



City of Homer

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Planning

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Memorandum 22-012

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Julie Engebretsen, Deputy City Planner
DATE: 12/27/2021
SUBJECT: Land Allocation Plan

Introduction

The Land Allocation Plan (LAP) serves two purposes; one is a code requirement regarding leases, and the other is as land management tool.

HCC 18.08.020 states in part that the city administration will have a list of properties available for lease, and that the Council can adopt preferences or restrictions on that land. In section A of the plan, Lands Available for Lease, you can find the terms that Council has set. After a work session and approval of the plan by resolution, the Administration must provide public notice of plan adoption and properties available for lease within 60 days.

The City also uses the LAP as an index of all municipal lands. Generally each parcel has its own page with acquisition history, any adopted plans, and the most recent council designation. Changes to the plan are adopted by resolution of the City Council. Staff uses the LAP and the annual Council work session to identify policy issues with municipal lands and seek direction.

As part of the annual approval process, comments are solicited from the Economic Development (EDC) and Port and Harbor (PHAC) Advisory Commissions. Both Commissions reviewed the plan in December.

Comments:

1. Neither Commission recommended changes to lands available for lease.
2. Both Commissions recommended to designate Lot 20 (page C-6) for Port Use, removing reference to a future travel lift. A lift would require expensive and extensive changes to the existing boat basin. The harbor expansion would be the time and location to plan for a travel lift, is something larger than the new Northern Enterprise's lift is desired.

3. The EDC recommended designating Tracts A and B, Barnett South Slope Subdivision Quiet Creek Park Unit 3, as parkland. These lots were deeded to the city as part of the subdivision process. (PHAC didn't comment on this as it wasn't Spit related).

The Chair of each Commission has been invited to participate in the annual work session with council.

Future Considerations

In the manager's report is a request from a leaseholder to purchase their lease lands from the City. There is a lot of history behind city ownership of various parcels. As time passes and that history is no longer common knowledge, it takes more effort to research and explain the hows and whys of city ownership. It may be worthwhile for Council to adopt a formal policy about the sale of Spit lands. If this is a direction Council would like to go, staff can work with the Port and Harbor Commission and staff and present a recommendation at a future meeting.

Staff Recommendation: Adopt the 2022 Land Allocation Plan by Resolution

Attachments:

1. Draft 2022 Land Allocation Plan
2. Memorandum and Minutes from the Economic Development and Port and Harbor Advisory Commission meetings