

**NOTICE OF MEETING  
WORKSESSION AGENDA**

- 1. Call to Order**
- 2. Agenda Approval** (Only those matters on the noticed agenda may be discussed)
- 3. Travis Brown, City of Homer Planning Technician – Homers Sign Ordinance**
- 4. Business Retention and Expansion Proposal** **Page 15**
- 5. Audience Comments**
- 6. Adjournment**

Next Regular Meeting is Tuesday, March 14, 2017 at 6:00 p.m., in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



**NOTICE OF MEETING  
REGULAR MEETING AGENDA**

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE**

**2. APPROVAL OF THE AGENDA**

**3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA (3 minutes)**

**4. RECONSIDERATION**

**5. APPROVAL OF MINUTES**

- A. February 14, 2017 Regular Meeting Minutes

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**6. VISITORS/PRESENTATIONS (10 minutes)**

- A. Nick Poolos, City of Homer IT- Homer's Broadband Connectivity Overview

**7. REPORTS (5 minute each)**

- A. Marine Trades Association Report  
B. Chamber Director Report  
C. Pioneer Avenue Task Force Report  
D. Staff Report

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**8. PUBLIC HEARING**

**9. PENDING BUSINESS**

- A. BRE Proposal and Draft Survey  
B. Wellness Report and Strategic Plan Update

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**10. NEW BUSINESS**

- A. Land Allocation Plan

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**11. INFORMATIONAL ITEMS**

- A. Commissioner Attendance at City Council Meetings

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**12. COMMENTS OF THE AUDIENCE(3 minutes)**

**13. COMMENTS OF THE CITY STAFF**

**14. COMMENTS OF THE COUNCILMEMBER (*If one is assigned*)**

**15. COMMENTS OF THE CHAIR**

**16. COMMENTS OF THE COMMISSION**

**17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY, APRIL 11, 2017 at  
6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**





Session 17-02 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Marks at 6:00 p.m. on February 14, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONER GUSTAFSON, LORD, MARKS, RICHARDSON, EVANS (telephonic)

ABSENT: KEISEL, SANSOM (both excused)

STAFF: DEPUTY CITY CLERK JACOBSEN

The Commission met for a worksession at 5:00 p.m. to discuss an update on business retention/expansion luncheons, USDA Grants, and a Conference Center.

### **AGENDA APPROVAL**

Chair Marks asked for a motion to approve the agenda.

RICHARDSON/LORD SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**

### **RECONSIDERATION**

### **APPROVAL OF MINUTES**

A. Regular Meeting Minutes of January 10, 2017

Chair Marks noted a typographical error on page three of the minutes and asked the clerk to add the word "be" at the end of the fifth line of the third paragraph before the word disdain.

LORD/GUSTAFSON MOVED TO APPROVE THE MINUTES AS CORRECTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **VISITORS**

A. Peggy Paver, Executive Director, Homer Council on the Arts

Ms. Paver did not attend the meeting.

## **REPORTS**

A. Marine Trades Association Report

The Marine Trades Association provided a written report in the packet.

B. Chamber Director Report

Karen Zak, Chamber Director, updated the Commission on upcoming events including the Winter King Tournament, and an Alaska State Chamber program-planning visit. At Mrs. Zak's request Special Projects and Communication Coordinator Carroll shared information about the communications tower project that will be happening on the spit, also the large vessel harbor project to move large vessels out of the small boat harbor and provide moorage that will be required of the new Coast Guard Cutters.

Mrs. Zak reported that inquiries are picking up for visitors coming to Homer this summer. They are sending out 200-300 visitor guides a week, and receiving a lot of requests for relocation guides. Lastly, she updated the group on new businesses in town.

C. Pioneer Avenue Task Force Report

Chair Marks reported the task force met at the end of January and planned for 2017. There is interest from Homer Council on the Arts and other groups to create a festival to take place after the July 4<sup>th</sup> parade to keep people in the downtown area after the parade. They also discussed what other gardens can be planted, what might be done for additional murals, the prototype of the pavement project that is on hold until the weather improves, and signage directing people to Pioneer Avenue.

D. Staff Report

Special Projects and Communication Coordinator Carroll reviewed the information in her staff report.

## **PUBLIC HEARINGS**

## **PENDING BUSINESS**

A. Conference Center

Chair Marks commented they discussed this in the worksession. She noted the power point in the packet, specifically the yurt that Homer Council on the Arts is constructing as part of their facility upgrade. She noted the seating options for 160 to 194 seats, which will allow for one more place in Homer to hold events.

They briefly discussed the size and availability of SPARC, noting it will be interesting to keep track of how SPARC fills in some of the holes for the community.

At the request of the Commission, Mrs. Zak gave them an abbreviated overview of the process she went through in her work with developing the Dena'ina Civic and Convention Center in Anchorage. It was a three to four year plan to put it in place. The first attempt failed, so looked to see what went wrong and went back the second time with more effort on community input and backing on the project. Starting the discussion now for Homer is a way of planting the seeds to see what could happen in the future. In Anchorage they passed a bed tax to pay back the bonding to build the center rather than public/private partnership funding. After the second year, they are in the black. It takes three to five years to get a large conference committed. For Homer it would be a smaller venue so a one to two year lead for state conferences. She said she'd be happy to do a workshop with the Commission sometime if they'd like.

## **NEW BUSINESS**

### **A. Identify initiatives/topics for EDC 2017**

The Commission listed priorities that included:

1. Reviewing the Sign Code
  - a. Invite someone from Planning to talk to the Commission
2. Broadband/Internet Connectivity Capability round table
3. Looking at centralized parking in the Pioneer Avenue area
  - a. Consider updating signage for day use parking at the HERC for all parking, not just RV, and determine if there are other areas available for day use parking.
4. Doing a more comprehensive, more formalized business retention and expansion survey/assessment.
  - a. Taking what's been started through the luncheons and making it more comprehensive and the product being a report that outlines economic development priorities for one to three or one to five years.

In discussion of a business retention and expansion survey/assessment the Commission talked about survey development and outreach. Special Projects and Communication Coordinator Carroll said her feeling is the idea of having a survey prepared and ready to publish by next meeting is unrealistic, but she can do some research and encouraged the group to also do some research and bring ideas to the Commission they can work on at some worksessions or at the meetings.

The Commission discussed scheduling and agreed to hold a worksession to talk with Planning about the sign code, and have a report under visitors at the meeting for an update on the current situation with broadband in the city.

## **INFORMATIONAL ITEMS**

### **A. Memorandum from Deputy City Clerk Jacobsen re: Procedure for Commissions Forming Committees/Subcommittees**

ECONOMIC DEVELOPMENT ADVISORY COMMISSION  
REGULAR MEETING  
FEBRUARY 14, 2017

- B. Wellness Report and Strategic Plan
- C. Commissioner Attendance at City Council Meetings

Chair Marks acknowledged the wellness report and strategic plan and commended Commissioner Sansom for her work.

Chair Marks also agreed to attend the next City Council meeting.

**COMMENTS OF THE AUDIENCE**

There were no audience comments.

**COMMENTS OF CITY STAFF**

There were no staff comments.

**COMMENTS OF THE COUNCILMEMBER**

Councilmember Smith was absent.

**COMMENTS OF THE CHAIR**

Chair Marks said they covered a lot of ground tonight and it's good to move forward.

**COMMENTS OF THE COMMISSION**

Commissioner Richardson said it was a great meeting.

Commissioner Gustafson thanked Commissioner Evans for calling in tonight.

There were no other Commission comments.

**ADJOURN**

There being no further business to come before the Commission the meeting adjourned at 7:15 p.m. The next regular meeting is scheduled for Tuesday, March 14, 2017 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Administration  
491 East Pioneer Avenue  
Homer, Alaska 99603  
(p) 907-235-8121 x2222  
(f) 907-235-3148

## Memorandum

TO: Economic Development Advisory Commission  
FROM: Jenny Carroll, Special Projects & Communications Coordinator  
DATE: March 14, 2017  
SUBJECT: Staff Report to EDC

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### **Homer Sign Code**

At your request, Melissa and I emailed you background information about Homer's sign code. I am providing the same information here in the event you have not yet had time to familiarize yourself with it. The link to Homer's Sign code is:

<http://www.codepublishing.com/AK/Homer/?Homer21/Homer21.html>.

Attached here are two additional documents: *Homer Signs Simplified* brochure and a sign Q & A.

### **HERC Parking**

To answer a question you posed last month, parking at the HERC is open to cars as well as RV's.

### **Business Retention & Expansion**

I worked with Rachel Lord and Caitlin Coreson of KPEDD to help draft materials (included in your packet) to help define a proposed BRE project. See materials (proposal and draft survey) in your packet.

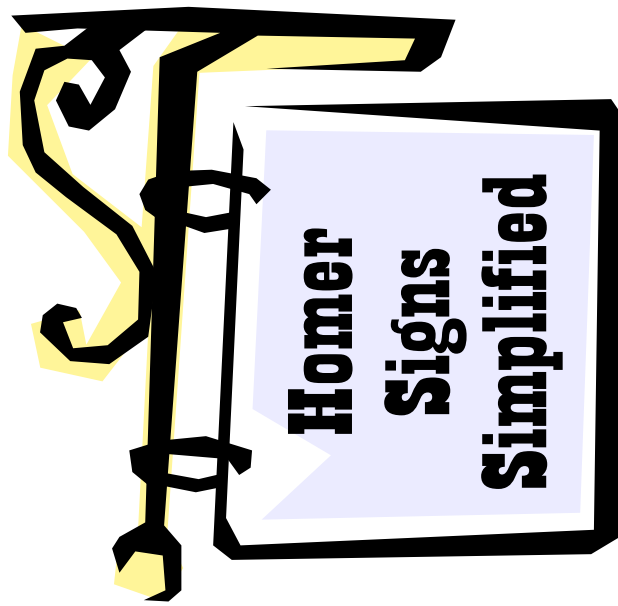
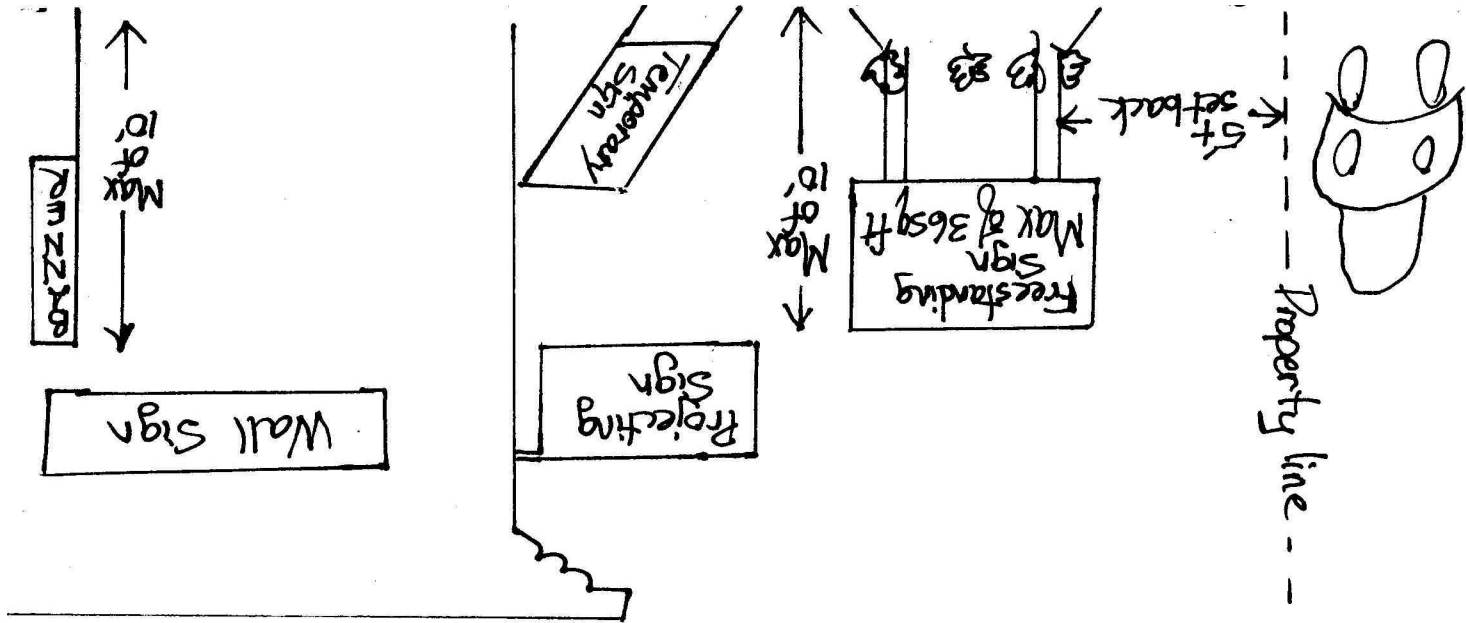


## NOT ALLOWED IN HOMER

- ♦ Lightweight plastic pennants on a rope.
- ♦ Animated signs. (Exception: Time/temperature signs are allowed, such as the one at Alaska USA Federal Credit Union.)
- ♦ Beacons with light beams.
- ♦ Inflatable signs and tethered balloons.
- ♦ Signs on parked cars or vans.
- ♦ Roof signs can not extend vertically more than 2 ft above the highest portion of the roof.

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- ☒ Get your sign permit before ordering your sign. Most sign makers provide a proof, which can be reviewed by the Planning and Zoning Office.



City of Homer  
Planning and Zoning Office  
491 E. Pioneer Avenue  
Homer, Alaska 99603  
ph: 235-3106 fax: 235-3118  
planning@ci.homer.ak.us

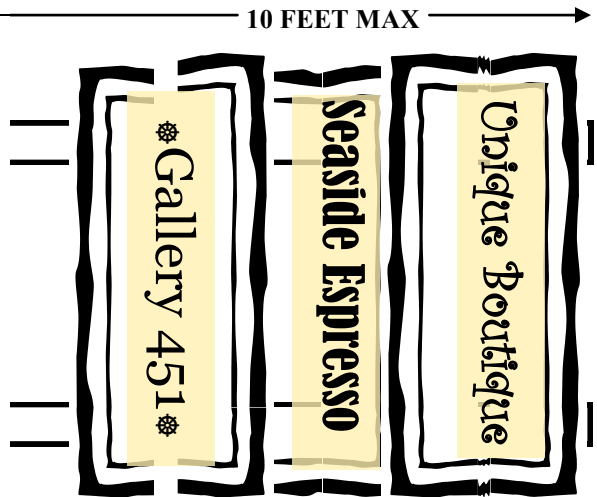
# SIGNS OF A THRIVING COMMUNITY

The effective use of signs can enhance your business while avoiding visual clutter. Sign requirements vary between zoning districts but there are some common threads in the business districts.

- ✓ One freestanding sign per lot.
- ✓ Maximum sign height is 10 feet, including art work.
- ✓ The maximum amount of sign area on a building in Homer is 150 square feet.
- ✓ Signs must be “set back” at least 5 feet from the lot line.
- ✓ Changeable copy signs (such as the Homer Theater signs) must be permanently mounted.
- ✓ Attach banner edges to a rigid frame.



Wall frontage is the exterior surface facing the major street, including the area taken up by doors and windows, measured in square feet



A well-designed cluster sign is an attractive and cost-effective way to promote several businesses on one property.

## HOW MUCH SIGN AREA CAN I HAVE?

The sign area allowed depends on the amount of “wall frontage.” Wall frontage is the overall wall surface area that faces the major street.

Wall frontage	Sign allowance
750 s.f. and over	150 s.f.
650 to 749 s.f.	130 s.f.
550 to 649 s.f.	110 s.f.
450 to 549 s.f.	90 s.f.
350 to 449 s.f.	70 s.f.
200 to 349 s.f.	50 s.f.
0 to 199 s.f.	30 s.f.

## LOOK AHEAD AND SAVE!

If you have more than one business on a lot, consider “cluster” (or group) signage on one freestanding sign. This reduces sign costs and lighting expenses, and signs can be easily changed when tenants move. The allowable size of a cluster sign depends on the number of businesses, so check with the Planning and Zoning Office.

Here are some general suggestions:

- ✓ If several businesses are on one lot, the property owner should specify the allowed sign area per tenant. This results in a more professional look. Consider setting tenant sign standards that specify:

- ◆ Placement (wall and/or freestanding)
- ◆ Same size signage for a consistent look
- ◆ Types of sign (e.g., wood painted, illuminated) to avoid each tenant doing something different, resulting in a haphazard look
- ◆ Specify what is not allowed. (See list on back panel of restrictions in City code. The property owner may have further restrictions.)

- ✓ All signs require a permit. The fee is \$50.



## **Measurements:**

**How much signage does the building get?** Each building has its' own sign allowance. The amount of signage is based on the area of the wall that faces the road. The grid below shows that a large building is allowed up to 150 sf of signage, and a small building is allow up to 30 sf of signage.

Wall Frontage	Sign Allowance
750 sf and over	150 sf of signage
650 sf to 749 sf	130 sf of signage
550 sf to 649 sf	110 sf of signage
450 sf to 549 sf	90 sf of signage
350 sf to 449 sf	70 sf of signage
200 sf to 349 sf	50 sf of signage
0 to 199 sf	30 sf of signage

**How do I measure the wall frontage?** Measure the area of the wall that faces the street.

Measure the **Length** of the wall that faces the street and **times** that by the wall **Height**.  $L \times H$ .

If the roof creates a triangle, triangles are half (1/2) the area of a rectangle or square.  $\frac{1}{2}(L \times H)$ .

**What are some measuring tips, to avoid getting the ladder out?**

- Most doors are 7 ft high.
- Sheet siding is usually 8 ft sometimes 12 ft in length.
- Lap siding: measure one lap, then count the number of laps. For example: If one lap is 7 inches x 12 laps = 84 inches / 12 inches = 7 ft

**How many freestanding signs can I have?** One freestanding sign, up to 36 sf unless there is more than one business on site.

**What's the maximum height of a freestanding sign?** The maximum height of a freestanding sign is ten feet from normal ground level. Call the Planning Office if "normal ground level" is quite different from the roadway. 907-235-3106.

**How close to the road can I place a sign?** Signs are to be setback 5 feet from the property line.

**Are sign measurements one or two-sided?** When adding up the signage, only add one side.

**Can we share a sign with other businesses on the property?** Yes. One freestanding sign that represents several businesses is called a "Cluster Sign." The size of a "Cluster Sign" depends on how many businesses are on site. The more businesses on site, the larger the freestanding sign can be up to a maximum of 72 sf.

Maximum size of Freestanding Signs	
One business	36 sf
Two businesses	54 sf
Three businesses	63 sf
Four or more businesses	72 sf

### **Type of Signs:**

**Can I have a sandwich board?** Yes, assuming a portion of the building's sign allowance is "reserved" for a sandwich board. The maximum size for a sandwich board is 16 SF (counting just one side). All signs must be setback 5 feet from the property line.

**Can I have a banner?** Yes, assuming a portion of the building's sign allowance is "reserved" for a banner. If so, the edges need to be attached to a solid frame or a wall.

**Can I have a "Changeable Copy" sign?** Yes, as long as it is permanently mounted. Both the Electronic Message Devices and the manual change the letters type of signs need to be permanently mounted.

**Can I have a changing time and temperature sign?** Yes, in some zoning districts.

**Can I have an Electronic Message Device?** Yes, but the message can only change once per day.

**Can I put a sign on top of the building's roof?** A roof sign can extend no more than 2 ft above the highest portion of the roof.

### **Other questions:**

**Can I hang lightweight pennants on a rope?** No

**Can I blow up an inflatable to announce my business?** No.

**How can I announce Grand Opening, SALE etc.?** All signs are to meet the sign standards, regardless of a special announcement.

**What about signs on my car?** Signs on a vehicle that is actively driven on a daily basis are fine and no permit needed. Not allowed is the parking of a vehicle or trailer when the primary purpose is to advertise.

907-235-3106  
City of Homer  
Planning Office  
491 E. Pioneer Avenue, lower level of City Hall.

# Homer Business Retention & Expansion (BRE)

## Proposal for consideration by the Homer EDC March 2017

The underlying assumption is that we collectively want private businesses to open and be successful in and around the City of Homer, and that will result in a stronger community, higher quality of life and standard of living, and increased business opportunity.

### WHAT

I propose the EDC conduct a BRE program, an ongoing “planning to action” process of:

- **Collecting data** to get a more robust understanding of the business landscape for the City of Homer: basic business demographics, how businesses are doing, their expectations/goals, key barriers to long-term sustainability, successes being realized and what is the business capacity in Homer.
- **Analyzing data to identify and responding** to immediate concerns of the business community/“Red Flags”
- **Creating a year-by-year strategic plan** that addresses longer-term themes/issues that emerge as barriers to business retention and expansion in Homer.

Through this process, we will be building valuable relationships with business owners, gaining information on which to prioritize our efforts, informing our understanding of areas of opportunity and goals for the City’s Comprehensive Plan, and sharing Homer-community data with KPEDD to better understand the Kenai Peninsula as a whole.

### HOW (a proposed timeline is below)

- Develop an online survey designed to answer these several key questions for a broad swath of the Homer business community. \*\*Ideally test questions first to ensure that we are going to get useable data! \*\* **Data will be used in the aggregate, not identify individual business responses.**
  - **A draft survey is included in the March EDC packet, and you can try it out online: <http://bit.ly/2n7BVbi>**
- Create a plan for one-on-one business outreach, with EDC members conducting short in-person interviews with targeted business owners
- Conduct outreach (i.e. fliers, email reminders, brief presentations) at ongoing events and to existing email lists to encourage survey participation, including at Rotary, Chamber, Farm Bureau/Farmers Market, industry associations, etc.
- Consider talking with newspapers/radio about doing an on-going business series?

At the end of the assessment process, the EDC would work to summarize key findings through a series of worksessions to develop a 3-year BR&E Strategic Plan. This plan would identify:

- Immediate concerns of the business community/"Red Flags"
- A narrative description of Homer's business landscape, beyond myths
- A year-by-year draft strategic plan of exploring themes/issues that are raised as barriers to business retention and expansion in Homer.

## WHO

I did a search of the AK Business Licenses in Homer. There are 249 Corporations (includes nonprofits), 392 LLCs, 2 LLPs, ~70 Partnerships (that's a guess, as each partnership is listed at least twice or more for each partner), 2 "Other" (SVT and All Saints of America Orthodox Mission), and 695 sole proprietorships. That's a lot of business licenses in Homer! We will need to understand the EDC's capacity and the City's interest before targeting individual businesses for interviews, however even the results of an outreach/PR campaign & online survey would get us a lot of information!

## ASSESSMENT

Likely the majority of the assessment will be done in-house by the EDC. This is valuable because it puts the information into the hands of those working on solutions and active problem-solving. The online survey should make the basic assessment summaries fairly straightforward, however a few worksessions in the late-fall/early-winter will likely be necessary to dig in and better understand the feedback, especially from valuable open-ended answers. For potential partnerships, we might consider talking with ISER at UAA? Or folks at KPC? Or KPEDD? *From Jenny: When I spoke with Caitlin at KPEDD who helped analyze the State BRE survey, she has insight on how to do the assessment through google analytics; and our surveys can help shape the stats for the KPEDD's Kenai Peninsula-wide BRE understanding.*

## Proposed Timeline

What	When/Who	Product
<b>Decide if the EDC wants to move forward on this project</b>	March EDC meeting/EDC members	Answers to the questions: <ul style="list-style-type: none"> <li>• Do we have the capacity?</li> <li>• Will this further the mission of Economic Development for the City of Homer?</li> <li>• What are the expectations from EDC members?</li> </ul>
<b>Refine the survey and outreach tools/timeline</b>	Following the March meeting and prior to April Council packet deadline	A finalized proposal with survey & timeline/products to present to Council. Include target industries and establish baseline of responses/interviews based on EDC capacity
<b>Present proposal to City Council</b>	April/EDC representative(s)	Affirmative vote to move forward, likely without additional funding?
<b>Conduct outreach/PR</b>	May/June/Ongoing. EDC members, newspapers/radio?	Fliers, direct mailing (if any budget), door-to-door outreach, presentations at Rotary/Chamber/etc., email/listserv announcements, invitations for a worksession/regular EDC meeting, pitch a series to News/radio
<b>Survey Release</b>	Online survey available concurrent with outreach/PR. Open through September/October?	
<b>Follow-up/Target interviews</b>	Set up for summer/fall with target business owners. Done by EDC members.	The number will be determined by responses and EDC capacity, established in the spring.
<b>Analysis</b>	October/November worksessions, EDC (consider contacting ISER or others for outside analysis, provide data/partner with KPEDD)	Summarized answers to survey questions and interviews (as available)
<b>Strategic plan &amp; workplan development for EDC 2018-2021</b>	November/December, EDC + public	Established and do-able short and long-term action items for a three-year period beginning 2018.
<b>Outreach &amp; presentations on findings and workplans, with highlighted short and long term action items</b>	January/February 2018, EDC	Stronger relationships between the City and the business community, a more robust understanding of the landscape facing the Homer business community, “myth-busting” potential!



## Homer Business Retention & Expansion DRAFT

### 1. Which of the following best describes your business? (mark all that apply)

*Check all that apply.*

- ☐ Locally owned and operated
- ☐ Regional chain
- ☐ National chain
- ☐ Franchise
- ☐ Other: \_\_\_\_\_

### 2. Where is your business located?

*Mark only one oval.*

- ☐ City of Homer
- ☐ Outside of the City, within the Kenai Peninsula Borough
- ☐ Other: \_\_\_\_\_

### 3. What are your top three reasons for locating or keeping your business in Homer?

*Check all that apply.*

- ☐ Access to customers
- ☐ Access to suppliers
- ☐ Proximity to home
- ☐ Cost of doing business
- ☐ Workforce availability
- ☐ Financial incentives
- ☐ Access to business support services
- ☐ Quality of life
- ☐ Recreation facilities/entertainment
- ☐ Quality of housing
- ☐ Safety services (police, fire)
- ☐ Other: \_\_\_\_\_

### 4. Did your business begin its operations in Homer?

*Mark only one oval.*

- ☐ Yes      *Skip to question 8.*
- ☐ No

## Moving To Homer

This section is for businesses who chose to move from another location to Homer

### 5. Where did you move from (City, State)?

\_\_\_\_\_

**6. When did you move your business to Homer?**

*Example: December 15, 2012*

**7. Why did you choose to move your business to Homer?**

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**Business Description**

For all businesses, please generally describe your operations

**8. Which of the following industries describe your business? (Check all that apply)**

*Check all that apply.*

- ☐ Agriculture
- ☐ Mining, Oil/Gas
- ☐ Construction
- ☐ Manufacturing
- ☐ Transportation and public Utilities
- ☐ Wholesale Trade
- ☐ Retail Trade
- ☐ Finance, insurance, real estate
- ☐ Accommodation/Food Services
- ☐ Education
- ☐ Health Care Services/Social Assistance
- ☐ Professional/Scientific/Technical Services
- ☐ Other: \_\_\_\_\_

**9. What kind of facility do you operate this business from? (check all that apply)**

*Check all that apply.*

- ☐ Home-based
- ☐ Retail sales facility
- ☐ Office-operation facility
- ☐ Manufacturing
- ☐ Branch
- ☐ Headquarters
- ☐ Other: \_\_\_\_\_

**10. Do you own or lease your facility?**

*Mark only one oval.*

- ☐ Own
- ☐ Lease



**11. What are the major products or services offered by your business?**


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**12. Over the past 3 years, sales of your major products are:***Mark only one oval.*

- ☐ Increasing
- ☐ Stable
- ☐ Decreasing

**13. Over the last three years, have the following increased, stayed the same, or declined:***Mark only one oval per row.*

	Increased	Stayed the same	Decreased	N/A
Number of customers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sales - Total Revenue	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Profits	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employees - Full Time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employees - Part Time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employees - Year Round	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employees - Seasonal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**14. How many of your purchases for your business are made:***Mark only one oval per row.*

	Most	Some	None
Locally	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Within Alaska	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Over the internet	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outside/Lower 48	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**15. What are the major factors influencing where you make business purchases?**


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**Marketing****16. Does your business have a website?***Mark only one oval.*

- ☐ Yes
- ☐ No

**17. If no, why not?***Check all that apply.*

- ☐ No internet access
- ☐ Slow internet connection
- ☐ No IT support
- ☐ Cost
- ☐ Time commitment
- ☐ Need more information
- ☐ Other: \_\_\_\_\_

**18. What are the three types of advertising you use most?***Check all that apply.*

- ☐ Newspaper
- ☐ Radio
- ☐ TV
- ☐ Direct Mail
- ☐ Visitor's Guides
- ☐ Brochures/flyers/rack cards
- ☐ Word of mouth
- ☐ Social media (Facebook, etc)
- ☐ Other: \_\_\_\_\_

**19. Do you share advertising expenses with other businesses for the promotion of your business area?***Mark only one oval.*

- ☐ Yes
- ☐ No

**20. If you don't share advertising expenses, under what circumstances would you consider advertising with other businesses?**


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**Employment and Training****21. Identify the number of FULL TIME employees working in your business, including you and family members.***Mark only one oval per row.*

	1-3	4-10	11+	N/A
Currently	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Three years ago	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**22. Identify the number of PART TIME employees working in your business, including you and family members.***Mark only one oval per row.*

	1-3	4-10	11+	N/A
Currently	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Three years ago	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**23. Identify the number of SEASONAL employees working in your business, including you and family members.***Mark only one oval per row.*

	1-3	4-10	11+	N/A
Currently	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Three years ago	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**24. If the number of employees changed from three years ago, why? (check all that apply)***Check all that apply.*

- ☐ Business did not exist three year ago
- ☐ Changes in profits
- ☐ Changes in demand
- ☐ Government regulation
- ☐ Change in contracting
- ☐ Expansion
- ☐ Technology changes
- ☐ New products/services
- ☐ Changes in worker efficiency
- ☐ Other: \_\_\_\_\_

**25. How would you rate the quality of the local labor pool as it relates to your business?***Mark only one oval per row.*

	Very Good	Good	Fair	Poor	I don't know/NA
General labor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Skilled labor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Clerical	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sales	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional/Management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Temporary/Contractual	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth employees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**26. Describe any recruitment/hiring challenges for your business.***Mark only one oval per row.*

	Significant Problem	Moderate Problem	Little or No Problem	Don't Know
Labor supply shortage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Competition for employees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Poor work attitudes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Inadequate labor skills	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Available housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of childcare	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wage rates	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Workers cannot pass screening (drug, criminal, etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**27. Do your employees require training when they are hired?***Mark only one oval.*

- ☐ Yes
- ☐ No
- ☐ On a case-by-case basis

**28. How do you currently train your employees?***Check all that apply.*

- ☐ Do not provide employee training
- ☐ Self taught (manuals, videos, training materials)
- ☐ In-house training (one-on-one by supervisor or co-worker, etc)
- ☐ Send employees to workshops
- ☐ Contract with private vendors
- ☐ Contract with public vendors (colleges, etc)
- ☐ On-the-job training (government supported)
- ☐ Apprenticeships
- ☐ Distance learning
- ☐ Other: \_\_\_\_\_

**29. Would your business benefit from training and outreach opportunities within your industry?***Mark only one oval.*

- ☐ Yes
- ☐ No
- ☐ Maybe

**30. Do you have any other comments or suggestions on employment and training for your business?**


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## Technology & External Forces

31. What kind of internet service does your business use?

*Check all that apply.*

- ☐ None
- ☐ Dial-up
- ☐ Cable
- ☐ DSL-Telephone
- ☐ Fiber
- ☐ Satellite
- ☐ Don't Know

32. Are you satisfied with your current internet service? If NO, why not?

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33. From the list below, please check the top five (5) factors likely to have a major impact on your business during the next three years.

*Check all that apply.*

- ☐ New products
- ☐ Changing consumer tastes
- ☐ Demographics
- ☐ Government regulations
- ☐ Raw material shortages
- ☐ Energy costs
- ☐ Transportation costs
- ☐ Wage rates
- ☐ New technology
- ☐ Financing availability
- ☐ Taxes/government policies
- ☐ Other: \_\_\_\_\_

## Homer Area

34. What are the greatest advantages of operating your businesses here, as opposed to elsewhere?  
(For example, community features, population, etc)

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35. What are the greatest disadvantages?

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36. What is your overall opinion of our community as a place to do business?

*Mark only one oval.*

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ No Response

37. What is your overall opinion of our community as a place to live?

*Mark only one oval.*

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ No Response

38. What recommendations do you have for improving the business climate or quality of life in our community?

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39. Are there new local businesses or specific companies/services that would improve your business operations and/or profitability?

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40. Do you have any other questions, comments or concerns that haven't been covered?

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## Contact Information (OPTIONAL)

(OPTIONAL) Please provide your contact information so we can follow up with you!

41. **Name**

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42. **Business Name**

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43. **Email address**

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44. **Phone**

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45. **Business website (if applicable)**

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## Thank You!

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# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

### Staff Report PL 17-28

TO: Homer Advisory Commissions (HAPC, EDC, PARCAC, P&H)  
THROUGH: Rick Abboud, City Planner  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: March 15, 2016  
SUBJECT: Land Allocation Plan

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### Background

The Land Allocation Plan is a listing of each property the City owns. Each year, the City Council reviews and approves which city properties should be made available for lease, through the Land Allocation Plan. Each Commission provides comments by memorandum to the Council on which lands should be leased. Council will consider the comments, and then pass a resolution adopting the draft plan for the year, including any changes to lots available for lease.

Most City leasing occurs on the Spit and at the airport terminal. A map of the Spit is attached. The Port and Harbor Commission usually provides the most detailed comments about the Spit, as they typically are most familiar with area operations and long term leases. The full Draft 2017 Land Allocation Plan is attached for your convenience.

The Planning and Port and Harbor Commissions have already made recommendations on which areas to make available for overslope leasing around the Harbor. Council will review the plan and any additional Commission recommendations in April.

### Requested Actions:

1. Recommend any lands the City should offer for lease.
2. Provide feedback to staff: is the land allocation plan a productive use of your commission time? Would you prefer to get a short report on City lands each year, and skip reviewing the plan?

### Attachments

1. 2017 Draft Land Allocation Plan



# **2017 Land Allocation Plan City of Homer**

Adopted by Resolution 17-xx



**Grubstake Ave**

## **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**

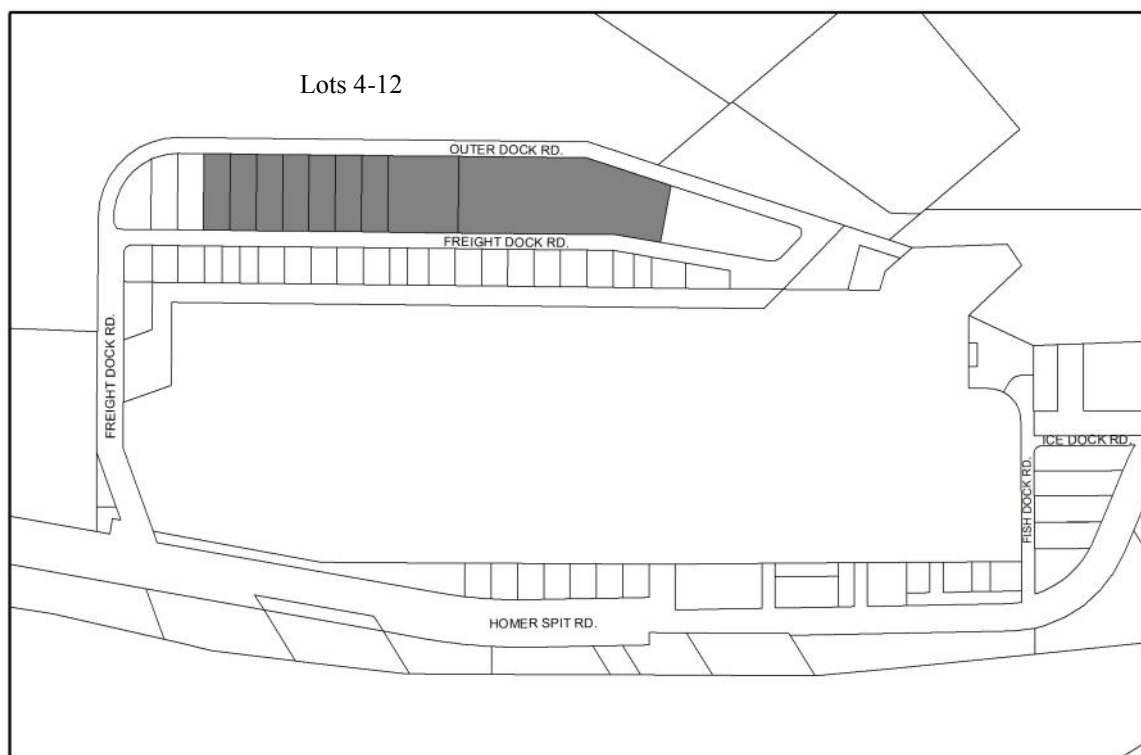
**Appendix - Homer Harbor Map**

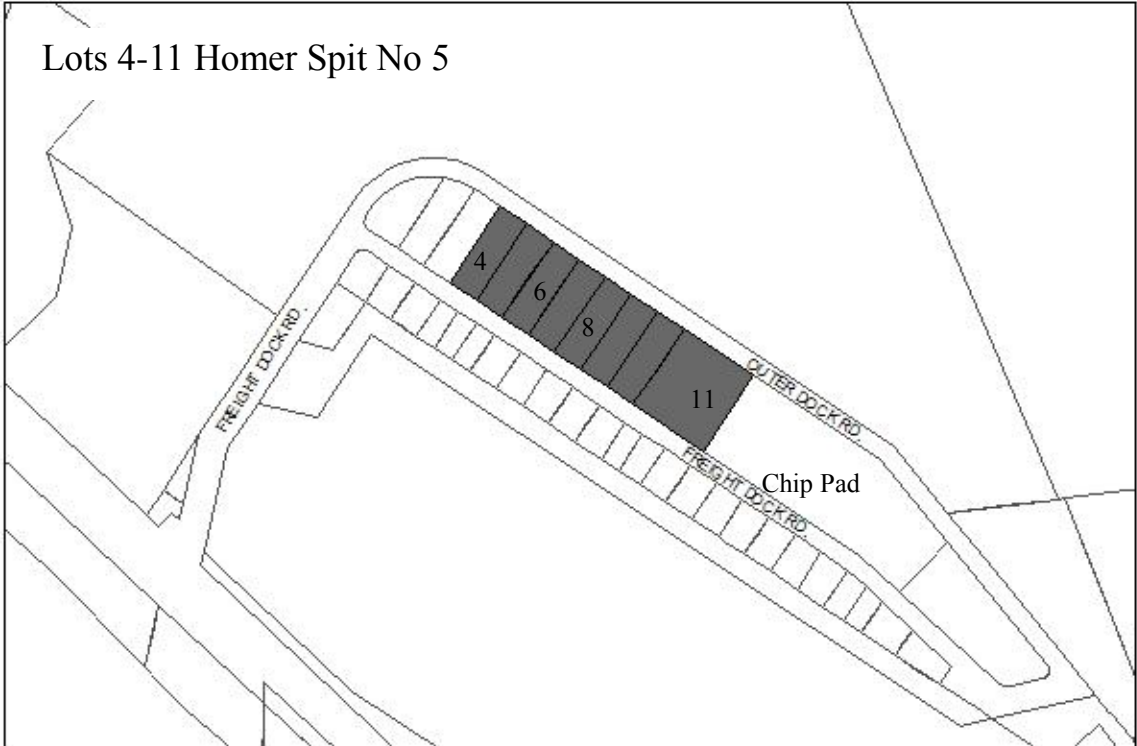
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

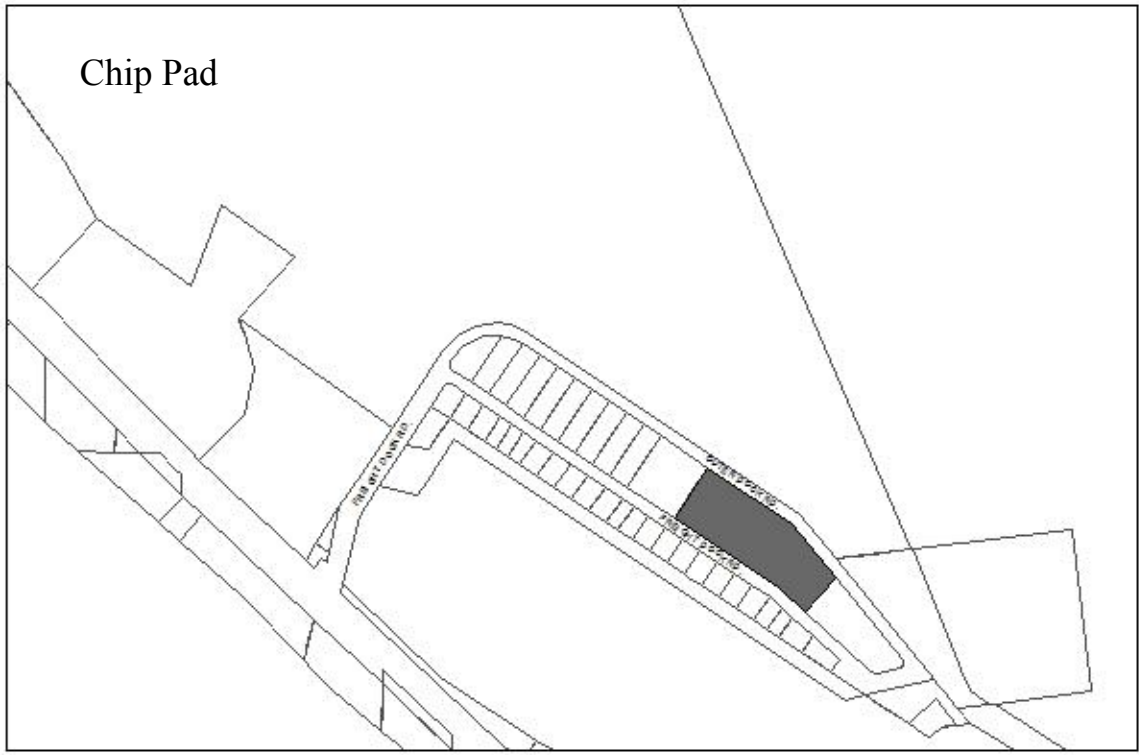
## Section A

### Lands available for lease

The following lots are available for lease in 2017. Lease procedures follow the City of Homer Lease Policy, and City Code.



 <p>Lots 4-11 Homer Spit No 5</p>	
<b>Designated Use:</b> Lease Lands <b>Acquisition History:</b>	
<b>Area:</b> 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	<b>Parcel Number:</b> 181032 23-30
<b>2012 Assessed Value:</b> \$1,742,400. Smaller lots valued at \$189,700. One large lot valued at \$414,500	
<b>Legal Description:</b> Homer Spit Subdivision No. 5 Lots 4 through 11	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p>Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.</p> <p>Resolution 2007-051: Lots 4-10, the RFP process should be delayed until the master parking plan is developed. The East Harbor expansion should be considered. Lot 11: should be held in reserve to attract a container ship/barge operation and/or an industrial support base to the Port of Homer. This should be a long term lease.</p> <p>Resolution 10-35(A) prepare a plan for organized parking and fee collection.</p> <p>Resolution 14-041, Lots 9, 10 and 11 are available for short term lease only.</p> <p>Resolution 15-030(A) A portion of lot 11 to be available for long term cell tower lease.</p>	
<b>Finance Dept. Code:</b>	

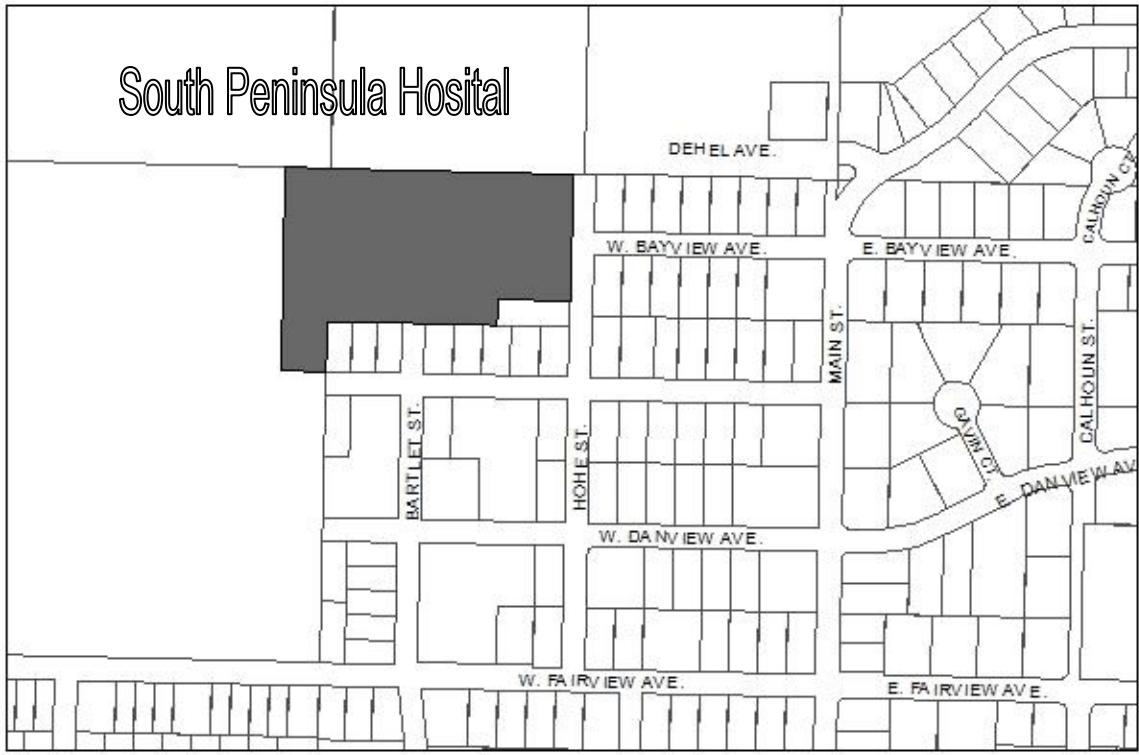
	
<b>Designated Use:</b> Lease <b>Acquisition History:</b>	
<b>Area:</b> 5 acres	<b>Parcel Number:</b> 18103220
<b>2012 Assessed Value:</b> \$1,487,100 (Land: \$947,100, Structure/Improvements: \$540,000)	
<b>Legal Description:</b> Homer Spit Subdivision no 5 Lot 12	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4380 Homer Spit Road

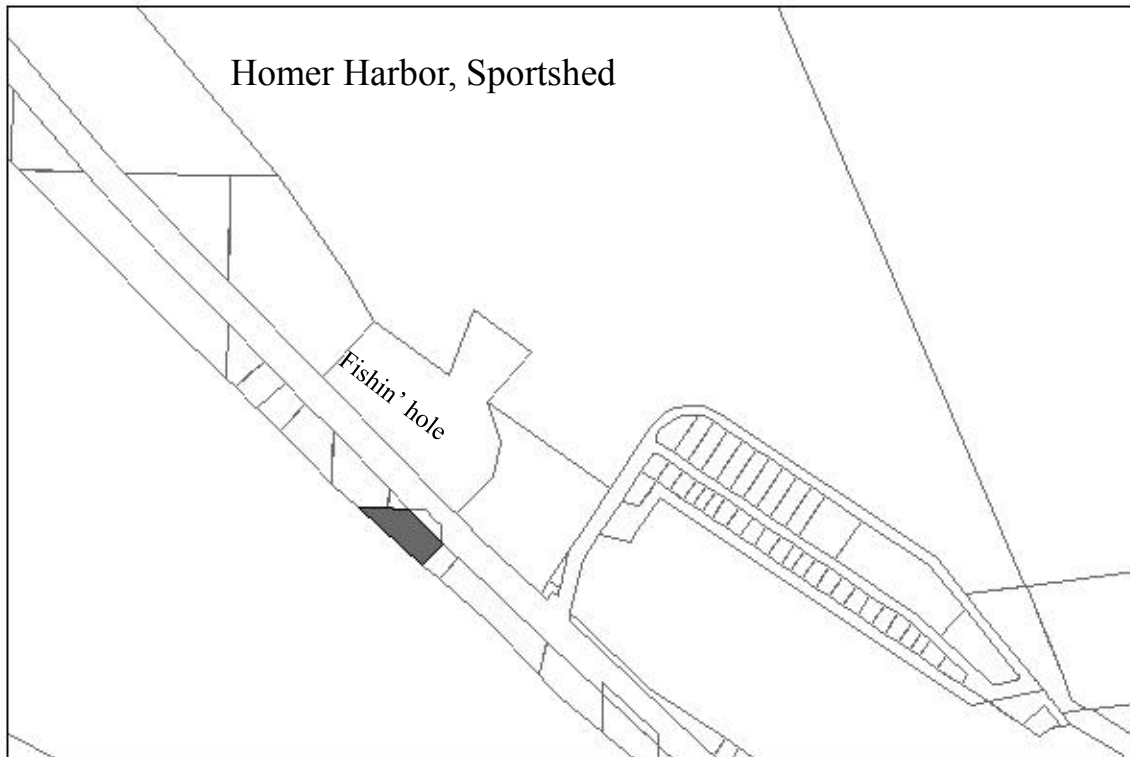
## **Section B**

### **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.



	
<b>Designated Use:</b> South Peninsula Hospital <b>Acquisition History:</b>	
<b>Area:</b> 7.12 acres	<b>Parcel Number:</b> 17504024
<b>2012 Assessed Value:</b> \$19,943,500 (Land \$256,400, Structures \$19,687,100)	
<b>Legal Description:</b> HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	
<b>Notes:</b> Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KP.B.	
<b>Finance Dept. Code:</b>	



**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

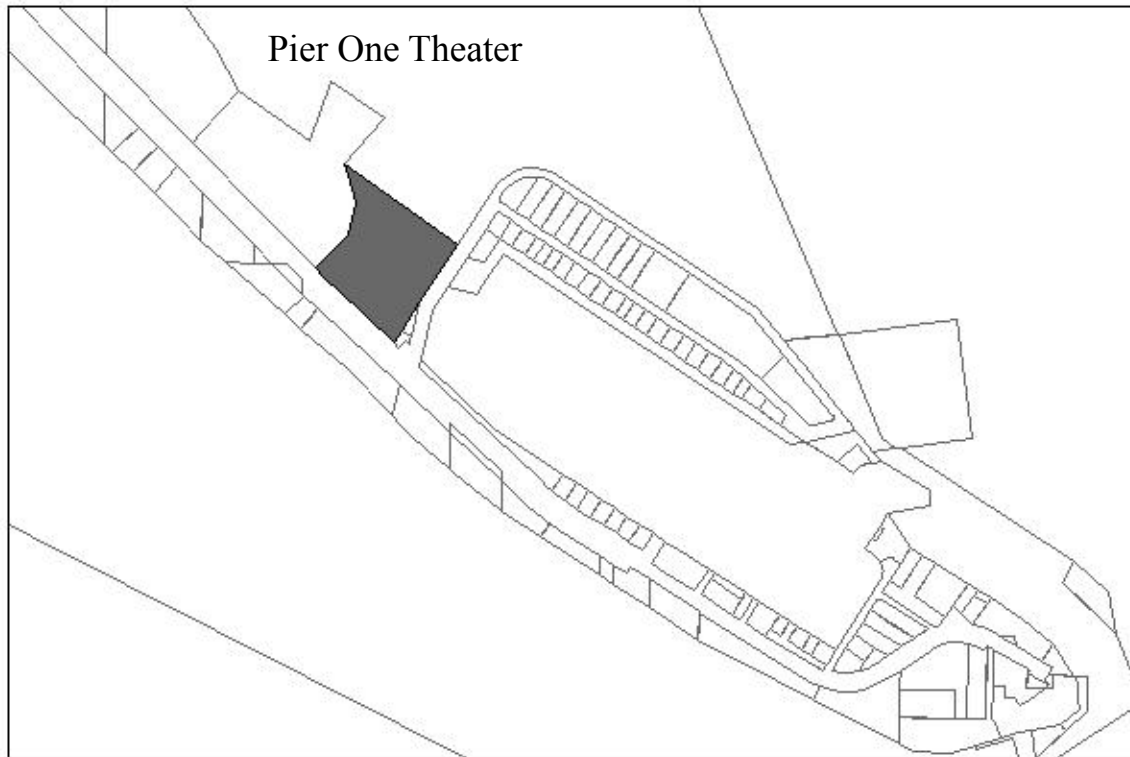
**Infrastructure:** Paved road, water and sewer.

**Address:** 3815 Homer Spit Road

**Leased to:** Sportshed/Homer Enterprises. Resolution 09-25(S), 09-76(S) Sublease  
 Expiration: 2029 two 5 year options

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.

**Finance Dept. Code:**



**Designated Use:** Fishing Lagoon

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

**Area:** 11.27 acres

**Parcel Number:** 18103117

**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

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

**Address:** 3854 Homer Spit Road

This is a large parcel that is used several ways.

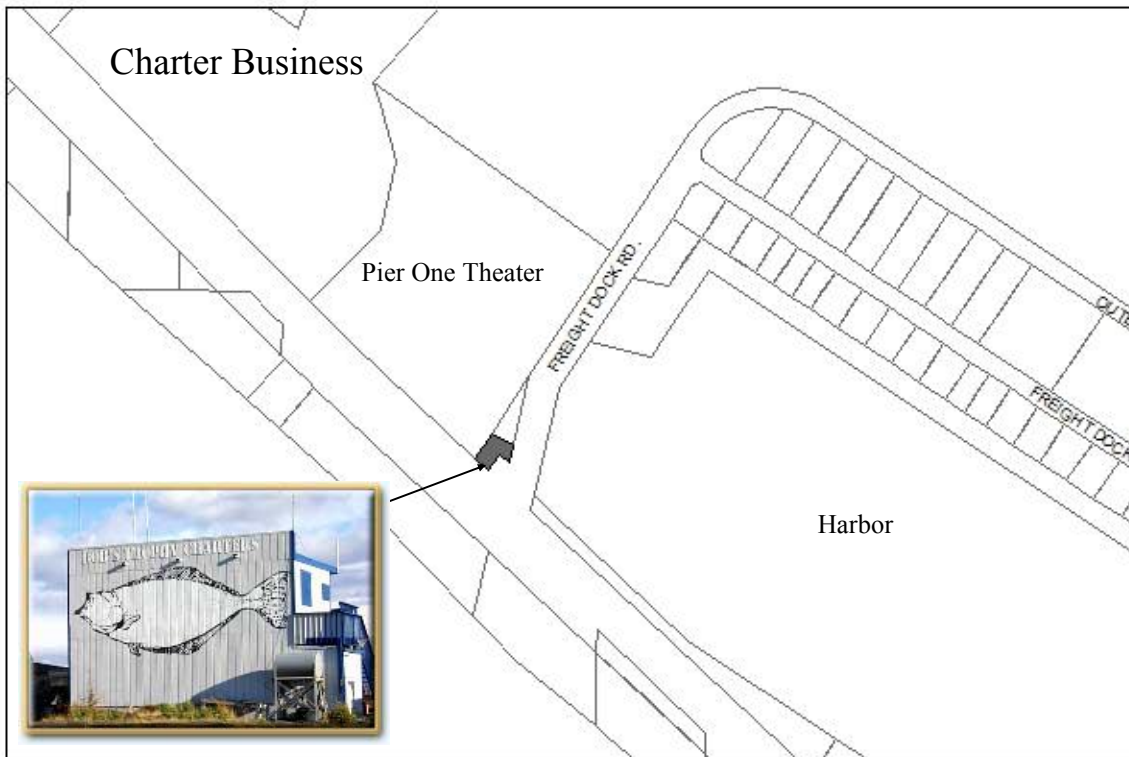
- Dredge spoils dewatering and storage, winter barge haul out activity
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

**Resolution 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 2016- 118, 5 Year lease.

**Finance Dept. Code:**



**Designated Use:** Lease

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

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

**Parcel Number:** 18103118

**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 Commercial

**Wetlands:** None

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

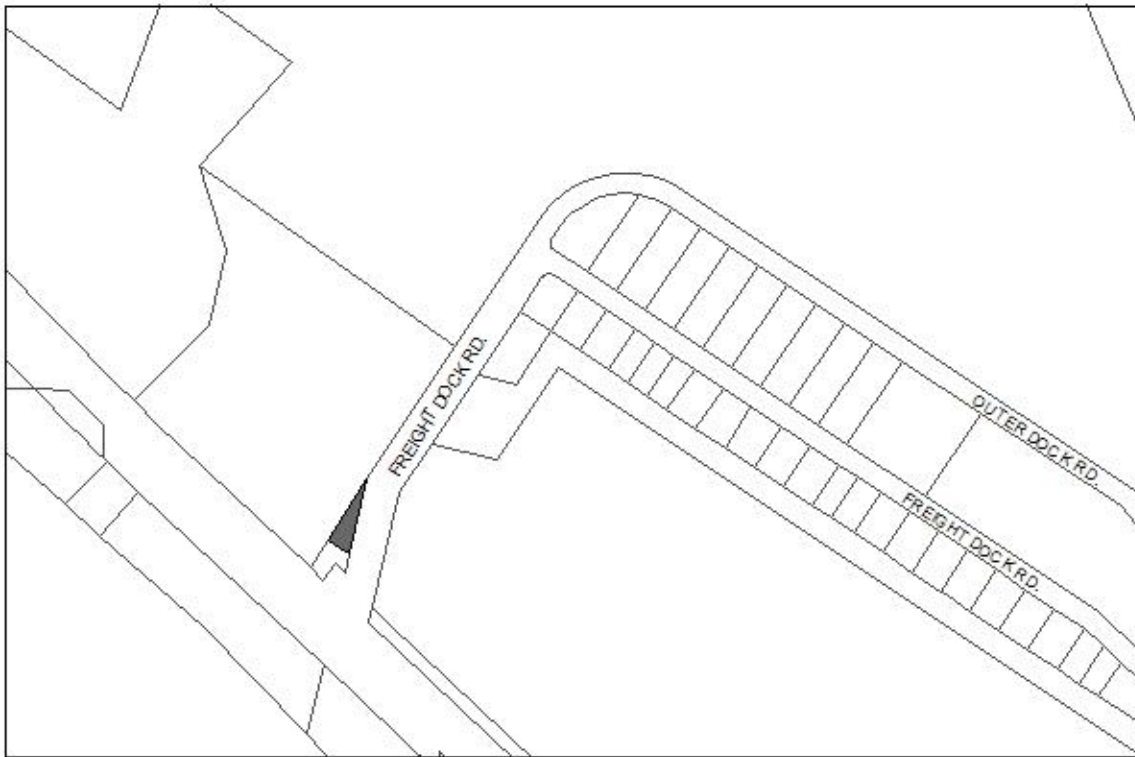
**Address:** 3978 Homer Spit Road

Leased to: Alaska High Hopes Charters Co. (Bob's Trophy Charters)

Expiration: March 31, 2018, no options

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

**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 Commercial

**Wetlands:** N/A

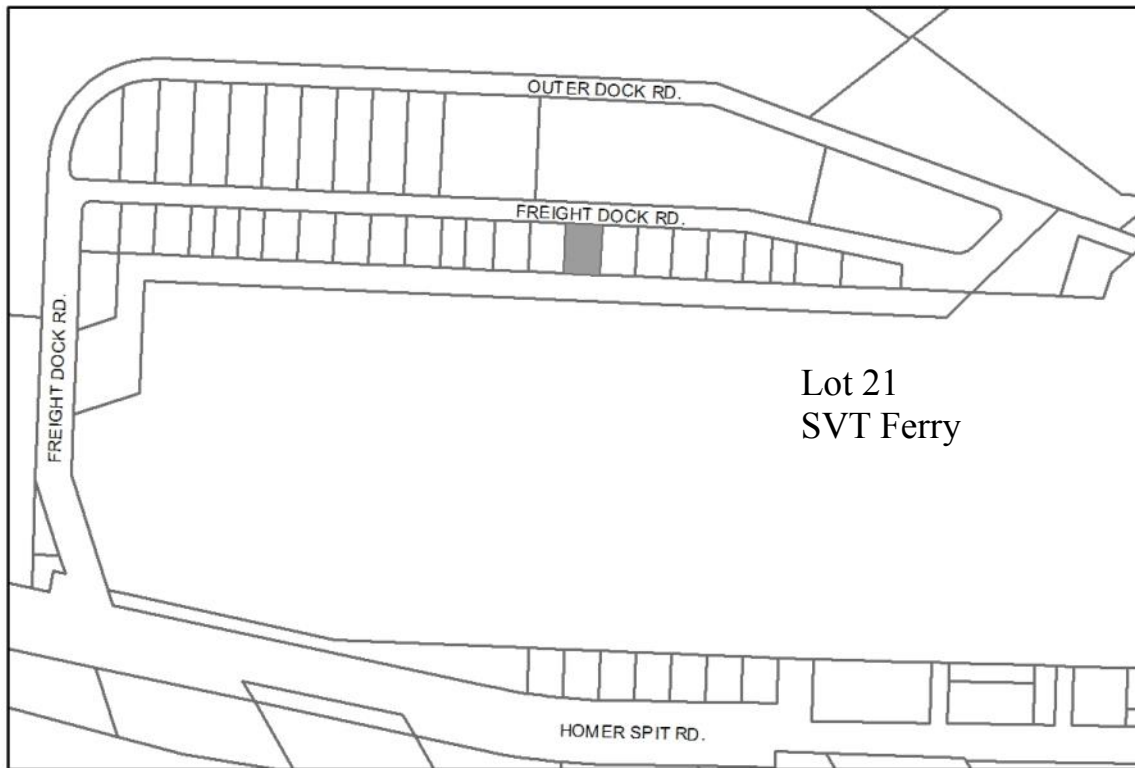
**Infrastructure:** Water, sewer, paved road access

**Address:** 1114 Freight Dock Road

**Leased to:** L.H. and Marcia Pierce. Sportsman Supply/RV

Expiration: March 31, 2018, No options

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Leased Lands

**Acquisition History:**

**Area:** 0.32 acres

**Parcel Number:** 18103240

**2012 Assessed Value:** \$105,000

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

**Zoning:** Marine Industrial

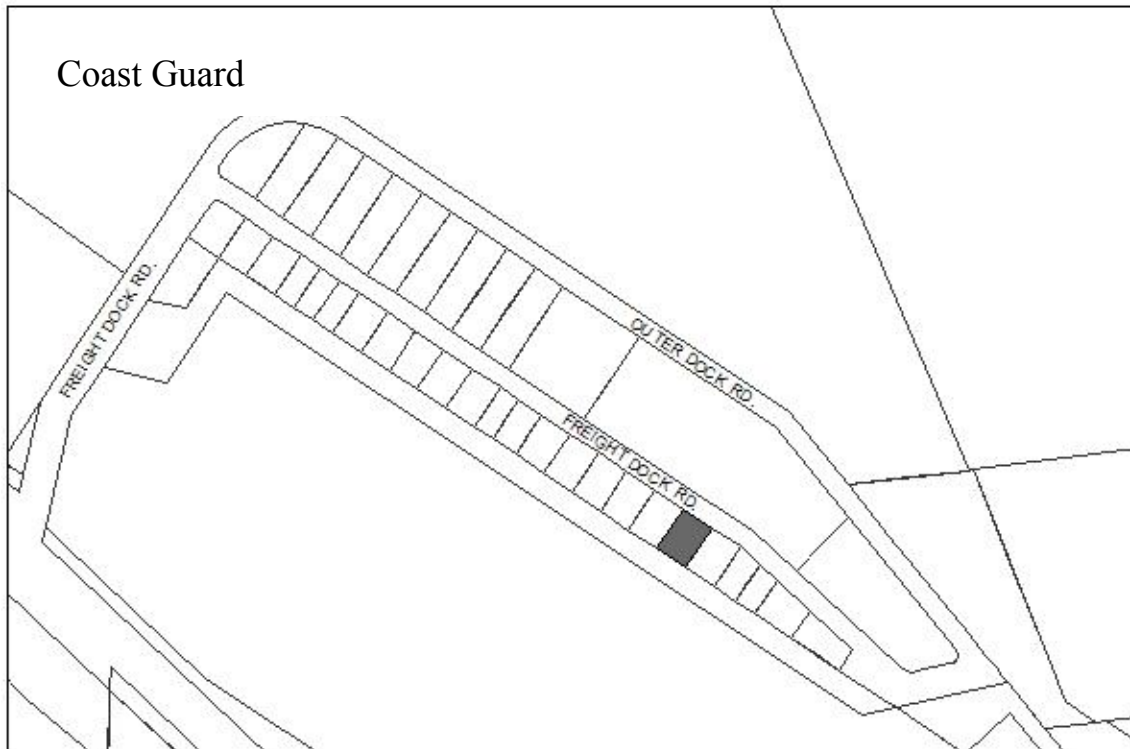
**Wetlands:** N/A

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

**Address:** 4323 Freight Dock Road

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

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Leased to USCG

**Acquisition History:**

**Area:** 0.34 acres

**Parcel Number:** 18103218

**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

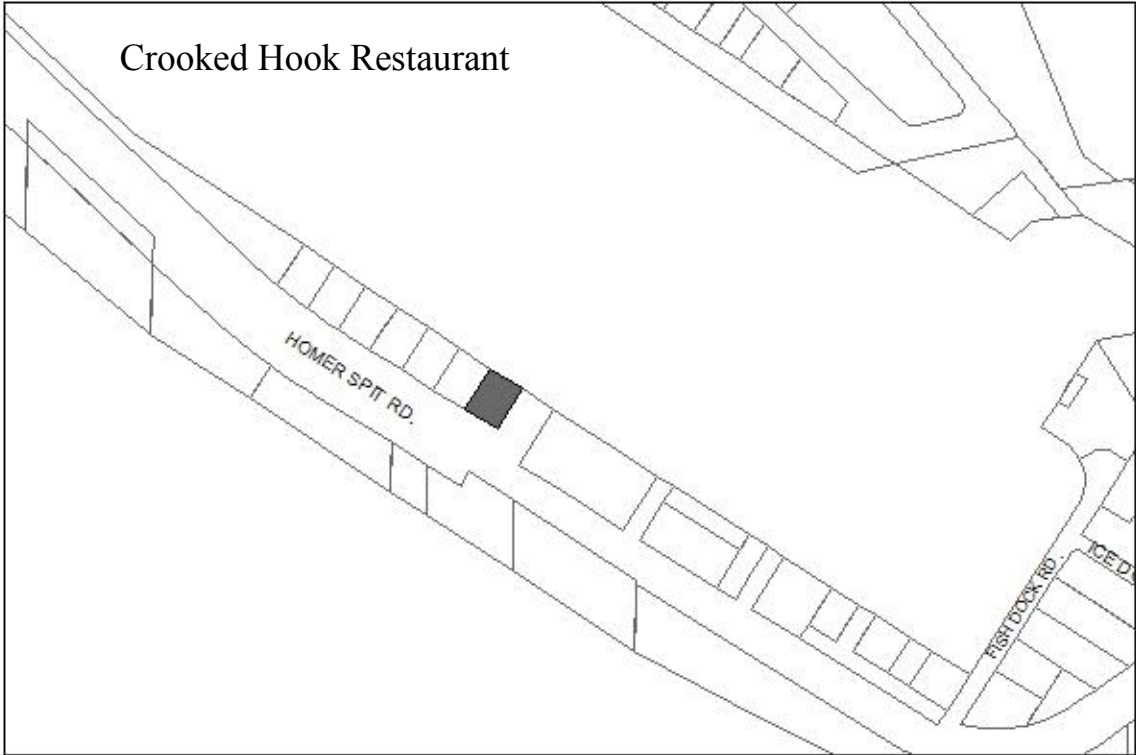
**Leased to:** USCG

Lease Renewal Options: None

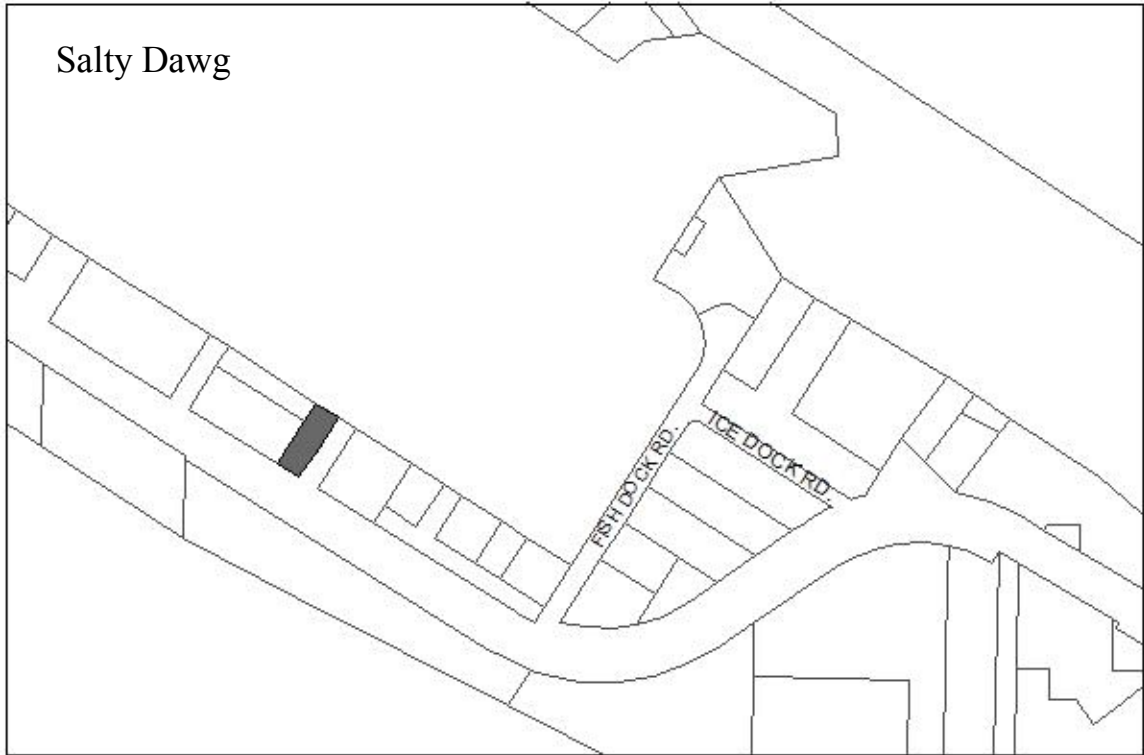
Expiration: September 30, 2016

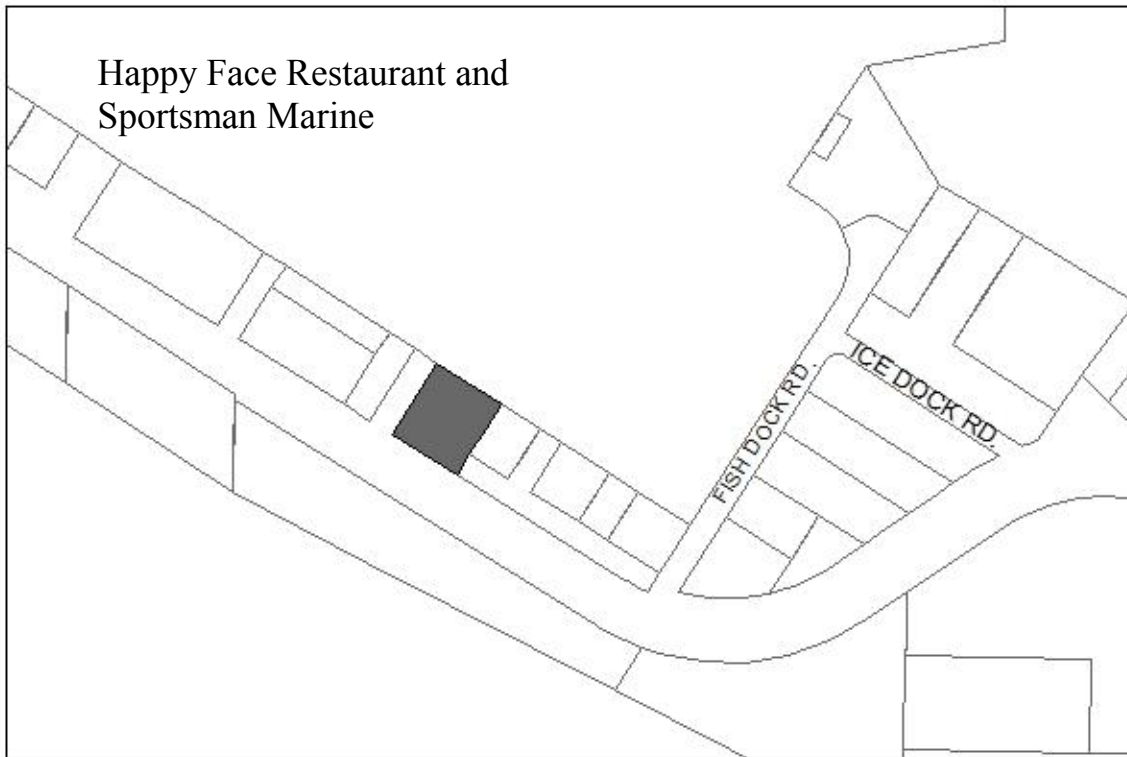
Resolution 16-119, Ten one year lease options

**Finance Dept. Code:**

 <p>Crooked Hook Restaurant</p>	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 12,700 sq ft	<b>Parcel Number:</b> 18103316
<b>2012 Assessed Value:</b> \$543,400 (Land: \$97,100 Structure: \$446,300)	
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer	<b>Address:</b> 4262 Homer Spit Road
<b>Leased to:</b> Harbor Bar & Grill Expiration: Lease expires 2/1/2046, no options.	
<b>Finance Dept. Code:</b>	



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



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

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

**Parcel Number:** 18103432

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

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

**Zoning:** Marine Commercial

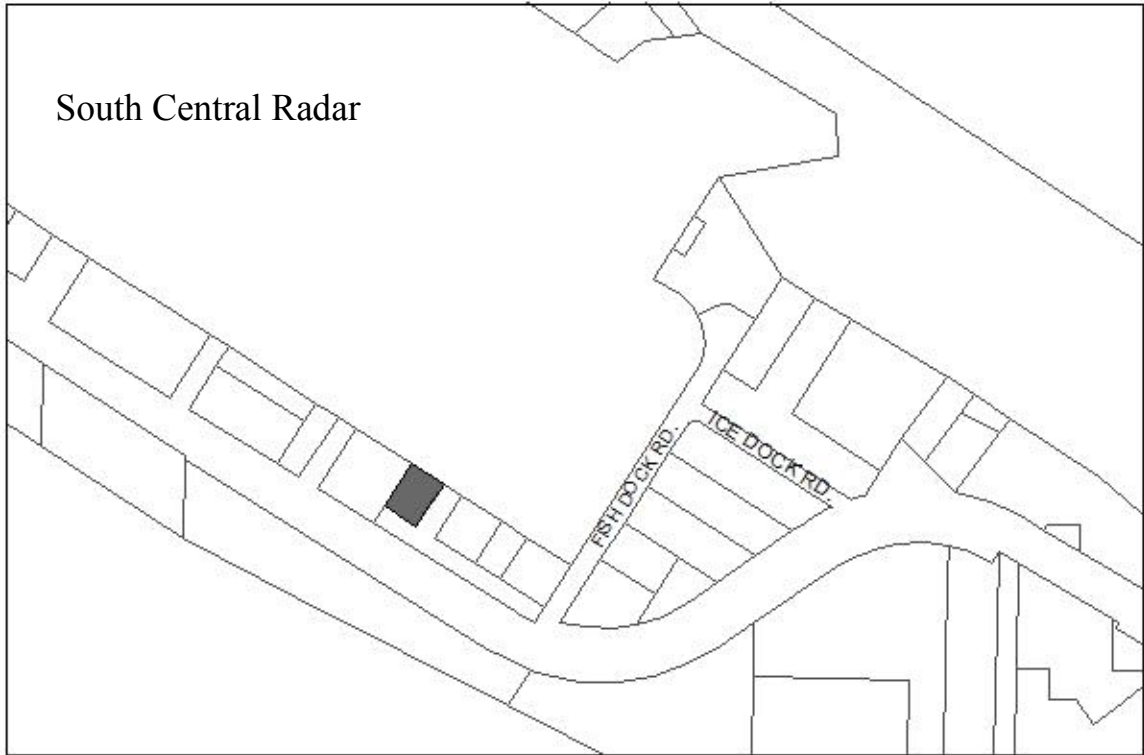
**Wetlands:** None

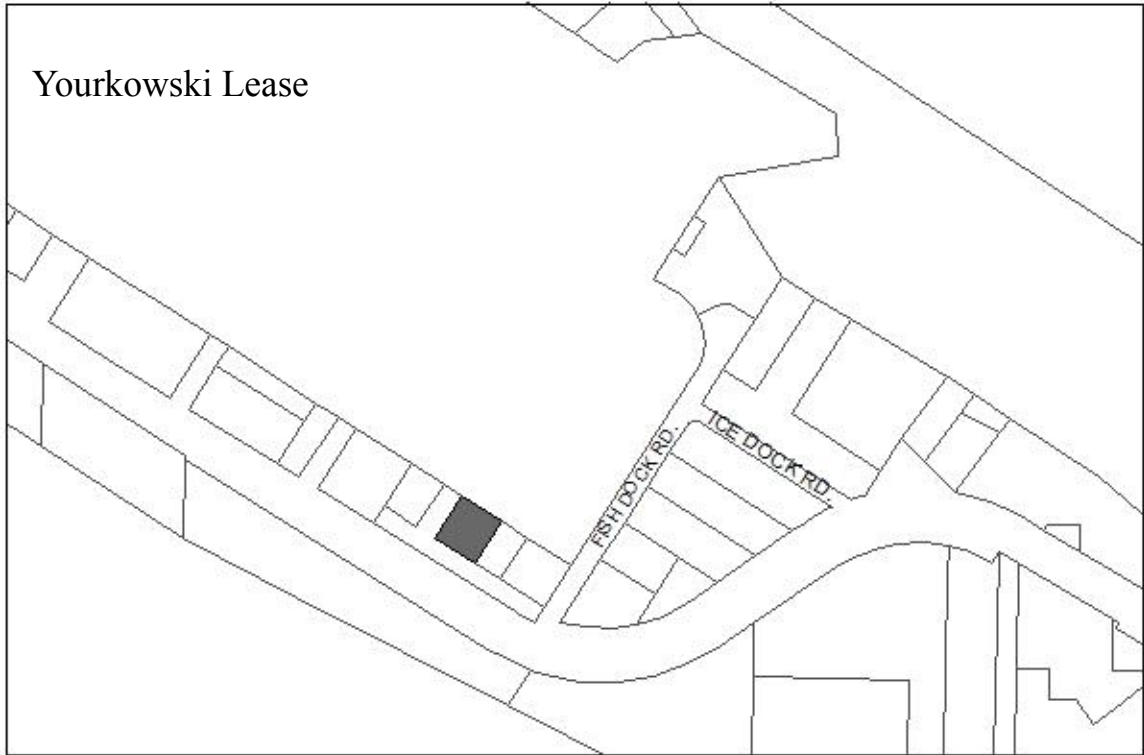
**Infrastructure:** Paved road, water and sewer.

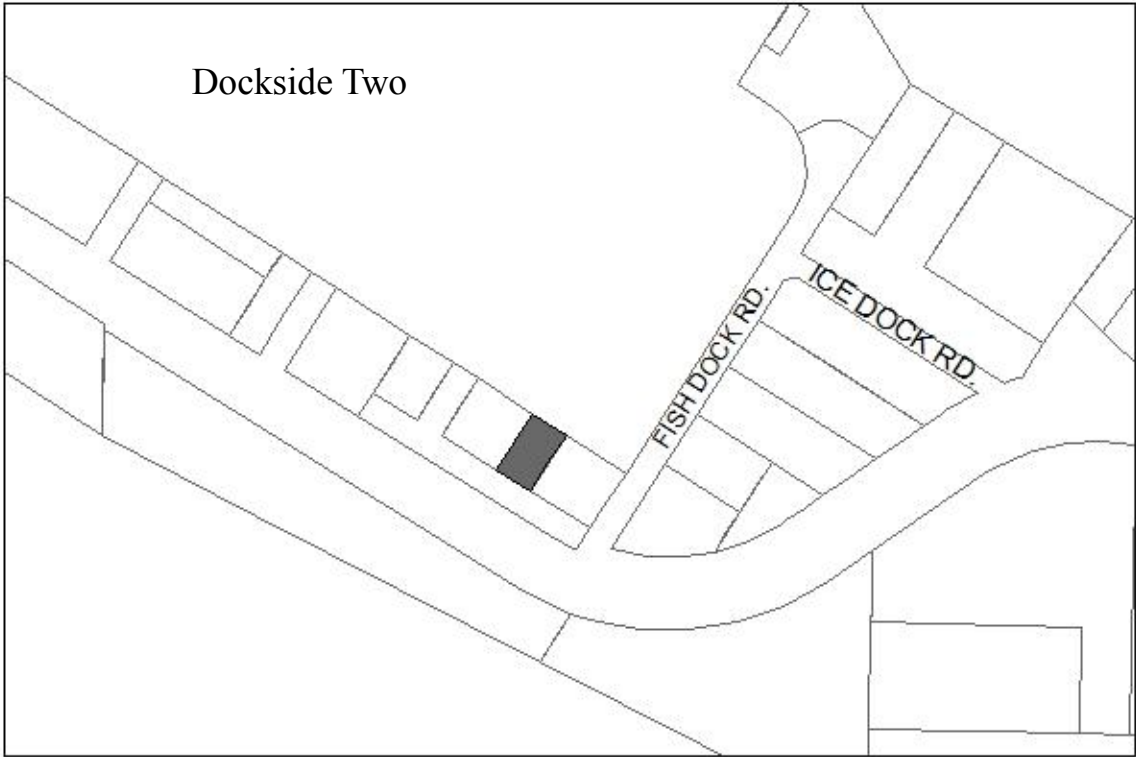
**Address:** 4400 Homer Spit Road

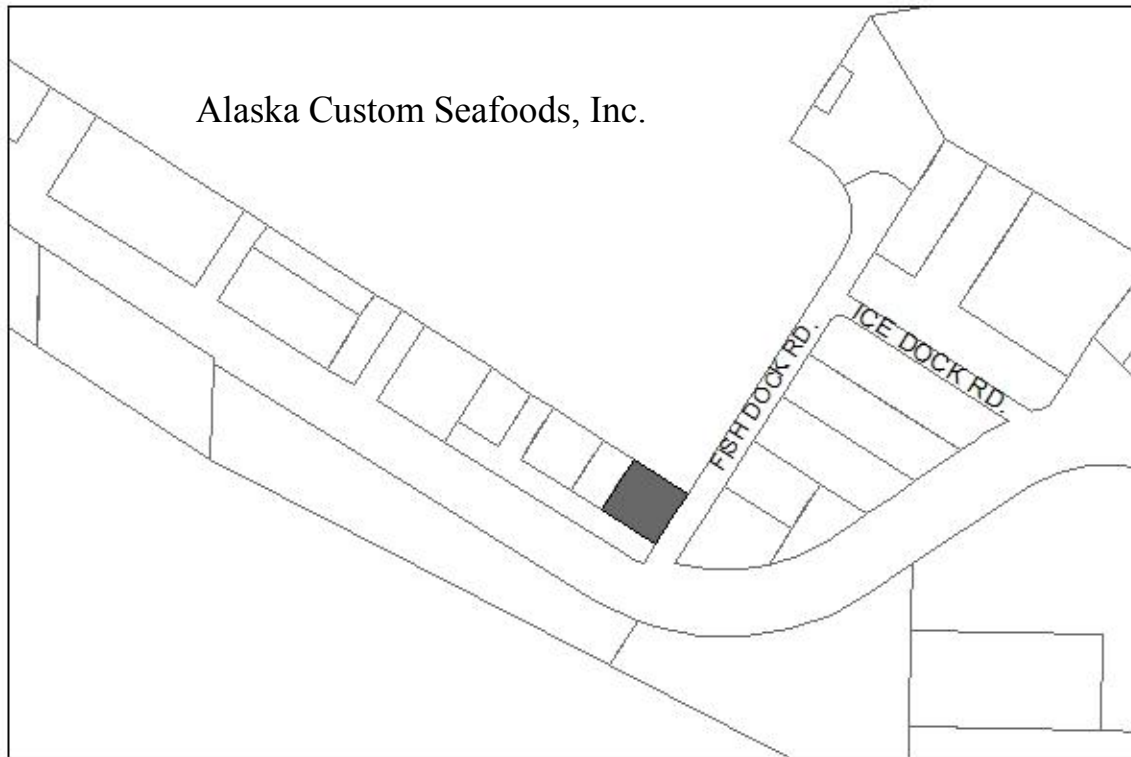
**Leased to:** Happy Face Restaurant and Sportsman Marine  
 Expiration: 5/15/2034. Two, 5 year options.

**Finance Dept. Code:**

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

	
<b>Designated Use:</b> Leased Lands <b>Acquisition History:</b>	
<b>Area:</b> 0.29 acres	<b>Parcel Number:</b> 18103442
<b>2012 Assessed Value:</b> \$277,500 (Land: \$97,100 Structure: \$180,400)	
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4460 Homer Spit Road
<b>Leased to:</b> Mike Yourkowski Lease Renewal Options: one 10 year renewal option. Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 7,749 sq ft. (0.18 acres)	<b>Parcel Number:</b> 18103443
<b>2012 Assessed Value:</b> \$115,400 (Land: \$66,300, Structure: \$49,100)	
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4470 Homer Spit Road
<b>Leased to:</b> William Sullivan dba Dockside Two dba Kachemak Bay Seafoods Expiration: 2027, no options.	
<b>Finance Dept. Code:</b>	



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

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

**Parcel Number:** 18103444

**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 Commercial

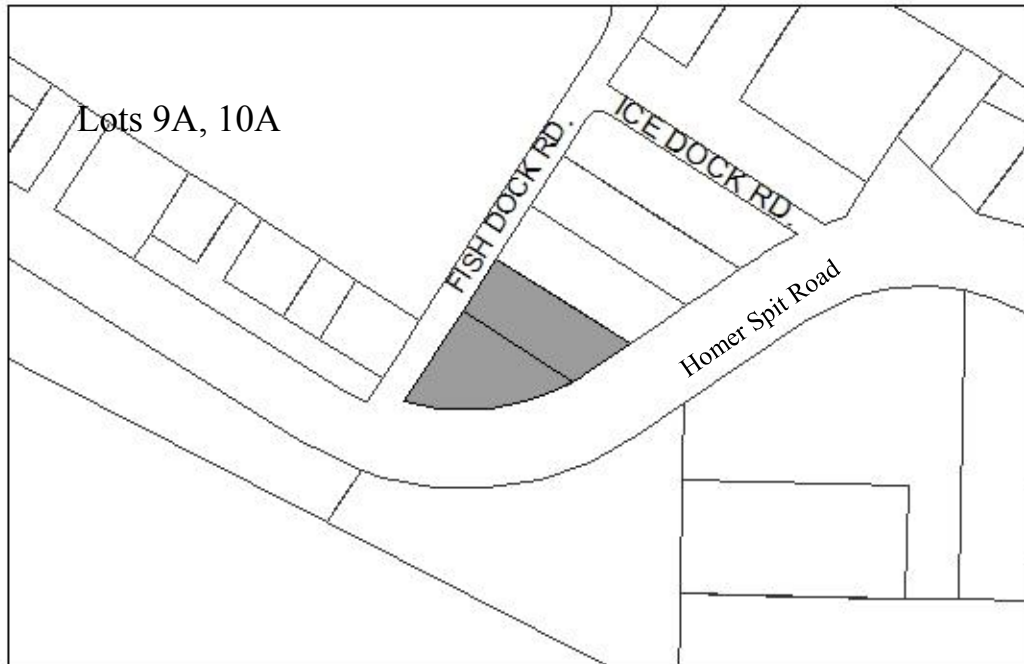
**Wetlands:** None

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

**Address:** 4474 Homer Spit Road

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

**Finance Dept. Code:**



**Designated Use:** Leased  
**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

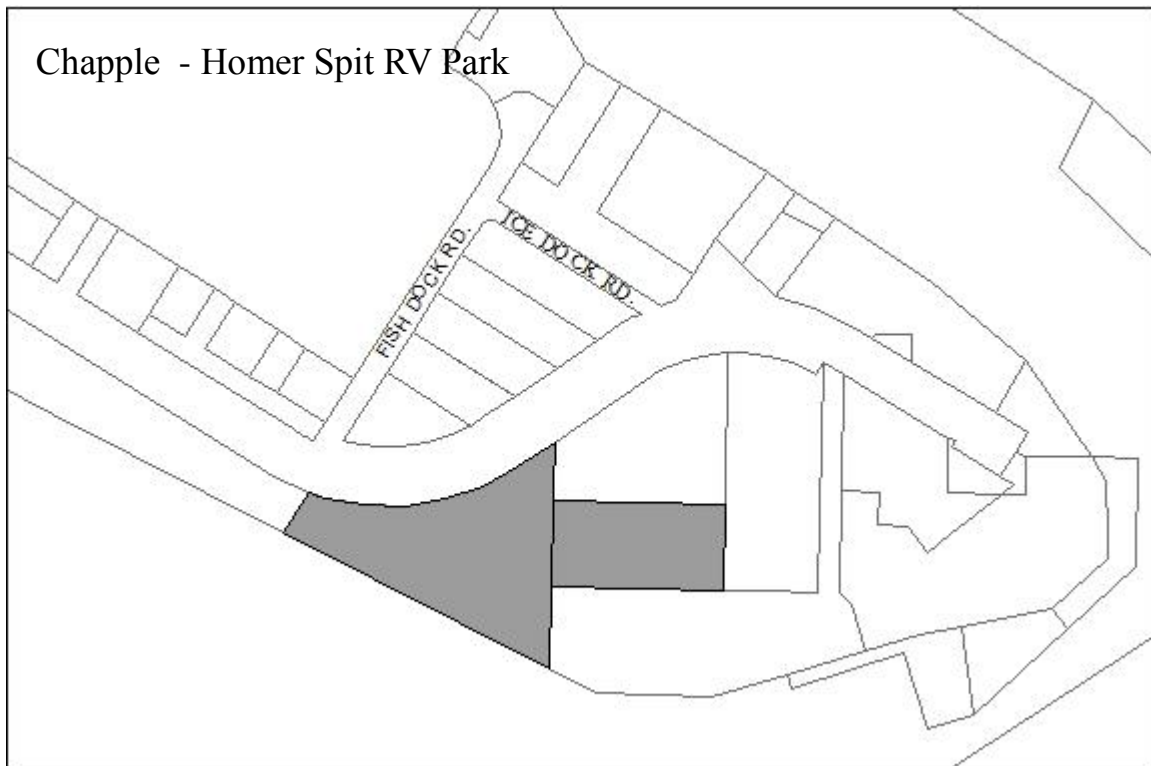
**Infrastructure:** Water, sewer, gas, Spit Trail, paved road access

**Address:**

Former Manley building lots.

Resolution 16-086 authorized a 20 year lease with two 5 years options. A formal lease agreement has not been completed but the project is active. The lessee is working with administration and on funding. (Global Sustainable Fisheries of Alaska)

**Finance Dept. Code:**



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

**Area:** 192,970 sq ft

**Parcel Number:** 18103402, 03

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

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

**Zoning:** Marine Industrial

**Wetlands:** None

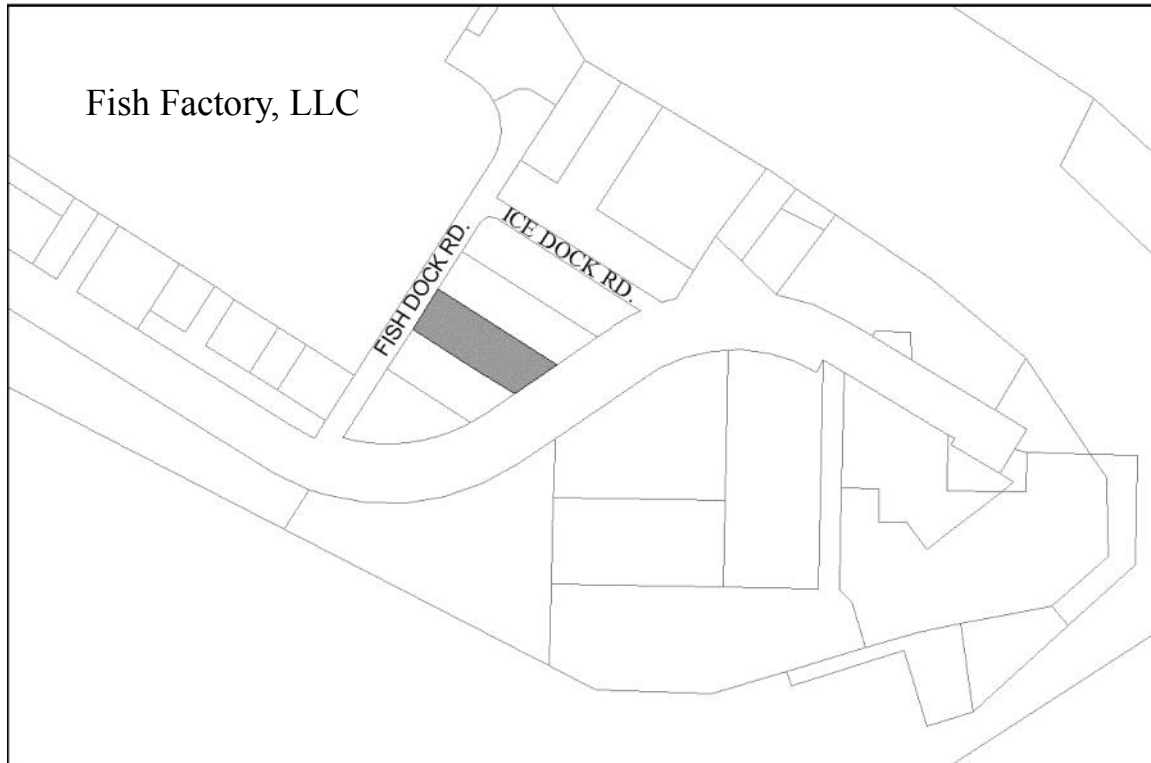
**Infrastructure:** Paved road, water and sewer.

**Address:** 4535 Homer Spit Road

**Leased to:** John & Margaret Chapple. Homer Spit Campground  
 Expiration: 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

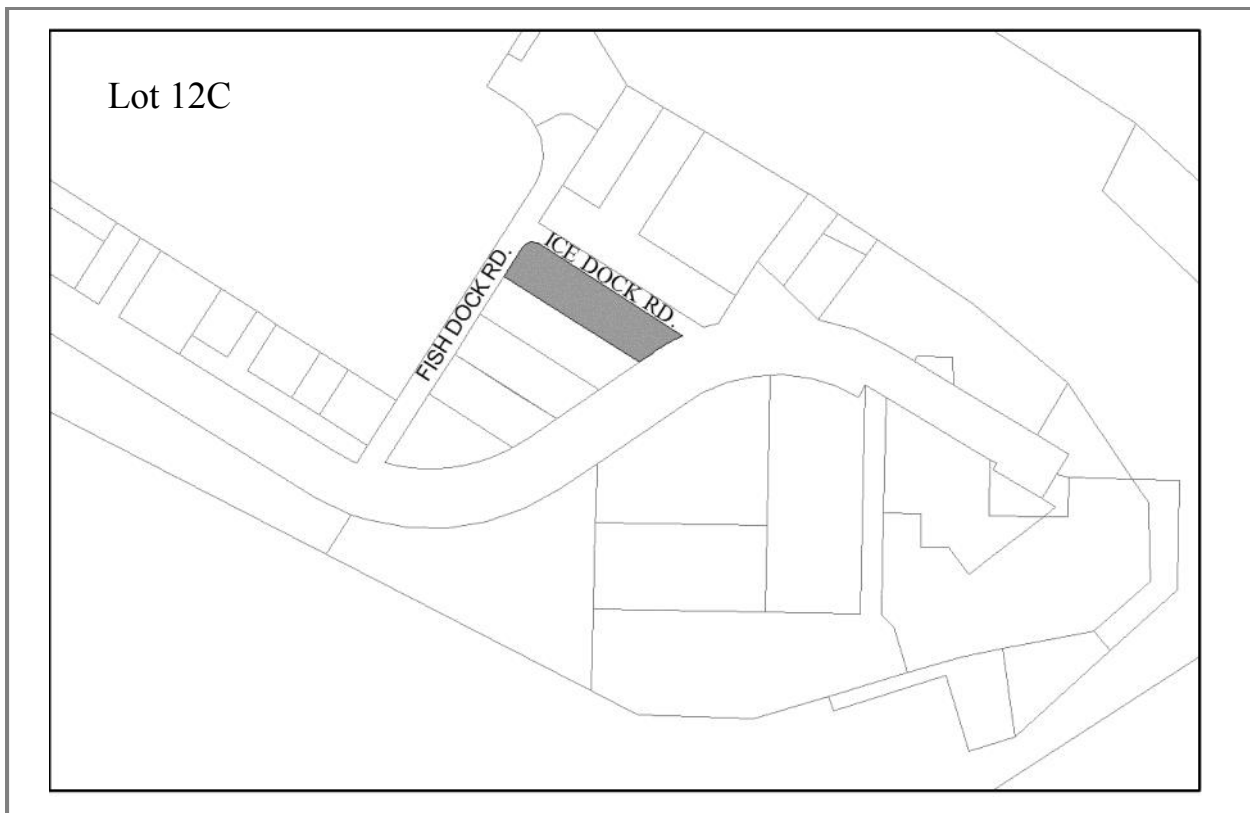
**Wetlands:** None

**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

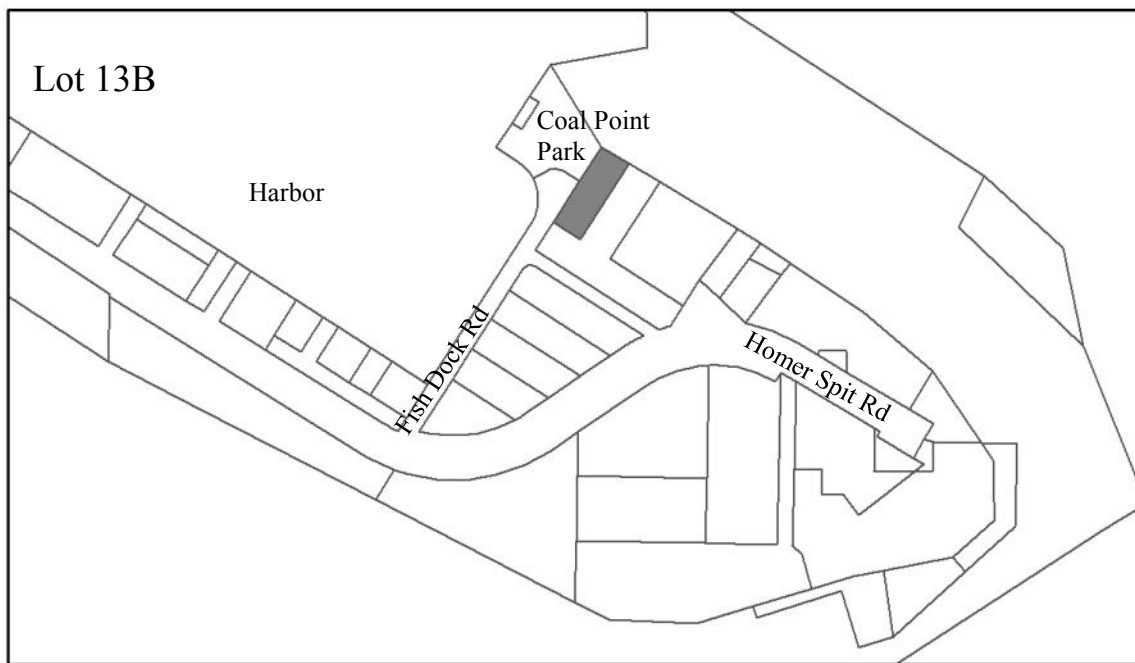
**Zoning:** Marine Industrial

**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

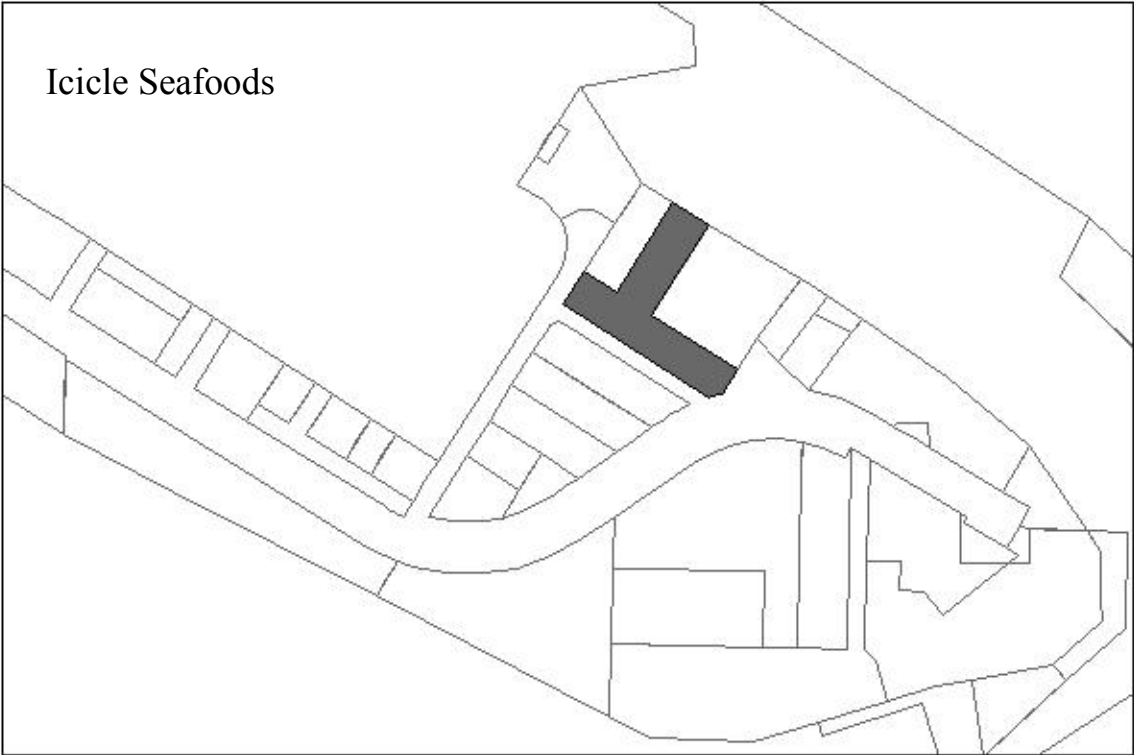
**Infrastructure:** Water, sewer, paved/gravel road access

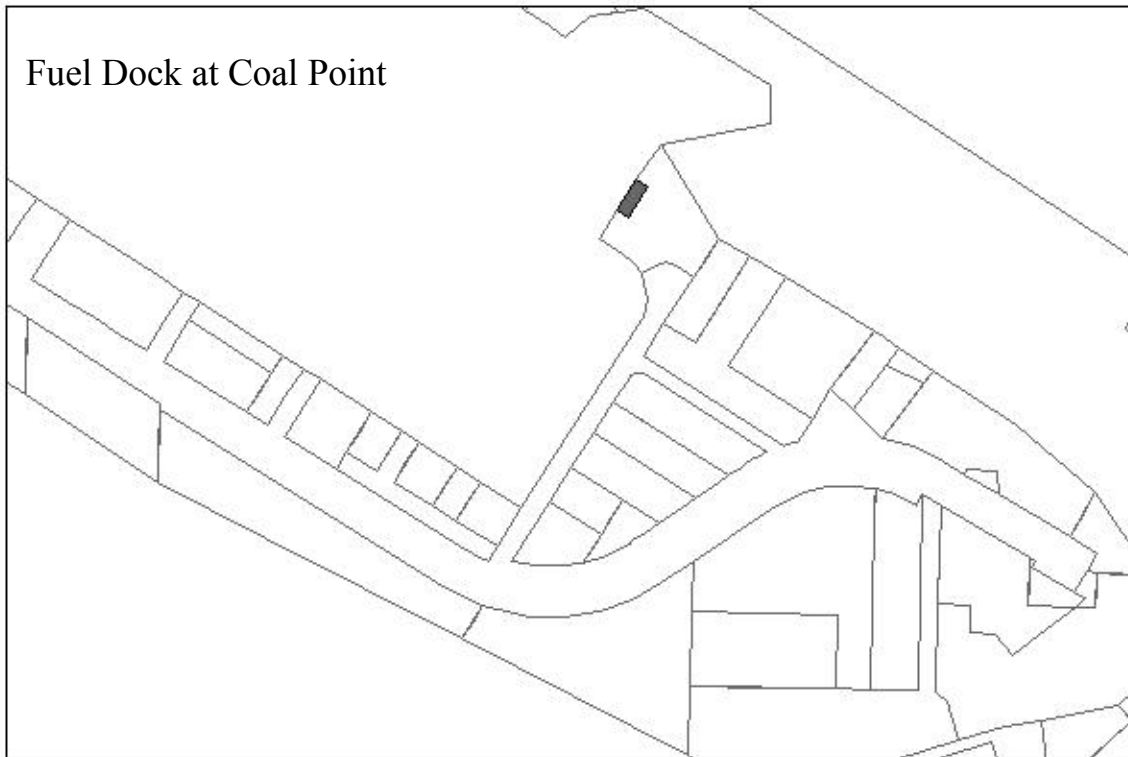
**Address:** Fish Dock Road

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

Resolution 14-043, 20 year lease with two five year options. Snug Harbor.  
 Expiration: 4/30/2034

**Finance Dept. Code:**

	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 1.49 acres	<b>Parcel Number:</b> 18103419
<b>2012 Assessed Value:</b> \$534,900 (Land: \$359,600 Structure: \$175,300)	
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 842 Fish Dock Road
<b>Leased to:</b> Icicle Seafoods, Inc Expiration: 2037 with options..	
<b>Finance Dept. Code:</b>	



**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

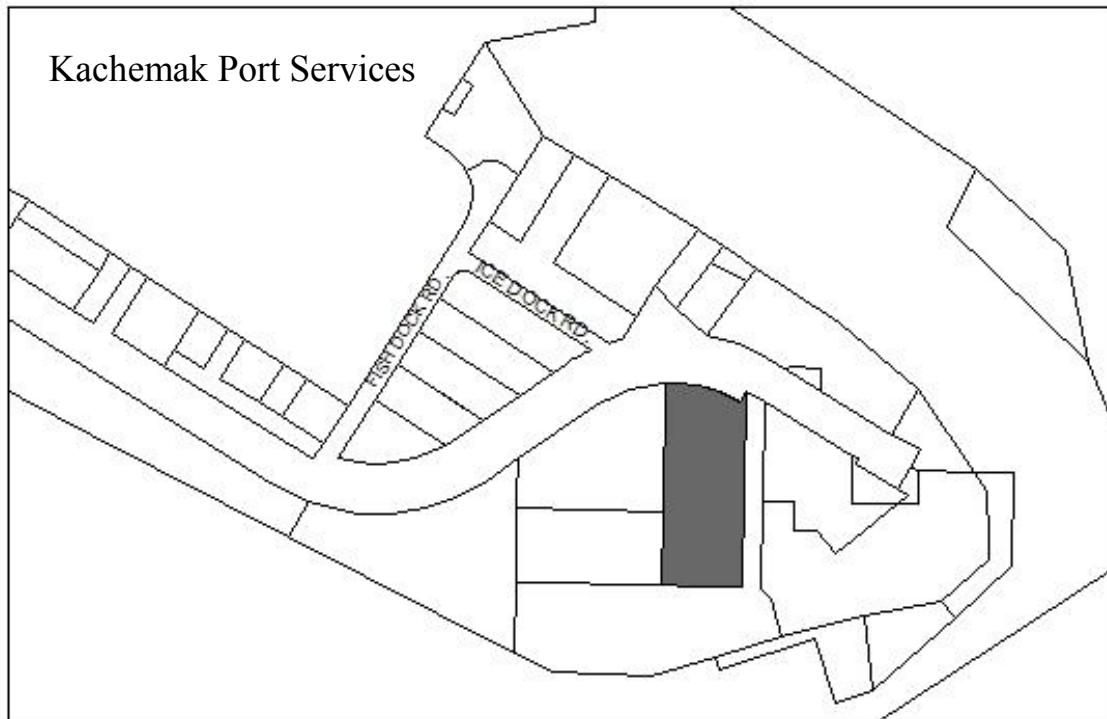
**Wetlands:** None

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

**Address:** 843 Fish Dock Road

**Leased to:** Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock.  
 Expiration: 11/30/2018. No options left.

**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

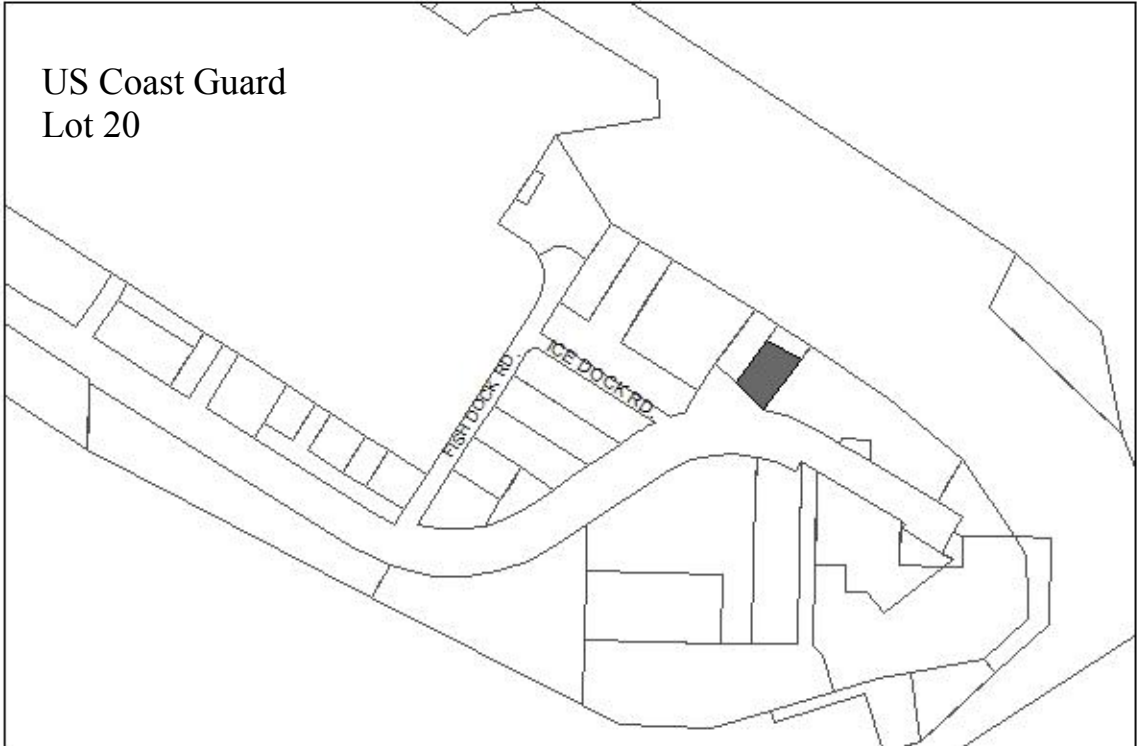
**Leased to:**

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

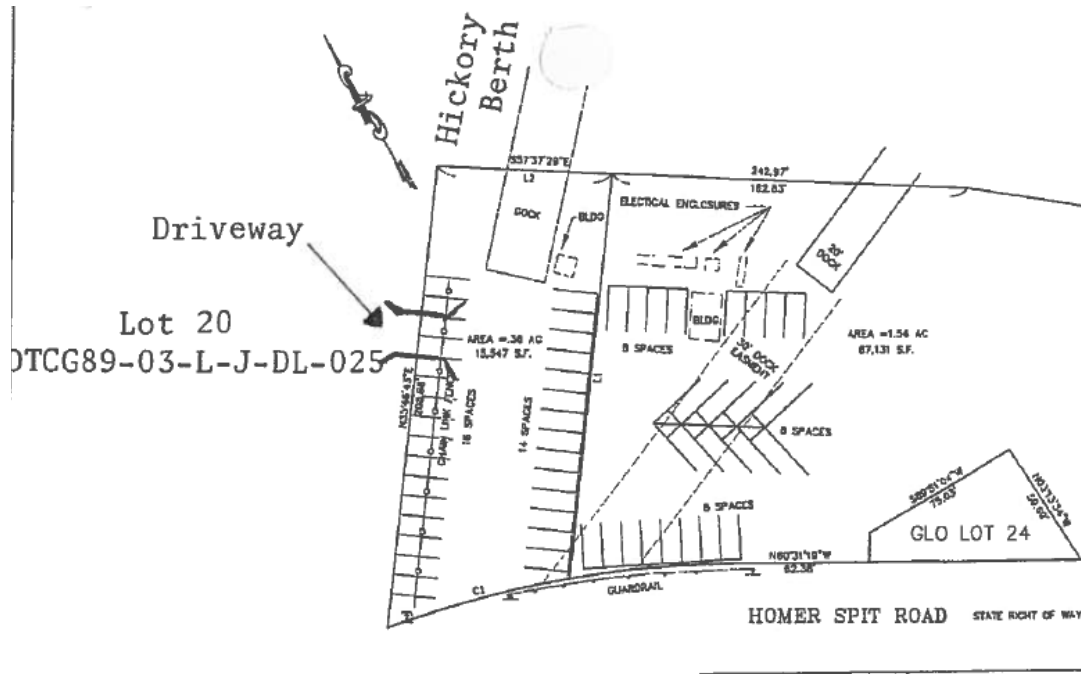
**Alaska Marine Highway lease:** Alaska Marine Highway System to build a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

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

**Finance Dept. Code:**

 <p>US Coast Guard Lot 20</p>	
<b>Designated Use:</b> Lease <b>Acquisition History:</b>	
<b>Area:</b> 0.35 acres	<b>Parcel Number:</b> 18103445
<b>2012 Assessed Value:</b> \$112,800	
<b>Legal Description:</b> Portion of Government Lot 20	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4688 Homer Spit Road
<p><b>Leased to:</b> US Coast Guard.          Lease expires September 30, 2023          Resolution 15-009 approved an additional 20 year lease.</p>	
<b>Finance Dept. Code:</b>	

## Hickory Lease



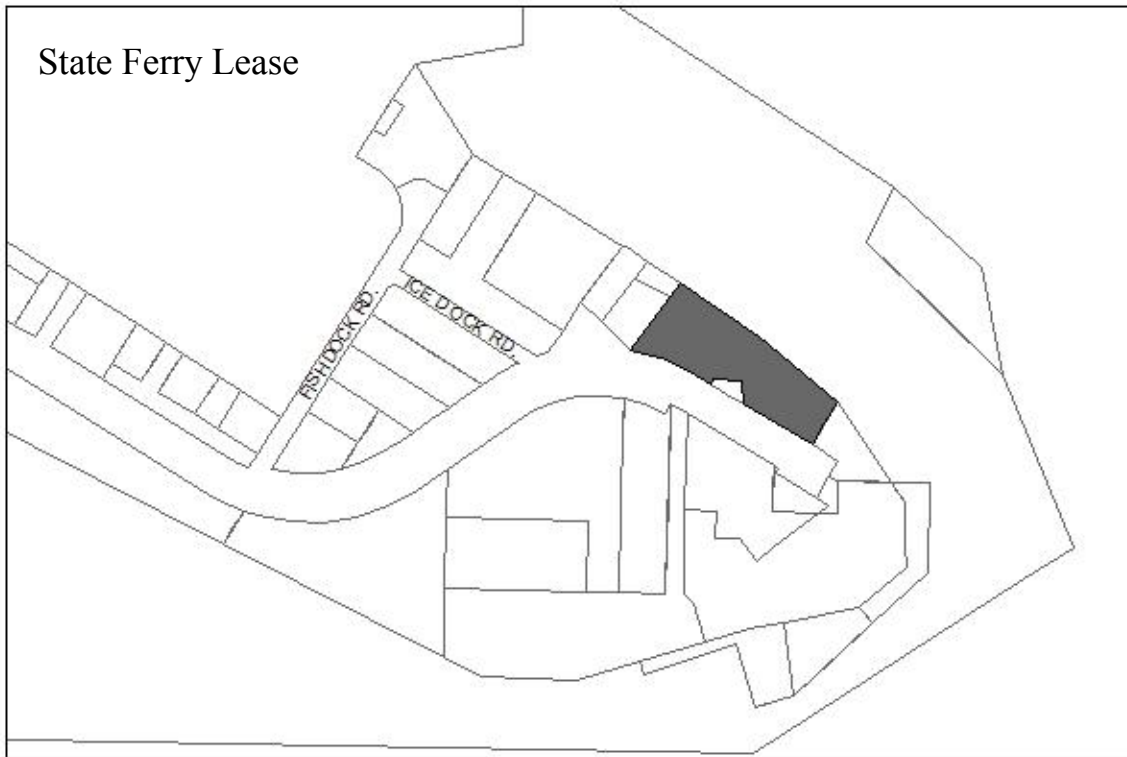
See page B-25. This lease is a portion of the Pioneer Dock.

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

**Leased to:** Coast Guard. Expiration September 30, 2022. DTG89-03-L-J-DL-034.

**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

**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

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

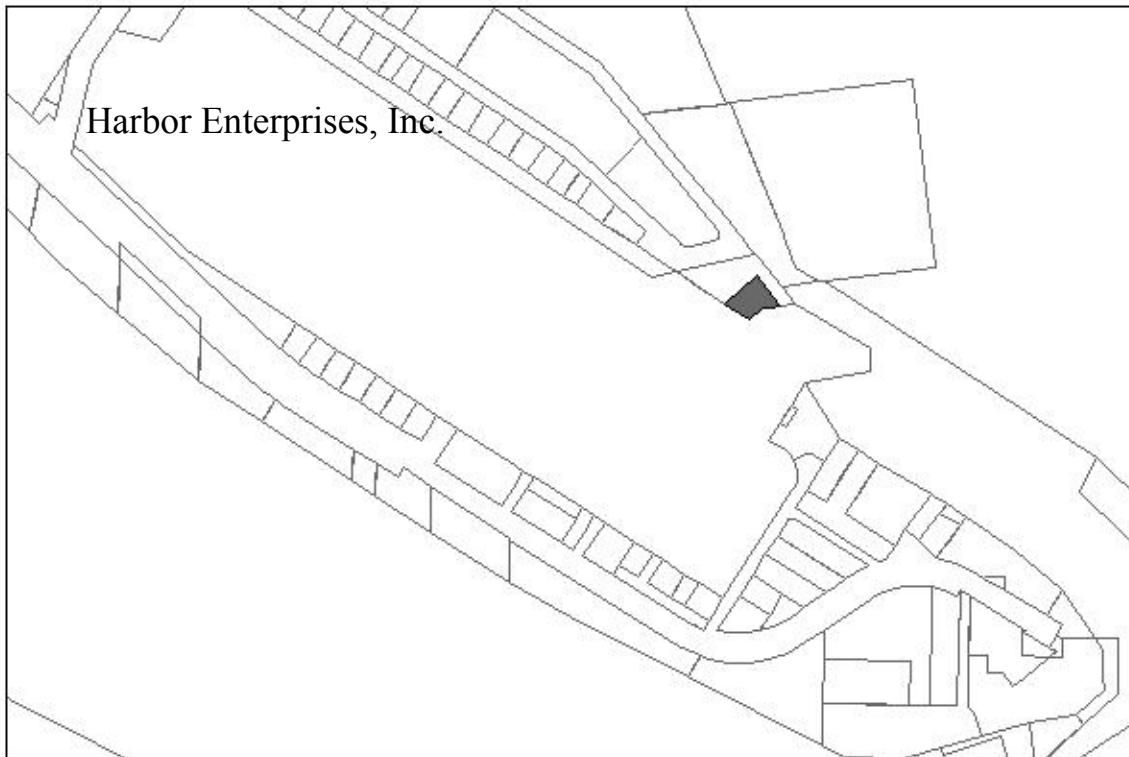
**Address:** 4690 Homer Spit Road

**Leased to:** Alaska Marine Highway

Expiration: April 30, 2060

MOA on file regarding ferry terminal and city maintenance shop.

**Finance Dept. Code:**



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

**Acquisition History:**

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

**Parcel Number:** 18103260

**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

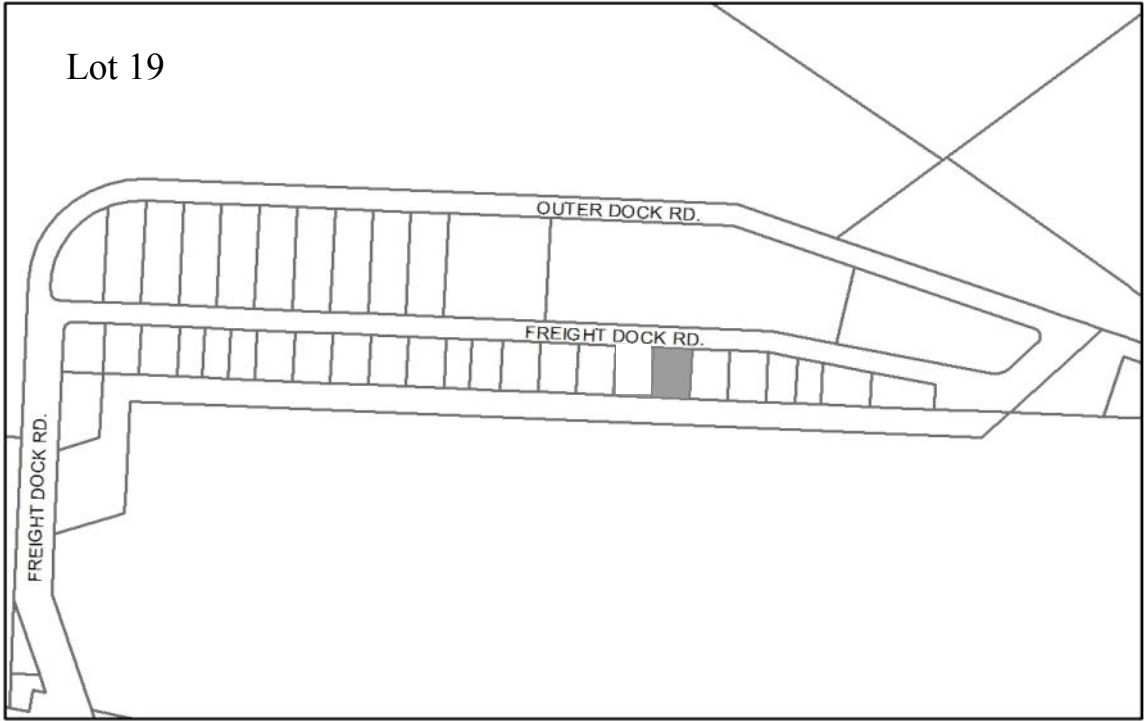
**Wetlands:** None

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

**Address:** 4607 Freight Dock Road

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

**Finance Dept. Code:**

	
<b>Designated Use:</b> Lease (Resolution 09-33) <b>Acquisition History:</b>	
<b>Area:</b> 0.96 acres, 0.32 acres	<b>Parcel Number:</b> 181032 38
<b>2012 Assessed Value:</b> \$105,000	
<b>Legal Description:</b> Homer Spit No 5 Lots 19	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, water and sewer	
<b>Notes:</b> Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023	
<b>Finance Dept. Code:</b>	

## **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.

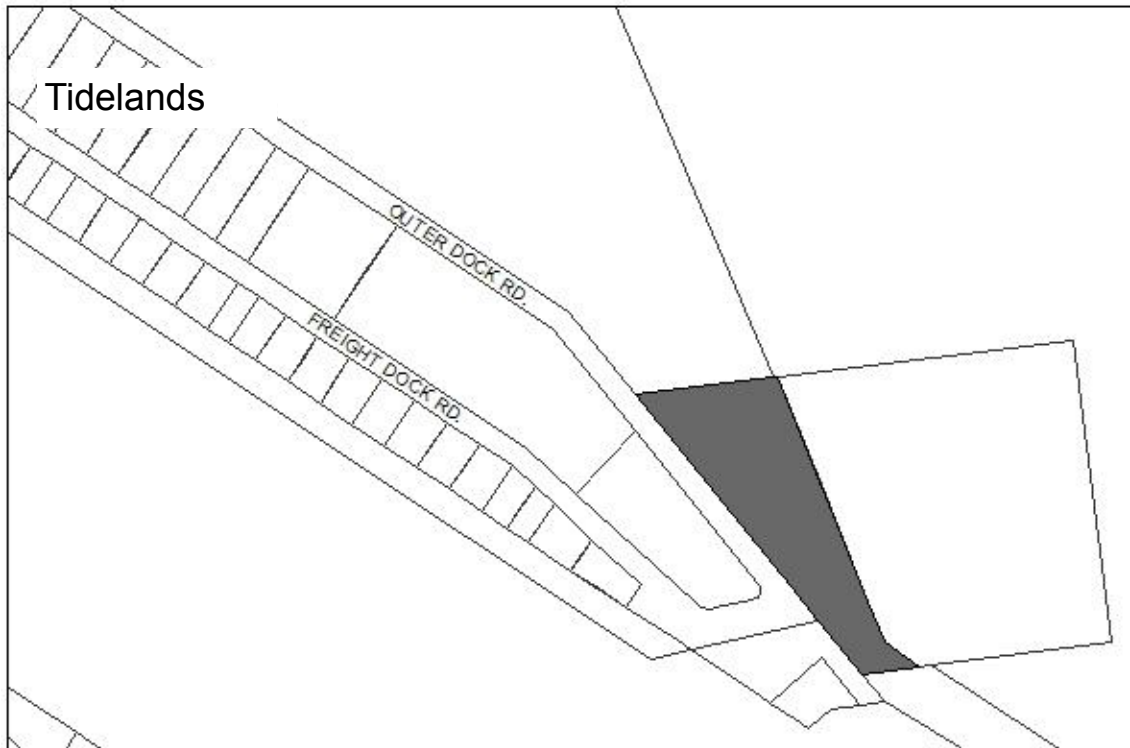
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

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 ("whissers"). They are recognized as sites of international importance. <http://www.whsrn.org/>

**Finance Dept. Code:**



**Designated Use:** Tideland  
**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:** Tideland

**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

**2015 Assessed Value:** \$1,400

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

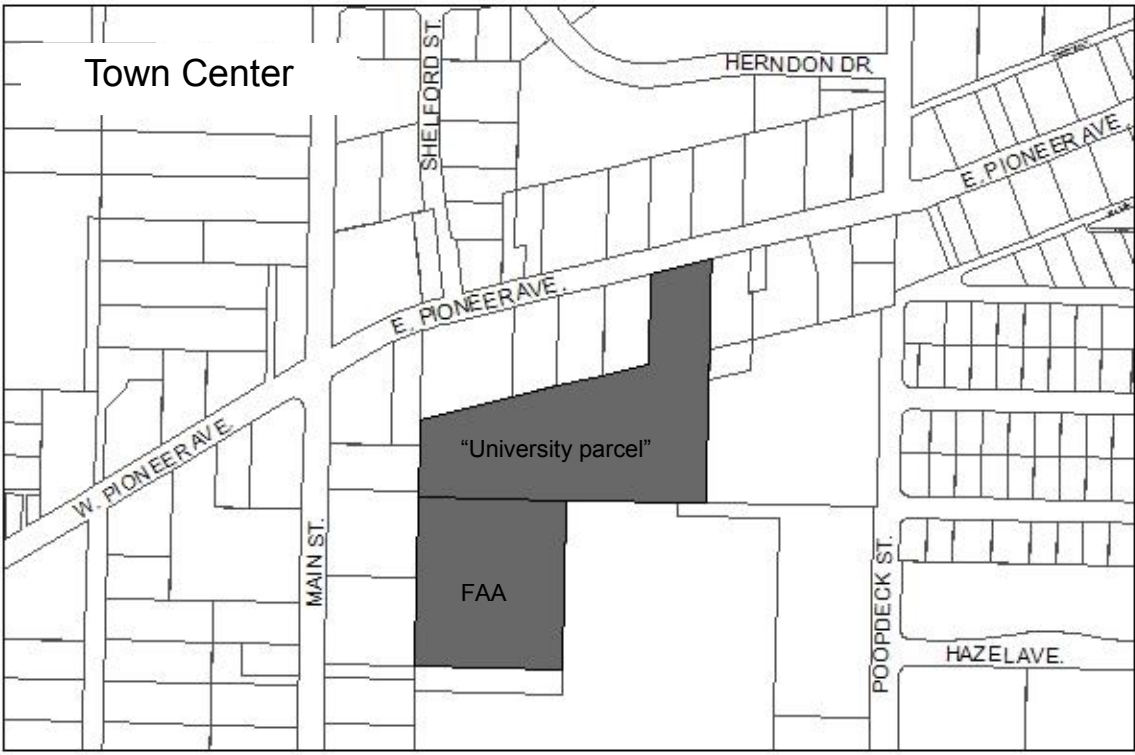
**Zoning:** Central Business District

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

**Infrastructure:** Paved Road and sidewalk

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

**Finance Dept. Code:**

	
<p><b>Designated Use:</b> UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.</p> <p><b>Acquisition History:</b> UA: Ord 03-61 purchase.</p>	
<p><b>Area:</b> 7.71 acres</p>	<p><b>Parcel Number:</b> 17719209, 17708015</p>
<p><b>2009 Assessed Value:</b> \$520,200</p>	
<p><b>Legal Description:</b> Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.</p>	
<p><b>Zoning:</b> Central Business District</p>	<p><b>Wetlands:</b> City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.</p>
<p><b>Infrastructure:</b> Must be built as land is developed.</p>	
<p><b>Finance Dept. Code:</b></p>	





**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.

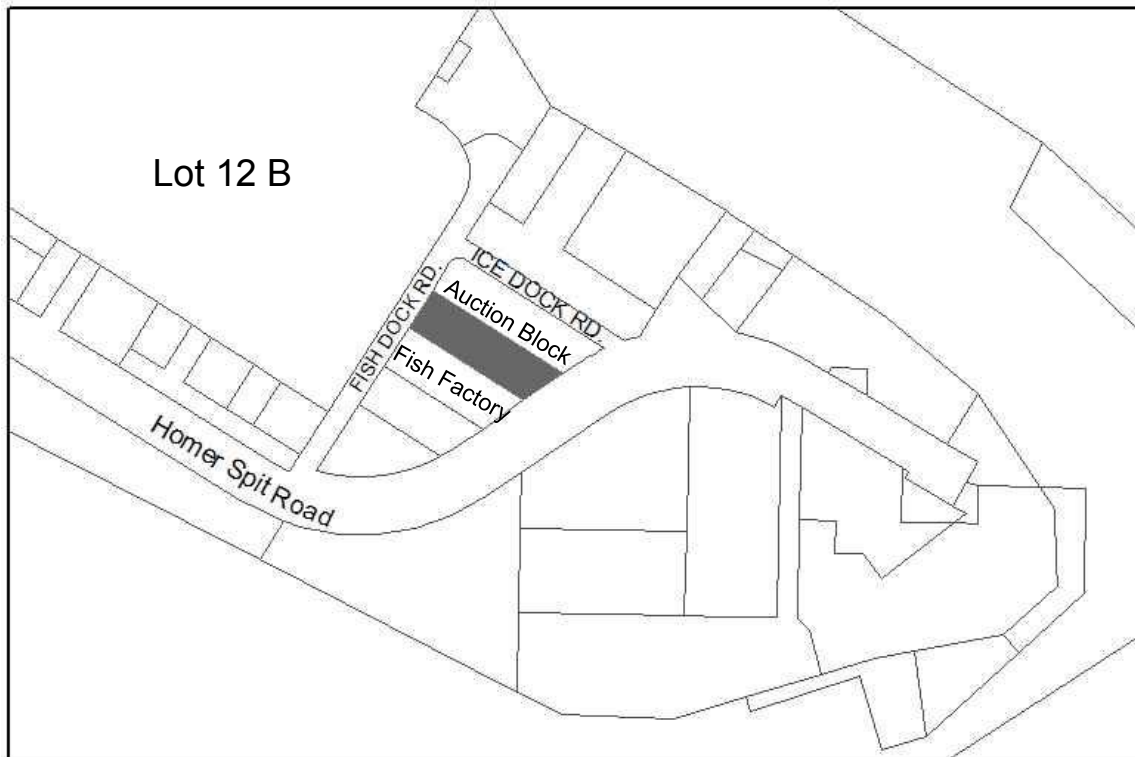
**Infrastructure:** Gravel road, water and sewer, seawall.

**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:** Leased Lands  
**Acquisition History:**

**Area:** 0.68 acres

**Parcel Number:** 18103451

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

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

**Zoning:** Marine Industrial

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

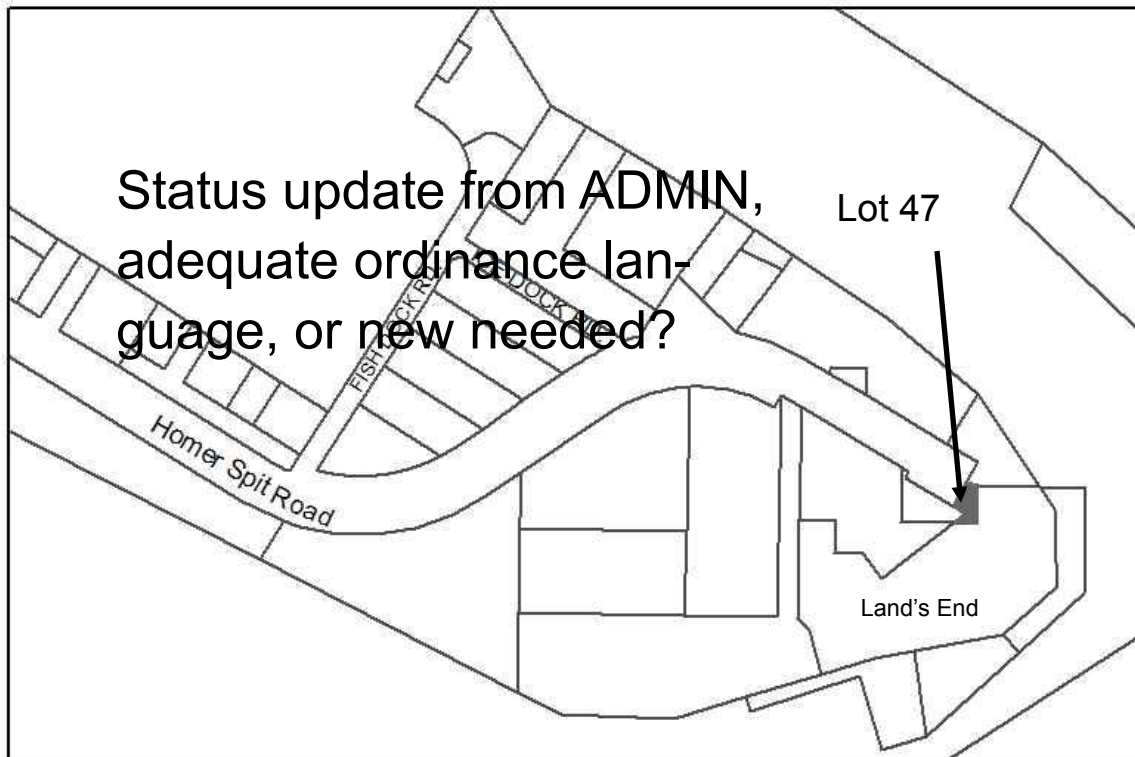
**Address:**

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

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

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

**Finance Dept. Code:**



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

**Area:** 0.08 acres

**Parcel Number:** 18103408

**2015 Assessed Value:** \$34,700

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

**Zoning:** Marine Industrial

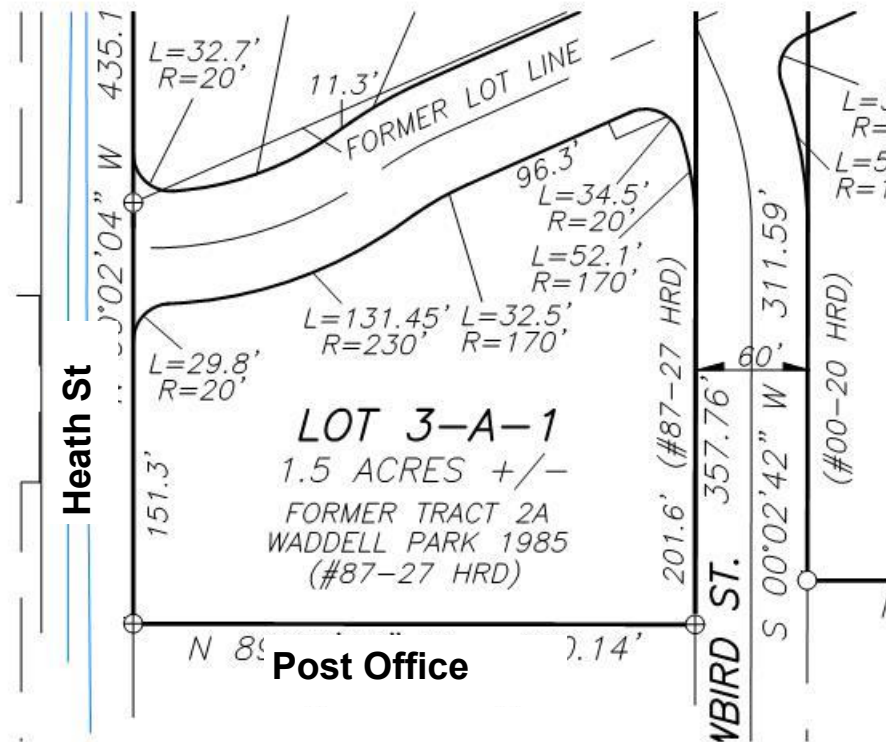
**Wetlands:** N/A

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

**Notes:**

2006 Land Allocation Plan: consider the status of this lot.  
 In the process of selling to Lands End, spring 2014.  
 2016 update: no progress.

**Finance Dept. Code:**



**Designated Use:** Sell, Ordinance 15-30

**Acquisition History:** Purchased

**Area:** 1.5 acres

**Parcel Number:** 17712034

**2017 Assessed Value:** Not yet assessed.

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

**Zoning:** CBD

**Wetlands:** N/A

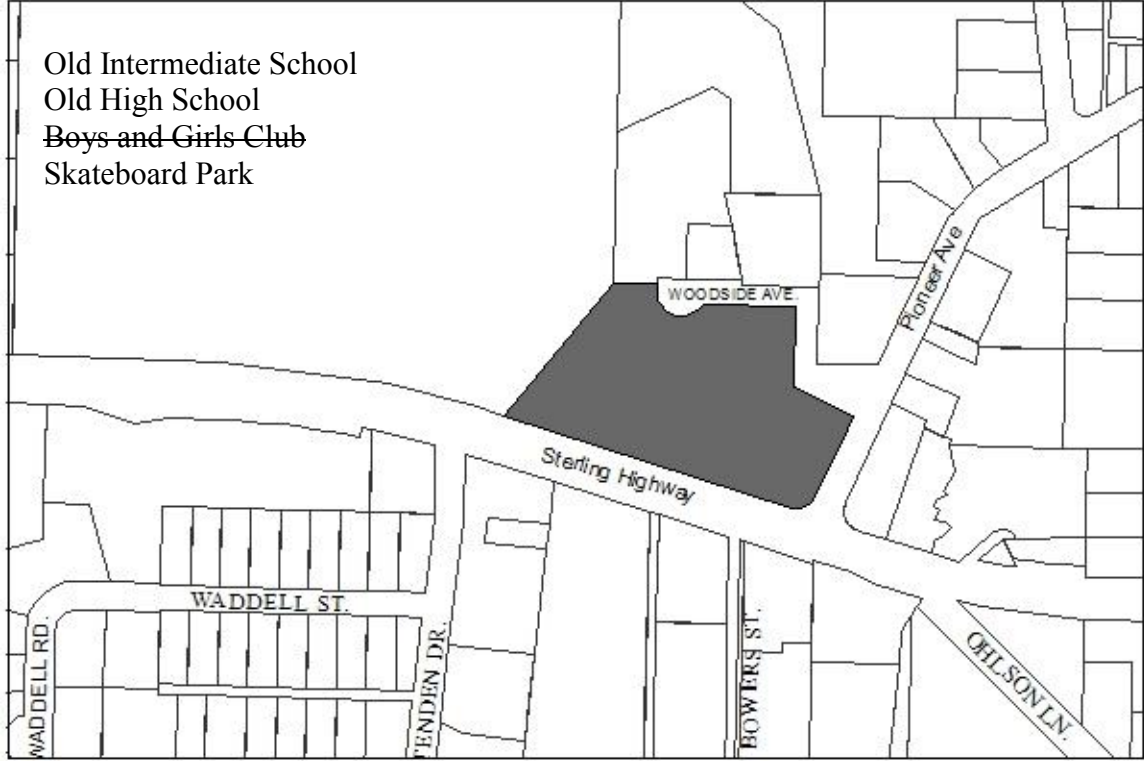
**Infrastructure:** full utilities, Grubstake extension will include paved road and sidewalk.

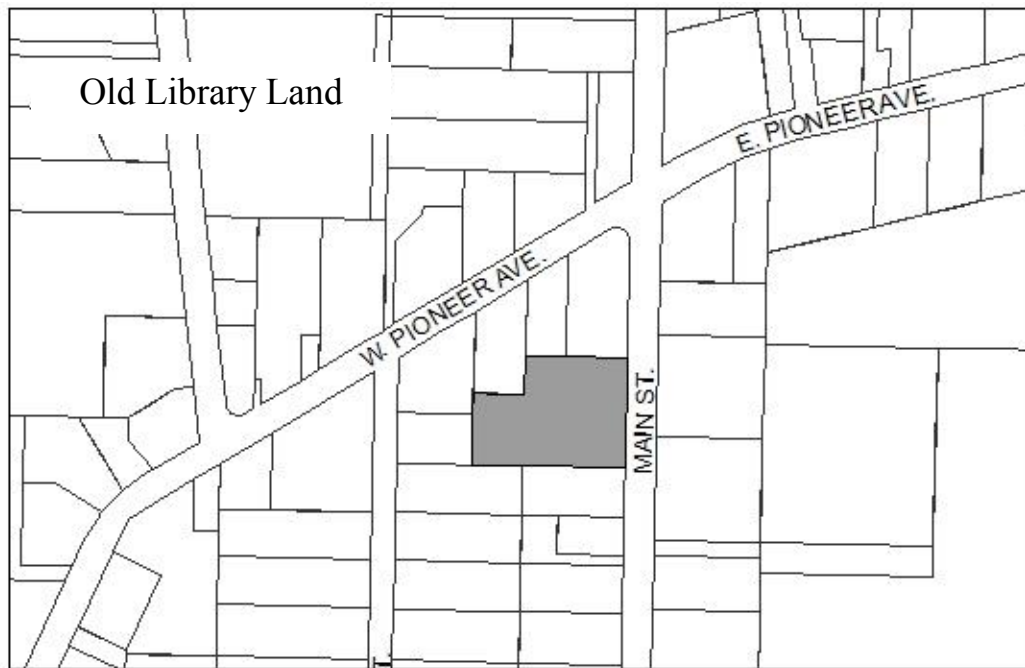
**Notes:** Road construction scheduled for 2016. Project funding from State appropriation and matching City HART funds.

**Finance Dept. Code:**

**Section D**

**City Facilities**

	
<b>Designated Use:</b> Resolution 14-110, Designating the Homer Education and Recreation Complex (HERC) Site as the Location for the Proposed New Homer Public Safety Building <b>Acquisition History:</b> Given to the City by KPB. Old Middle School and HS. Reso 98-63	
<b>Area:</b> 4.3 acres	<b>Parcel Number:</b> 17510070
<b>2015 Assessed Value:</b> \$4,809,400 (Land \$809,400 Structure, built in 1956 25,000 sq ft \$4,000,000)	
<b>Legal Description:</b> HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Creek on western edge
<b>Infrastructure:</b> Paved access and parking. Water and Sewer.	
<b>Notes:</b> <ul style="list-style-type: none"> <li>• Skateboard Park on premises.</li> <li>• Deed restrictions removed by Kenai Peninsula Borough, fall 2014</li> </ul>	
<b>Finance Dept. Code:</b> 170.0032 175.100.05	



**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

**2016 Assessed Value:** \$277,700

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

**Zoning:** Central Business District

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

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

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

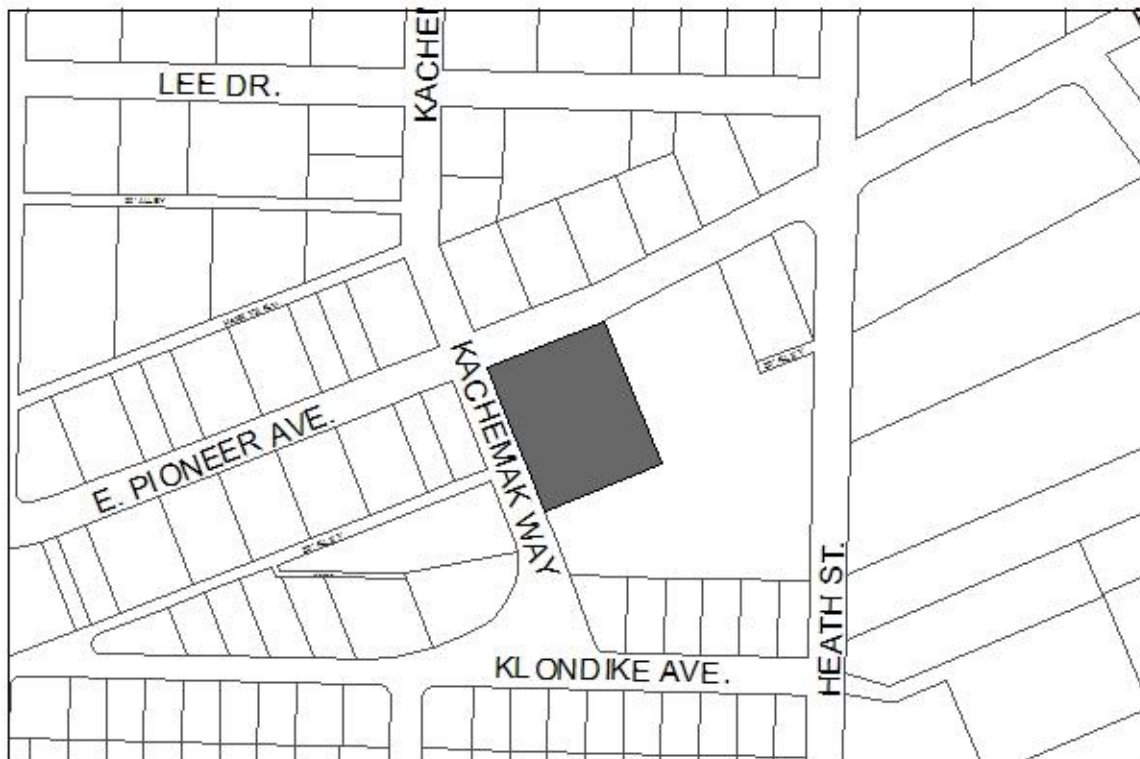
Land was put on the market again in 2009 with a minimum bid of \$228,000, and no bids were received. Resolution 11-037(A) Offer for sale, and if not sold, designate as a conservation buffer. February 2012 update: Land will be put on the market again in the spring. January 2106: no action taken, needs an updated appraisal prior to advertising for sale.

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

**Finance Dept. Code:**

<b>Designated Use:</b> Library. Resolution 2003-72 <b>Acquisition History:</b> KPB Ord 93-09	
<b>Area:</b> 5.25 acres	<b>Parcel Number:</b> 17710739, 17710740
<b>2015 Assessed Value:</b> \$7,973,300 (Land 829,800, Structure 7,503,600)	
<b>Legal Description:</b> HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands present
<b>Infrastructure:</b> Paved road access, trail access, gas, water and sewer available.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	





**Designated Use:** City Hall

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

**Area:** 1.12 acres

**Parcel Number:** 17720408

**2015 Assessed Value:** \$2,067,700 (Land 241,200 Structure 2,206,700)

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

**Zoning:** Central Business District

**Wetlands:** None

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

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

**Finance Dept. Code:**



**Designated Use:** Police and fire stations

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

**Area:** 1.57 acres

**Parcel Number:** 17702057

**2009 Assessed Value:** \$2,391,400 ( Land: \$326,900 Structure: \$2,064,500)

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


**Zoning:** Central Business District

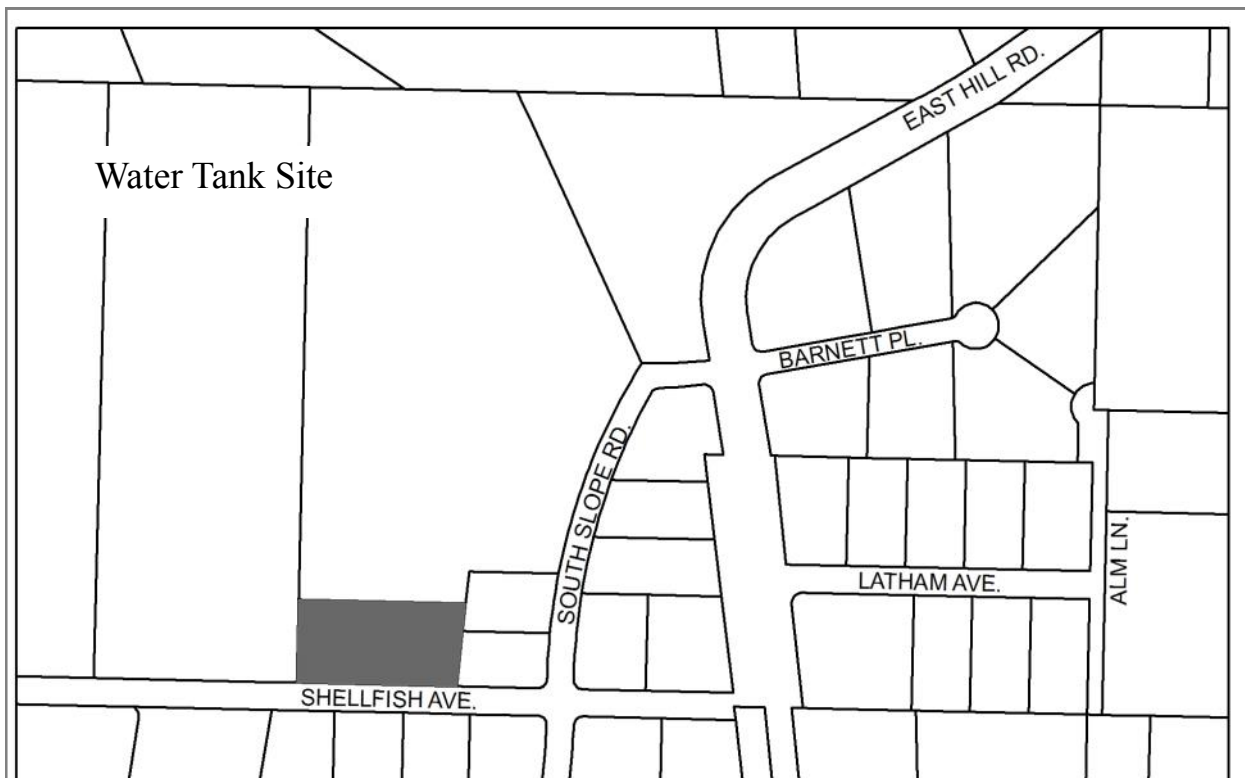
**Wetlands:** N/A

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

**Notes:**

**Finance Dept. Code:**

	
<b>Designated Use:</b> Water Tank (A Frame Tank) <b>Acquisition History:</b> Dehel Deed 6/1/65	
<b>Area:</b> 0.5 acres	<b>Parcel Number:</b> 17504011
<b>2015 Assessed Value:</b> \$345,800 (Land: \$34,100, Structure (water tank))	
<b>Legal Description:</b> HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Possible drainage through site
<b>Infrastructure:</b> N/A	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



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

**Area:** 1.5 acres

**Parcel Number:** 17701009

**2015 Assessed Value:** \$98,000

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

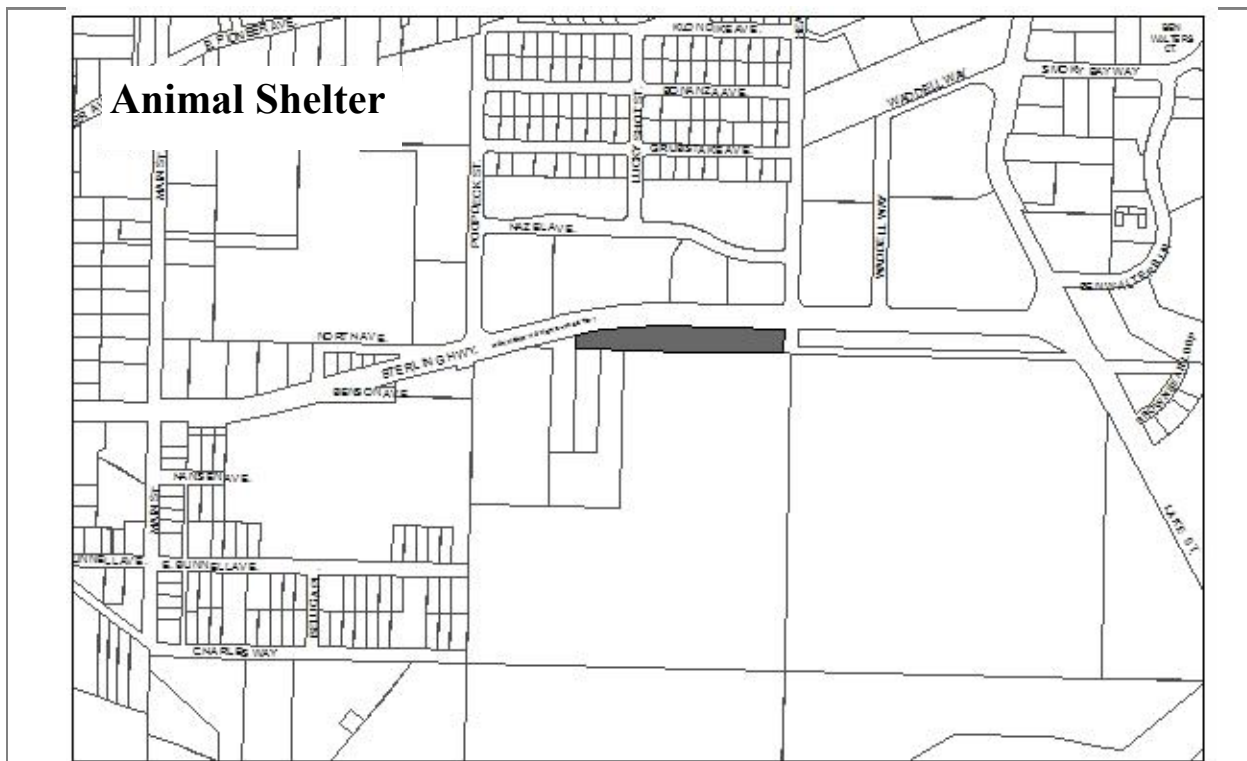
**Zoning:** Rural Residential

**Wetlands:**

**Infrastructure:** N/A

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

**Finance Dept. Code:**



<p><b>Designated Use:</b> Animal Shelter</p>
--

**Acquisition History:** Heath Deed 3/10/71

**Area: 1.85 acres**

Parcel Number: 17714020

**2015 Assessed Value:** \$1,515,300 (Land \$378,900, Structure \$1,136,400)

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

**Zoning:** Central Business District

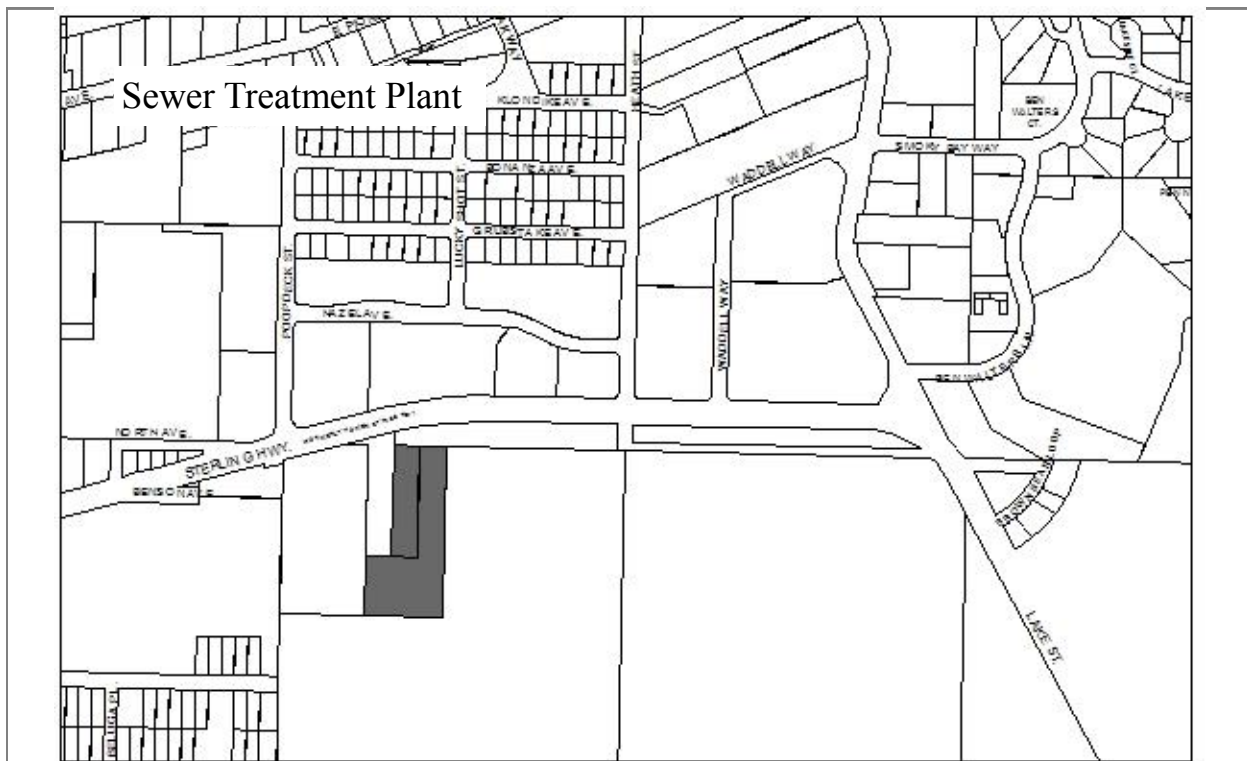
Wetlands: N/A

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

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

Constructed in 2004. 3,828 sq feet.

**Finance Dept. Code:**



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

**Acquisition History:** see below

**Area: 4.08 acres**

**Parcel Number:** 177140 14, 15

**2009 Assessed Value:** \$3,429,700 (Land: \$813,800 Structures/Improvements: \$2,615,900)

**Legal Description:** T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05

**Zoning:** Central Business District

Wetlands: Yes

**Infrastructure:** Water and Sewer. Access via PW complex

**Notes:**

Acquisition:

17414014: Mitchell Warr Deed 1/9/84

17714015: Heath/Whitmore Deed 3-71

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

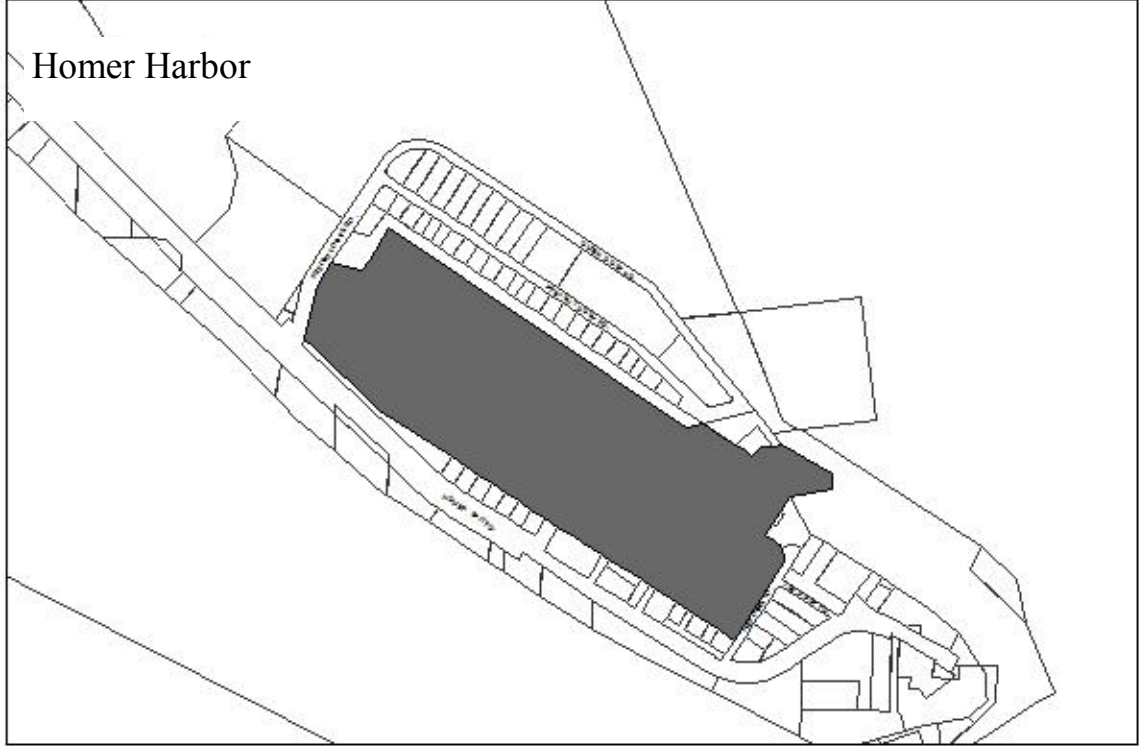
Within a FEMA mapped flood hazard area.

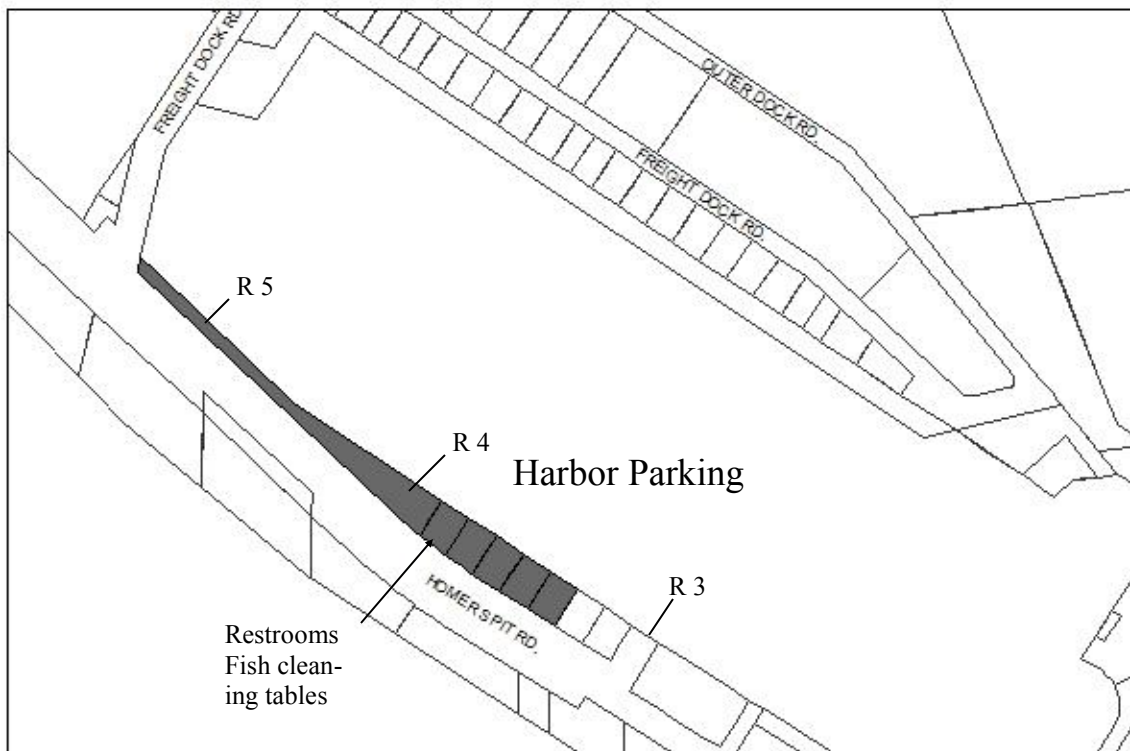
**Finance Dept. Code:**

<b>Designated Use:</b> Public Works	
<b>Acquisition History:</b> Heath Dead 3/10/71	
<b>Area:</b> 30 acres	<b>Parcel Number:</b> 17714016
<b>2015 Assessed Value:</b> \$3,284,500 (Land: \$1,812,100, Structures: \$1,472,300)	
<b>Legal Description:</b> T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	
<b>Zoning:</b> Central Business/Open Space	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Paved Road, water and sewer	
<b>Notes:</b> Within a FEMA mapped flood hazard area. Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064. 2015/16: Equipment shed constructed, Conditional Use Permit 15-02.	
<b>Finance Dept. Code:</b>	

<b>Designated Use:</b> Restroom and Future right of way <b>Acquisition History:</b> Ordinance 2012-42	
<b>Area:</b> 0.27 acres	<b>Parcel Number:</b> 17514301
<b>2015 Assessed Value:</b> \$58,800	
<b>Legal Description:</b> T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Paved Road, water and sewer	
<b>Notes:</b> Public restroom constructed 2013-2014 Future road extension for Bartlett.	
<b>Finance Dept. Code:</b>	



	
<b>Designated Use:</b> Homer Small Boat Harbor <b>Acquisition History:</b> Reso 99-51 Reconveyed from ACOE	
<b>Area:</b> 72.94	<b>Parcel Number:</b> 18103214
<b>2015 Assessed Value:</b> \$808,200	
<b>Legal Description:</b> T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> floats, road access, water and sewer	
<b>Notes:</b>          	
<b>Finance Dept. Code:</b>	



**Designated Use:** Parking

**Acquisition History:**

**Area:** 3.12 acres

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

**2015 Assessed Value:** \$1,055,000 (Land: \$885,600, Structures: \$169,400)

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

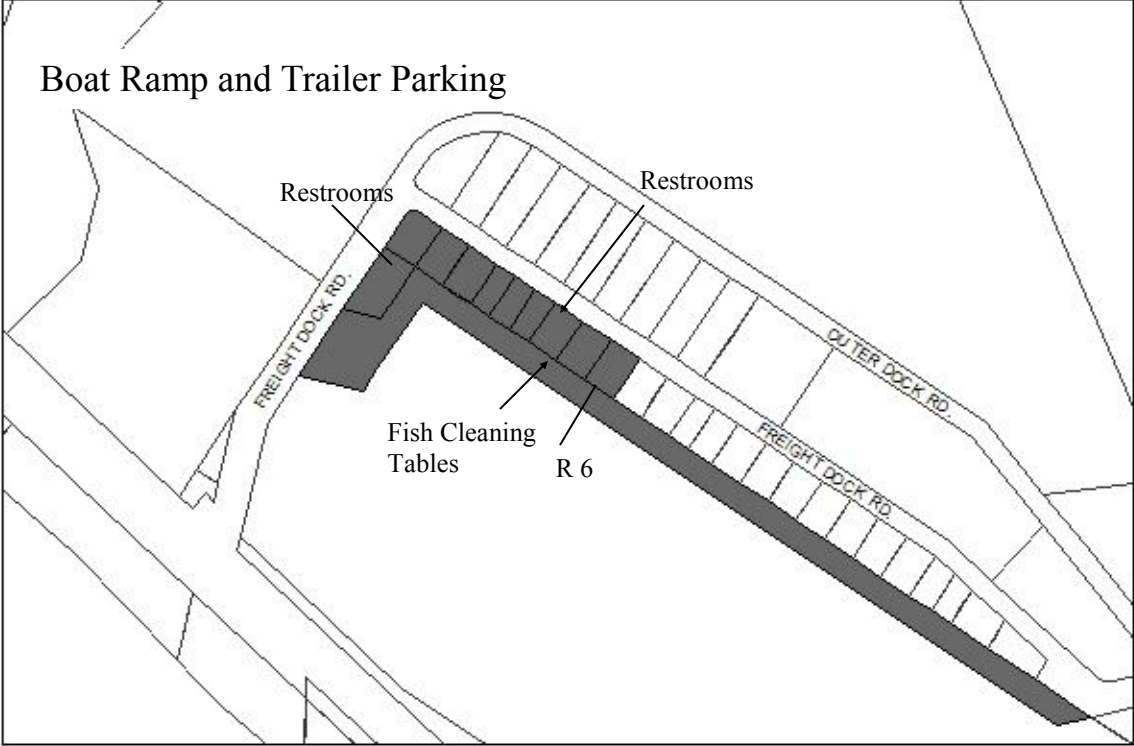
**Zoning:** Marine Commercial

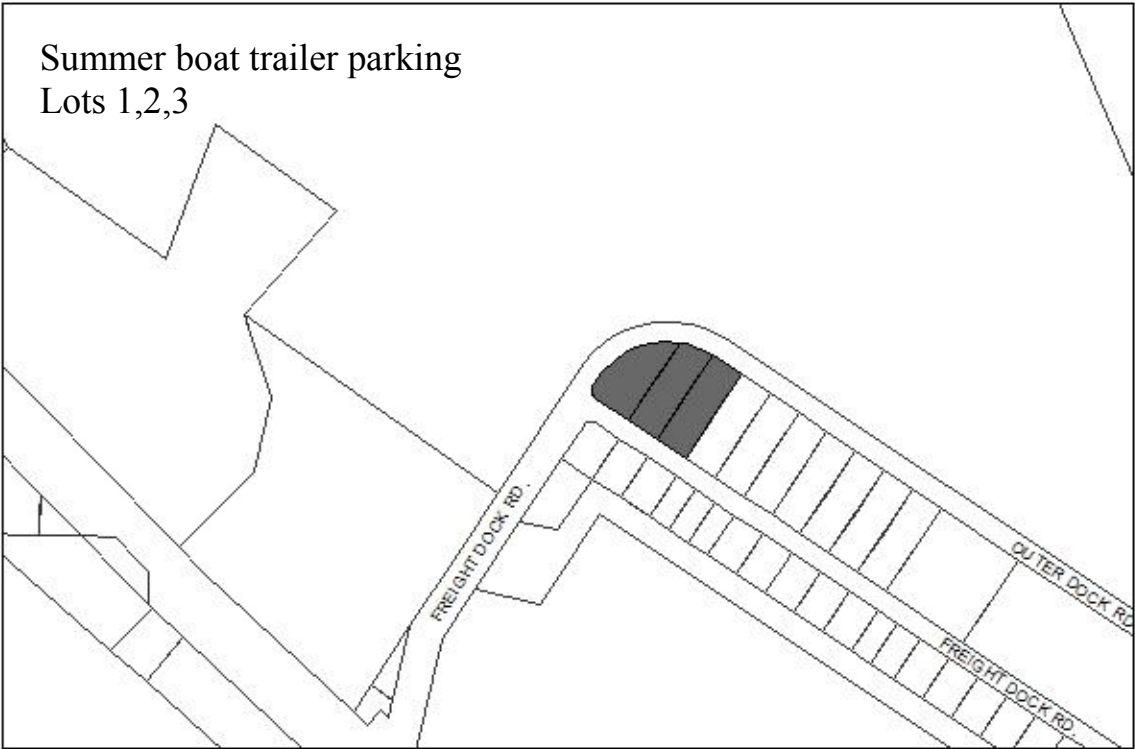
**Wetlands:** N/A

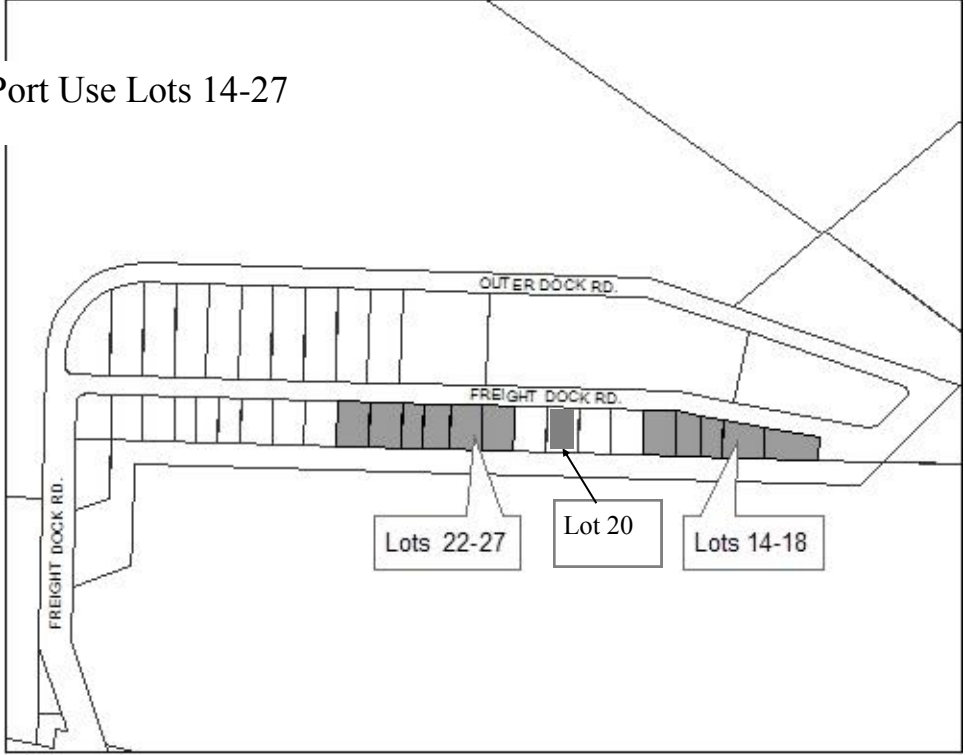
**Infrastructure:** Paved road, gas, Spit Trail, water and sewer, public restrooms

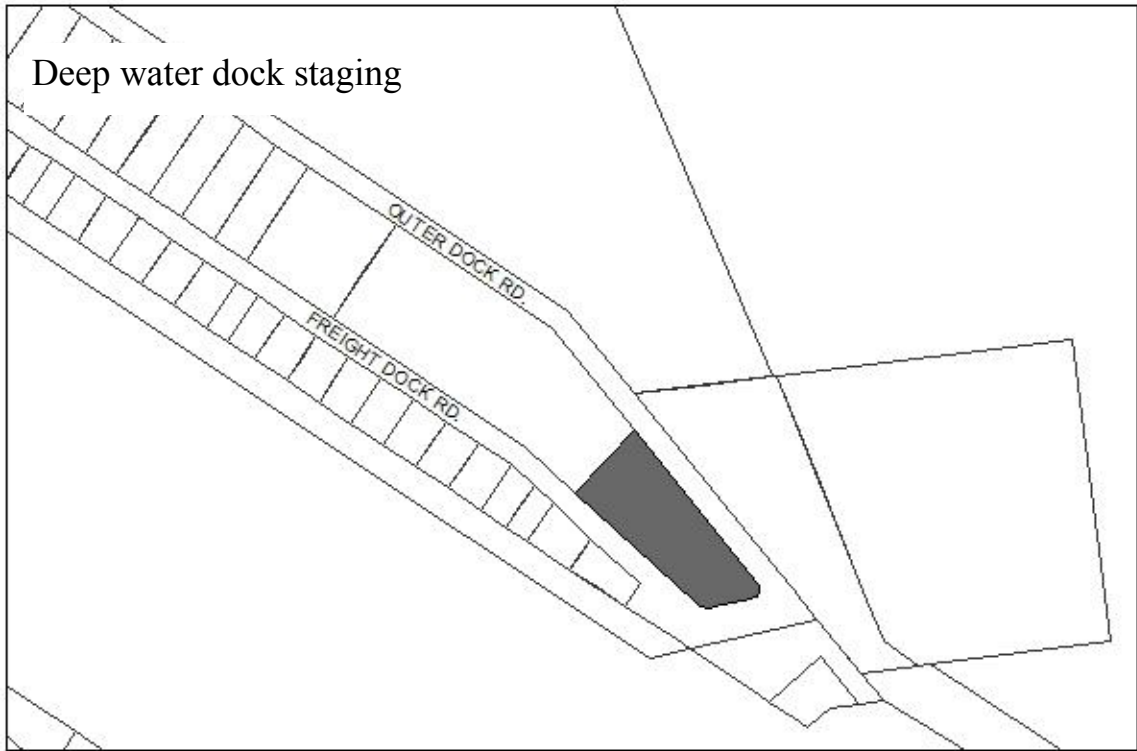
**Notes:** New restrooms at Ramp 5 constructed 2015/2016

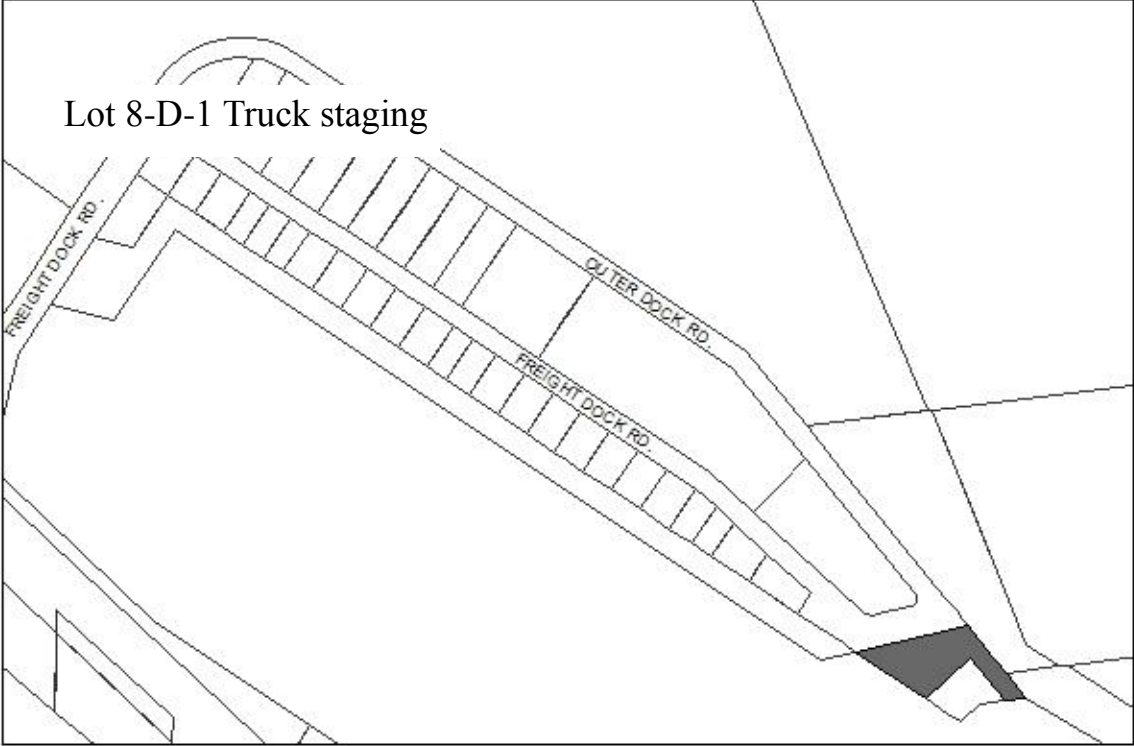
**Finance Dept. Code:**

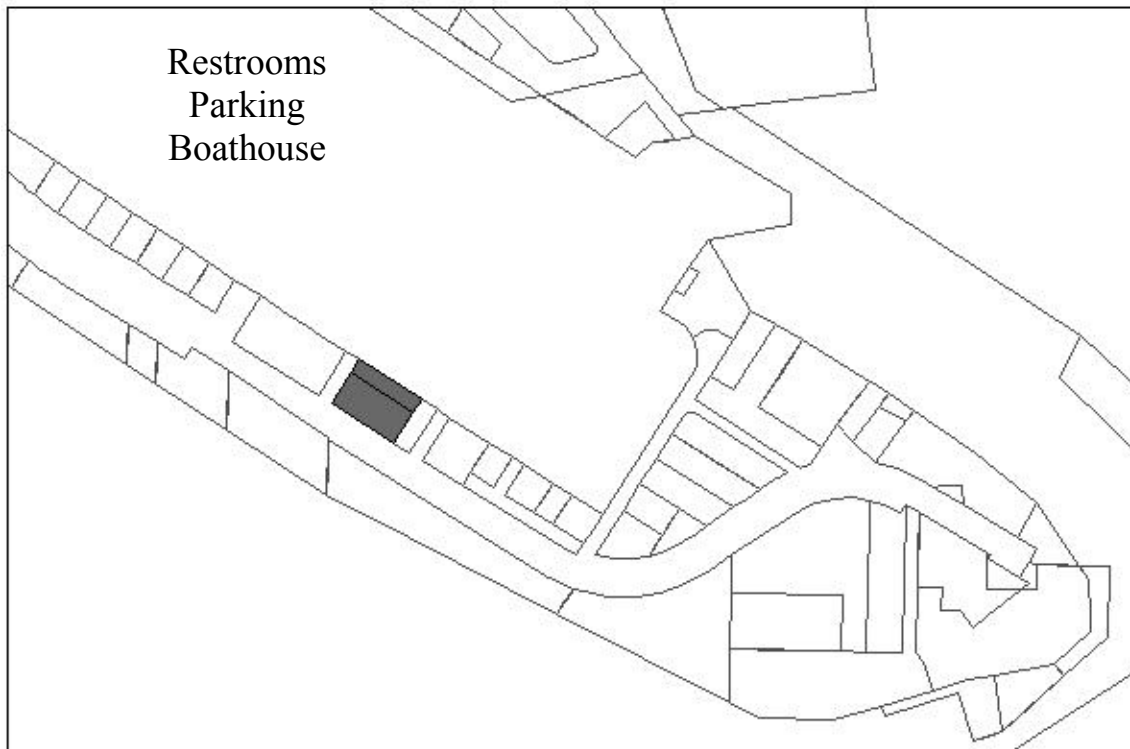
	
<b>Designated Use:</b> Boat ramp and trailer parking <b>Acquisition History:</b>	
<b>Area:</b> 8.32 acres	<b>Parcel Number:</b> 181032 47-58, 18103216
<b>2015 Assessed Value:</b> \$1,999,000	
<b>Legal Description:</b> Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
<b>Zoning:</b> Marine Industrial, over slope area is Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer, public restrooms	
<b>Notes:</b> Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor.  Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.	
<b>Finance Dept. Code:</b>	

<p>Summer boat trailer parking Lots 1,2,3</p> 	
<b>Designated Use:</b> <b>Acquisition History:</b>	
<b>Area:</b> 1.98 acres	<b>Parcel Number:</b> 181032-21,22,31
<b>2015 Assessed Value:</b> \$562,300	
<b>Legal Description:</b> T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 1,2,3	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer, Barge ramp	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	

<p>Port Use Lots 14-27</p>  <p>The map shows a waterfront area with two main roads: Outer Dock Rd at the top and Freight Dock Rd below it. A series of lots are shown along these roads. A callout box labeled 'Lots 22-27' points to a group of lots on Freight Dock Rd. Another callout box labeled 'Lot 20' points to a single lot on Freight Dock Rd. A third callout box labeled 'Lots 14-18' points to a group of lots on Freight Dock Rd. The area is bounded by a vertical line on the left and a diagonal line on the right.</p>	
<p><b>Designated Use:</b> Port Use  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 3.16 acres</p>	<p><b>Parcel Number:</b> 18103233-37, 41-46</p>
<p><b>2015 Assessed Value:</b> \$1,816,300</p>	
<p><b>Legal Description:</b> Homer Spit No 5 Lots 14-18, 22-27</p>	
<p><b>Zoning:</b> Marine Industrial</p>	<p><b>Wetlands:</b> N/A</p>
<p><b>Infrastructure:</b> paved road, gas, Spit Trail, water and sewer</p>	
<p><b>Notes:</b>  Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.   The office completed in 2015 is on lots 22 and 23.   Lot 20 reserved for future travel lift Resolution 13-032</p>	
<p><b>Finance Dept. Code:</b></p>	

	
<b>Designated Use:</b> Deep water dock staging <b>Acquisition History:</b>	
<b>Area:</b> 2.08 acres	<b>Parcel Number:</b> 18103232
<b>2015 Assessed Value:</b> \$469,600	
<b>Legal Description:</b> T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer	
<b>Notes:</b> Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Commercial Truck Staging <b>Acquisition History:</b>	
<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 18103259
<b>2015 Assessed Value:</b> \$301,800	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Gravel road access, water and sewer	
<b>Notes:</b>  Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.  2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.	
<b>Finance Dept. Code:</b>	



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

**Acquisition History:**

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

**Parcel Number:** 181033 10, 11

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

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

**Zoning:** Marine Commercial

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

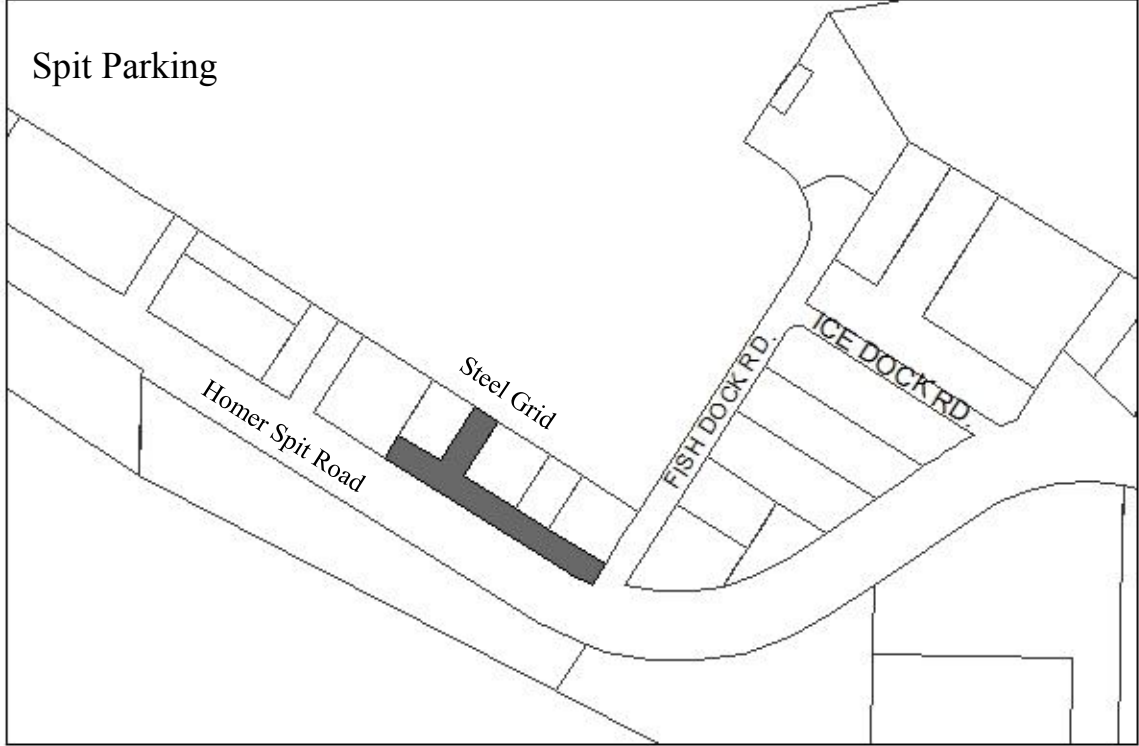
Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity.

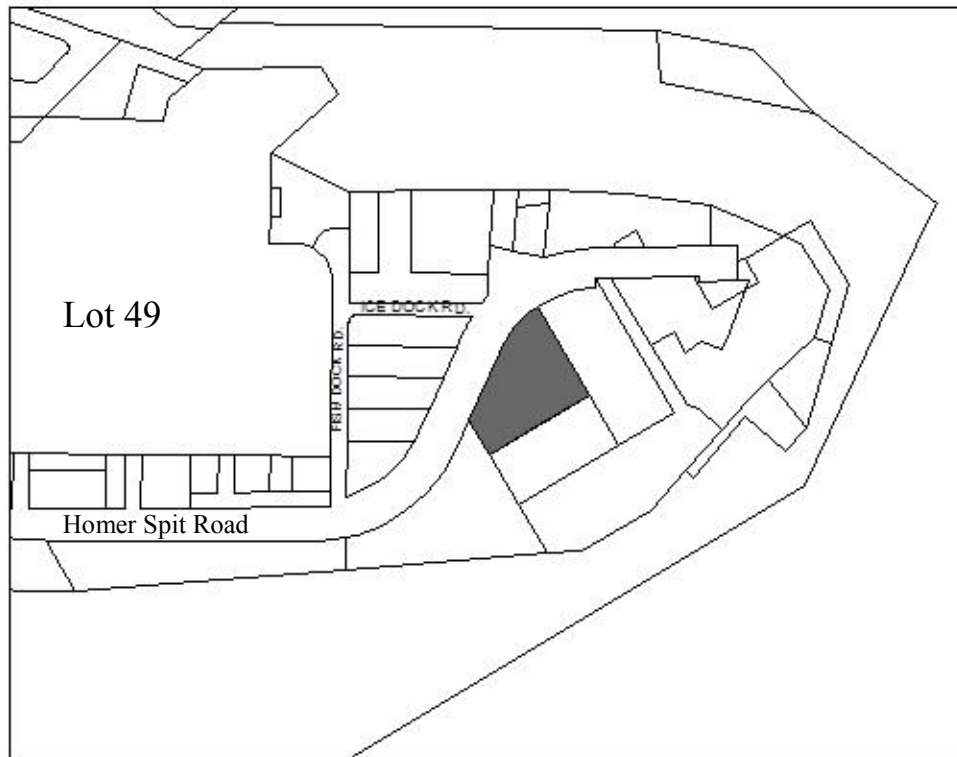
Former site of Harbormaster Office.

Boat house construction scheduled for 2017 on a portion of the property.

**Finance Dept. Code:**



 <p>The map shows a coastal area with several roads and a parking area. Homer Spit Road runs diagonally from the bottom left towards the center. A dark shaded area labeled 'Steel Grid' is located between Homer Spit Road and Fish Dock Rd. Fish Dock Rd runs diagonally from the center towards the top right. Ice Dock Rd runs diagonally from the top right towards the center. The area above Homer Spit Road is labeled 'Spit Parking'. The area to the right of Fish Dock Rd and Ice Dock Rd contains several rectangular plots, likely for docks or buildings.</p>	
<b>Designated Use:</b> Parking and Access	
<b>Acquisition History:</b>	
<b>Area:</b> 0.6 acres	<b>Parcel Number:</b> 18103441
<b>2015 Assessed Value:</b> \$173,700	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved road	
<b>Notes:</b> Provides parking for adjacent businesses, and harbor access.	
<b>Finance Dept. Code:</b>	



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

**Area:** 2 acres

**Parcel Number:** 18103403

**2015 Assessed Value:** \$712,000

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

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

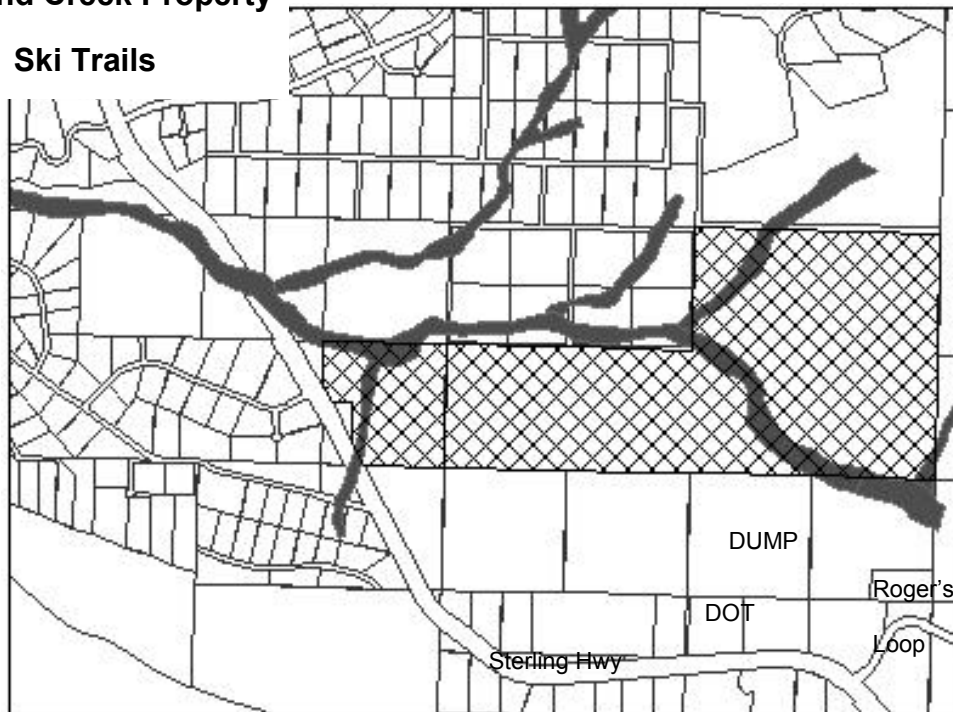
**Notes:**

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

**Finance Dept. Code:**

## **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**2015 Assessed Value:** \$325,100**Legal Description:** HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.**Zoning:** Not in city limits**Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.**Infrastructure:** Limited legal and physical access. Western lot has Sterling Highway frontage.**Notes:** Ski trails, managed by Kachemak Nordic Ski Club

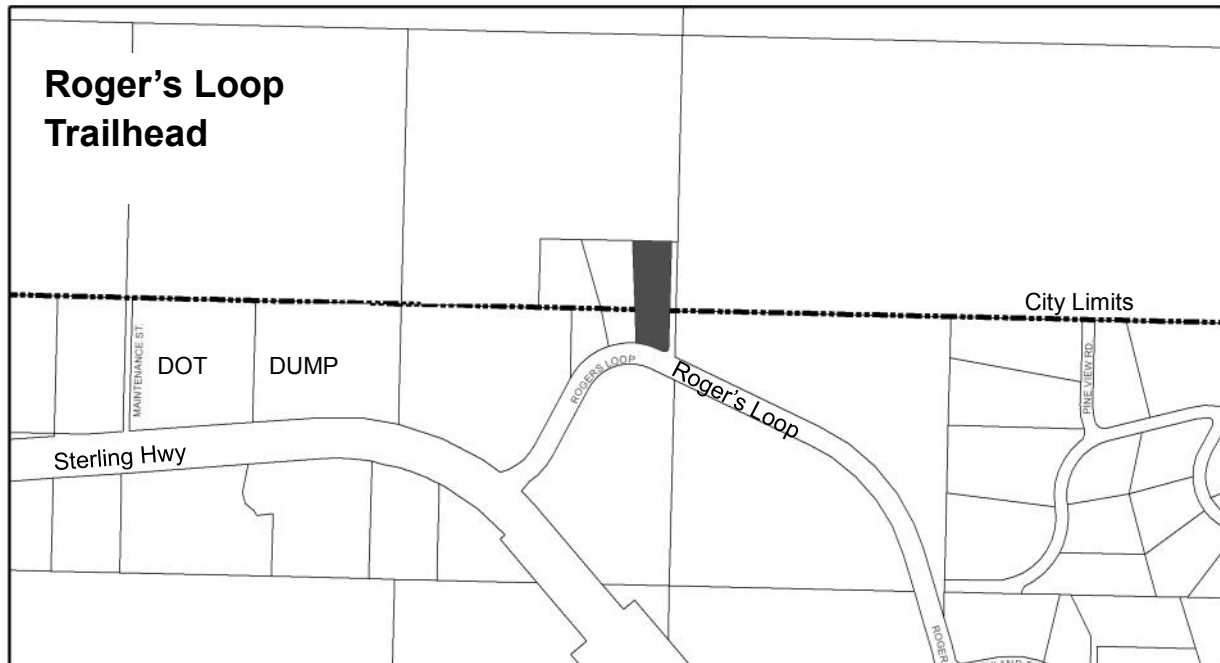
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

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

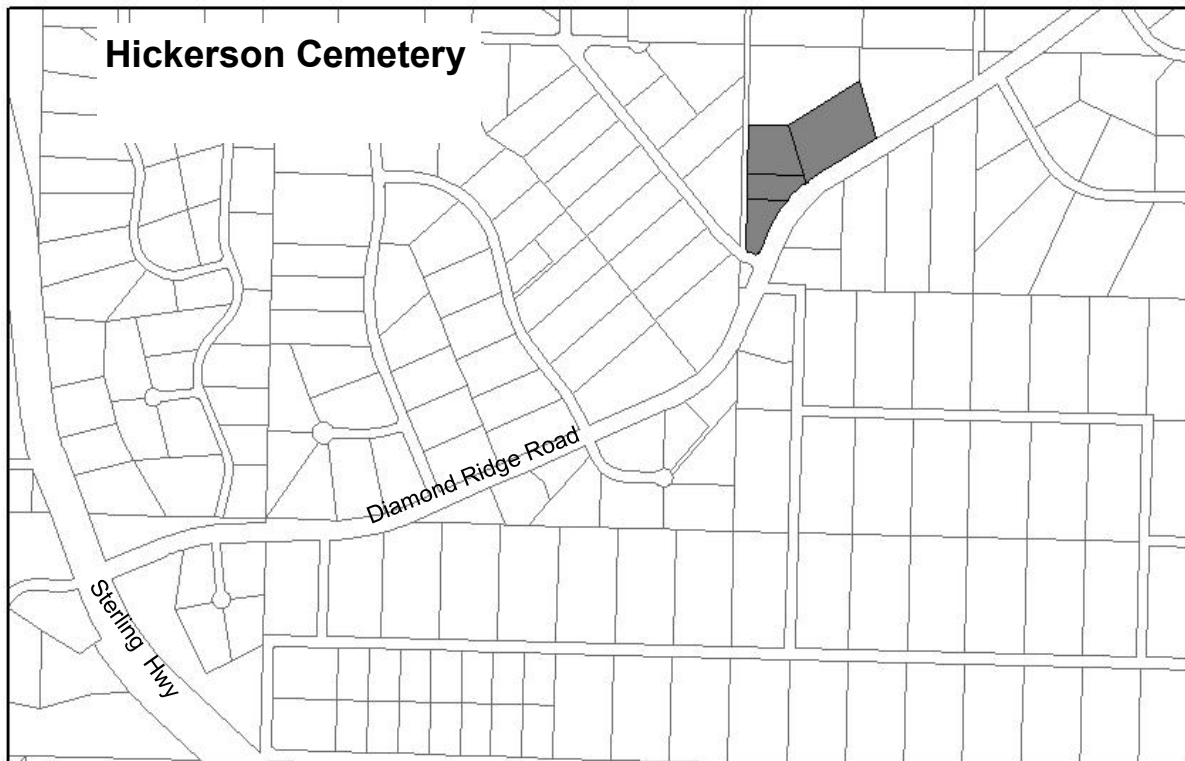
Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan

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

**Finance Dept. Code:**



<b>Designated Use:</b> Roger's Loop Trailhead <b>Acquisition History:</b> Ordinance 14-51(A)	
<b>Area:</b> 2 acres	<b>Parcel Number:</b> 17316066, 1736067
<b>2016 Assessed Value:</b> \$49,300	
<b>Legal Description:</b> T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1	
<b>Zoning:</b> Rural Residnetial. Lot is split by city limits	<b>Wetlands:</b> none
<b>Infrastructure:</b> Paved road access	
<b>Notes:</b> Purchased in 2016 with HART Trail funds. Future trailhead to city owned Diamond Creek lands	
<b>Finance Dept. Code:</b>	



**Designated Use:** Hickerson Memorial Cemetery

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

**Area:** 6.91 acres

**Parcel Number:** 17321011, 13, 14, 15

**2015 Assessed Value:** \$196,700 (Land \$184,800, Structure \$11,900)

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

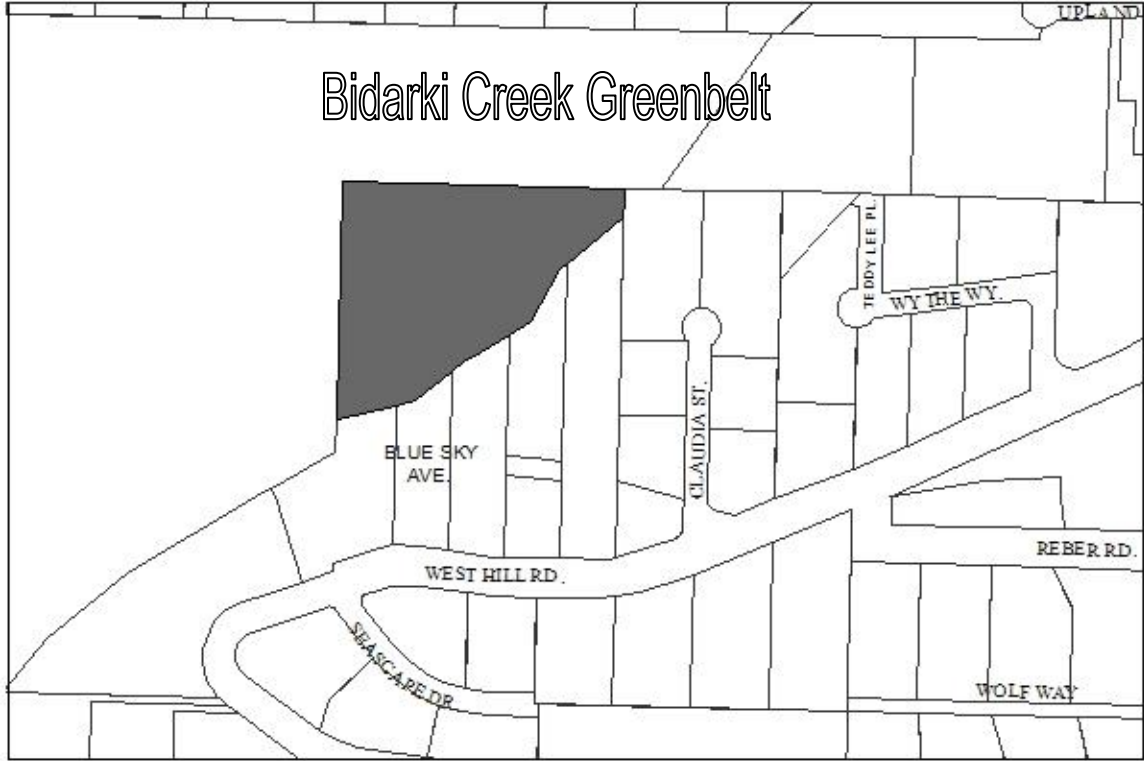
**Zoning:** Not within city limits


**Wetlands:** N/A

**Infrastructure:** paved access

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

**Finance Dept. Code:**

	
<b>Designated Use:</b> Public Purpose. Retain as undeveloped Greenbelt and to protect drainage. <b>Acquisition History:</b> KPB Ordinance 83-01	
<b>Area:</b> 6.57 acres	<b>Parcel Number:</b> 17503025
<b>2015 Assessed Value:</b> \$10,600	
<b>Legal Description:</b> HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Bidarki Creek runs through the lot
<b>Infrastructure:</b> No access, no utilities	
<b>Notes:</b> Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Public Use/Emerald Highland Estates Park <b>Acquisition History:</b> Gangle Deed, 12/1989	
<b>Area:</b> 1.04 acres	<b>Parcel Number:</b> 17502056
<b>2015 Assessed Value:</b> \$50,800	
<b>Legal Description:</b> HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> The whole lot is potential wetlands. Creek present long western property line.
<b>Infrastructure:</b> Gravel road access	
<p><b>Notes:</b> This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.</p> <p><b>History:</b>  Resolution 2004-24A, Land Allocation Plan  Resolution 2007-03 Emerald Park Master Plan</p>	
<b>Finance Dept. Code:</b>	





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

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

**Area:** 2.75 acres

**Parcel Number:** 17524006

**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.

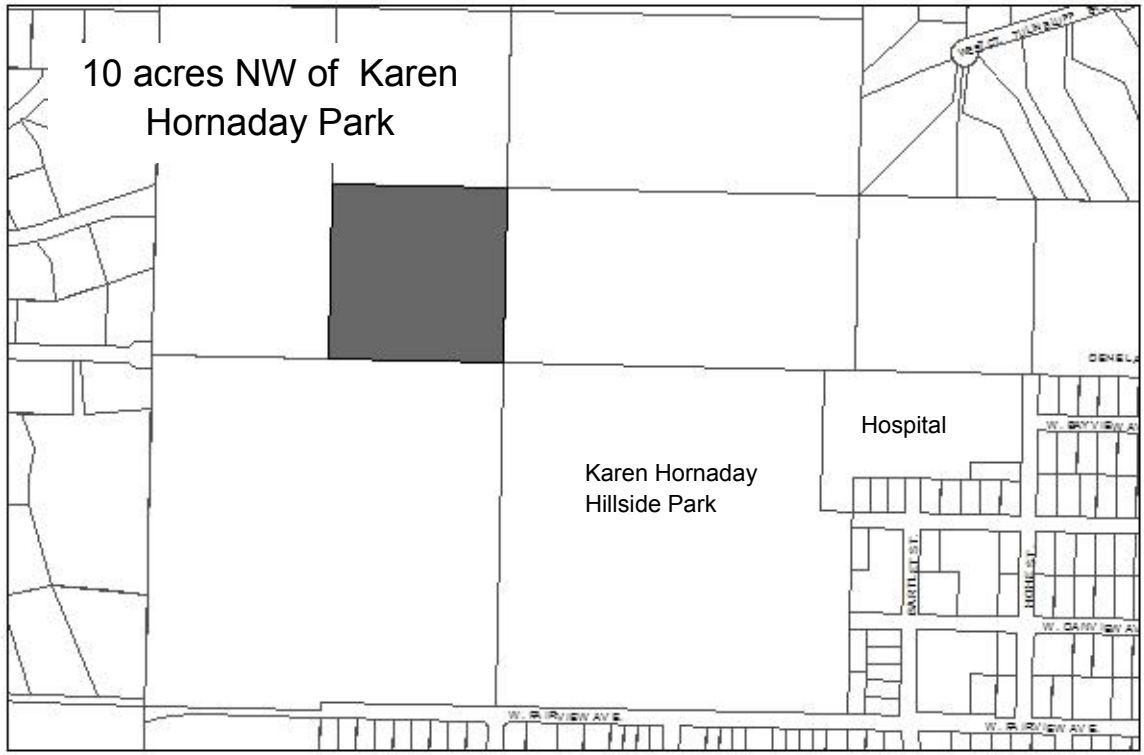
**Notes:**

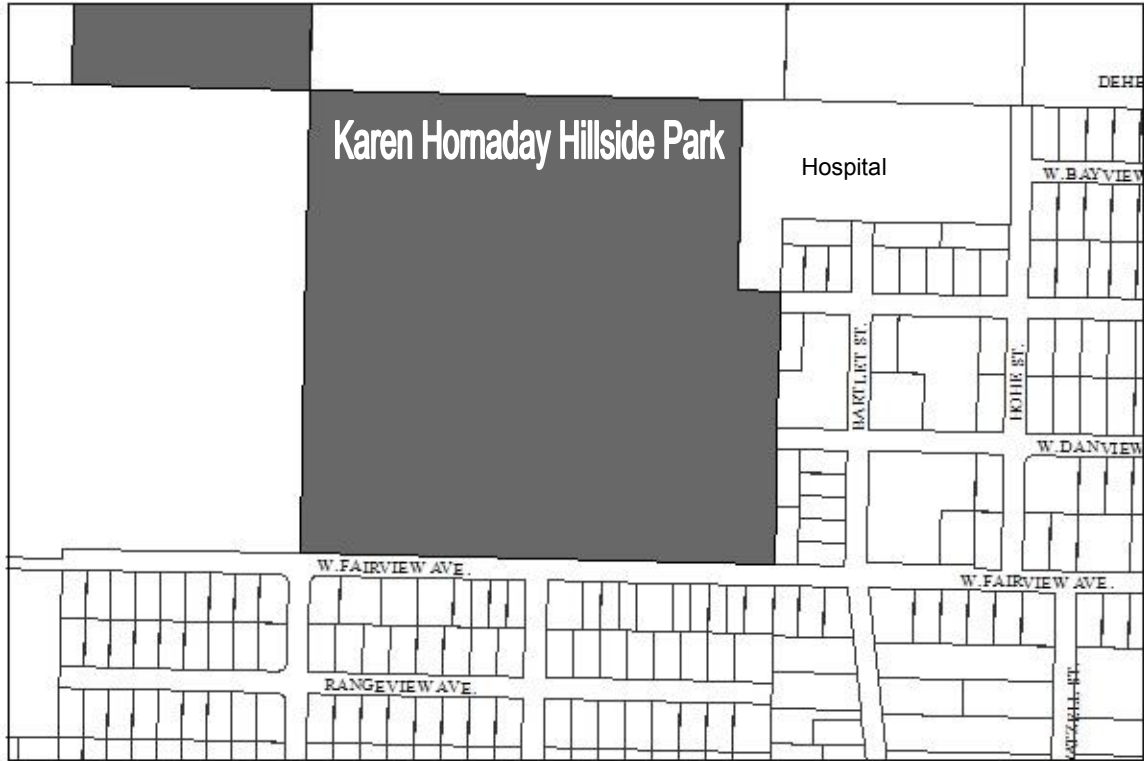
Park contains the gravesite of W.R. Bell.

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:**

	
<b>Designated Use:</b> Retain for a future park Resolution 2011-37(A) <b>Acquisition History:</b>	
<b>Area:</b> 10 acres	<b>Parcel Number:</b> 17504003
<b>2015 Assessed Value:</b> \$56,800*	
<b>Legal Description:</b> T6S R13W Sec 18 SE1/4 NE1/4 SW1/4	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Drainages and wetlands may be present
<b>Infrastructure:</b> None. No access.	
<b>Notes:</b> *2007—Land could not be appraised by private appraisal due to lack of legal access.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Public Recreational Purpose/Karen Hornaday Hillside Park <b>Acquisition History:</b> Homer Fair Association, Deed 8/1966 with covenants	
<b>Area:</b> 38.5 acres	<b>Parcel Number:</b> 17504023
<b>2015 Assessed Value:</b> \$155,000 (Land \$43,000 Structure \$112,000)	
<b>Legal Description:</b> HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Some drainages
<b>Infrastructure:</b> Water, sewer and road access	
<p><b>Notes:</b> The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.</p> <p>Campground, ball fields, day use picnic and playground area.</p> <p>Resolution 09-59(A) adopted the park master plan.</p>	
<b>Finance Dept. Code:</b> 175.0003 (driveway, parking), 175.0007 (campground)	



**Designated Use:** Public Purpose/Bayview Park/Water tank access

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

**Area:** 0.58 acres total

**Parcel Number:** 175051 07, 08  
17726038, 17727049

**2015 Assessed Value:** \$95,900 total

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

**Zoning:** Urban Residential

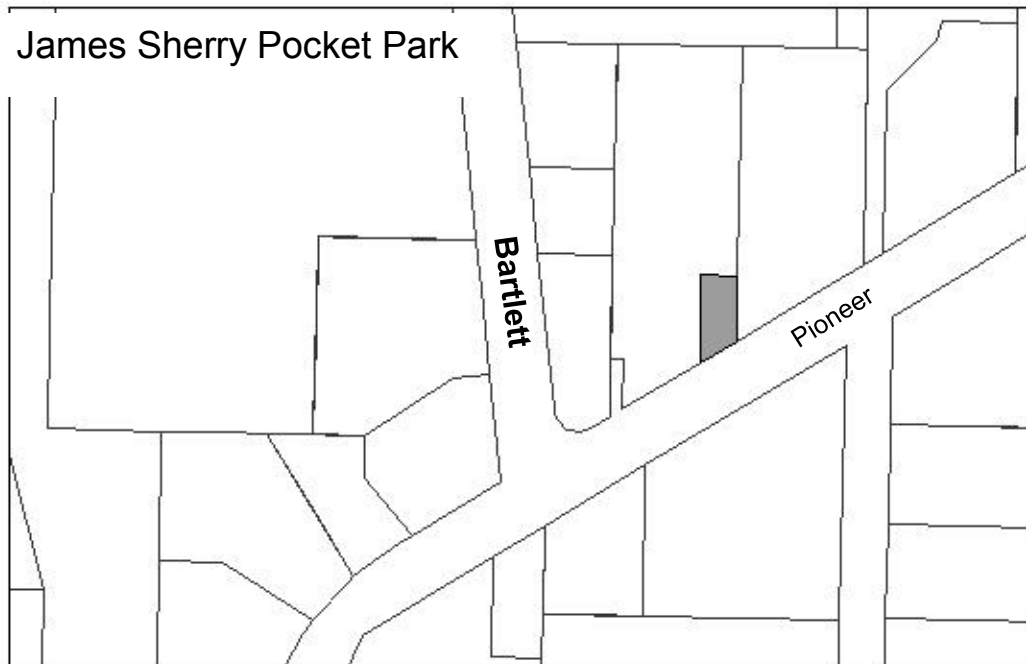
**Wetlands:** N/A

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

**Notes:**

**Finance Dept. Code:**

<b>Designated Use:</b> ROW and Woodard Park <b>Acquisition History:</b> ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53	
<b>Area:</b> ROW 0.85 acres Woodard Park: .025 acres	<b>Parcel Number:</b> 17513329 17513328
<b>2015 Assessed Value:</b> ROW: \$79,700, Park: \$40,600	
<b>Legal Description:</b> ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> Woodard Creek and wetlands present
<b>Infrastructure:</b> Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b> ROW: 500.0051 Park:	



**Designated Use:** Retain for use as public park or parking

**Acquisition History:** Ord 83-01 (KPB)

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

**Parcel Number:** 17514235

**2015 Assessed Value:** \$13,100

**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

**2015 Assessed Value:** \$70,300

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

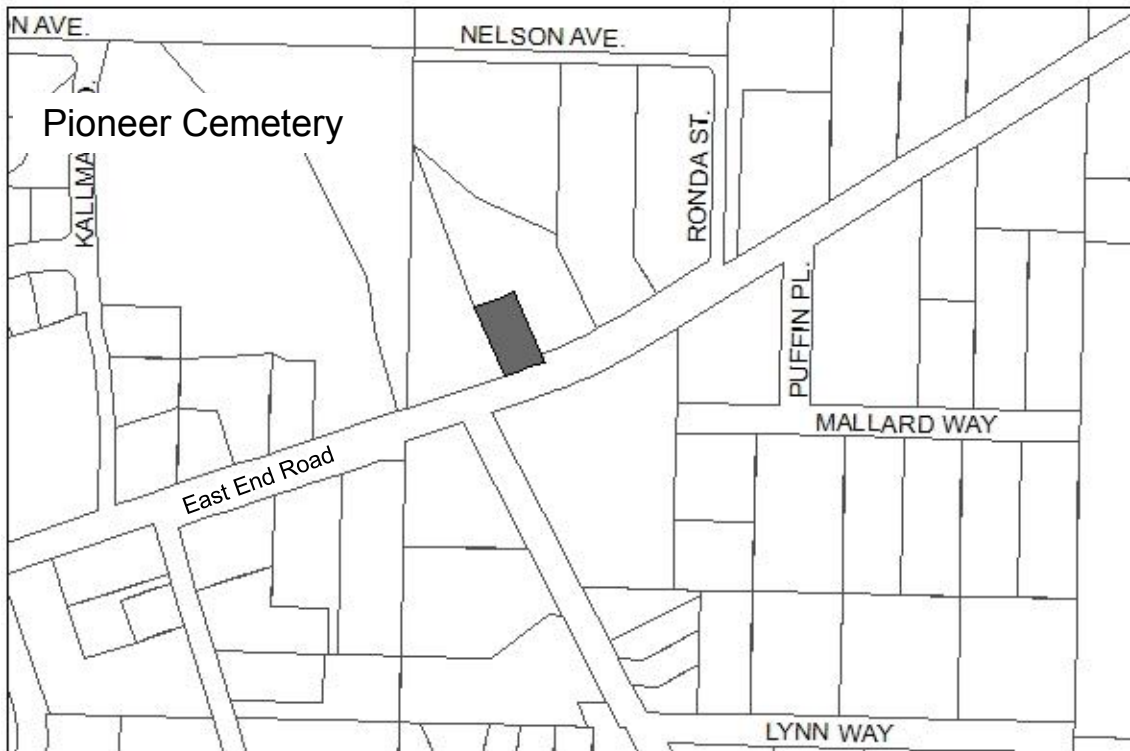
**Zoning:** Central Business District

**Wetlands:** N/A

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

Public restroom constructed in 2013.

**Finance Dept. Code:**



**Designated Use:** Pioneer Cemetery

**Acquisition History:** Quitclaim Deed Nelson 4/27/66

**Area:** 0.28 acres

**Parcel Number:** 17903007

**2009 Assessed Value:** \$26,400

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

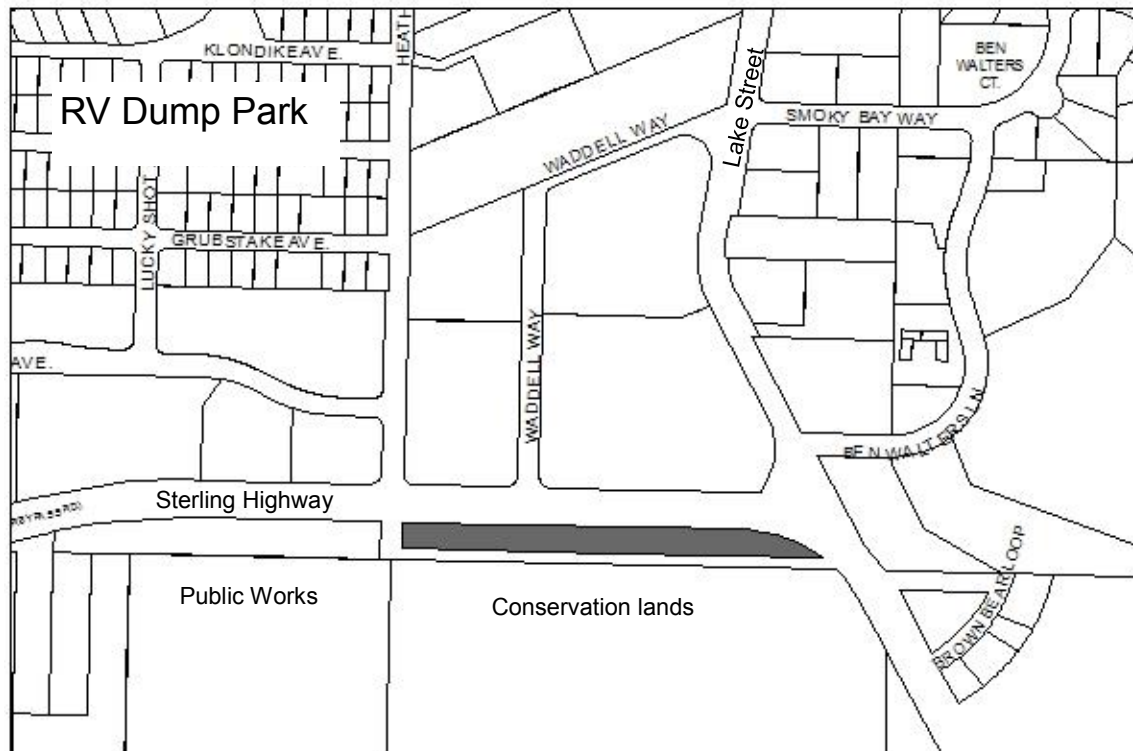
**Zoning:** Residential Office

**Wetlands:** N/A

**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

**2015 Assessed Value:** \$356,700

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

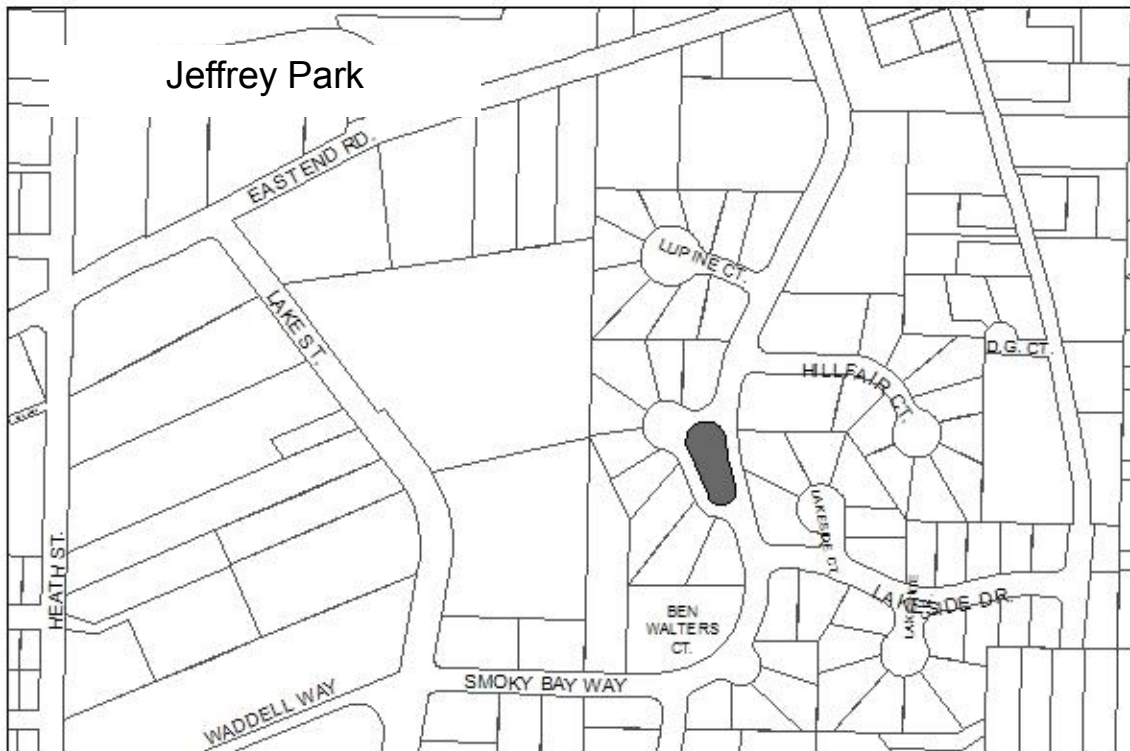
**Zoning:** Central Business District

**Wetlands:**

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

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

**Finance Dept. Code:**



**Designated Use:** Public Purpose/Greenbelt/Jeffrey Park

**Acquisition History:** Ordinance 83-27 (KPB)

**Area:** 0.38 acres

**Parcel Number:** 17730251

**2015 Assessed Value:** \$51,200

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

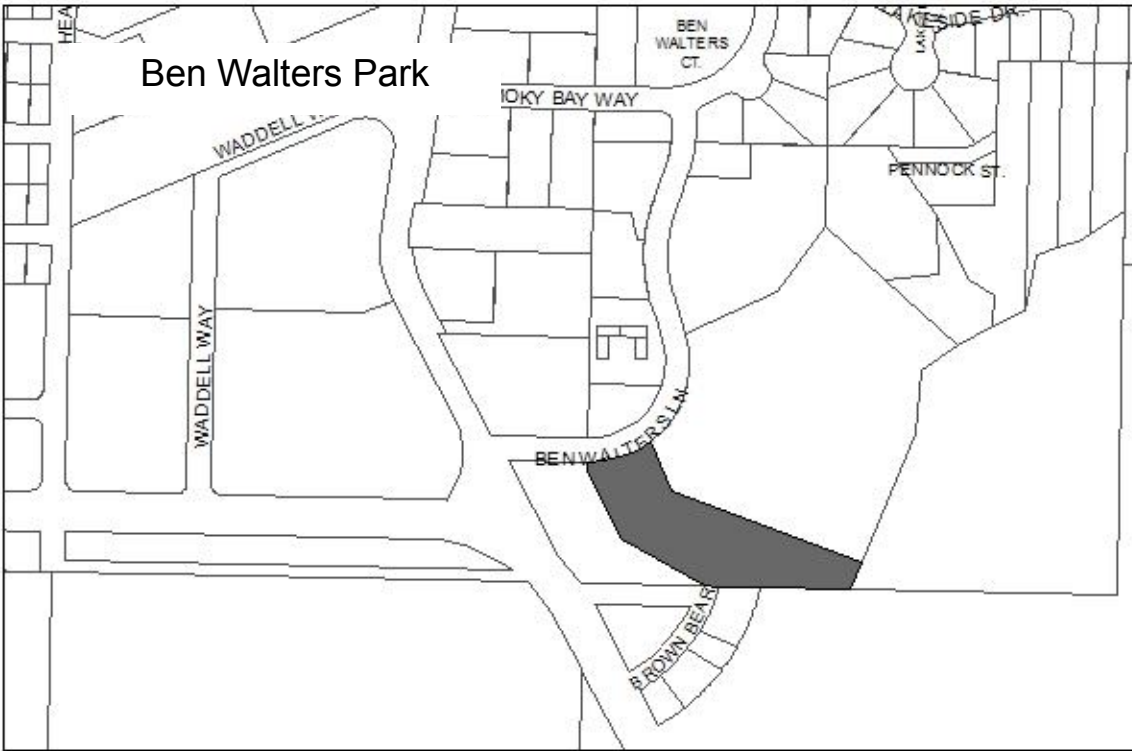
**Zoning:** Urban Residential


**Wetlands:**

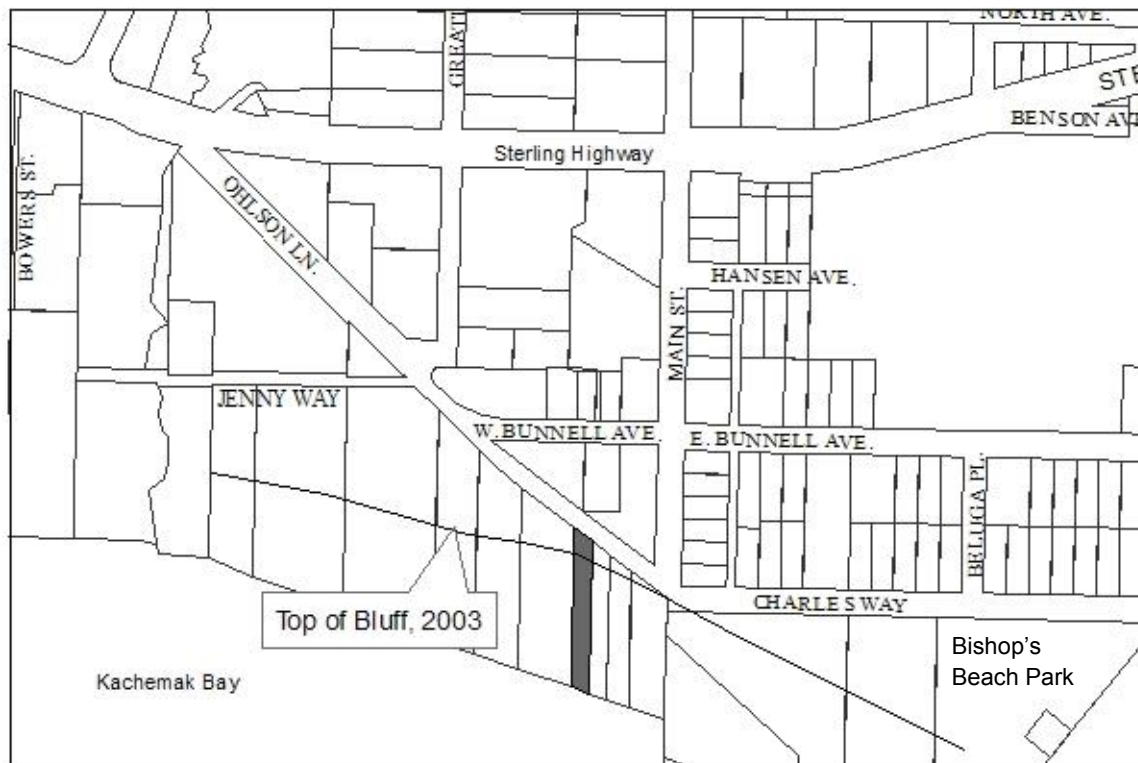
**Infrastructure:** Paved Road, water, sewer

**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.

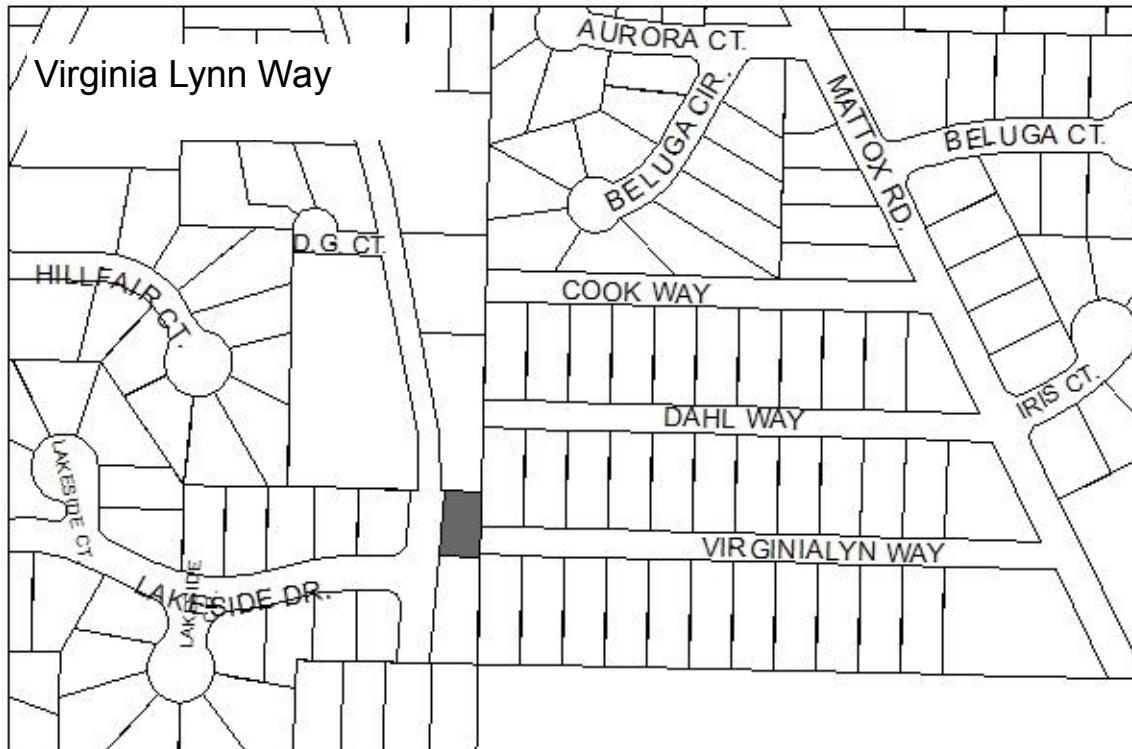
**Finance Dept. Code:**

	
<b>Designated Use:</b> Ben Walters Park. Public park or greenbelt per deed. <b>Acquisition History:</b> Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.	
<b>Area:</b> 2.48 acres	<b>Parcel Number:</b> 17712022
<b>2009 Assessed Value:</b> \$493,200 (Land \$493,200, Structure \$44,200)	
<b>Legal Description:</b> Lakeside Village Park Addition Replat Lot 1A-2	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 3664 Ben Walters Lane
<b>Infrastructure:</b> Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.	
<p>Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.</p> <p>New swing set installed, 2008. New dock installed in 2009.</p>	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Bishop's Beach Park <b>Acquisition History:</b> McKinley Warrant Deed 1/9/1984	
<b>Area:</b> 3.46 acres	<b>Parcel Number:</b> 17714010
<b>2015 Assessed Value:</b> \$471,700 (Land \$465,300, Structure \$6,400)	
<b>Legal Description:</b> HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands (along boardwalk). Flood hazard area.
<b>Infrastructure:</b> Paved road access. No water or sewer. City maintained outhouses.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> City Park	
<b>Acquisition History:</b> Donated by Herrick, Resolution 90-7	
<b>Area:</b> 0.32 acres	<b>Parcel Number:</b> 17520009
<b>2015 Assessed Value:</b> \$16,700	
<b>Legal Description:</b> HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> None. Bluff property.
<b>Infrastructure:</b> Gravel Road access, no water or sewer	
<b>Notes:</b> Resolution 15-030(A), Designate as park	
<b>Finance Dept. Code:</b> 392.0008	



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

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

**Area:** 0.21 acres

**Parcel Number:** 17730239

**2015 Assessed Value:** \$32,100

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

**Zoning:** Urban Residential

**Wetlands:** possibly on a small portion

**Infrastructure:** Road access

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

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

**Area:** 14.6 acres

**Parcel Number:** 17901023

**2015 Assessed Value:** \$109,200

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

**Zoning:** Rural Residential

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

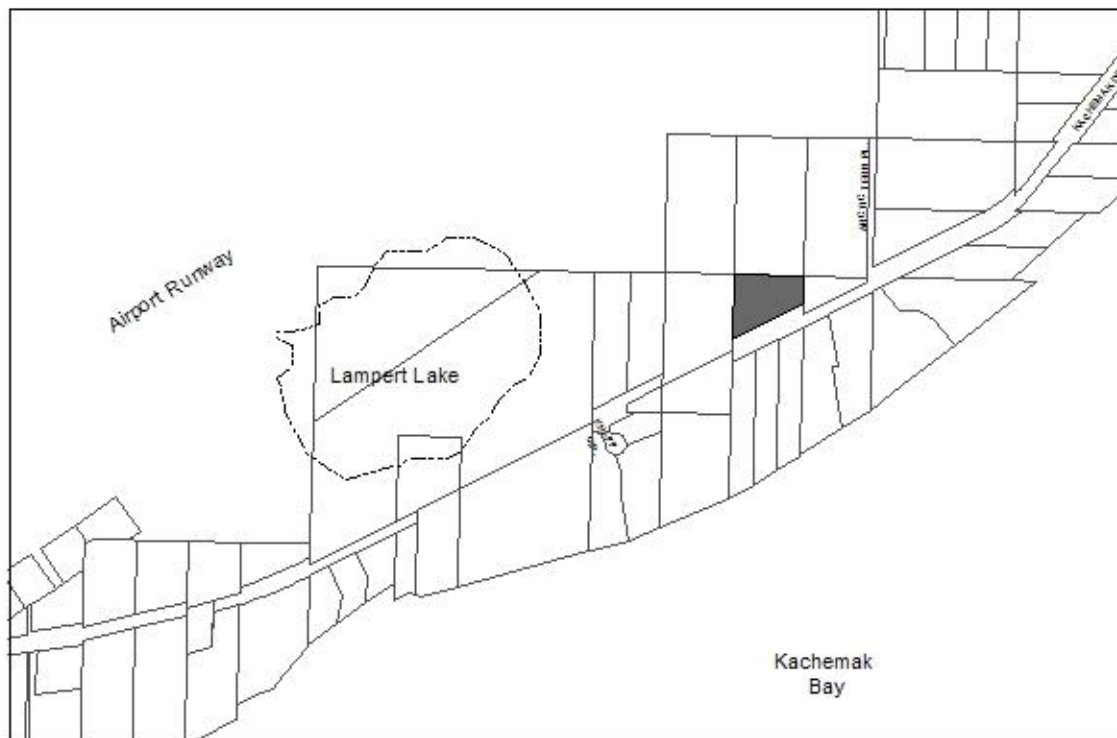
**Infrastructure:** Gravel road access.

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

No water or sewer to service the new ball fields. Parking lot constructed in 2006. 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

**2015 Assessed Value:** \$31,700

**Legal Description:** Scenic Bay Lot 4

**Zoning:** General Commercial 2

**Wetlands:** 100% Wetlands

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

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

**Finance Dept. Code:**





**Designated Use:** Resolution 15-030(A): Sell

**Acquisition History:** 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

**2015 Assessed Value:** \$38,100 (lot 36), \$30,900 (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.

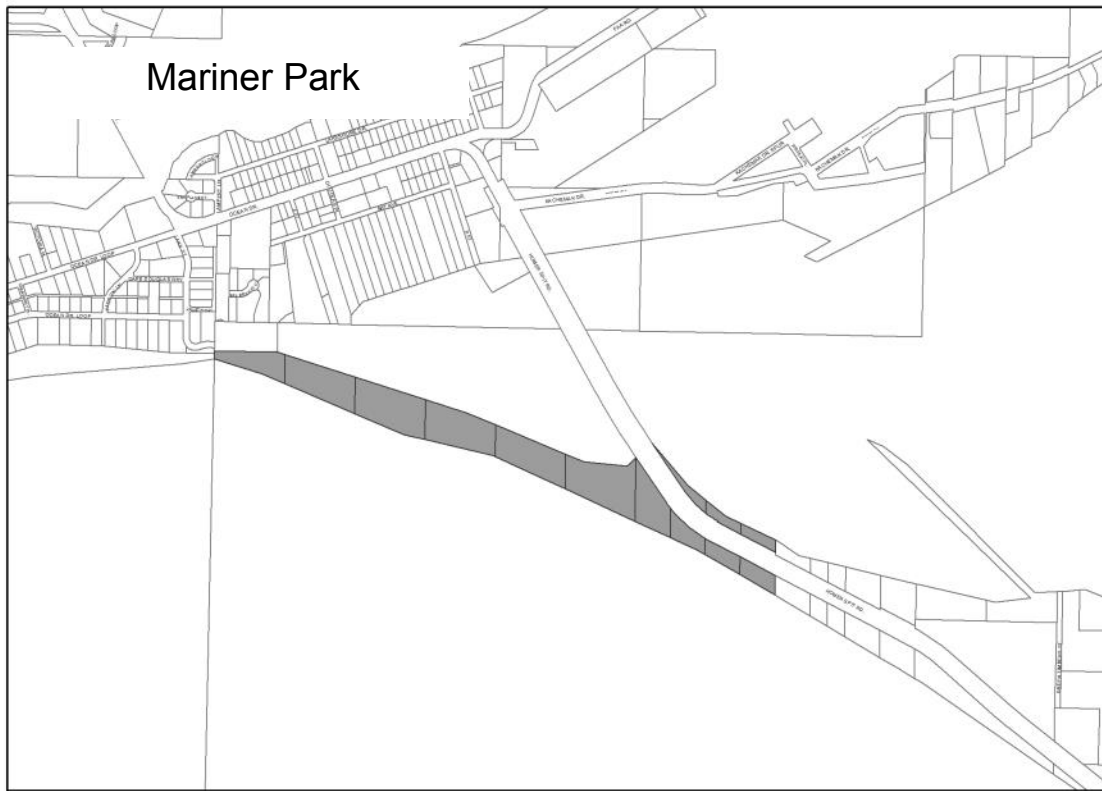
**Infrastructure:** Paved Road access, power.

**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.

Both lots have water and sewer assessments.

Resolution 15-030(A): For sale. During 2016 land sale, there were no bids on Lot 1. Lot 36 had 4 bids, but no sale has been closed. Lot 36 currently listed through the City's real estate agent.

**Finance Dept. Code:**



**Designated Use:** Park

**Acquisition History:** Lot 10: Simmons purchase, 1983. Other are EVOS purchases or unknown.

**Area:** 32.32 acres

**Parcel Number:** 18101002-14

**2014 Assessed Value:** \$272,100

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

**Zoning:** Open Space Recreation/Conservation

**Wetlands:** Tidal

**Infrastructure:** No infrastructure

**Notes:** Acquisition of Lots 5-8 and 11-15 should be researched to see how they were acquired. Possibly EVOS purchases.

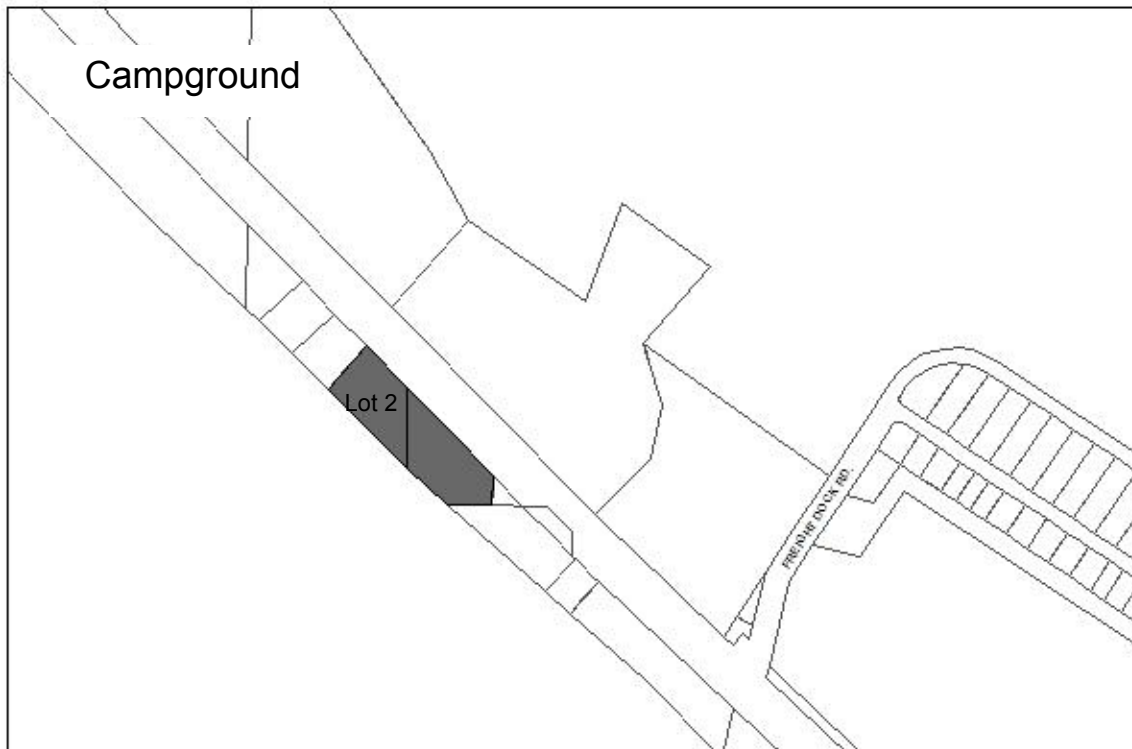
Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissers"). They are recognized as sites of international importance. <http://www.whsrn.org/>

2012 Mariner Park driveway was relocated to the north.

Resolution 15-030(A): designate as park. Minutes of the meeting ask staff to research the deed history to see if there are long term conservations easements. 2016 update: no budget available in 2015.

2016: new campground office located at Mariner Park.

**Finance Dept. Code:**



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

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

**Parcel Number:** 18103101, 02

**2015 Assessed Value:** \$427,100 (Includes value of the campground office which was removed in 2016)

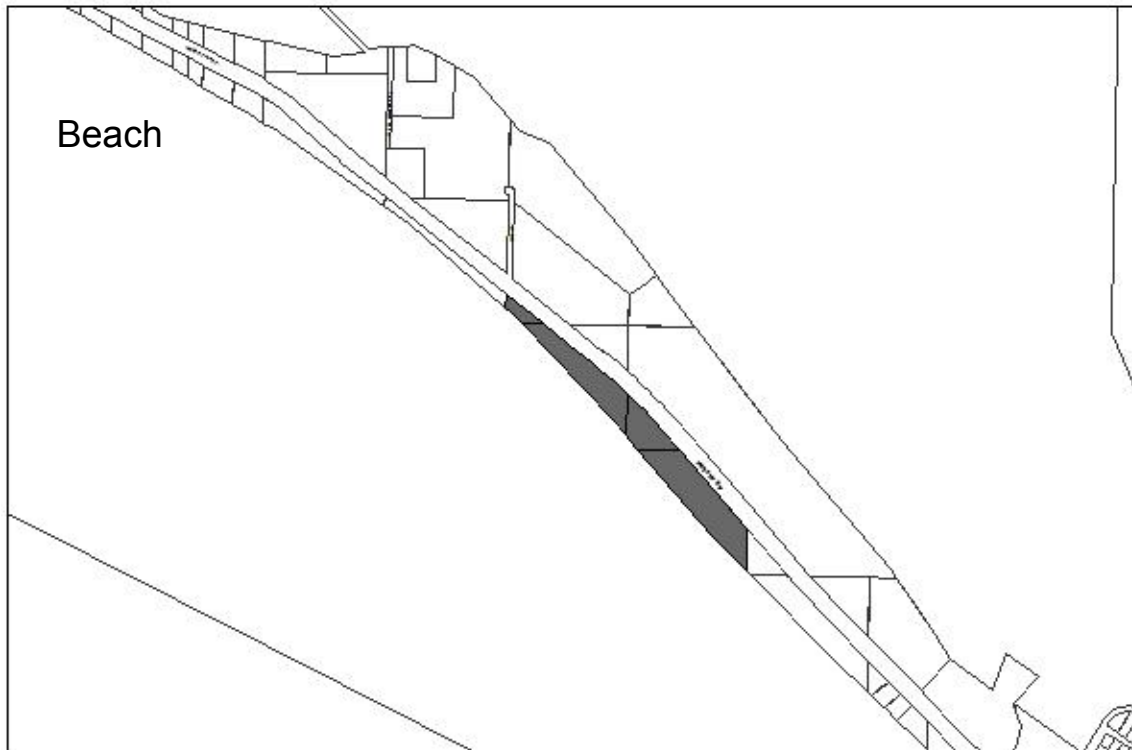
**Legal Description:** Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

**Zoning:** Open Space Recreation.

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

**Notes:** At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.  
 2016: Campground office sold and removed due to repeated erosion and storm damage.

**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

**2015 Assessed Value:** \$388,300

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

**Zoning:** Open Space Rec

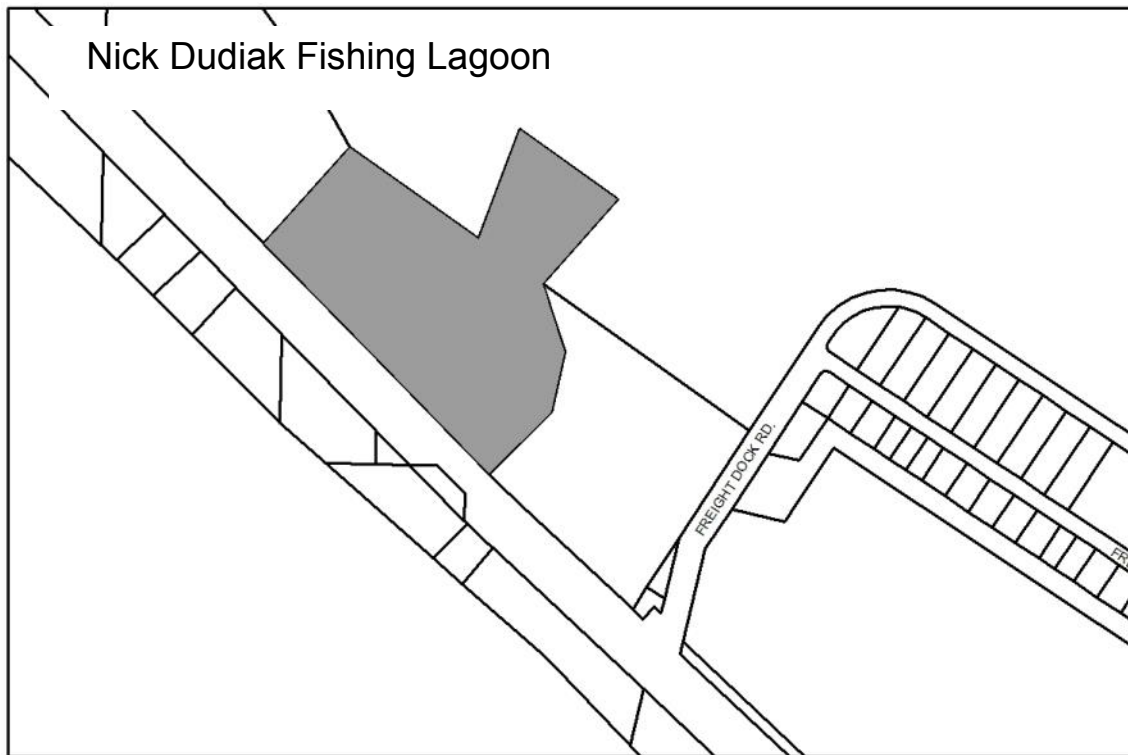
**Wetlands:** Tidal

**Infrastructure:** Paved Road access

**Notes:**

Acquisition history of lot 6 should be researched.

**Finance Dept. Code:**



**Designated Use:** Fishing Lagoon

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

**Area:** 17.71 acres

**Parcel Number:** 18103116

**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

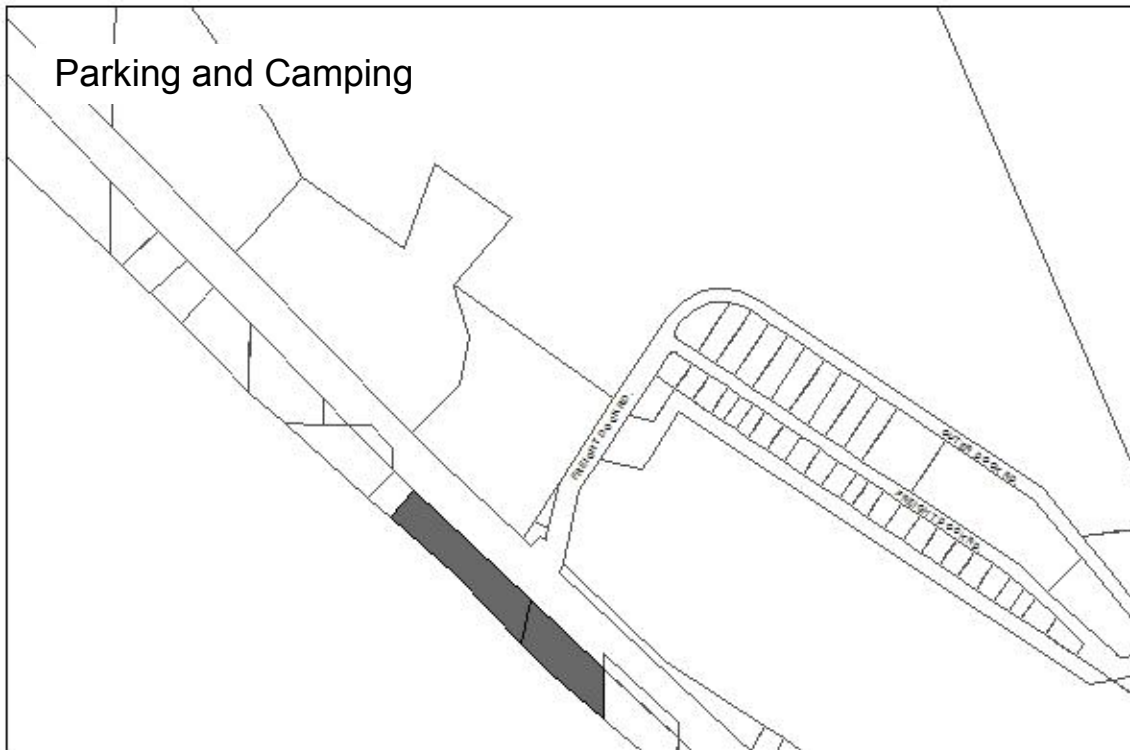
**Wetlands:** N/A. Portions in floodplain.

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

**Notes:**

- Dredged in 2012
- 2016 construction of Kachemak Bay Water Trail shelter
- 2016 new fish cleaning tables built (ADFG funded)

**Finance Dept. Code:**



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

**Area:** 5.7 acres

**Parcel Number:** 18103301, 18103108

**2015 Assessed Value:** \$757,500

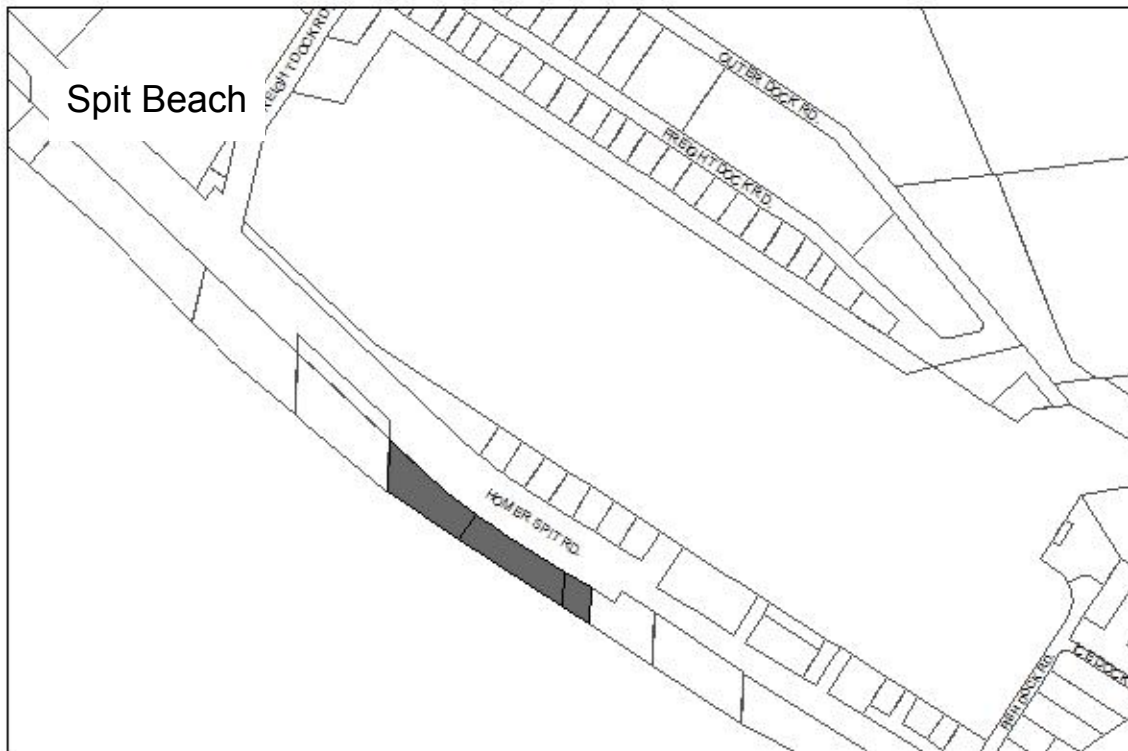
**Legal Description:** Homer Spit Amended Lots 7 and 9

**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

**2015 Assessed Value:** \$400,800

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

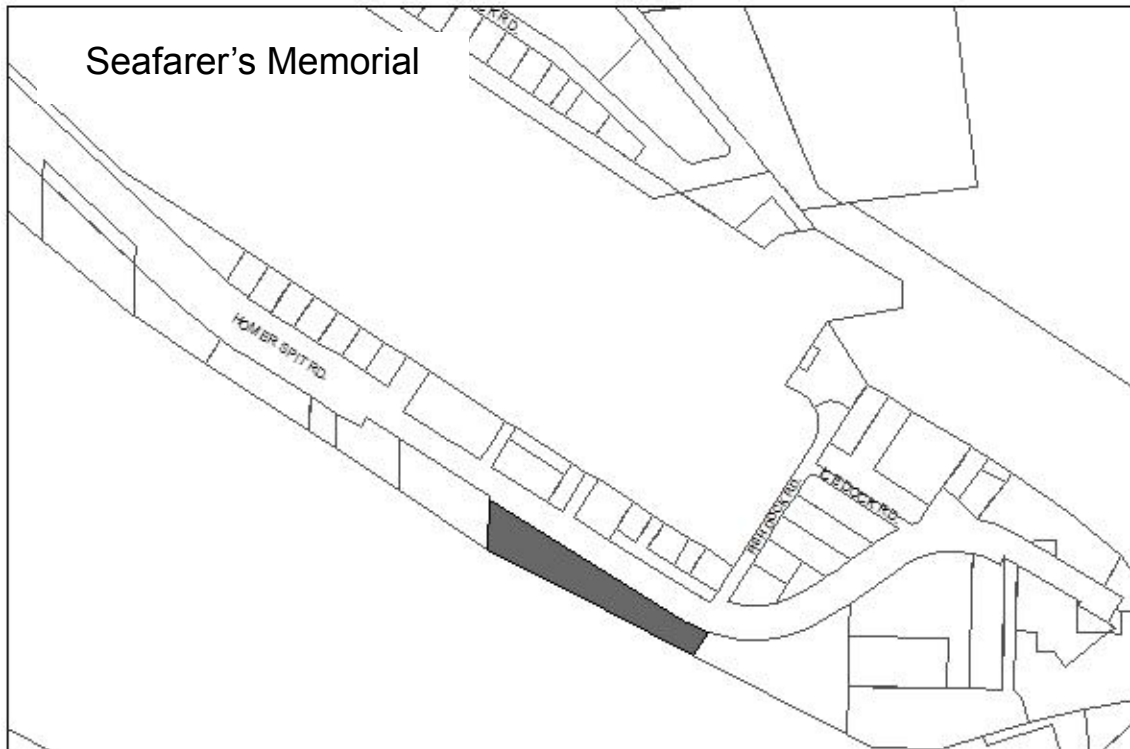
**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

**Notes:**

**Finance Dept. Code:**



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

**Area:** 2.52 acres

**Parcel Number:** 18103401

**2009 Assessed Value:** \$316,900

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

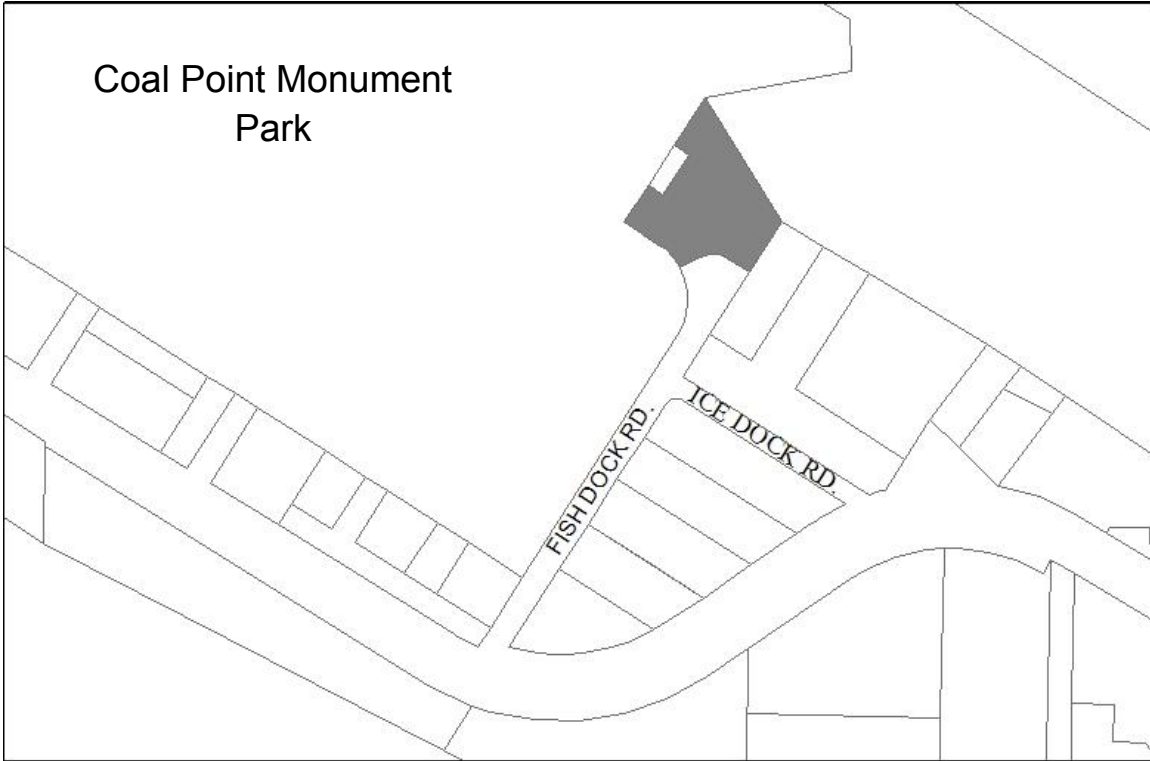
**Zoning:** Open Space Recreation

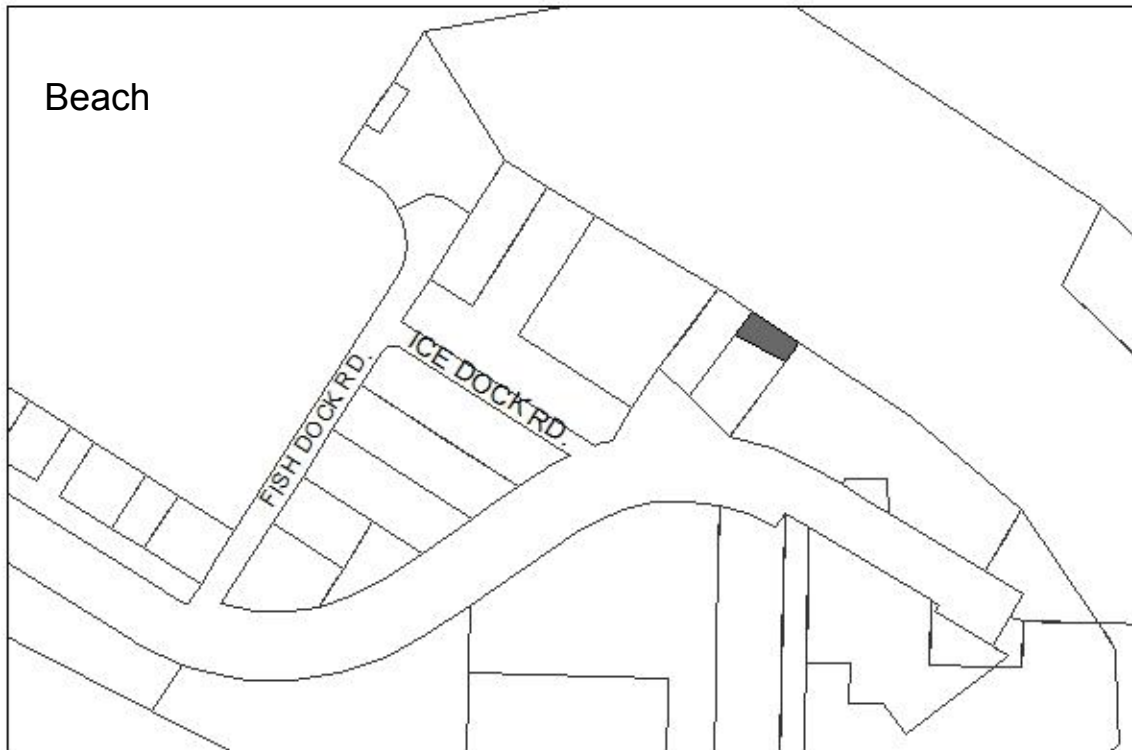
**Wetlands:** N/A

**Infrastructure:** Paved Road

**Finance Dept. Code:**



 <p>Coal Point Monument Park</p>	
<b>Designated Use:</b> Park <b>Acquisition History:</b>	
<b>Area:</b> 1.09 acres	<b>Parcel Number:</b> 18103426
<b>2015 Assessed Value:</b> \$280,000	
<b>Legal Description:</b> LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b>
<b>Infrastructure:</b> gravel parking area	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



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

**Acquisition History:**

**Area:** 0.11 acres

**Parcel Number:** 18103446

**2015 Assessed Value:** \$44,700

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

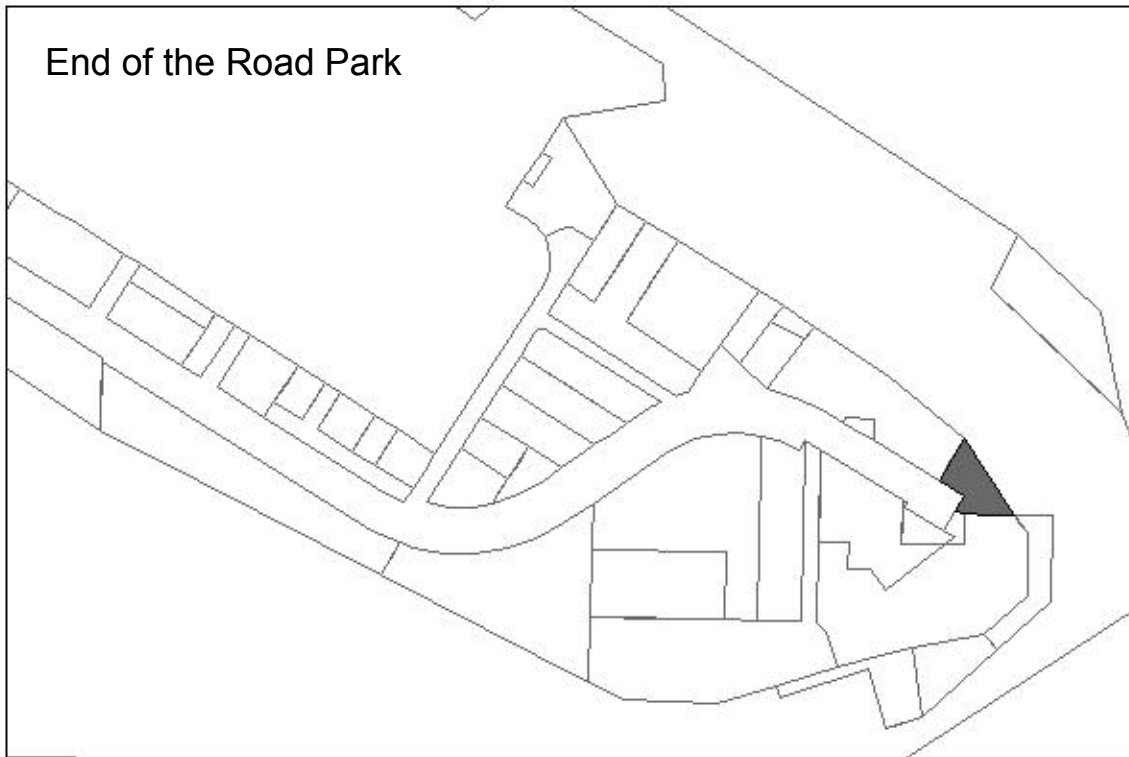
**Zoning:** Marine Industrial

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

**Infrastructure:**

**Notes:**

**Finance Dept. Code:**



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

**Acquisition History:**

**Area:** 0.43 acres

**Parcel Number:** 18103448

**2015 Assessed Value:** \$133,000

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

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

**Address:**

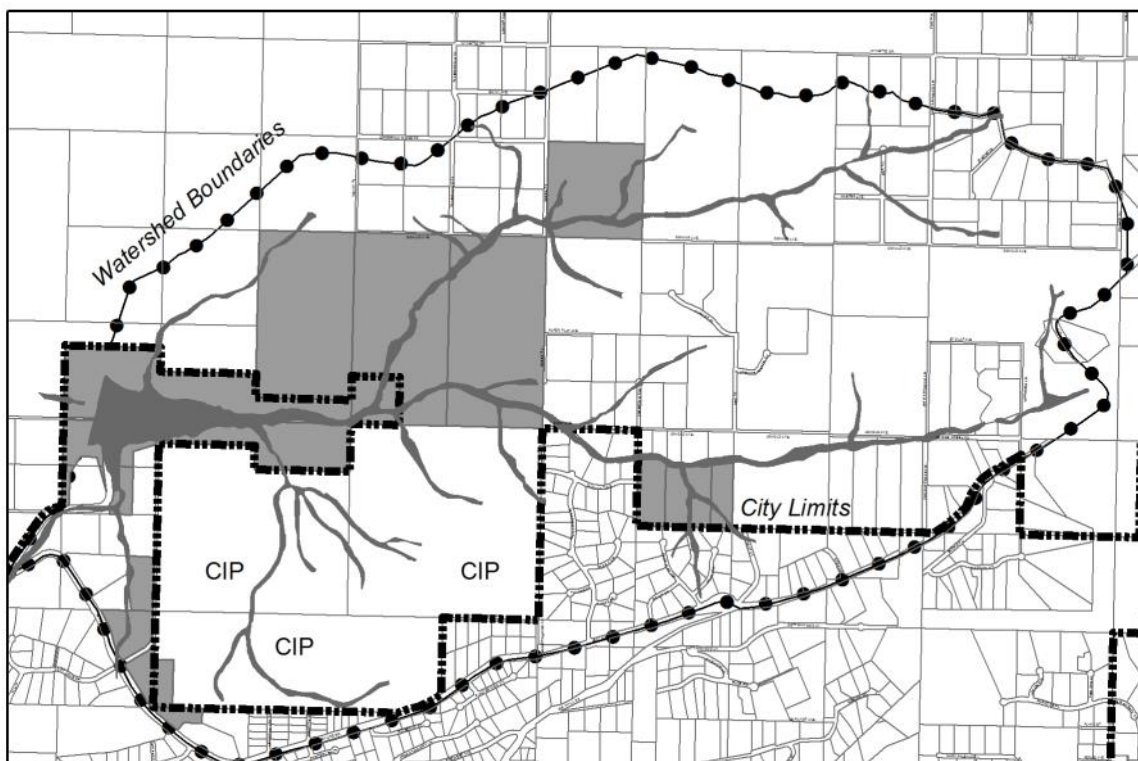
- Restroom construction 2013/14, parking lot paved, and spit trail completed

**Finance Dept. Code:**

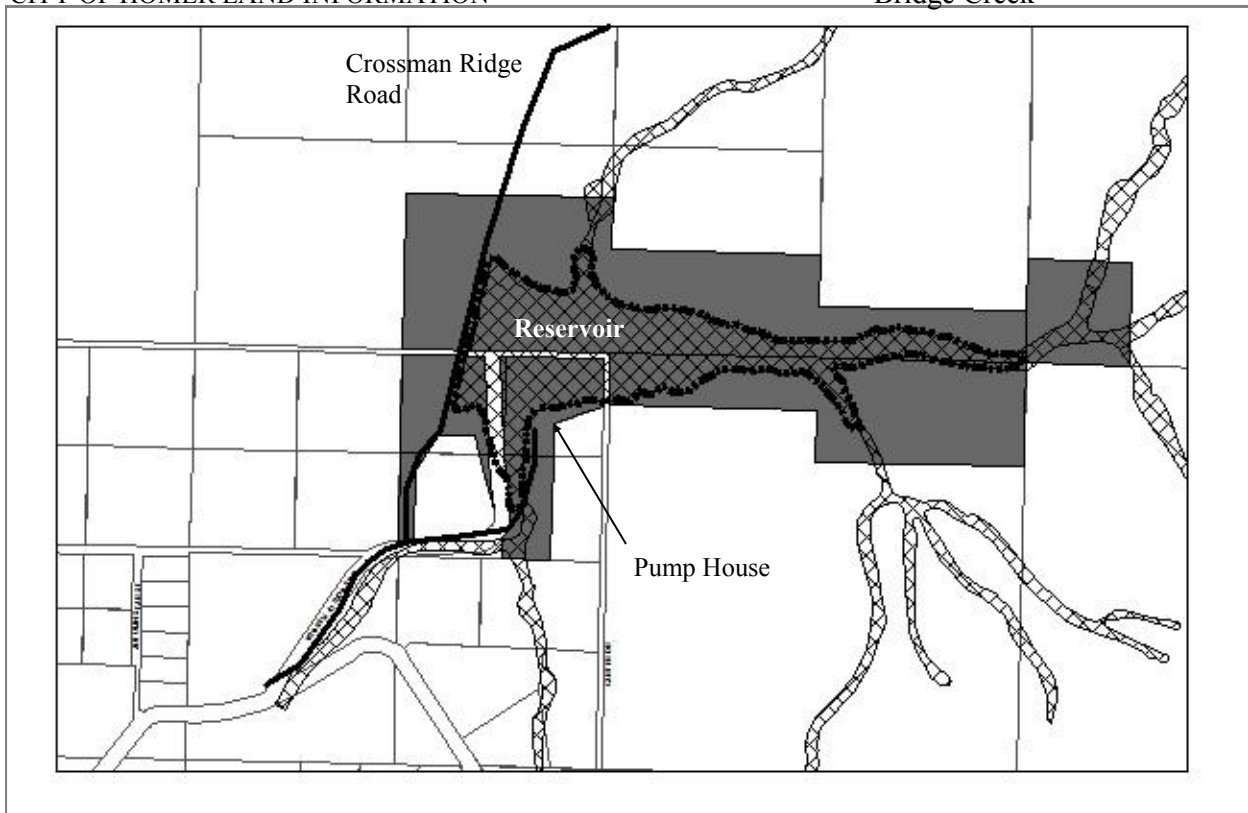
### City Lands within the Bridge Creek Watershed Protection District

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 20 lots totaling 435.6 acres with an assessed value in 2016 of \$5,042,300. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.

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 January 26, 2017



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

**Acquisition History:**

**Area:** 120.9 acres

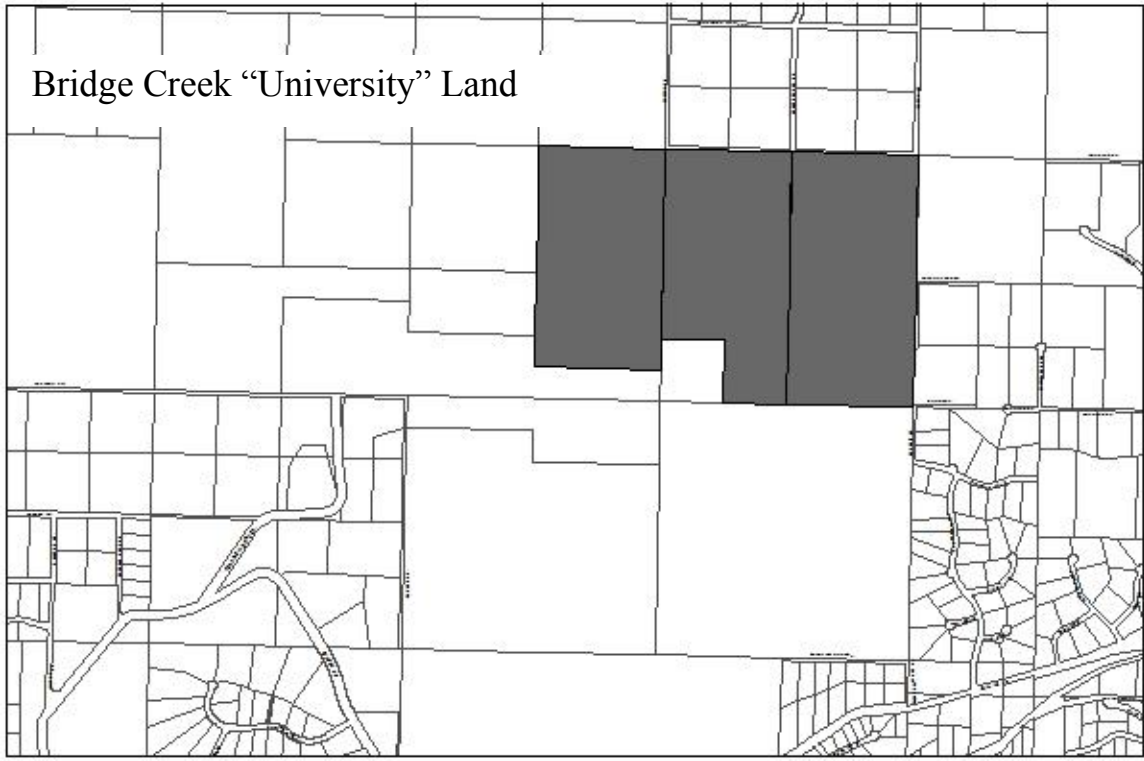
**Zoning:** Conservation

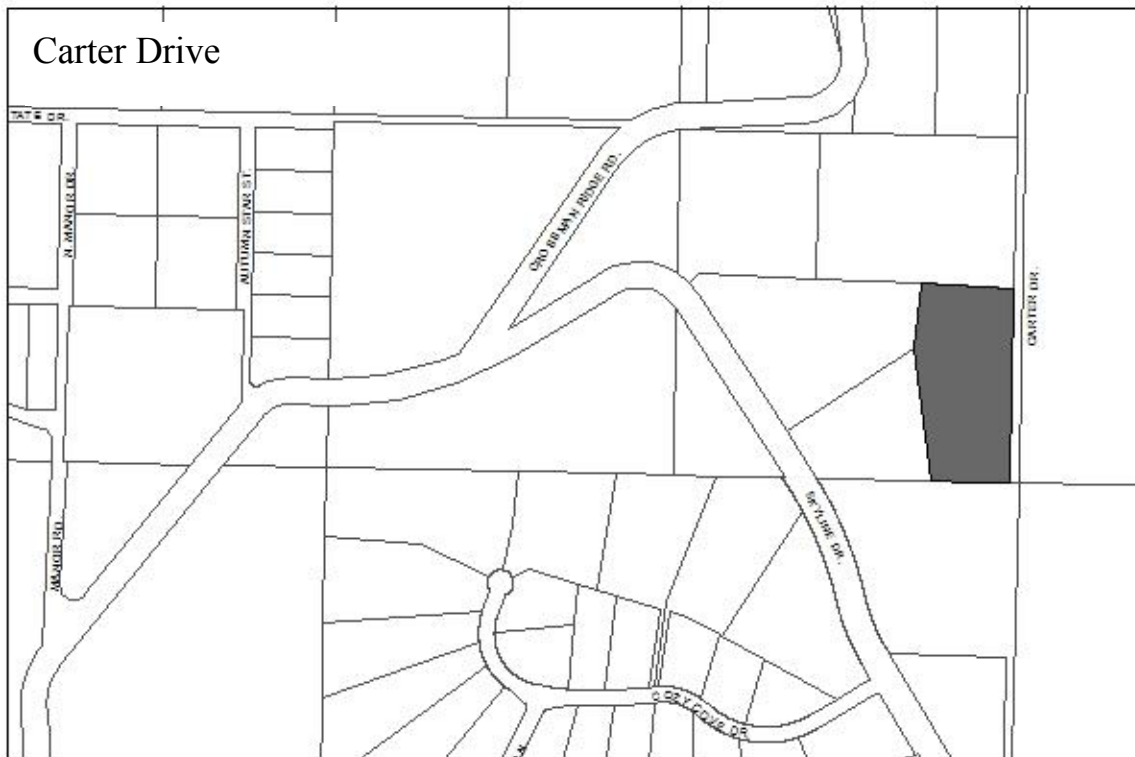
**2015 Assessed Value:** \$323,800

**PARCEL ACREAGE LEGAL**

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

**Finance Dept. Code:**

	
<b>Designated Use:</b> Bridge Creek Watershed Property <b>Acquisition History:</b> Ordinance 2003-7(A). Purchased from UAA.	
<b>Area:</b> 220 acres	<b>Parcel Number:</b> 173 052 34, 35, 17305120
<b>2015 Assessed Value:</b> \$184,100	
<b>Legal Description:</b> 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.	
<b>Zoning:</b> Bridge Creek Watershed Protection District. Not within City Limits.	<b>Wetlands:</b> Some wetlands. Bridge Creek flows through the property.
<b>Infrastructure:</b> None. Limited legal and physical access.	
<b>Notes:</b> Paid \$265,000 for land in 2003. Fire hazard mitigation conducted in 2011.	
<b>Finance Dept. Code:</b>	



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

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

**Area:** 5.93 acres

**Parcel Number:** 173070760

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

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

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

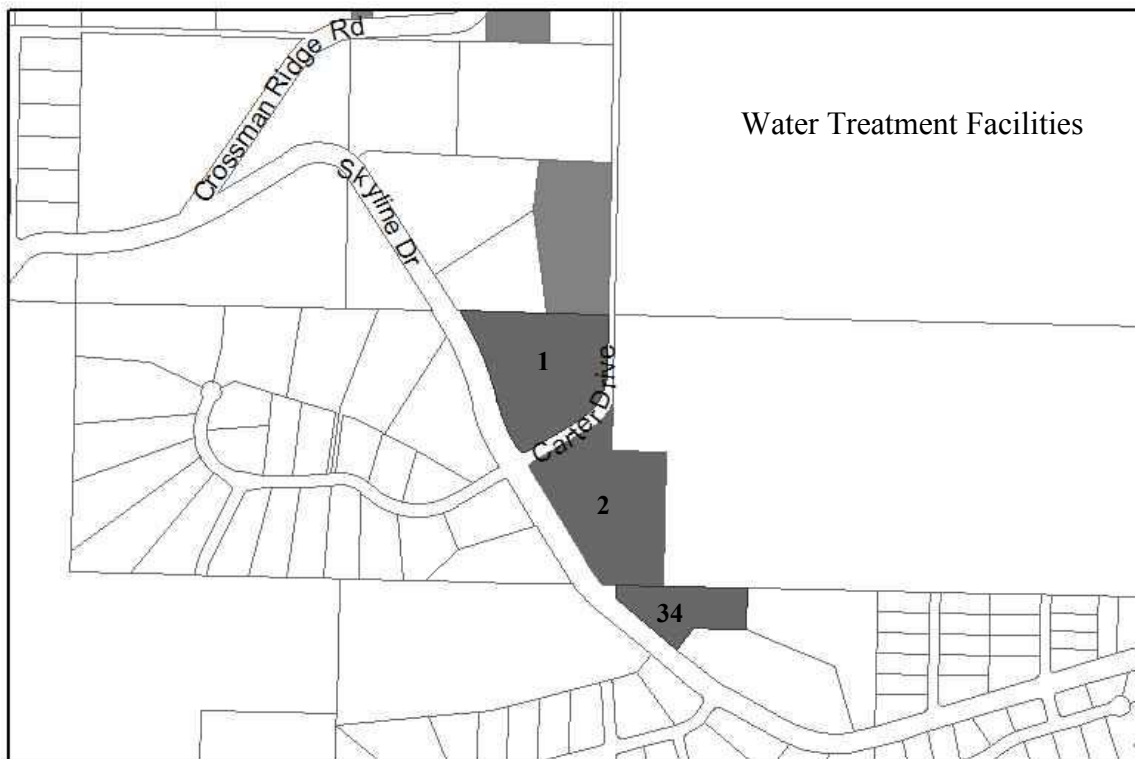
**Wetlands:** Some discharge slope wetland, possibly a creek to the Reservoir.

**Infrastructure:** Driveway access to property.

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

**Finance Dept. Code:**





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

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

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

**Parcel Number:** 17307094, 95, 96, 17308034

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

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

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

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

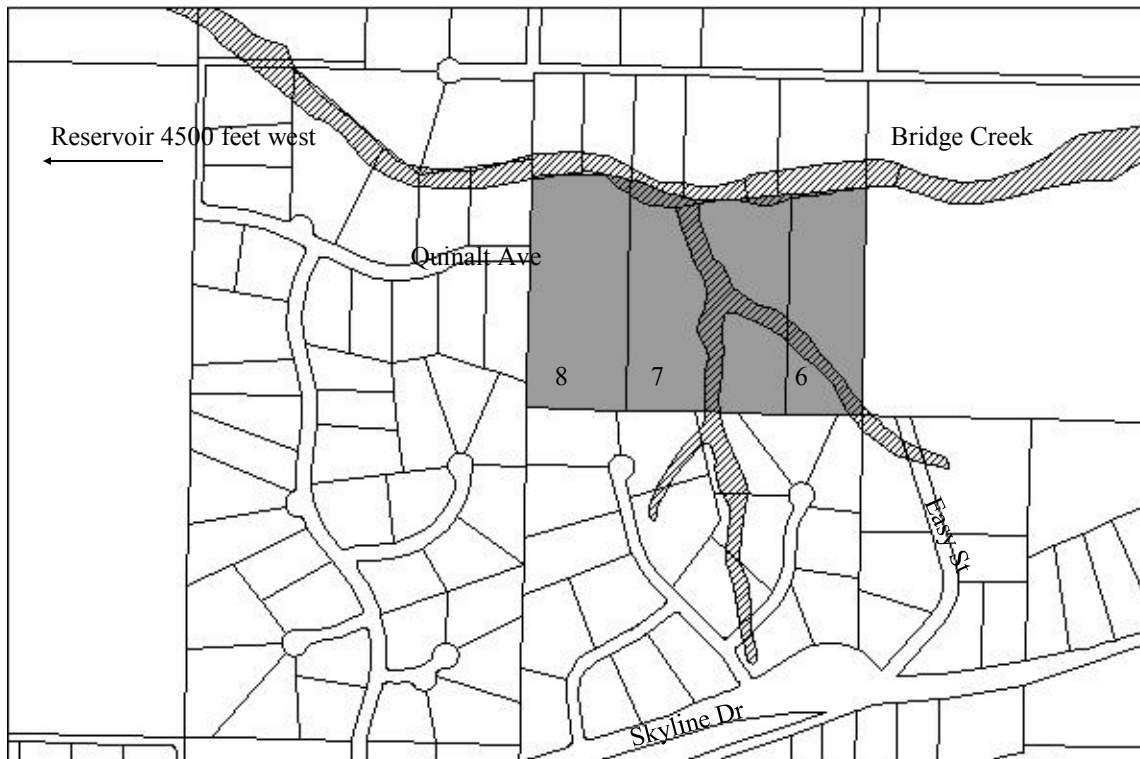
**Infrastructure:** Paved road, electricity

**Notes:**

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

**Finance Dept. Code:**





**Designated Use:** Watershed Protection Purposes

**Acquisition History:** Ordinance 2009-08(A)

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

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

**2015 Assessed Value:** \$185,700 (all lots)

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

**Zoning:** Not in city limits.

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

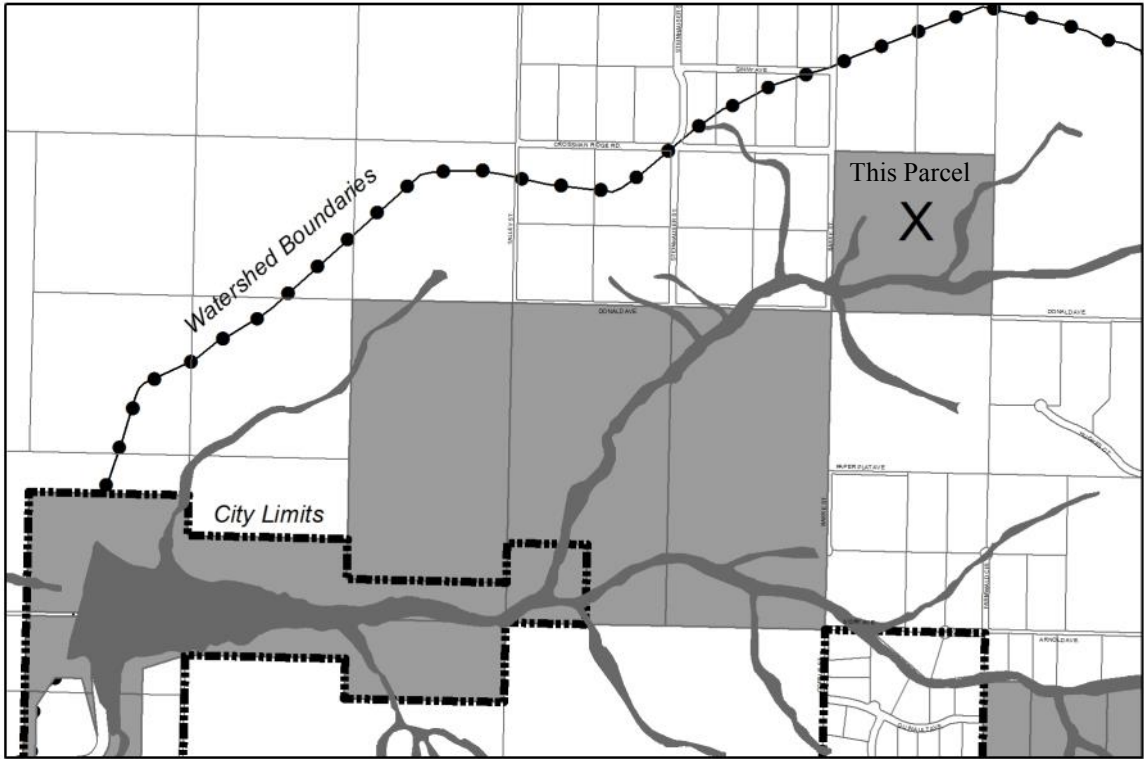
**Infrastructure:** Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

**Notes:**

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

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

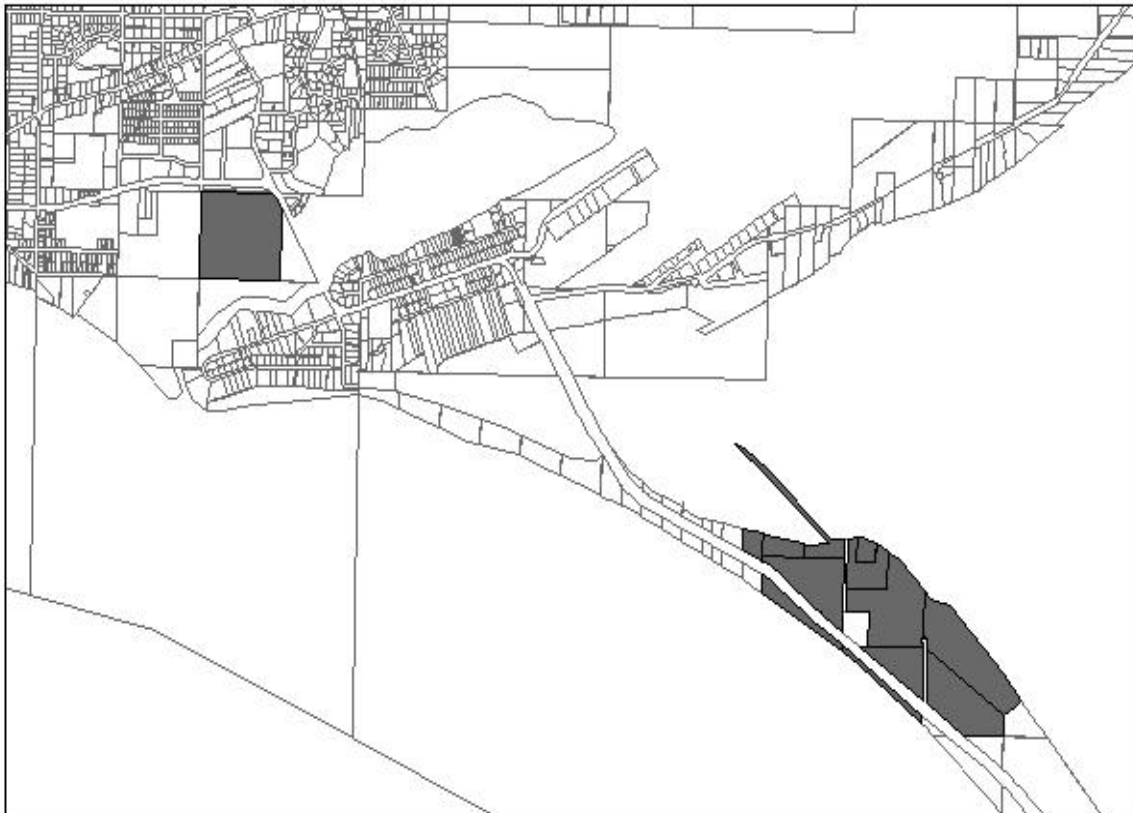
**Finance Dept. Code:**

 <p>The map displays a watershed area with a dashed line indicating 'City Limits'. A specific parcel is highlighted in gray and labeled 'This Parcel X'. The map also shows various streets including 'MISSION ROAD', 'QUINALT AVE', and 'EASY STREET'. The creek itself is shown flowing through the area.</p>	
<b>Designated Use:</b> Public Purpose, Watershed Protection Purposes (Reso 16-043 Ord 16-19) <b>Acquisition History:</b> Tax foreclosure from KPB, Ordinance 15-15,	
<b>Area:</b> 40 acres	<b>Parcel Numbers:</b> 17305219
<b>2015 Assessed Value:</b> \$47,200	
<b>Legal Description:</b> T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4	
<b>Zoning:</b> Not in city limits, part of the Bridge Creek WPD.	<b>Wetlands:</b> about half the land is wetland. Bridge Creek is the northern boundary of these lots.
<b>Infrastructure:</b> Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
<b>Notes:</b>  Purchase cost: \$2,805.21 in 2015. Legal and physical access to this property is difficult. Bridge Creek flows through a ravine along the bottom third of the lot, and the property is generally steep.	
<b>Finance Dept. Code:</b>	

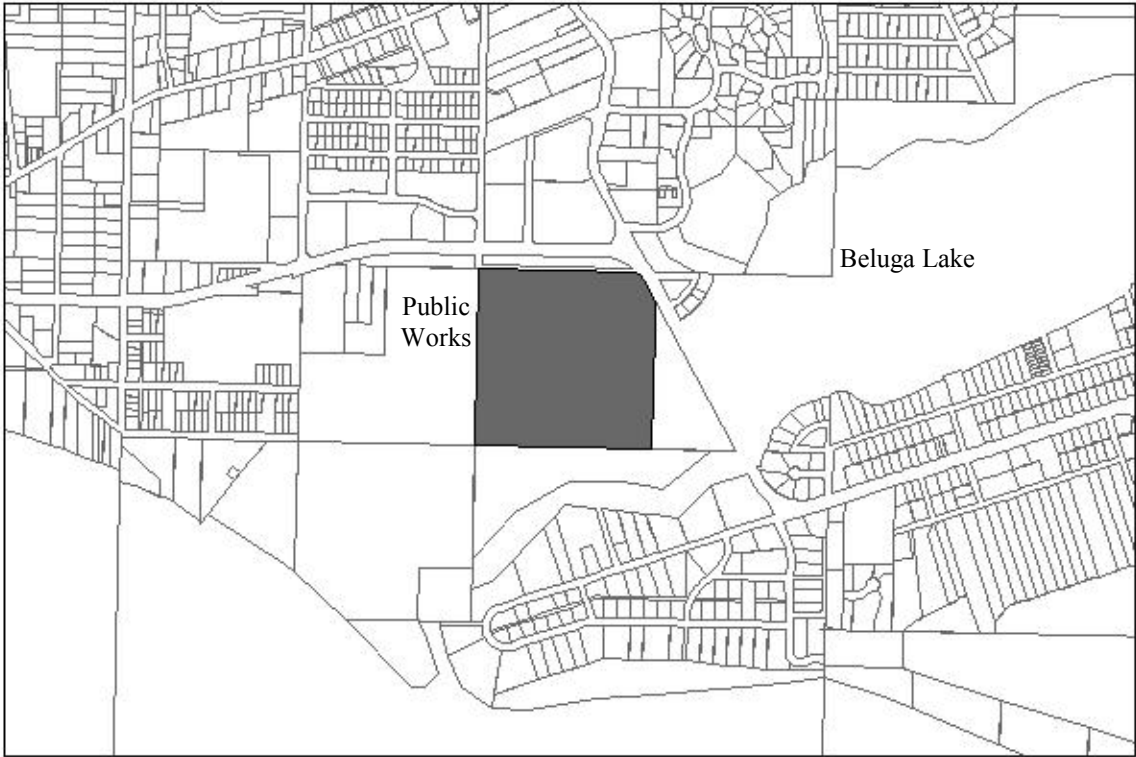
## Homer Conservation Easement Lands

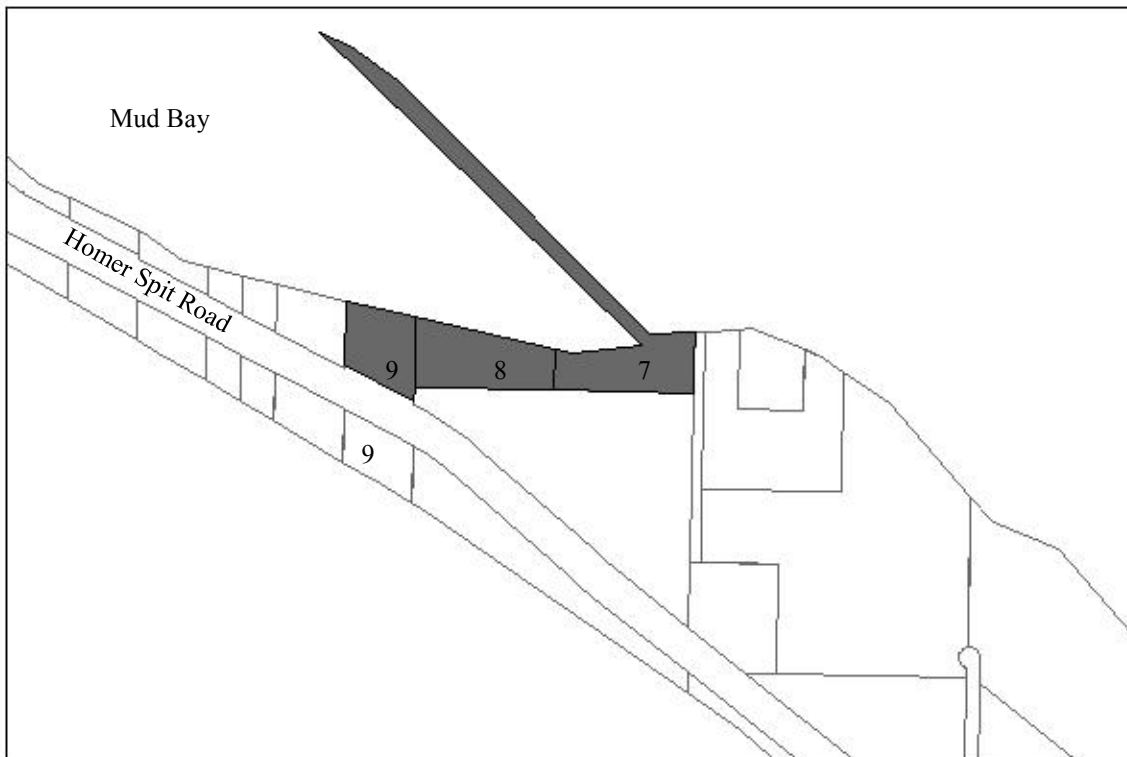
Existing conservation lands in Homer were mainly acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement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

Total acreage: 169.72 acres.



This section updated 1/26/2017

	
<b>Designated Use:</b> <b>Acquisition History:</b> EVOS purchase and conservation easement.	
<b>Area:</b> 39.24 acres	<b>Parcel Number:</b> 17714006
<b>2015 Assessed Value:</b> \$6,300	
<b>Legal Description:</b> HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
<b>Zoning:</b> Conservation	<b>Wetlands:</b> Beluga Slough Estuary
<b>Notes:</b> <ul style="list-style-type: none"> <li>• Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98.</li> <li>• Parcel is within a FEMA-mapped floodplain.</li> <li>• Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network</li> </ul>	
<b>Finance Dept. Code:</b> 392.0013	

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

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

**Parcel Number:** 181020 02, 01, 18101023, 24**2015 Assessed Value:** Lot 7: \$2,700 Lot 8: \$2,000 Lot 9: \$37,300 Lot 9S: \$1,500

**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

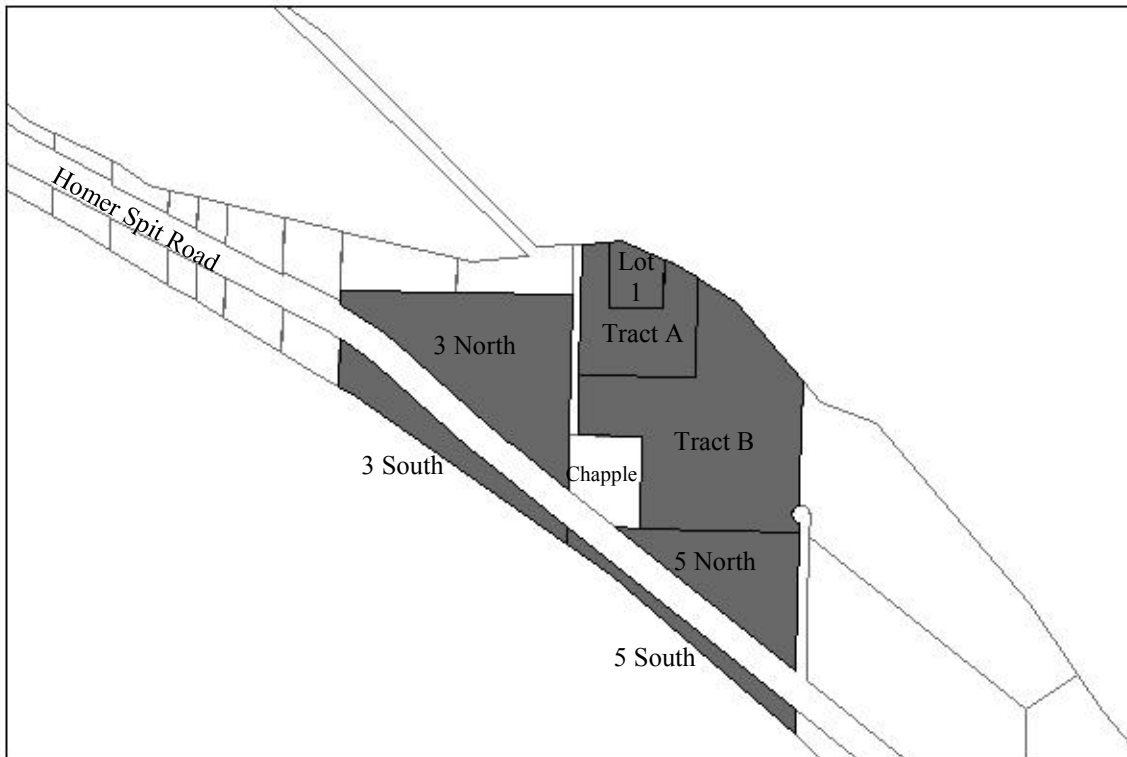
**Zoning:** Conservation—lots 7 and 8  
 Open Space Recreation—Lot 9

**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**2015 Assessed Value:** Total: \$257,300**Legal Description:** T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

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

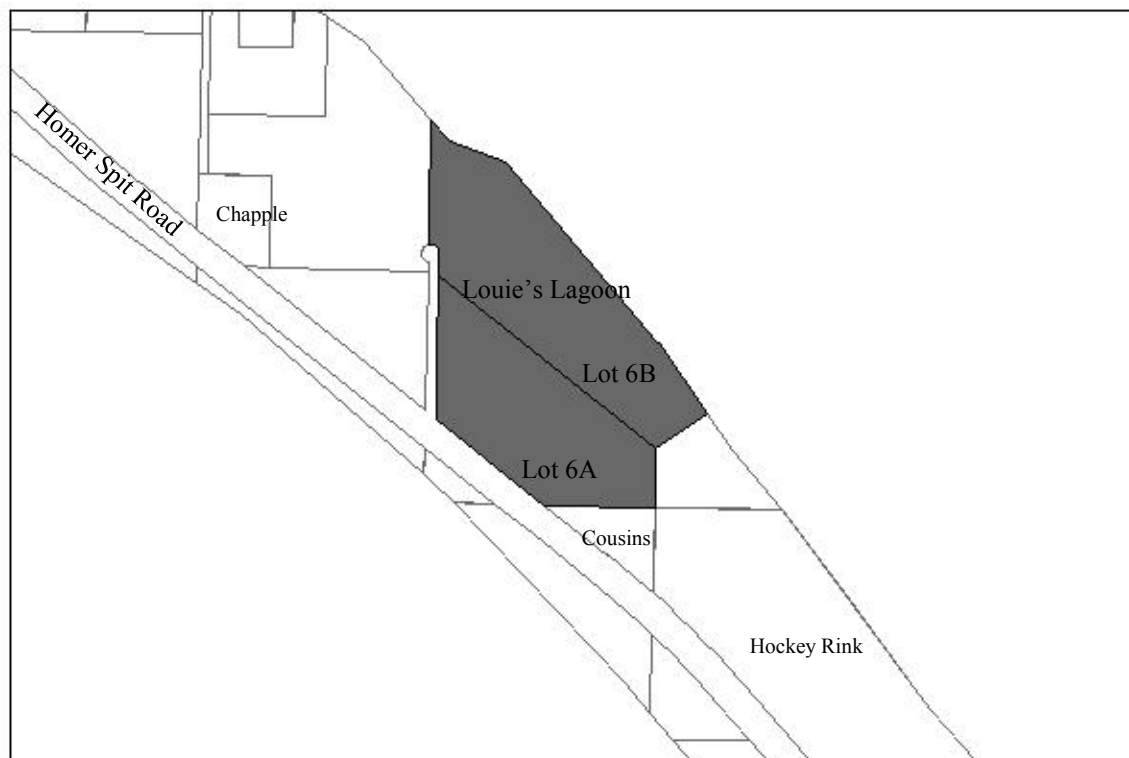
**Zoning:** Conservation

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

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

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

**Finance Dept. Code:**

**Designated Use:**

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

**Area:** Total: 45.47 acres

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

**2015 Assessed Value:** Total: \$67,000

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

**Zoning:** Conservation

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

**Notes:**

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

**Finance Dept. Code:**

## City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305219		40.00	T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4	F-7
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17307094	184 SKYLINE DR	7.83	Hillstrands Homestead Lot 1	F-5
17307095	188 SKYLINE DR	8.34	Hillstrands Homestead Lot 2	F-5
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



## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17316067	4540 ROGERS LOOP	2.00	T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1 S PRTN IN HOMER CITY LIMITS	E-3
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-3
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-3
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-3
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-3
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-6
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-6
17366008		9.10	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN OF NE1/4 NW1/4 STARTING @ 1/4 CORNER OF SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH W ON THREAD OF BRIDGE CREEK 400	F-6
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-5
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-4
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-8
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-7

## City Lands

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
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
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
17510071		4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	D-2
17513328	3859 BARTLETT ST	0.25	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B	E-11
17513329		0.85	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-12
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-3
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	E-19
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-7
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	C-2
17701009		1.50	T 6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2	D-8
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-6
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	C-5
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-4
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-4

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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
17712034	3755 SNOWBIRD ST	1.50	T 06S R 13W SEC 20 SEWARD MERIDIAN HM 2016021 WADDELL PARK 2016 REPLAT LOT 3-A-1	C-11
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DE	E-18
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-10
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-10
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-11
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-9
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD	C-4
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	C-4
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	C-8
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	C-8
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	C-5

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-5
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	C-2
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-20
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-21
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17910001		5.00	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 36	E-24
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-24
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
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	E-22
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-25
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-25
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-25
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-25
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-25
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-25
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	E-25
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	E-25

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	E-25
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	E-25
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	E-25
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	E-25
18101023		3.00	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	G-3
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
18101025		19.23	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 21 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	C-2
18101026		51.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM 0742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 28 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	C-2
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-27
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B TRACT B	G-4
18102018		19.66	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-A	G-5
18102019		25.81	T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-B	G-5
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-27
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-26
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-26
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-3
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-29
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-28
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-4
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-5
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-6
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
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-13

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-15
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-8
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-4
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-16
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-16
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		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
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-16
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	D-18
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-17
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-17
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-17
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-17

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-17
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	B-27
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	D-17
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-7
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-17
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-17
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-17
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-17
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-17
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	D-17
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-15
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-15
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-15
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-15
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-15
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-15
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-15
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-15
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-15



## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-15
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-19
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-26
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-29
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-30
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-30
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-30
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-10
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-20
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-20
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-9
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-14
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-14
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-14
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-14
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-14
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-14
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-31

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-16
18103403	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49	D-22
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-16
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-22
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-10
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-20
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-17
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-19
18103426		1.09	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	E-32
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-21
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-12
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-11
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	D-21
18103442	4460 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-13
18103443	4470 HOMER SPIT RD	0.18	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-14
18103444	4474 HOMER SPIT RD	0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-15

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-23
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-33
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-25
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-34
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-9
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-18
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	B-16
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	B-16
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



# 2017 Draft Land Allocation Plan Spit Map



**Legend**

/// Parking

Yellow box Potential Overslope

Red outline City Land

**Parcels**

**2017 Allocation - Section**

Red box	For Lease	A
Brown box	Leased	B
Pink box	Undesignated	C
Blue box	City Facility	D
Green box	Park/open space	E
White box	Private Land	

City property outlined in red.  
Photo taken in 2013.  
Property lines are not exact - use with care  
P & Z 1/27/17 JE



**2017 HOMER CITY COUNCIL MEETINGS**  
**ECONOMIC DEVELOPMENT ADVISORY COMMISSION ATTENDANCE**

Commissions are invited to report to the City Council at the Council's regular meetings under Item 8. Announcements/Presentations/Borough Report/Commission Reports. This is the Commission's opportunity to give Council a brief update on their work. Generally the Commissioner who will be reporting will attend one of the two meetings for the month they are scheduled to attend.

The following Meeting Dates for City Council for 2017 is as follows:

February 13, 27	_____
March 13, 27	_____
April 10, 24	_____
May 8, 30	_____
June 12, 26	_____
July 24	_____
August 14, 28	_____
September 11, 25	_____
October 9, 23	_____
November 27	_____
December 11	_____

