



# AGENDA ITEM REPORT

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## **Resolution 23-043, A Resolution of the City Council of Homer, Alaska Approving the City of Homer 2023 Land Allocation Plan. City Manager.**

<b>Item Type:</b>	Resolution
<b>Prepared For:</b>	Mayor Castner and Homer City Council
<b>Meeting Date:</b>	24 April 2023
<b>From:</b>	Julie Engebretsen, Economic Development Manager
<b>Through:</b>	Rob Dumouchel, City Manager

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### **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 (PHC) Advisory Commissions. Both Commissions reviewed the plan.

### **Staff Discussion with the Commissions:**

You'll notice the over slope areas around the harbor on page A-3. These are locations someone would build a boardwalk out over the edge of the harbor, and there are four locations available for lease. Staff recommends removing areas 2, 3 & 4 from lease. Area 1 has a prospective tenant that has been working through the process, so I would not want to change the status of that area at this time. But for the others, there has been no interest. These locations are very complex to develop, and the City

needs a plan for parking, etc. We've learned a lot through the process on Area 1. I don't think the City is really ready to lease these over slope areas, and our time is better spent on other work.

Lots 9A and 10A on Fish Dock Road; those two lands should be fisheries uses or short term lease.

**Both Commissions recommended:**

1. Removing overslope areas 2,3 and 4 from Section A of the Land Allocation Plan.
2. Designating Lots 9A and 10A on Fish Dock Road for fishery use or short term leases and facilities parking.

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

**Recommendation:**

Adopt Resolution 23-043

**Attachments:**

Resolution 23-043

Draft 2023 Land Allocation Plan

Memorandum and Minutes from the Economic Development and Port and Harbor Advisory Commission meetings