

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Economic Development Manager

5 **RESOLUTION 24-024**
6

7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
8 PROVIDING DIRECTION TO THE PORT AND HARBOR ADVISORY
9 COMMISSION AND PARKS, ART, RECREATION AND CULTURE
10 ADVISORY COMMISSION REGARDING THE ANNUAL REVIEW OF
11 THE LAND ALLOCATION PLAN.
12

13 WHEREAS, Chapter 18.08.020(c) requires the City to adopt a land allocation plan; and
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15 WHEREAS, The property located at 3854 Homer Spit Road, Tract A-1 of the Fishin Hole
16 Sub KPB parcel ID 18103117 is used for several different activities during the year; and
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18 WHEREAS, The Large Vessel Haul Out Task Force in 2014 recommended the
19 construction of a barge and large vessel haul out facility; and
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21 WHEREAS, The project has been included in the Capital Improvement Plan since 2015,
22 and the City has subsequently conducted initial engineering and cost estimation; and
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24 WHEREAS, The property is currently used seasonally for camping and theater
25 productions in the summer, and is leased on an annual basis for the remainder of the year for
26 as a large vessel haul out facility; and
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28 WHEREAS, In December the Port and Harbor Advisory Commission has expressed
29 interest in development of some features of the Large Vessel Haul Out facility; and
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31 WHEREAS, The Parks, Art, Recreation and Culture has expressed interest in retaining
32 camping in this location; and
33

34 WHEREAS, The Pier One Theater lease expires in September 2026; and
35

36 WHEREAS, The City will be reviewing the Land Allocation Plan in the coming months,
37 the Comprehensive Plan over the next year, and now is a good time to discuss how the City as
38 a land owner should plan for this property; and
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40 WHEREAS, It behooves the City to have an open and transparent dialogue about the use
41 and future development of this property and to utilize the Commissions in their respective
42 roles.
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44 NOW, THEREFORE, BE IT RESOLVED by the Homer City Council requests the Port and
45 Harbor Advisory Commission to:

- 46 1. Review the revenue vs cost of a city run campground on this parcel.
47 2. Work with staff to determine the costs of the initial improvements.
48 3. Make a recommendation to the City Council on what part of the improvements the City
49 should fund and those that a tenant would fund.
50 4. Make a recommendation to the City Council on lease terms that would attract long term
51 private investment to develop the facility.
52 5. Respond to Council by the end of calendar year 2024.
53

54 BE IT FURTHER RESOLVED, the Homer City Council requests the Parks, Art, Recreation and
55 Culture Commission:

- 56 1. Consider the future of this property as a City run campground, and consult with Port
57 and Harbor staff with regard to revenue vs cost to operating the campground.
58 2. Engage with Pier One Theater about their long term facility plans.
59 3. Report back to Council by the end of 2024.
60

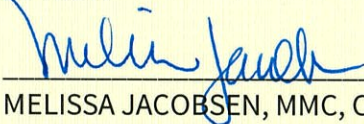
61 PASSED AND ADOPTED by the Homer City Council this 12TH day of February, 2024.
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63 CITY OF HOMER

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65 KEN CASTNER, MAYOR
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67
68 ATTEST:

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70

71 MELISSA JACOBSEN, MMC, CITY CLERK
72

73 Fiscal Note: N/A

