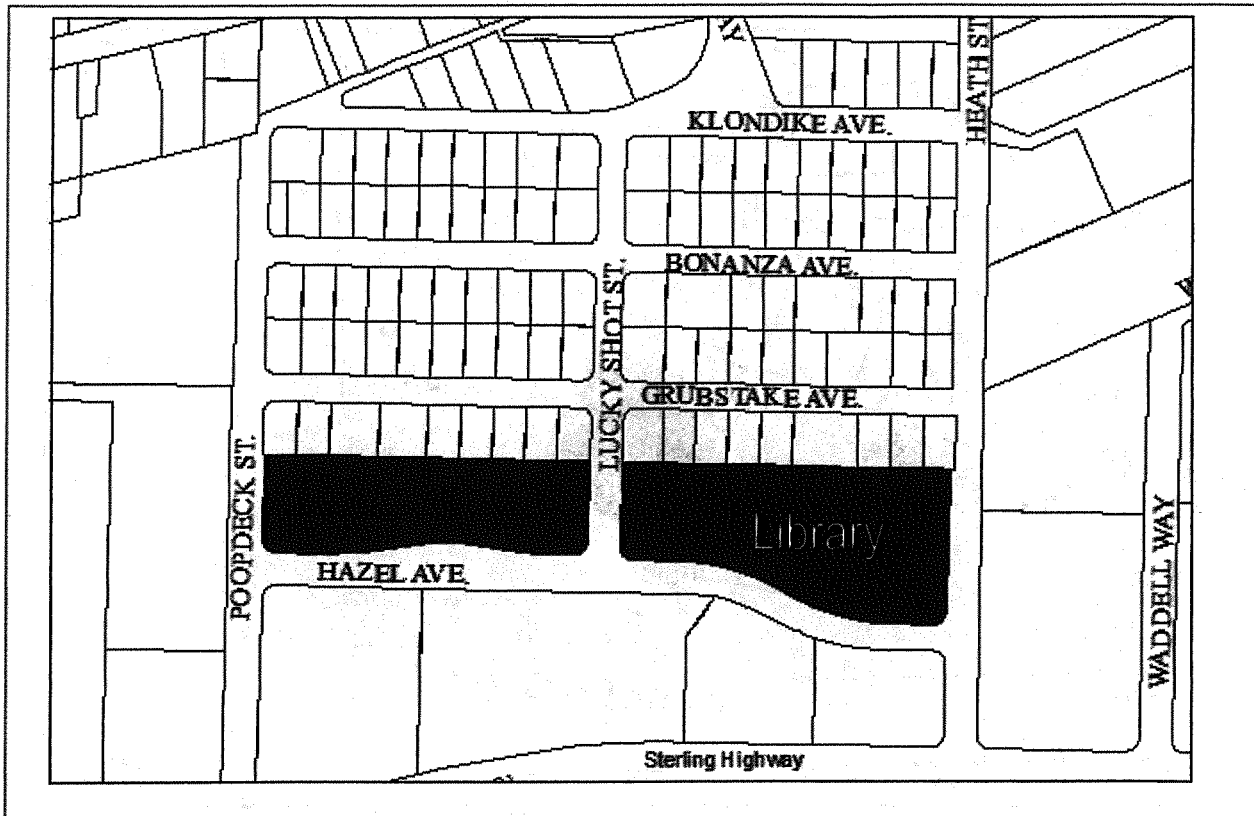
Infrastructure: Paved road, water, sewer

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:



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

Area: 5.25 acres	Parcel Number: 17710739, 17710740
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2009 Assessed Value: \$3,335,200 (Land 335,200, Structure 3,000,000)

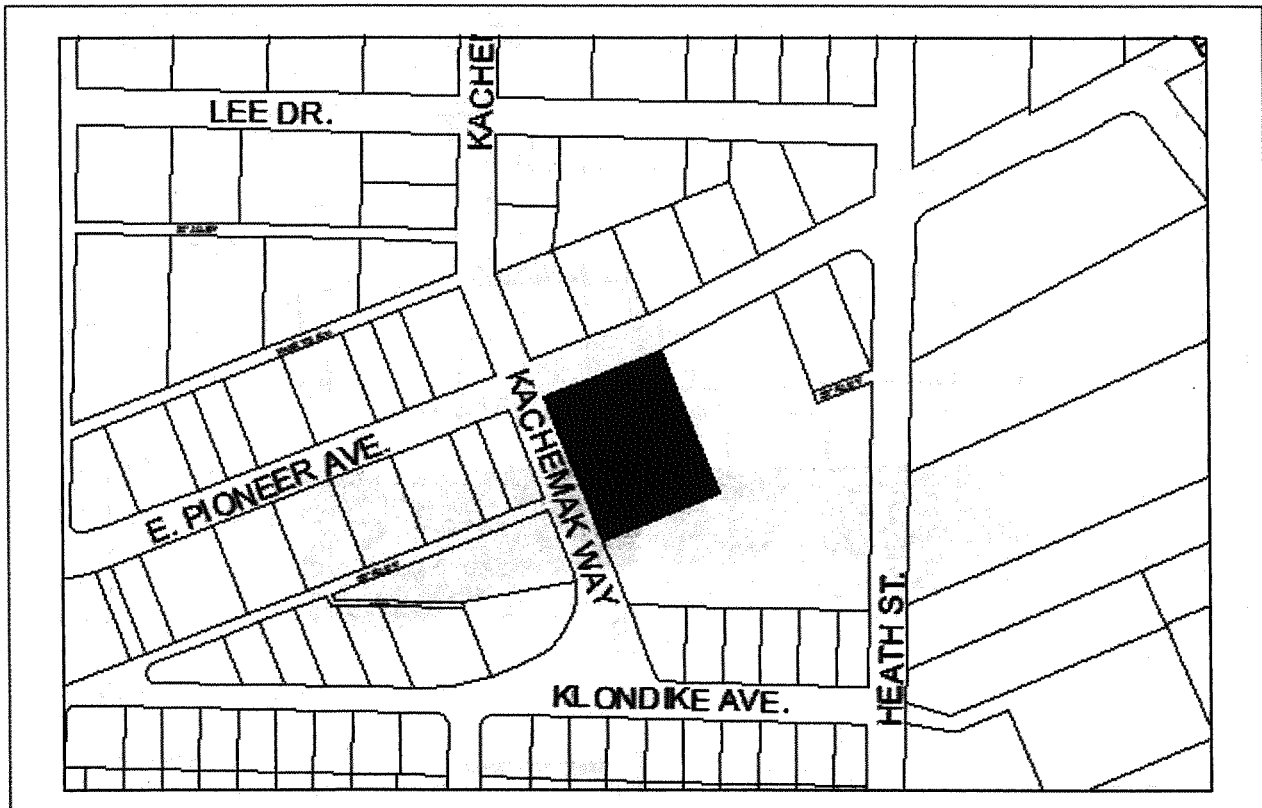
Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26

Zoning: Central Business District	Wetlands: Some wetlands present
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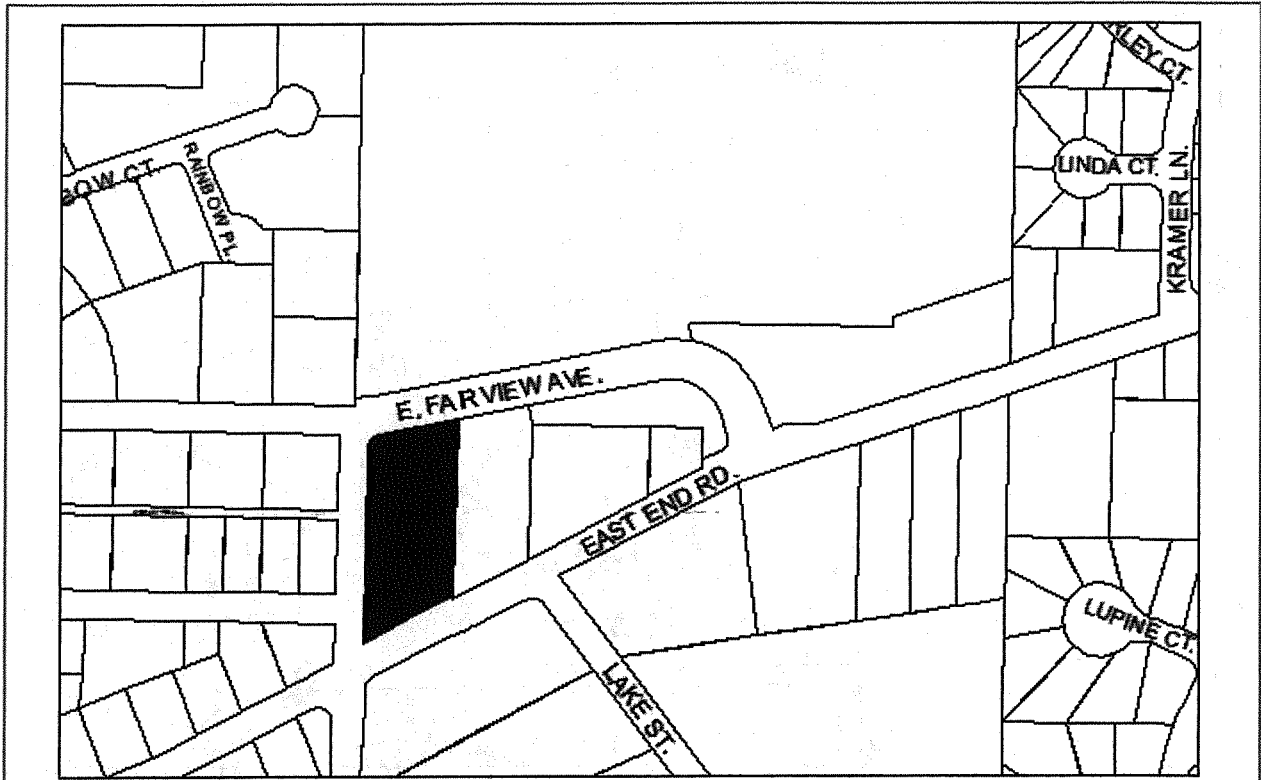
Infrastructure: Paved road access, trail access, water and sewer available.

Notes:

Finance Dept. Code:



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



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



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

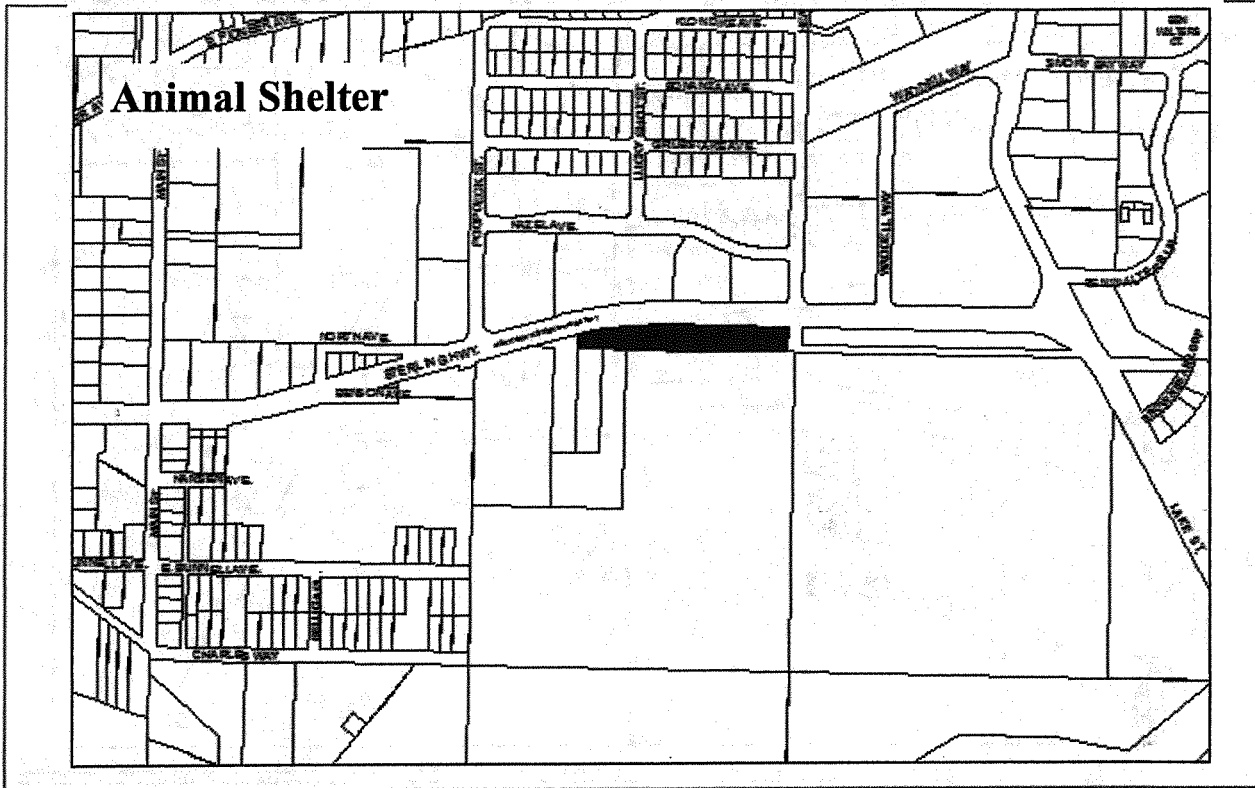
Zoning: Rural Residential

Wetlands: Possible drainage through site

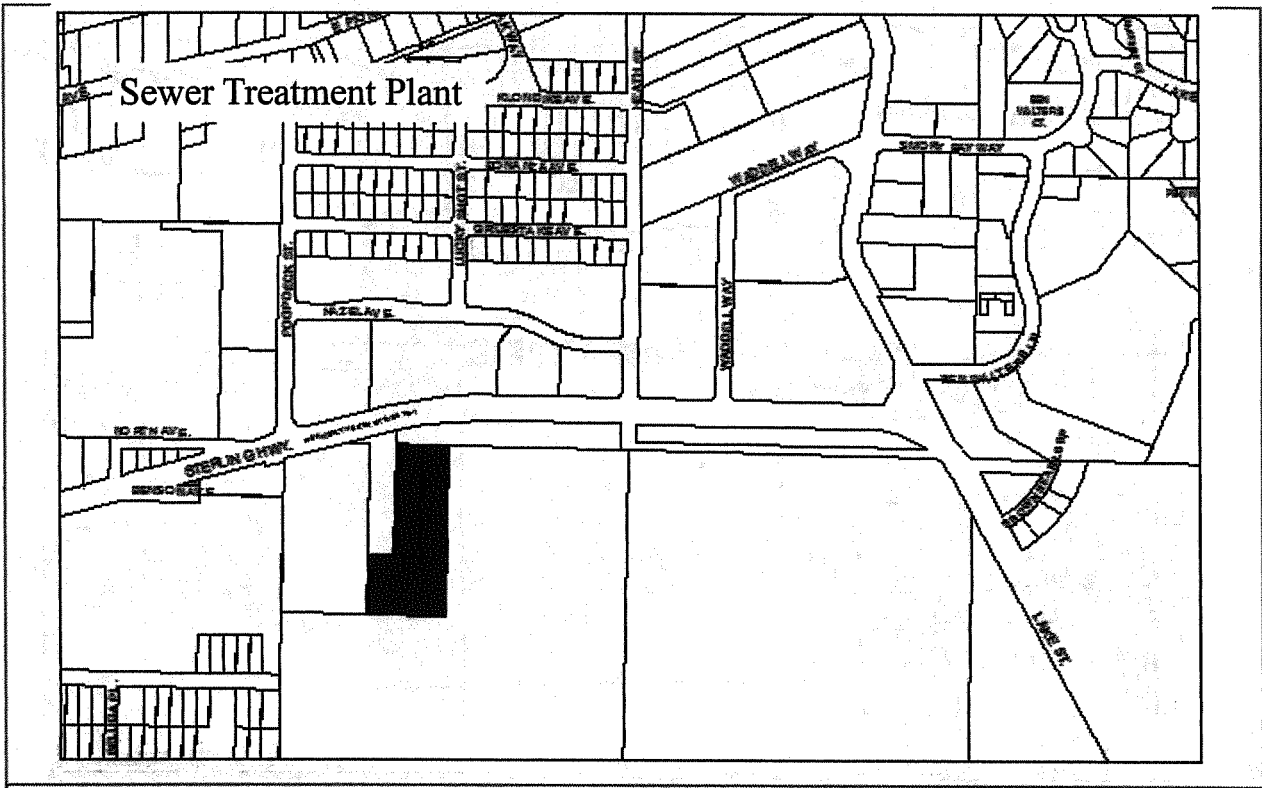
Infrastructure: N/A

Notes:

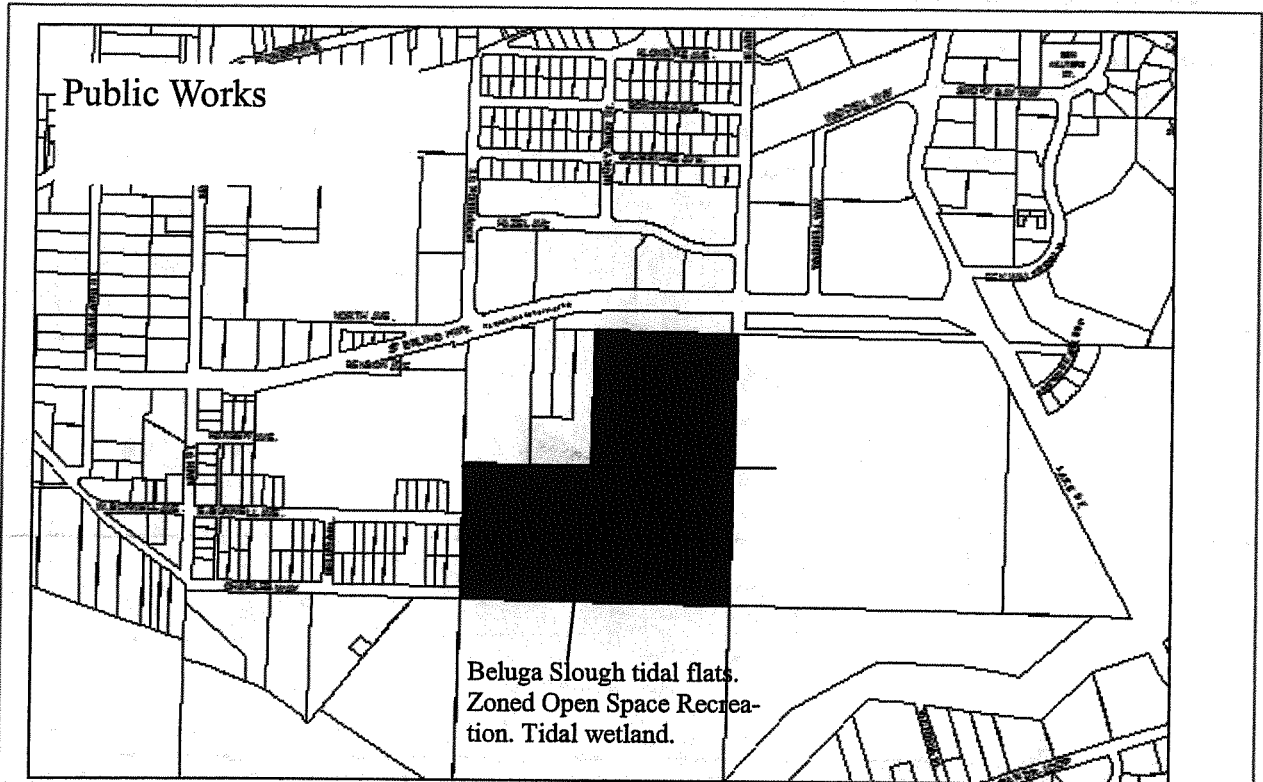
Finance Dept. Code:



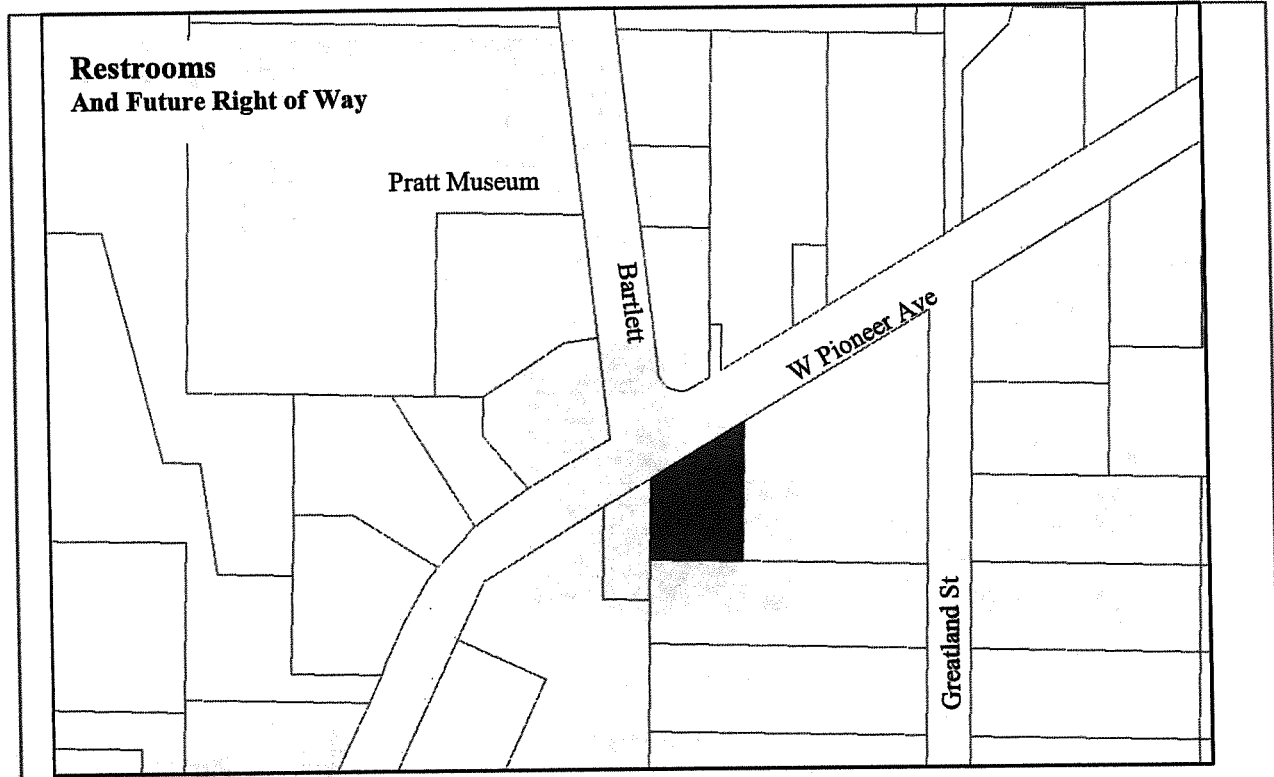
Designated Use: Animal Shelter	
Acquisition History: Heath Deed 3/10/71	
Area: 1.85 acres	Parcel Number: 17714020
2009 Assessed Value: \$984,900 (Land \$109,600, Structure \$875,300)	
Legal Description: Glacier View Subdivision No 18 Lot 1	
Zoning: Central Business District	Wetlands: N/A
Infrastructure: Water, Sewer, gravel access via Public Works	
<p>Notes: Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.</p> <p>Constructed in 2004. 3,828 sq feet.</p>	
Finance Dept. Code:	



Designated Use: Sewage Treatment	
Acquisition History: see below	
Area: 4.08 acres	Parcel Number: 177140 14, 15
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	
Zoning: Central Business District	Wetlands: Yes
Infrastructure: Water and Sewer. Access via PW complex	
<p>Notes: Acquisition: 17414014: Mitchell Warr Deed 1/9/84 17714015: Heath/Whitmore Deed 3-71</p> <p>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.</p> <p>Within a FEMA mapped flood hazard area.</p>	
Finance Dept. Code:	



Designated Use: Public Works	
Acquisition History: Heath Dead 3/10/71	
Area: 30 acres	Parcel Number: 17714016
2009 Assessed Value: \$1,778,500 (Land: \$585,500, Structures: \$1,203,000)	
Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	
Zoning: Central Business/Open Space	Wetlands: Yes
Infrastructure: Paved Road, water and sewer	
<p>Notes:</p> <p>Within a FEMA mapped flood hazard area.</p>	
Finance Dept. Code:	



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

Area: 0.27 acres

Parcel Number: 17514301

2012 Assessed Value: \$58,800

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 000049 BUNNELLS SUB LOT 75

Zoning: Central Business District

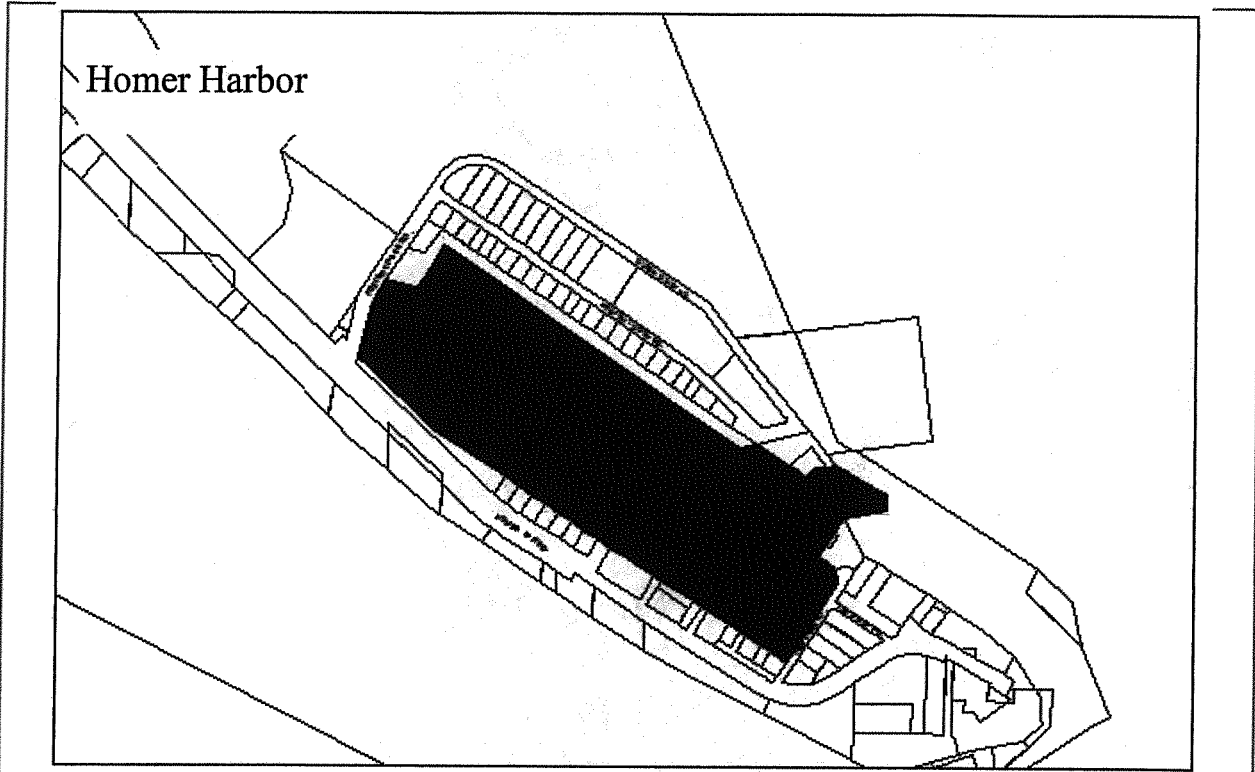
Wetlands: Yes

Infrastructure: Paved Road, water and sewer

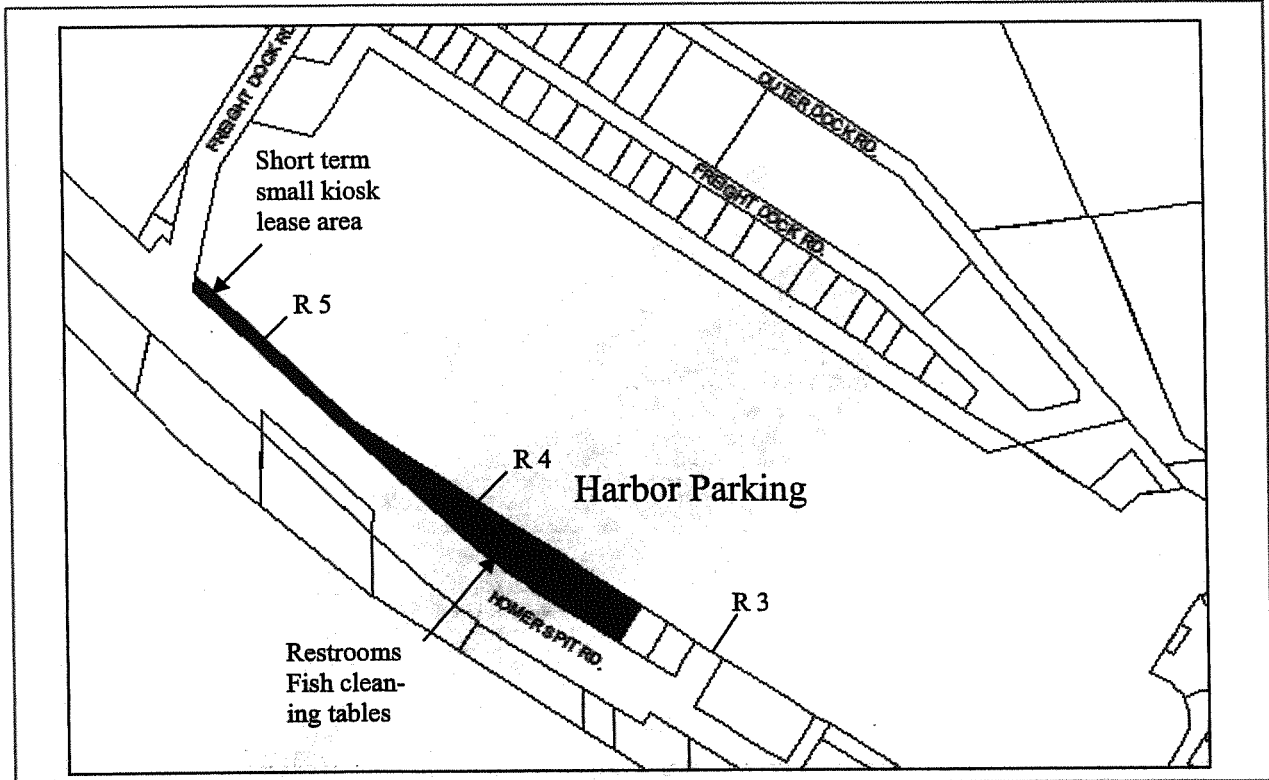
Notes:

Construction of public restroom scheduled for summer 2013.
 Future road extension for Bartlett.

Finance Dept. Code:



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



Designated Use: Parking
Acquisition History:

Area: 3.12 acres	Parcel Number: 181033 18-22, 24
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2009 Assessed Value: \$953,200 (Land: \$1,110,800, Structures: \$142,300)

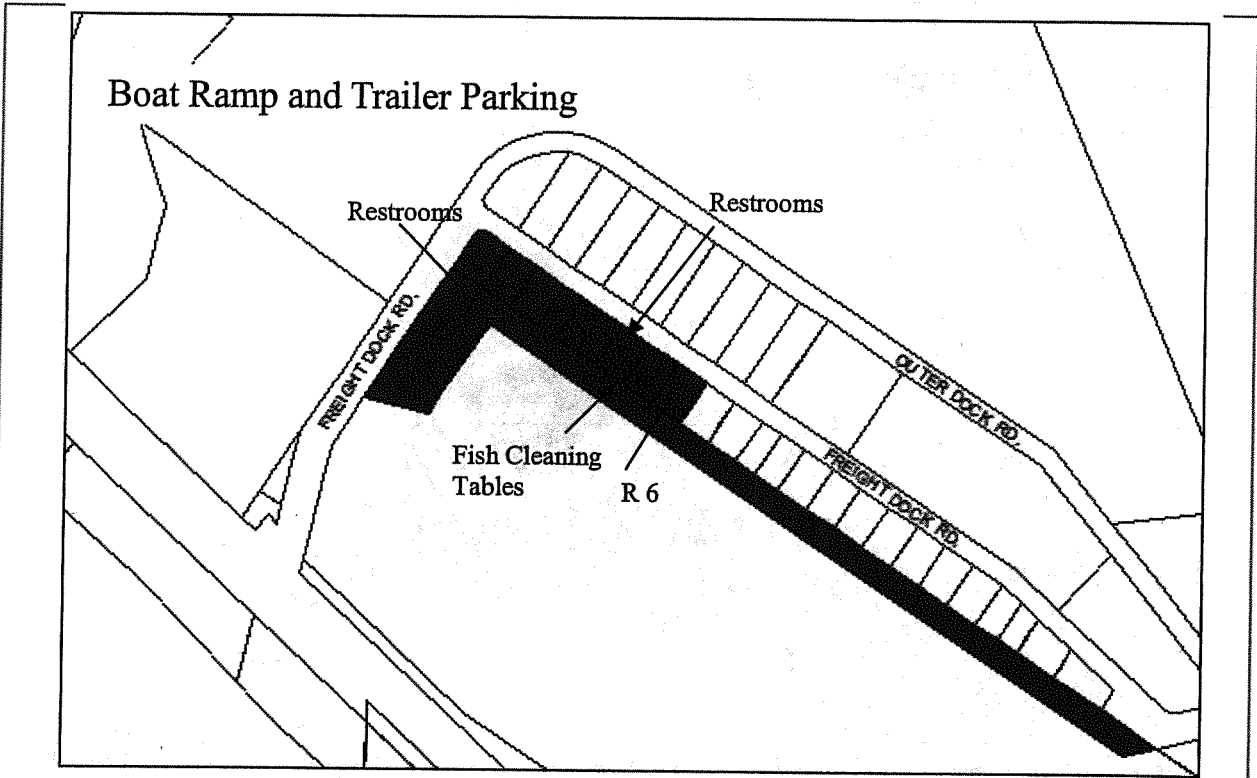
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A

Zoning: Marine Commercial	Wetlands: N/A
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Infrastructure: Paved road, water and sewer, public restrooms

Notes:

Finance Dept. Code:



Designated Use: Boat ramp and trailer parking
Acquisition History:

Area: 8.32 acres

Parcel Number: 181032 47-58, 18103216

2009 Assessed Value: \$2,323,400

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

Zoning: Marine Industrial, over slope area is Marine Commercial

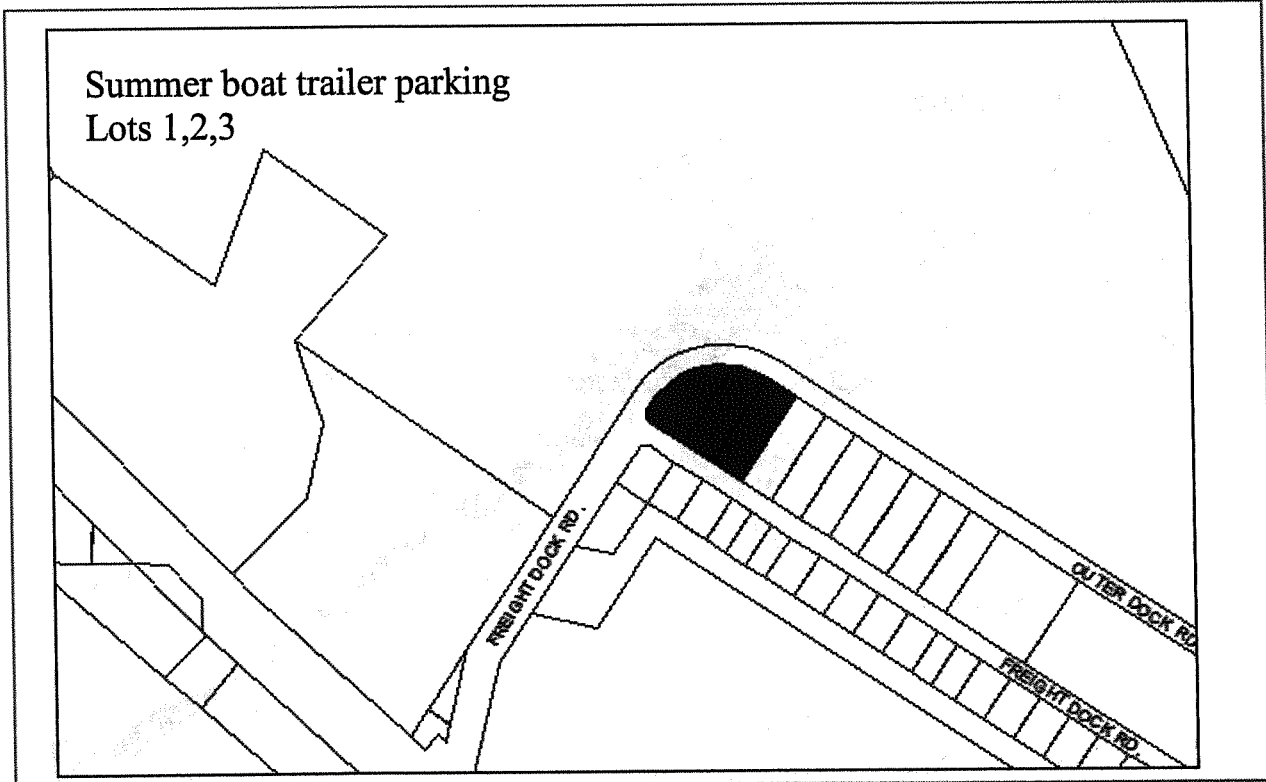
Wetlands: N/A

Infrastructure: Gravel road access, water and sewer, public restrooms

Notes: Includes boat launch and most of the trailer parking, two newly constructed public restrooms and over slope area along the harbor.

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

Finance Dept. Code:



Designated Use:
Acquisition History:

Area: 1.98 acres	Parcel Number: 181032-21,22,31
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2009 Assessed Value: \$698,600

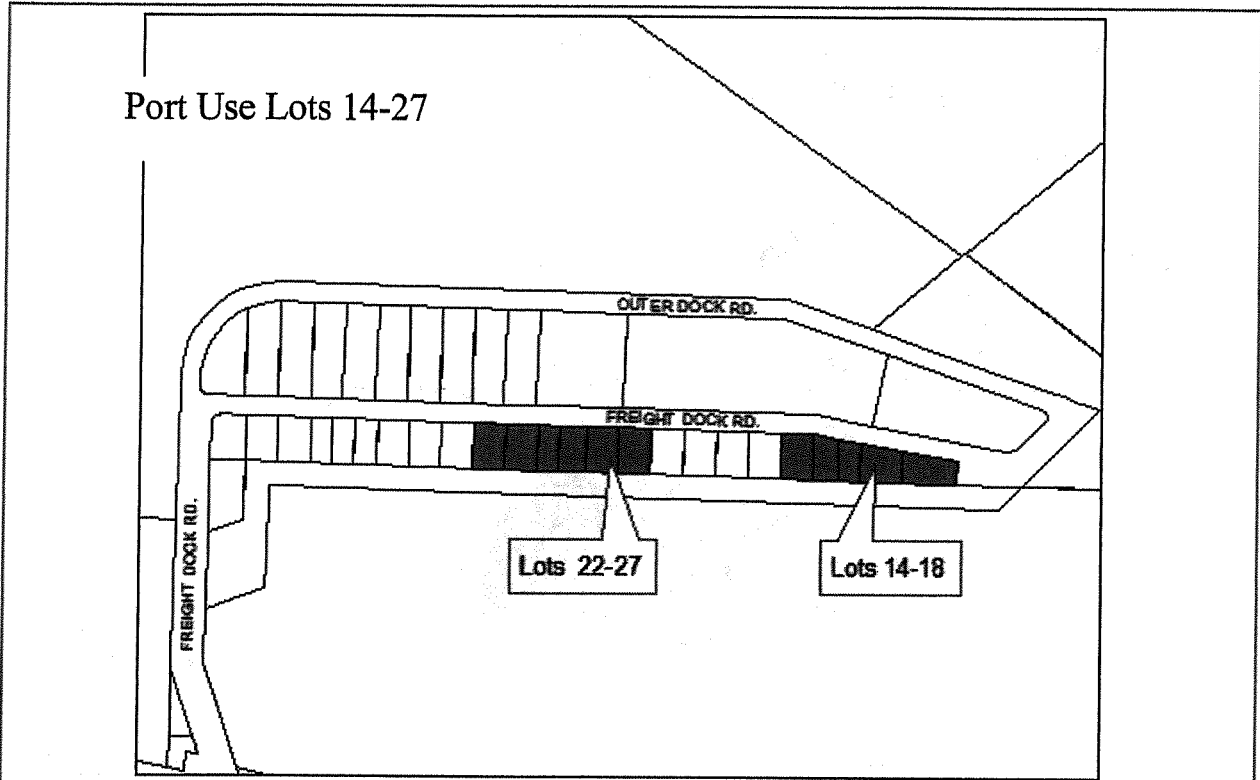
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 1,2,3

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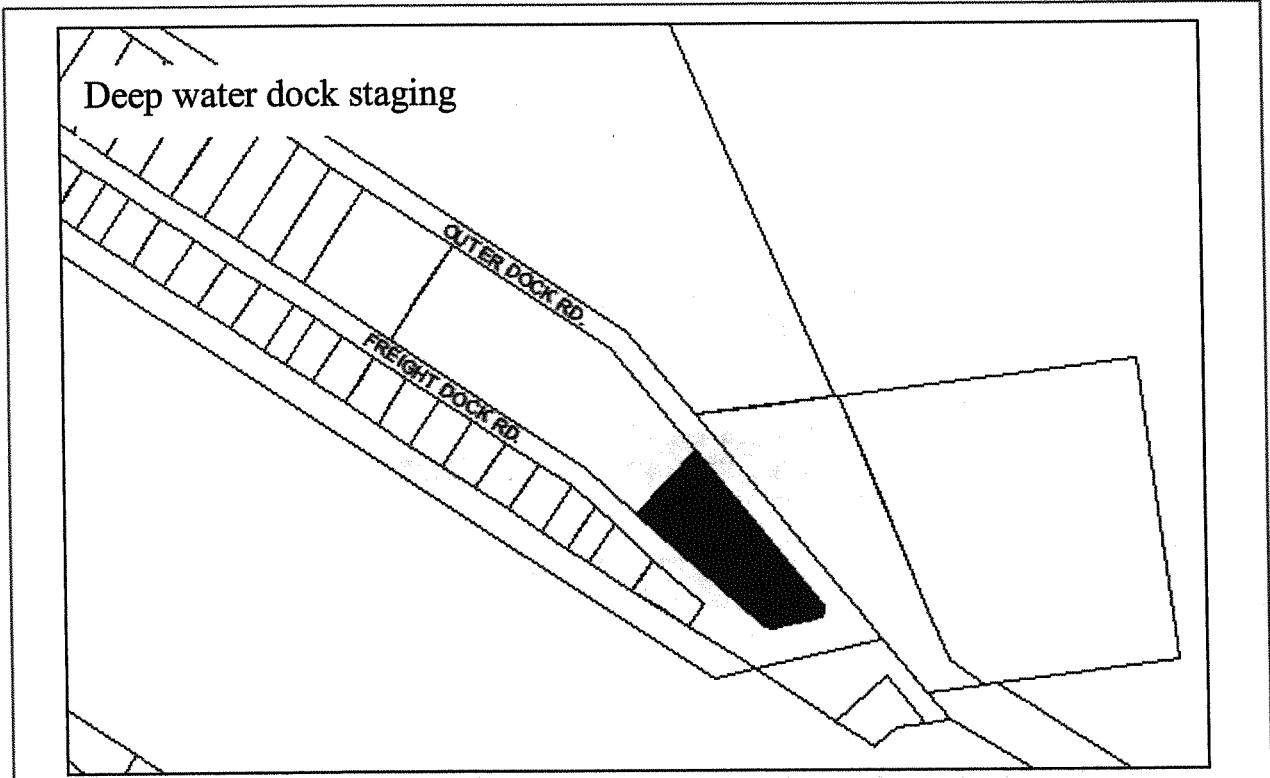
Infrastructure: Gravel road, water and sewer, Barge ramp

Notes:

Finance Dept. Code:



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



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

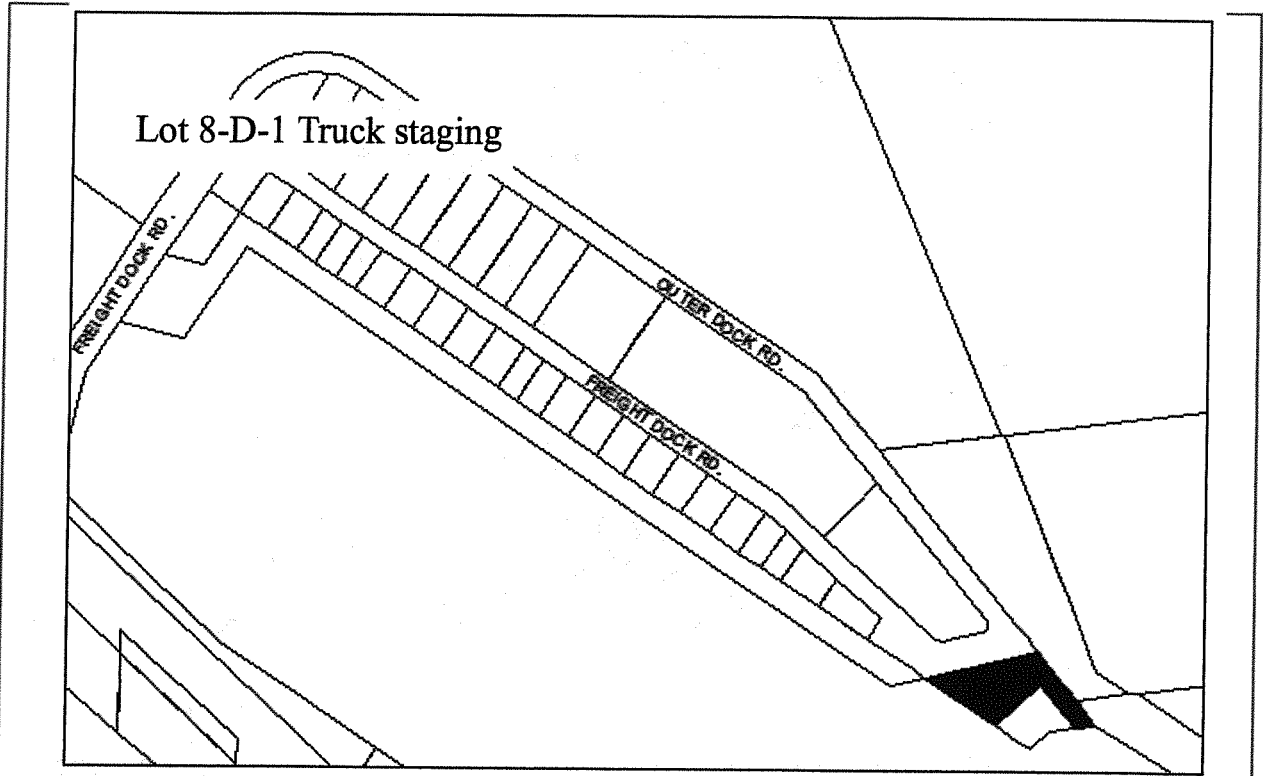
Zoning: Marine Industrial

Wetlands: N/A

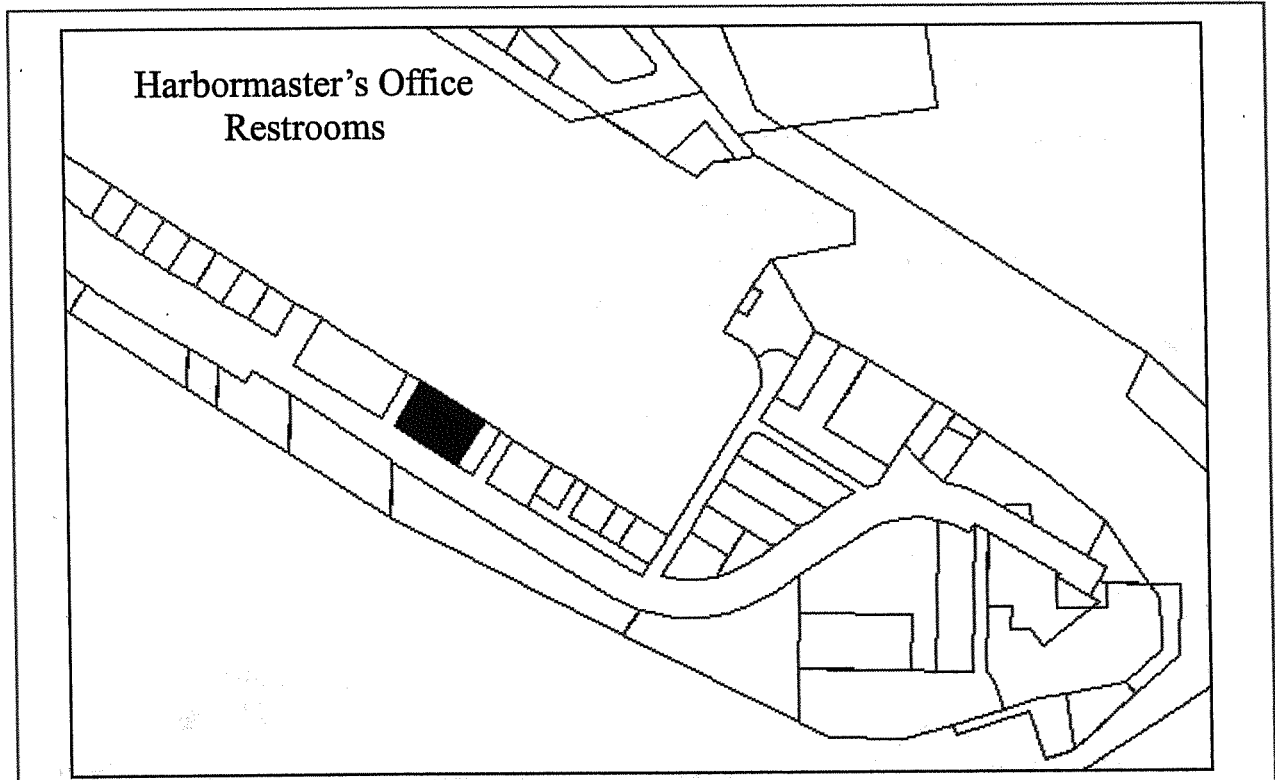
Infrastructure: gravel road, water and sewer

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

Finance Dept. Code:



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



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

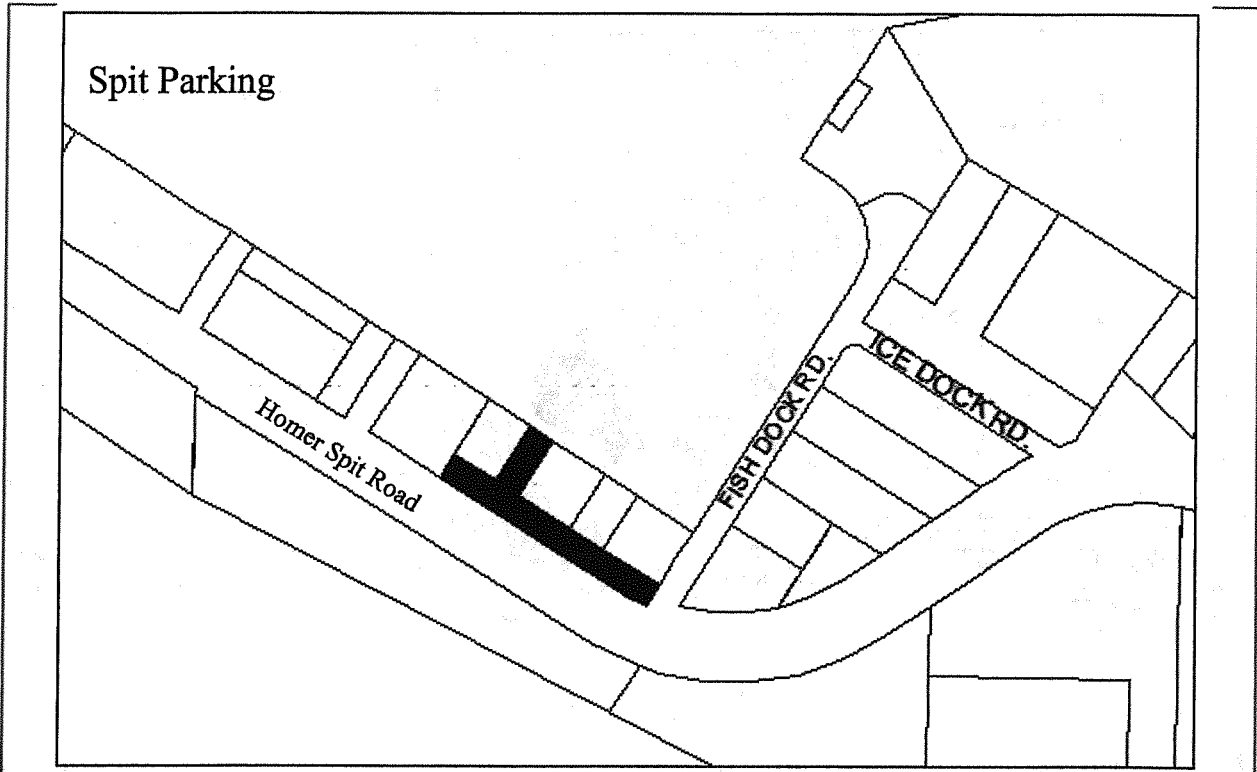
Legal Description: Homer Spit Subdivision Amended, Lots 28 and 29

Zoning: Marine Industrial

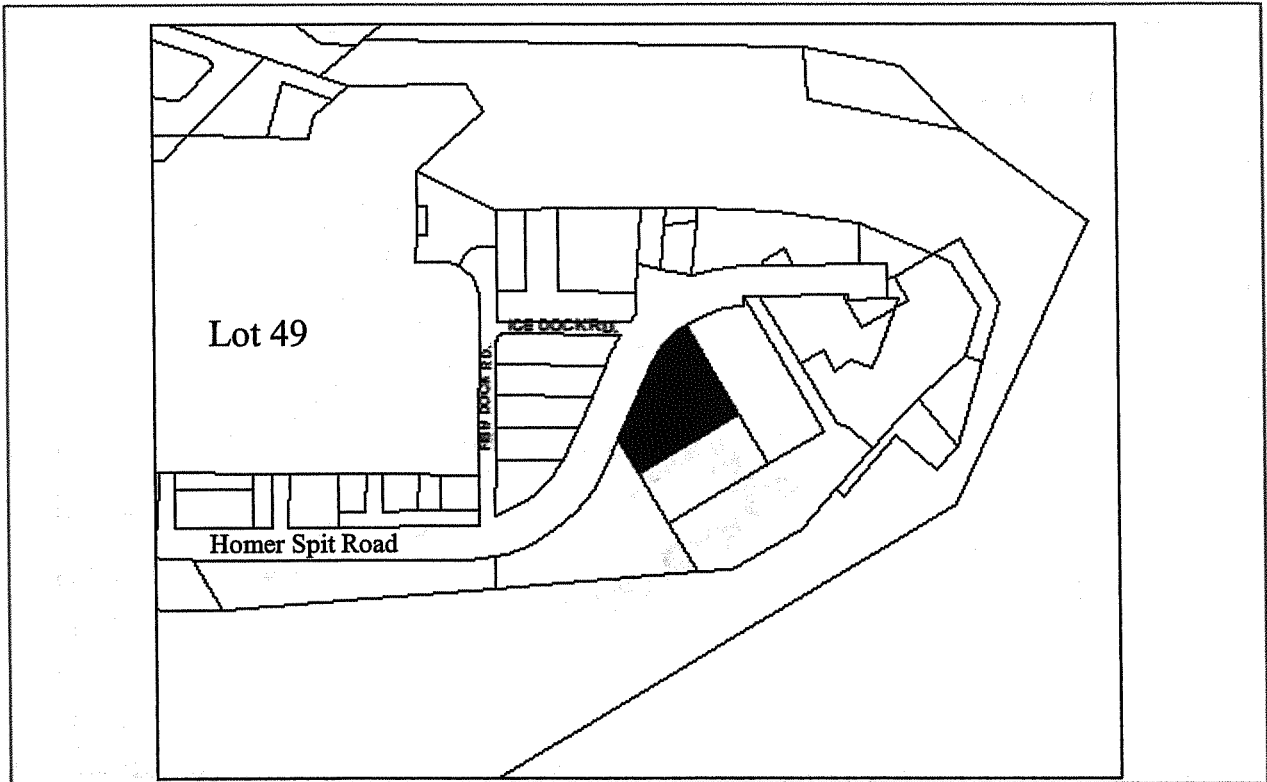
Infrastructure: Paved road, water and sewer

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

Finance Dept. Code:



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



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres

Parcel Number: 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:

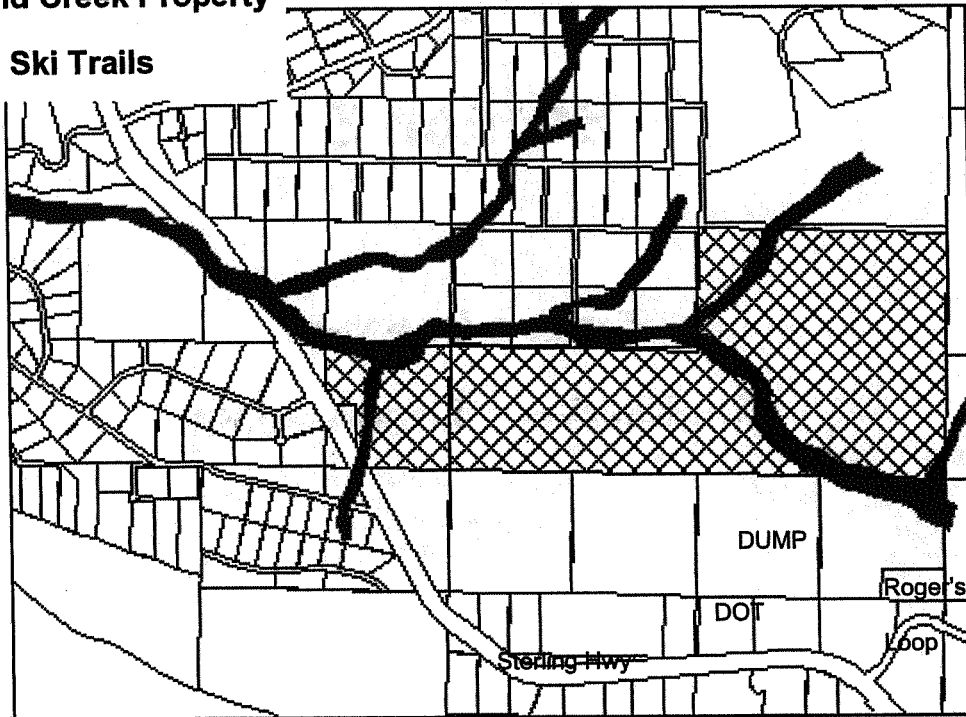
Section E

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

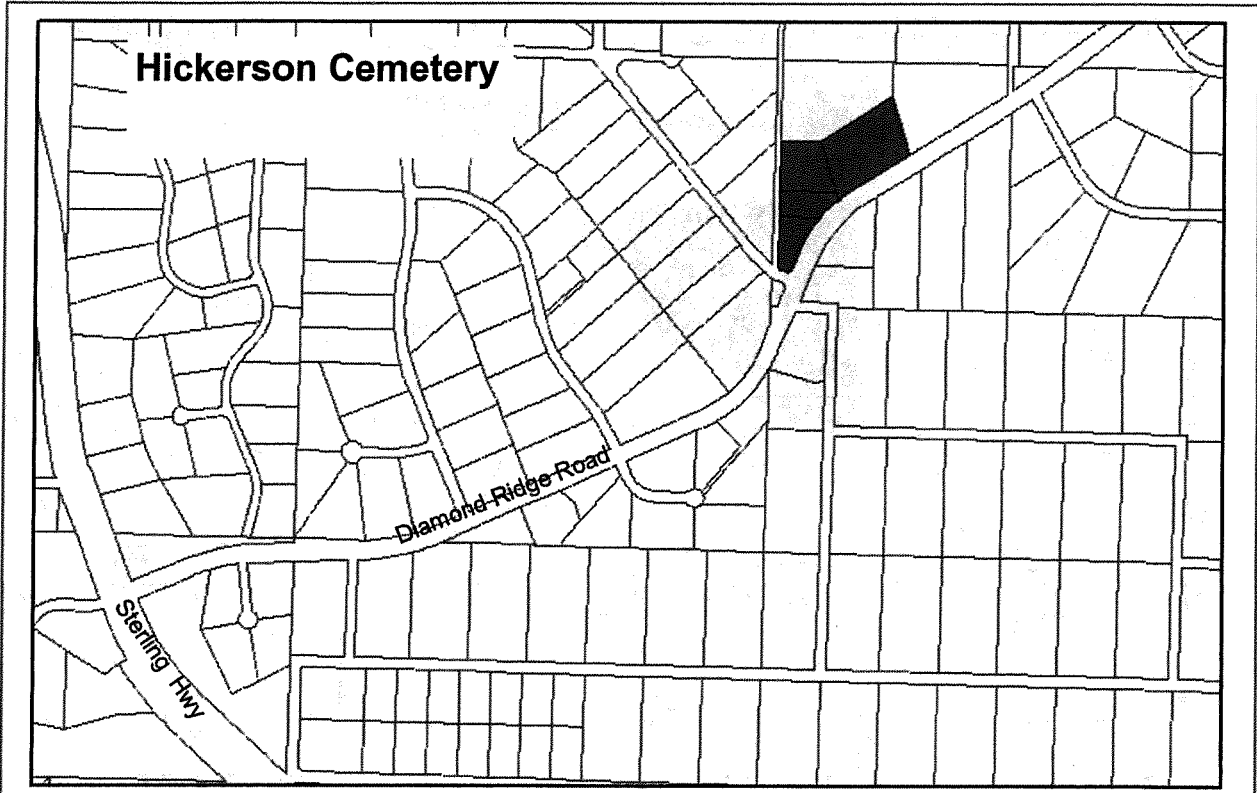
Wetlands: Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.

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

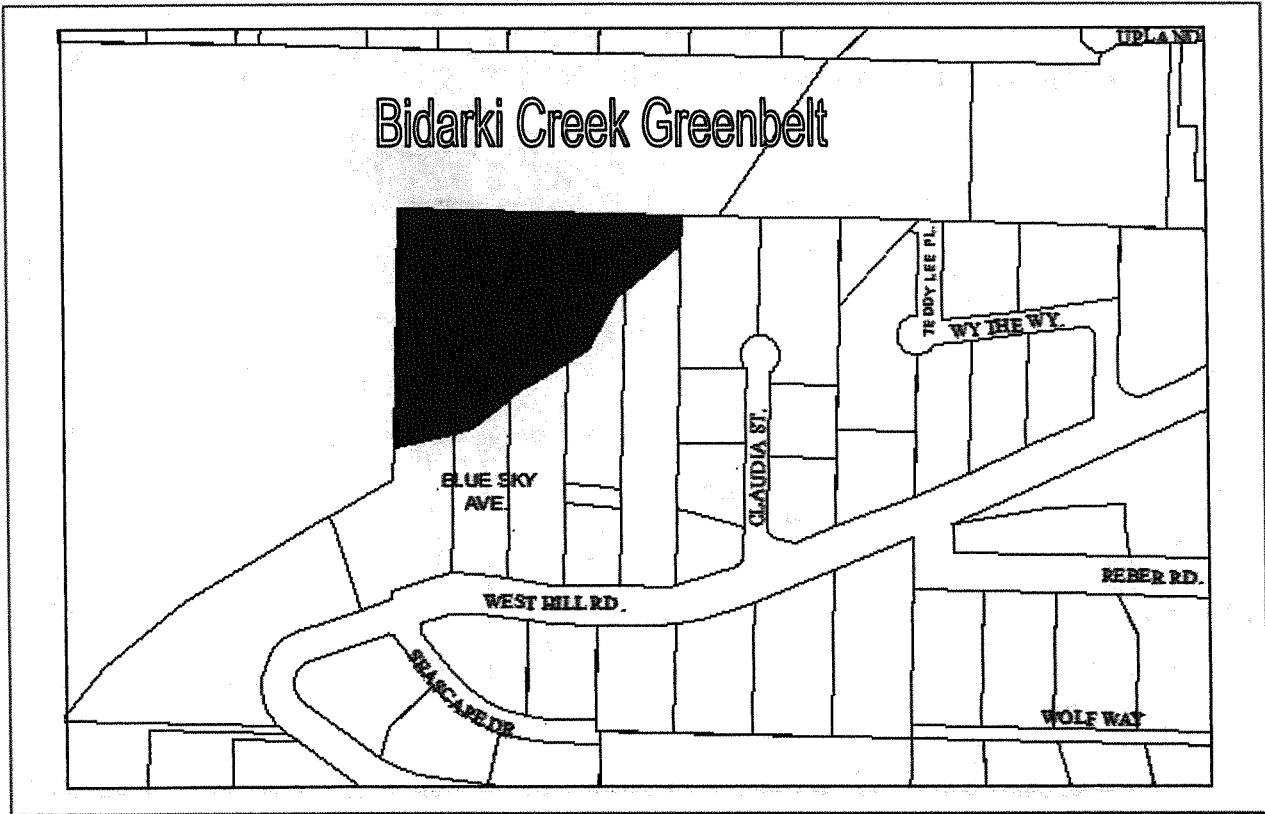
Zoning: Not within city limits

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

Area: 6.57 acres	Parcel Number: 17503025
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2009 Assessed Value: \$70,100

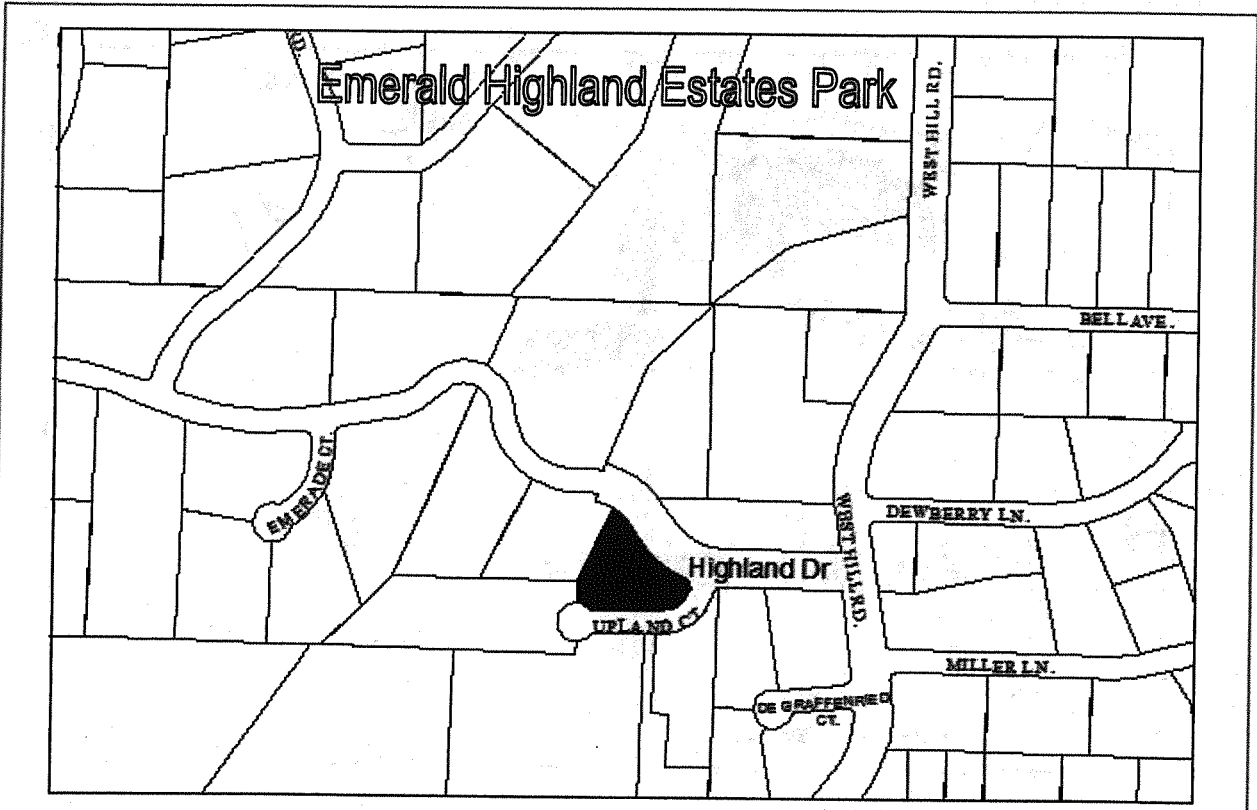
Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB

Zoning: Rural Residential	Wetlands: 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.

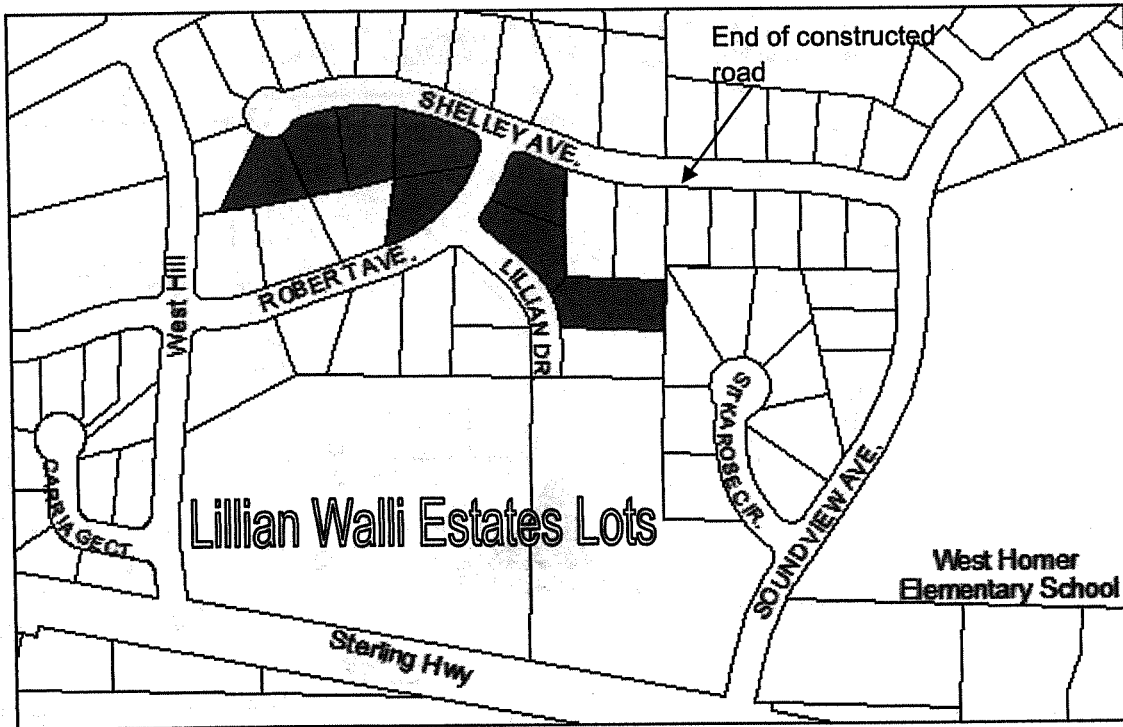
Infrastructure: Gravel road access

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

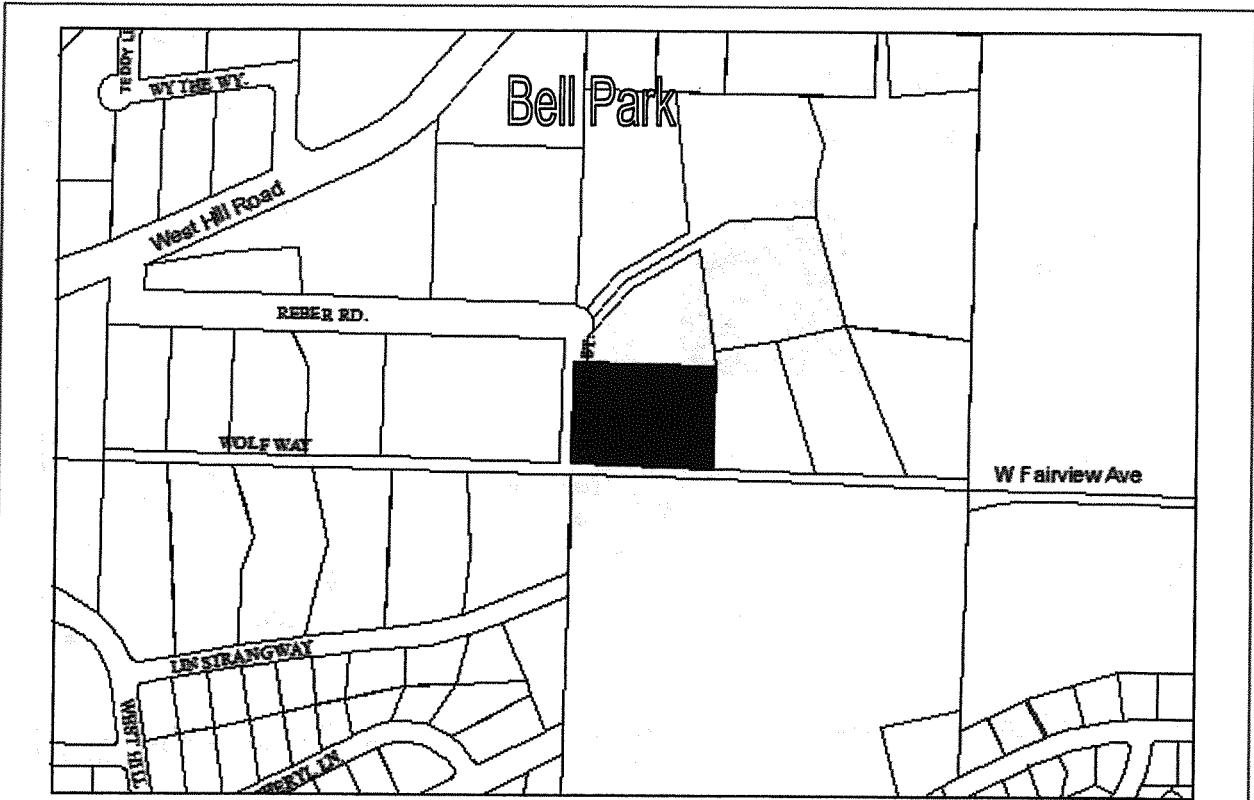
Infrastructure: No roads, water or sewer immediately adjacent to these lots.

Notes: Resolution 2004-24A: The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park.

Resolution 2012-50(S): Initiated a Special Assessment District to develop the subdivision. This process began in fall 2012.

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.

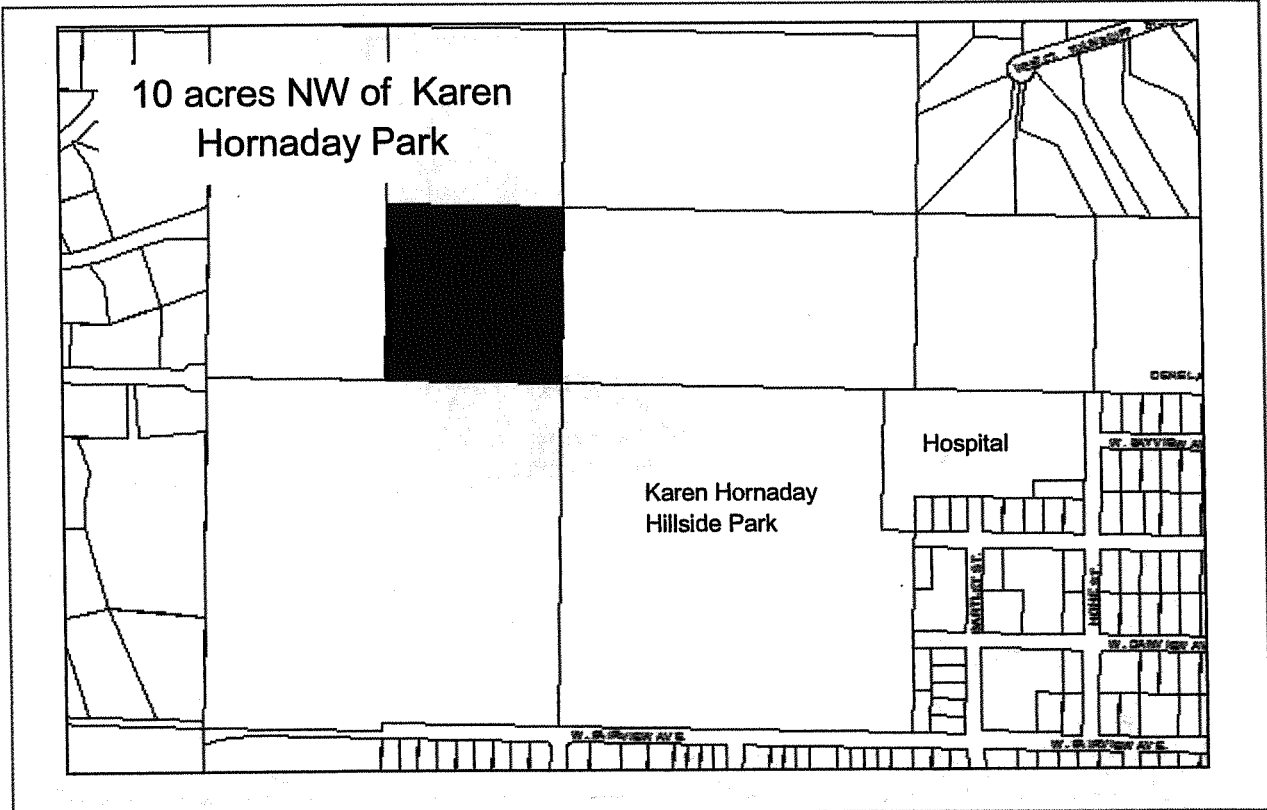
Notes:

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
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2009 Assessed Value: \$64,300*

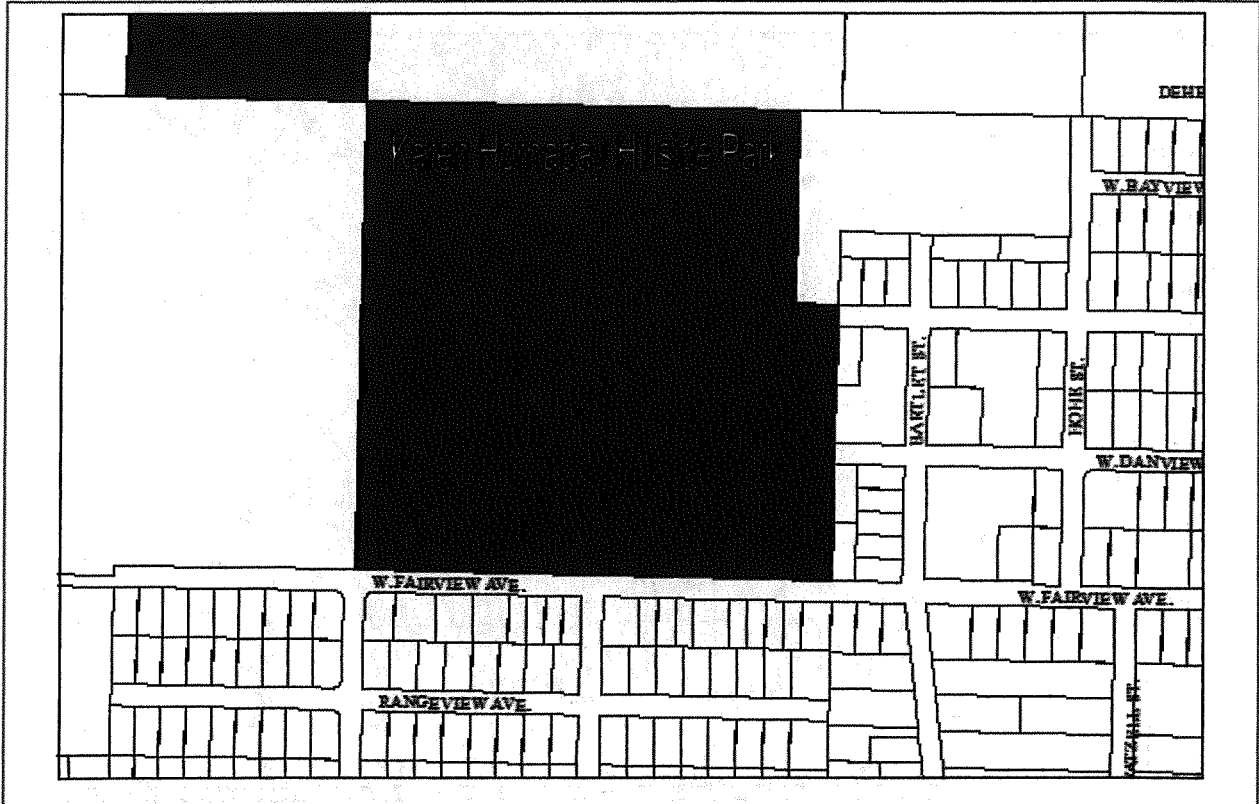
Legal Description: T6S R13W Sec 18 SE1/4 NE1/4 SW1/4

Zoning: Rural Residential	Wetlands: Drainages and wetlands may be present
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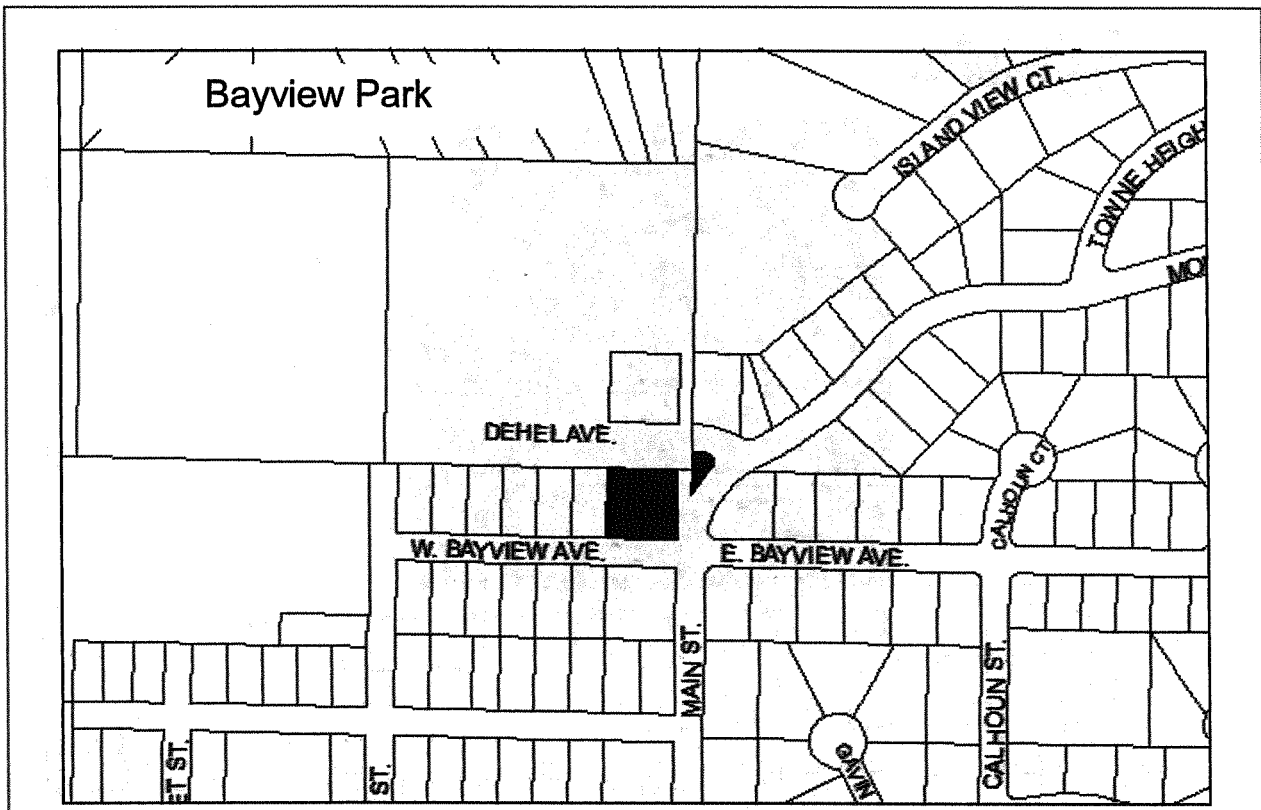
Infrastructure: None. No access.

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

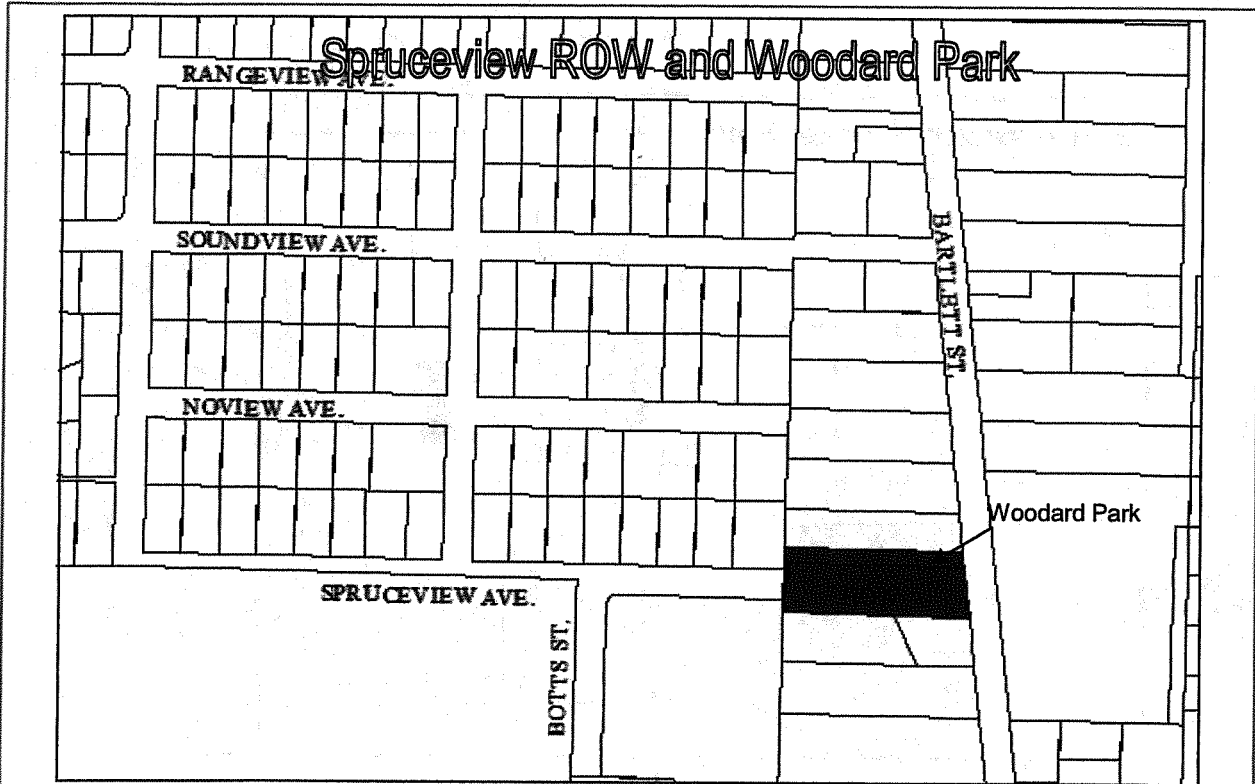
Finance Dept. Code:



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	
Area: 0.58 acres total	Parcel Number: 175051 07, 08 17726038, 17727049
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	
Zoning: Rural Residential	Wetlands: N/A
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

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

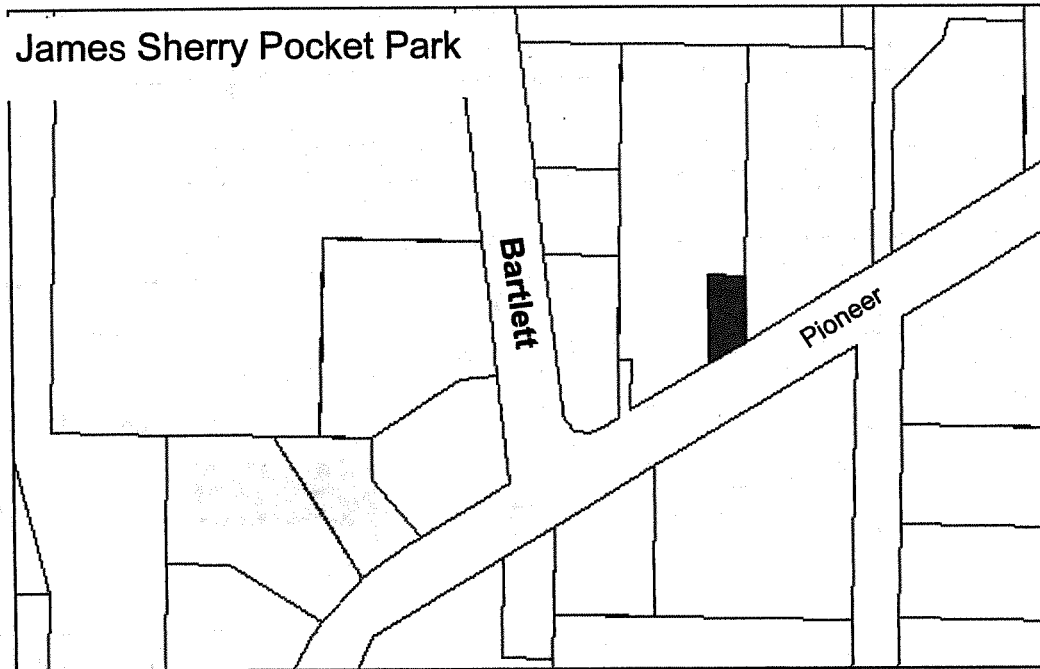
Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A
 Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B

Zoning: Residential Office	Wetlands: 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

Area: 0.31 acres	Parcel Number: 17720204
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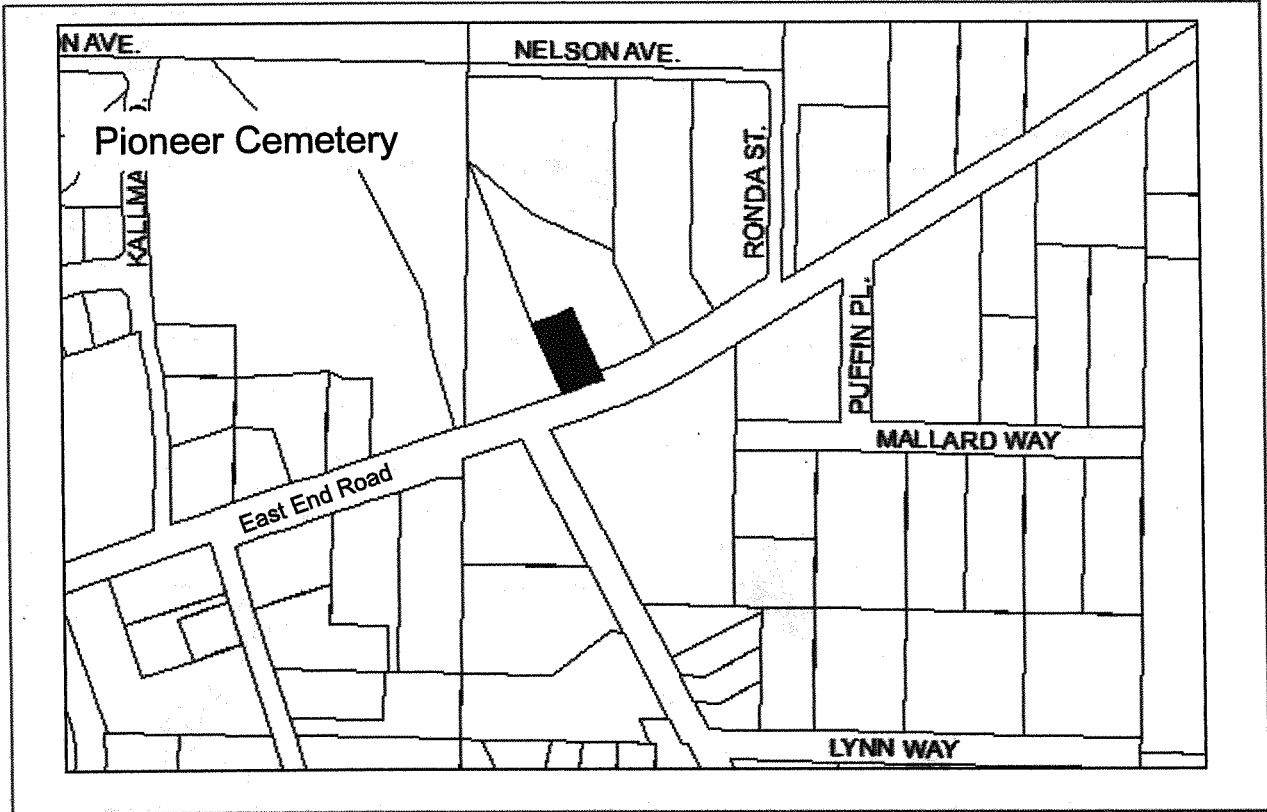
2009 Assessed Value: \$95,600

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

Zoning: Central Business District	Wetlands: N/A
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Infrastructure: Water, paved road, electricity

Finance Dept. Code:



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

Area: 0.28 acres	Parcel Number: 17903007
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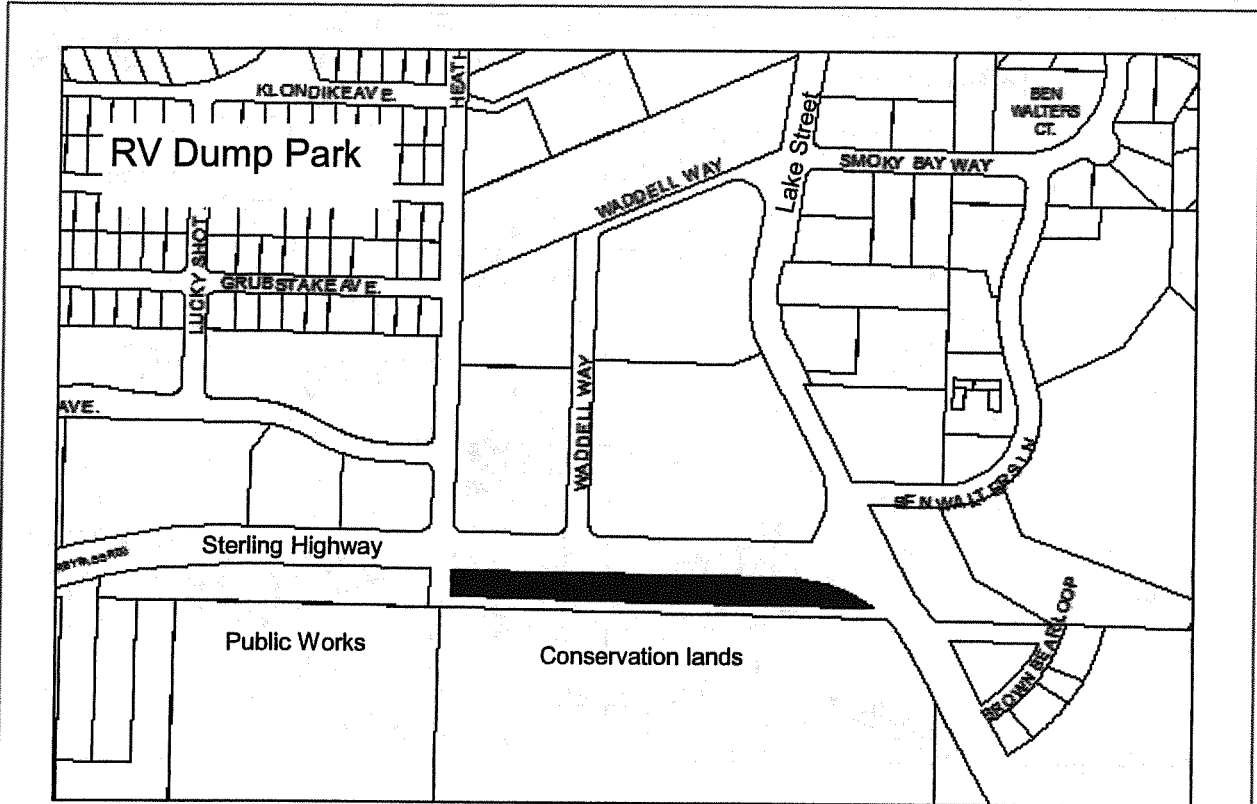
2009 Assessed Value: \$26,400

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

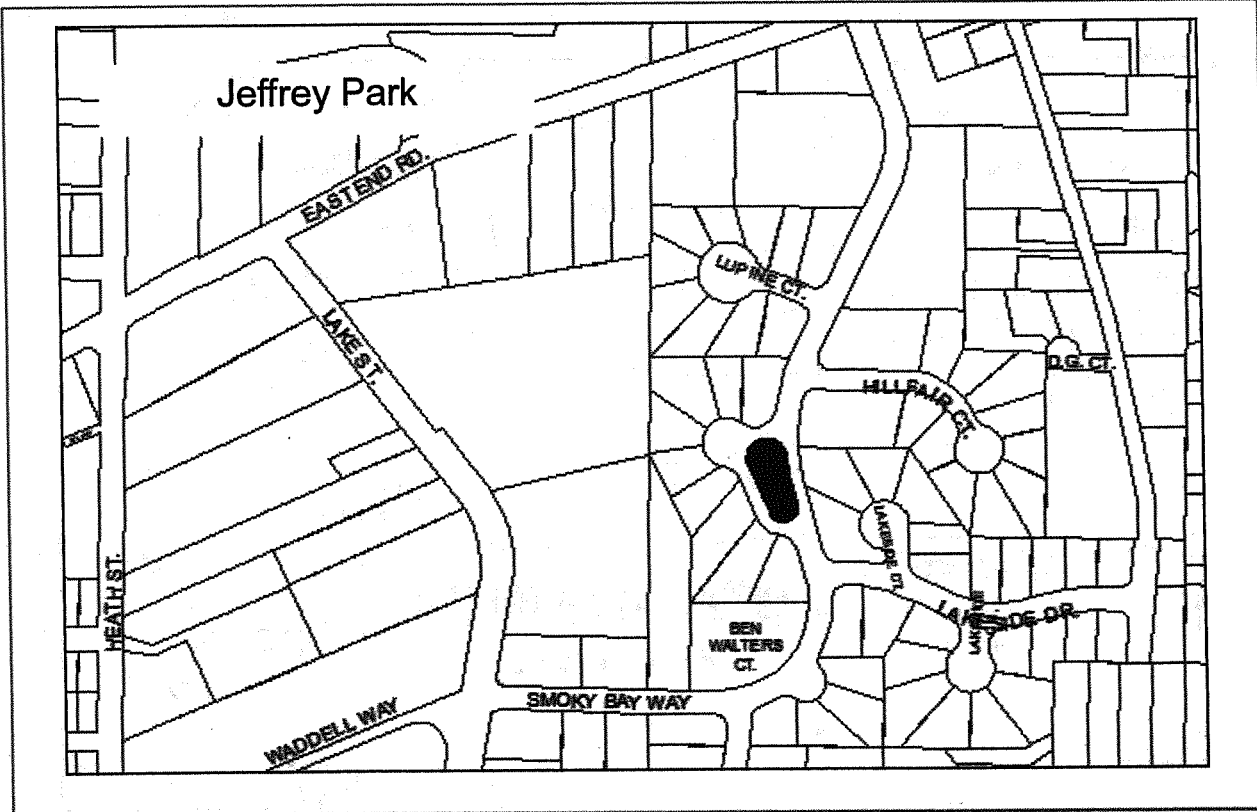
Zoning: Residential Office	Wetlands: N/A
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Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: RV Water/Dump 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

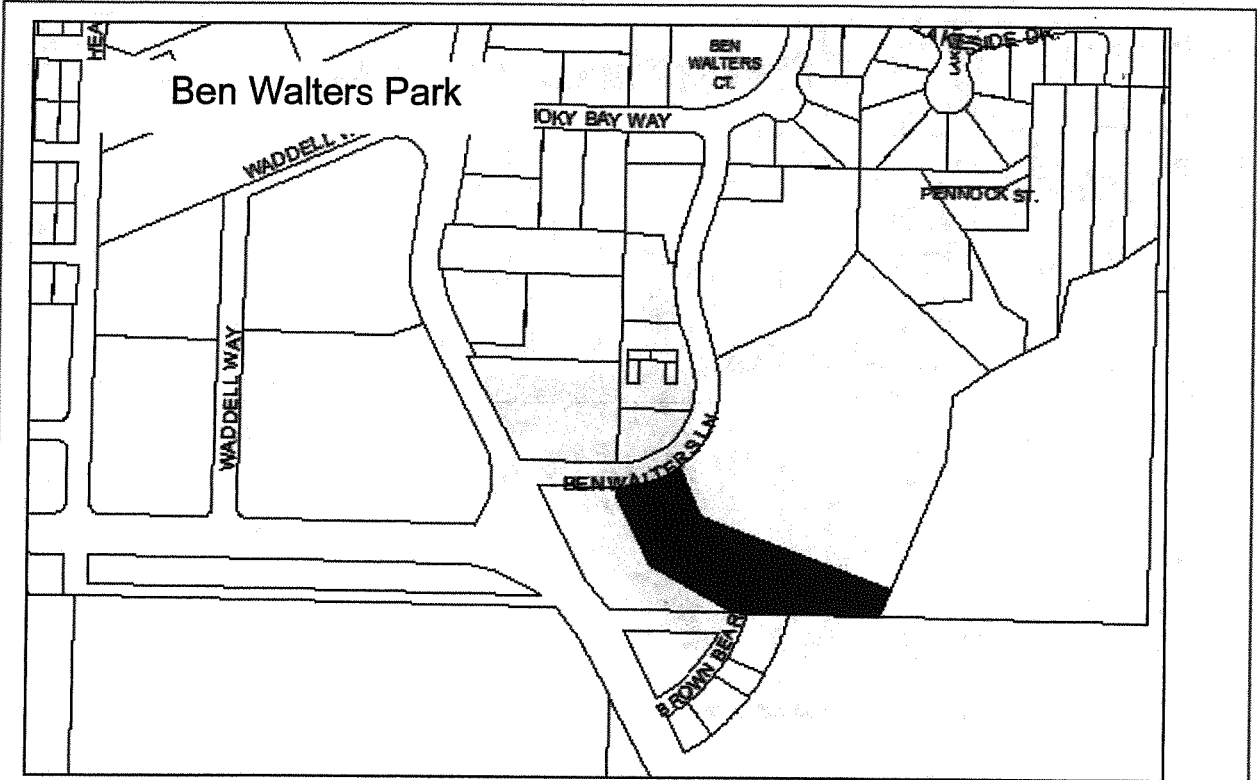
Zoning: Urban Residential

Wetlands:

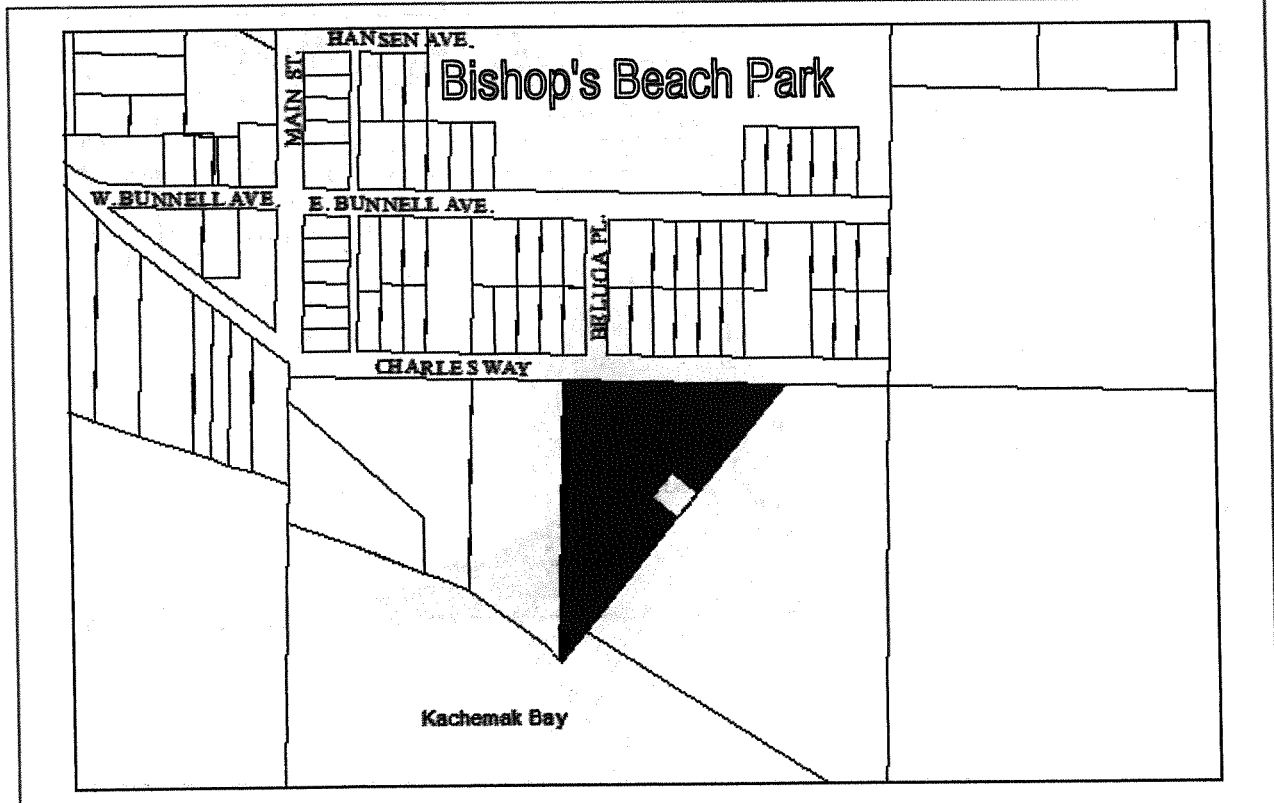
Infrastructure: Paved Road, water, sewer

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.	
Area: 2.48 acres	Parcel Number: 17712022
2009 Assessed Value: \$435,200 (Land \$386,100, Structure \$49,100)	
Legal Description: Lakeside Village Park Addition Replat Lot 1A-2	
Zoning: Central Business District	Wetlands: 3664 Ben Walters Lane
Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.	
Notes: New swing set installed, 2008. New dock installed in 2009.	
Finance Dept. Code:	



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

Area: 3.46 acres	Parcel Number: 17714010
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2009 Assessed Value: \$56,600 (Land \$45,300, Structure \$11,300)

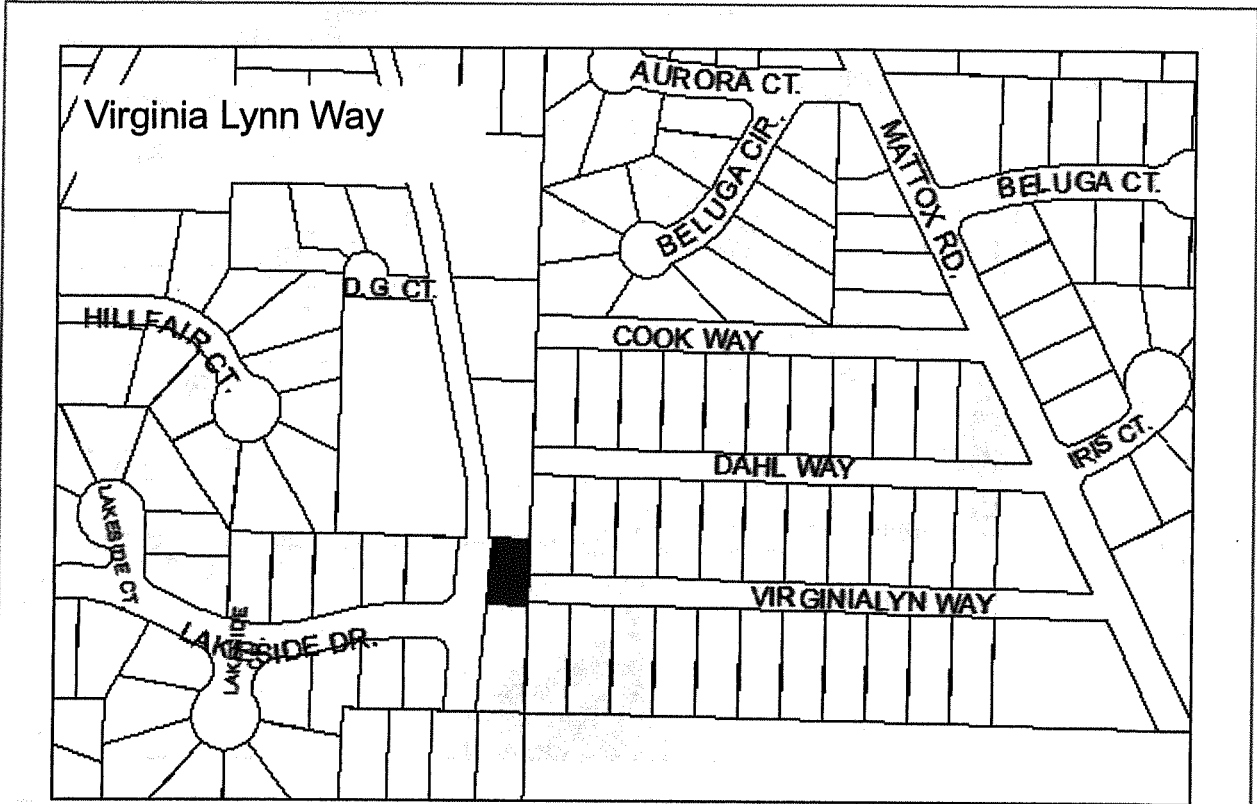
Legal Description: HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E

Zoning: Central Business District	Wetlands: Some wetlands (along boardwalk). Flood hazard area.
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Infrastructure: Paved road access. No water or sewer. City maintained outhouses.

Notes:

Finance Dept. Code:



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
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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

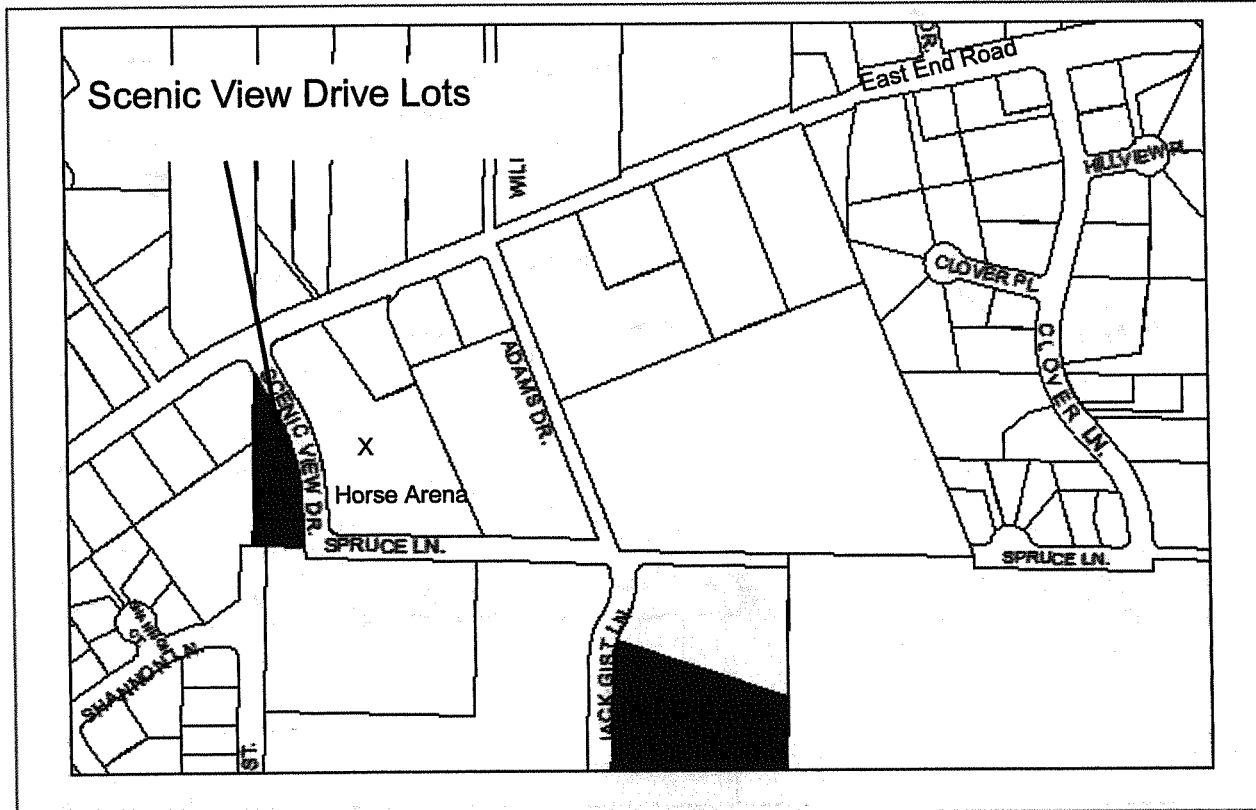
Zoning: Urban Residential	Wetlands: possibly on a small portion
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Infrastructure: Road access

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.

Area: 0.89 acres total	Parcel Number:
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2009 Assessed Value: \$43,400

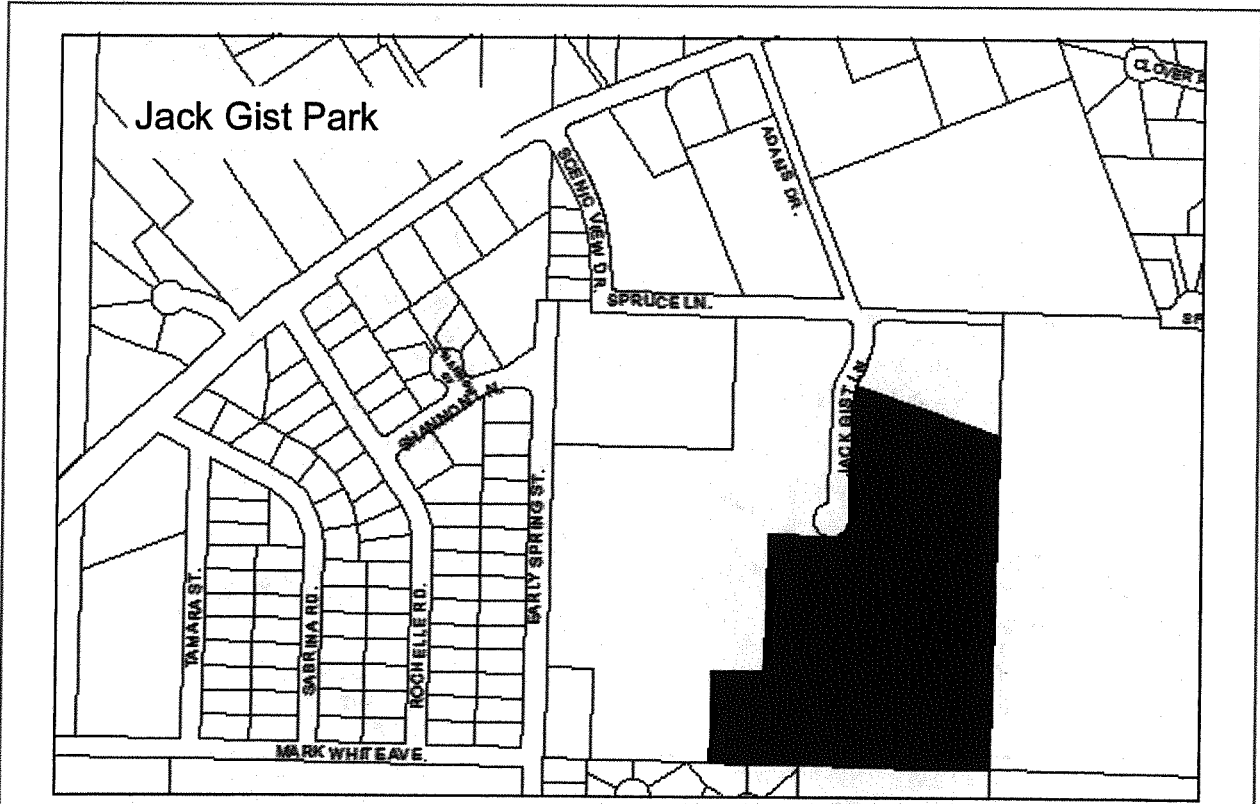
Legal Description: Scenic View Subdivision No. 6 Lots 1-5

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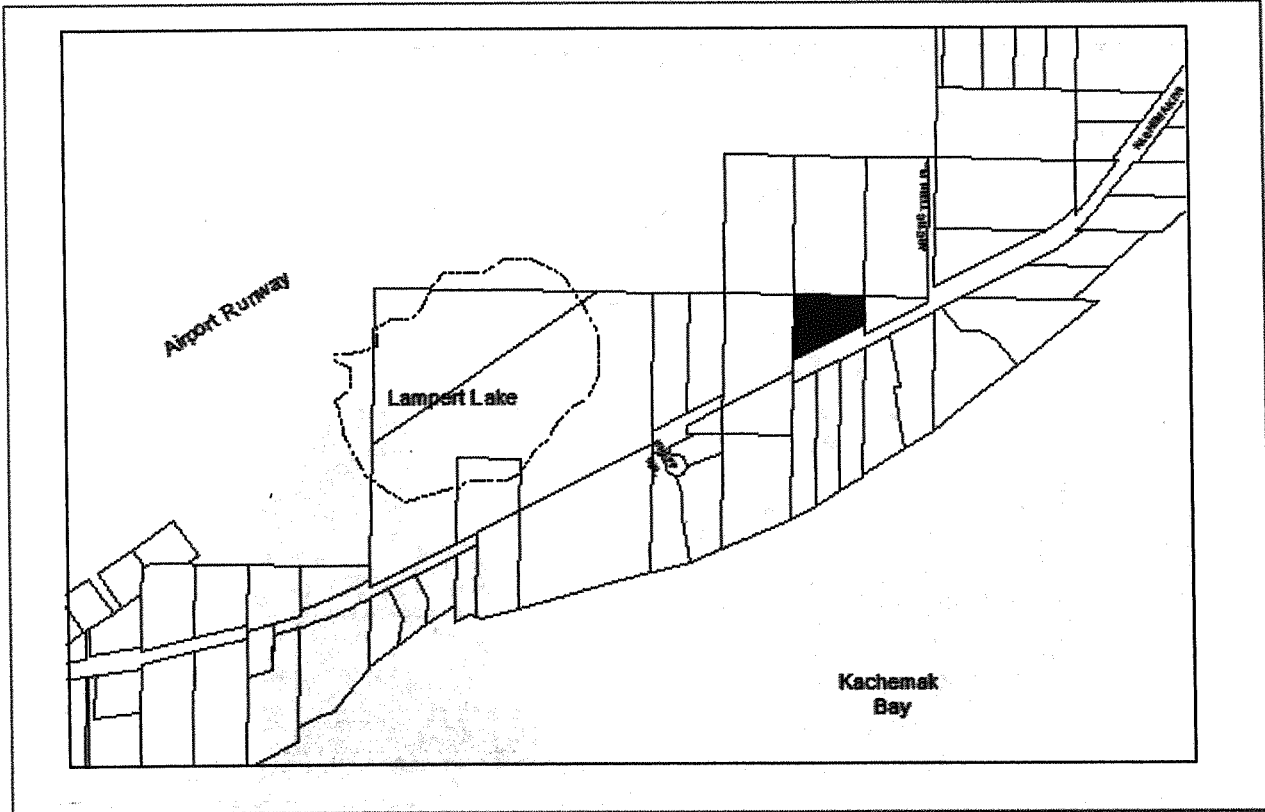
Infrastructure: Gravel road

Notes:

Finance Dept. Code:



Designated Use: Jack Gist Ball Park	
Acquisition History: Warranty Deed Moss 8/27/98	
Area: 14.6 acres	Parcel Number: 17901023
2009 Assessed Value: \$86,900	
Legal Description: HM0990063 T06S R13W S15 JACK GIST SUB LOT 2	
Zoning: Rural Residential	Wetlands: May be present. Site is mostly fill and old dump.
Infrastructure: Gravel road access.	
Notes: Old dump site. 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.	
Finance Dept. Code:	



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

Area: 1.65 acres

Parcel Number: 17936020

2009 Assessed Value: \$10,500

Legal Description: Scenic Bay Lot 4

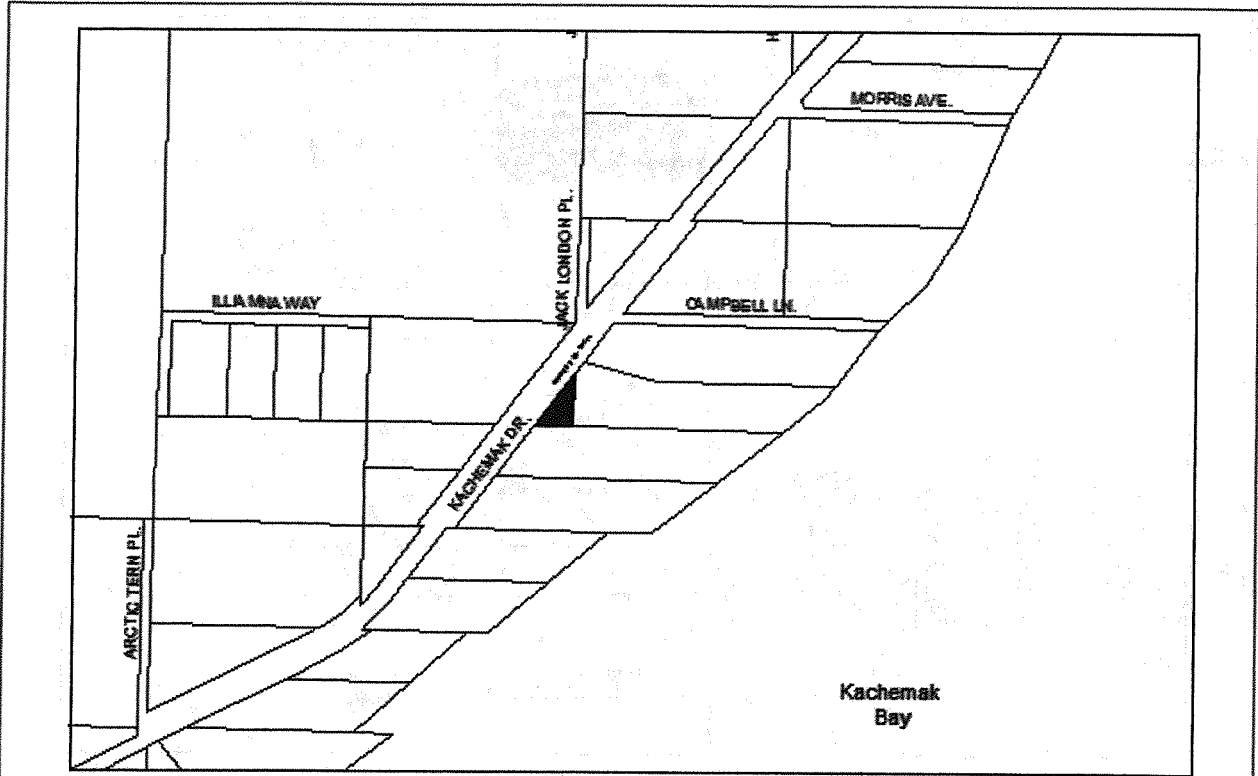
Zoning: General Commercial 2

Wetlands: 100% Wetlands

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



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

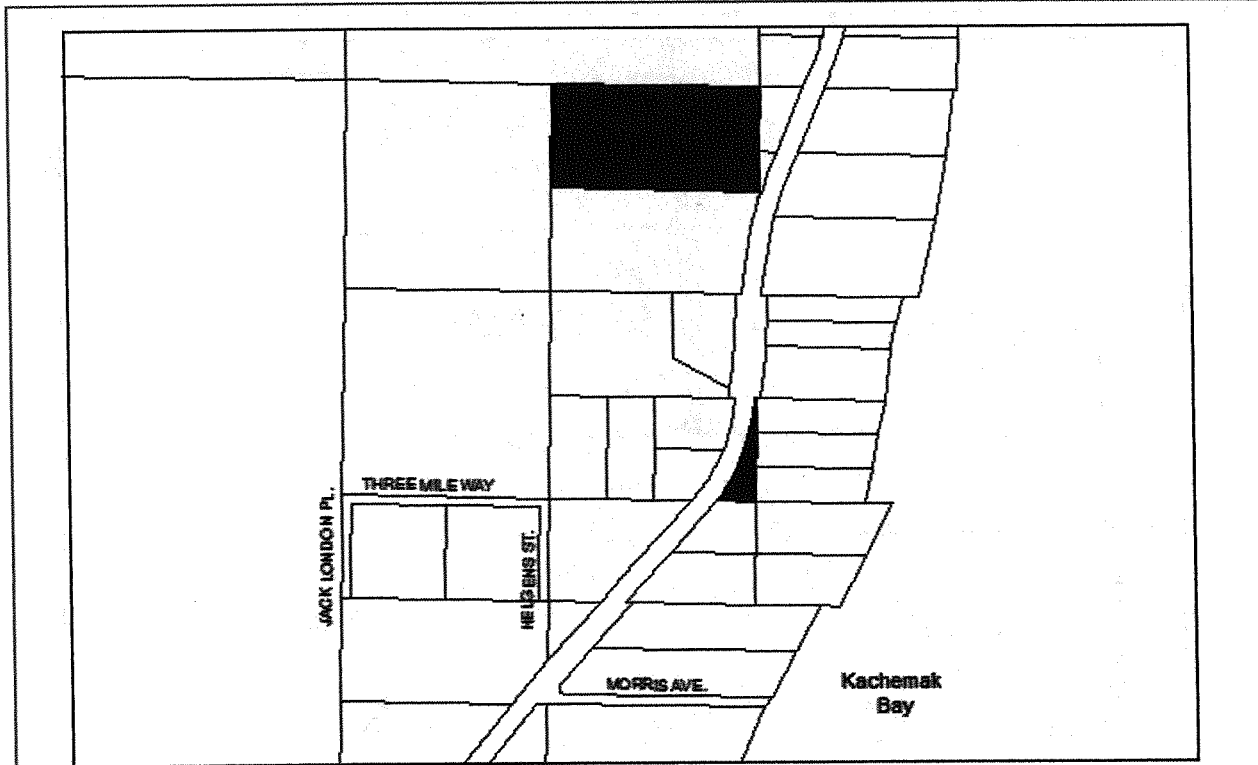
Zoning: Rural Residential

Wetlands: No wetlands

Infrastructure: Paved road access

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

Finance Dept. Code:



Designated Use: Future Kachemak Drive Trail and rest areas. Resolution 11-37(A)
Acquisition History: No history for Gov't Lot 36. Lot 1: Ordinance 97-06(S) KPB

Area: Gov't Lot 36: 5 acres Harry Feyer Subdivision Lot 1: 0.39 acres	Parcel Number: 17910001, 17911005
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2009 Assessed Value: \$72,300 (lot 36), \$23,800 (lot 1)

Legal Description: Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1

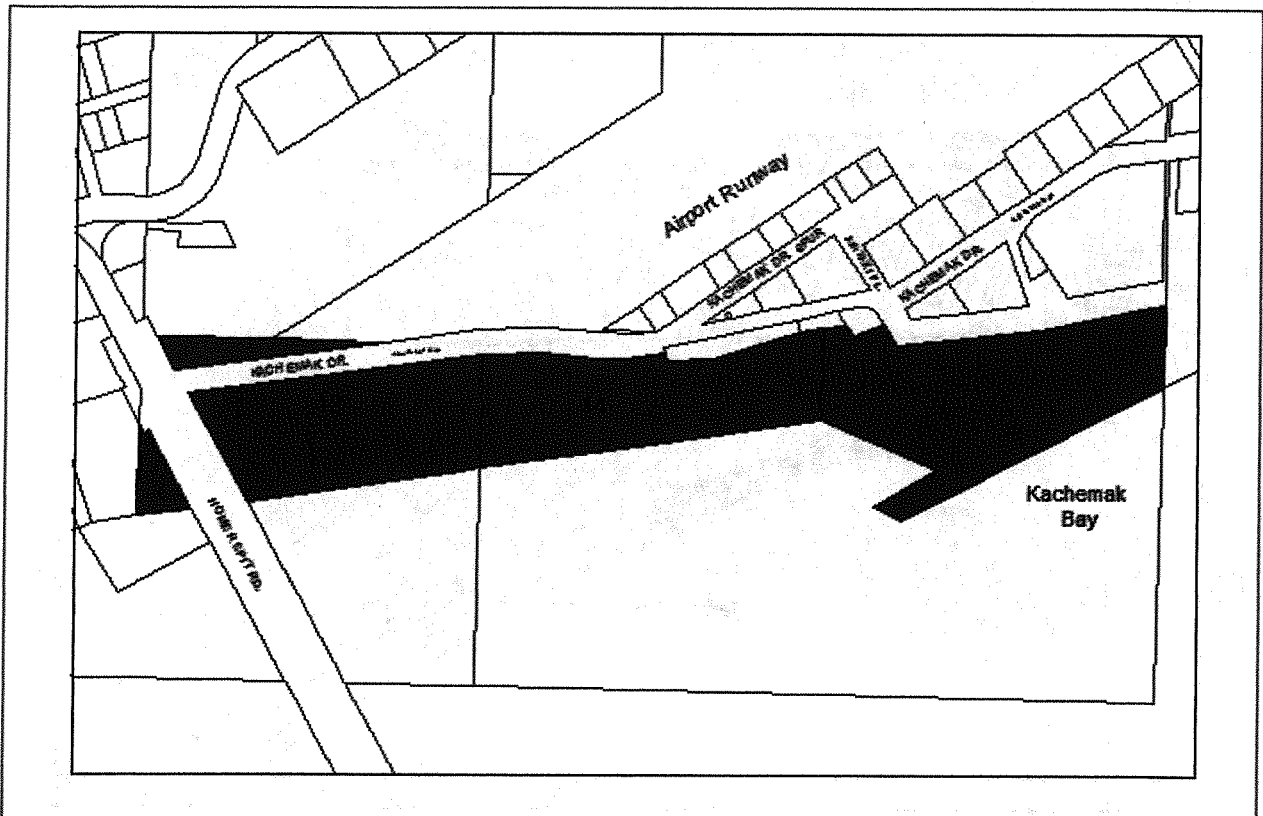
Zoning: Rural Residential	Wetlands: Lot 36 is wetland. Lot 1 is not.
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Infrastructure: Paved Road access, power.

Notes: 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.

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. Designated critical habitat. Flood Hazard area.

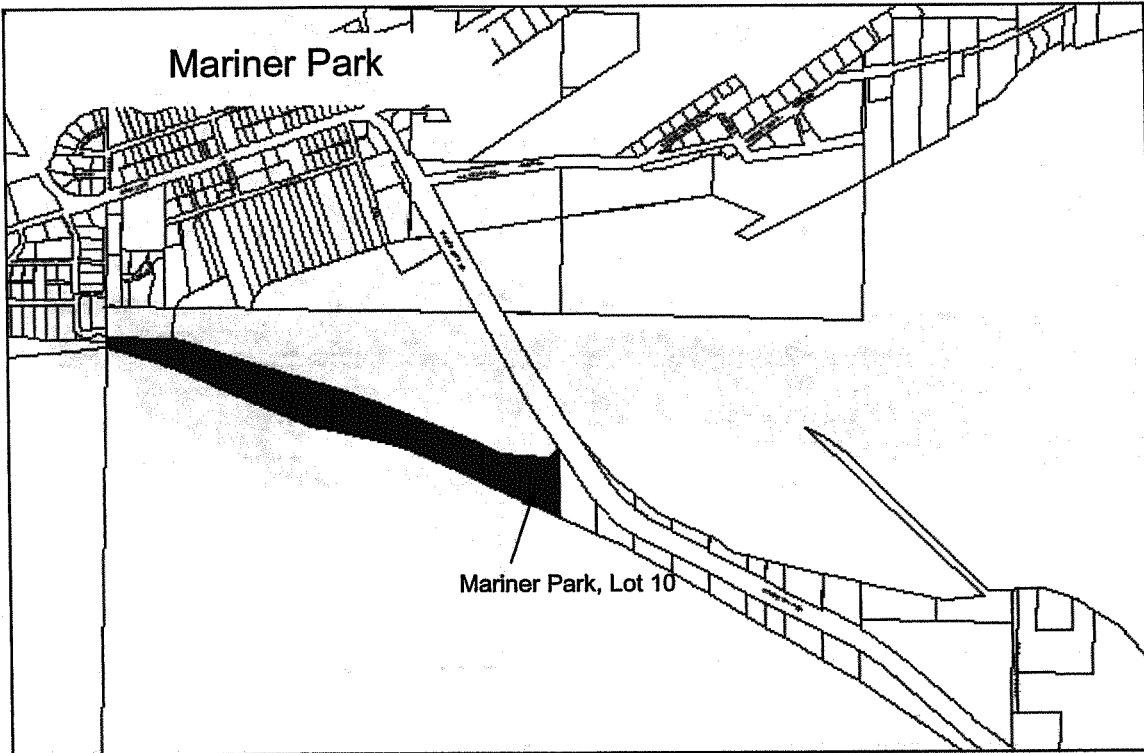
Infrastructure: Water, sewer and paved road access

Notes: Spit trailhead parking lot expanded in 2009.

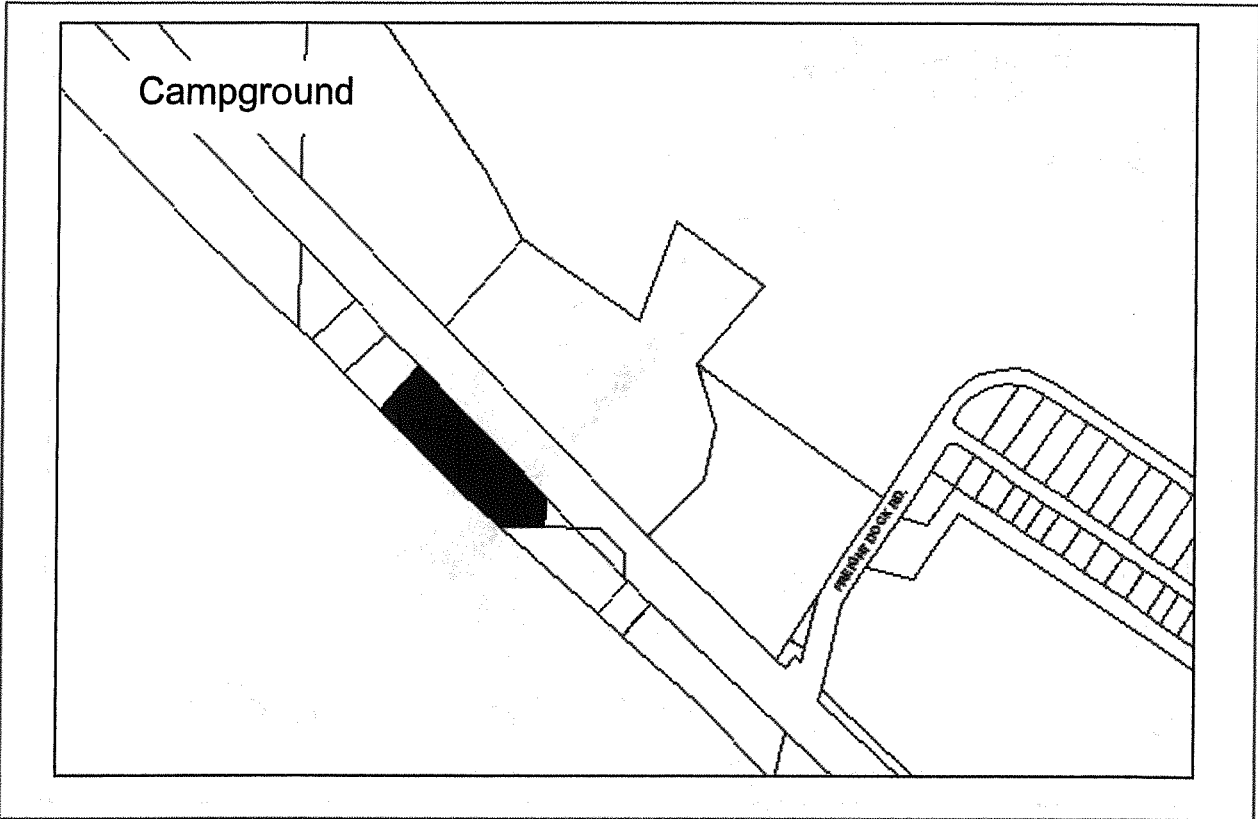
Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsm.org/>

See also section C page 9.

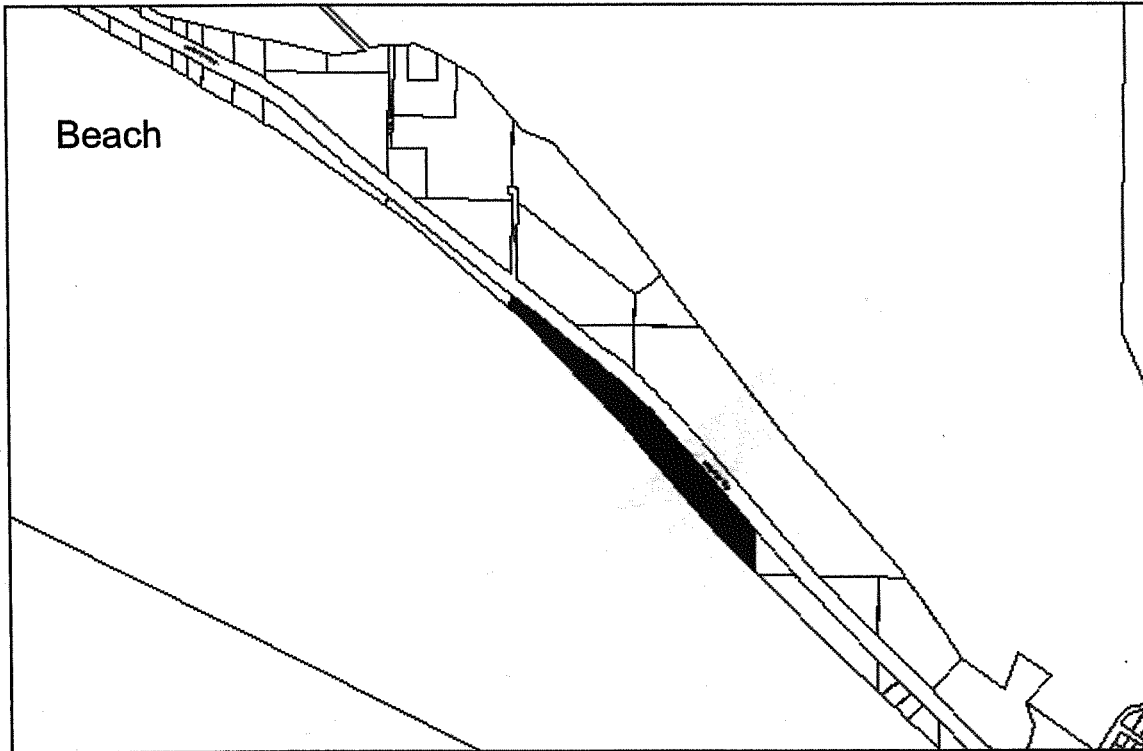
Finance Dept. Code:



Designated Use: Undesignated	
Acquisition History: Lot 10: Simmons purchase, 1983. Other are EVOS purchases.	
Area: 32.32 acres	Parcel Number: 18101002-07
2009 Assessed Value: \$144,700	
Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 10-15	
Zoning: Open Space Recreation	Wetlands: Tidal
Infrastructure: No infrastructure	
<p>Notes: 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.</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. http://www.whsrn.org/</p> <p>2012 mariner Park driveway was relocated to the north.</p>	
Finance Dept. Code:	



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

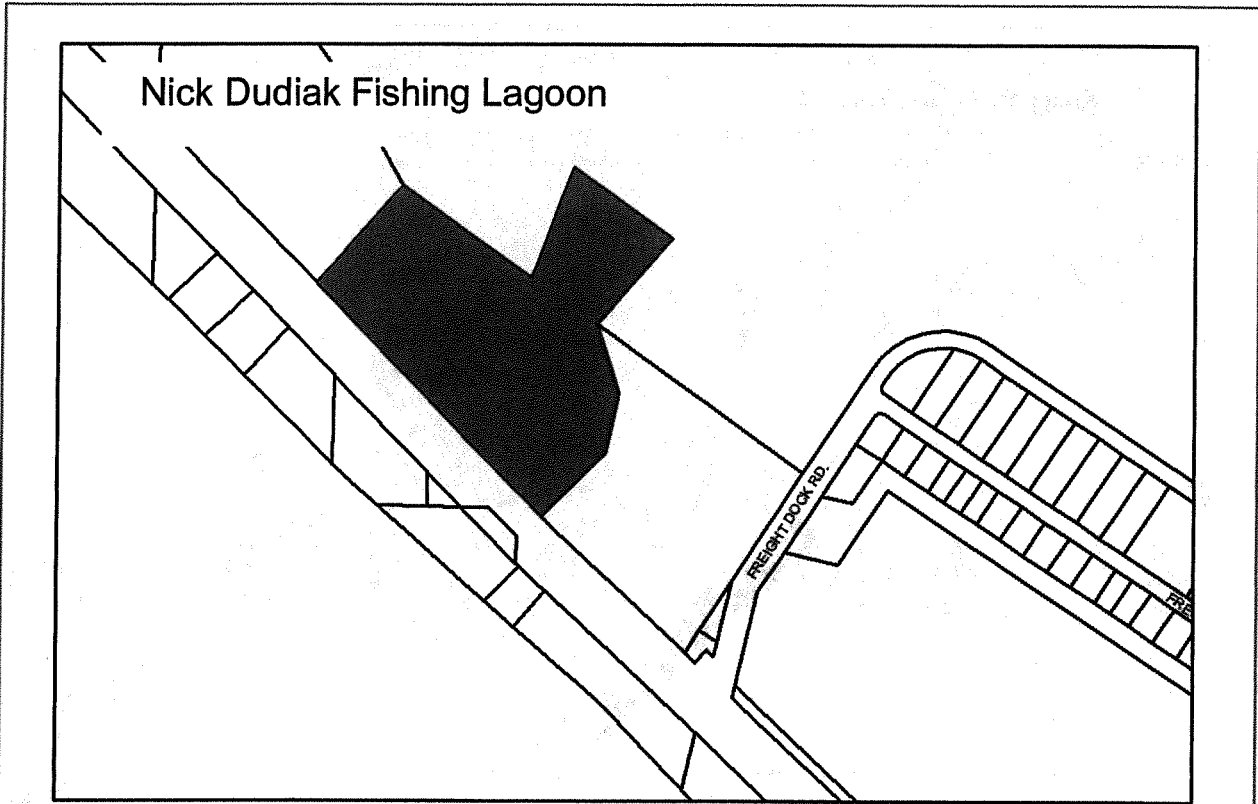
Wetlands: Tidal

Infrastructure: Paved Road access

Notes:

Acquisition history of lot 6 should be researched.

Finance Dept. Code:



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

Area: 17.71 acres	Parcel Number: 18103116
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2009 Assessed Value: \$2,144,700

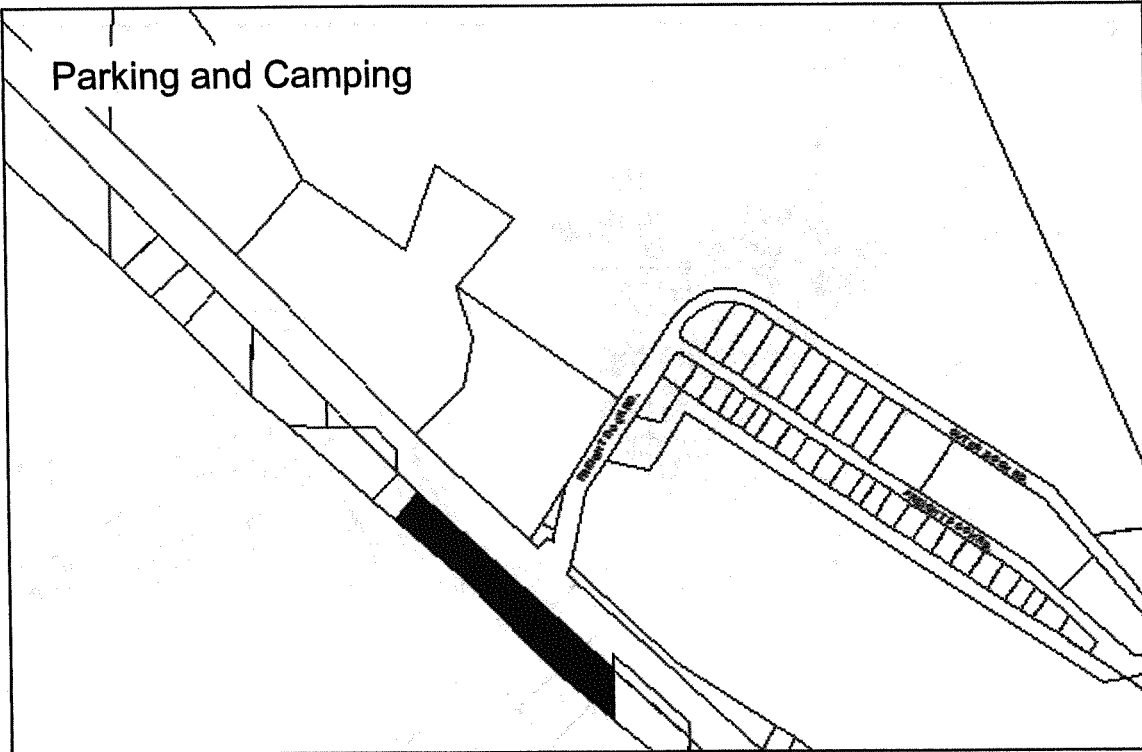
Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2

Zoning: Open Space Recreation	Wetlands: N/A. Portions in floodplain.
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Infrastructure: City Water and Sewer, paved road access. Restroom.

Notes:

Finance Dept. Code:



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

Area: 5.7 acres

Parcel Number: 18103301, 18103108

2009 Assessed Value: \$672,500

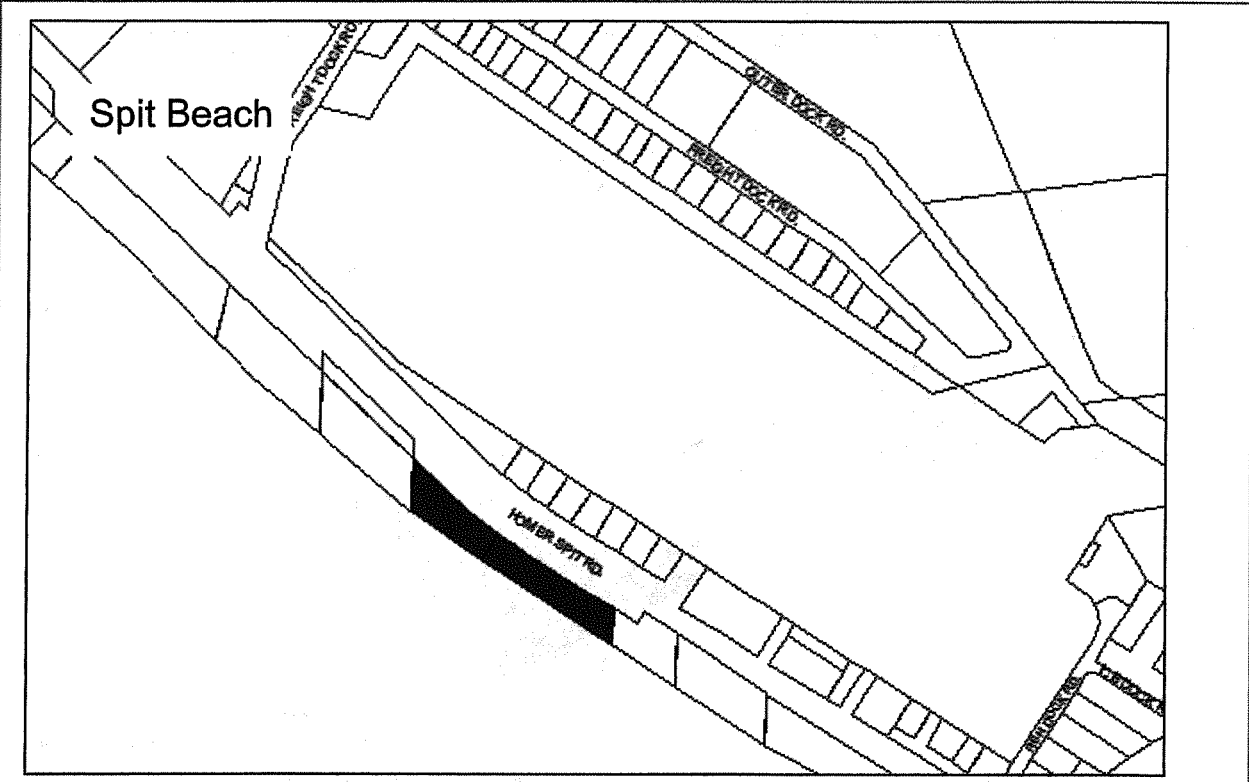
Legal Description: Homer Spit Amended Lots 7 and 9

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
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2009 Assessed Value: \$414,000

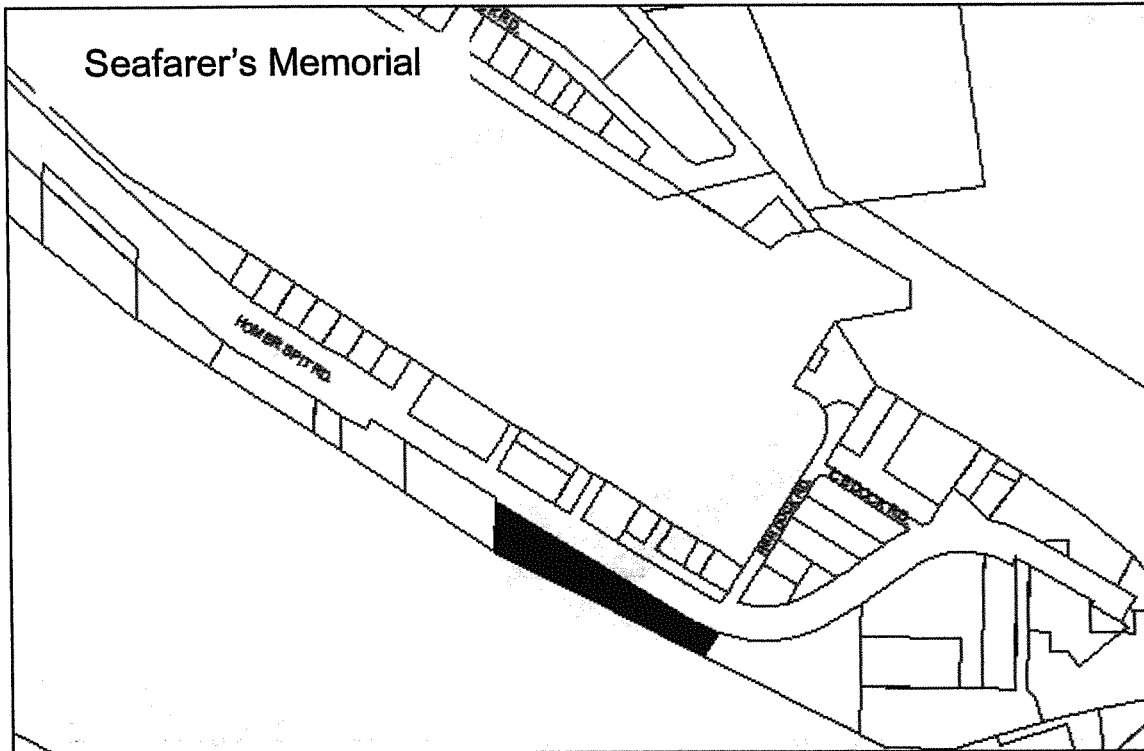
Legal Description: Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

Zoning: Open Space Recreation	Wetlands: N/A
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Infrastructure: Paved Road

Notes:

Finance Dept. Code:



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

Area: 2.52 acres

Parcel Number: 18103401

2009 Assessed Value: \$316,900

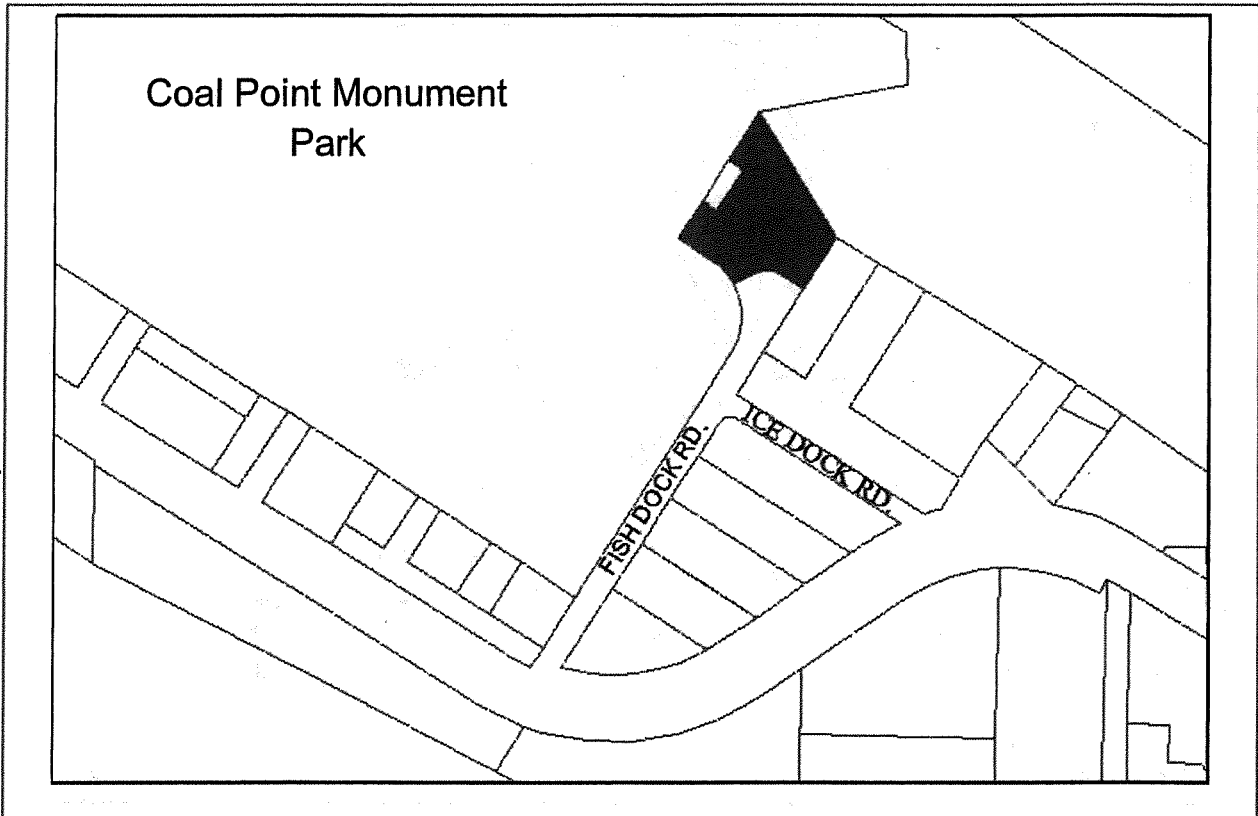
Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: Park
Acquisition History:

Area: 1.09 acres	Parcel Number: 18103426
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2010 Assessed Value: \$322,600

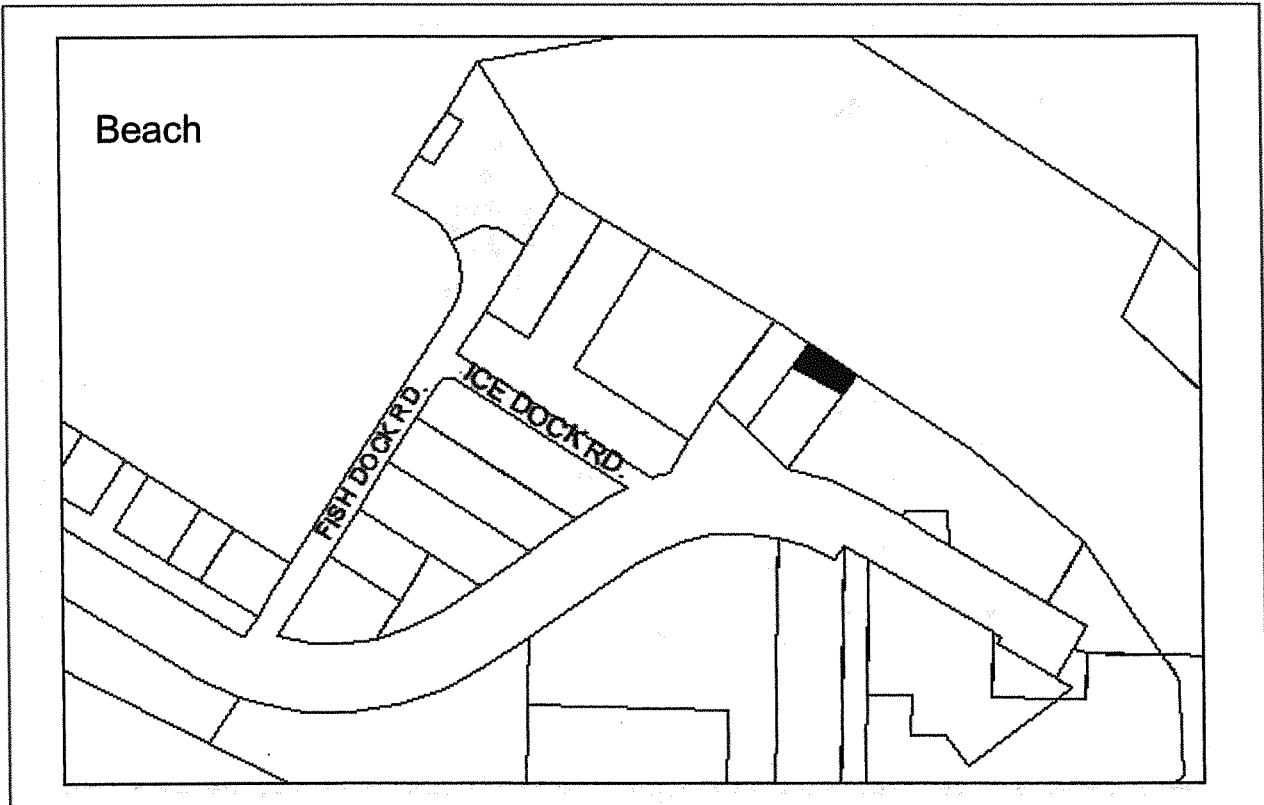
Legal Description: LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921

Zoning: Marine Industrial	Wetlands:
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Infrastructure: gavel 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

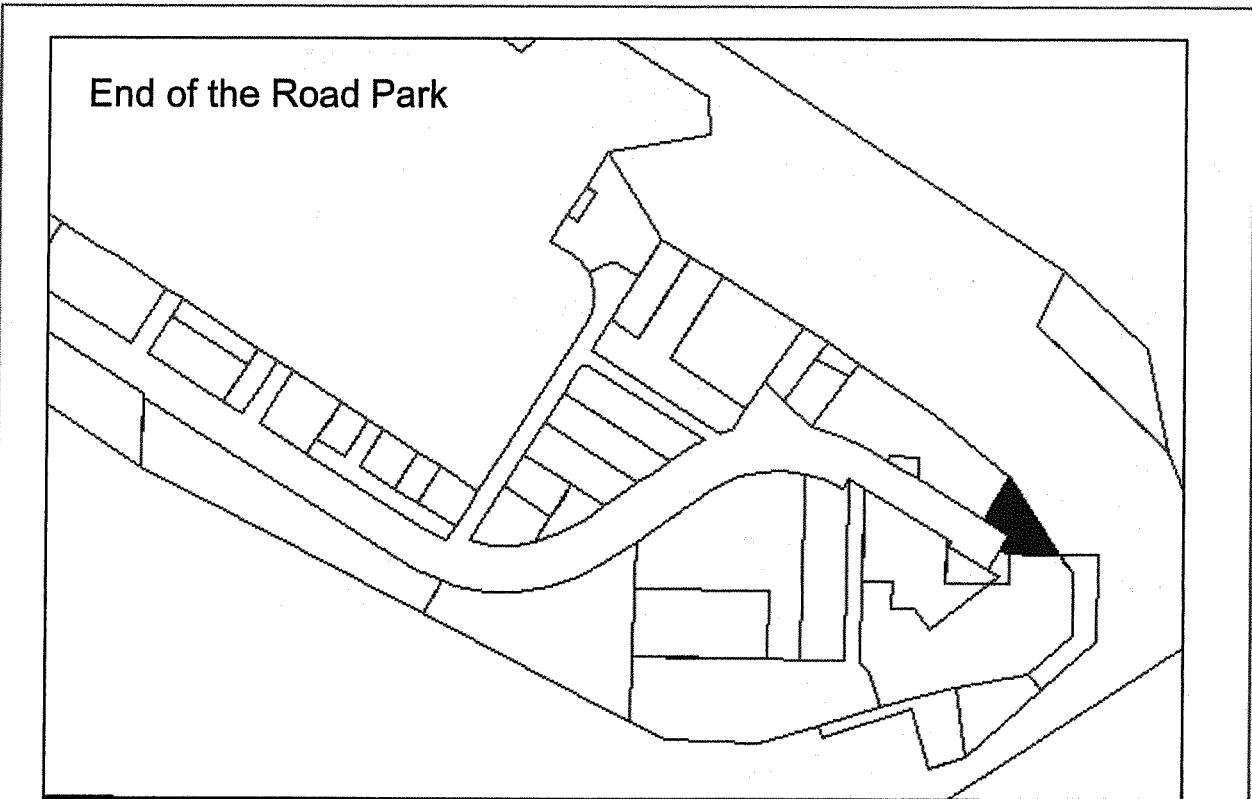
Zoning: Marine Industrial

Wetlands: N/A tidal, flood plain

Infrastructure:

Notes:

Finance Dept. Code:

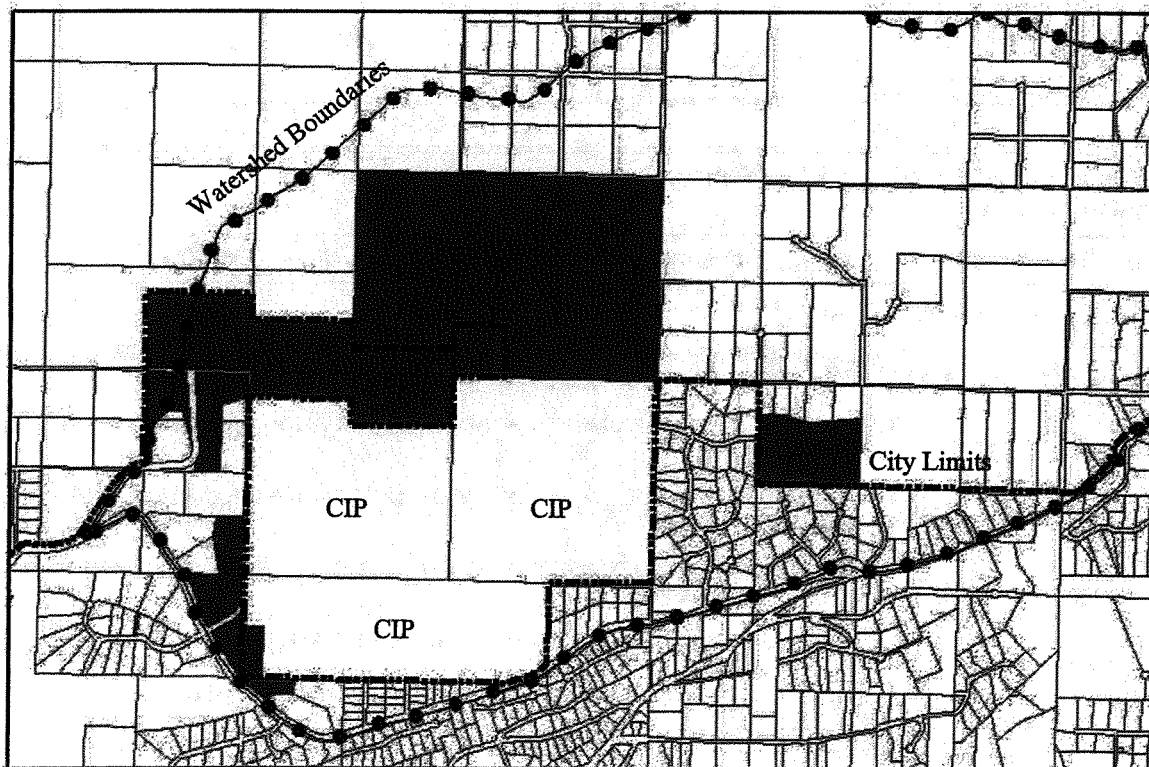


Designated Use: Not Designated	
Acquisition History:	
Area: 0.43 acres	Parcel Number: 18103448
2009 Assessed Value: \$173,400	
Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address:
<ul style="list-style-type: none"> The land is used as End of the Road Park. 	
Finance Dept. Code:	

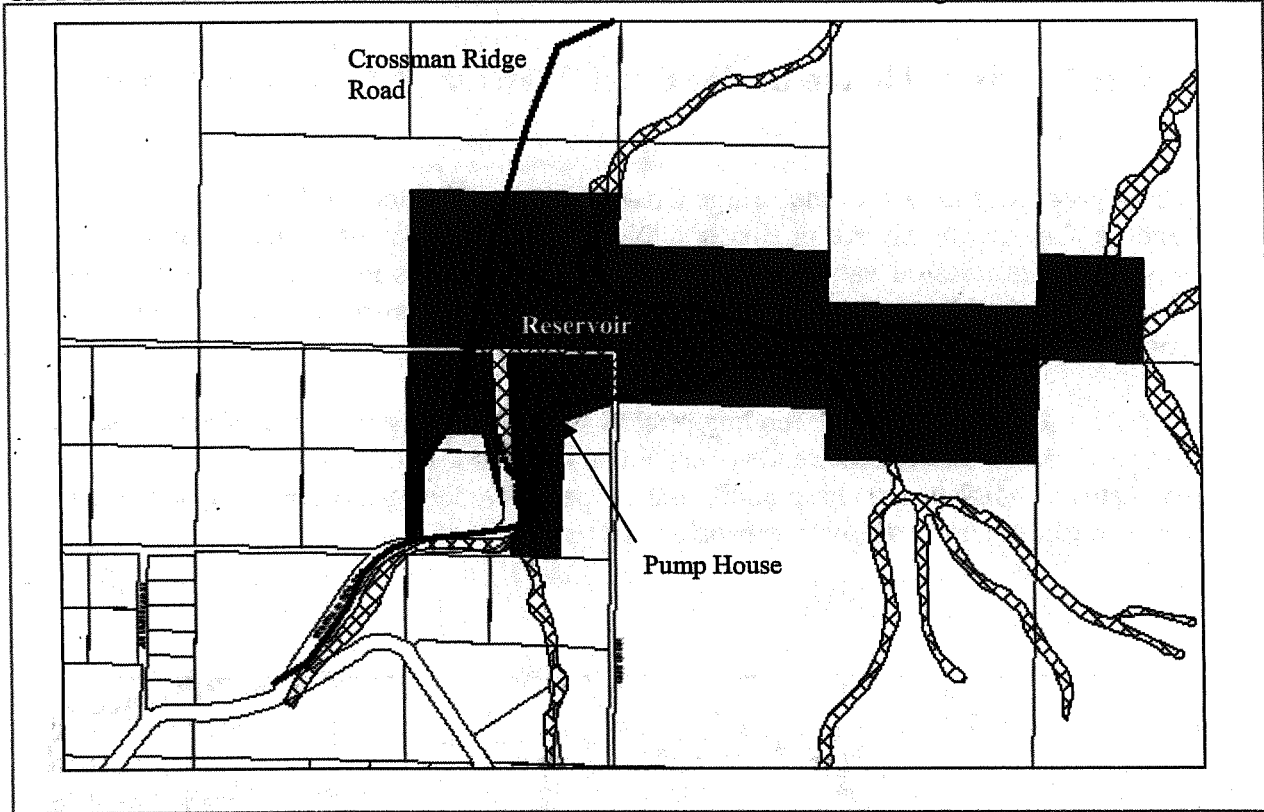
City Lands within the Bridge Creek Watershed Protection District

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 2012 of \$3,957,500. 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 12, 2013



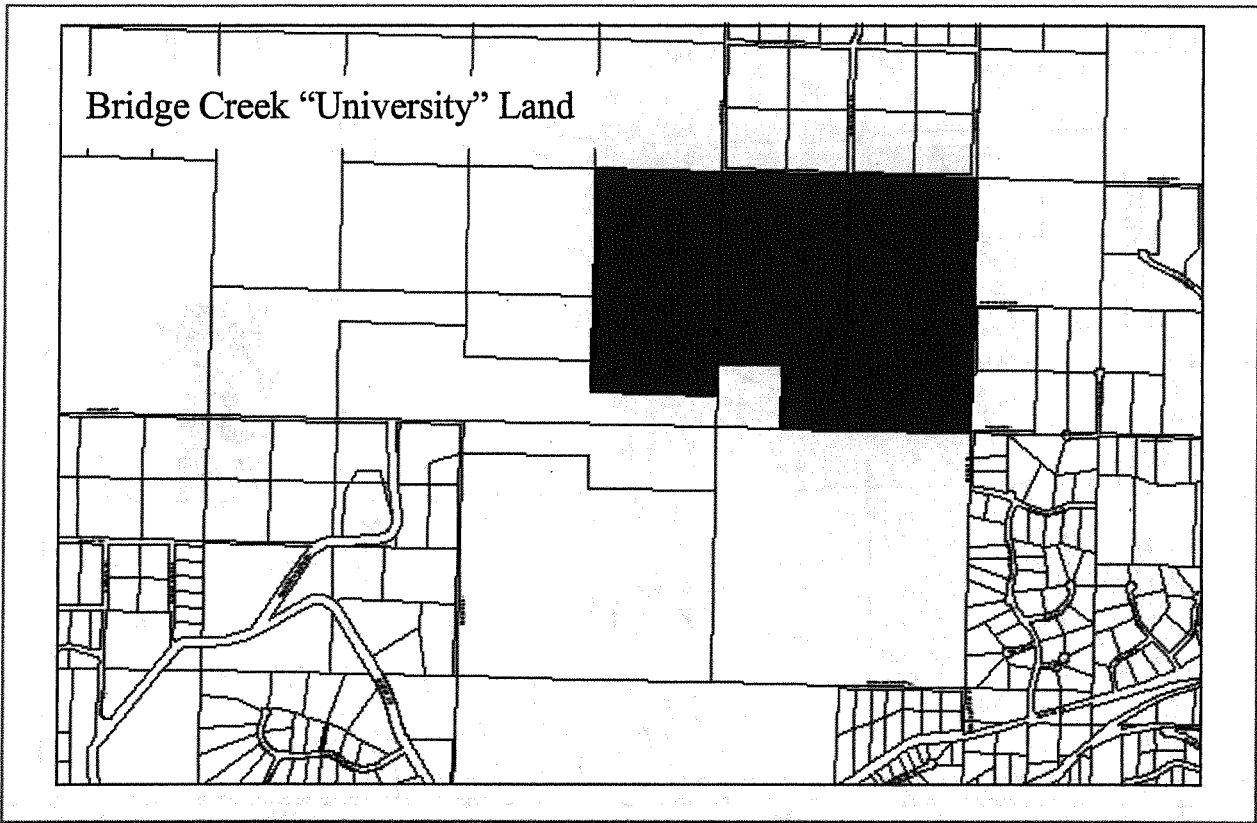
Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

Area: 120.9 acres **Zoning:** Conservation **2012 Assessed Value:** \$313,000

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
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2012 Assessed Value: \$184,100

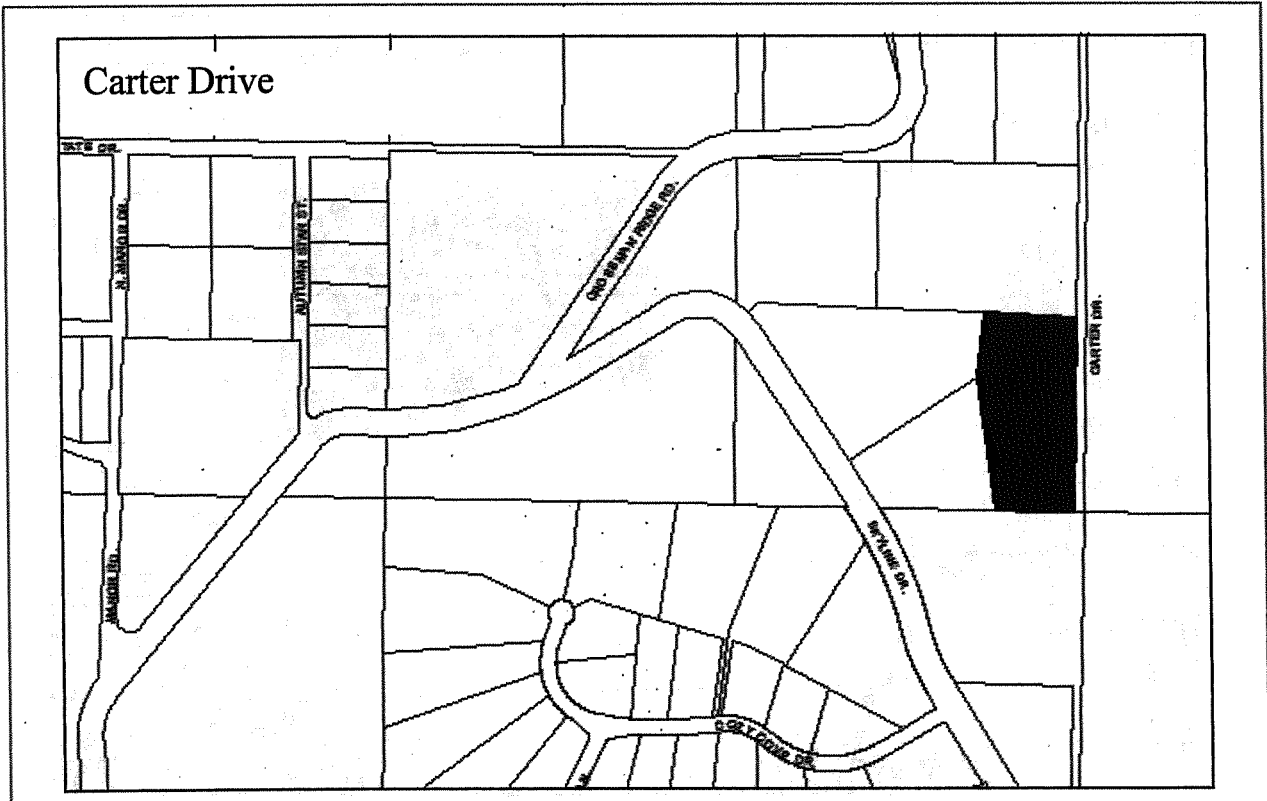
Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the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

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

2012 Assessed Value: \$76,300 (Land \$44,300 Structure \$32,000)

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

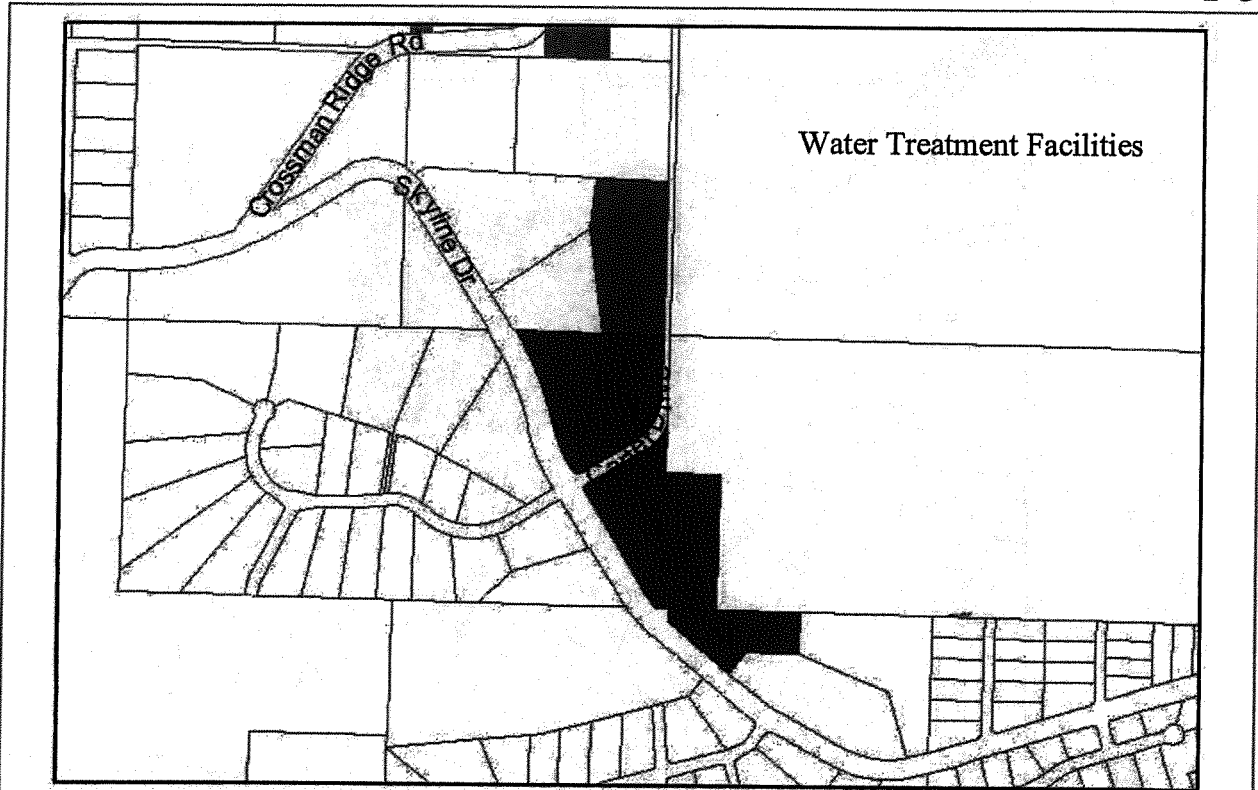
Zoning: Rural Residential, Bridge Creek WPD

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

Infrastructure: Driveway access to property.

Notes: Property includes a small cabin.

Finance Dept. Code:



Designated Use: Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.

Acquisition History: Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin

Area: Lot 1: 7.83 acres
 Lot 2: 8.34 acres
 Lot 34: 3 acres

Parcel Number: 17307094, 95, 96, 17308034

2012 Assessed Value: Lot 1: land \$45,600 Lot 2: Land \$79,500, improvements \$2,389,400
 Lot 34: land \$42,300, Improvements \$677,500,

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

Zoning: Rural Residential, Bridge Creek WPD

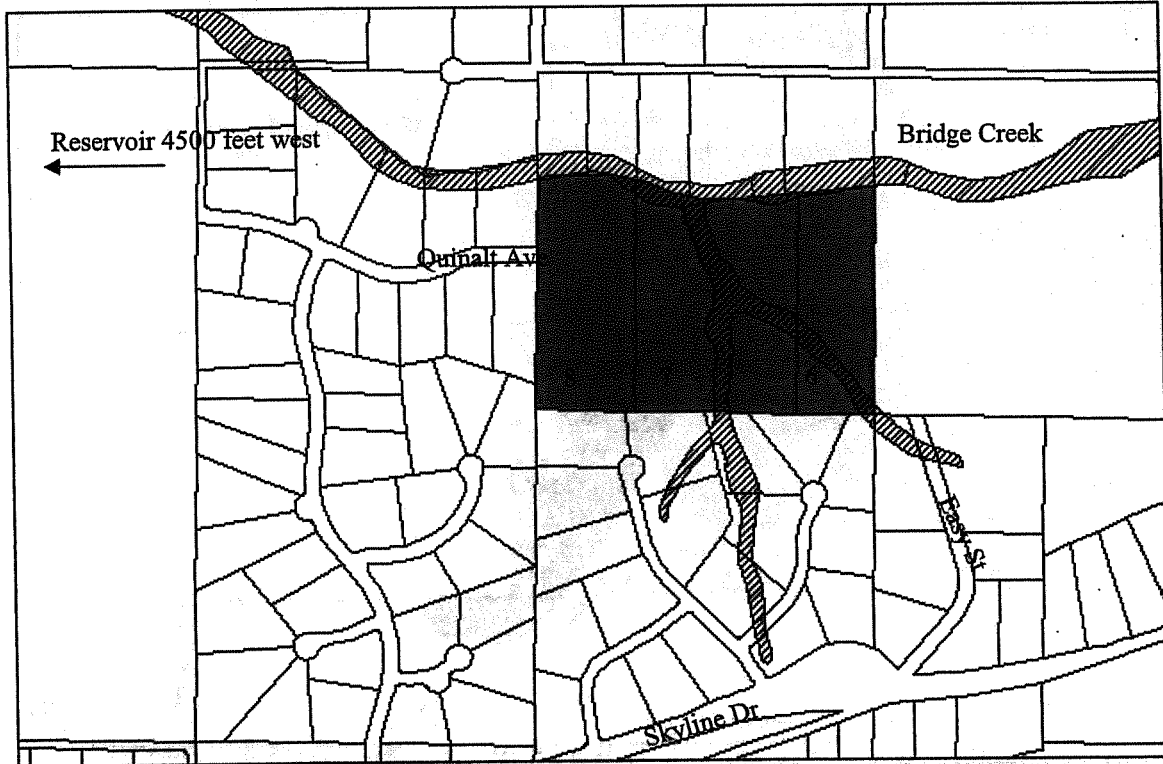
Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Paved road, electricity

Notes:

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr
 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 is the site of a 1 million gallon water tank.

Finance Dept. Code:



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

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

Parcel Numbers: 1736600 6, 7, 8

2012 Assessed Value: \$185,700 (all lots)

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

Zoning: Not in city limits.

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

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

Notes:

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

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

Finance Dept. Code:

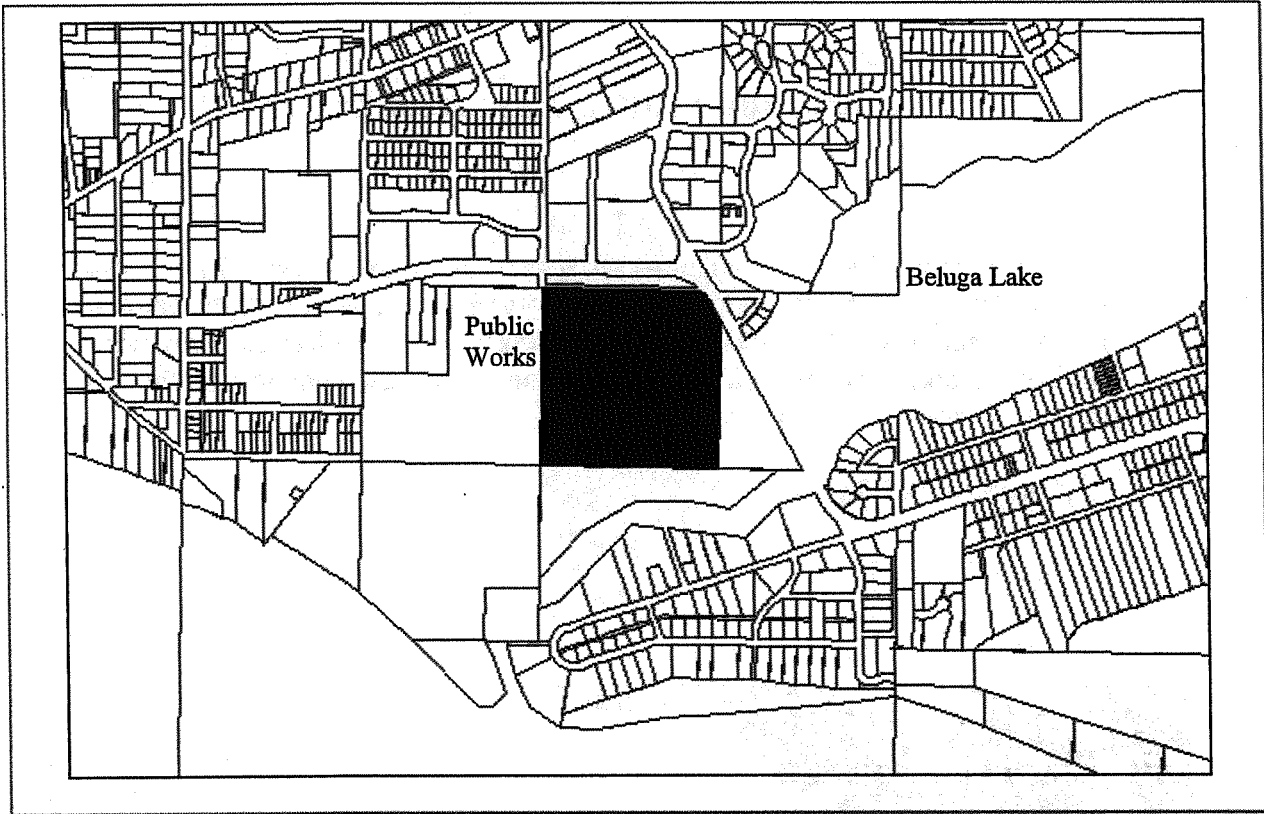
Homer Conservation Easement Lands

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



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

Area: 39.24 acres	Parcel Number: 17714006
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2009 Assessed Value: \$48,400

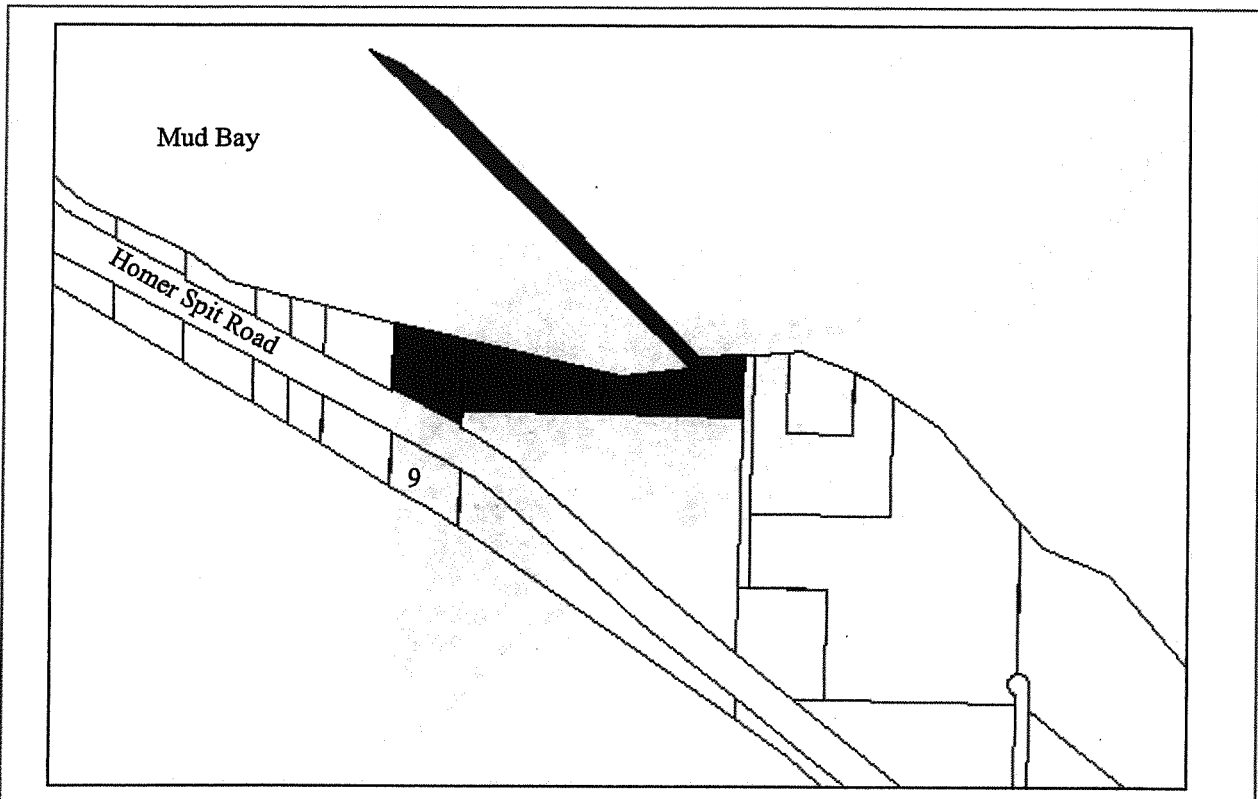
Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD

Zoning: Conservation	Wetlands: Beluga Slough Estuary
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Notes:

- Conservation Easement document recoded in Book 0275, Page 243, Homer Recording District, 4/21/98.
- Parcel is within a FEMA-mapped floodplain.

Finance Dept. Code: 392.0013



Designated Use:

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

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

Parcel Number: 181020 02, 01, 18101023, 24

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

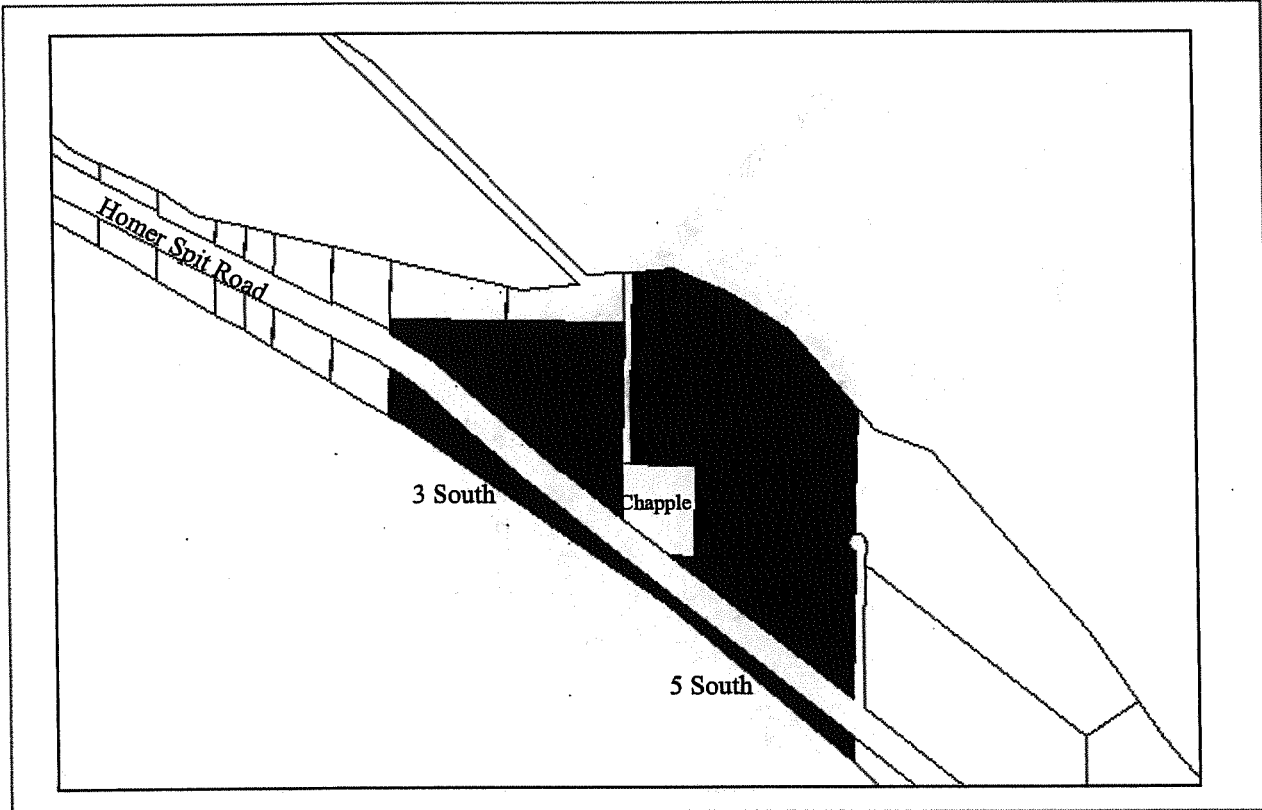
Zoning: Conservation—lots 7 and 8
 Open Space Recreation—Lot 9

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

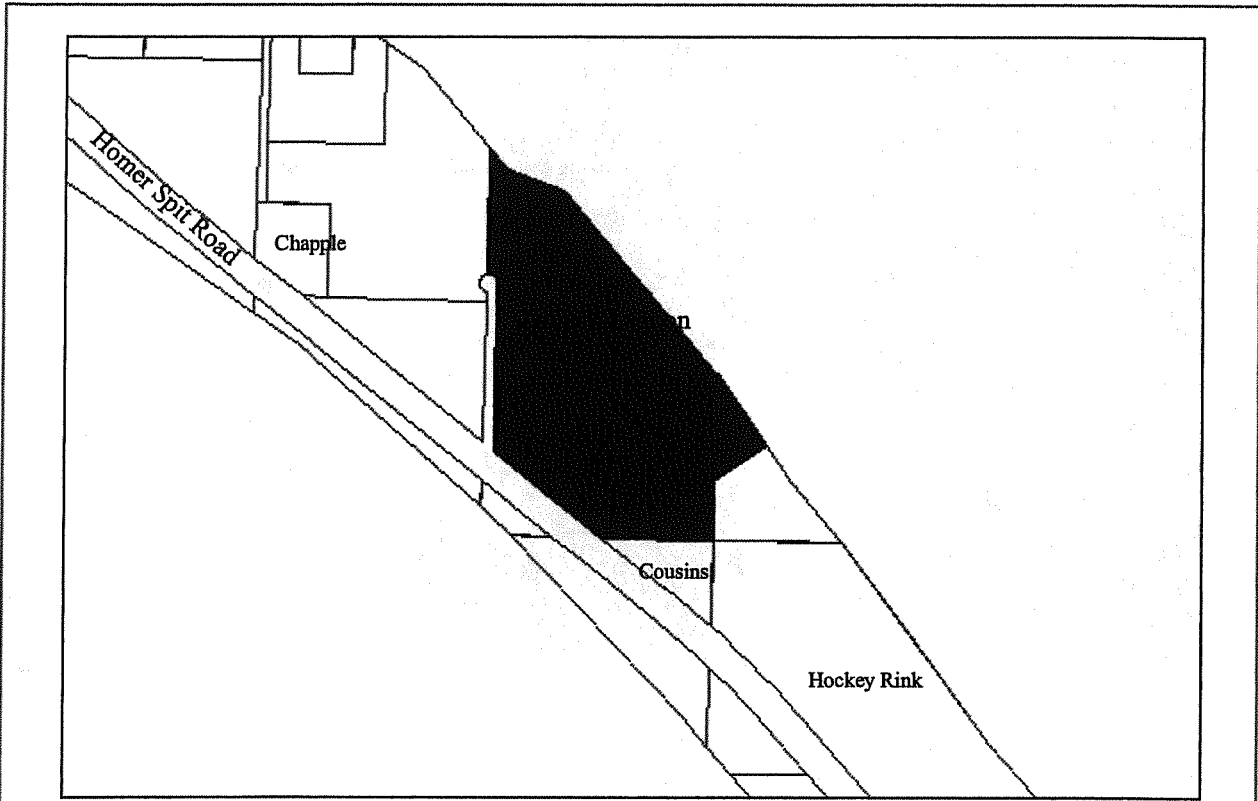
Notes:

- 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:	
<ul style="list-style-type: none"> • 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:	
<ul style="list-style-type: none"> • 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
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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.
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- 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

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 LOT 48 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-26
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-27
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 0930008 HOMER FAA SITE SUB TRACT 38A	C-5
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	C-4
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 000251 - 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	C-7
17908050	4757 Kachemak Drive	0.49	SOUTH HALF OF GOVERNMENT LOT 30 LYING WEST O KACHEMAK DRIVE	C-8
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-10
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-11
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-12
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-12

City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-12
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-12
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-12
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-12
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-13
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-13
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-13
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-13
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-13
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-13
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-13
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-13
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-13
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-13
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-13
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-14
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-14
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-14
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-15

City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-15
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-15
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-15
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-15
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-15
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-15
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-15
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-15
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-15
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	D-15
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	D-16
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-17
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-18
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-18
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	D-19
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-20
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
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

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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

City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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 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 0820047 SCENIC VIEW SUB NO 6 LOT 1	E-20
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-21
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	E-22
17915003		0.24	T 6S R 13W SEC 23 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY DRIVE	E-23
17910001		5.00	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 36 T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712	E-24
17911005		0.39	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
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

City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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	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
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	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

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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 OF SEC 5 & S1/2 SE1/4 SW1/4 & 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
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

City Lands

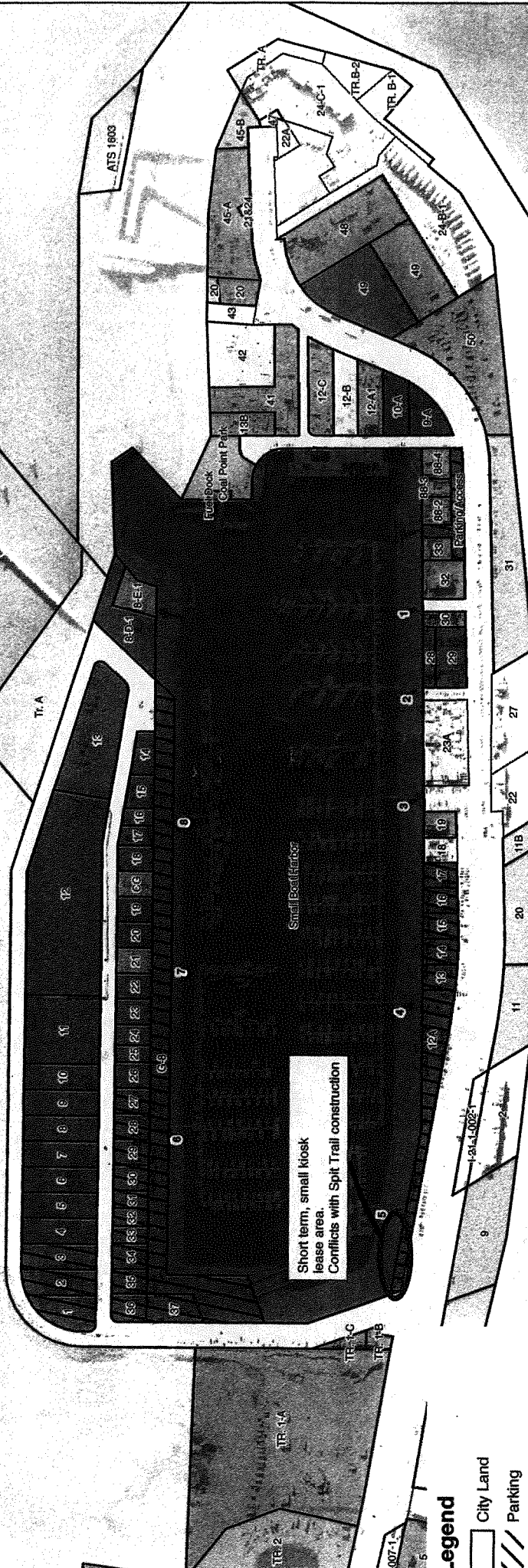
PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF 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
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

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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

2013 DRAFT Land Allocation Plan

ATS 612



Short term, small kiosk lease area. Conflicts with Spit Trail construction

See Section D, City Facilities, for a discussion of future land uses for lot 8-D-1, and lots along the harbor edge. Resolution 07-51 stated the RFP process should be delayed on some lots until the master parking plan and over slope development standards and issues were dealt with.

Legend

- City Land
- Parking

Parcels

2013 Allocation - Section

- For Lease
- Leased
- Undesignated
- City Facility*
- Park/open space
- Private Land

City property outlined in red. Openly leasable areas are marked with a red outline. Use with care. P. 8.2.2/1313 JE

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 13-021

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, APPROVING SEASONAL DAY USE PARKING AT THE HOMER EDUCATION AND RECREATION CENTER PARKING LOT AND AUTHORIZING THE CITY MANAGER TO WORK WITH THE STATE FOR SIGNAGE AS NEEDED.

WHEREAS, The Homer Comprehensive Economic Development Strategy (CEDs) identifies the need to "Provide parking for RVs in downtown Homer with signage to make it easy for drivers to locate the parking"; and

WHEREAS, The Comprehensive Plan Implementation Strategies include "Support Pioneer Avenue/Downtown business and other year-round businesses"; and

WHEREAS, Resolution 12-041 prioritizes elements of Homer's CEDs, and designates Downtown Vitalization as a strategy to improve economic growth in Homer; and

WHEREAS, A working group made up of a Planning staff member, an EDC member, a Chamber member, and an Old Towne representative, has explored options for providing RV day-use parking in Downtown and Old Towne Homer for the 2013 tourist season; and

WHEREAS, Two sites have been identified to serve the RV day use parking need. The Chamber of Commerce parking area, because it provides sidewalks to Old Town and the Homer Recreation and Education Center (HERC) parking because it provides sidewalks to downtown; and

WHEREAS, RV parking would be available from the second weekend in May until Labor Day from 8 a.m. until 9 p.m., would be advertised on the Homer map published by the Homer News, and other appropriate publications; and

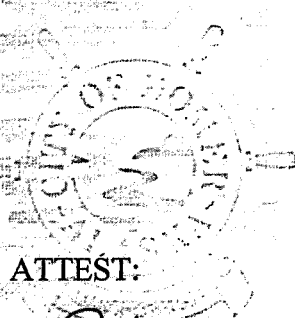
WHEREAS, Both the Sterling Highway and Pioneer Avenue are State maintained roads and Planning staff will work to get "RV Day Parking" signs permitted; and

WHEREAS, The City's existing insurance covers all the City's actions. With appropriate signs, the risks appear to be minimal.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council approves a seasonal day use parking area at the Homer Education and Recreation Center parking lot and authorizing the City Manager to pursue to work with the state for the needed sign permits.

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PASSED AND ADOPTED by the City Council of Homer, Alaska this 25th day of February, 2013.

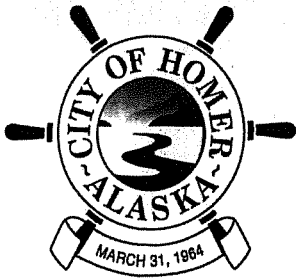


CITY OF HOMER

Mary E. Wytke
MARY E. WYTKÉ, MAYOR

ATTEST:

J. Johnson
JO JOHNSON, CMC, CITY CLERK



Office of the Mayor

Mary E. Wythe

Homer City Hall
491 E. Pioneer Avenue
Homer, Alaska 99603-7624

Phone 907-235-8121 x2229
Fax 907-235-3143

February 26, 2013

Merry Maxwell
1085 Carriage Ct.
Homer, AK 99603

Dear Merry,

Congratulations! Council confirmed/approved your appointment to the Economic Development Advisory Commission during their Regular Meeting of February 25, 2013, via Memorandum 13-029.


Included is the 2012 Public Official Conflict of Interest Disclosure Statement. Please complete this document and return it to the Clerk's office. This form will be retained in the Clerk's office. It is a public document and may be requested by any member of the public. In the event the Public Official Conflict of Interest Disclosure Statement is requested by a member of the public, you will be notified of the requestor's name.

Also included is the Code of Ethics as outlined in Homer City Code 1.18. This provides important guidelines in your role as a commissioner as to conduct and conflicts of interest. And finally, the Robert's Rules of Order handbook is enclosed to help you with the meeting protocol.

Thank you for your willingness to serve the City of Homer on the Economic Development Advisory Commission. There certainly are exciting times ahead.

Your term will expire April 1, 2015.

Cordially,


Mary E. Wythe, Mayor

Enc: Memorandum 13-029
Certificate of Appointment
HCC 1.18 Conflicts of Interest, Partiality & Code of Ethics
2012 Public Official Conflict of Interest Disclosure Statement
Robert's Rules of Order Handbook

Cc: Economic Development Advisory Commission

City of Homer

Homer, Alaska

Mayor's Certificate of Appointment

Greetings

Be It Known That

Merry Maxwell

Has been appointed to

serve as

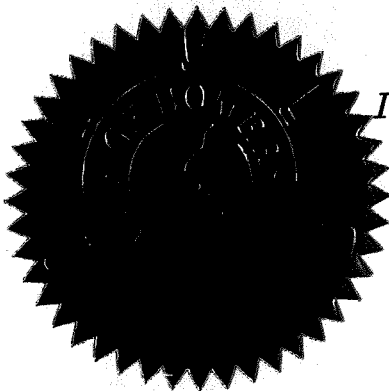
“Commissioner”

on the

“Economic Development Advisory Commission”

This appointment is made because of your dedication to the cause of good government, your contributions to your community and your willingness to serve your fellow man.

*In Witness whereof I hereunto set my hand
this 26th day of February, 2013.*



Mary E. Wythe
Mary E. Wythe, Mayor

Attest:

Jo Johnson
Jo Johnson, CMC, City Clerk



Office of the Mayor

Mary E. Wythe

Homer City Hall
491 E. Pioneer Avenue
Homer, Alaska 99603-7624

Phone 907-235-8121 x2229
Fax 907-235-3143

MEMORANDUM 13-029

TO: HOMER CITY COUNCIL

FROM: MARY E. WYTHE, MAYOR

DATE: FEBRUARY 20, 2013

SUBJECT: APPOINTMENT OF MERRY MAXWELL TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION.

Merry Maxwell is appointed to the Economic Development Advisory Commission to fill the seat vacated by Micheal Neece. Her appointment will expire April 1, 2015.

RECOMMENDATION:

Confirm the appointments of Merry Maxwell to the Economic Development Advisory Commission.

Fiscal Note: N/A

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Handwritten notes at the bottom of the page, including the word 'SOLUTION' and several lines of text.