1 2	CITY OF HOMER HOMER, ALASKA		
3	Aderhold/Ericksor		
4	/Hanser		
5	ORDINANCE 25-02		
6			
7	AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA		
8	AMENDING THE FY25 CAPITAL BUDGET BY APPROPRIATING		
9	\$135,000 FROM THE LAND RESERVES FUND TO PURCHASE 20		
10	ACRES IN WOODARD CANYON IMMEDIATELY NORTH OF KAREN		
11	HORNADAY PARK, FOR THE PURPOSES OF OPEN SPACE AND		
12	RECREATION, PROTECTION OF STORMWATER DRAINAGE AND		
13	STEEP SLOPES, AND PRESERVATION OF WILDLIFE CORRIDORS.		
14			
15	WHEREAS, From 1999 to 2002, a private effort to build a switchback road up the bluff		
16	behind Karen Hornaday Park led to erosion problems and many hours of intervention by		
17	officials with the City of Homer and the federal Environmental Protection Agency; and		
18			
19	WHEREAS, Debris flows from a 2002 flood in Woodard Canyon were serious enough to		
20	force the City of Homer to become part of the National Flood Insurance Program; and		
21			
22	WHEREAS, That failed switchback road, while unable to support vehicle traffic, was		
23	later successfully stabilized with gravel, drainage, and tree planting to create an excellent foot		
24	trail leading up to expansive views of the city and Kachemak Bay; and		
25			
26	WHEREAS, Traditional foot trails up the Homer bluff have been increasingly cut off by		
27	private landowners and no trespassing signs in the past five years, a trend documented by the		
28	non-profit Homer Trails Alliance; and		
29	MILIEDEAC The helf wile when exists he also to the letter of the second		
30 31	WHEREAS, The half-mile-plus switchback trail behind Karen Hornaday would provide a		
32	lasting and publicly accessible recreational opportunity for Homer residents and visitors, with		
33	trailhead parking available in the city park; and		
34	WHEREAS A 2024 public survey in connection with revisions to the situa-		
35	WHEREAS, A 2024 public survey in connection with revisions to the city's comprehensive plan found "Preserve open public spaces within the city from development" to		
36	be one of the top three public priorities, considered Important or Very Important by 77 percent		
37	of the respondents; and		
38	or the respondents, und		
39	WHEREAS, Woodard Canyon has been identified by Moose Habitat, Inc. as one of the		
40	last surviving wildlife corridors between Homer's uplands and the Homer bench; and		

83

appropriating \$135,000 as follows:

42 WHEREAS, Acquisition of the 20-acre parcel would provide legal access to a heretofore 43 isolated 10-acre parcel of city land on the steep bluff; and 44 45 WHEREAS, Curbing steep slope development on the bluff in Homer is a priority for the city; and 46 47 48 WHEREAS, Acquisition of the parcel would be consistent with the goals for protecting 49 the area downstream outlined in the 2016 Woodard Creek Watershed Plan, a cooperative effort 50 supported by city, state and federal agencies; and 51 52 WHEREAS, The State of Alaska Department of Natural Resources (DNR) issued a new 53 study in December 2024, mapping the potential for a major landslide in Woodard Canyon to 54 flush a debris flow into Karen Hornaday Park and the west side of the hospital property; and 55 56 WHEREAS, City control of lower Woodard Canyon would enhance storm water 57 protection efforts, combining with state DNR control of the canyon headlands and promised cooperation from the single private landowner between the state and city parcels; and 58 59 60 WHEREAS, The 20-acre parcel, under private ownership since the road project was 61 abandoned in 2002, suddenly appeared on the real estate market in November 2024; and 62 63 WHEREAS, a small group of conservation-minded private Homer citizens acted quickly to buy the 20-acre parcel; and 64 65 WHEREAS, The Homer citizens obtained the 20-acre property for \$125,000, well under 66 67 the 2024 Kenai Peninsula Borough appraised value of \$166,700; and 68 69 WHEREAS, The Homer citizens have offered to sell the property to the City at no profit, 70 to ensure its permanent protection; and 71 72 WHEREAS, Up to an additional \$10,000 may be needed for due diligence and closing 73 cost expenses; and 74 75 WHEREAS, The City Council of Homer, Alaska should draw funds from its land fund to acquire the 20 acres with a legal description of T6S R 13W Sec 18 Seward Meridian HM S1/2 76 NW1/4 SE1/4 for purposes of open space, recreation, watershed management and wildlife 77 78 habitat purposes. 79 80 NOW, THEREFORE, THE CITY OF HOMER ORDAINS: 81 82 Section 1. The Homer City Council hereby amends the FY25 Capital Budget by

Page 3 of 3 ORDINANCE 25-02 CITY OF HOMER

84				
85	<u>Fund</u>	<u>Description</u>	<u>Amount</u>	
86	150	Land Fund	\$135,000	
87		i .		
88	Section 2. The City Manager is authorized to negotiate and execute the appropriate			
89	documents.			
90				
91	<u>Section 3.</u> This is a budget amendment ordinance, is not permanent in nature, and shall			
92				
93			20th	
94				
95				
96	CITY OF HOMER			
97				
98			PASHELLOSD MAYOR	
99 100			RACHEL LORD, MAYOR	
100	ATTEST:			
101	AITEST.		A	
103	Kline K	ause		
104	RENEE KRAUSE, MMC,	CITY CLERK	E WORLD	
105				
106	YES: 5		Jones II	
107	NO: Ø		31. 1964	
108	ABSTAIN: $arphi$		urf	
109	ABSENT:		Ø	
110	1 .			
111	First Reading: 113	25		
112	Public Hearing: 1/2	1/25		
113	Second Reading: 1/a j/25			
114	Effective Date: リュ	8/25		
	•	1		