



# MEMORANDUM

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## **Resolution 25-081, A Resolution of the City Council of Homer, Alaska Approving the 2025 City of Homer Land Allocation Plan. City Manager/Community Development Director.**

**Item Type:** Action Item  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** September 22, 2025  
**From:** Julie Engebretsen, Community Development Director  
**Through:** Melissa Jacobsen, City Manager

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**Requested Action:** Adopt the 2025 Land Allocation Plan with amendments.

### **Background**

Homer City Code Title 18.08 governs how the city leases its property. Every year, the City Council decides which city land can be leased. Here's how it works:

**Main rental areas:** The Spit and airport

**Who gives advice:**

- Port and Harbor Commission (knows the Spit best)
- Economic Development Commission
- Staff

**Key Decision Points:** The Commissions advise on:

- Which specific parcels should be available for lease
- Any rules about how the property can be used or developed (such as parking or fisheries use)
- Any other land management questions that have arisen in the prior year.

This year's plan has several recommended amendments. Listed below is a synopsis of each.

- 1. Overslope Area 1 (Page A-4):** Available for lease since 2017. Only one party has ever submitted a full application. Their first application didn't make it to Council, but they've submitted a new application that's currently being reviewed. Staff recommends finishing the current review, but removing this area from future leasing.
- 2. Airport terminal space (A5)–** We continue to see change at the Homer airport and there are areas currently available for lease.

3. **Lot 88-2 (A-3):** The lease expires in November. Since zoning rules are being rewritten (finished by Spring 2026), staff recommend waiting to create new lease terms until after the new zoning code is complete. A new resolution will be brought to Council in 2026.
4. **Main Street lot (D3):** The City has received two inquiries about this property in the last year, and Council directed the Manager to review this lot during the Land Allocation Plan process. The EDC discussed the property and recommended the City retain the lot and investigate the highest and best use as opposed to selling to the highest bidder at this time.
5. **Karen Hornaday Park (E8 and 9):** With the recent purchase of additional land, the City could amend the park boundaries. Staff recommends a separate action to adequately document restrictions on the original park land and keep records clear and organized.
6. **Harry Feyer (E-24):** This lot has been for sale for 10 years. Due to several wide right-of-way easements, there is very little buildable land. Staff reached out to AK DOT to find out if they anticipate using some of this lot for Kachemak Drive improvements. It's very early in the design process, but they do think they may use at least the existing easements. In staff's estimation, this may also mean taking some of the buildable area or at least having traffic very close to a future home, making it even less desirable to develop at this time. Staff recommends not selling this lot and retaining it until the road project is complete in the future.
7. Staff recommend the Port and Harbor Commission spend some time talking about land management on the Freight Dock Road area of the Spit. While there is interest in the concepts of overslope development, parking management and leasing more city lands, conditions on the Spit are changing. Increased demand for parking and a potential harbor expansion change the dynamics of what the City should lease in the short and long term. When the Commission first identified overslope areas in 2017, there was adequate parking and this type of development seemed feasible. In subsequent years it's clear there is more demand for parking, not much demand for building this type of development, and we've begun a General Investigation for a major harbor expansion. These changing conditions merit the Commission taking a fresh look at this land area looking ahead the next 5-10 years.

**Attachments:**

1. Minutes from EDC 6/10/25 and 8/12/25 meetings
2. Minutes from 8/27 Port and Harbor Meeting
3. Draft Plan

City Council and Planning Commission have a joint worksession planned to discuss the Comprehensive Plan. Public Review Draft comes out mid-July with hearings in August with the Planning Commission. Work is being done on the Title 21 update.

## **PUBLIC HEARING**

## **PENDING BUSINESS**

### **A. New Rec Center Location**

The Commission discussed the following topics in regard to the proposed location:

- Property in considered a wetland and possible effects on storm water runoff management
- Based on location – HEA lot is a better choice
- Size of lot actually needed – potential size of Rec Center, potential size of parking lot needed
- Will this investment in infrastructure actually spark private businesses to invest as well
- Possible restrictions in code for building itself
- Surrounding business owners weren't present to provide opinions
- Using this land would result in opportunity costs and lost opportunities associated with long-term use

AREVALO/DICKINSON MOVED TO FORWARD A MEMO TO CITY COUNCIL IN OPPOSITION OF THE PROPOSED LOCATION BUT WOULD LIKE TO DISCUSS ALTERNATIVE SITES.

There was no discussion.

VOTE: YES: ISAAK, NOOMAH, ZUBEK, AREVAL, DICKINSON.

VOTE: NO: MARKS.

Motion carried.

## **NEW BUSINESS**

### **A. Land Allocation Plan**

Community Development Director Engebretsen spoke on the following topics:

- Purpose of Land Allocation Plan
- Most land is out on the Spit
- City Council approves the plan to decide what land is available for lease
- One piece of property is not viable to offer for over slope lease – recommendation to remove from the list
- Space available at the airport

AREVALO/NOOMAH MOVED TO CONCUR WITH THE RECOMMENDATIONS MADE BY STAFF FOR INTENDED LAND ALLOCATION.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

The Commission worked through the Draft Capital Improvement Plan, each suggesting their top 3 projects to recommend for inclusion in the legislative priority section of the Capital Improvement Plan. There was consensus for the following projects to be included among the Commission's priority projects:

- Homer Spit Coastal Erosion Mitigation
- Homer Harbor Critical Float System Replacement: Float Systems 4 & 1
- Comprehensive Drainage Management Plan
- Steel Grid Repair
- HERC Hazardous Material Cleanup & Revitalization Plan

ZUBEK/AREVALO MOVED TO NAME SPIT EROSION AS NUMBER ONE, HARBOR FLOATS AS NUMBER TWO, AND A THREE-WAY TIE WITH DRAINAGE MANAGEMENT, STEEL GRID, AND HERC CLEANUP.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

AREVALO/ZUBEK MOVED TO SUPPORT THE PLANNING COMMISSION'S RECOMMENDATION REGARDING THE SLOPE STABILITY PROJECT IN TAKING THAT PROJECT APART, AND INSTEAD CREATING A NEW KACHEMAK SPONGE CIP PROJECT AND A NEW CIP PROJECT FOR BAYCREST STORMWATER MANAGEMENT.

Commissioner Arevalo noted that it seems intelligent to break the larger project down into smaller-scale projects while keeping them on the community's radar.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

#### B. Land Allocation Plan

Community Development Director Engebretsen explained that the Commission is being tasked to come up with a recommendation as to what the city should do with the property it owns on Main Street behind Don Jose's. She provided a brief history of the subject parcel and provided various recommendations that the Commission could suggest to either City Council or the City Manager.

AREVALO/ZUBEK MOVED TO FORWARD A RECOMMENDATION TO CITY COUNCIL TO RETAIN THE LOT AND INVESTIGATE THE HIGHEST AND BEST USE AS OPPOSED TO SELLING TO THE HIGHEST BIDDER AT THIS TIME.

There was in-depth discussion about potential uses for the lot and not just selling it to the highest bidder.

Chair Marks requested the Clerk to perform a roll-call vote.

VOTE: YES: AREVALO, MARKS, NOOMAH, YOUNG, ZUBEK.

Motion carried.

#### **INFORMATIONAL MATERIALS**

**1. CALL TO ORDER, 5:30 P.M.**

Session 25-07, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Casey Siekaniec at 5:30 p.m. on August 27, 2025 in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMISSIONERS ATWOOD, FRIEND, PITZMAN & SIEKANIEC

ABSENT: COMMISSIONERS BRADSHAW, VELSKO (BOTH EXCUSED) & ROTH

CONSULTING: PORT DIRECTOR HAWKINS

STAFF: PORT ADMINISTRATIVE SUPERVISOR WOODRUFF, DEPUTY CITY CLERK LYNN & DEPUTY CITY CLERK PETTIT

**2. AGENDA APPROVAL**

Chair Siekaniec read the supplemental items into the record and requested a motion and second to approve the agenda as amended.

FRIEND/ATWOOD MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 minute time limit)**

**4. RECONSIDERATION**

**5. APPROVAL OF MINUTES**

5.A. Unapproved May 28<sup>th</sup>, 2025 PHC Minutes

5.B. Unapproved June 25<sup>th</sup>, 2025 PHC Minutes

ATWOOD/FRIEND MOVED TO APPROVE BOTH SETS OF MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**6. VISITORS/PRESENTATIONS**

6.A. Julie Engebretsen – Land Allocation Plan

Community Development Director Engebretsen presented to the Commission regarding the Land Allocation Plan. She answered questions regarding specific properties in the Land Allocation Plan, vacancies, and what happens with vacant structures.

6.B. Jenny Carroll – Capital Improvement Plan

Special Projects and Communications Coordinator Carroll presented to the Commission regarding the Capital Improvement Plan.

**7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS**

7.A. Port & Harbor FY25 YTD

Port Administrative Supervisor Woodruff noted that revenues were over expenditure by roughly \$2 million. She added that the extra money is accrued in the operating fund and can be transferred to reserves, grant match reserves, or any other reserve account. There was brief discussion regarding how transfer decisions are made.

7.B. Port & Harbor Staff Report – July/August 2025

Port Administrative Supervisor Woodruff provided the Port & Harbor Staff Report, covering the following items:

- Homer Harbor Expansion update
- System 4 Float Replacement update
- FY25 Port Infrastructure Development Program Application
- Port & Harbor Staff Divers
- Refloating DD in System 4
- Special projects status updates
- Leases/Subleases on the Spit by the numbers

**8. PUBLIC HEARING(S)**

**9. PENDING BUSINESS**

9.A. Title 18.08 City Property Lease Edits  
Memorandum PHC-25-012 from Port Administrative Supervisor as backup

Chair Siekaniec introduced the item by reading of the title and deferred to Port Administrative Supervisor Woodruff, who provided a summary explanation of her memorandum included in the packet.

PITZMAN/FRIEND MOVED TO RECOMMEND CITY COUNCIL ADOPT THE PROPOSED AMENDMENTS IN TITLE 18.08 OF THE DRAFT ORDINANCE.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 9.B. Land Allocation Plan  
Memorandum PHC-25-013 from Community Development Director as backup

FRIEND/ATWOOD MOVED TO RECOMMEND THAT CITY COUNCIL ADOPT THE 2025 LAND ALLOCATION PLAN WITH THE STAFF AMENDMENTS INCLUDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **10. NEW BUSINESS**

- 10.A. Title 21 Zoning Code Rewrite  
Memorandum PHC-25-014 from Port Administrative Supervisor as backup

The Commission reached a consensus that it was comfortable with what Agnew::Beck had put together and opted against taking any formal action.

- 10.B. Review and Recommendations on the Draft 2026-2031 Capital Improvement Plan  
Memorandum PHC-25-015 from Special Projects & Communications Coordinator as backup

Chair Siekaniec introduced the item by reading of the title. The Commissioners each provided their top three priority projects for inclusion in the legislative priority section of the Capital Improvement Plan.

PITZMAN/ATWOOD MOVED TO RECOMMEND CITY COUNCIL INCLUDE THE HOMER HARBOR EXPANSION, COASTAL EROSION, AND CRITICAL FLOAT SYSTEM REPLACEMENT IN THE LEGISLATIVE PRIORITY SECTION OF THE CAPITAL IMPROVEMENT PLAN AND PRIORITIZE THEM IN THE ORDER STATED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 10.C. Edits to City of Homer Base Lease Template  
Memorandum PHC-25-016 from Port Administrative Supervisor as backup

ATWOOD/PITZMAN MOVED TO FORWARD THE PROPOSED EDITS TO THE BASE LEASE TEMPLATE ALONG TO CITY COUNCIL.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **11. INFORMATIONAL MATERIALS**

11.A. July/August 2025 Port Operations Report

11.B. July/August City Manager's Reports to Council

CM's Report for July 28, 2025

CM's Report for August 11, 2025

CM's Report for August 25, 2025

Chair Siekaniec noted the informational materials in the packet. There was brief discussion regarding the preliminary mid-biennium budget development schedule.

## **12. COMMENTS OF THE AUDIENCE (3 minute time limit)**

John Mink, city resident and City Council candidate, expressed appreciation for the Port's operations and requested that the public abide by leash laws due to safety concerns while roller skiing.

## **13. COMMENTS OF THE CITY STAFF**

Port Administrative Supervisor Woodruff stated that it's good to see everyone back after a couple of months off, adding that she's looking forward to digging into things this fall and winter.

Port Director Hawkins commended the staff of the Ice Plant, noting that the Ice Plant supported the Cook Inlet Fishery this year. He added that the floats in the harbor are the only areas that an individual is legally required to leash their dog within city limits.

Community Development Director Engebretsen thanked the Commission for a concise meeting. She gave a shoutout to the Ice Plant and their attentiveness during the tsunami warning during her time as Acting City Manager.

Deputy City Clerk Pettit introduced Deputy City Clerk Lynn to the Commission and thanked the Commission for a good and quick meeting.

## **14. COMMENTS OF THE MAYOR/COUNCILMEMBER**

## **15. COMMENTS OF THE COMMISSION**

Commissioner Atwood thanked the city staff for all their hard work, adding that it was a good meeting.



Commissioner Pitzman thanked city staff, noting that it was a busy summer. He thanked everyone for their work in preparation for tonight's meeting.

Commissioner Friend thanked everyone for their participation. He noted that the city has a lot going for it in terms of volunteerism and hard work.

Commissioner Siekaniec noted that he has seen the staff divers in the harbor, adding that it's great to see a well-run machine.

## **16. ADJOURNMENT**

There being no further business to come before the Commission, Chair Siekaniec adjourned the meeting at 6:54 p.m. The next Regular Meeting is Wednesday, September 24, 2025 at 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

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Zach Pettit, Deputy City Clerk II

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