



City of Homer

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Planning

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MEMORANDUM 20-032

TO: Mayor Castner and Homer City Council
THROUGH: Katie Koester, City Manager
FROM: Julie Engebretsen, Deputy City Planner
DATE: February 19, 2020
SUBJECT: 2020 Land Allocation Plan

Requested Action: Approve the 2020 Land Allocation Plan

There are six designations in the resolution. Some of them were discussed at the work session on January 13, but some are a reflection of more recent changes. Updates are provided below. Council can amend the resolution as needed.

Lease property changes

Lot 31

Planning and Port and Harbor staff toured the mostly vacant two story blue building on lot 31, and determined it could be leased to a tenant. The lower part of the building has water infrastructure equipment (big water pump), but the upstairs offices and side building are in reasonable shape and could be used for a long term lease. The Port and Harbor Commission supported this concept at their January 22, 2020 meeting.

Lot 11

At the work session, Council asked if sufficient land use planning had been done to support the future Large Vessel Moorage Facility. Staff reviewed the conceptual diagram of the harbor and the lands available for lease, and determined that Lot 11 should not be available for a long term lease at this time. The Council recently approved Ordinance 20-06, appropriating \$750,000 to conduct a General Investigation Study with ACOE for the project. Results are not expected for approximately three years. If the harbor expansion is found to be a viable project, and the City expects it will be, then Lot 11 will be needed for future parking and support area. Its not in the City's interest to entertain a long term lease at this time for the property.

HERC Building

The 2019 Land Allocation Plan Resolution designated the HERC 1 building as available for lease. Administration issued an RFP to lease the structure, but no proposals were received. Council has since authorized a demolition study for the building. Due to the lack of proposals received, and the ongoing work to possibly demolish the structure and potentially re-use the site, this building should

be removed from lands available for long term lease. The resolution in front of Council designates the whole site as Section D City Facilities and Other Lands.

Library lot

This property has been for sale for several years, with little interest from buyers. Although there was interest in buying the lot in 2019, Council failed two separate ordinances that would have authorized the sale. Since the actions of City Council have been to not sell the land, the Land Allocation Plan Resolution designates this parcel as Section D, City Facilities and other lands. In the future, Council can further refine how this land will be used but until then, the land would not be available for purchase.

Quiet Creek Park Subdivision Parkland Donations

Parks, Art Recreation and Culture will submit a park plan for adoption by resolution for the two parks donated to the City within the Quiet Creek Park Subdivision. A draft plan was provided to Council prior to the property being deeded to the City. The final plan will likely come to Council in March. These two parcels are recommended for designation as Parks in the Land Allocation Plan.