

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 25-081

A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING THE
CITY OF HOMER 2025 LAND ALLOCATION PLAN.

WHEREAS, Chapter 18.08.020(c) requires the City to adopt a Land Allocation Plan; and

WHEREAS, The Port and Harbor and Economic Development Advisory Commissions reviewed the draft Land Allocation Plan; and

WHEREAS, The City Council discussed the Land Allocation Plan during a Committee of the Whole meeting on September 22, 2025; and

WHEREAS, Overslope development around the harbor is expensive and has garnered limited interest that fits within the space allotted; and

WHEREAS, The lease for 4460 Homer Spit Road, T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2, is expiring and has no options to renew; and

WHEREAS, The City Council may determine the preferred length of lease, requirements for development, decide on requirements for competitive bidding and shall do so in a separate Resolution for Lot 88-2 when the current lease has expired and any property issues are resolved; and

WHEREAS, The City has received interest in purchasing the vacant lot on Main Street, and the Economic Development Advisory Commission recommends retaining the property to investigate the highest and best use such as parking or future housing, and to not sell the lot to the highest bidder at this time; and

WHEREAS, With the City's purchase of 20 acres north of Hornaday Park authorized by Ordinance 25-02, the City now has legal access to a 10-acre parcel 17504003 T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4, and staff is directed to bring forward a Resolution to amend the boundaries of the park; and

WHEREAS, The City has had the Harry Feyer Lot 1 on Kachemak Drive for sale for years with no interested buyers in part because it has very little buildable area; and

WHEREAS, The City has learned the Kachemak Drive project may take a portion of the Harry Feyer Lot 1 and it is inappropriate to sell this marginal property knowing that a future government project may reduce its size and buildable area even further.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that the City of Homer 2025 Land Allocation Plan is hereby amended as follows:

1. Remove overlspe area 1 from Section A following the completion of the review and decision on the current lease application.
2. Airport terminal space has space available for lease including ticket counter, cargo area and concession space.
3. Designate 4460 Homer Spit Road T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2 as available for lease, subject to Council requirements to be determined in a separate action.
4. Retain Parcel 17514416 on Main Street, T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2 and investigate highest and best use.
5. Bring forward a resolution to amend the boundaries of Karen Hornaday Park to include adjacent City parklands.
6. Remove the Harry Feyer Lot 1 for sale listing and retain City ownership until Kachemak Drive has been improved.
7. Port and Harbor Commission to review the properties on page C-4 and the Freight Dock Road area of the Spit and make recommendations on City land management over the next five years.

PASSED AND ADOPTED by the Homer City Council this 22nd day of September 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, ADAC, CITY CLERK

Fiscal Note: N/A