

**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. AGENDA APPROVAL**
- 3. PUBLIC COMMENT UPON MATTERS ALREADY ON THE AGENDA** *(Three minute time limit)*
- 4. VISITORS** *(Visitors normally have 10 minutes for their presentation.)*
 - A. Homer Early Childhood Coalition, Lisa Asselin - Bayview Park Improvements
 - B. Friends of Woodard Creek - First Steps, Woodard Creek, Karen Hornaday Park
- 5. RECONSIDERATION**
- 6. ADOPTION OF CONSENT AGENDA** *All items on the consent agenda are considered routine and non-controversial by the Parks & Recreation Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Parks & Recreation Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.*
 - A. Minutes for the Regular Meeting on January 21, 2016 **Page 3**
- 7. STAFF & COUNCIL REPORTS/COMMITTEE REPORTS/BOROUGH REPORT**
 - A. Staff Report - Julie Engebretsen **Page 7**
 - B. Community Recreation Report - Mike Illg
 - C. Parks Management Report - Angie Otteson
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. Additional Trash Receptacles **Page 9**
 - B. HERC **Page 11**
- 10. NEW BUSINESS**
 - A. Request for Recommendation of Support to Determine East Boundary of Karen Hornaday Park **Page 13**
 - B. Funding Request for Bayview Park Improvements **Page 15**
 - C. Protecting our Parks and Green Spaces **Page 23**
 - D. Amending the Commission Bylaws **Page 25**
 1. Adding Items to the Agenda
 - E. Land Allocation Plan 2016 Recommendations **Page 29**
 - F. Strategic Plan **Page 156**
- 9. INFORMATIONAL MATERIALS**
 - A. Commission Annual Calendar 2016 **Page 174**
 - B. Commissioner Attendance at City Council Meetings 2016 **Page 175**
- 10. COMMENTS OF THE AUDIENCE**
- 11. COMMENTS OF THE COUNCILMEMBER** (If one has been assigned)
- 12. COMMENTS OF STAFF MEMBERS**
- 13. COMMENTS OF THE COMMISSION**
- 14. COMMENTS OF THE CHAIR**
- 15. ADJOURNMENT THE NEXT REGULAR MEETING WILL BE ON THURSDAY, MARCH 17, 2016** at 5:30pm in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer Alaska

Session 16-01 Regular Meeting of the Parks and Recreation Advisory Commission was called to order on January 21, 2016 at 5:50 pm by Acting Chair Deb Lowney at the Cowles Council Chambers City Hall located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS LOWNEY, ROEDL, ASHMUN, AND HART

ABSENT: COMMISSIONERS ARCHIBALD, STEFFY AND BRANN (EXCUSED)

STAFF: JULIE ENGBRETSSEN, DEPUTY CITY PLANNER
RENEE KRAUSE, DEPUTY CITY CLERK

APPROVAL OF THE AGENDA

Acting Chair Lowney called for a motion to approve the agenda.

ROEDL/HART- MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

PUBLIC COMMENT ON ITEMS ALREADY ON THE AGENDA

Beth Cumming, city resident, commented on activities of the Woodard Creek Coalition and their efforts to put in a trail along Woodard Creek that is also bordering/in Karen Hornaday Park which has been a almost 10 year effort. She requested being a visitor at the February meeting to provide more detailed information on the plans.

Ms. Cumming was advised to contact Ms. Krause after the meeting.

VISITORS

RECONSIDERATION

ADOPTION OF THE CONSENT AGENDA

A. Minutes for the regular meeting of November 19, 2015

Acting Chair Lowney called for a motion to adopt the consent agenda.

ASHMUN/HART - MOVED TO ADOPT THE CONSENT AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

STAFF & COUNCIL REPORTS/COMMITTEE REPORTS/BOROUGH REPORTS

A. Staff Report – Julie Engebretsen, Deputy City Planner

Ms. Engebretsen reviewed her report briefly covering the plans for the Comprehensive Plan update, clarification of Parks Reserves and what that is use for and inquired if the Commission would like to be involved in the cemetery expansion. She explained that she has not received any responses back from her request for status on the purchase of the Roger’s Loop property.

The commission declined taking any action or involvement unless directed by Council.

The commission provided direction on staff’s request on where they wanted the funds from the “caps” to be placed once they were sold.

C. Community Recreation Report – Mike Illg

Recreation Specialist Illg was not present and did not provide a written report for the meeting.

D. Parks Report – Angie Otteson

Ms. Otteson was not in attendance and did not provide a written report.

PUBLIC HEARING

PENDING BUSINESS

A. Additional Trash Cans on the Spit Trail

Acting Chair Lowney read the title into the record and stated that this item has been a concern of hers. She believes that there is a need to place additional trash receptacles along the Spit and also in various places around town. She provided verbal accounting of her experiences at various places around town and that there are a number of trash cans in town, whether they are in the appropriate spot she is not sure, she has viewed placement of some cans that appear to her in an appropriate place only to observe that trash is thrown on the ground 30 feet away. However, her concern is on the Spit, she has noticed that there are very few trash receptacles along where people walk.

Discussion ensued with Commissioners relating experience and interest by businesses to sponsor or support additional trash receptacles, concern was voiced on the undertaking of placing more trash cans and adding to the staff’s workload, proper placement and responsibility. Commissioner Lowney will confer with Ms. Otteson regarding the current number of trash receptacles, placement and will forward the information to Ms. Engebretsen to forward to the commission members before the next meeting in response to a request to have the commission do some of the legwork prior to submitting a recommendation for more trash cans being placed.

This item will be on the February agenda.

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. Commission Annual Calendar 2016
- B. Commissioner Attendance at City Council Meetings 2016
- C. Beaches, Vehicles, and Dogs: Pictures and Comments
- D. Mat-Su Gazette Article: Money Grows on Trees and Trails
- E. Reappointment to the Commission: Steffy and Archibald
- F. Telluride Mountain Film Festival Flyer

The Commission offered comments on the issues with vehicles on the beach and the damage it is doing, also Commissioner Lowney appreciated the comments that were submitted by Commissioners Steffy and Archibald. She advocated for attendance at the Council meeting on Monday since there was a resolution/ordinance being introduced on the issue by Councilmember Reynolds.

Commissioner Hart expressed concern over the signage which was confusing at Bishops Beach and needed clarification on what exactly was a berm because in her opinion when she visited the beach today and saw all the cars, approximately 10 of them, she felt they were all parked on the berm.

COMMENTS OF THE AUDIENCE

Kathy Hill, resident, commented on the request at the last meeting to have her chair a citizen committee to present a recommendation to Council on how to make the HERC more sustainable during its use. She was unsure if a committee was really necessary with her experience noting the support among some of the councilmembers.

The commission and staff provided additional background information on their request for a citizen committee to be formed to address the continued use of the HERC. They explained that while the commission has supported its use they have been directed by Council to drop the issue. There is nothing further that can be done. Further discussion included the reinspection by the Fire Marshal to upgrade the capacity of the facility. Staff cannot pursue that issue and even residents cannot request or argue that point since the city at the direction of Council has determined the extent of the use of the facility.

Staff provided information that with the resolution and depending on Council action at the meeting on Monday will also determine the further status of the facility. Ms. Hill, and several commissioners agreed, that even if the project were to start this year there is still a lot of time in her opinion that the HERC could be used to make additional revenues for the city until it is demolished.

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COUNCILMEMBER *(If one is present)*

COMMENTS OF THE COMMISSION

Commissioner Ashmun is concerned about the beach issues and encouraged everyone to round up their friends and neighbors to comment on the issues that are affecting the beach. There are lots of issues and processes and we are adding some big ones down there. She related a recent experience while down on Bishops Beach counting birds and there was a large truck filled with coal who commented that

the best coal was to the west.

Commissioner Roedl had no further comments.

Commissioner Hart commented on the number of pedestrians on Main St and believed that they needed to discuss addressing that issue. She would also like to have clear signage at the beach and specific deterrents to prohibit vehicles along the left.

COMMENTS OF THE CHAIR

Commissioner Lowney apologized for being late and appreciated the fact that Matt and Robert were reappointed. She has been trying to focus on a few things. Commissioner Lowney stated that she has been trying to work with the Chamber to see the revenue aspects to the city of various events. She believes that this shows recreational support to the city and that it will help them; on Feb 24th at 5-7pm at the Pratt a celebration of Woodard Creek to celebrate the creek, land purchase, arts and culture complex, that will be built, there will be more information available soon and encouraged attendance to provide feedback. She would really encourage creative thinking on the budget issues, and agreed with Commissioner Hart on the Main Street pedestrian safety issues and noted that there are groups in town working on making the city more walkable, they meet monthly to work on making Homer more non-motorized and user friendly. She mentioned the Trails conference idea and asked if the Commission wants to do it again and if so when....in reference to the logs and rocks the property owner has access to the necessary equipment to do that...he has put a lot of repetitive efforts into protecting his property year after year.

ADJOURNMENT

There being no further business to come before the Commission, Acting Chair Lowney adjourned the meeting at 7:05 p.m. The next **REGULAR MEETING IS SCHEDULED FOR THURSDAY, FEBRUARY 18, 2016** at 5:30 p.m. at City Hall Cowles Council Chambers 491 E. Pioneer Avenue, Homer, Alaska.

Renee Krause, CMC, Deputy City Clerk

Approved: _____



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To: Parks and Recreation Advisory Commission
From: Julie Engebretsen, Deputy City Planner
Date: February 18, 2016
Subject: February Staff Report

- I spoke with PW about the metal cones at Hornaday park; PW will see if they have any use for them. If not, they will be placed on the next surplus list, or at least moved out of the park. I also asked the City Manager if they are sold at surplus, can the funds be placed into the parks reserves. No response yet.
- Worked with EDC on land allocation, comp plan memo, and a strategic plan for their commission.
- Marijuana regulations and beach questions have taken staff time. Amendments to vehicles on the beach regulations continue; the next Council packet will be out by your meeting.
- HERC – Council postponed action of the public safety building. They will discuss it at a work session scheduled at 5 PM on February 16th, and will take up the resolution again on Monday the 22nd. You can see meeting packets and minutes on the City website.
- Comprehensive Plan Update: Depending on staff resources, Chapter 7, Parks Recreation and Culture, will be an agenda item in March. I anticipate spending 2 meetings on this initial conversation.

Other happenings:

- City staff begins working in the greenhouse in early March.
- The new movable camp fee office for Mariner Park is nearing completion. It will be at the park seasonally.
- Seasonal hires will be back on the job in April, which is typically an additional 3-4 full time staff. These workers usually work for about 6 months. By about mid-May, an additional 3 workers are on staff to handle the peak season, until about mid-August. During the high season, parks staff cover the parks and campground from 7 am to 11 pm, seven days a week. After Labor Day, staff begins to dwindle dependent on what projects are needed, weather, and how long seasonal staff wants to work.

Around town:

Feb 24th, 5-7 p, the Pratt Museum hosts a celebration of Woodard Creek and future new museum.



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To: Parks and Recreation Advisory Commission
From: Julie Engebretsen, Deputy City Planner
Date: February 10, 2016
Subject: Trash Cans

The Commission requested this item be on the February agenda. I emailed the Commission the information provided by Angie about the number of trash cans that are placed, and general locations.

Please email me your ideas for more trash can locations, by 4 pm the day of the meeting. I will compile a list. The commission can review it at the meeting, and make a recommendation to the City Manager.



Where the Land Ends and the Sea Begins



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To: Parks and Recreation Advisory Commission
From: Julie Engebretsen, Deputy City Planner
Date: February 10, 2016
Subject: HERC Building

The Commission requested this item be on the February agenda. Commissioner Lowney may have a short update to give.

At the Council meeting on Monday the 22nd, Council will again discuss resolution 16-016, and possibly pick a project option. You can find more information on the main City website, as well as project costs and options.



Where the Land Ends and the Sea Begins



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Memorandum

TO: PARKS AND RECREATION ADVISORY COMMISSION
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK
DATE: FEBRUARY 9, 2016
SUBJECT: WOODARD CREEK TRAIL PROPOSAL BY FRIENDS OF WOODARD CREEK

The Friends of Woodard Creek (Friends) have for several years maintained an interest in having a Level 1 Trail along Woodard Creek which runs along the eastern boundary of Karen Hornaday Park. This proposal includes a footbridge that would cross the creek in the vicinity of Danview and then up the other side a trail will continue to the park access road.

The Friends have collected approximately \$8000 plus in donations towards the cost of this project but there is some question as to where the eastern boundary is exactly. They would like to start the process by having a survey completed and dependent on the cost of the survey, are requesting approval and recommendation of support from the Commission to start this project this spring.

Recommendation

Make a Motion to Approve the Request and Project and Submit Recommendation to City Manager



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To: Parks and Recreation Advisory Commission
From: Julie Engebretsen, Deputy City Planner
Date: February 10, 2016
Subject: Funding Request for Bayview Park

Lisa Asselin of the Homer Early Childhood Coalition will be making a presentation to the Commission. The Coalition would also like to request funding to support the Bayview Park Improvements. The exact details will be presented at the meeting.

Requested action: Make a motion requesting the City Council provide ___\$ in support of Bayview Park Improvements.



Bayview Park Restoration Project

Overview and Proposed Timeline

Goal: To improve the accessibility and safety of Bayview Park and its playground elements with a focus on making the park more user-friendly to young children (infant-toddler-preschool age) and for children and parents/caregivers with disabilities or mobility issues.

Pre-Work Summer 2011-2013: 2011, Homer Early Childhood Coalition (HECC) raised money and funded the new slide and boulders (city installed them); several parents also built and installed stepping logs and 2 small "bridges". In 2013, coordinated with Corvus Design to meet with local families and children for project ideas and create a master plan with cost estimates. \$5,347.76 raised to purchase and install elements and pay for design costs.

Homer Early Childhood Coalition used the results of the Corvus design to formulate a tiered priority list of improvements to the park.

Below was initial plan:

Stage 1, (Summer 2014): Improve the ADA parking space and create an ADA trail from parking area, inside the fence and over to the existing playground equipment.

Stage 2, (Summer 2015): Replace existing white picket fence with a wood frame-chain link fence to improve the stability and durability of the fence (current fence is in constant need of repair). Parents/caregivers appreciate having fence as it provides a level of safety for young children around the busy roads and ditches surrounding the park.

Stage 3, (Summer 2016-17): Upgrade ground cover to playground standards, replace jungle gym, add additional swing port, and extend ADA trail to new elements as needed. Goal is to provide new playground elements that are designed for younger/toddler age and to have some accessible for children with disabilities.

Stage 1, Summer 2014: \$5,118 Funding and additional in-kind donations (equipment and labor) have been secured to complete the ADA parking/trail improvements. Project was to be completed by Sept 30, 2014. Prior to parking pad and trail installation, concern was raised as to shifting terrain and location of the proposed fence. The location of the new fence would have directly impacted where the ADA trail would be placed. The City and an engineer were consulted. The location of the new fence will be in the same spot as the current fence.

Stage 1, Summer 2015: June 25-28th Bayview Park was closed for installation of the ADA parking pad and trail. Photos of improvements included.

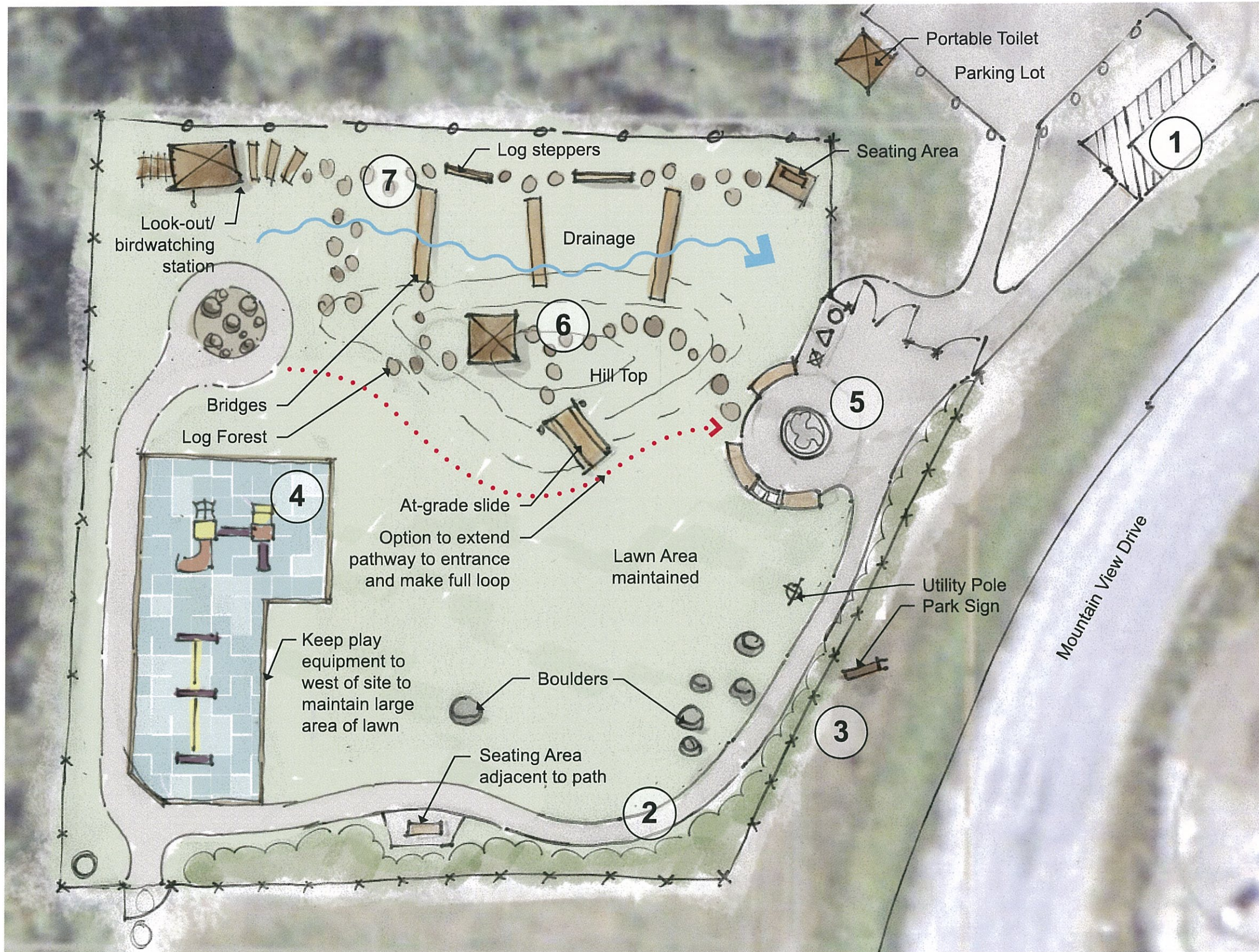
Additional planning: HECC Playspaces Work Group (Kate Crowley, Marjorie Scholl (Sprout), Jeanne Anderson (Sprout) Cheryl Illg, Angie Otteson-City of Homer, Red Asselin M., and Rick Malley- ADA specialist from ILP.) have developed a fundraising plan to raise additional funds through grant writing, community donations and in-kind donations of supplies, equipment, and labor. We launched a "wooden fish purchasing campaign" to raise money specifically for the fence installation. We have raised \$1,360.00 thus far.

4. Proposed Project cost:

A. TOTAL COST (including funds already secured) = \$___\$189,974.51_____

B. For construction projects, break out preconstruction costs (feasibility/design/permitting):





Priorities

- 1 Regrade ADA Parking Space. Pave with asphalt if feasible, provide striping to show access aisle.
- 2 Provide accessible pathway connection between ADA Parking space and playground structures, with compacted gravel or asphalt. Longitudinal slopes shall be less than 4.5% and cross slopes shall be less than 1.75%. End pathway with small roundabout at end with digging area in center. Provide accent plantings between pathway and fence
- 3 Replace white picket fence and gates along West, South, and East perimeter of park with new fence design.
- 4 Remove existing play structure, swings, sand, and timber edging. Replace with new structure, 2-bay swings, tile surfacing, and new timber edge.
- 5 Create park entrance area. Provide accessible surfacing, location for future artwork/play sculpture, provide trash can, park signage, benches, BBQ grills, and drinking fountain.
- 6 Connect play elements with stepper pathway on top of hill. Create playhouse on top of hill.
- 7 Add more play connections on other side of drainage. Create look-out or birdwatching station at highpoint in NW corner of site. Add bench at NE corner of site. Create pathway between elements with steppers and balance beams.

*play surfacing will be required for all play elements

0 10 20 40FT



Bayview Park - Concept Master Plan

Existing Fence

The existing fence is a white, vinyl picket style fence. It is relatively low, 36" height. It surrounds the park on the west, south, and east sides. A tall, chainlink fence runs along the Park's north boundary.

The fence is one of Bayview Park's greatest features, as it completely encloses the park (with gates provided for entry) allowing younger children to play safely in a large area that is easily supervised by parents. The fence is also low enough that it does not obstruct views to Kachemak Bay.

The concern with the existing fence is that it requires constant maintenance. Pickets are constantly falling off creating holes in the fence large enough for small children to fit through.



Existing fence (above)

Recommended Fence Design

Community member would like to replace the existing white picket fence with a sturdier fence requiring less maintenance, allowing attachment of artwork, while preserving the open view from the Park to the water.



The low, chainlink fence at Fireweed School (above) shows the how artwork can easily be attached to this type of fence and create a unique character for the Park.



Wood-framed chainlink fencing is a good option for the replacement fence because it offers a sturdy frame with clean edges. If maintained at a low height to match the height of the existing fence, it will not obstruct views to Kachemak Bay and can allow attachment of artwork.

Existing Play Structures



The existing play structure at Bayview Park is relatively small piece of equipment with wood posts and plastic components. It is surrounded by sand for safety surfacing with timber edging. The posts are coming out of alignment due to frost-heaving and are occasionally reset.



The swings are a single bay 3-post standard swing set (approximate 8' height top bar). In the past year, the community was able to purchase an adaptive swing and harness for this set. It is currently shown with two toddler bucket seats.

Case Study - Replacement of Play Equipment



Before

In 2011, Corvus Design worked with Kids' Corps Inc. to develop master plans for five of their playground sites in Anchorage. Kids' Corps Inc. is a non-profit, Anchorage-based Head Start agency. They pursued funding for improvements for one of the sites (pictured above). This location served a maximum number of 42 children under the age of five.

This site had a composite plastic structure with missing pieces surrounded by pea gravel fall surfacing. They needed to replace the structure, but wanted to maintain an area for digging while increasing the surface area for riding tricycles.

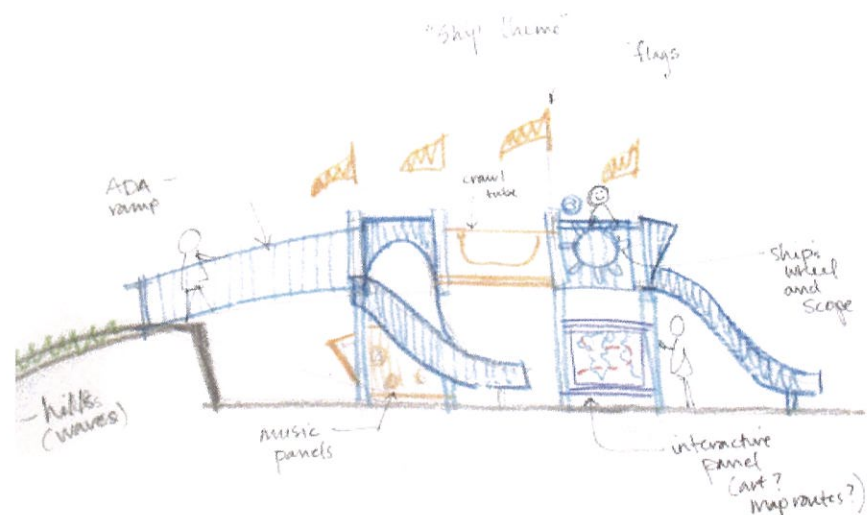


After

They were able to obtain funding for a creation of a timber-edged digging area, removal of some of the pea gravel, placement of rubber tile fall surfacing on asphalt base, and volunteer-installation of a new structure.



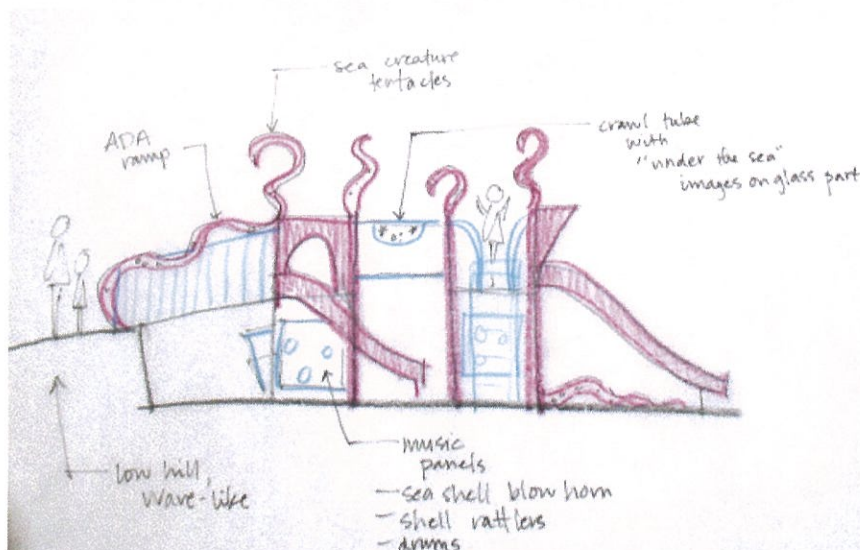
Play structure of similar size to existing equipment on site



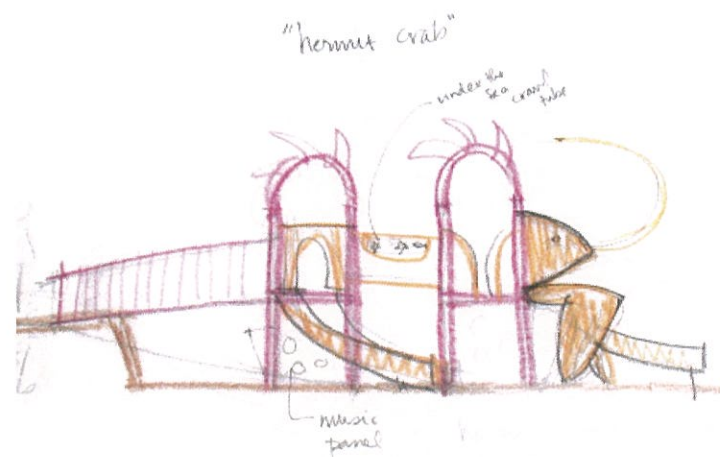
Sketch showing 'ship' themed play equipment



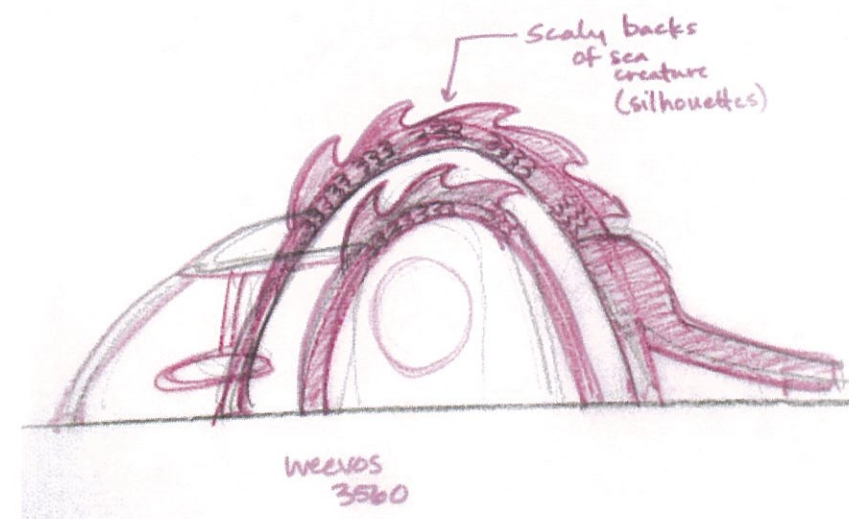
Weevos play equipment and encourages more active play, of similar size to existing equipment on site



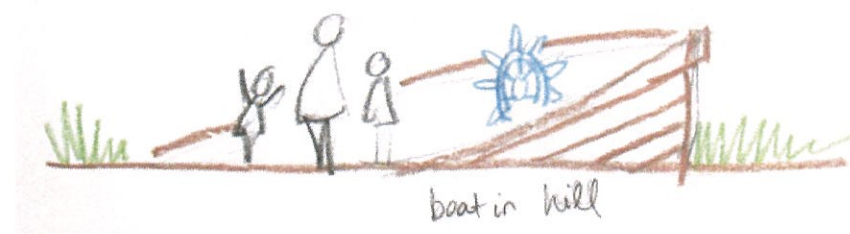
Idea to incorporate various thematic elements to a standard play structure, such as a 'tidepool' theme



Sketch showing 'hermit crab' or 'sea creature' themed play equipment



Sketch showing how thematic or sculptural elements can be added to the Weevos structure



Play elements do not have to be only traditional play equipment. This sketch shows part of a boat bow set into grade and encourages the use of one's imagination.



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To: Parks and Recreation Advisory Commission
From: Julie Engebretsen, Deputy City Planner
Date: February 18, 2016
Subject: Protecting our Parks and Green Spaces

Commissioner Lowney requested this topic as an agenda item.

Paraphrased from Commissioner Lowney:

Vandalism at Karen Hornaday Park over the weekend of Feb 7th is the focus of this conversation but it flows over into all of our park spaces and how do we protect them from vehicle damage specifically. There are two areas of concern in KHP that should be addressed. Both of them can probably be resolved by simple strategic placement of rocks. We see other damage from malicious acts, but vehicle damage is a big one. I would like to look at the various parks that we have around town and address how we can reduce this threat, and/or deal with it once it occurs. I am referring to all levels of vandalism/deferred maintenance when I question how do we deal with it? I do believe the deferred maintenance in KHP feeds into this destructive mentality.

Staff comment: I spoke with Angie about the damage at Hornaday Park and she said larger rocks that can't be moved would solve the problem. She thought they had the materials needed at PW to take care of the problem. Angie also said the Church on the Rock will again hold a large work party at the park. The area with the tire tracks can be raked and smoothed out. She says she tries to respond as soon as possible to repair damages from vandalism, in all city parks.

Possible motions for recommendations to the City Manager:

- Place rock barriers in key locations to prevent vehicle access. (Please be specific as to which parks)
- Repair or replace items that have been vandalized or are in need of repair as soon as possible.

Other options: Deferred maintenance is a function of the budget. If the Commission has revenue suggests, the City Council is listening! I suggest written comment to Council may be the most effective.



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Memorandum

TO: PARKS AND RECREATION ADVISORY COMMISSION
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK
DATE: FEBRUARY 12, 2016
SUBJECT: AMEND BYLAWS TO HAVE THE CHAIR APPROVE ALL AGENDA REQUESTS

In order to keep the agenda at a manageable level for the commission and staff and conduct the meetings within a two hour time frame staff is requesting a change to the bylaws to have the chair approve all agenda item requests.

This item will be required to be on the March 24, 2016 agenda.

Recommendation

Make a motion to approve the change to the Commission Bylaws and add to Pending Business on the March 17, 2016 meeting agenda.

**PARKS AND RECREATION ADVISORY COMMISSION
BYLAWS**

The Homer Parks and Recreation Advisory Commission is established with those powers and duties as set forth in Title 1, Section 74, of the Homer Municipal Code.

The Commission is established to act in an advisory capacity to the City Manager and the City Council on the problems and development of parks and recreation facilities and public beaches within the City.

The Commission's jurisdiction is limited to the area within the City Boundaries except for those extra territorial interests, such as trails and city properties, subject to city jurisdiction.

The Homer Parks and Recreation Advisory Commission consist of seven members; up to three members may be residents from outside the city limits, preference shall be given to City resident applicants.

Members will be appointed by the Mayor for three-year terms (except to complete terms) subject to confirmation by the City Council.

One Homer area High School student selected by his or her student body shall serve as a consulting member of the Commission in addition to the seven appointed members, and may attend and participate in all meetings as a consultant, but shall have no vote. (Ord. 99-04, 1999)

There will be regular monthly meetings except January, July and December of the Commission and permanent records or minutes shall be kept of the proceedings. The minutes will record the vote of each member upon every question. Every decision shall be filed in the office of the City Clerk and shall be public record open to inspection.

HISTORY

The By-laws were passed by the Parks and Recreation Commission on October 20, 1983 by the Homer City Council on February 13, 1984, and shall be in effect and govern the procedures of the Commission.

The duties and responsibilities of the Commission are:

A. Act in advisory capacity to the City Manager and the City Council on the problems and development of park and recreation facilities and public beaches in the city. Consideration may include existing facilities, possible future developments and recommendations on land use.

B. Consider any specific proposal, problem or project as directed by the City Council.

BY-LAWS

A. To abide by existing Alaska State Law, Borough Code of Ordinance, where applicable, and Homer Municipal Code;

B. To abide by Robert's Rules of Order, current edition, in so far as this treatise is consistent with Homer Municipal Code.

C. REGULAR MEETINGS:

1. January through November on the third Thursday of the month, at 5:30 p.m.

2. Items will be added to the agenda upon request of staff, ~~the Commission or a Commissioner.~~ **through the Chair or upon approval by the Chair and in the absence of the Chair, the Vice Chair.** Agenda deadline is the Wednesday of the week preceding the meeting date at 5:00 p.m.

3. Removing items from the published agenda will be by consensus of the Commission. No items may be added.

4. Commissioners will give staff or Chair a minimum of two weeks notice or as soon as possible regarding their potential absence from a meeting.

D. COMMITTEES

1. The Chair shall appoint committees for such specific purposes as the business of the Commission may require. Committee membership shall include at least two Commissioners. Other Committee members may be appointed from the public.

2. One Committee member shall be appointed Chair and be responsible creating an agenda and notifying the City Clerk of meetings so they may be advertised in accordance with Alaska State Law and Homer City Code.

3. One Committee member shall be appointed responsible for furnishing summary notes of all Committee meetings to the City Clerk.



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TO: Parks and Recreation Advisory Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: February 18, 2016
SUBJECT: Land Allocation Plan

Background

The Land Allocation Plan is a listing of each property the City owns. Each year, the City Council reviews and approves which city properties should be made available for lease, through the Land Allocation Plan. Each Commission provides comments by memorandum to the Council on which lands should be leased. Council will consider the comments, and then pass a resolution adopting the draft plan for the year, including any changes to lots available for lease.

Most City leasing occurs on the Spit and at the airport terminal. A map of the Spit is attached. The Port and Harbor Commission usually provides the most detailed comments about the Spit, as they typically are most familiar with area operations and long term leases. The full Draft 2016 Land Allocation Plan is attached for your convenience. Council has scheduled a work session in March to review the recommendations (keep your copy of the plan please!)

Below is a list of changes to municipal lands over the past year.

New Land Acquisitions

- Purchased property behind the Post Office to the extension of Grubstake Ave to Lake Street. Ordinance 15-30 stated the proceeds from the sale of the lot would be used to reimburse the state grant (about 75%) and the HART fund (about 25%). Sale of cabins resulted in \$92,789.91, appropriated to the Waddell Way Road Improvement Project.
- Acquired 40 acres of Borough tax foreclosed property in the Bridge Creek Watershed Protection District. Recommend designate for Watershed Protection Purposes.

Land Changes in 2015

- In the 2015 plan, Council designated several parcels for sale. City Administration moved forward with the properties in the Lillian Walli Estates Subdivision, but to date has not received any offers.

Staff Recommendations:

1. Make recommendations on any lands that should be available for lease.
2. Consider the following:
 - A. Designate the 40 acres acquired through tax foreclosure for watershed protection purposes. (Page F-7)
 - B. The old harbormaster office property on page D 20, and is designated for parking and restrooms. Expand designation to include Boat House.

Attachments

1. 2016 Draft Land Allocation Plan

2016 Land Allocation Plan City of Homer

DRAFT 1/27/16

Adopted by Resolution 16-



New Spit Restrooms,
under construction

Table of Contents

Sections

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Other City lands, generally undesignated**
- D. City Facilities**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

Index—City lands listed by parcel number

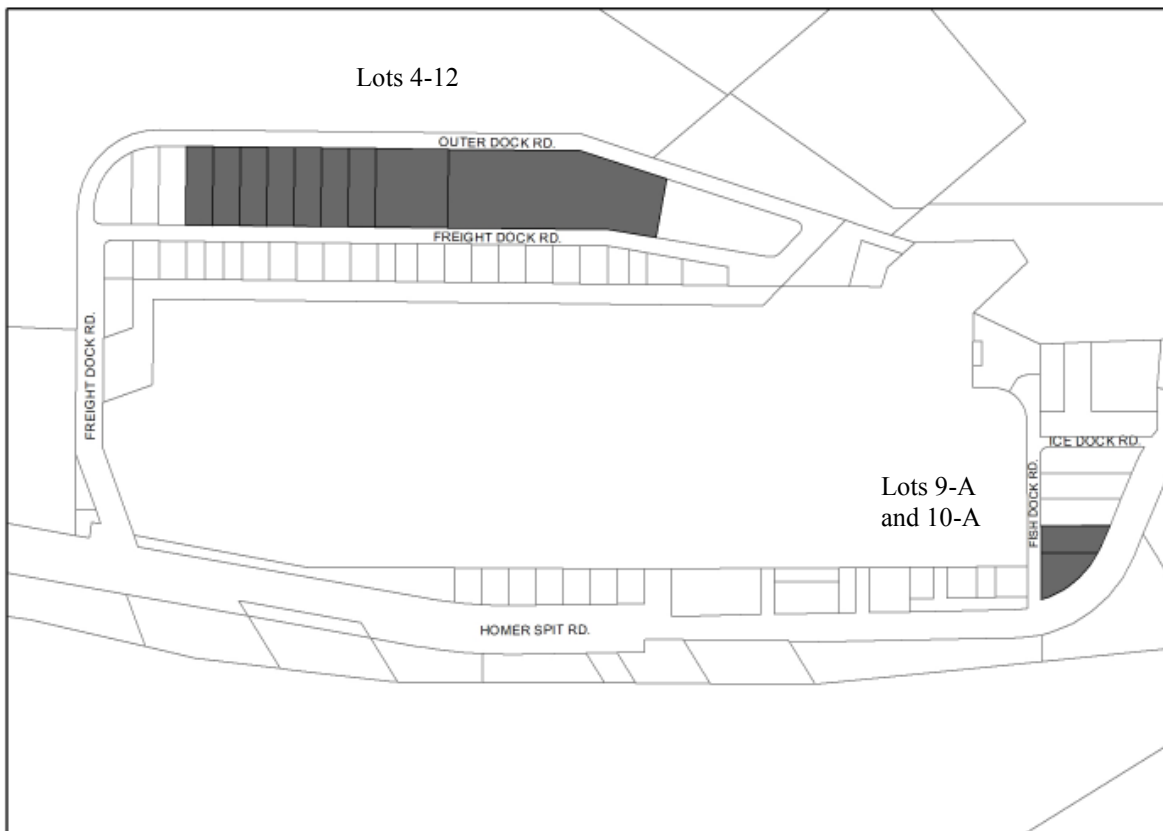
Appendix - Homer Harbor Map

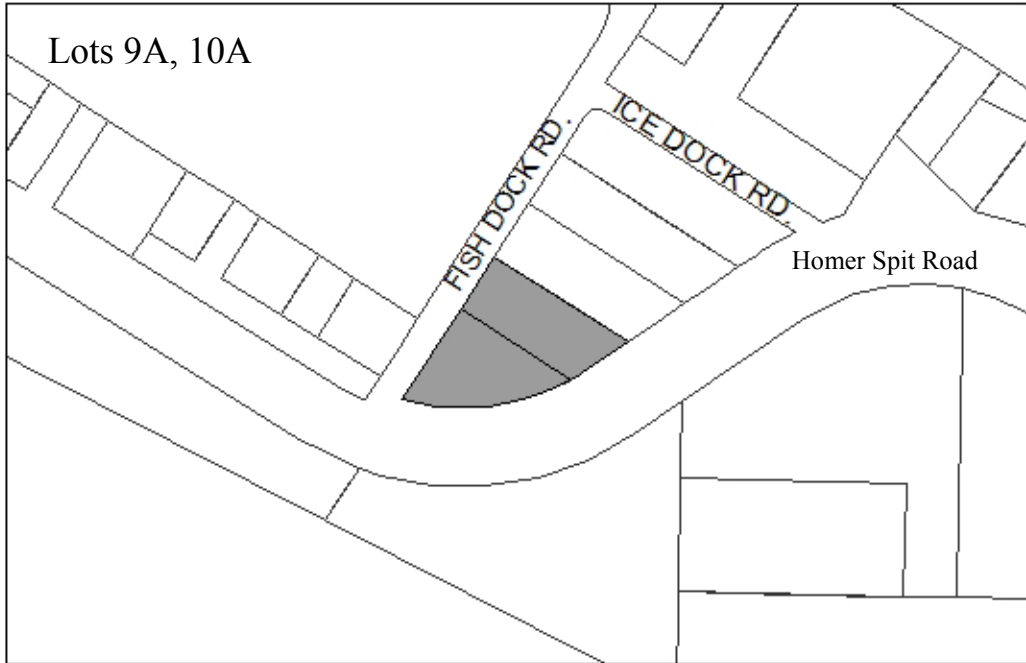
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

Section A

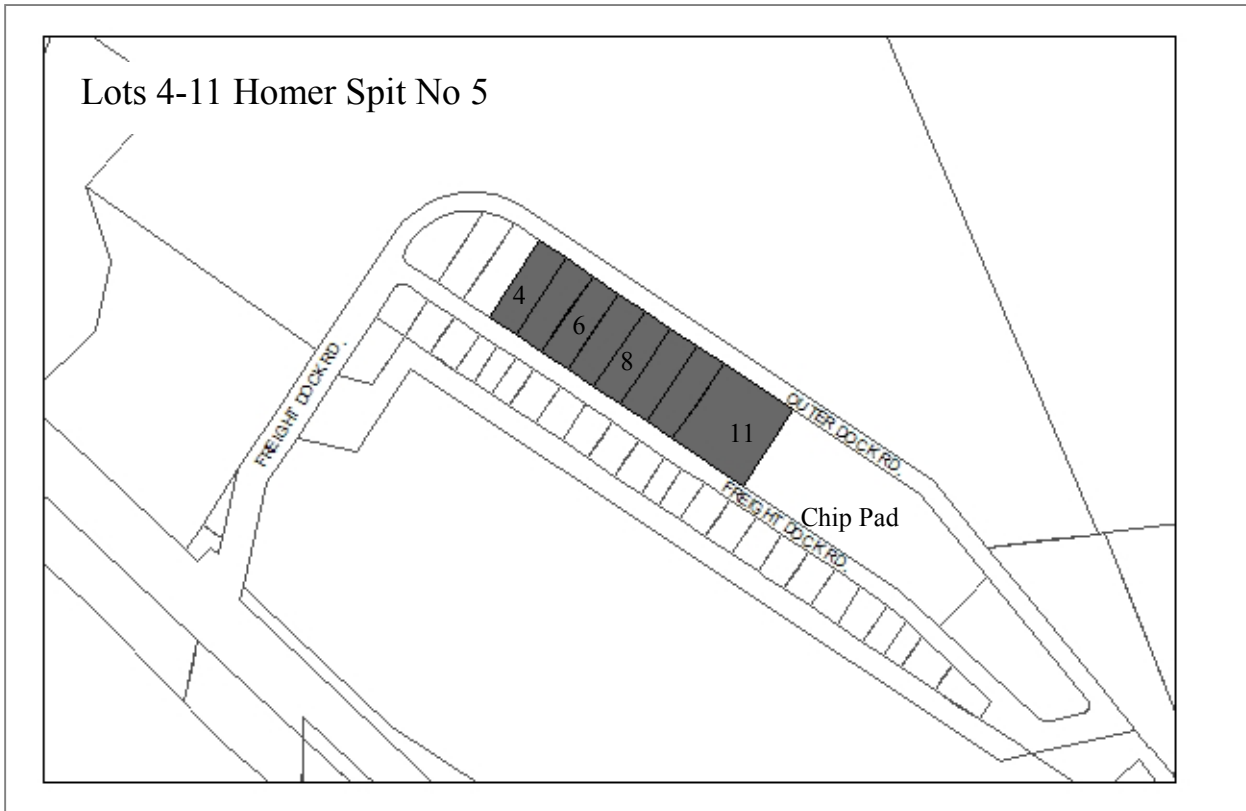
Lands available for lease

The following lots are available for lease in 2015. Lease procedures follow the City of Homer Lease Policy, and City Code.

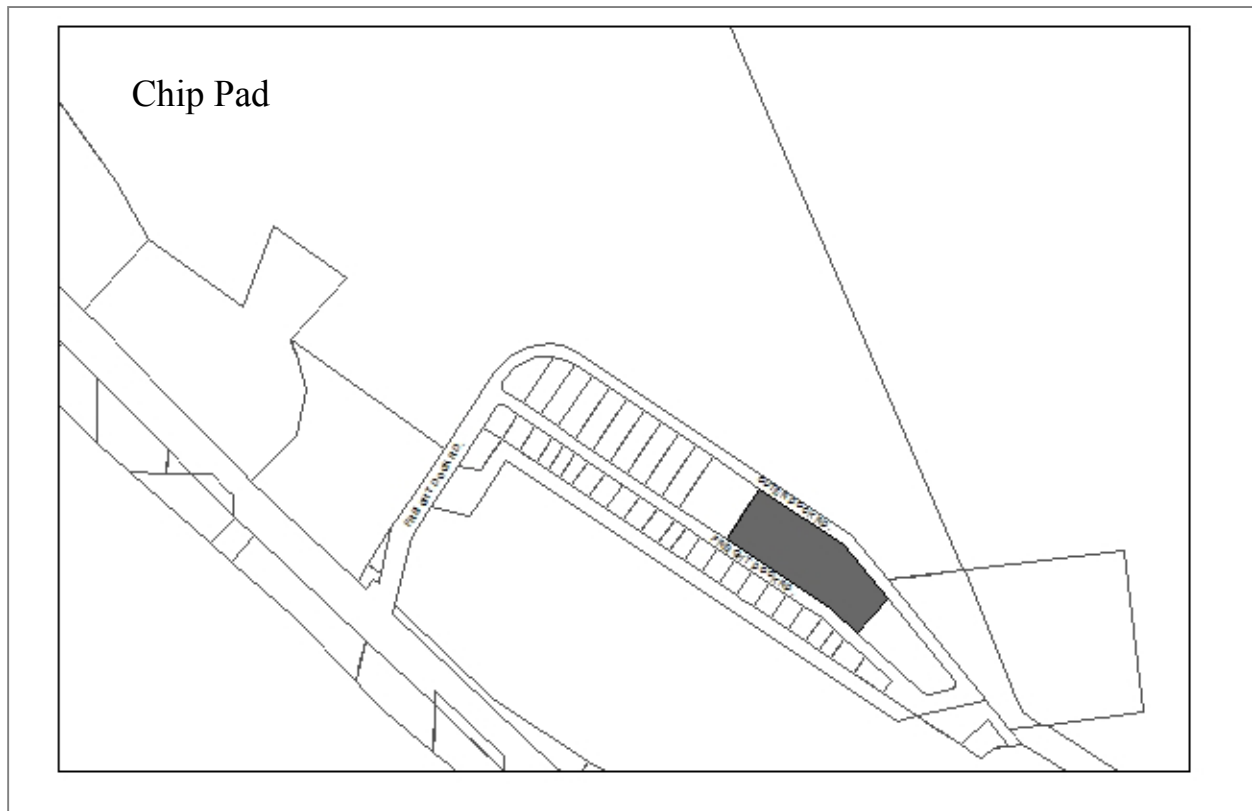




Designated Use: Lease	
Acquisition History:	
Area: 1.05 acres (0.52 and 0.53 acres)	Parcel Number: 18103477, 78
2012 Assessed Value: Land value \$312,200	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, gas, Spit Trail, paved road access	Address:
Former Manley building lots.	
Finance Dept. Code:	



Designated Use: Lease Lands	
Acquisition History:	
Area: 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	Parcel Number: 181032 23-30
2012 Assessed Value: \$1,742,400. Smaller lots valued at \$189,700. One large lot valued at \$414,500	
Legal Description: Homer Spit Subdivision No. 5 Lots 4 through 11	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address:
<p>Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.</p> <p>Resolution 2007-051: Lots 4-10, the RFP process should be delayed until the master parking plan is developed. The East Harbor expansion should be considered. Lot 11: should be held in reserve to attract a container ship/barge operation and/or an industrial support base to the Port of Homer. This should be a long term lease.</p> <p>Resolution 10-35(A) prepare a plan for organized parking and fee collection.</p> <p>Resolution 14-041, Lots 9, 10 and 11 are available for short term lease only.</p> <p>Resolution 15-030(A) A portion of lot 11 to be available for long term cell tower lease.</p>	
Finance Dept. Code:	

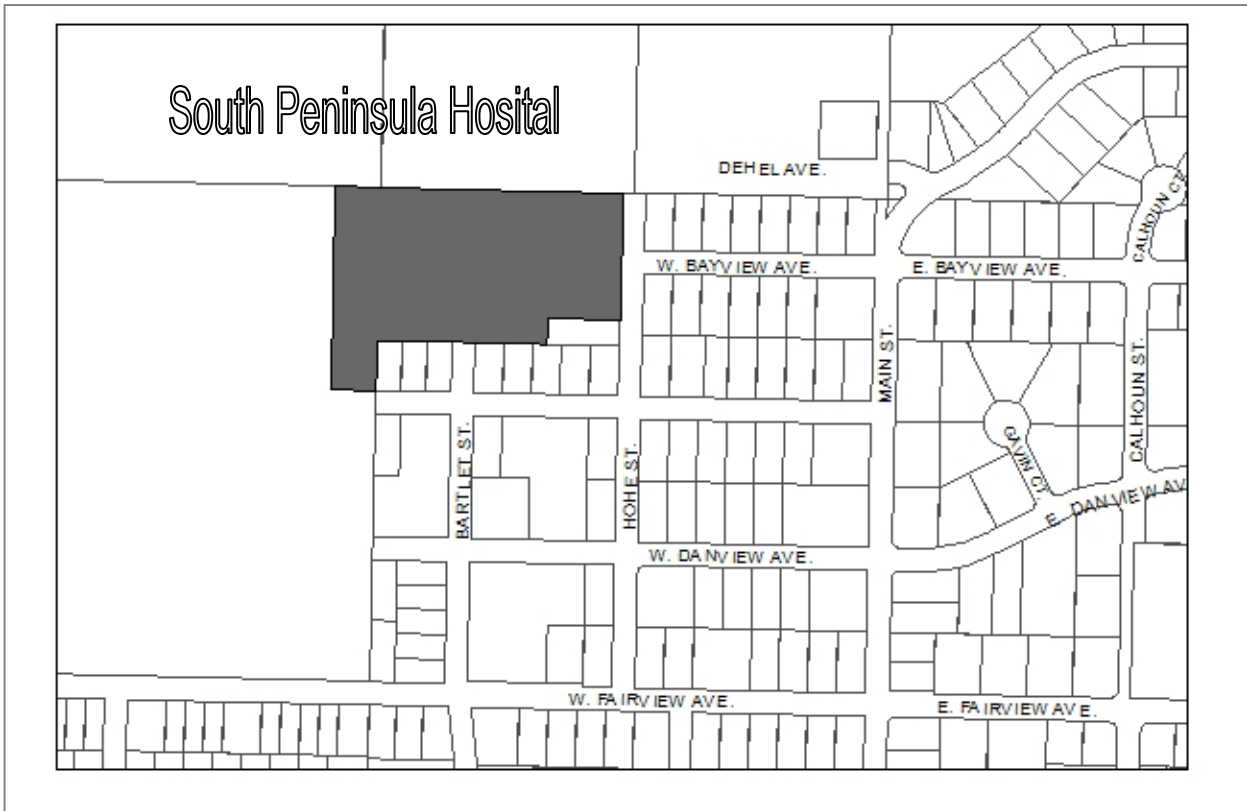


Designated Use: Lease	
Acquisition History:	
Area: 5 acres	Parcel Number: 18103220
2012 Assessed Value: \$1,487,100 (Land: \$947,100, Structure/Improvements: \$540,000)	
Legal Description: Homer Spit Subdivision no 5 Lot 12	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4380 Homer Spit Road

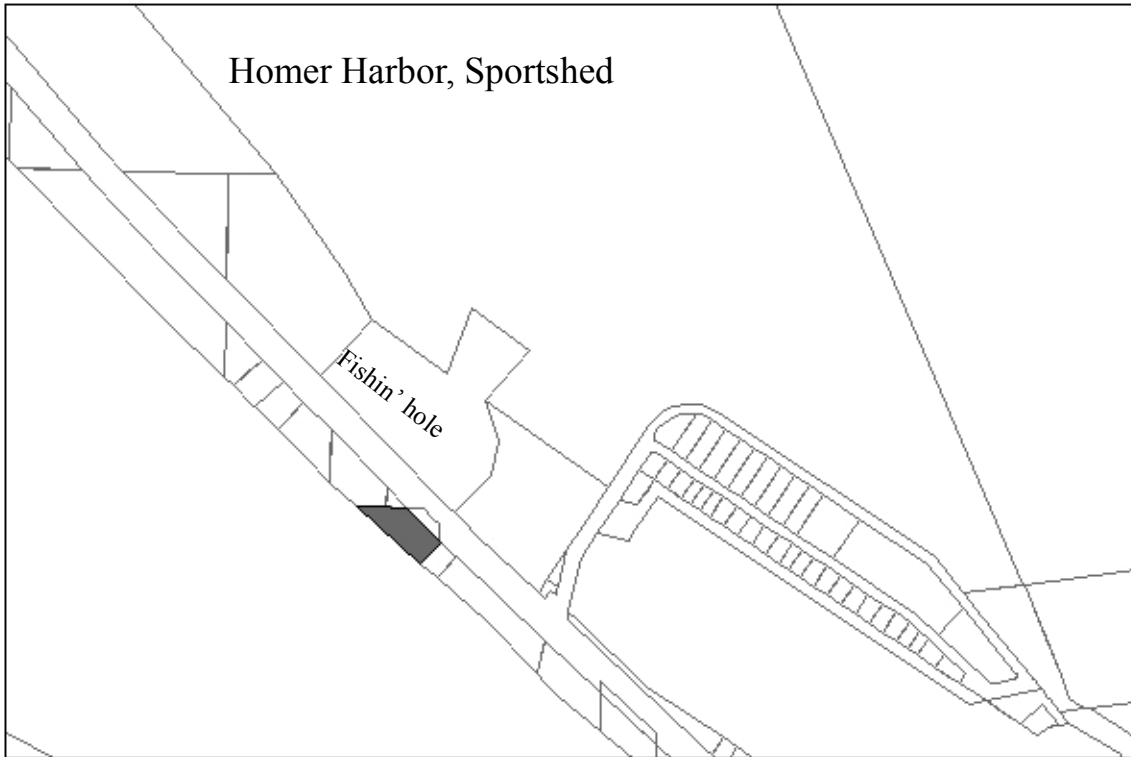
Section B

Leased Lands

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. The Kenai Peninsula Borough tax assessment is given as information only. It is not the basis for lease negotiations or fees. The KPB tax assessor takes into account the duration of the lease. Therefore, when a lease is expiring, the value of the land to the tenant goes down. On leased land, the KPB assessor is NOT showing market value of the land; they use a different measure to create a taxable land value. The tenant pays property tax to the City and Borough. See the Lease Policy Manual for further information. Individual lease files contain information on rents and formal agreements.



Designated Use: South Peninsula Hospital	
Acquisition History:	
Area: 7.12 acres	Parcel Number: 17504024
2012 Assessed Value: \$19,943,500 (Land \$256,400, Structures \$19,687,100)	
Legal Description: HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
Zoning: Residential Office	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	
Notes: Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KPB.	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 1.6 acres

Parcel Number: 18103105

2012 Assessed Value: \$338,500 (Land: \$155,800 Structure: \$182,700)

Legal Description: HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5

Zoning: Marine Commercial

Wetlands: None

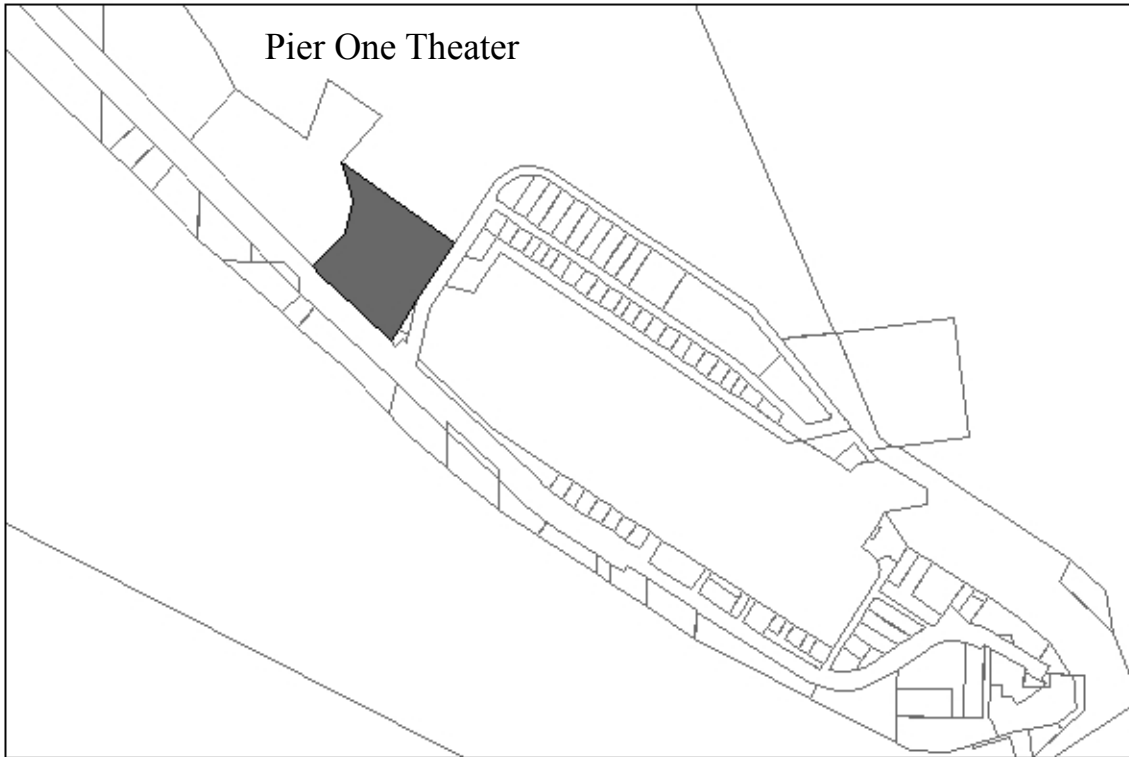
Infrastructure: Paved road, water and sewer.

Address: 3815 Homer Spit Road

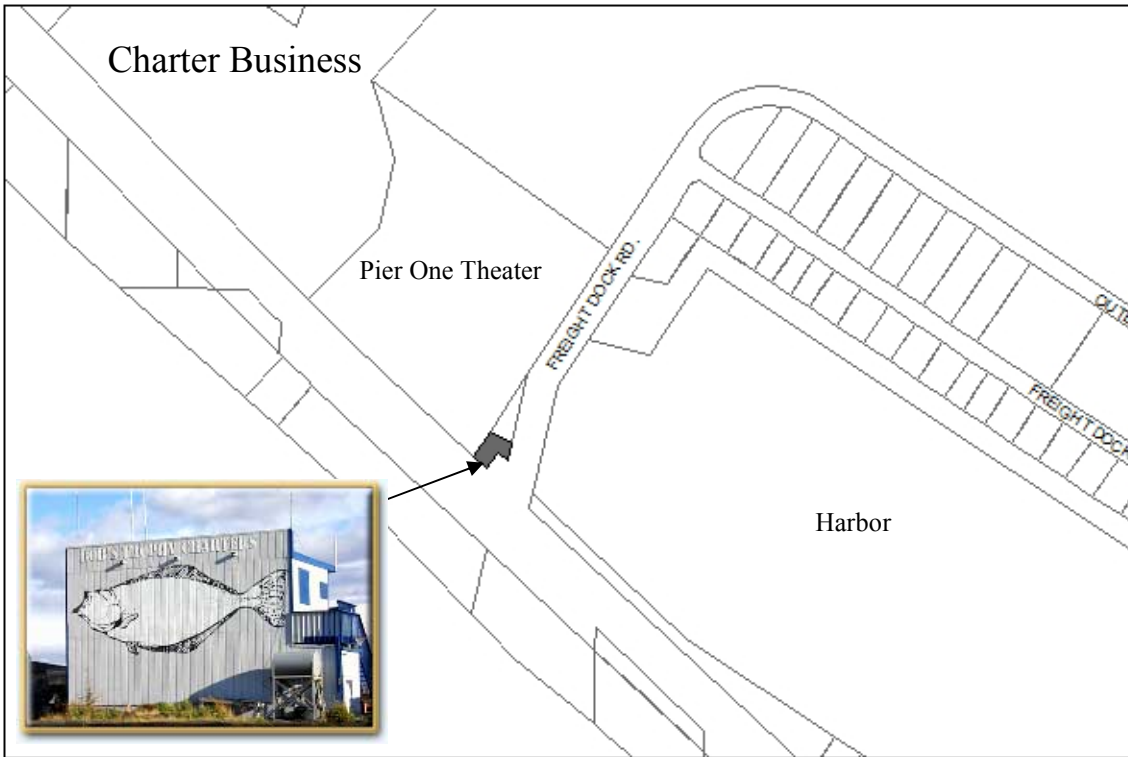
Leased to: Sportshed/Homer Enterprises. Resolution 09-25(S), 09-76(S) Sublease
 Expiration: 2029 two 5 year options

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.

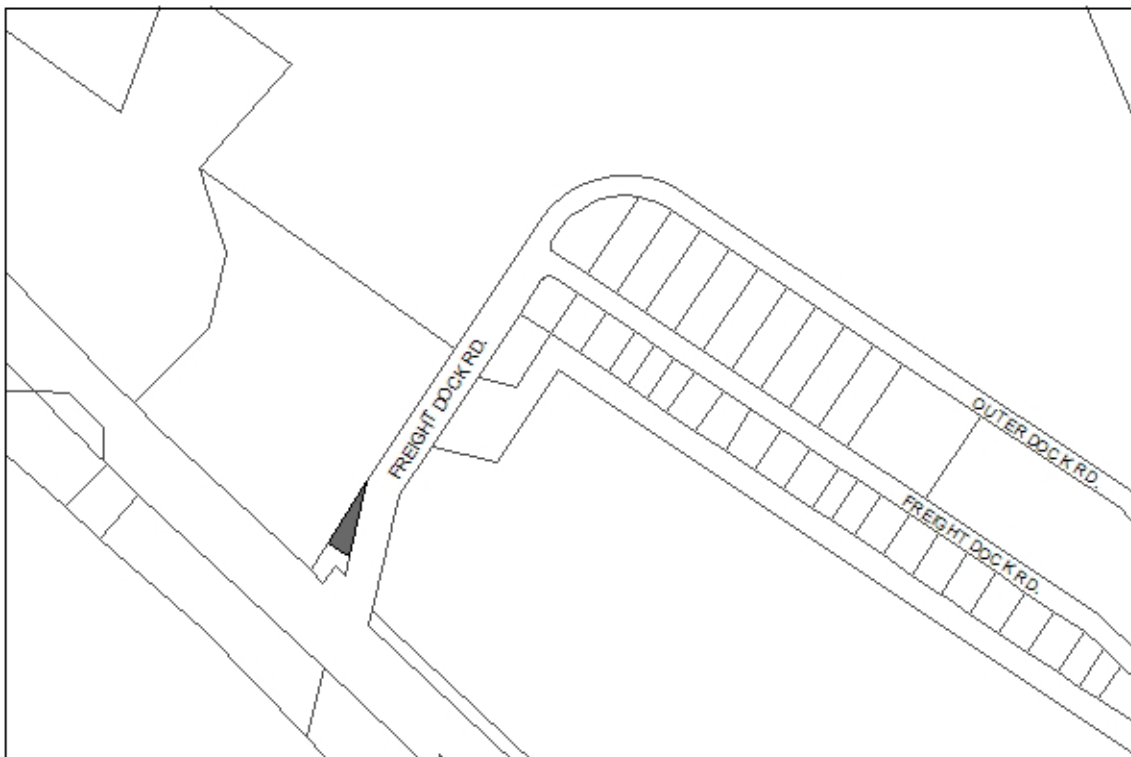
Finance Dept. Code:



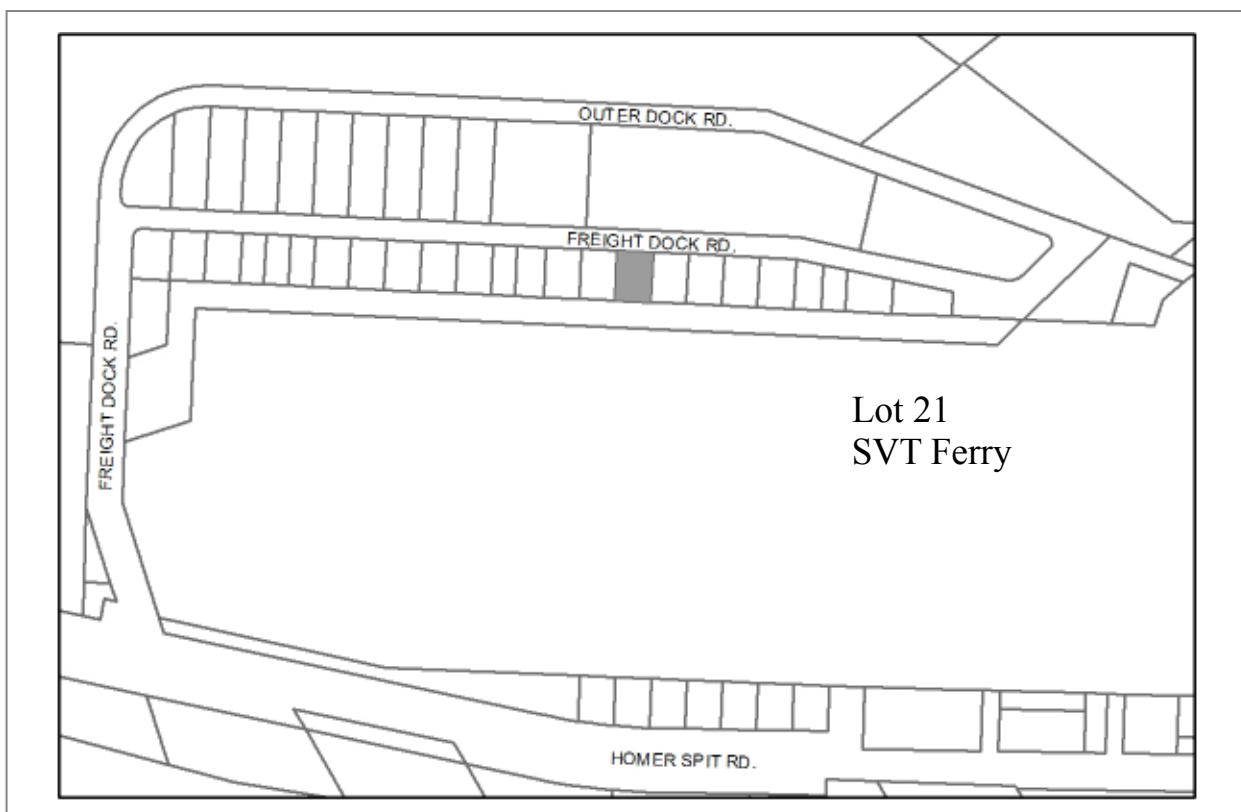
Designated Use: Fishing Lagoon	
Acquisition History: Ordinance 83-26. Purchase from World Seafood.	
Area: 11.27 acres	Parcel Number: 18103117
2012 Assessed Value: \$1,719,900 (Land: \$1,568,000 Structure: \$151,900)	
Legal Description: HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 3854 Homer Spit Road
<p>This is a large parcel that is used several ways.</p> <ul style="list-style-type: none"> • Dredge spoils dewatering and storage, winter barge haul out activity • City RV park/campground, and access to the only public RV dump on the spit • Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A. <p>Resolution 2011-37(A): Develop a plan which will consider designation of a 10,000 sq. ft. portion to make the land available for Request for Proposals. (in progress)</p> <p>Resolution 13-020: Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.</p> <p>Leased to: Pier One Theater Resolution 2011-104(A). 5 Year Lease, Fire Marshal review required. Expires 5/1/2017</p>	
Finance Dept. Code:	



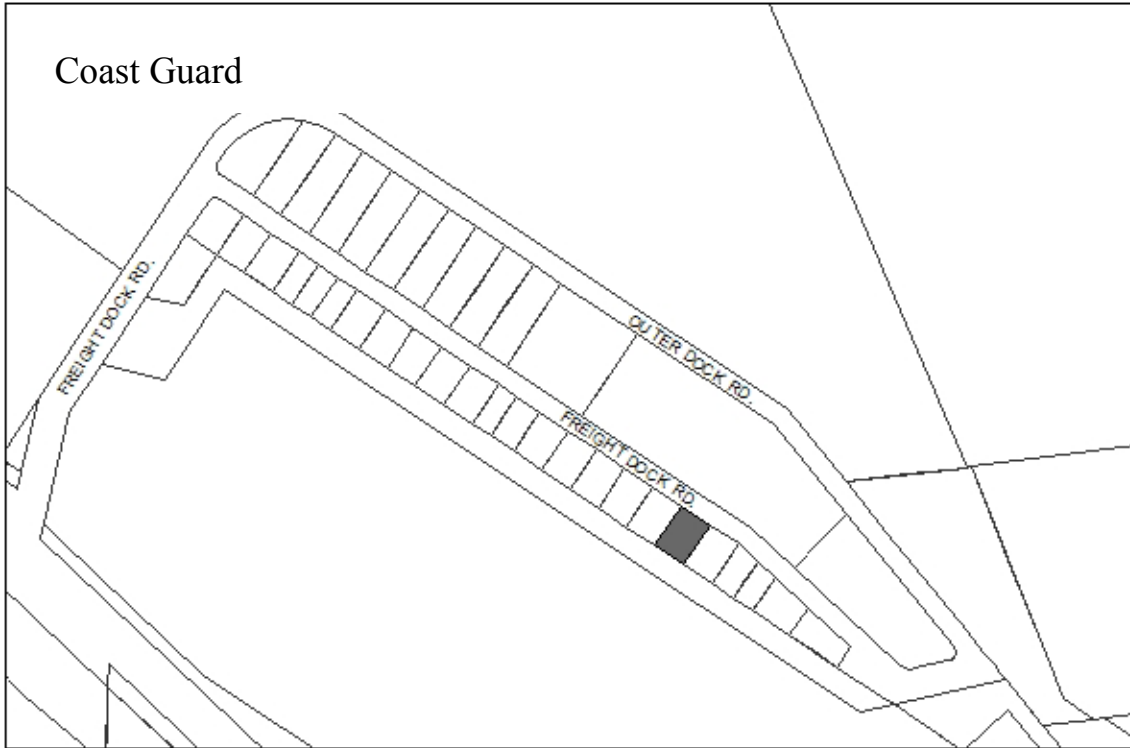
Designated Use: Lease	
Acquisition History: Ord 1983-26. Purchased from World Seafood	
Area: 0.15 acres or 6,692 sq ft	Parcel Number: 18103118
2012 Assessed Value: \$117,700 Land \$57,300 Structure \$60,400	
Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2	
Zoning: Marine Commercial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 3978 Homer Spit Road
Leased to: Alaska High Hopes Charters Co. (Bob's Trophy Charters) Expiration: March 31, 2018, no options	
Finance Dept. Code: 400.600.4650	



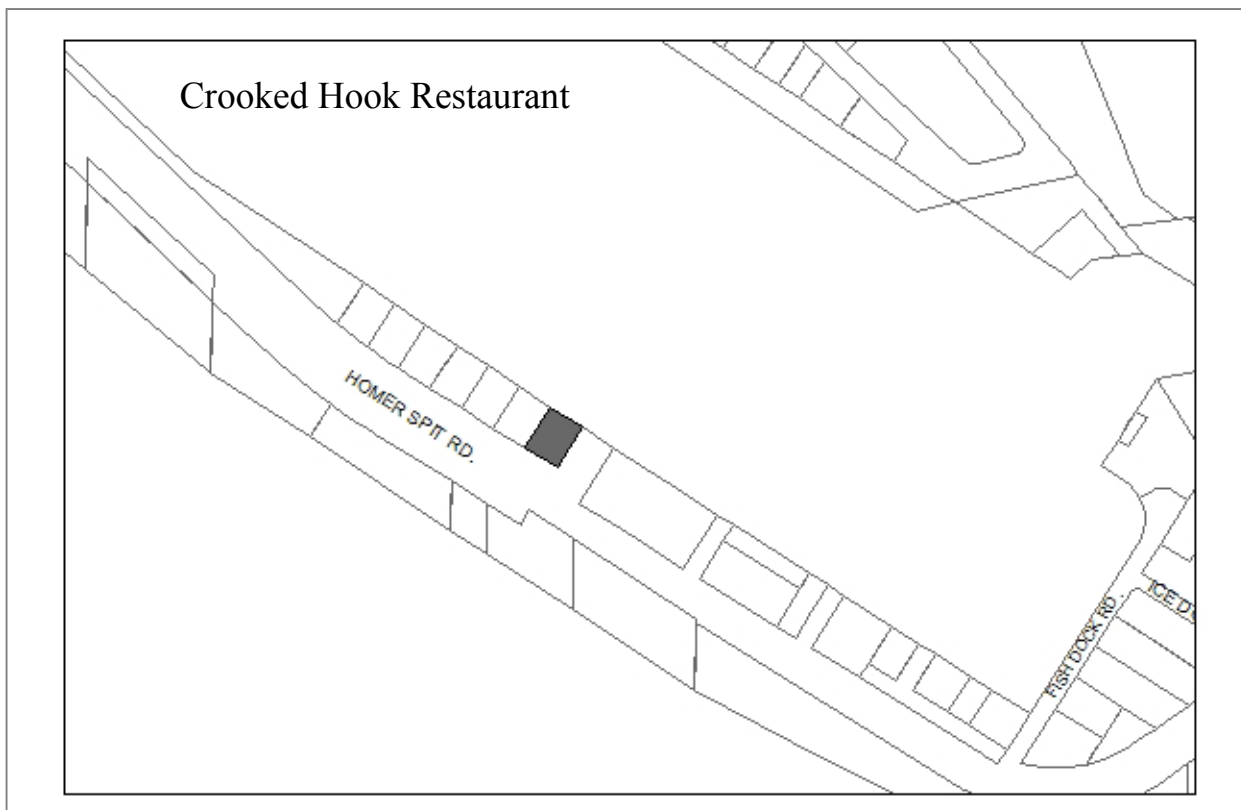
Designated Use: Leased Lands	
Acquisition History: Ord 83-26 purchase from World Seafood	
Area: 0.18 acres	Parcel Number: 18103119
2012 Assessed Value: \$123,100 (Land: \$66,600 Structure \$56,800)	
Legal Description: HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 1114 Freight Dock Road
Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV Expiration: March 31, 2018, No options	
Finance Dept. Code: 400.600.4650	



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.32 acres	Parcel Number: 18103240
2012 Assessed Value: \$105,000	
Legal Description: Homer Spit No 5 Lot 21	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4323 Freight Dock Road
Leased to: Seldovia Village Tribe, for Kachemak Bay Ferry Resolution 10-41. Expiration May 31, 2030, two 5 year options	
Finance Dept. Code: 400.600.4650	



Designated Use: Leased to USCG	
Acquisition History:	
Area: 0.34 acres	Parcel Number: 18103218
2012 Assessed Value: \$567,300 (Land: \$105,000 Structure: \$462,300)	
Legal Description: Homer Spit Four subdivision Lot 2	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4373 Freight Dock Rd
Leased to: USCG Lease Renewal Options: None Expiration: September 30, 2016	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 12,700 sq ft	Parcel Number: 18103316
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2012 Assessed Value: \$543,400 (Land: \$97,100 Structure: \$446,300)

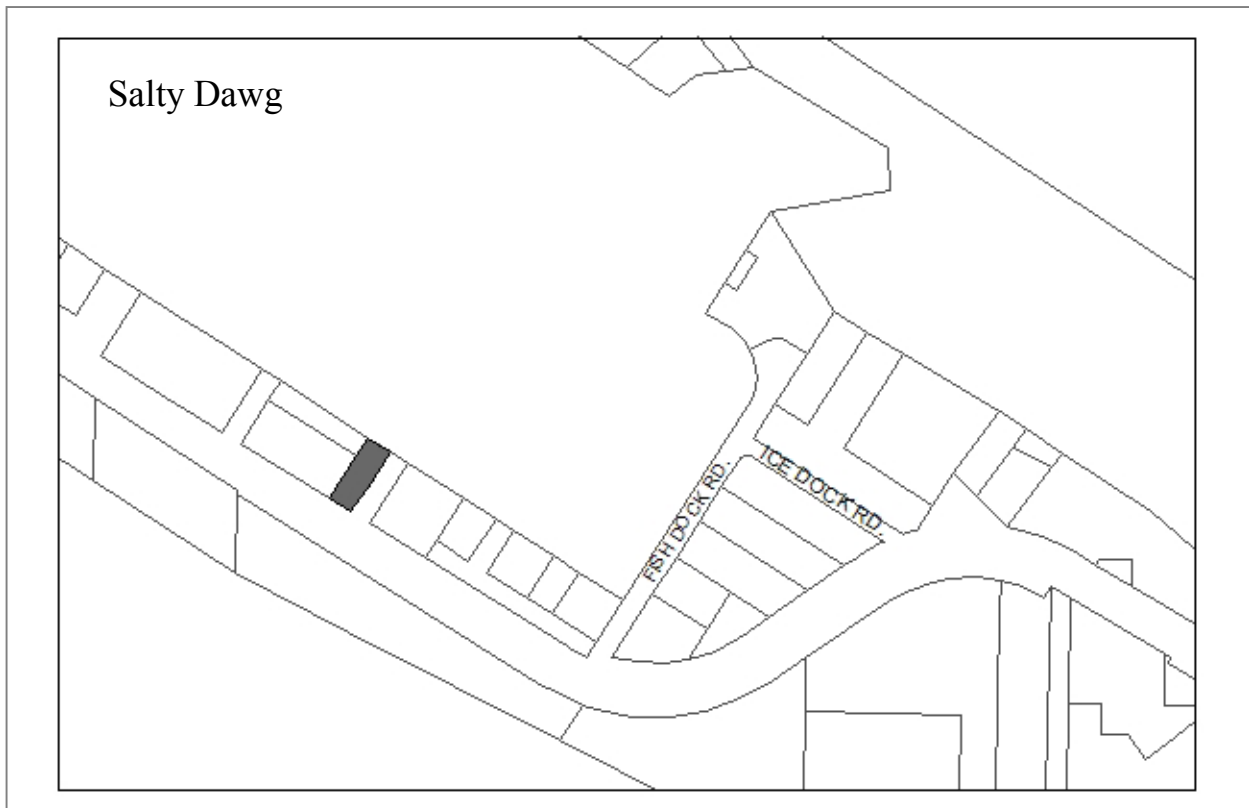
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19

Zoning: Marine Commercial	Wetlands: None
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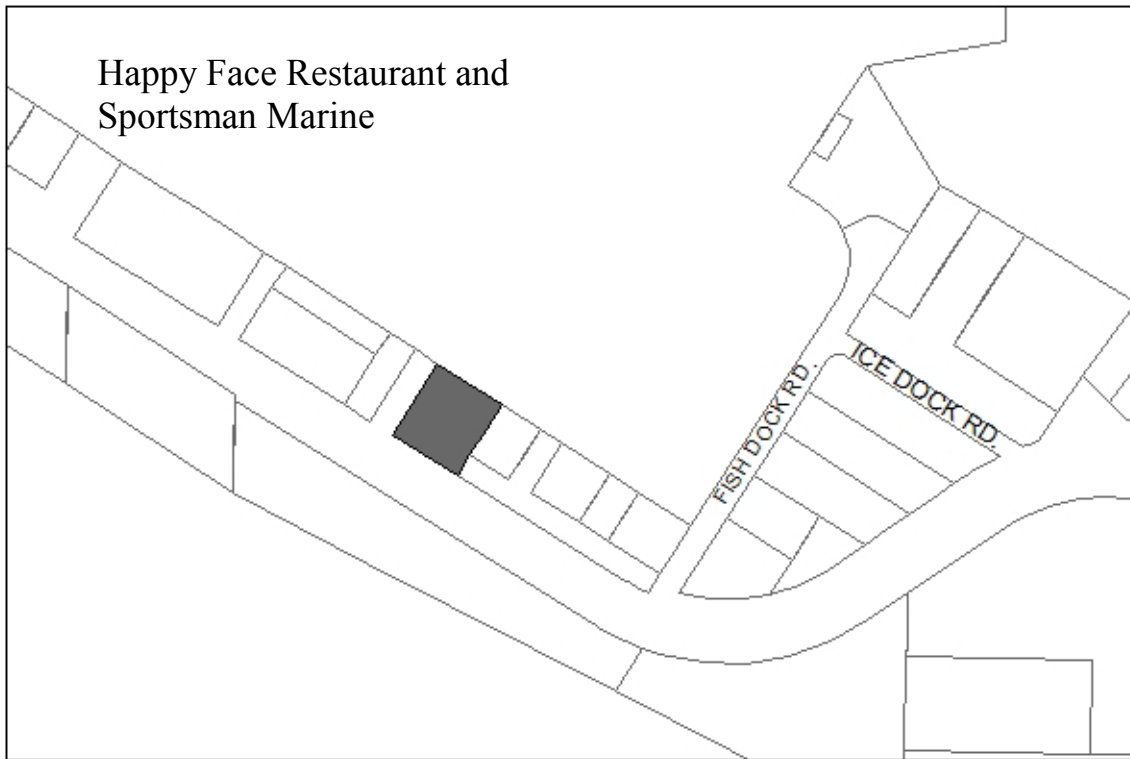
Infrastructure: Paved road, water and sewer	Address: 4262 Homer Spit Road
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Leased to: Harbor Bar & Grill
 Expiration: Lease expires 2/1/2046, no options.

Finance Dept. Code:



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.23 acres	Parcel Number: 18103309
2009 Assessed Value: \$238,200 (Land: \$80,700 Structure: \$157,500)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4390 Homer Spit Road
<p>Leased to: John Warren, Salty Dawg Expiration: 1/31/2026. No options.</p>	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 24,639 sq ft (0.57 acres)

Parcel Number: 18103432

2012 Assessed Value: \$619,800 (Land: \$166,700 Structure: \$453,100)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT AMENDED LOT 32

Zoning: Marine Commercial

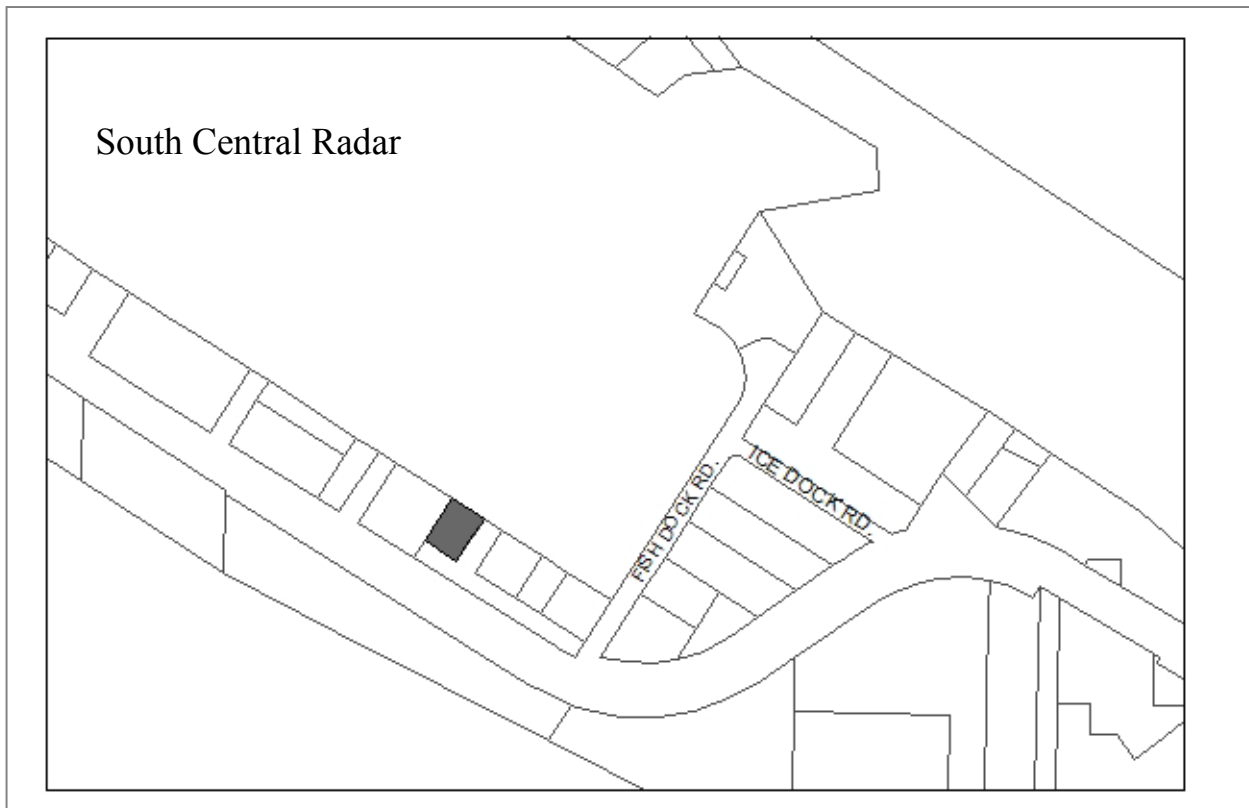
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4400 Homer Spit Road

Leased to: Happy Face Restaurant and Sportsman Marine
 Expiration: 5/15/2034. Two, 5 year options.

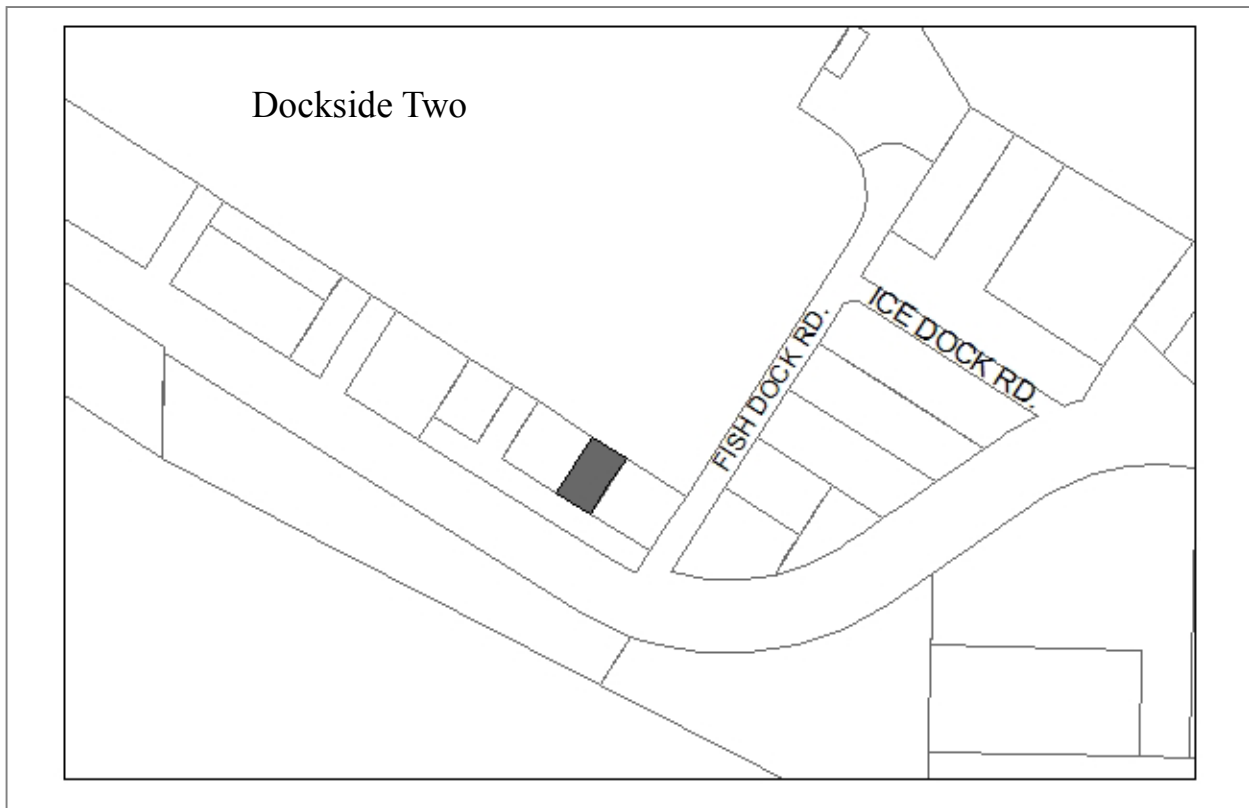
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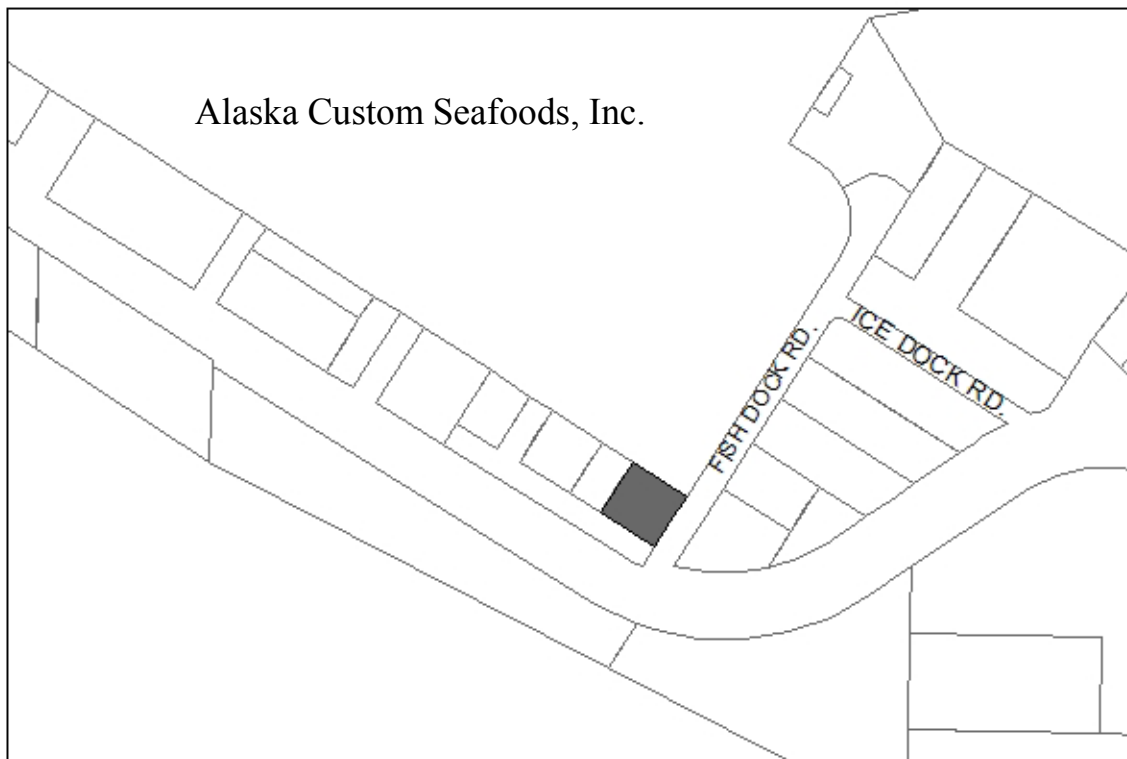
Designated Use: Leased Land	
Acquisition History:	
Area: 0.2 acres	Parcel Number: 18103431
2012 Assessed Value: \$162,900 (Land: \$72,100 Structure: \$90,800)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4406 Homer Spit Road
<p>Leased to: Mark & Laura Zeiset dba South Central Radar Expiration: 11/1/2022, two additional 5 year renewal options</p>	
Finance Dept. Code:	



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.29 acres	Parcel Number: 18103442
2012 Assessed Value: \$277,500 (Land: \$97,100 Structure: \$180,400)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4460 Homer Spit Road
<p>Leased to: Mike Yourkowski Lease Renewal Options: one 10 year renewal option. Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.</p>	
Finance Dept. Code:	



Designated Use: Leased Land	
Acquisition History:	
Area: 7,749 sq ft. (0.18 acres)	Parcel Number: 18103443
2012 Assessed Value: \$115,400 (Land: \$66,300, Structure: \$49,100)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
Zoning: Marine Commercial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4470 Homer Spit Road
Leased to: William Sullivan dba Docks Two dba Kachemak Bay Seafoods Expiration: 4/15/2022, no options.	
Finance Dept. Code:	



Designated Use: Leased land
Acquisition History:

Area: 0.31 acres, or 13,383 sq ft

Parcel Number: 18103444

2012 Assessed Value: \$222,400 Land Value - \$102,400 Structure Value - \$120,000

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4

Zoning: Marine Commercial

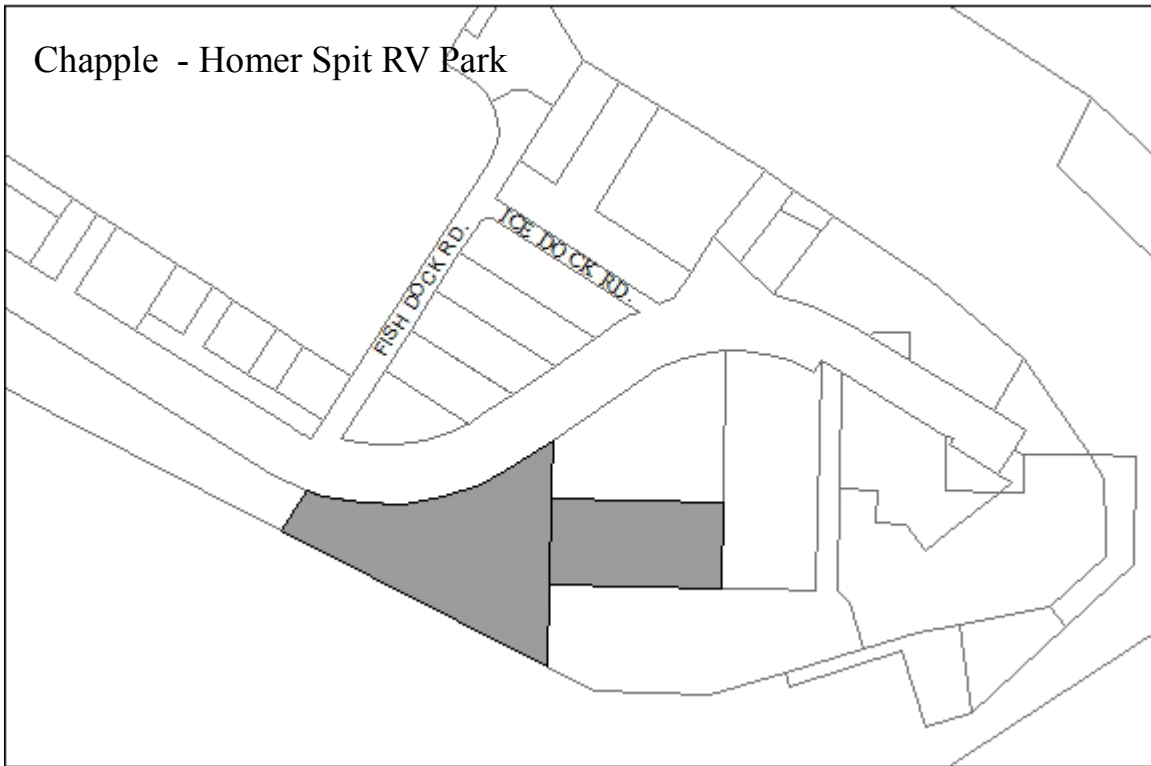
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc.
 Leased month to month.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 192,970 sq ft

Parcel Number: 18103402, 03

2009 Assessed Value: Total: \$593,400 Land: \$474,600 Structures: \$118,800

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50.
 HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 205/928.

Zoning: Marine Industrial

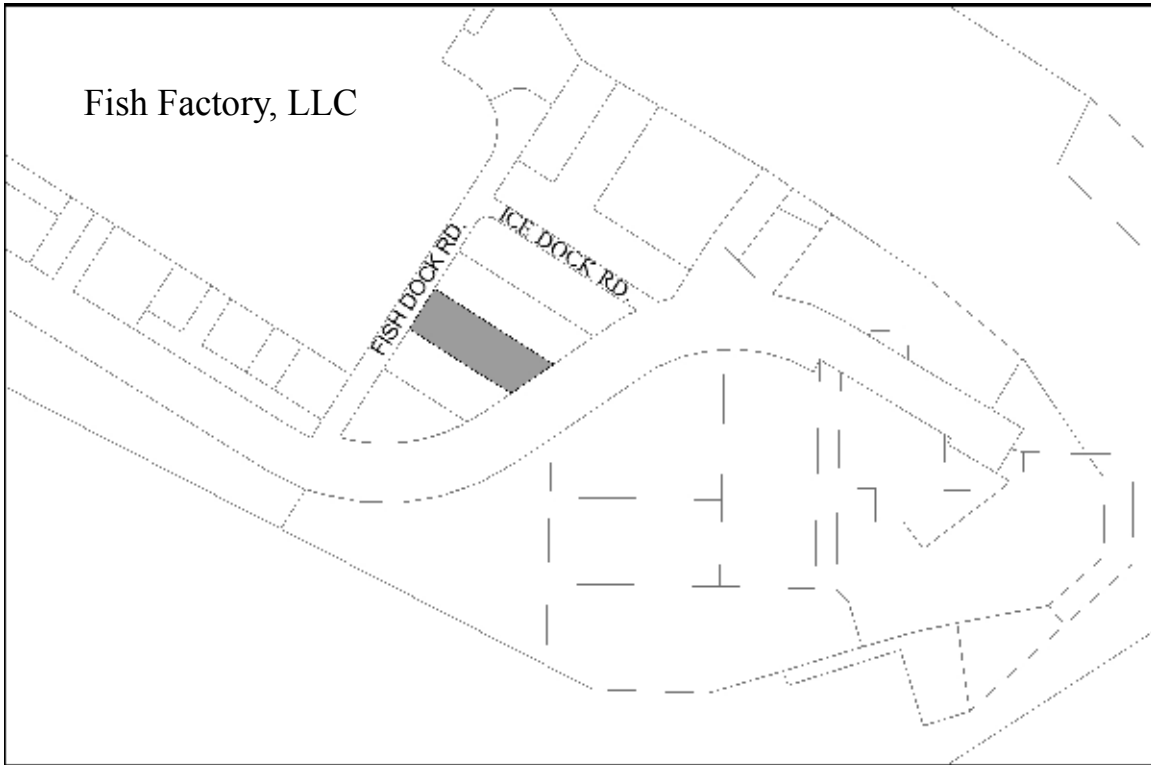
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4535 Homer Spit Road

Leased to: John & Margaret Chapple. Homer Spit Campground
 Expiration: 12/31/2026, two addition 3 year options.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Land
Acquisition History:

Area: 27,470 sq ft (0.63 acres)

Parcel Number: 18103421

2012 Assessed Value: \$841,900 (Land: \$180,600 Structure: \$661,300)

Legal Description: HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1

Zoning: Marine Industrial

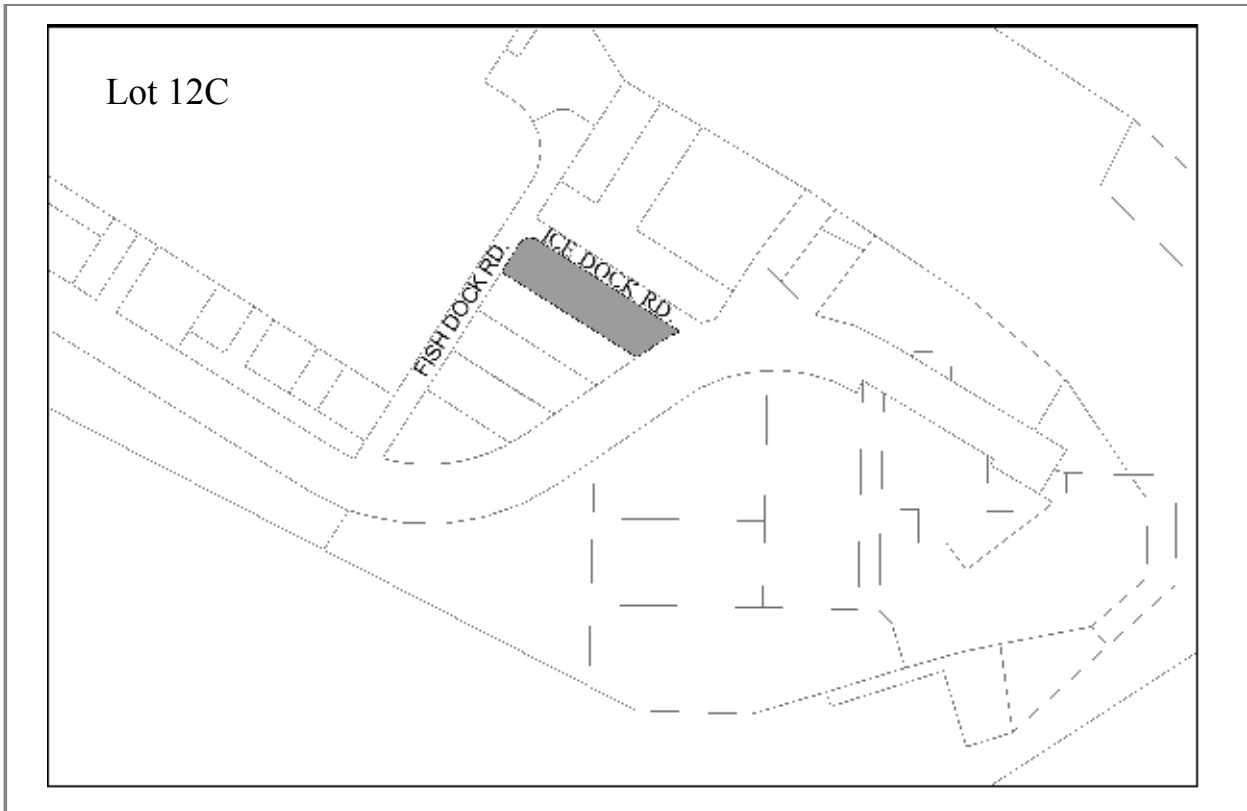
Wetlands: None

Infrastructure: Paved road, water and sewer.

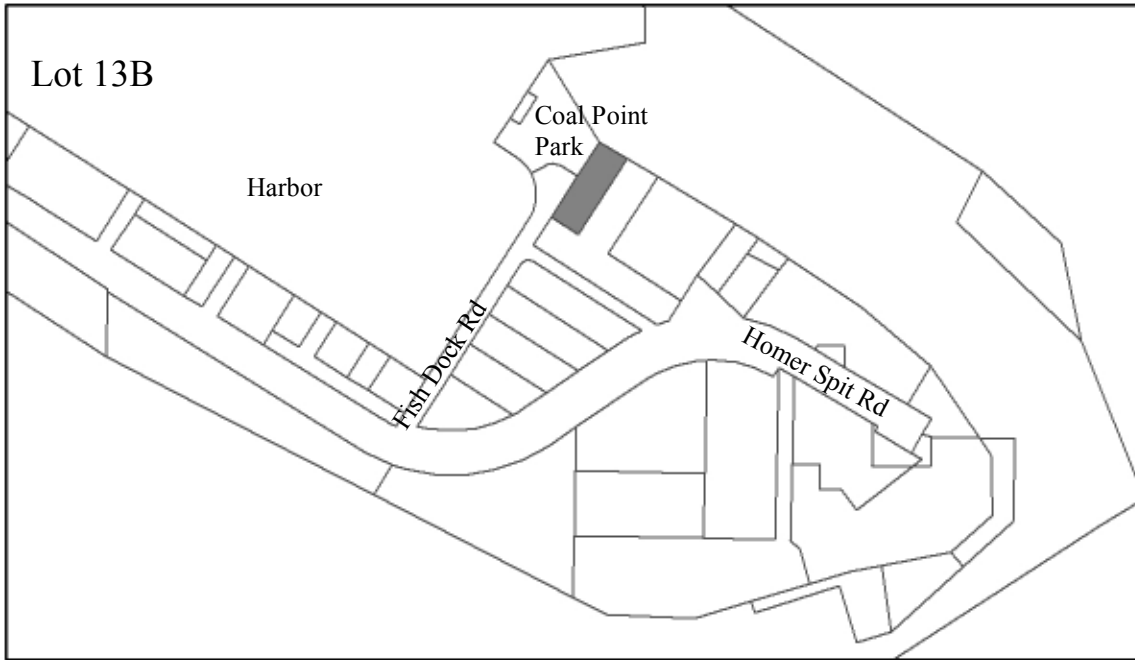
Address: 800 Fish Dock Road

Leased to: Fish Factory, LLC
 Expiration: 3/31/2020 with two 10 year options

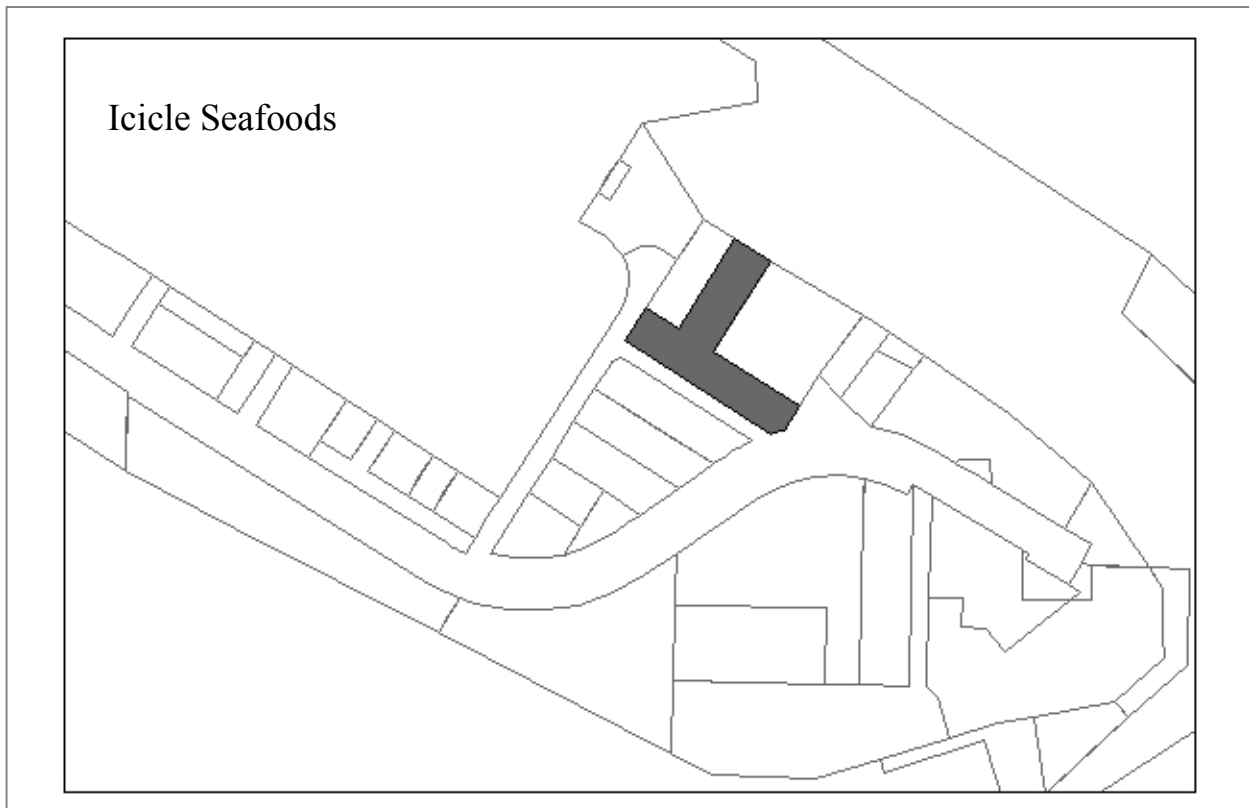
Finance Dept. Code:



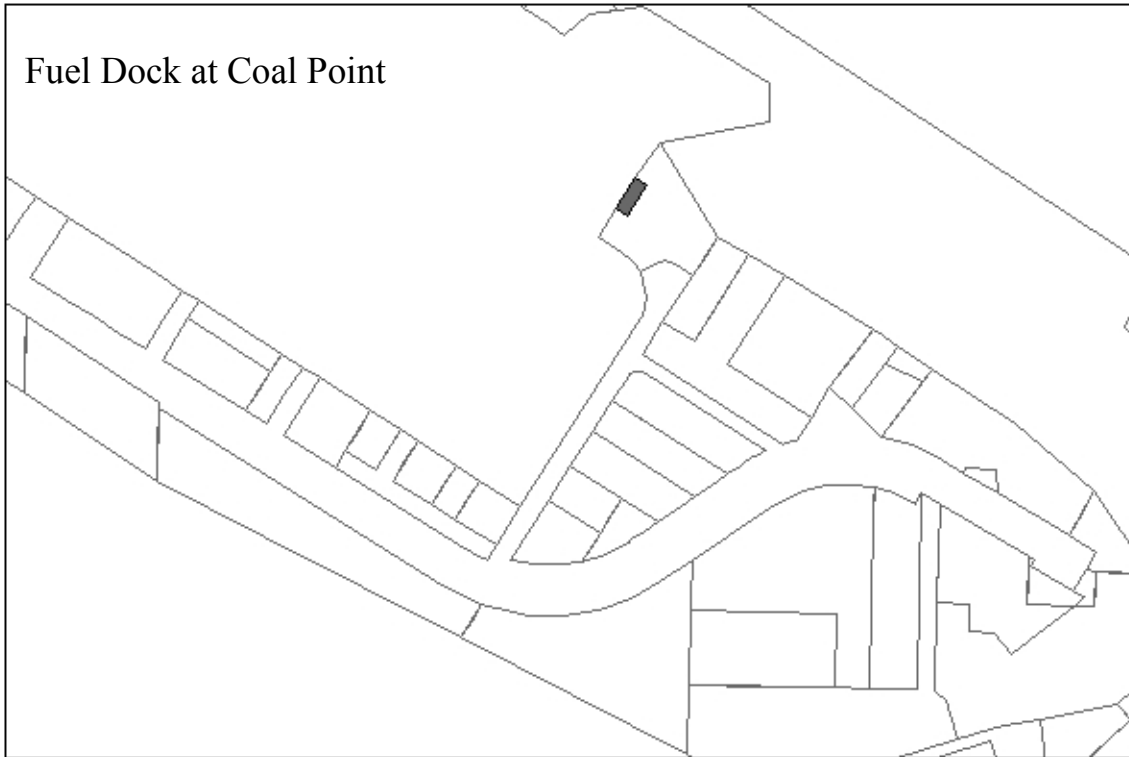
Designated Use: Lease land	
Acquisition History:	
Area: 0.79 Acres	Parcel Number: 18103452
2012 Assessed Value: \$802,000 (Land: \$216,400 Structure: \$586,300)	
Legal Description: City of Homer Port Industrial No 2 Lot 12C	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4501 Ice Dock Road
Leased by Resolution 2008-37 to Harbor Leasing (Auction Block) Expiration: 3/31/2028 Options: two additional 5 year options	
Finance Dept. Code:	



Designated Use: Lease	
Acquisition History:	
Area: 0.52 acres	Parcel Number: 18103425
2012 Assessed Value: \$194,400	
Legal Description: City of Homer Port Industrial Subdivision No 2 Lot 13B	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved/gravel road access	Address: Fish Dock Road
Former Porpoise Room lot. Fisheries use encouraged but not required.	
Resolution 14-043, 20 year lease with two five year options. Expiration: 4/30/2034	
Finance Dept. Code:	



Designated Use: Leased Land	
Acquisition History:	
Area: 1.49 acres	Parcel Number: 18103419
2012 Assessed Value: \$534,900 (Land: \$359,600 Structure: \$175,300)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 842 Fish Dock Road
<p>Leased to: Icicle Seafoods, Inc Expiration: 9/14/2029. No options.</p>	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 0.07 acres

Parcel Number: 18103427

2012 Assessed Value: \$476,100 (Land: \$31,100 Structure: \$476,100)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921

Zoning: Marine Industrial

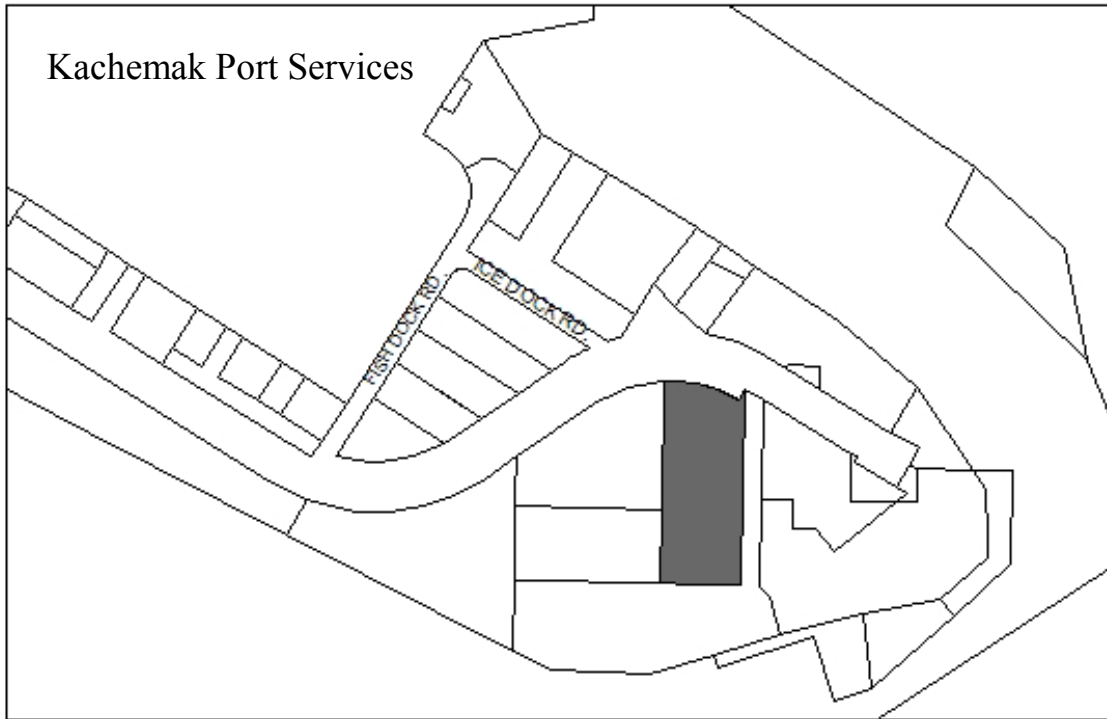
Wetlands: None

Infrastructure: Paved road, water and sewer.

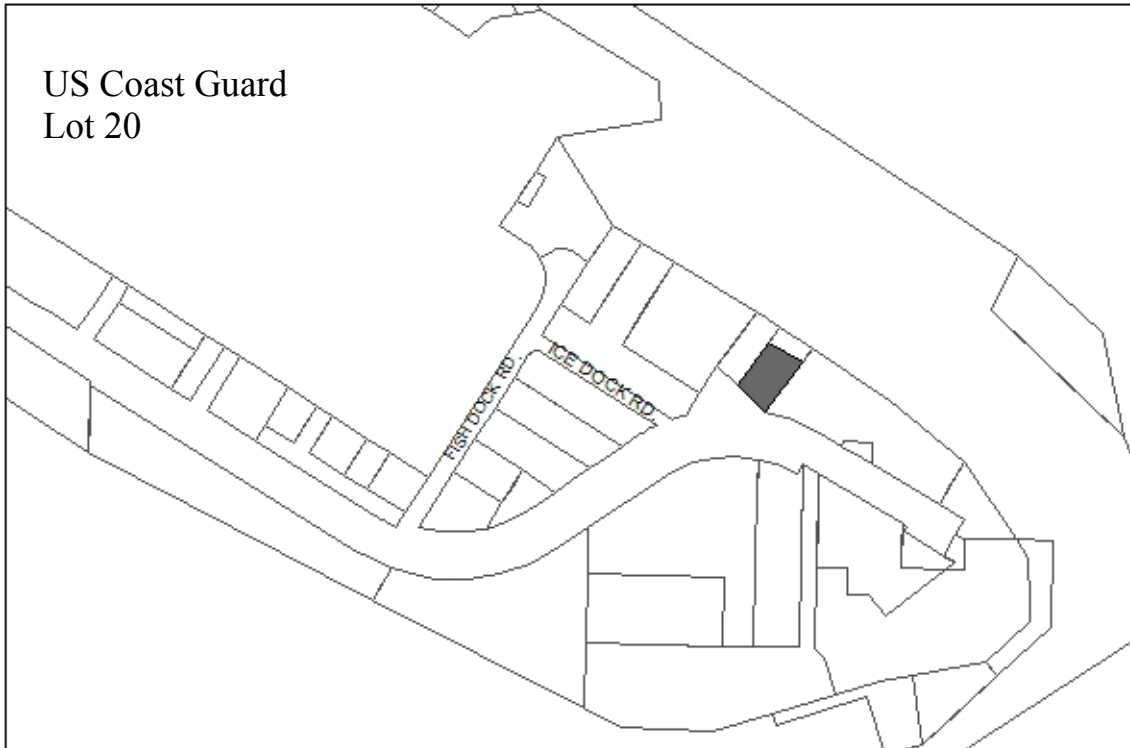
Address: 843 Fish Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock.
 Expiration: 11/30/2018. No options left.

Finance Dept. Code:

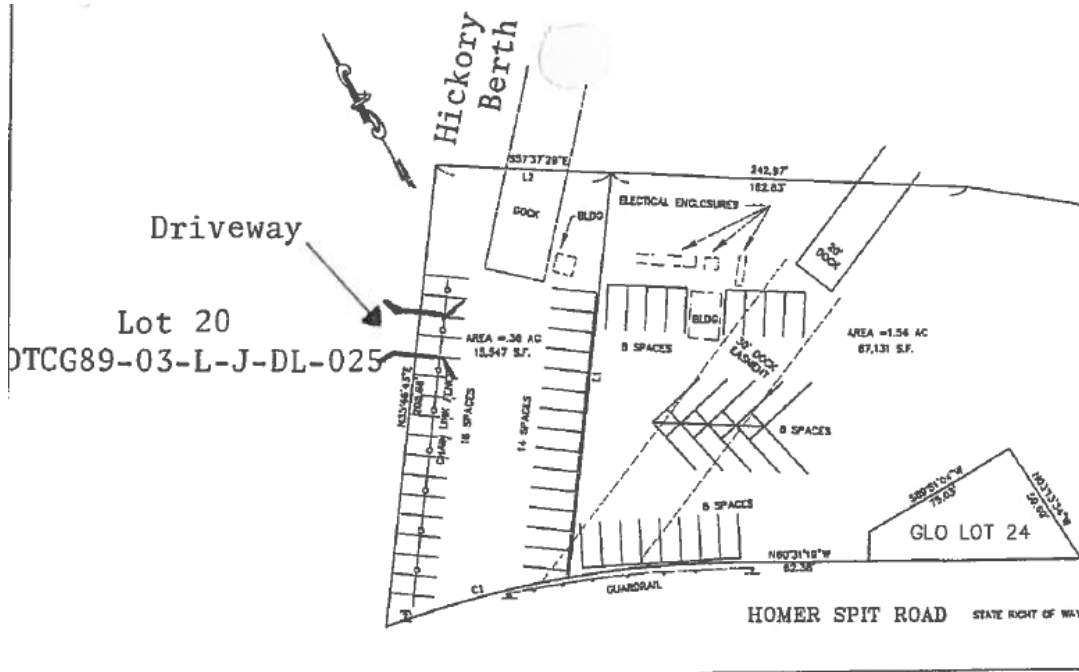


Designated Use: Leased Land. Also includes the Port Maintenance Shop and a large tank.	
Acquisition History:	
Area: 2.23 acres (Lease is for a small portion of the lot)	Parcel Number: 18103404
2012 Assessed Value: 1,540,500 (\$Land: \$496,500 Structure: \$1,044,000)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4667 Homer Spit Road
<p>Leased to: ACS MACTel lease: Expires 11/21/2033 with two additional one year options. (875 sq ft lease) Alaska Marine Highway lease: Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)</p> <p>The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.</p>	
Finance Dept. Code:	



Designated Use: Lease	
Acquisition History:	
Area: 0.35 acres	Parcel Number: 18103445
2012 Assessed Value: \$112,800	
Legal Description: Portion of Government Lot 20	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4688 Homer Spit Road
<p>Leased to: US Coast Guard. Lease expires September 30, 2023 Resolution 15-009 approved an additional 20 year lease.</p>	
Finance Dept. Code:	

Hickory Lease

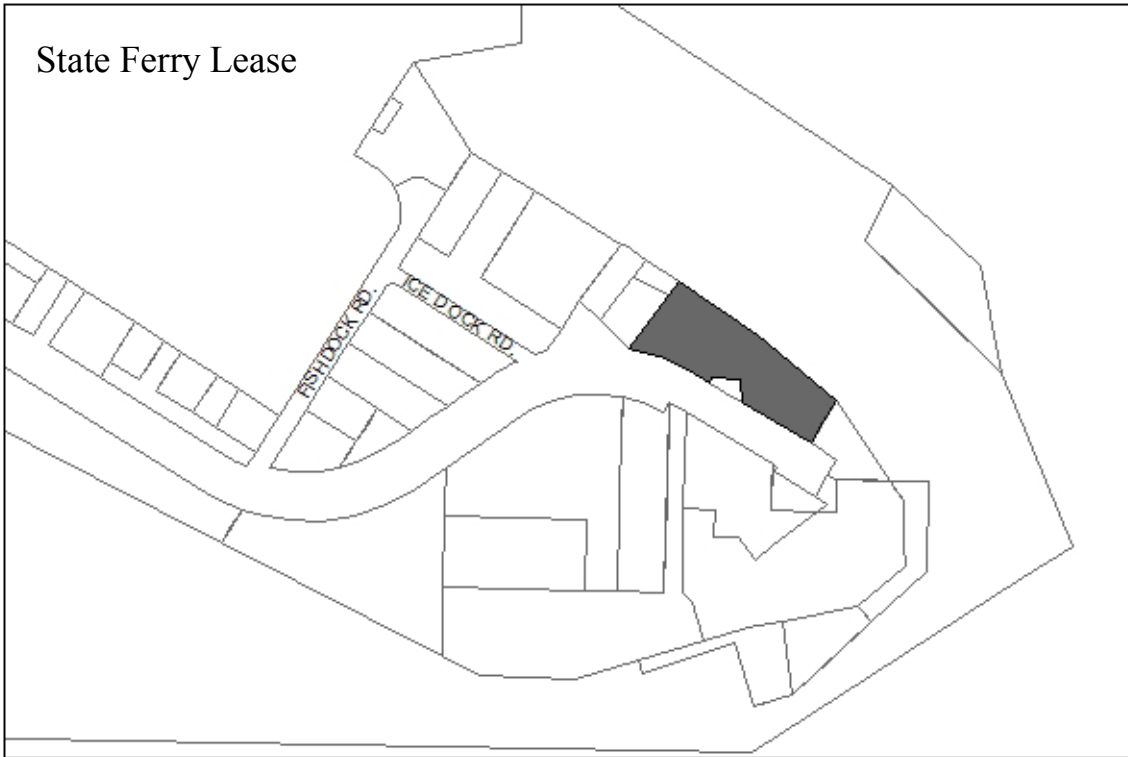


See page B-25. This lease is a portion of the Pioneer Dock.

West trestle of the Pioneer Dock, for mooring and parking on west trestle and Lot 45A.

Leased to: Coast Guard. Expiration September 30, 2022. DTCG89-03-L-J-DL-034.

Finance Dept. Code:

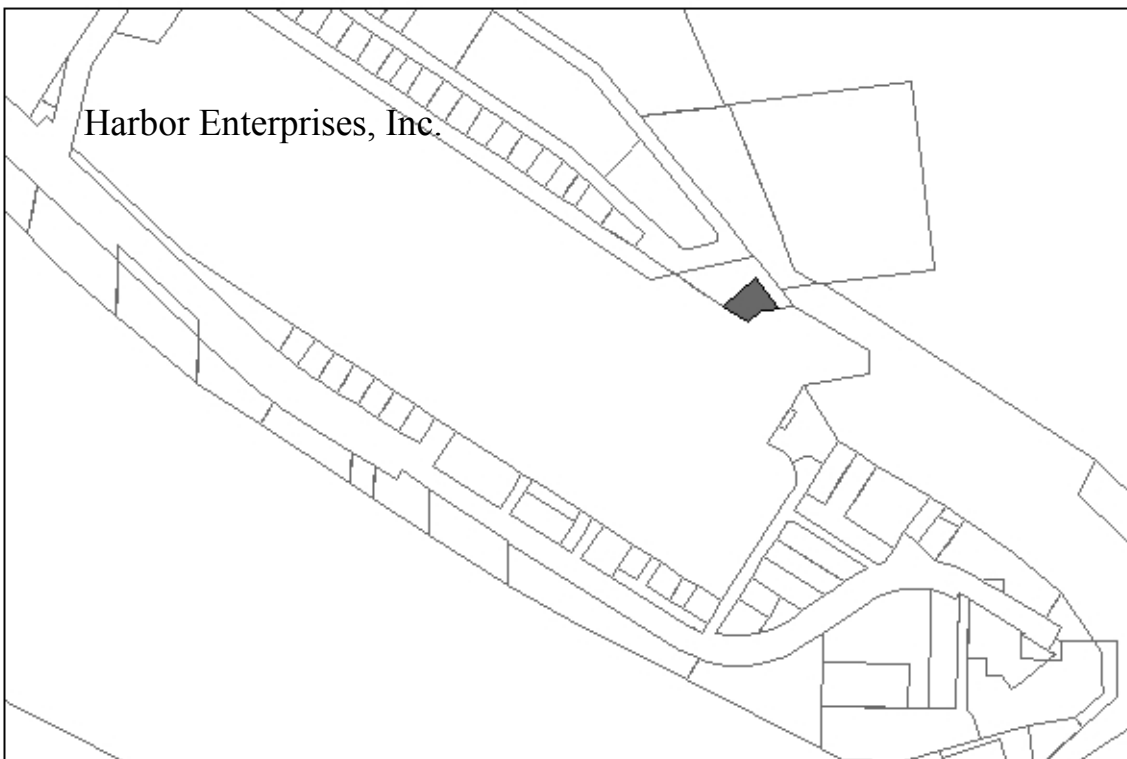


Designated Use: Ferry Terminal and Staging
Acquisition History: Quitclaim Deed to KPPUDIST #1 2/18/64: Orig Cert filed between KPPUD and BLM for Harbor use for 25 years on 7/29/55.

Area: 1.83 acres or 79,799 sq ft	Parcel Number: 18103447
2012 Assessed Value: \$1,076,900 (\$423,800 Land, \$653,100 Structure)	
Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	
Zoning: Marine Industrial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4690 Homer Spit Road

Leased to: Alaska Marine Highway
 Expiration: April 30, 2060
 MOA on file regarding ferry terminal and city maintenance shop.

Finance Dept. Code:



Designated Use: Leased Land (Fuel tanks for fuel dock)
Acquisition History:

Area: 20,000 sq ft (0.459 acres)

Parcel Number: 18103260

2012 Assessed Value: \$361,800 (Land: \$140,400 Structure: \$221,400)

Legal Description: HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1

Zoning: Marine Industrial

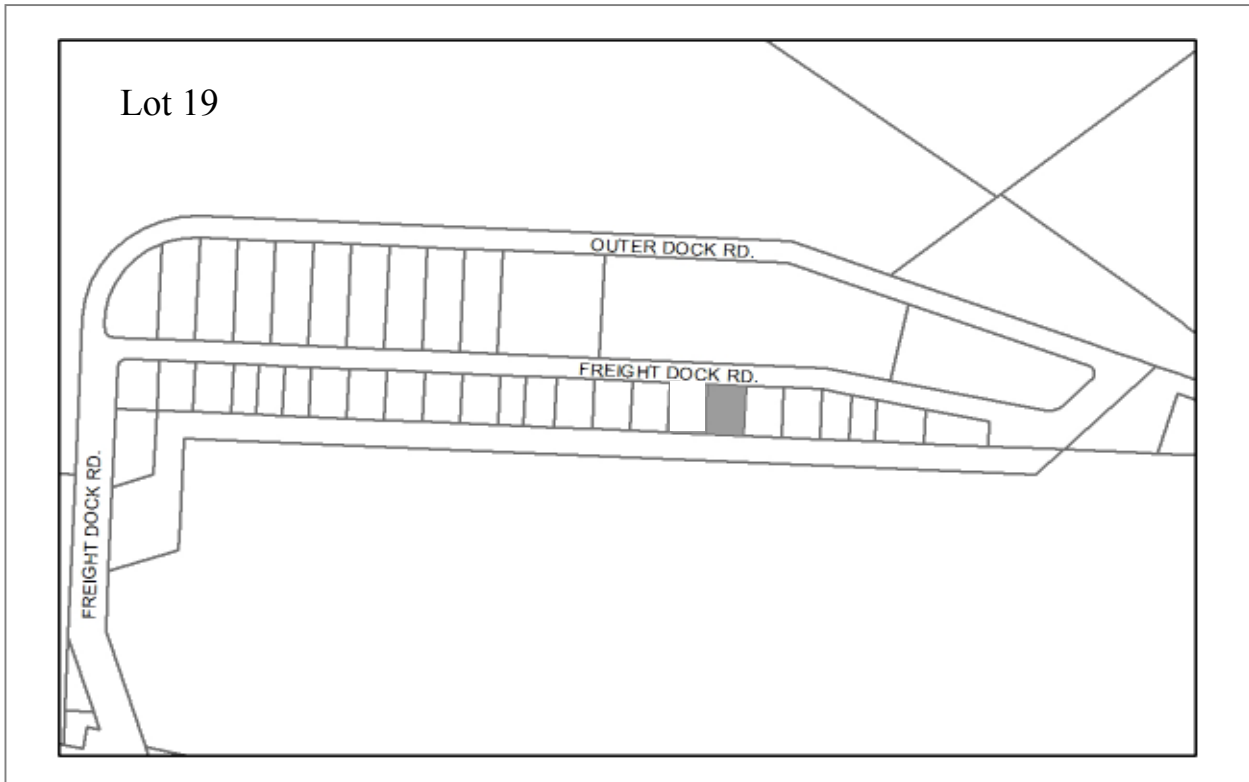
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4607 Freight Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales
 Expiration: 12/1/2018 no options left.

Finance Dept. Code:



Designated Use: Lease (Resolution 09-33)
Acquisition History:

Area: 0.96 acres, 0.32 acres	Parcel Number: 181032 38
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2012 Assessed Value: \$105,000

Legal Description: Homer Spit No 5 Lots 19

Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: paved road, water and sewer

Notes: Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023

Finance Dept. Code:

Section C

Other City Lands
Generally Undesignated



Designated Use: Tidelands
Acquisition History:

Area: 6,784 acres

Parcel Number: 18107001, 17728001, 17528001
 1810125, 1810126

2012 Assessed Value: \$22,345,000

Legal Description: Portions of ATS 612

Zoning: Not zoned

Wetlands:

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$83,200 assessed value. Patent title 1977, 84-25 Annexed by City.

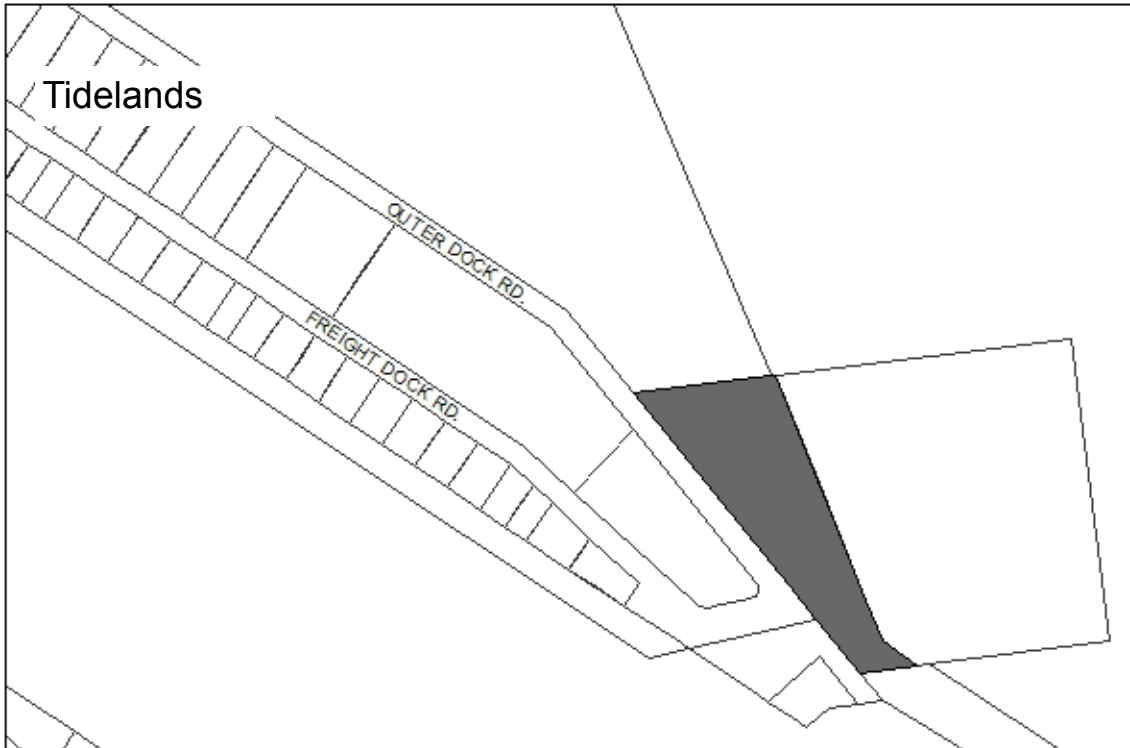
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$20,890,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: Tidelands
Acquisition History:

Area: 4.19 acres

Parcel Number: 18103213

2009 Assessed Value: \$800,800

Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A

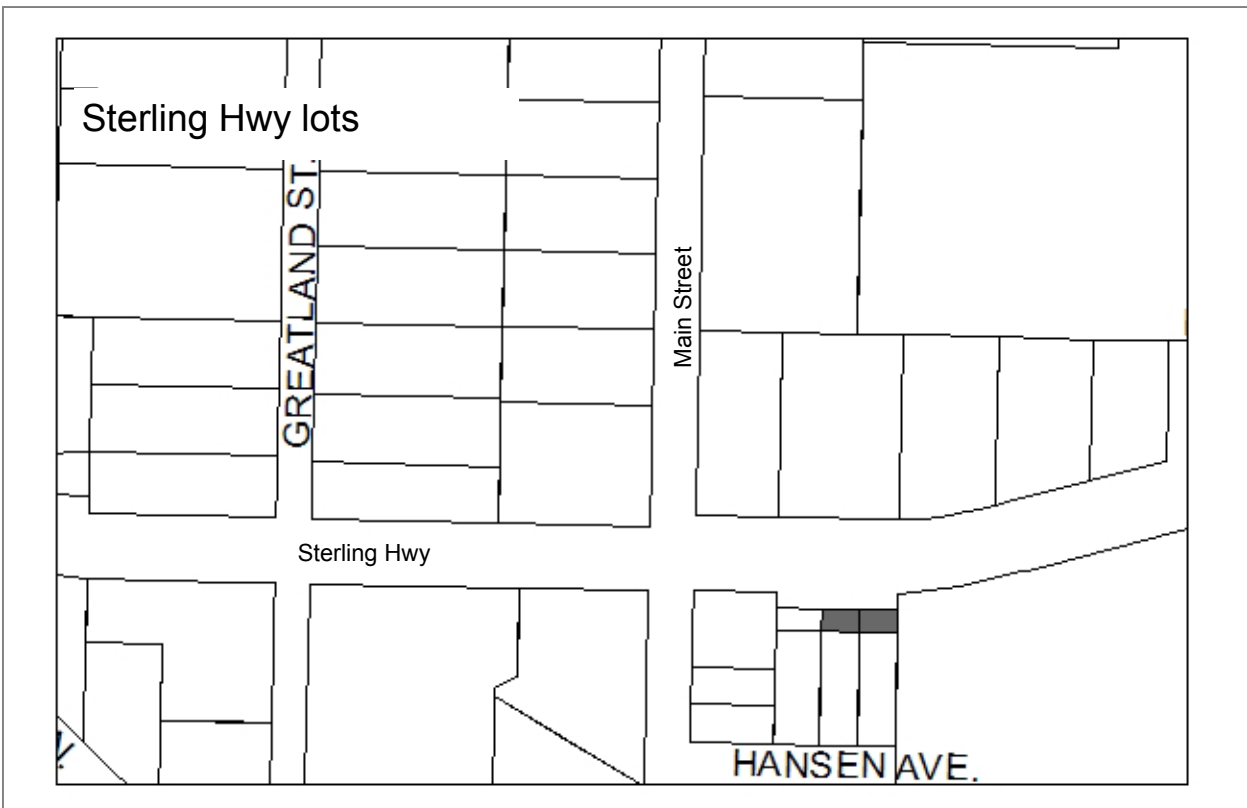
Zoning: Not zoned

Wetlands: Tidelands

Infrastructure:

Includes part of the causeway for the deep water dock. Lease agreement for deep water dock land, B192 p648 \$830/yr ADL 224560 55 year lease, July 1989– July 2044

Finance Dept. Code:



Designated Use: Undesignated
Acquisition History: Detling Deed 6/10/82

Area: 0.03 acres each. Total of 2,613 sq ft	Parcel Number: 177154 02, 03
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2015 Assessed Value: \$1,400

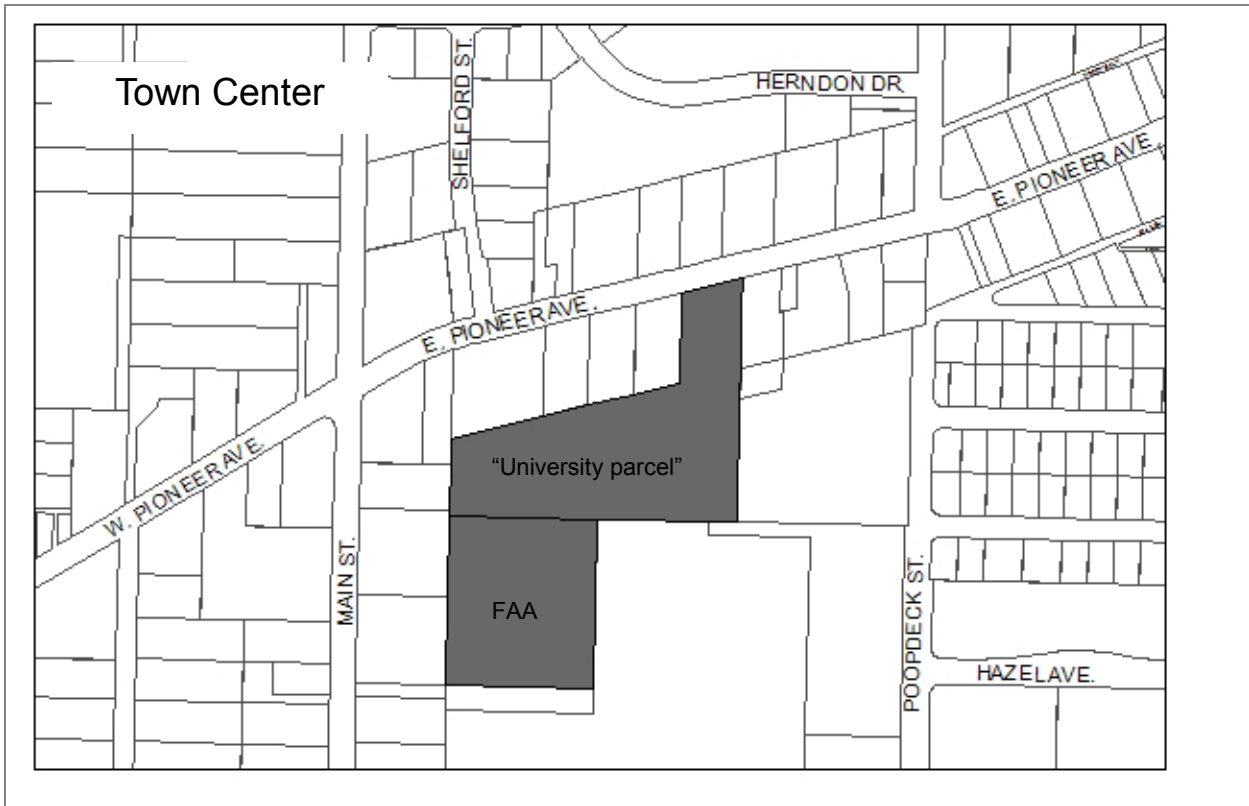
Legal Description: T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*

Zoning: Central Business District	Wetlands: Possibly. Lots are steep.
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Infrastructure: Paved Road and sidewalk

Notes: Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

Finance Dept. Code:



Designated Use: UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.
Acquisition History: UA: Ord 03-61 purchase.

Area: 7.71 acres	Parcel Number: 17719209, 17708015
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2009 Assessed Value: \$520,200

Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

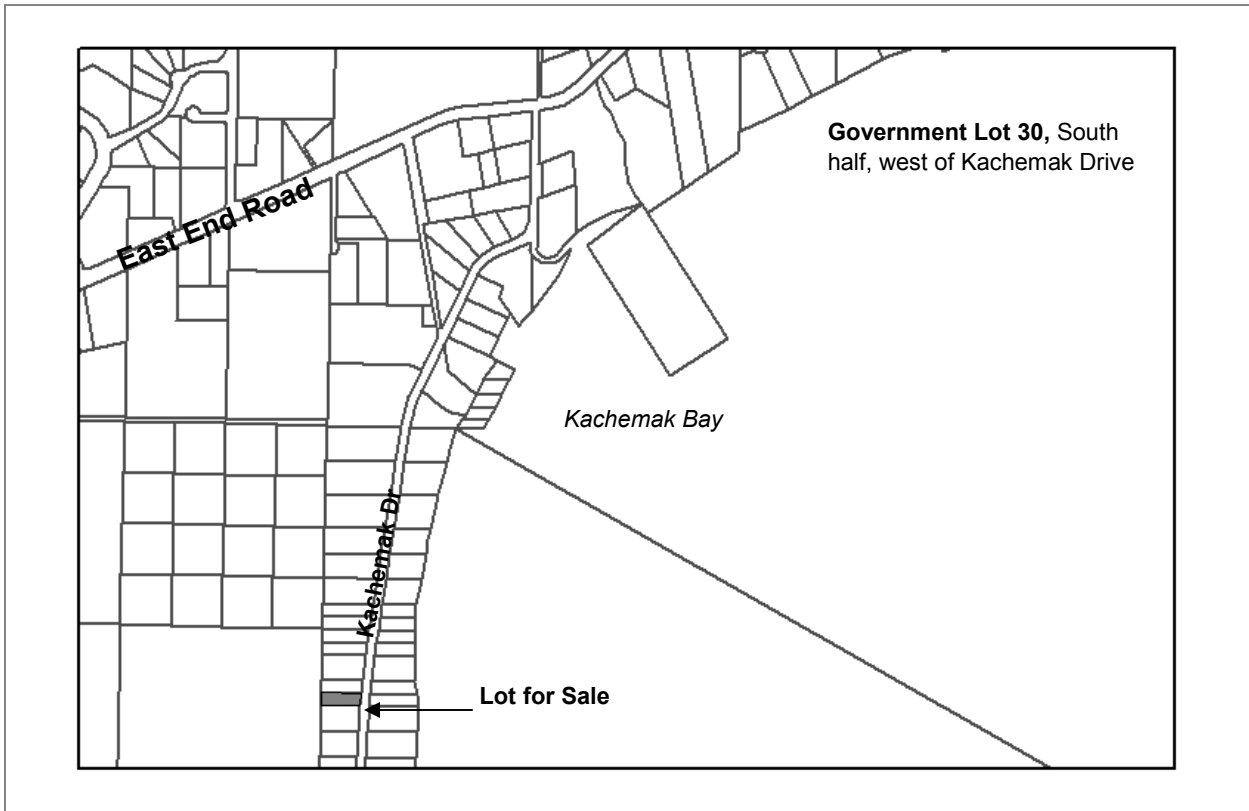
Zoning: Central Business District	Wetlands: City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.
--	--

Infrastructure: Must be built as land is developed.

Finance Dept. Code:



Designated Use: Sell	
Acquisition History: The western lots were granted by State Patent.	
Area: 10 acres total. Each lot is 2.5 acres.	Parcel Number: 179080 09,15,25,26
2009 Assessed Value: Each lot: \$20,400. Total: \$81,600	
Legal Description: Government Lots 10, 21, 24, 25, HM T06S R13W S14	
Zoning: General Commercial 2	Wetlands: Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.
Infrastructure: No infrastructure currently available.	
<p>Notes: Two adjacent lots are privately owned. The rest of the square lots are owned by the Kenai Peninsula Borough. There is limited legal access to the eastern lots. There may be no legal access to the western lots.</p> <p>Resolution 15-030(A) Sell</p>	
Finance Dept. Code:	



Designated Use: Sell (Resolution 2011-37(A))
Acquisition History: Tax foreclosure, Ord 2010-24(S)

Area: 0.49 acres	Parcel Number: 17908050
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2009 Assessed Value: \$2,300

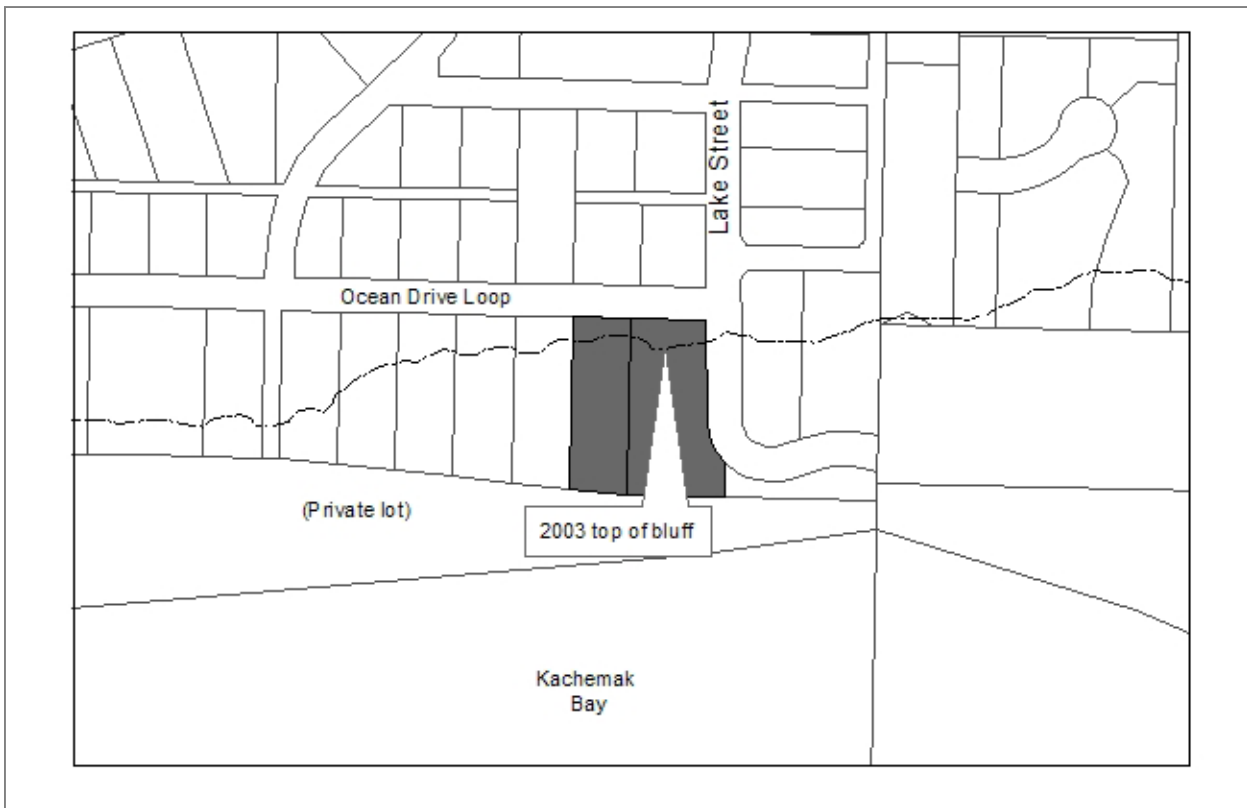
Legal Description: South half of Government Lot 30 Lying West of Kachemak Drive

Zoning: Rural Residential	Wetlands: Will require wetland permit for development
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Infrastructure: Paved road, power lines. Part of Phase II Kachemak Drive Water and Sewer LID.

Notes: Acquired from the Kenai Peninsula Borough through tax foreclosure. Parcel is wetlands.

Finance Dept. Code:



Designated Use: Sell (Resolution 2009-33)
Acquisition History: Tax foreclosure (seawall) KPB Ord 02-41

Area: 1.66 acres **Parcel Number:** 177174-06, 07

2009 Assessed Value: \$51,500 (combined value)

Legal Description: Lot 43 and 44, Oscar Munson Subdivision

Zoning: Rural Residential **Wetlands:** Most of these lots are tidal and critical habitat.

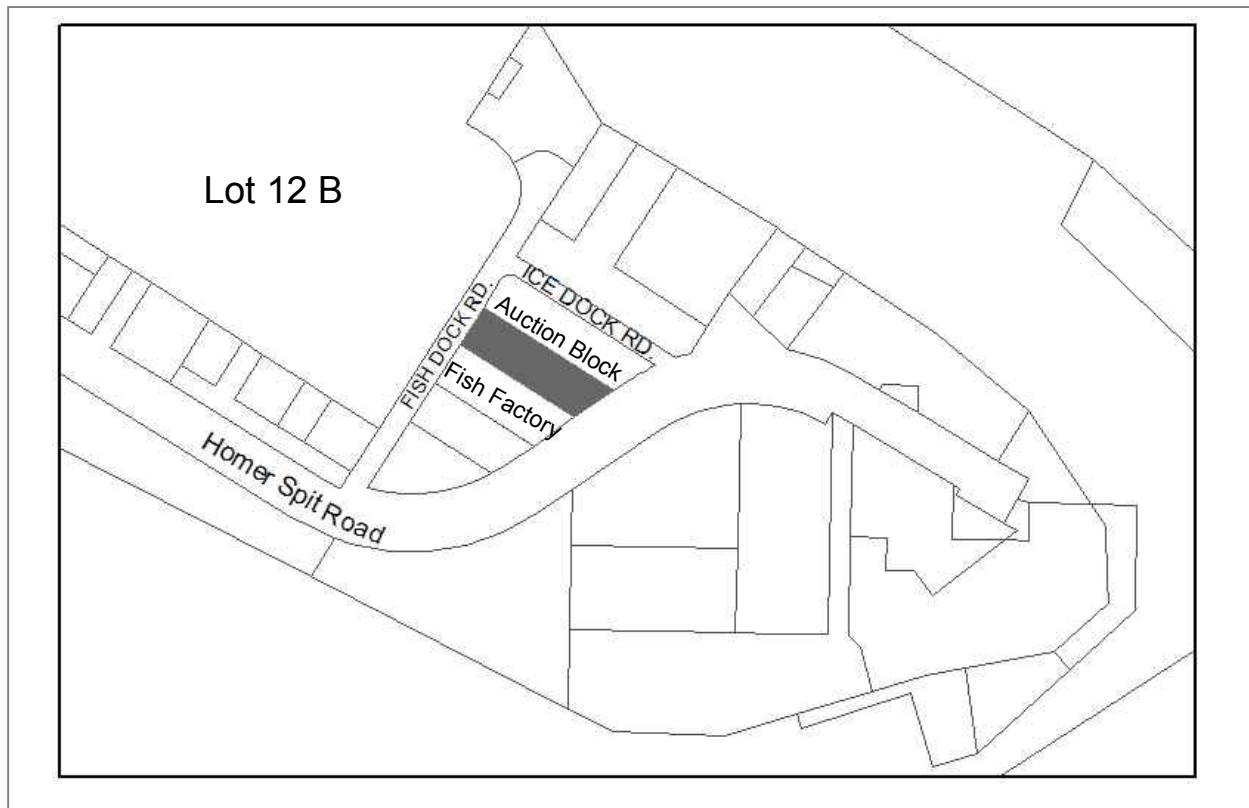
Infrastructure: Gravel road, water and sewer, seawall.

Notes: These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and LIS assessments due on these properties. Contact Finance for payoff amounts. No commercial appraiser was willing to conduct an appraisal.

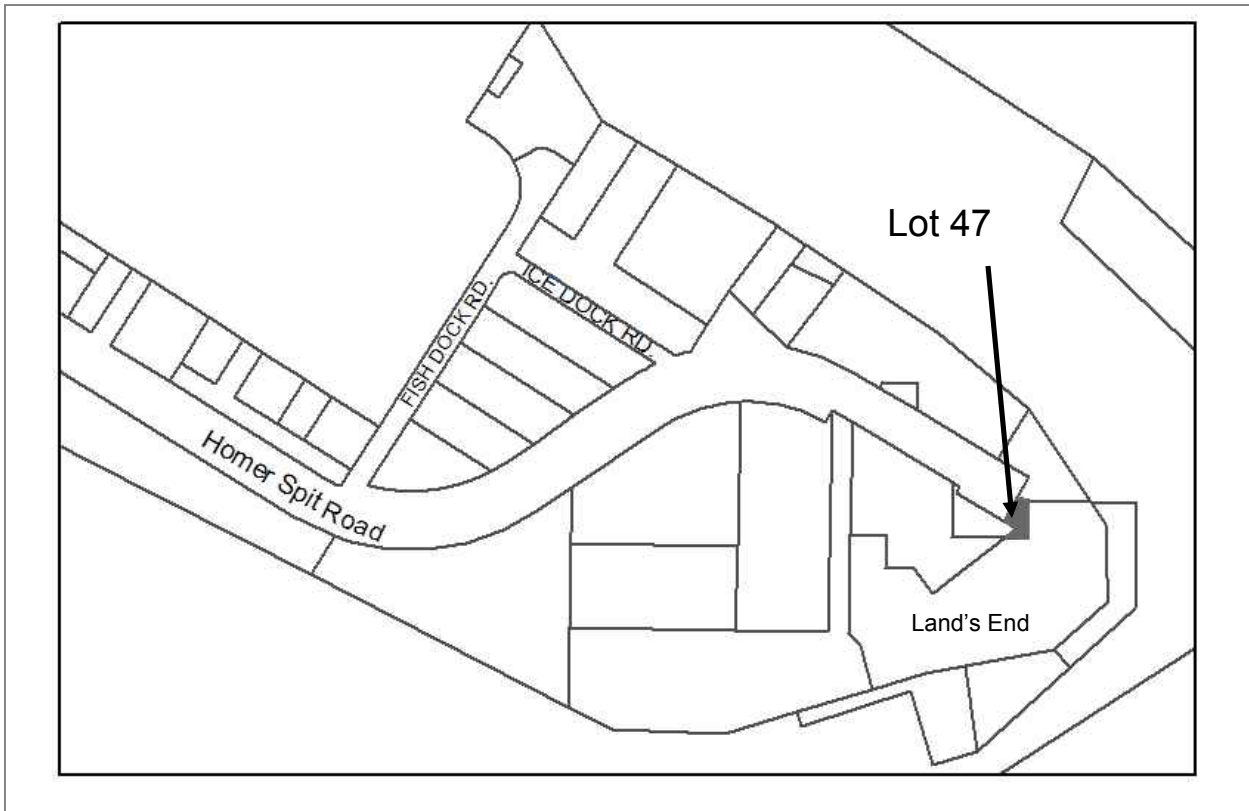
Resolution 2009-33: Sell Lots 43 and 44 Oscar Munson Subdivision.

February 2012 update: City Manager will put the lots out to bid in the spring, using the Borough assessment as the minimum bid instead of an appraisal. No local appraisers were able to appraise the property because there are no comparable properties, and the land has limited to no value for residential development.

Finance Dept. Code:



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.68 acres	Parcel Number: 18103451
2009 Assessed Value: \$265,300	
Legal Description: City of Homer Port Industrial Subdivision No 4 Lot 12-B	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address:
<p>Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.</p> <p>Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.</p> <p>Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.</p>	
Finance Dept. Code:	



Designated Use: Undesignated. Has easement to Land's End
Acquisition History:

Area: 0.08 acres

Parcel Number: 18103408

2015 Assessed Value: \$34,700

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47

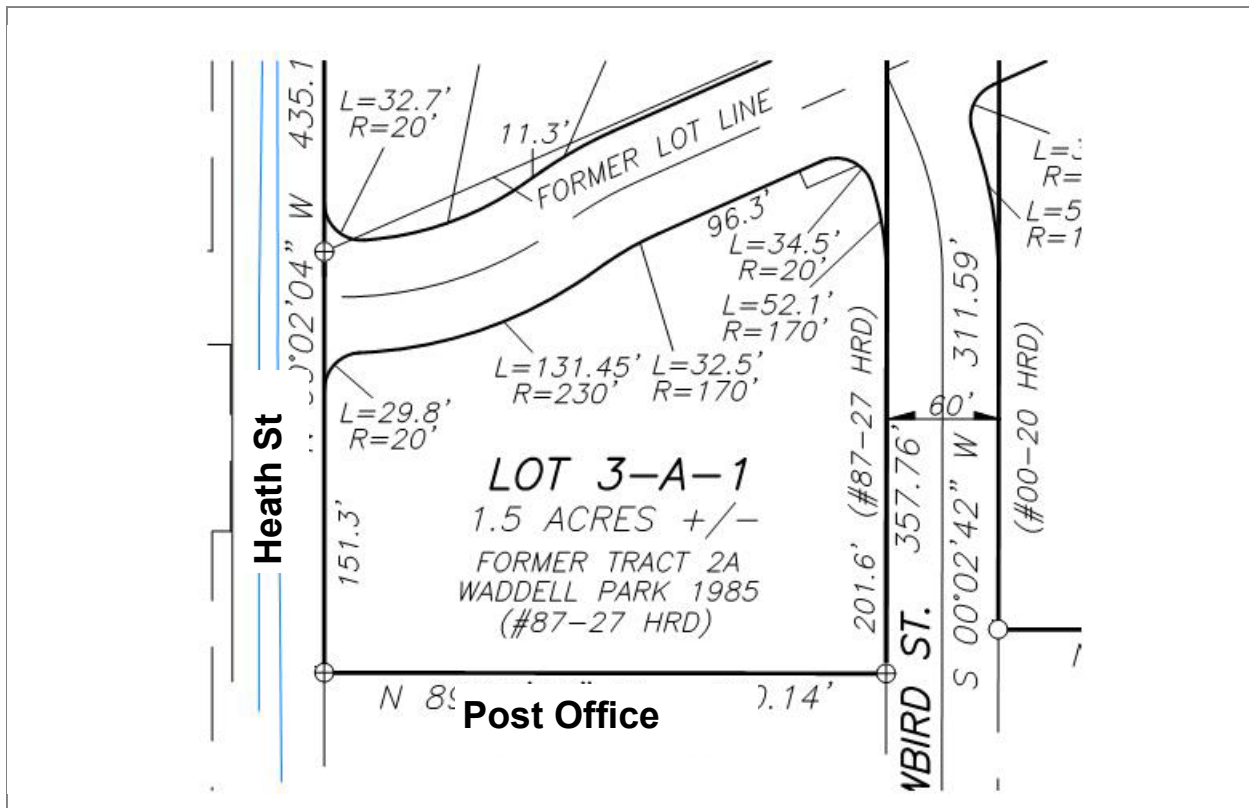
Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Paved road, sewer through lot

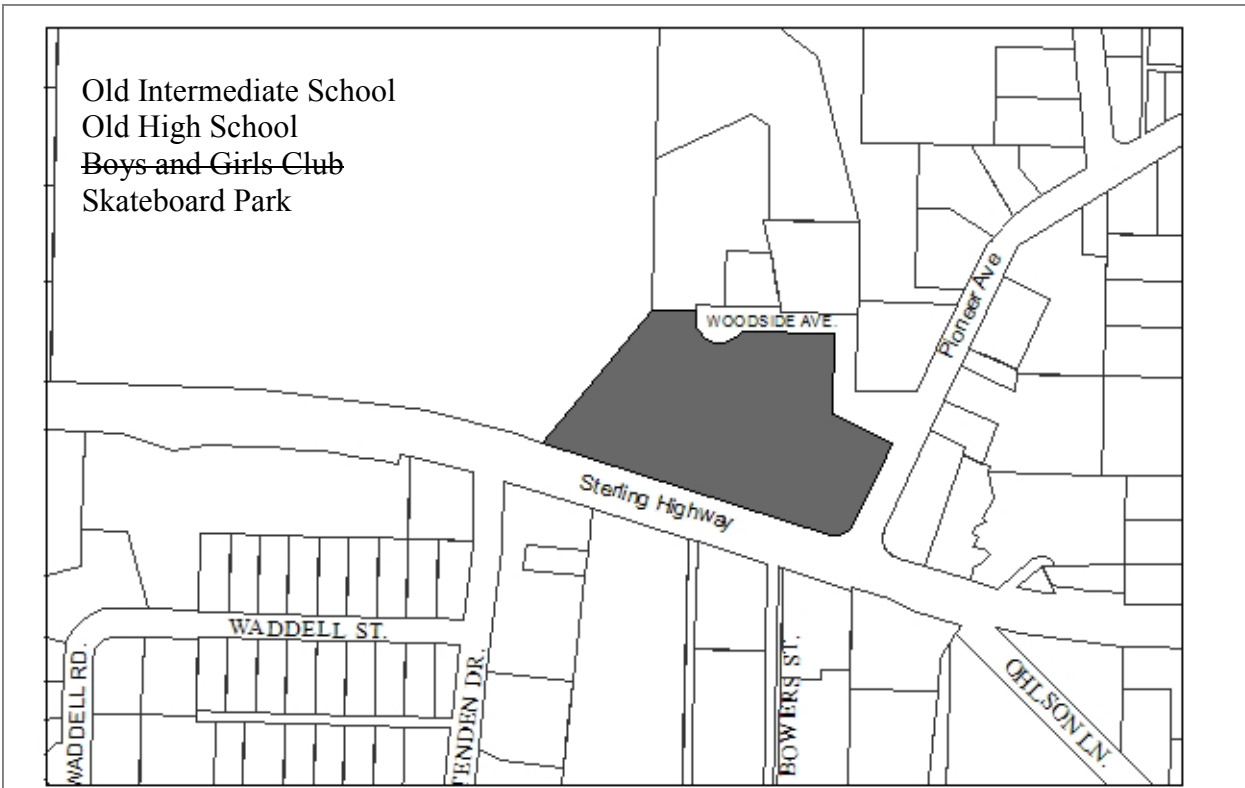
Notes:
 2006 Land Allocation Plan: consider the status of this lot.
 In the process of selling to Lands End, spring 2014.
 2016 update: no progress.

Finance Dept. Code:



Designated Use: Sell, Ordinance 15-30	
Acquisition History: Purchased	
Area: 1.5 acres	Parcel Number: (TBD)
2015 Assessed Value: (not applicable; cabins have been removed and lot is being replatted and reduced in size to create road right of way)	
Legal Description: Former Tract 2-A Waddell Park Sub 1985 Replat, to	
Zoning: CBD	Wetlands: N/A
Infrastructure: full utilities, Grubstake extension will include paved road and sidewalk.	
Notes: Road construction scheduled for 2016. Project funding from State appropriation and matching City HART funds.	
Finance Dept. Code:	

Section D
City Facilities



Designated Use: Resolution 14-110, Designating the Homer Education and Recreation Complex (HERC) Site as the Location for the Proposed New Homer Public Safety Building

Acquisition History: Given to the City by KP.B. Old Middle School and HS. Reso 98-63

Area: 4.3 acres

Parcel Number: 17510070

2015 Assessed Value: \$4,809,400 (Land \$809,400 Structure, built in 1956 25,000 sq ft \$4,000,000)

Legal Description: HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN

Zoning: Central Business District

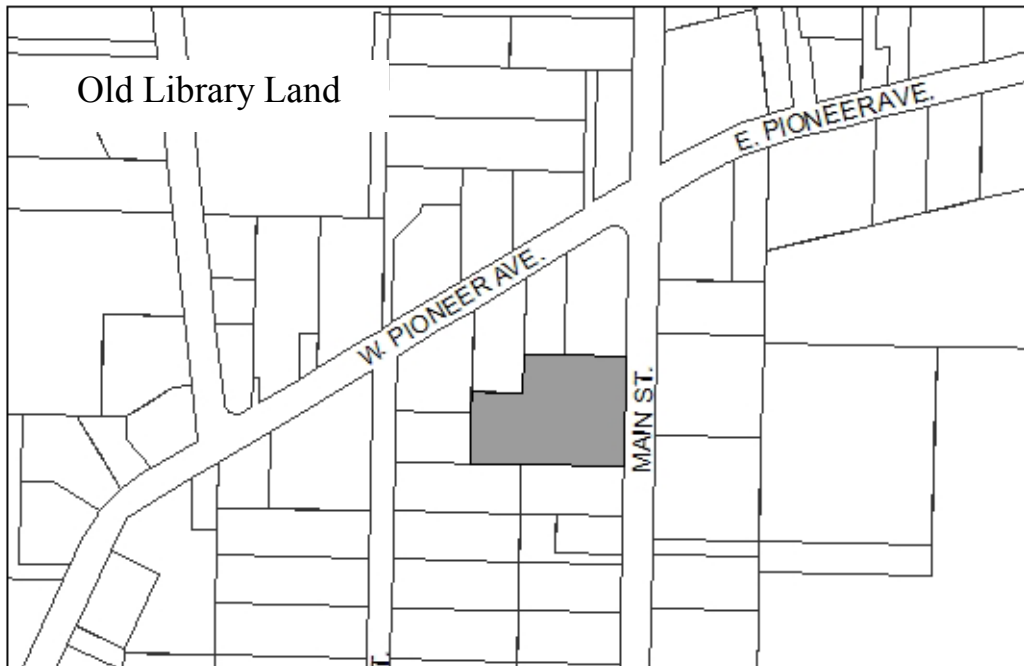
Wetlands: Creek on western edge

Infrastructure: Paved access and parking. Water and Sewer.

Notes:

- Skateboard Park on premises.
- Deed restrictions removed by Kenai Peninsula Borough, fall 2014

Finance Dept. Code: 170.0032 175.100.05



Designated Use: Sell.
Acquisition History: Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

Area: 1.31 acres	Parcel Number: 17514416
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2015 Assessed Value: \$277,700

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

Zoning: Central Business District	Wetlands: Drainage and wetlands may be present
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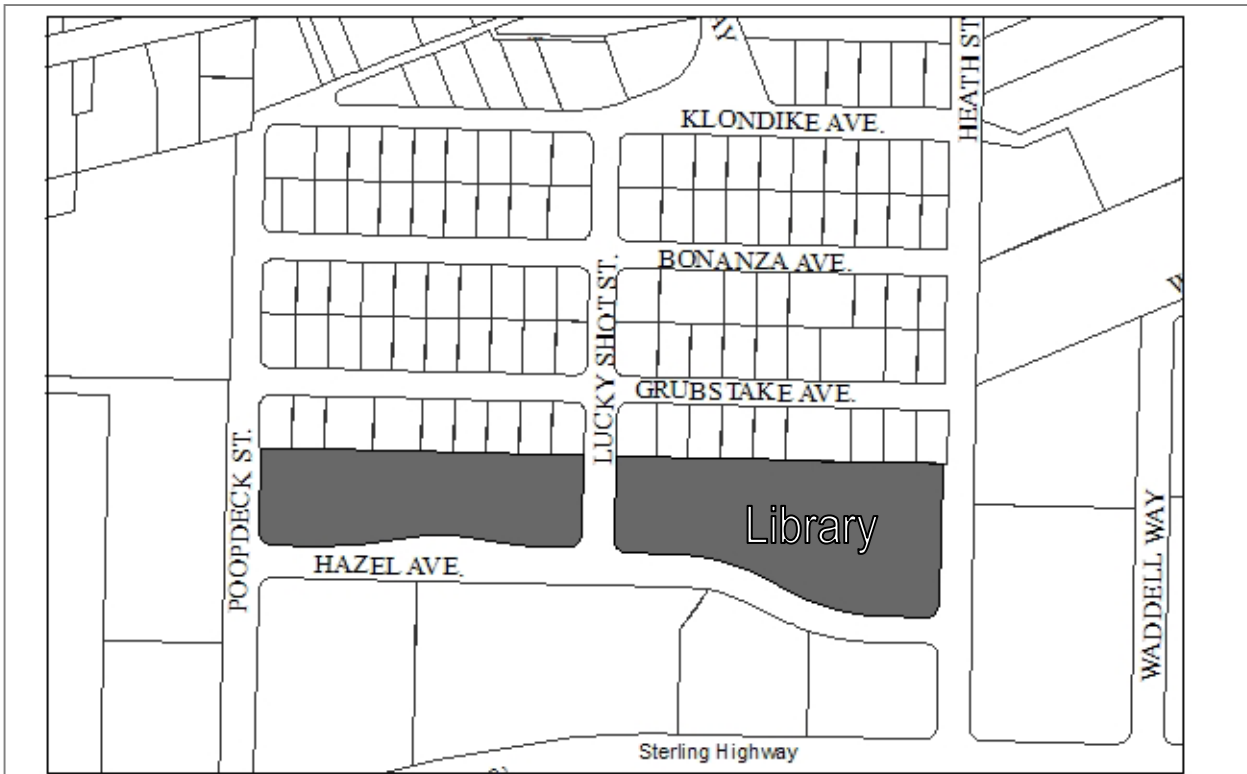
Infrastructure: Paved road, water, sewer, natural gas

Notes: This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. This lot was put up for sale but did not receive any bids. Minimum bid in late 2007 was set at \$462,500. Intent to sell the lot and pay down debt on the library loan.

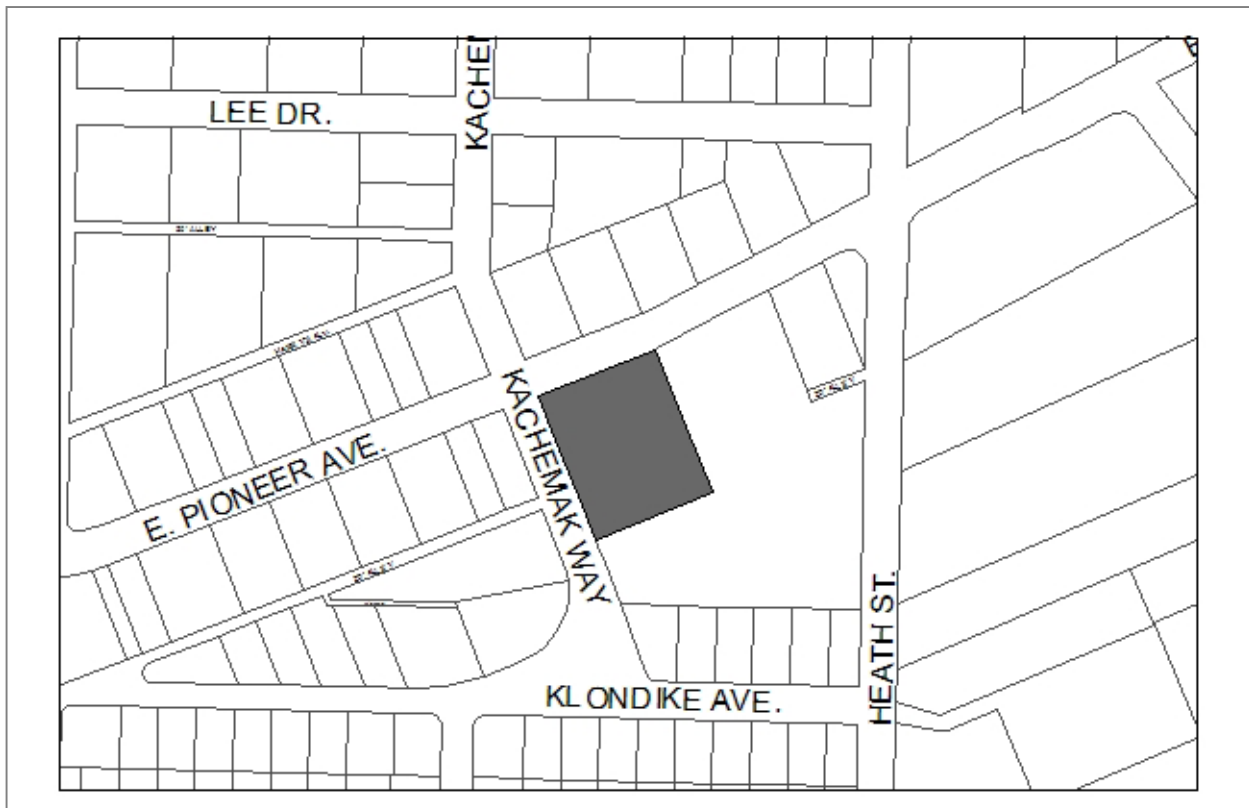
Land was put on the market again in 2009 with a minimum bid of \$228,000, and no bids were received. Resolution 11-037(A) Offer for sale, and if not sold, designate as a conservation buffer. February 2012 update: Land will be put on the market again in the spring. January 2106: no action taken, needs an updated appraisal prior to advertising for sale.

The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

Finance Dept. Code:



Designated Use: Library. Resolution 2003-72	
Acquisition History: KPB Ord 93-09	
Area: 5.25 acres	Parcel Number: 17710739, 17710740
2015 Assessed Value: \$7,973,300 (Land 829,800, Structure 7,503,600)	
Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
Zoning: Central Business District	Wetlands: Some wetlands present
Infrastructure: Paved road access, trail access, gas, water and sewer available.	
Notes:	
Finance Dept. Code:	



Designated Use: City Hall	
Acquisition History: Purchased, Schoulz 12/31/86	
Area: 1.12 acres	Parcel Number: 17720408
2015 Assessed Value: \$2,067,700 (Land 241,200 Structure 2,206,700)	
Legal Description: HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2	
Zoning: Central Business District	Wetlands: None
Infrastructure: Paved road access, gas, water and sewer.	
Notes: New addition and remodel 2011/12. Lower parking area paved.	
Finance Dept. Code:	



Designated Use: Police and fire stations
Acquisition History: Straub Warr Deed 4/74, partial purchase Straub 4/5/74

Area: 1.57 acres	Parcel Number: 17702057
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2009 Assessed Value: \$2,391,400 (Land: \$326,900 Structure: \$2,064,500)

Legal Description: HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B

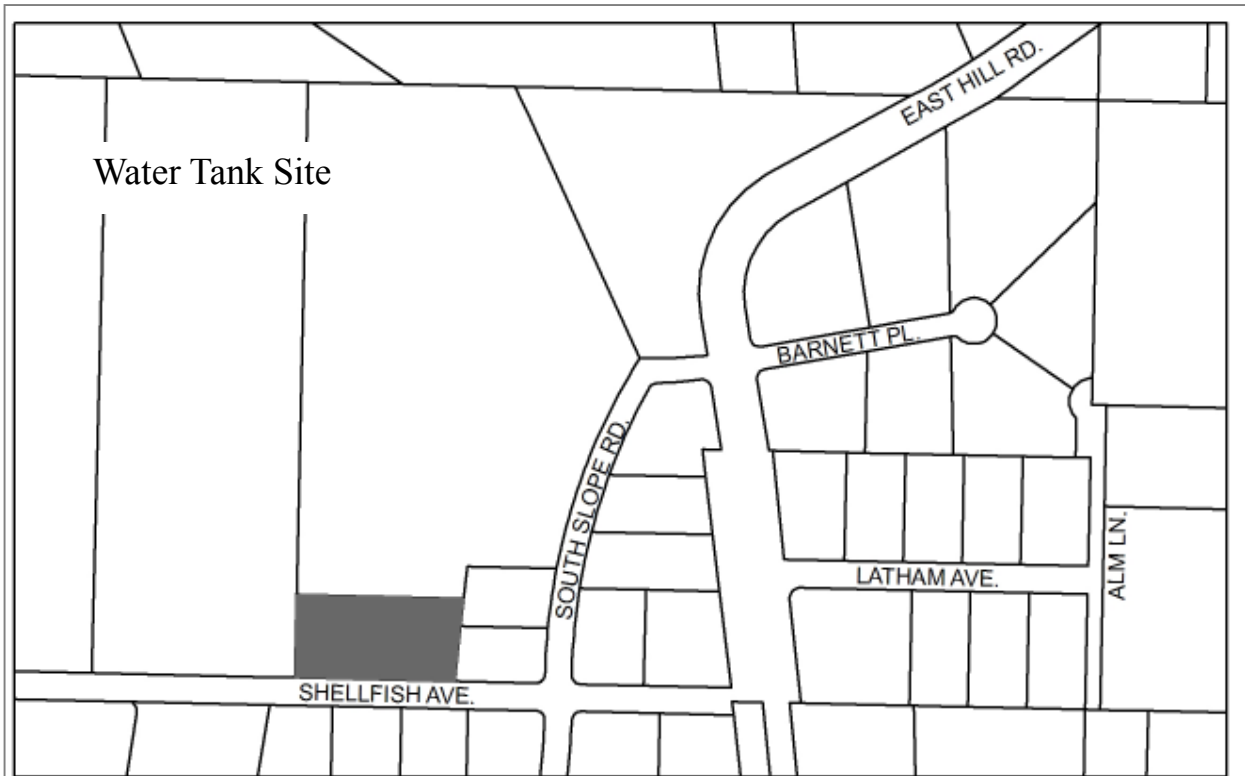
Zoning: Central Business District	Wetlands: N/A
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Infrastructure: Water, Sewer, Paved access

Notes:

Finance Dept. Code:

<p>Designated Use: Water Tank (A Frame Tank) Acquisition History: Dehel Deed 6/1/65</p>	
<p>Area: 0.5 acres</p>	<p>Parcel Number: 17504011</p>
<p>2015 Assessed Value: \$345,800 (Land: \$34,100, Structure (water tank))</p>	
<p>Legal Description: HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4</p>	
<p>Zoning: Rural Residential</p>	<p>Wetlands: Possible drainage through site</p>
<p>Infrastructure: N/A</p>	
<p>Notes:</p>	
<p>Finance Dept. Code:</p>	



Designated Use: Future Water Tank
Acquisition History: Ordinance 14-39

Area: 1.5 acres	Parcel Number: 17701009
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2015 Assessed Value: \$98,000

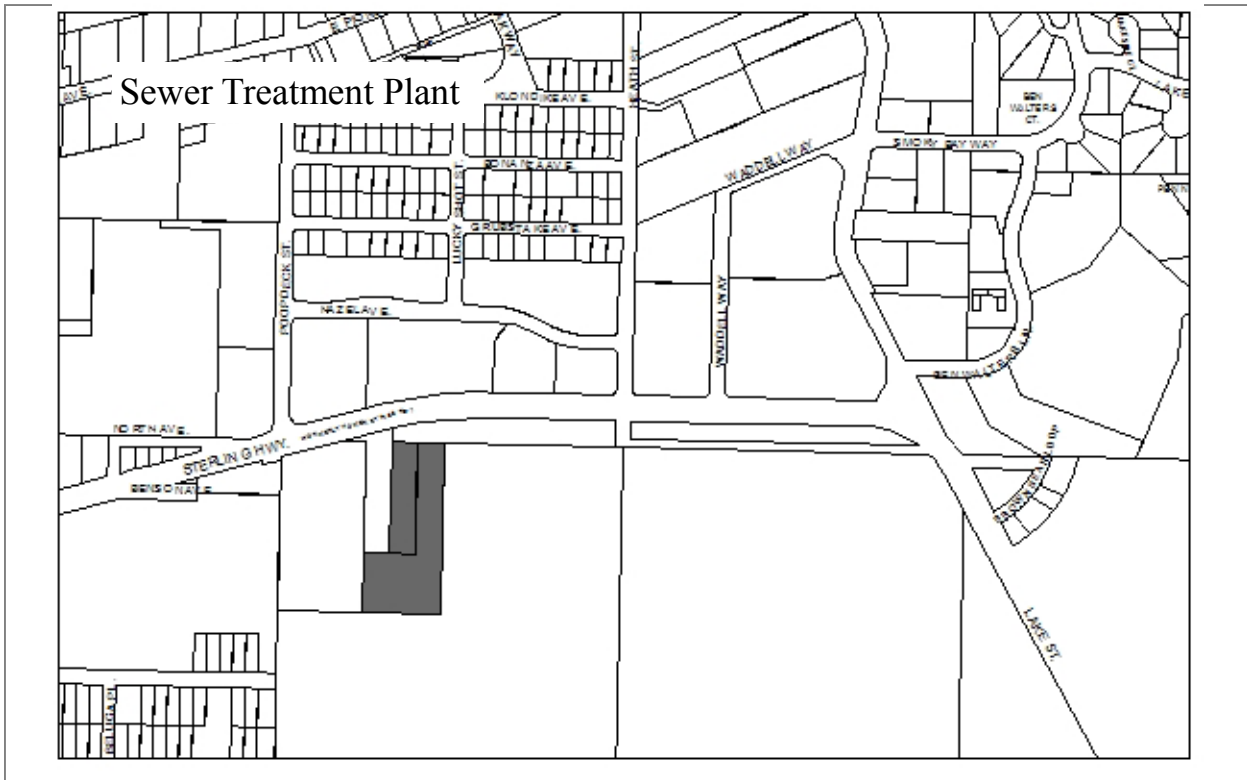
Legal Description: T6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2

Zoning: Rural Residential	Wetlands:
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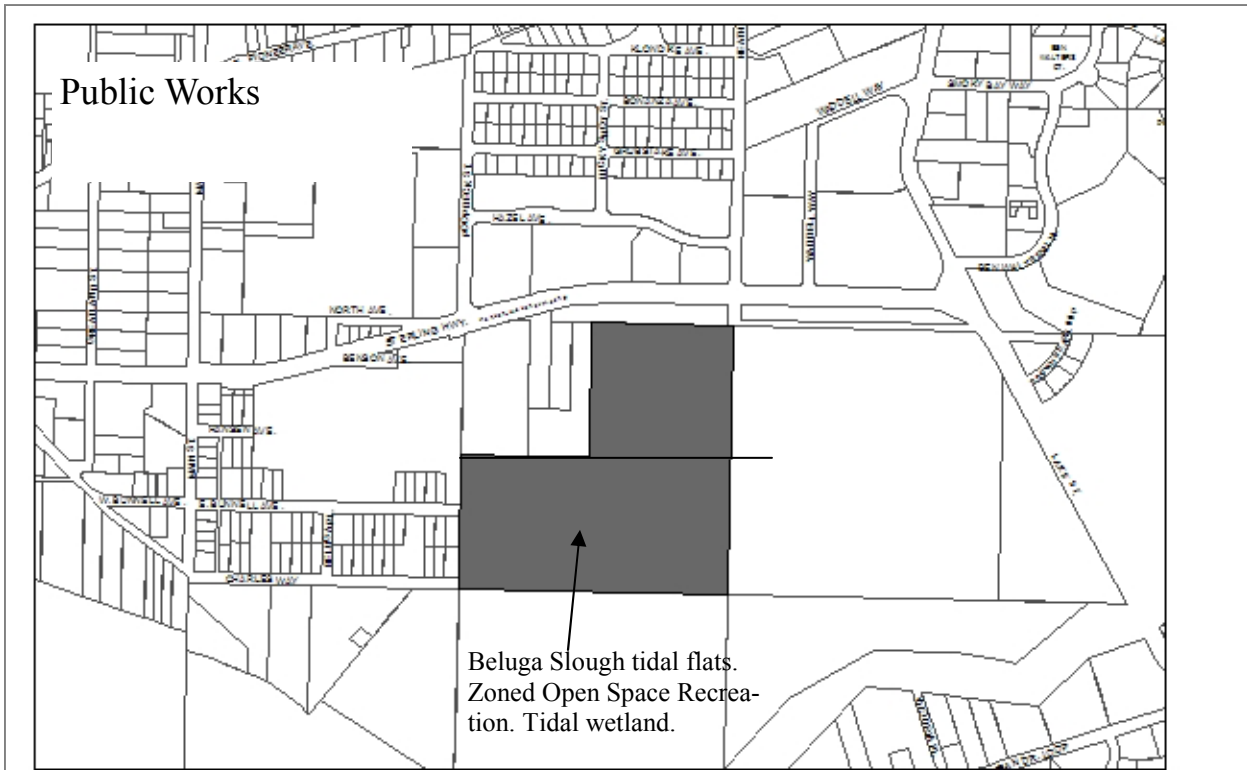
Infrastructure: N/A

Notes: Future location of a new water tank. (2016 construction?)

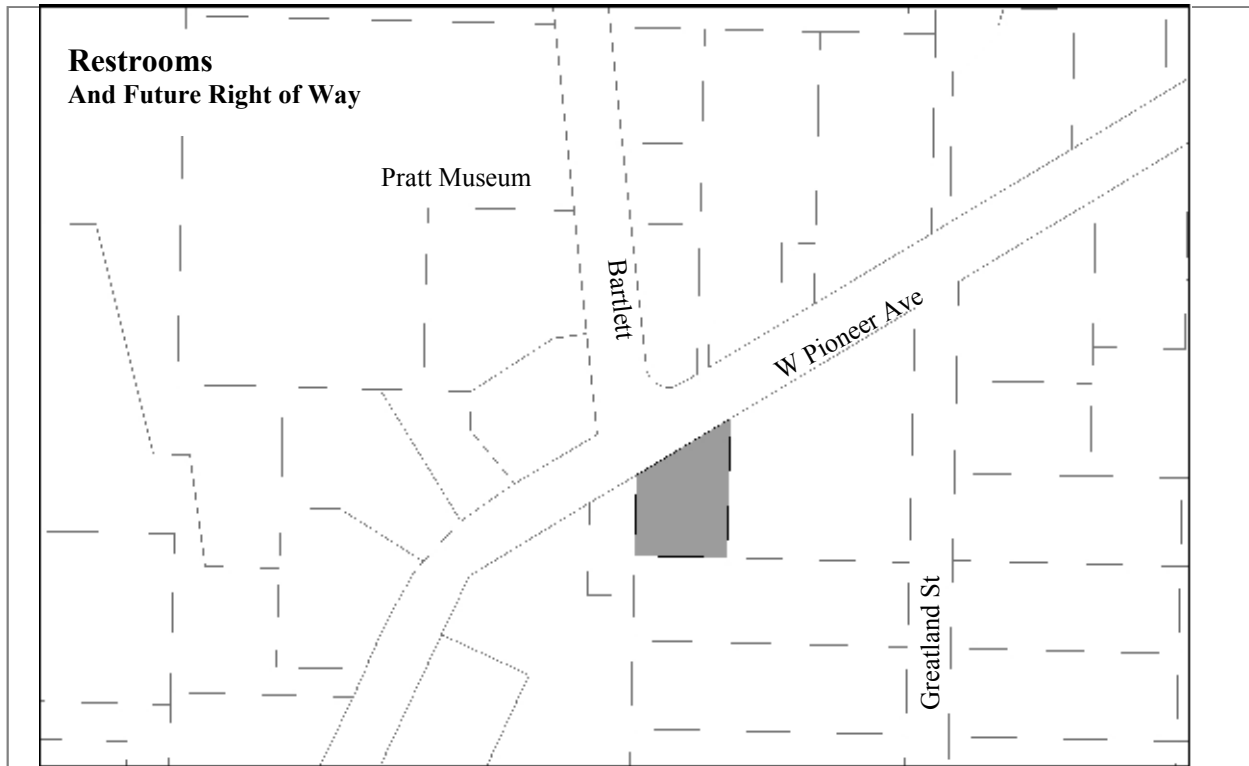
Finance Dept. Code:



Designated Use: Sewage Treatment	
Acquisition History: see below	
Area: 4.08 acres	Parcel Number: 177140 14, 15
2009 Assessed Value: \$3,429,700 (Land: \$813,800 Structures/Improvements: \$2,615,900)	
Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	
Zoning: Central Business District	Wetlands: Yes
Infrastructure: Water and Sewer. Access via PW complex	
<p>Notes: Acquisition: 17414014: Mitchell Warr Deed 1/9/84 17714015: Heath/Whitmore Deed 3-71</p> <p>2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line.</p> <p>Within a FEMA mapped flood hazard area.</p>	
Finance Dept. Code:	



Designated Use: Public Works	
Acquisition History: Heath Dead 3/10/71	
Area: 30 acres	Parcel Number: 17714016
2015 Assessed Value: \$3,284,500 (Land: \$1,812,100, Structures: \$1,472,300)	
Legal Description: T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	
Zoning: Central Business/Open Space	Wetlands: Yes
Infrastructure: Paved Road, water and sewer	
<p>Notes:</p> <p>Within a FEMA mapped flood hazard area. Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064. 2015/16: Equipment shed constructed, Conditional Use Permit 15-02.</p>	
Finance Dept. Code:	



Designated Use: Restroom and Future right of way
Acquisition History: Ordinance 2012-42

Area: 0.27 acres

Parcel Number: 17514301

2015 Assessed Value: \$58,800

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75

Zoning: Central Business District

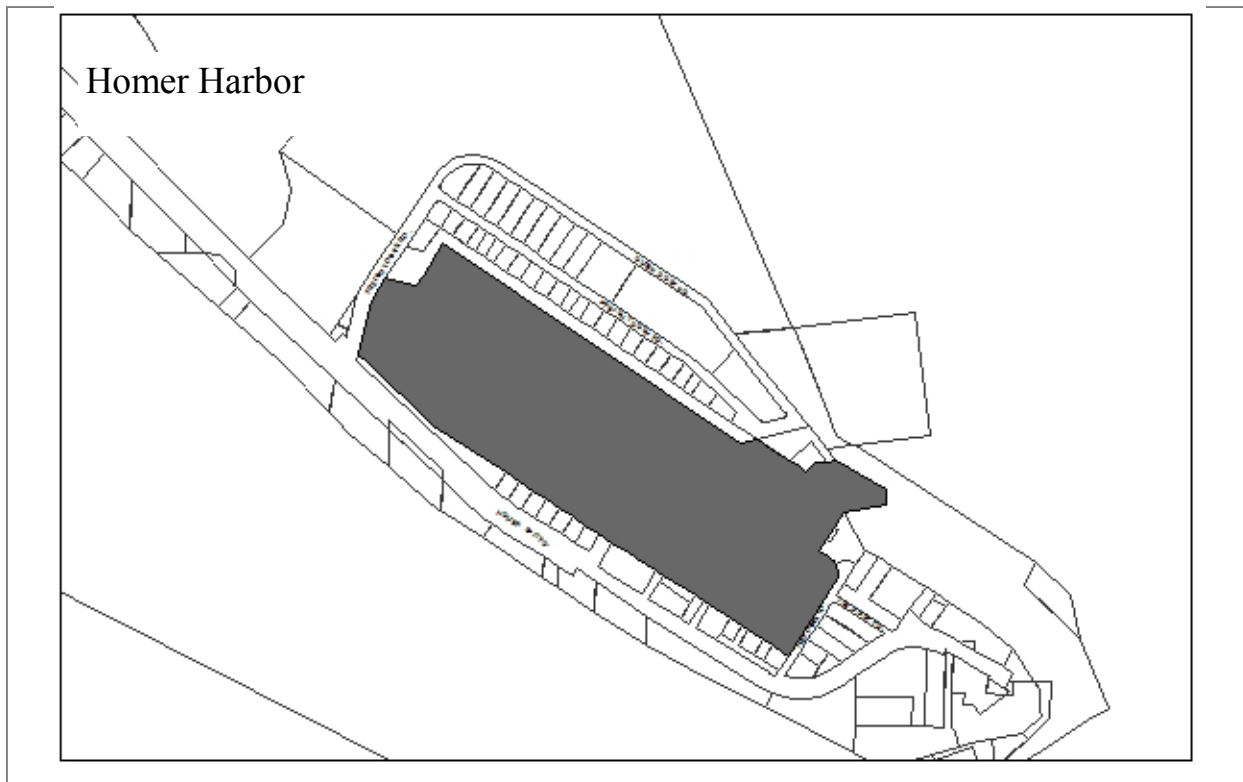
Wetlands: Yes

Infrastructure: Paved Road, water and sewer

Notes:

Public restroom constructed 2013-2014
 Future road extension for Bartlett.

Finance Dept. Code:



Designated Use: Homer Small Boat Harbor
Acquisition History: Reso 99-51 Reconveyed from ACOE

Area: 72.94	Parcel Number: 18103214
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2015 Assessed Value: \$808,200

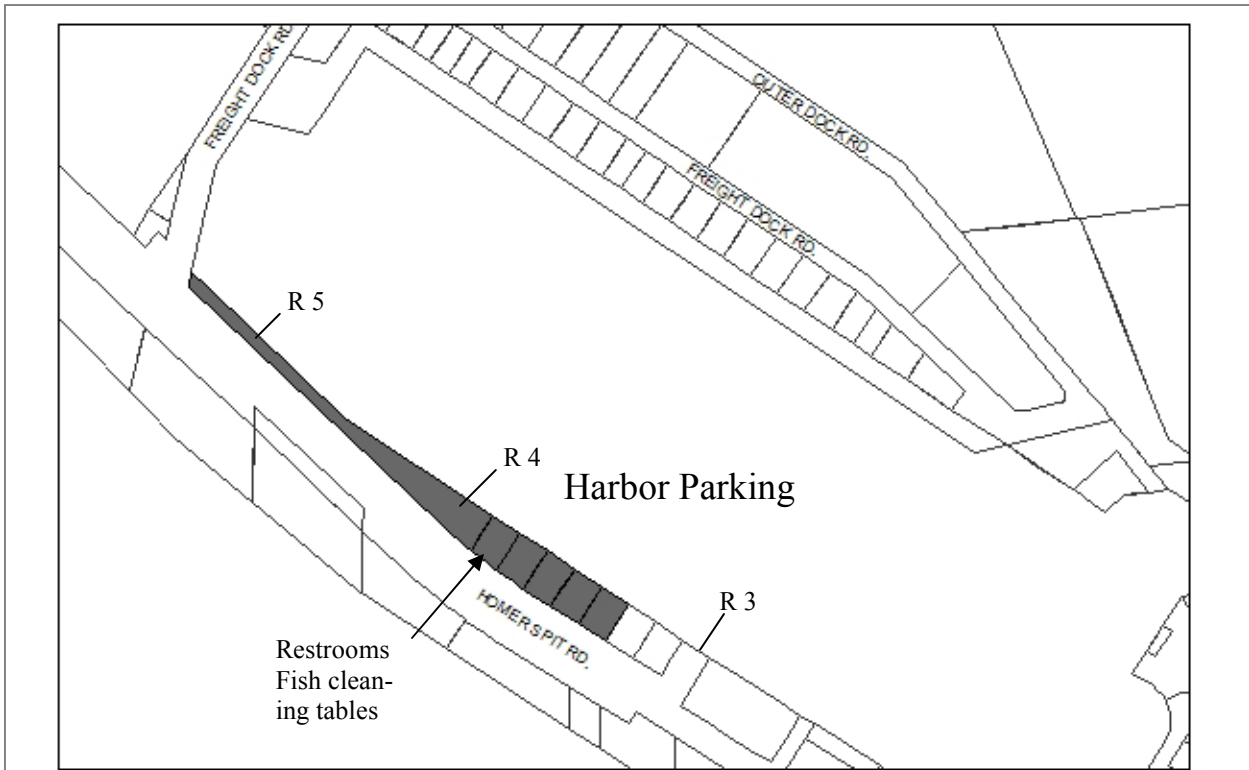
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

Zoning: Marine Commercial	Wetlands: N/A
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Infrastructure: floats, road access, water and sewer

Notes:

Finance Dept. Code:



Designated Use: Parking
Acquisition History:

Area: 3.12 acres

Parcel Number: 181033 18-22, 24

2015 Assessed Value: \$1,055,000 (Land: \$885,600, Structures: \$169,400)

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A

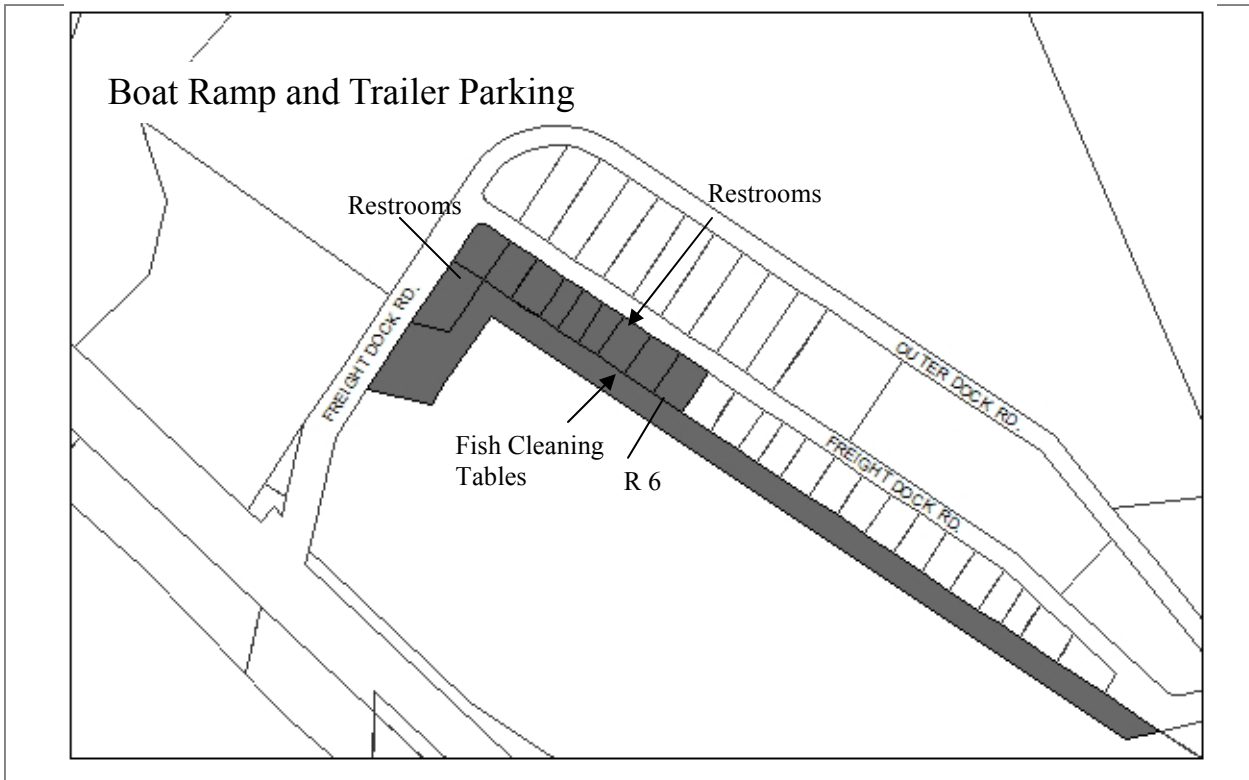
Zoning: Marine Commercial

Wetlands: N/A

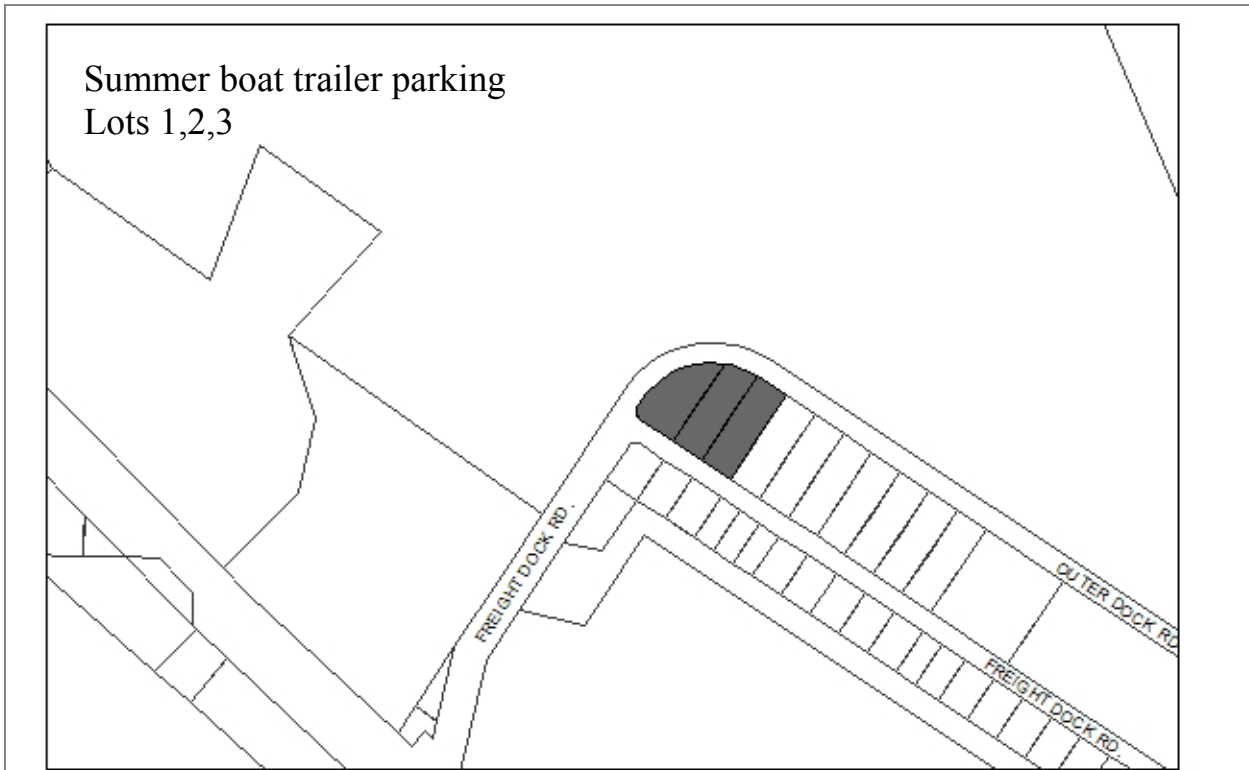
Infrastructure: Paved road, gas, Spit Trail, water and sewer, public restrooms

Notes: New restrooms at Ramp 5 constructed 2015/2016

Finance Dept. Code:



Designated Use: Boat ramp and trailer parking	
Acquisition History:	
Area: 8.32 acres	Parcel Number: 181032 47-58, 18103216
2015 Assessed Value: \$1,999,000	
Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
Zoning: Marine Industrial, over slope area is Marine Commercial	Wetlands: N/A
Infrastructure: paved road, gas, water and sewer, public restrooms	
<p>Notes: Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor.</p> <p>Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.</p>	
Finance Dept. Code:	



Designated Use:
Acquisition History:

Area: 1.98 acres	Parcel Number: 181032-21,22,31
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2015 Assessed Value: \$562,300

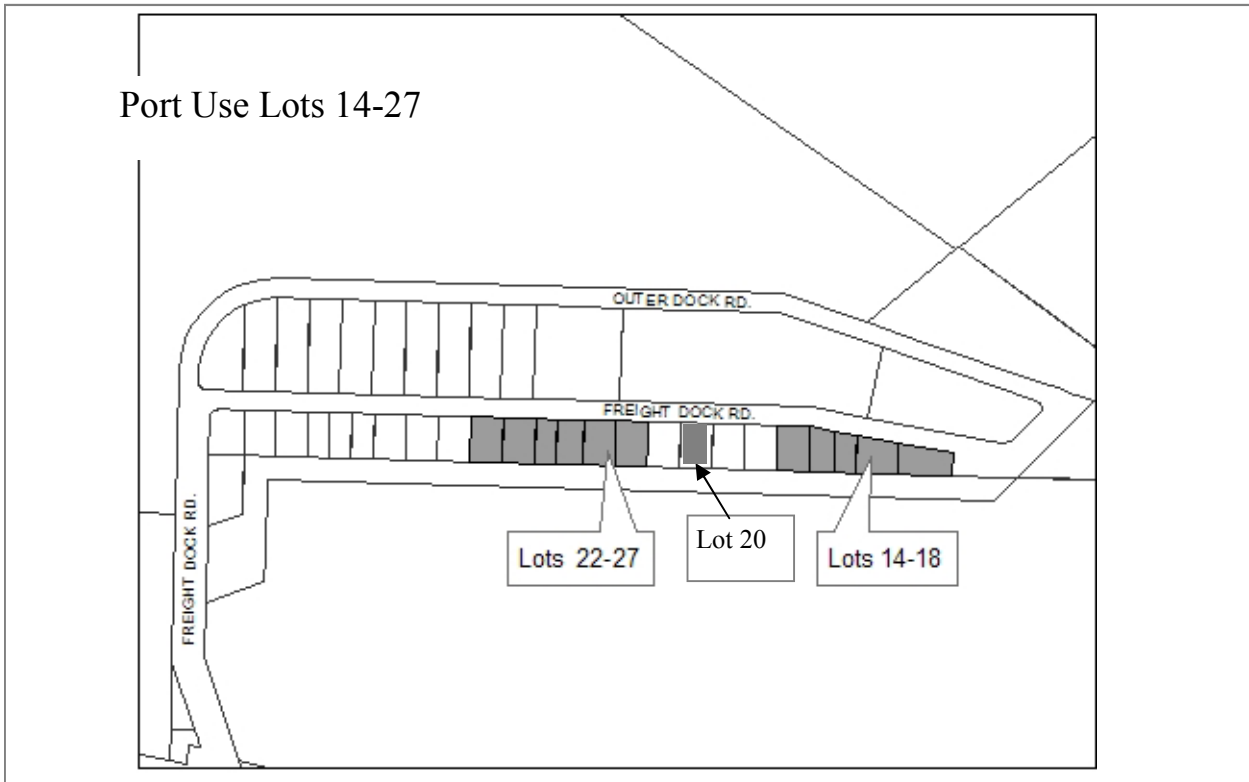
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 1,2,3

Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: paved road, gas, water and sewer, Barge ramp

Notes:

Finance Dept. Code:



Designated Use: Port Use
Acquisition History:

Area: 3.16 acres	Parcel Number: 18103233-37, 41-46
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2015 Assessed Value: \$1,816,300

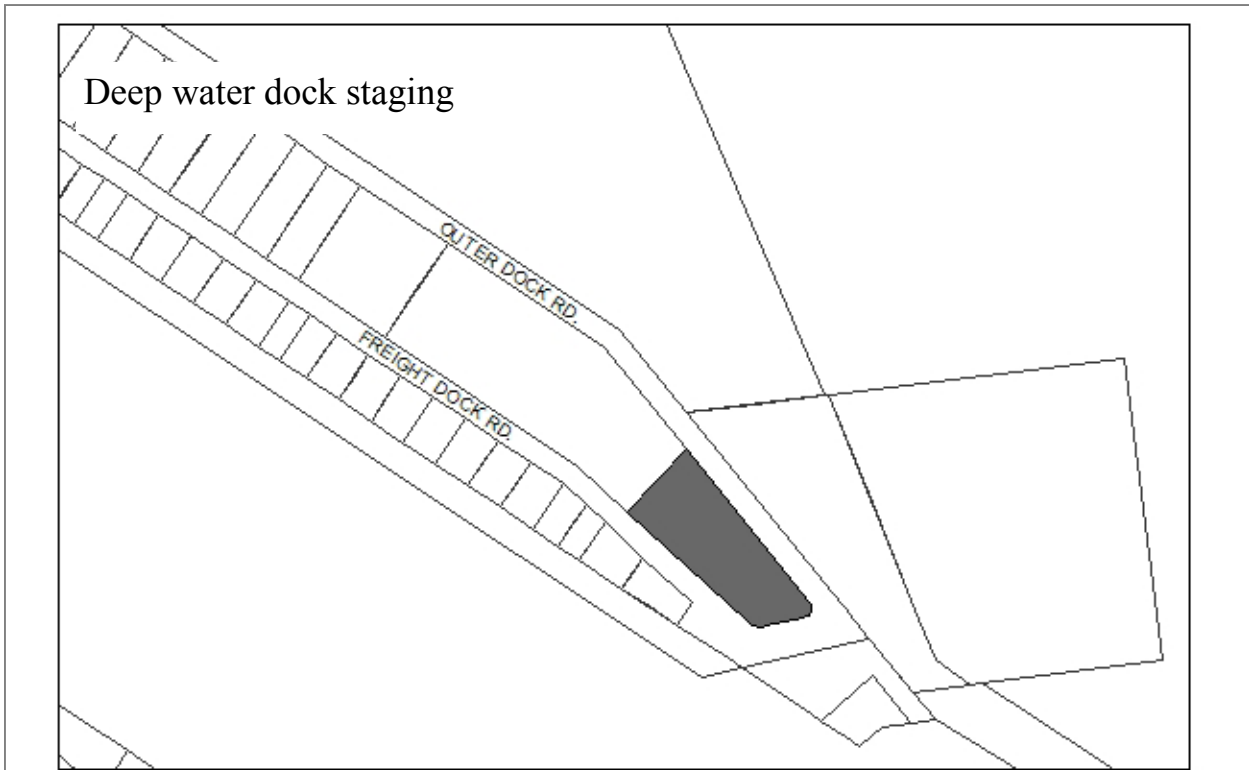
Legal Description: Homer Spit No 5 Lots 14-18, 22-27

Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: paved road, gas, Spit Trail, water and sewer

Notes:
 Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.
 The office completed in 2015 is on lots 22 and 23.
 Lot 20 reserved for future travel lift Resolution 13-032

Finance Dept. Code:



Designated Use: Deep water dock staging
Acquisition History:

Area: 2.08 acres

Parcel Number: 18103232

2015 Assessed Value: \$469,600

Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13

Zoning: Marine Industrial

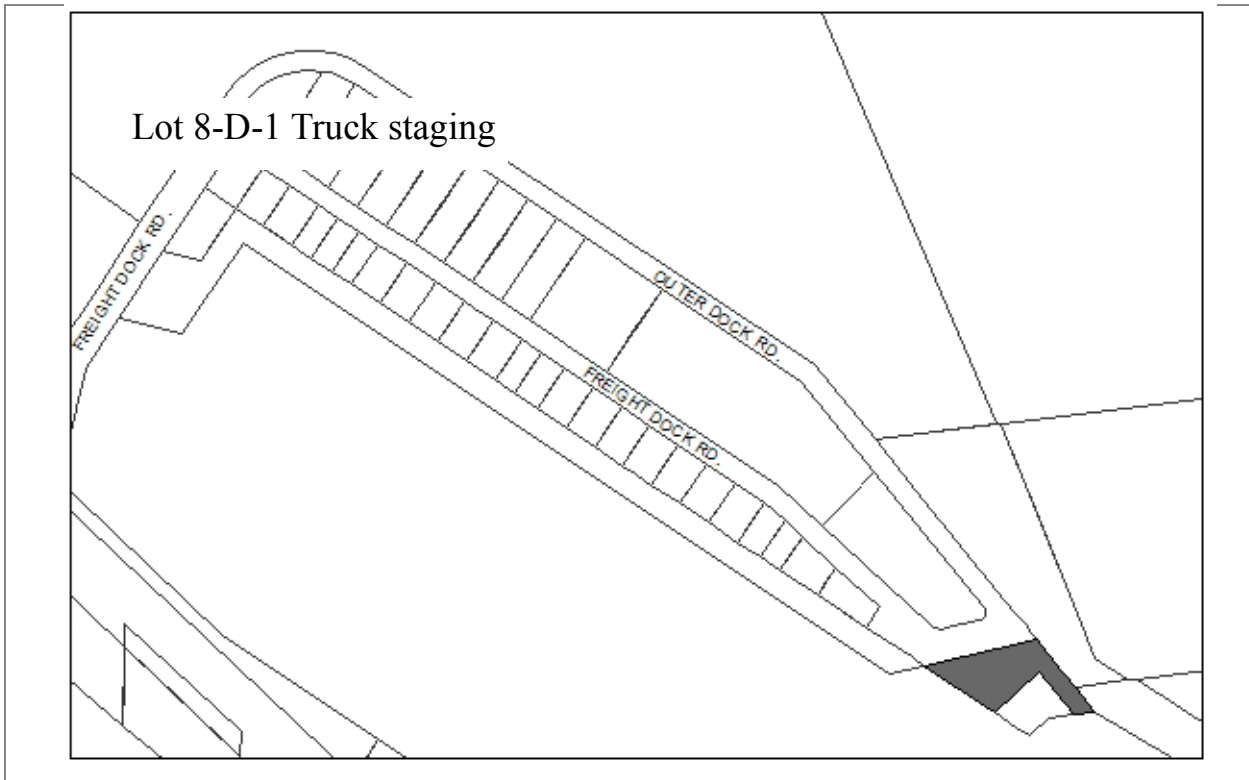
Wetlands: N/A

Infrastructure: paved road, gas, water and sewer

Notes:

Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.

Finance Dept. Code:



Designated Use: Commercial Truck Staging
Acquisition History:

Area: 1.12 acres	Parcel Number: 18103259
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2015 Assessed Value: \$301,800

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1

Zoning: Marine Industrial	Wetlands: N/A
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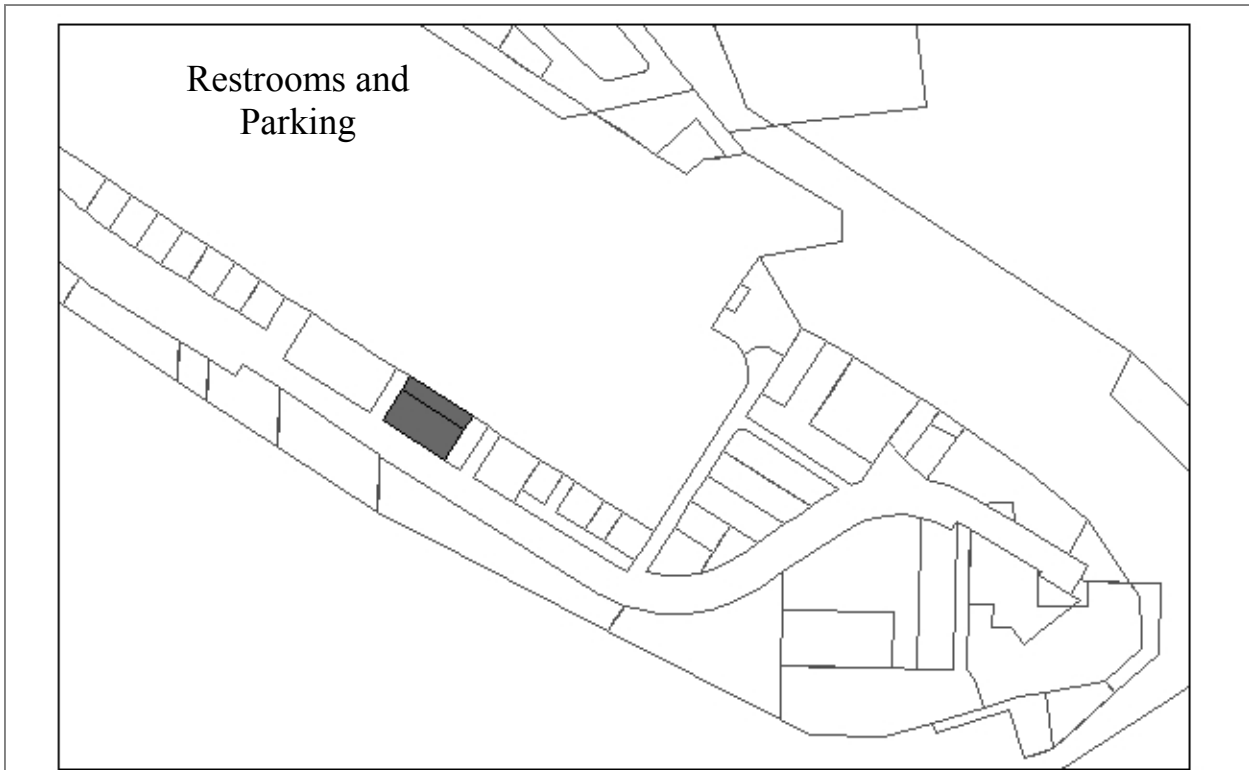
Infrastructure: Gravel road access, water and sewer

Notes:

Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.

2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.

Finance Dept. Code:



Designated Use: Parking and restrooms
Acquisition History:

Area: 0.65 and 0.28 acres, or 0.93 acres

Parcel Number: 181033 10, 11

2009 Assessed Value: \$446,700 (Land: \$358,900 Structures: \$107,800)

Legal Description: Homer Spit Subdivision Amended, Lots 28 and 29

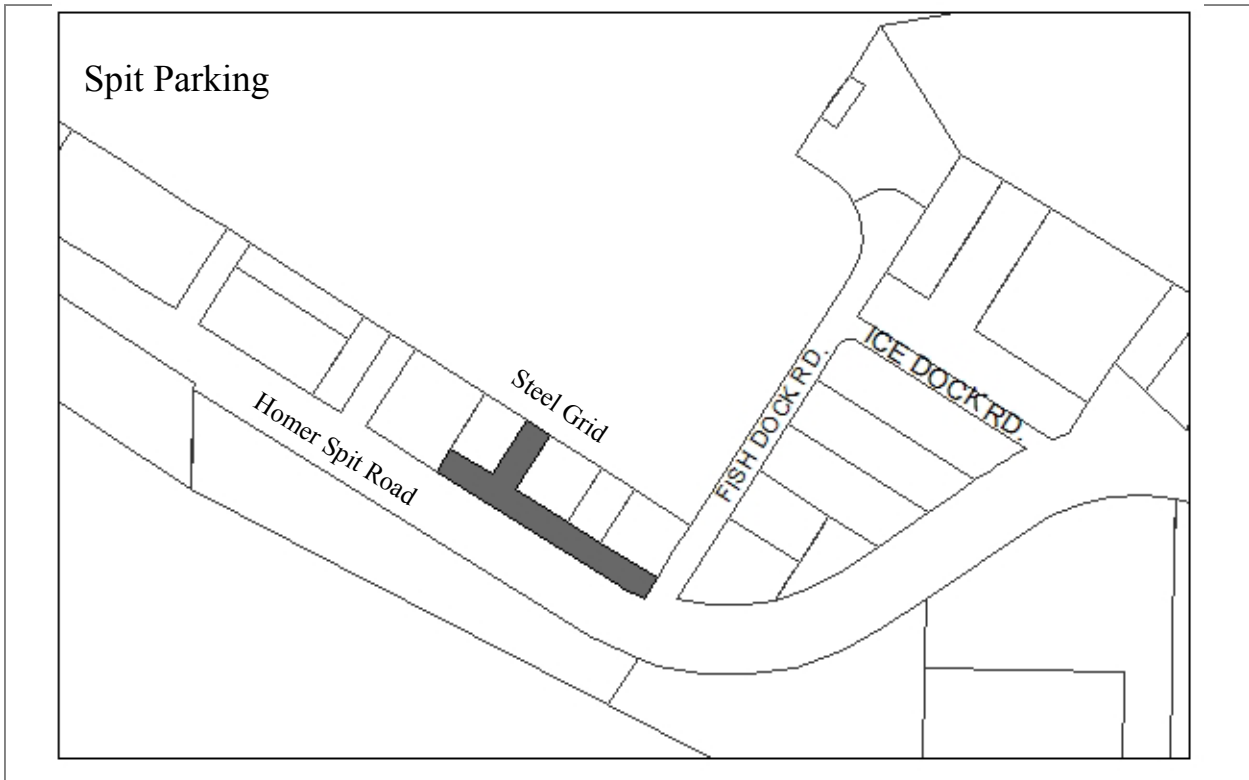
Zoning: Marine Commercial

Infrastructure: Paved road, water and sewer

Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity.

Former site of Harbormaster Office

Finance Dept. Code:



Designated Use: Parking and Access
Acquisition History:

Area: 0.6 acres	Parcel Number: 18103441
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2015 Assessed Value: \$173,700

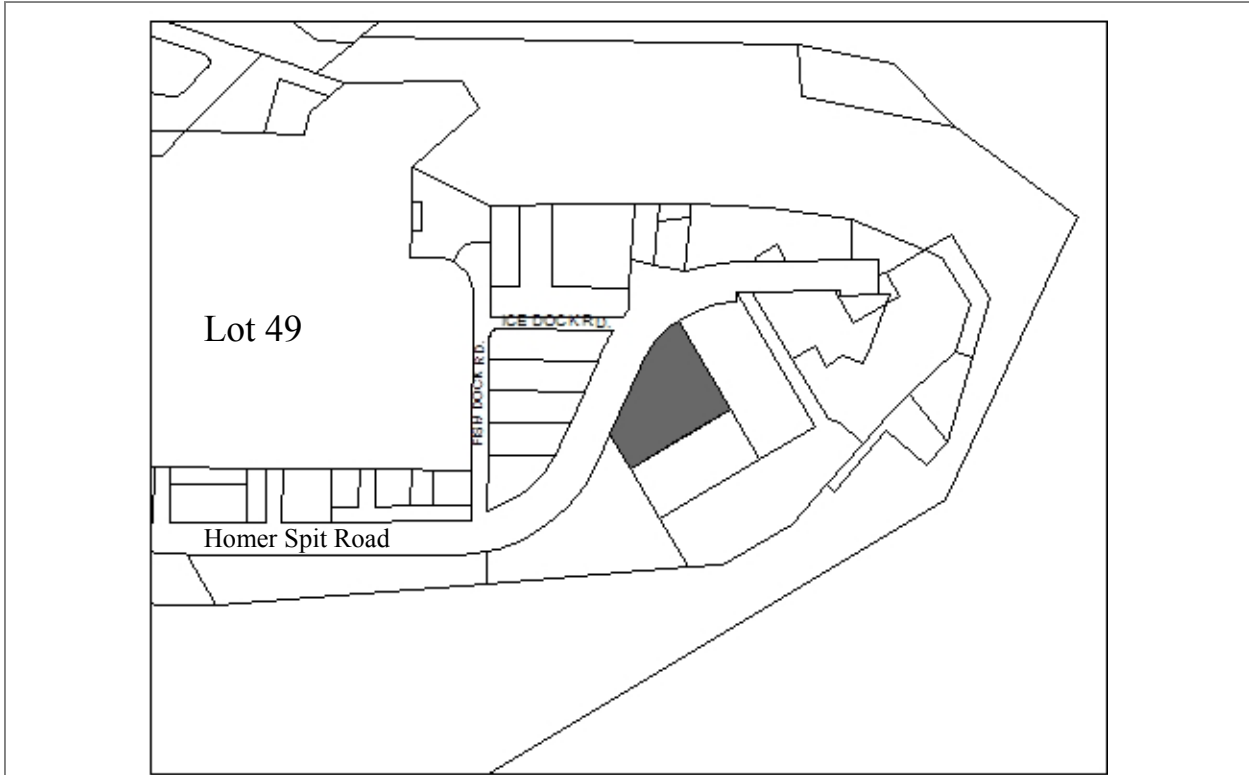
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA

Zoning: Marine Commercial	Wetlands: N/A
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Infrastructure: Paved road

Notes:
 Provides parking for adjacent businesses, and harbor access.

Finance Dept. Code:



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres

Parcel Number: 18103403

2015 Assessed Value: \$712,000

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Paved road, gas, water and sewer

Notes:

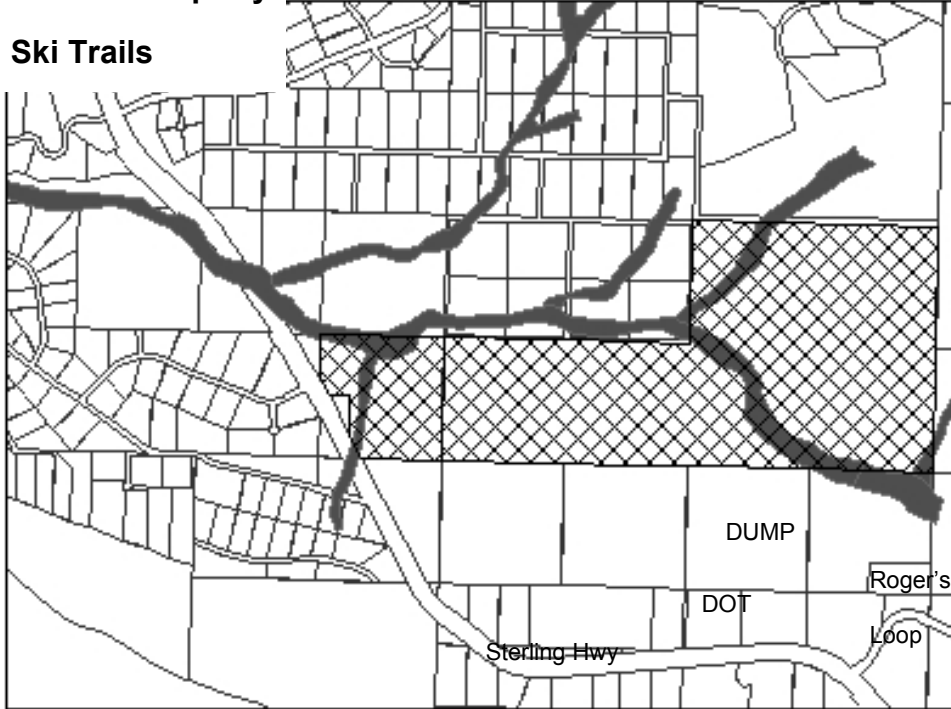
Resolution 2007-51: Continue to use for dredge material dewatering.

Finance Dept. Code:

Section E

Parks + Beaches
Cemeteries + Green Space

Diamond Creek Property



Designated Use: Public Purpose for park land
Acquisition History: Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership

Area: 273 acres (240 acres and 33 acres) **Parcel Number:** 17302201, 17303229

2015 Assessed Value: \$325,100

Legal Description: HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.

Zoning: Not in city limits **Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.

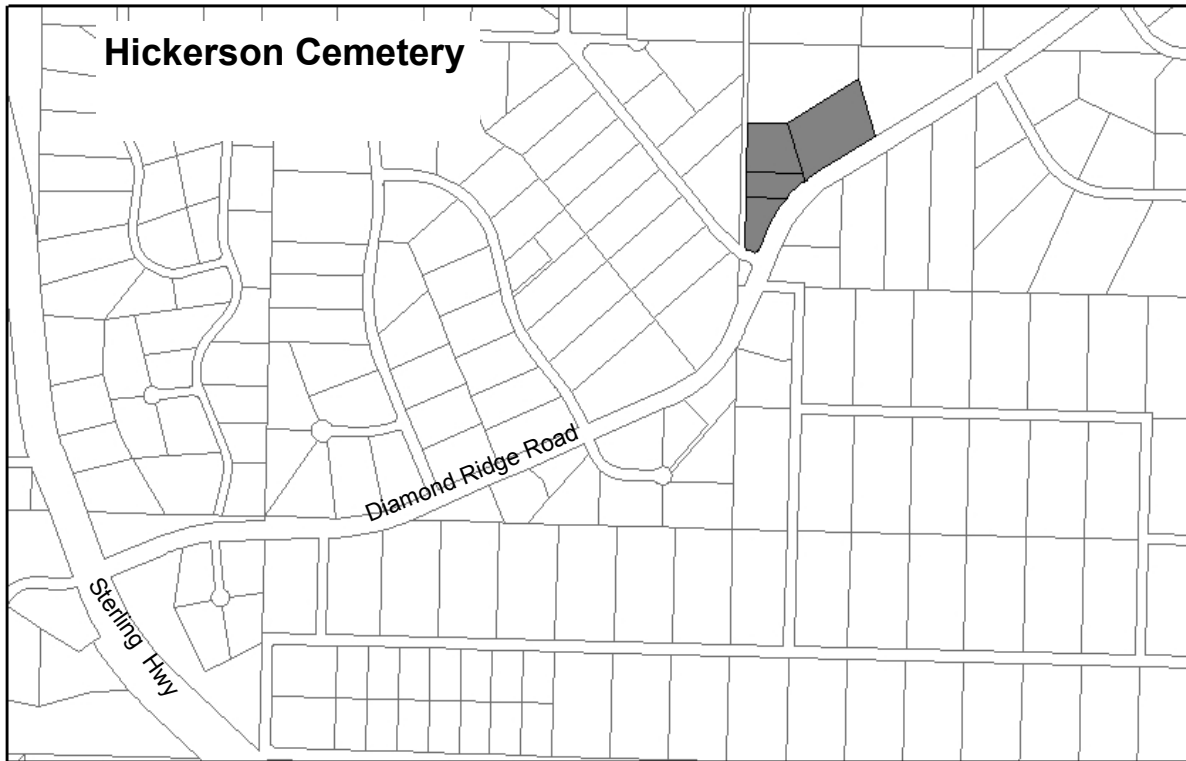
Infrastructure: Limited legal and physical access. Western lot has Sterling Highway frontage.

Notes: Ski trails, managed by Kachemak Nordic Ski Club

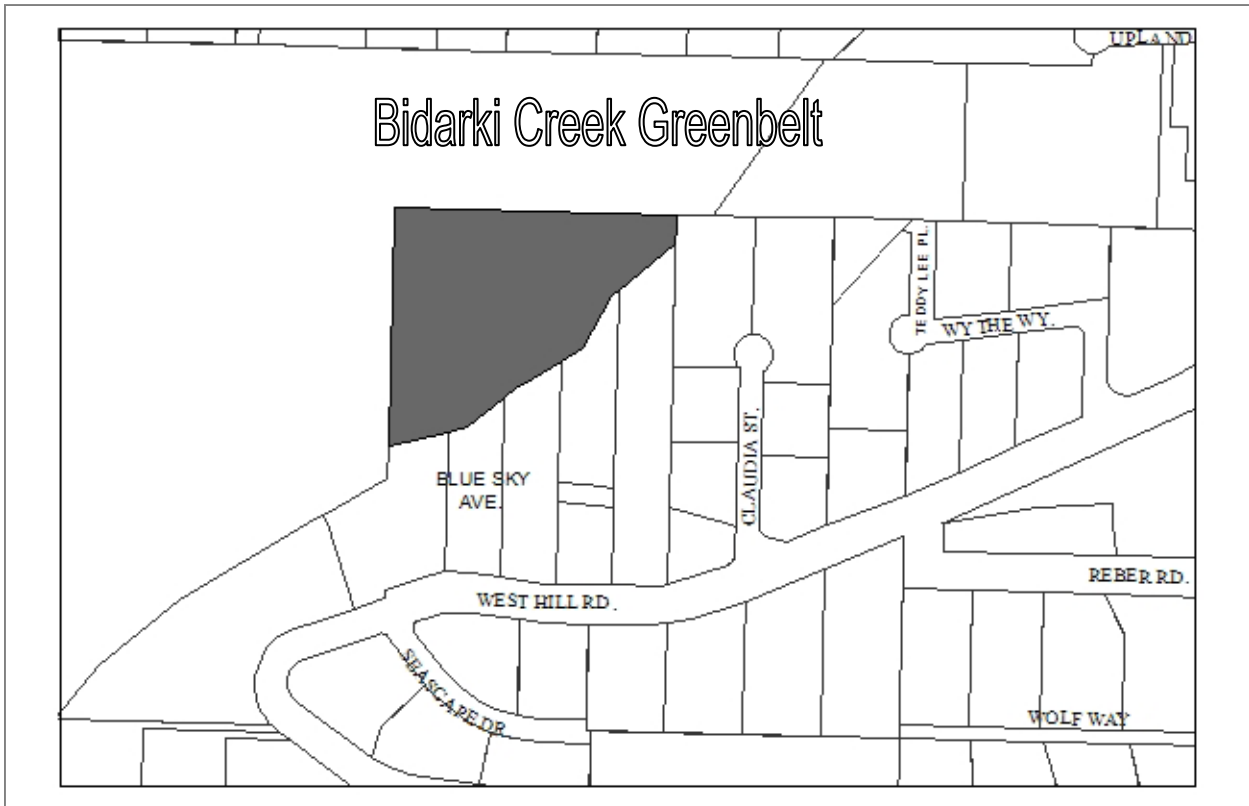
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

Conservation Easement Resolution 2010-48, Recording# 2010-003220-0
 Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan
 The Plan was accepted by the State of Alaska Forest Legacy Program on 11/19/2014. Management and development of the property must follow the adopted and approved plan.

Finance Dept. Code:



Designated Use: Hickerson Memorial Cemetery	
Acquisition History: Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30	
Area: 6.91 acres	Parcel Number: 17321011, 13, 14, 15
2015 Assessed Value: \$196,700 (Land \$184,800, Structure \$11,900)	
Legal Description: HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C	
Zoning: Not within city limits	Wetlands: N/A
Infrastructure: paved access	
Notes: Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30.	
Finance Dept. Code:	



Designated Use: Public Purpose. Retain as undeveloped Greenbelt and to protect drainage.
Acquisition History: KPB Ordinance 83-01

Area: 6.57 acres	Parcel Number: 17503025
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2015 Assessed Value: \$10,600

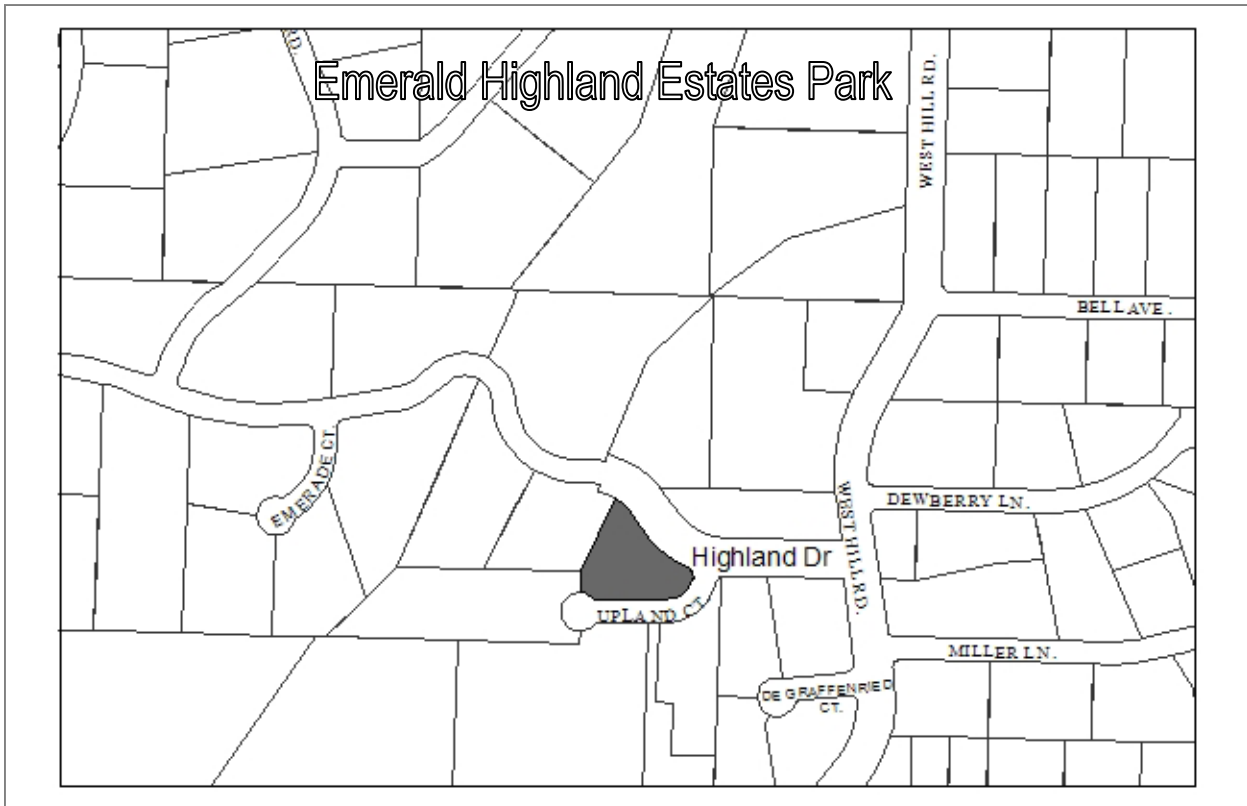
Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB

Zoning: Rural Residential	Wetlands: Bidarki Creek runs through the lot
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Infrastructure: No access, no utilities

Notes: Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.

Finance Dept. Code:



Designated Use: Public Use/Emerald Highland Estates Park

Acquisition History: Gangle Deed, 12/1989

Area: 1.04 acres

Parcel Number: 17502056

2015 Assessed Value: \$50,800

Legal Description: HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3

Zoning: Rural Residential

Wetlands: The whole lot is potential wetlands. Creek present long western property line.

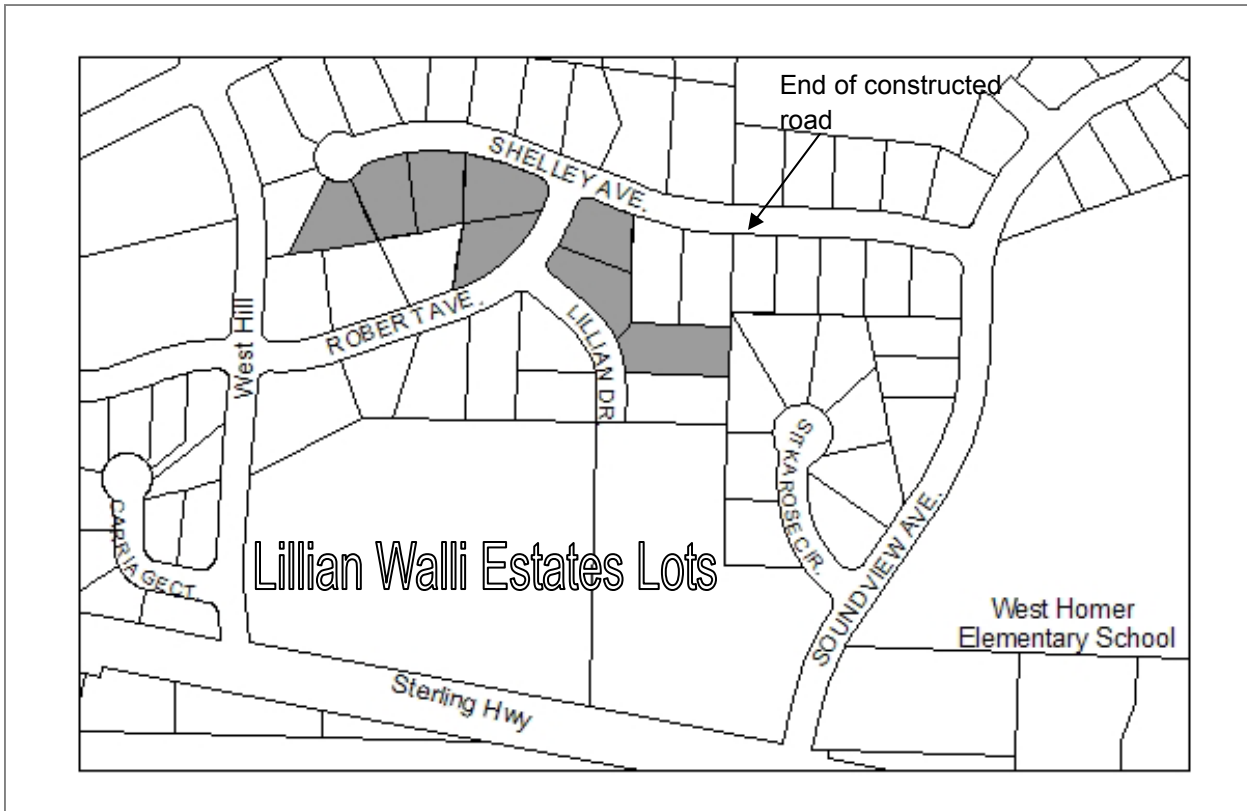
Infrastructure: Gravel road access

Notes: This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.

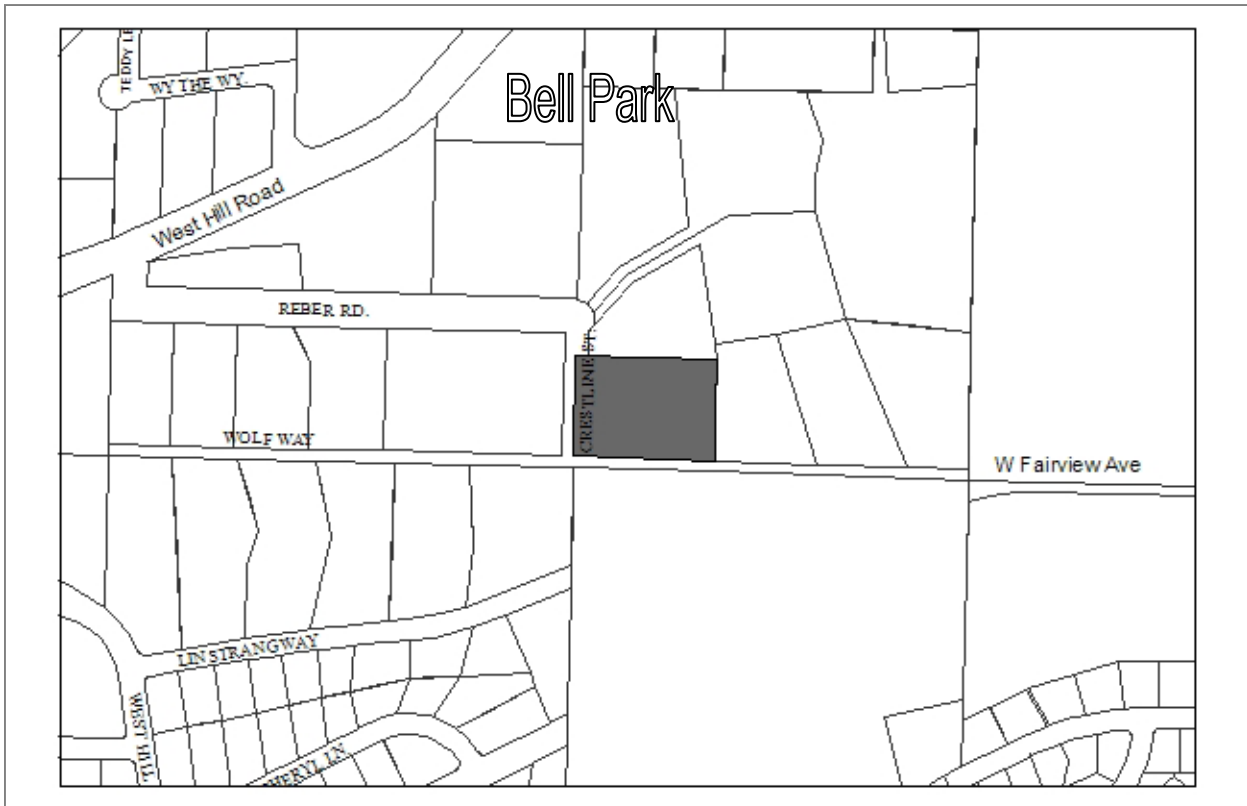
History:

Resolution 2004-24A, Land Allocation Plan
Resolution 2007-03 Emerald Park Master Plan

Finance Dept. Code:



Designated Use: Sell	
Acquisition History: Tax foreclosure. Eight lots, KPB Ord 93-09, 93-147, and 94-2(A)	
Area: East lot is just over a third of an acre. Total Acreage: 3.02 acres.	Parcel Number: 175241-10-12, 26-30
2006 Assessed Value: \$7,800-\$8,400 per lot. Total: \$56,000	
Legal Description: HM0880016 T06S R14W S24 LILLIAN WALLI ESTATE SUB LOT 60, 65, 66, 67, 70, 57, 58, 59.	
Zoning: Rural Residential	Wetlands: All lots mapped as potential wetlands
Infrastructure: No roads, water or sewer immediately adjacent to these lots.	
Notes: Resolution 2004-24A: The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park.	
Resolution 2012-50(S): Initiated a Special Assessment District to develop the subdivision. This process began in fall 2012.	
These lots were previously assessed for the Sterling Highway Sewer line.	
Resolution 15-030(A) Sell all lots. Ordinance 15-22 disposal. Appraisal as of June 17, 2015, market value of \$100,000. Properties have been advertised but not bids received in 2015.	
Finance Dept. Code: 392.0005	



Designated Use: W.R.Bell Public Park.
Acquisition History: Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970

Area: 2.75 acres	Parcel Number: 17524006
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2009 Assessed Value: \$81,800

Legal Description: HM0700402 T06S R13W S18 TRACT E W R BELL SUB

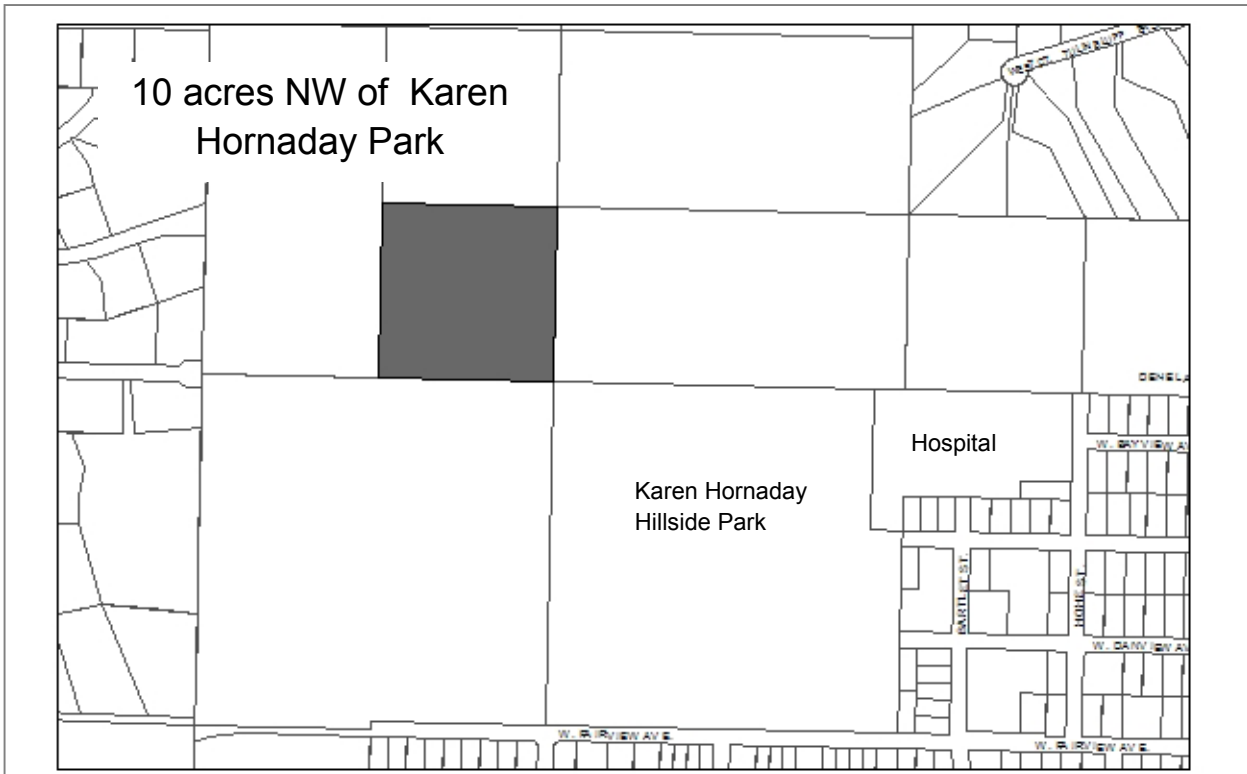
Zoning: Rural Residential	Wetlands: Drainages on lot.
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Infrastructure: Gravel road access. Rough trails across property.

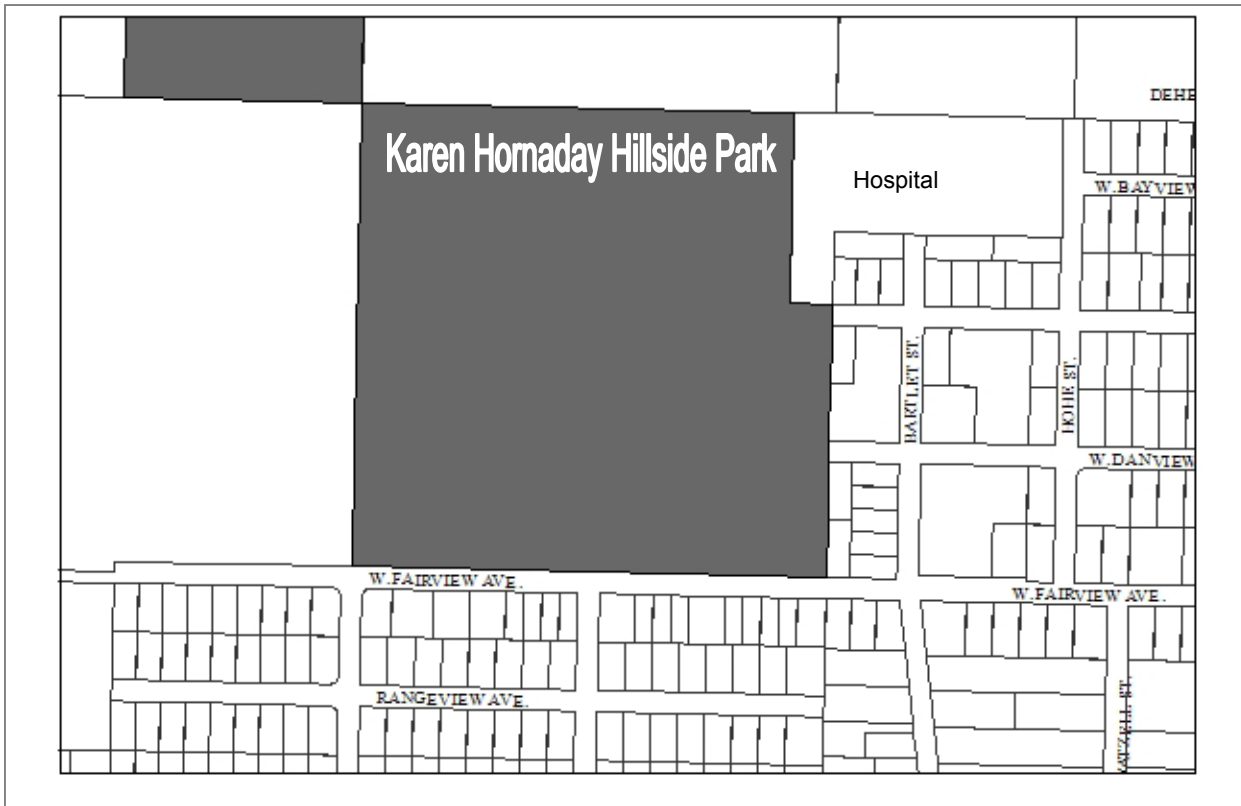
Notes:
 Park contains the gravesite of W.R. Bell.
 It can be expected that the land to the south will be come a housing development. Some homes will be accessed from W Fairview Ave.

 2009: Completion of Reber Trail, with HART funds and a state trails grant.

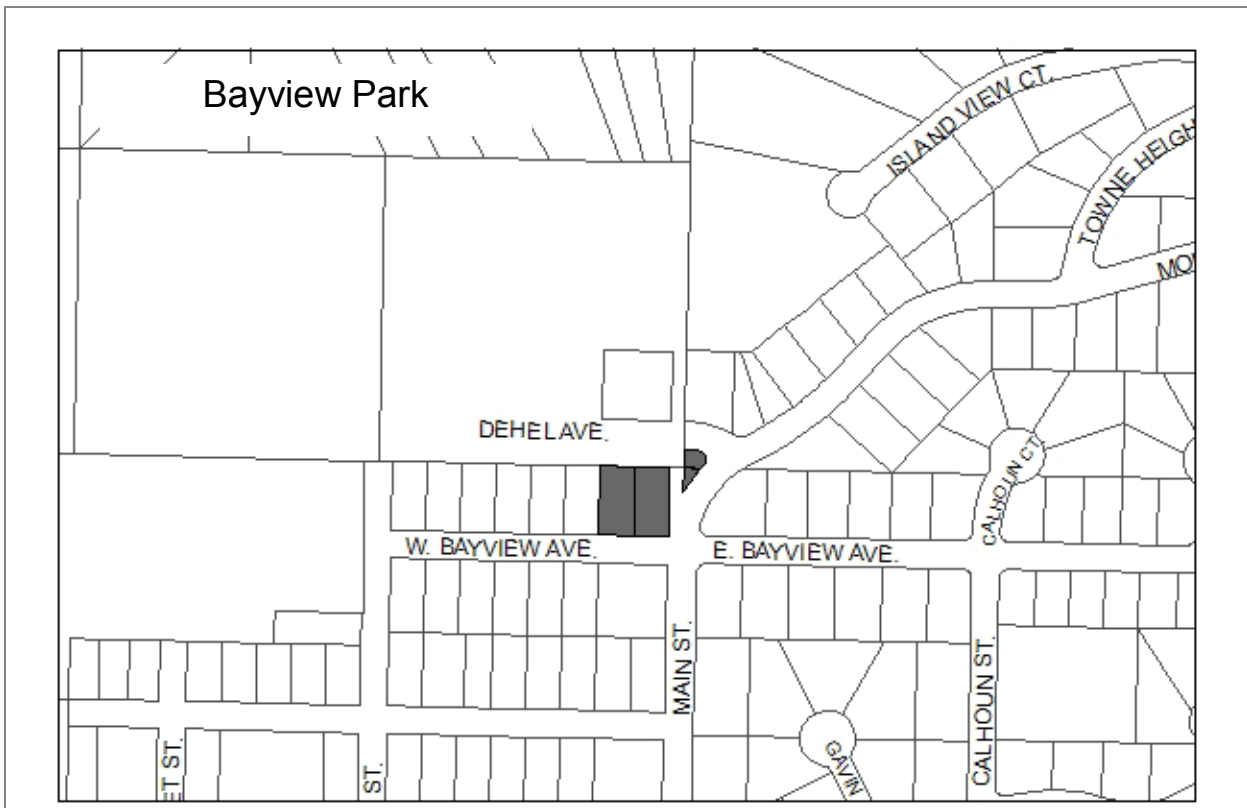
Finance Dept. Code:



Designated Use: Retain for a future park Resolution 2011-37(A)	
Acquisition History:	
Area: 10 acres	Parcel Number: 17504003
2015 Assessed Value: \$56,800*	
Legal Description: T6S R13W Sec 18 SE1/4 NE1/4 SW1/4	
Zoning: Rural Residential	Wetlands: Drainages and wetlands may be present
Infrastructure: None. No access.	
Notes: *2007—Land could not be appraised by private appraisal due to lack of legal access.	
Finance Dept. Code:	



Designated Use: Public Recreational Purpose/Karen Hornaday Hillside Park	
Acquisition History: Homer Fair Association, Deed 8/1966 with covenants	
Area: 38.5 acres	Parcel Number: 17504023
2015 Assessed Value: \$155,000 (Land \$43,000 Structure \$112,000)	
Legal Description: HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn	
Zoning: Open Space Recreation	Wetlands: Some drainages
Infrastructure: Water, sewer and road access	
<p>Notes: The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.</p> <p>Campground, ball fields, day use picnic and playground area.</p> <p>Resolution 09-59(A) adopted the park master plan.</p>	
Finance Dept. Code: 175.0003 (driveway, parking), 175.0007 (campground)	



Designated Use: Public Purpose/Bayview Park/Water tank access
Acquisition History: Large lots: Klemetsen Warranty Deed 5/8/67. Water tank access and part of Bayview Park.

Area: 0.58 acres total	Parcel Number: 175051 07, 08 17726038, 17727049
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2015 Assessed Value: \$95,900 total

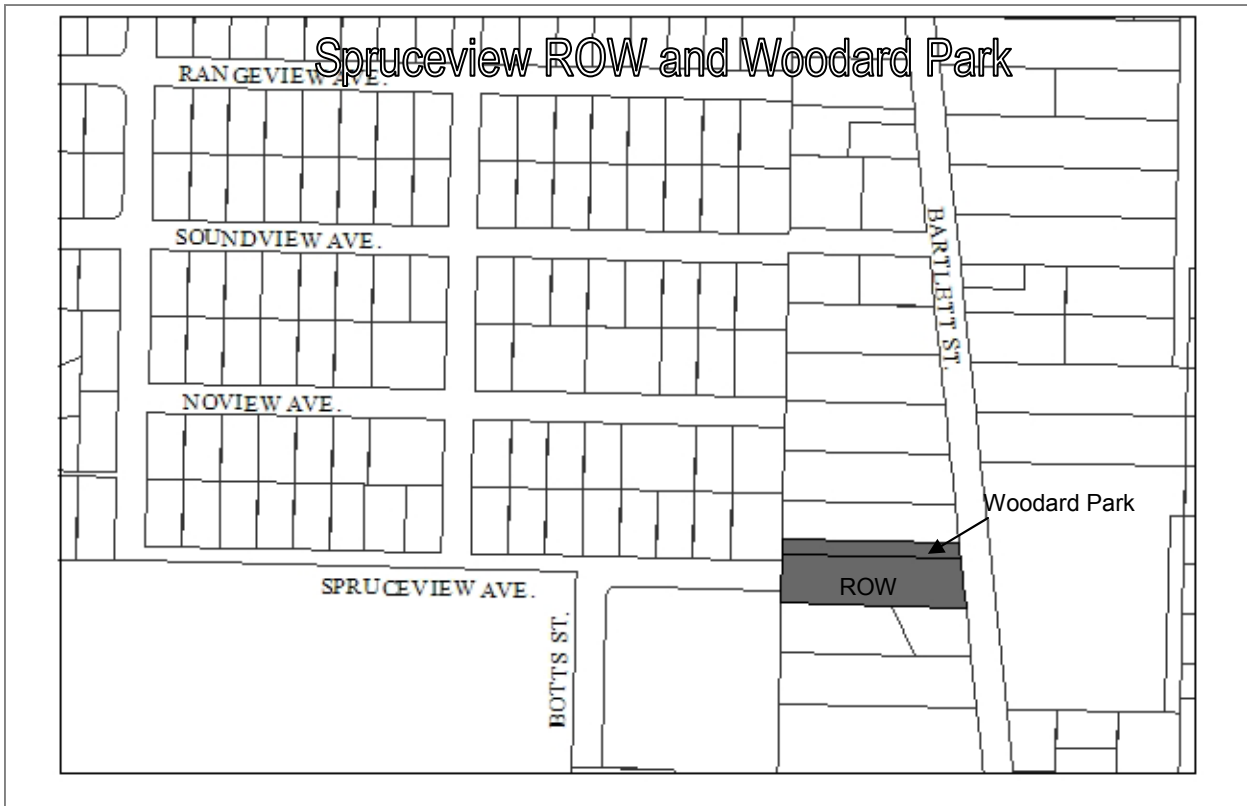
Legal Description: 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2
 17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1
 17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE
 17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

Zoning: Urban Residential	Wetlands: N/A
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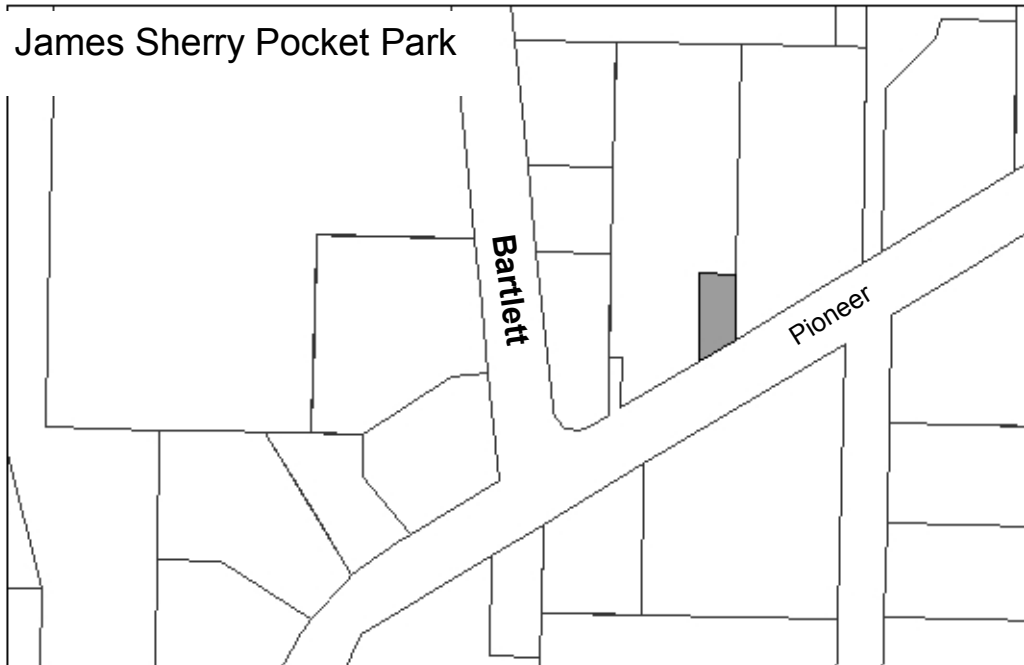
Infrastructure: Paved road access, water, sewer

Notes:

Finance Dept. Code:



Designated Use: ROW and Woodard Park	
Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53	
Area: ROW 0.85 acres Woodard Park: .025 acres	Parcel Number: 17513329 17513328
2015 Assessed Value: ROW: \$79,700, Park: \$40,600	
Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B	
Zoning: Residential Office	Wetlands: Woodard Creek and wetlands present
Infrastructure: Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.	
Notes:	
Finance Dept. Code: ROW: 500.0051 Park:	



Designated Use: Retain for use as public park or parking
Acquisition History: Ord 83-01 (KPB)

Area: 0.06 acres or 2,766 sq ft

Parcel Number: 17514235

2015 Assessed Value: \$13,100

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

Zoning: Central Business District

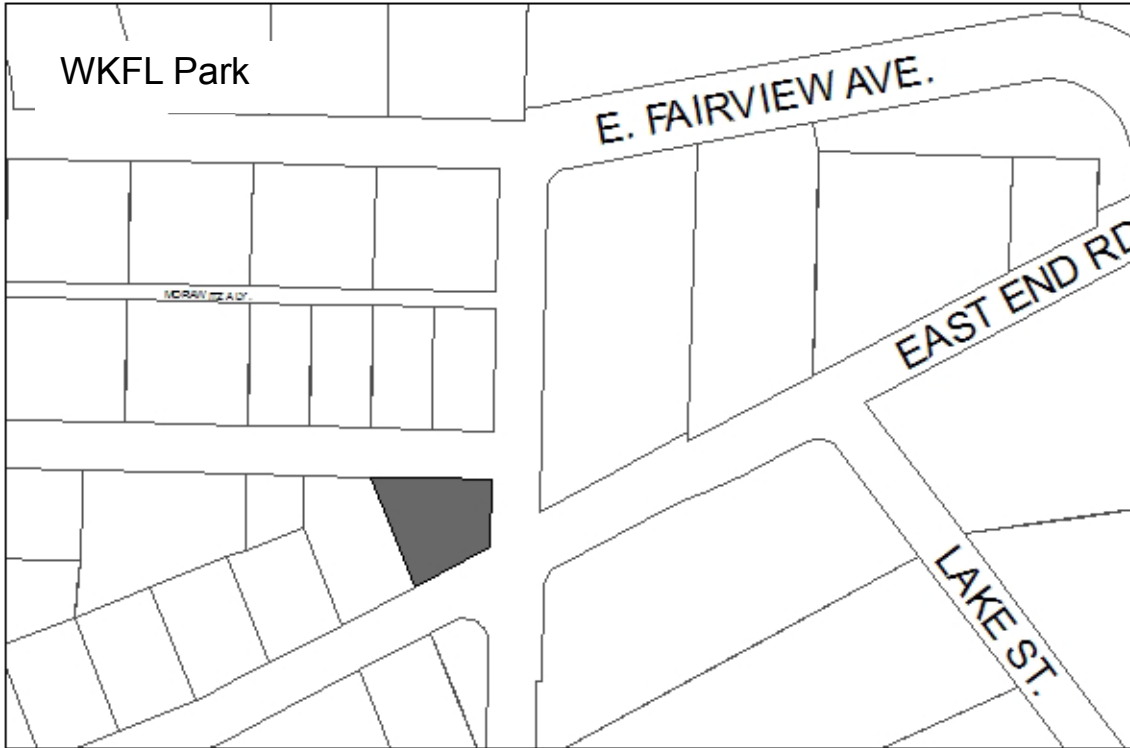
Wetlands: Ditch across property

Infrastructure: Water and Sewer, paved sidewalk

Notes:

HEA/phone company utility infrastructure on lot—big green boxes.

Finance Dept. Code:



Designated Use: WKFL Park
Acquisition History: Asaiah Bates Deed 3/88

Area: 0.31 acres	Parcel Number: 17720204
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2015 Assessed Value: \$70,300

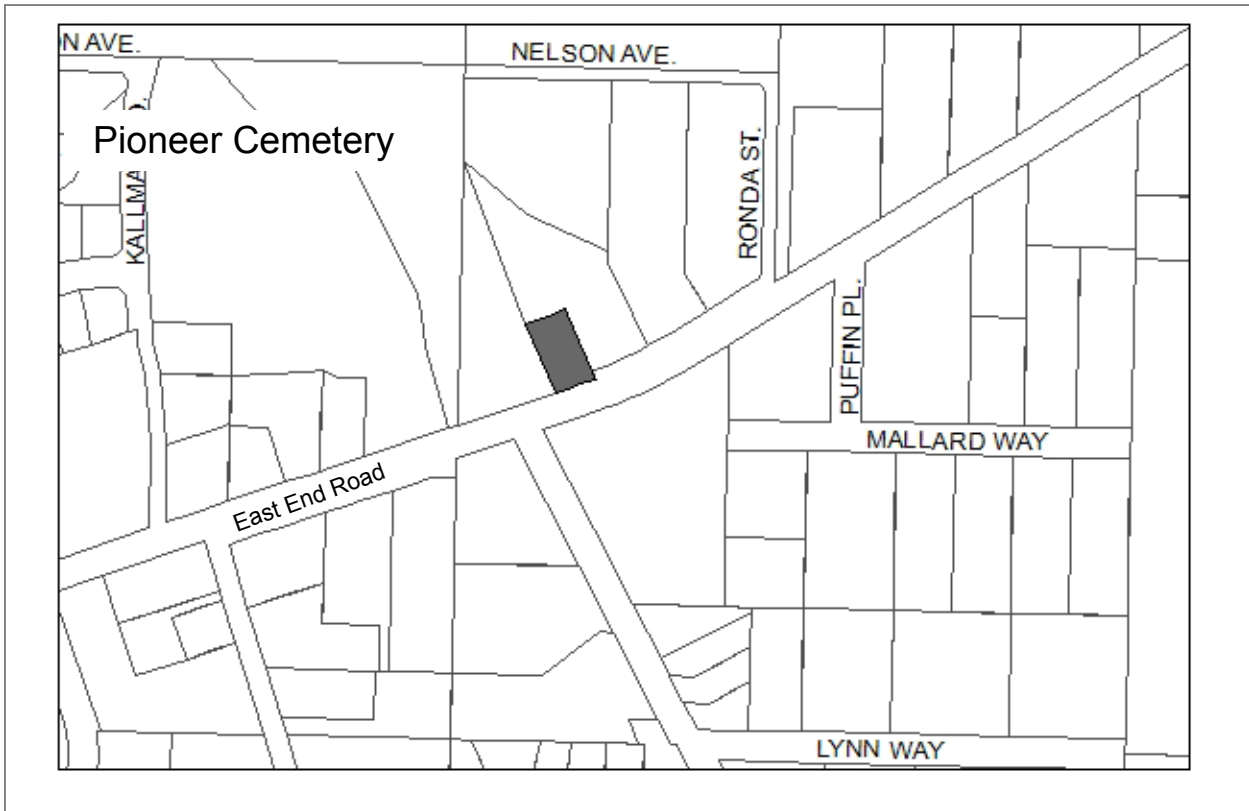
Legal Description: Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

Zoning: Central Business District	Wetlands: N/A
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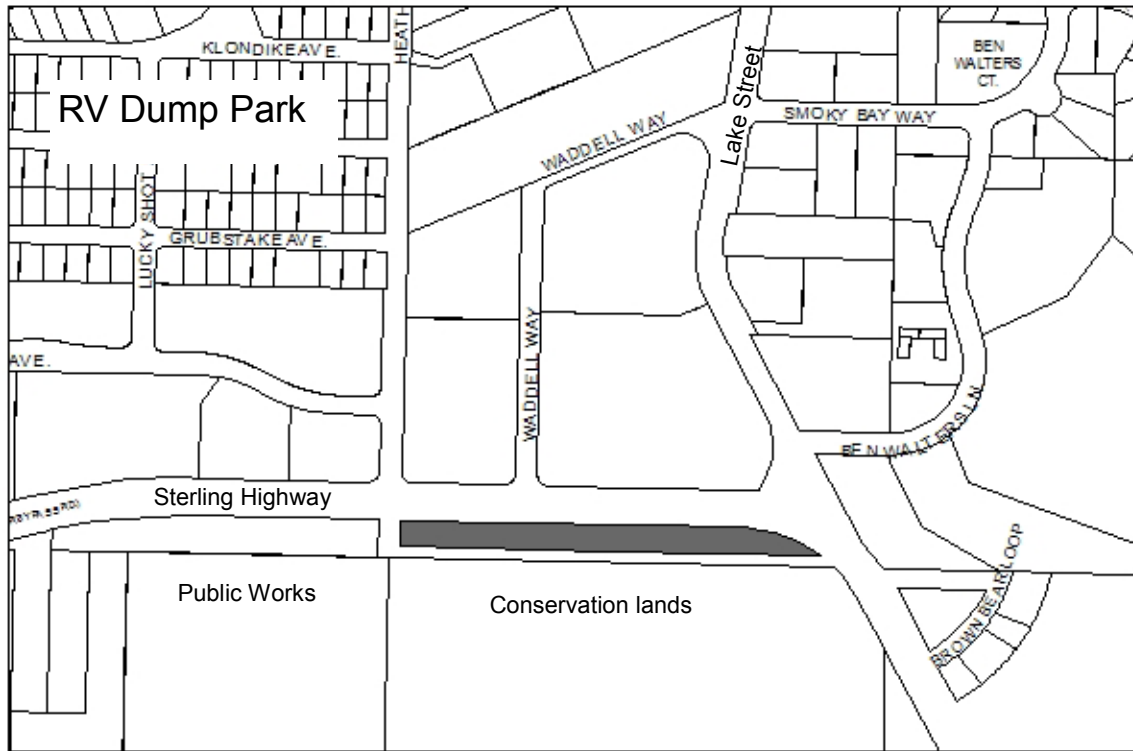
Infrastructure: Water, paved road, electricity

Public restroom constructed in 2013.

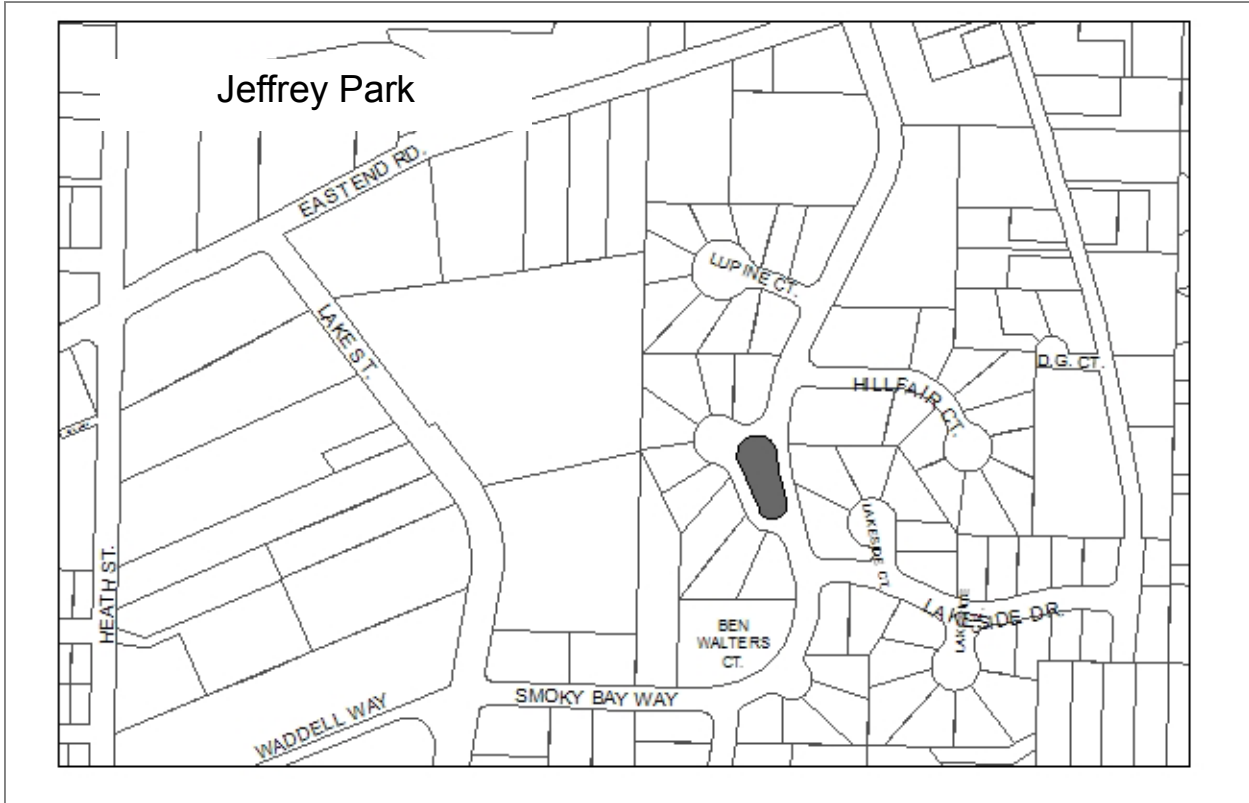
Finance Dept. Code:



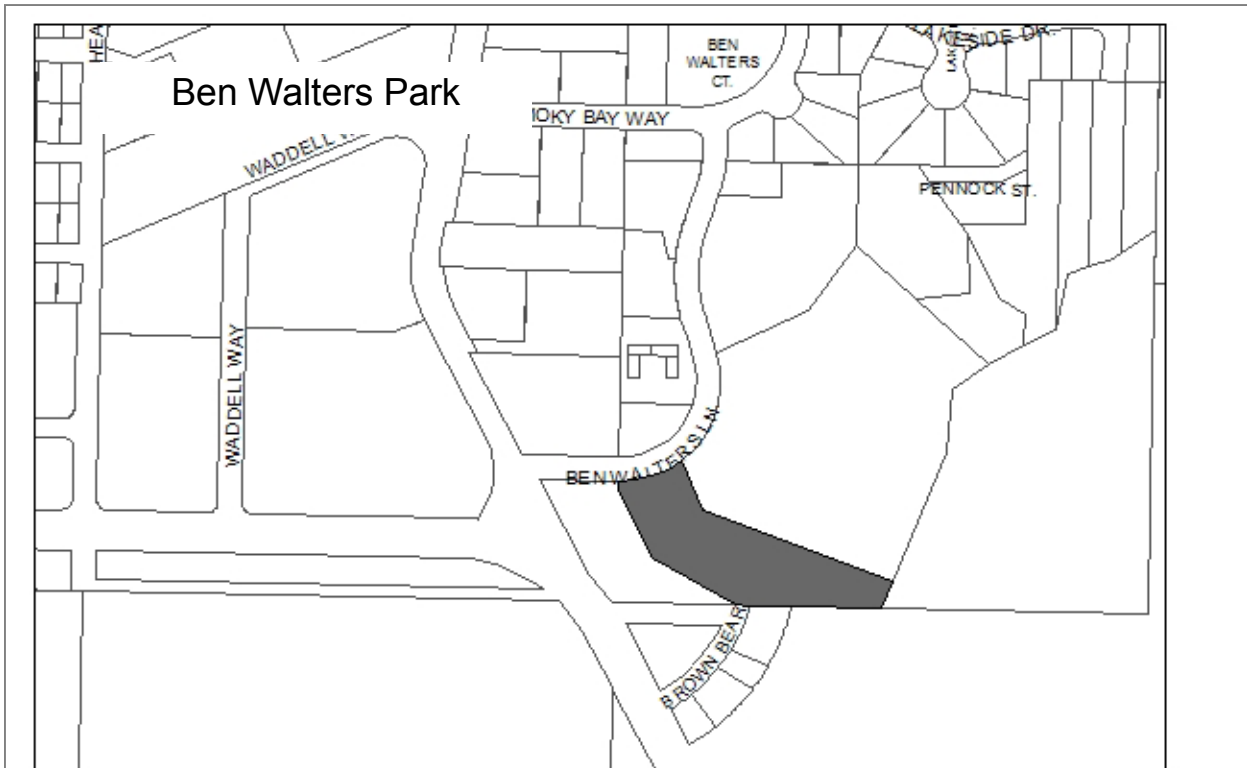
Designated Use: Pioneer Cemetery	
Acquisition History: Quitclaim Deed Nelson 4/27/66	
Area: 0.28 acres	Parcel Number: 17903007
2009 Assessed Value: \$26,400	
Legal Description: James Waddell Survey of Tract 4 Lot 4A	
Zoning: Residential Office	Wetlands: N/A
Infrastructure: Paved Road	
Finance Dept. Code:	



Designated Use: RV Water/Dump station	
Acquisition History: Deed states "Waddell Park Tract"	
Area: 1.73 acres	Parcel Number: 17712014
2015 Assessed Value: \$356,700	
Legal Description: Waddell Subdivision, portion S of Homer Bypass Road	
Zoning: Central Business District	Wetlands:
Infrastructure: Water, Sewer, gravel/paved access	
Notes: Part of Land and Water Conservation Project #02-00263.4, signed January 1983. Land to remain in park status in perpetuity.	
Finance Dept. Code:	



Designated Use: Public Purpose/Greenbelt/Jeffrey Park	
Acquisition History: Ordinance 83-27 (KPB)	
Area: 0.38 acres	Parcel Number: 17730251
2015 Assessed Value: \$51,200	
Legal Description: Lakeside Village Amended Jeffrey Park	
Zoning: Urban Residential	Wetlands:
Infrastructure: Paved Road, water, sewer	
Notes: Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.	
Finance Dept. Code:	



Designated Use: Ben Walters Park. Public park or greenbelt per deed.
Acquisition History: Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.

Area: 2.48 acres	Parcel Number: 17712022
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2009 Assessed Value: \$493,200 (Land \$493,200, Structure \$44,200)

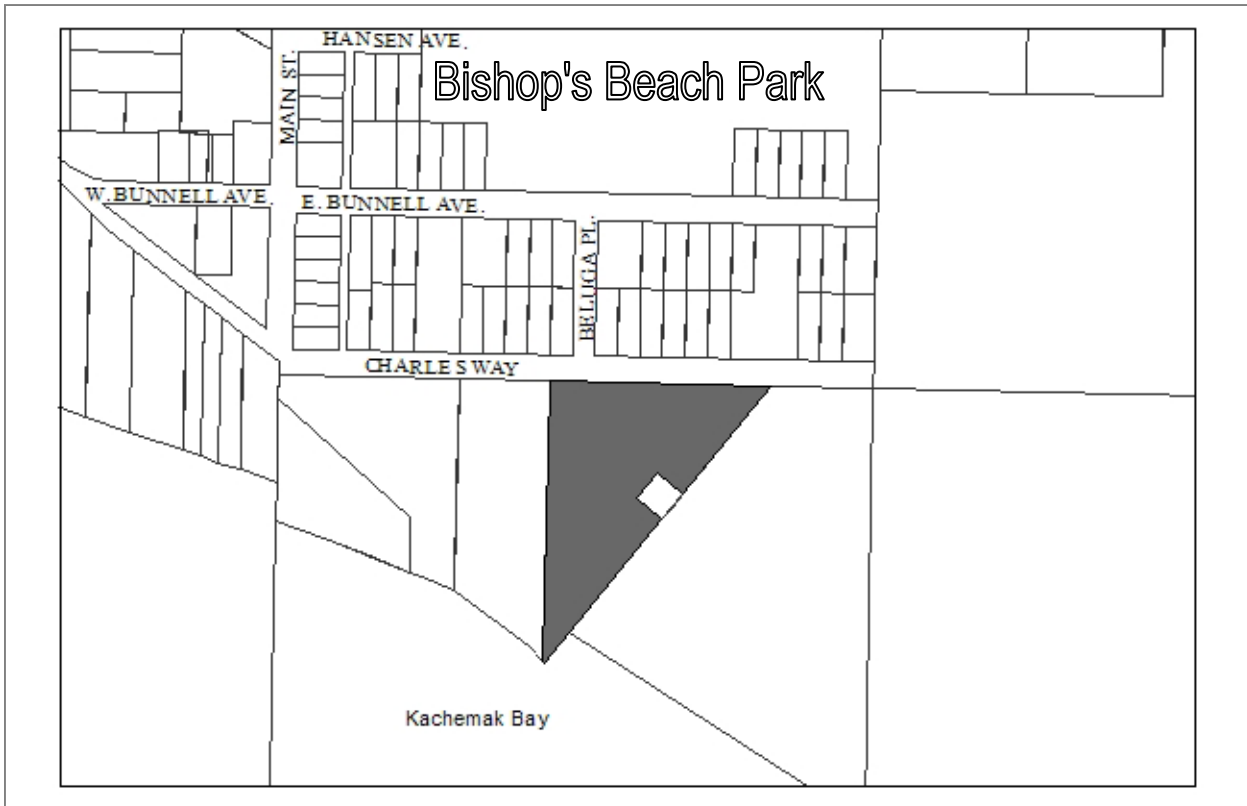
Legal Description: Lakeside Village Park Addition Replat Lot 1A-2

Zoning: Central Business District	Wetlands: 3664 Ben Walters Lane
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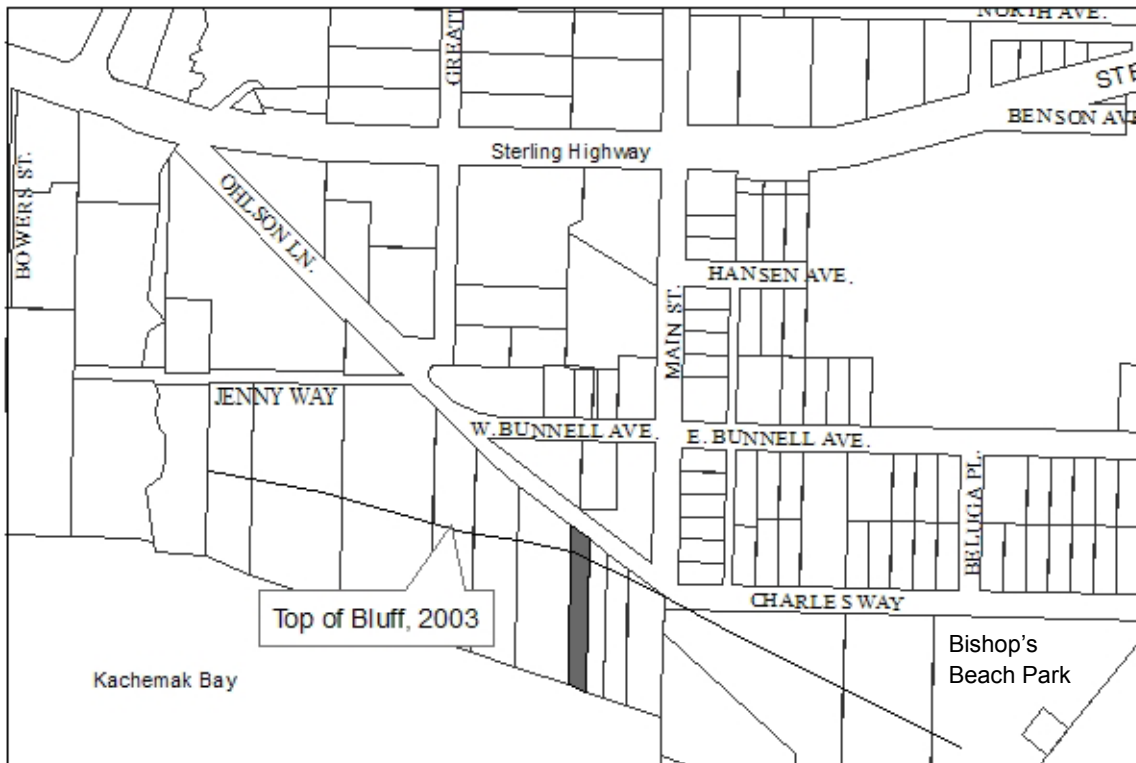
Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.
 New swing set installed, 2008. New dock installed in 2009.

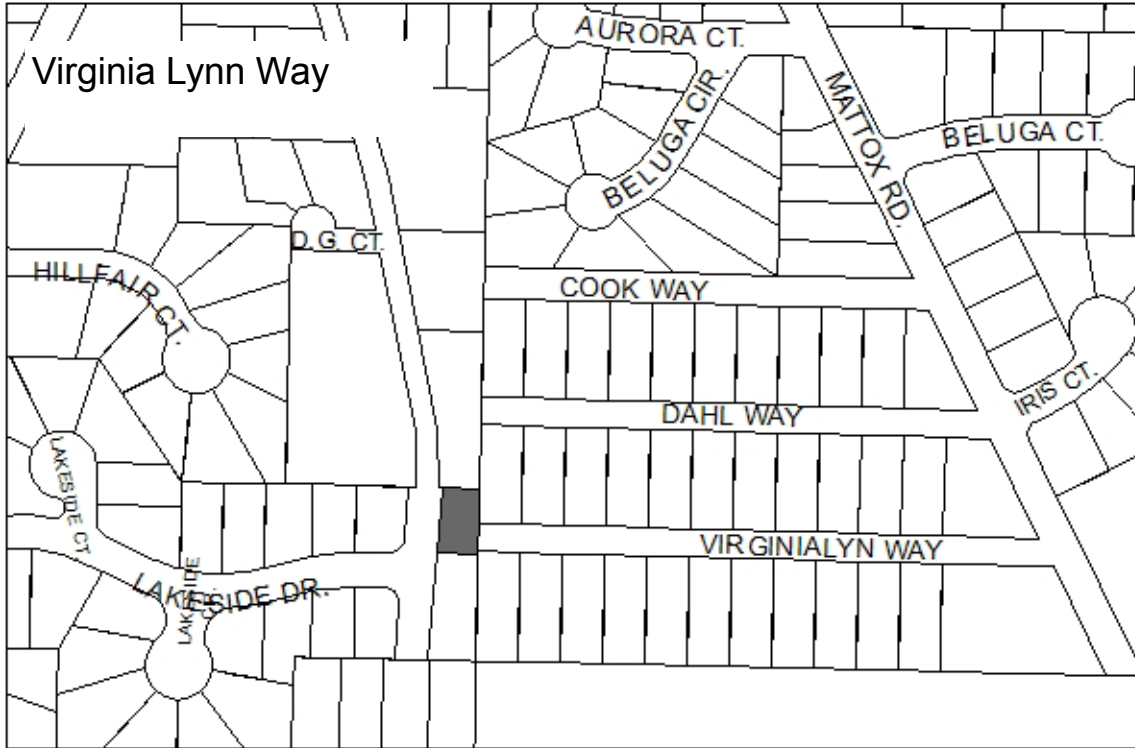
Finance Dept. Code:



Designated Use: Bishop's Beach Park	
Acquisition History: McKinley Warrant Deed 1/9/1984	
Area: 3.46 acres	Parcel Number: 17714010
2015 Assessed Value: \$471,700 (Land \$465,300, Structure \$6,400)	
Legal Description: HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E	
Zoning: Central Business District	Wetlands: Some wetlands (along boardwalk). Flood hazard area.
Infrastructure: Paved road access. No water or sewer. City maintained outhouses.	
Notes:	
Finance Dept. Code:	



Designated Use: City Park	
Acquisition History: Donated by Herrick, Resolution 90-7	
Area: 0.32 acres	Parcel Number: 17520009
2015 Assessed Value: \$16,700	
Legal Description: HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
Zoning: Central Business District	Wetlands: None. Bluff property.
Infrastructure: Gravel Road access, no water or sewer	
Notes: Resolution 15-030(A), Designate as park	
Finance Dept. Code: 392.0008	



Designated Use: Public use easement for Virginia Lynn Way, public park

Acquisition History: Quit Claim Deed from NBA 1/4/83

Area: 0.21 acres

Parcel Number: 17730239

2015 Assessed Value: \$32,100

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

Zoning: Urban Residential

Wetlands: possibly on a small portion

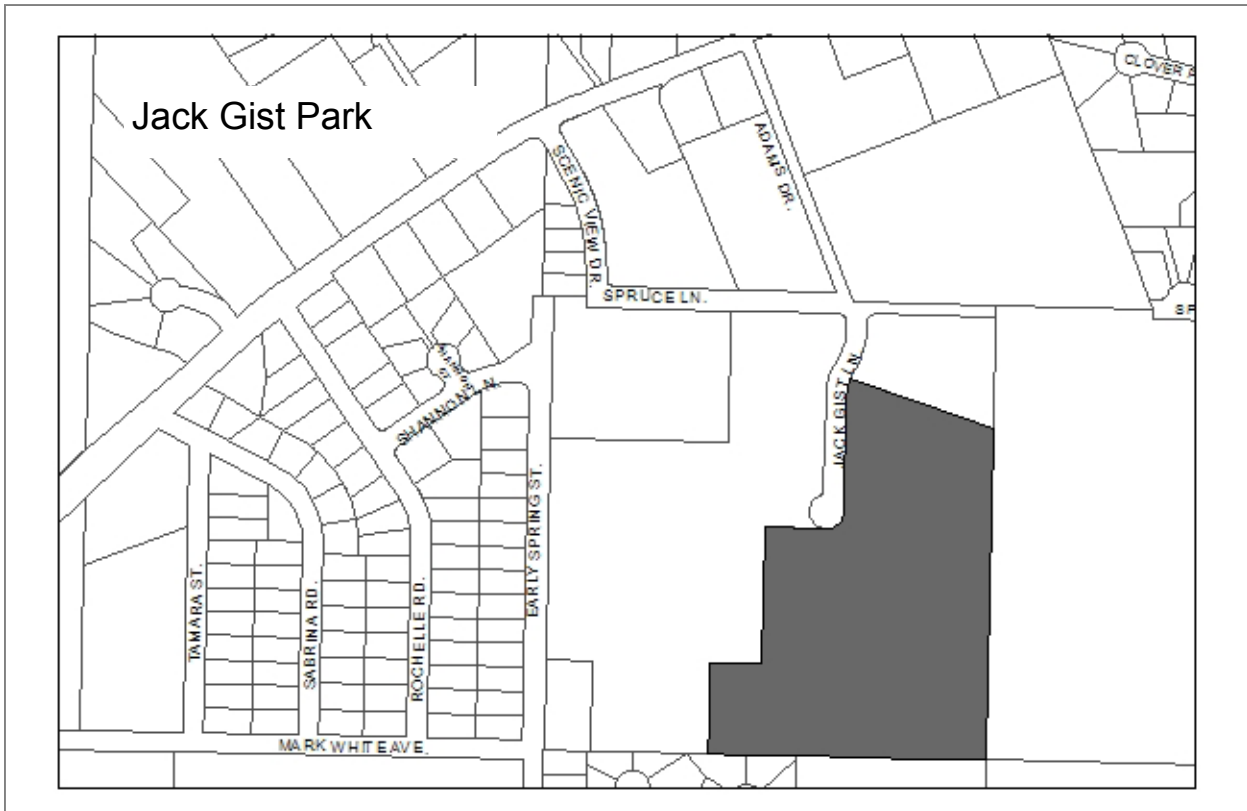
Infrastructure: Road access

Notes: This lot has a public use easement granted by the plat. This lot will likely be needed in the future to connect Virginia Lynn Way, because the adjacent lots are not wetlands and are developable. Access to Mattox Road is not know at this time; the ground drops and becomes very swampy.

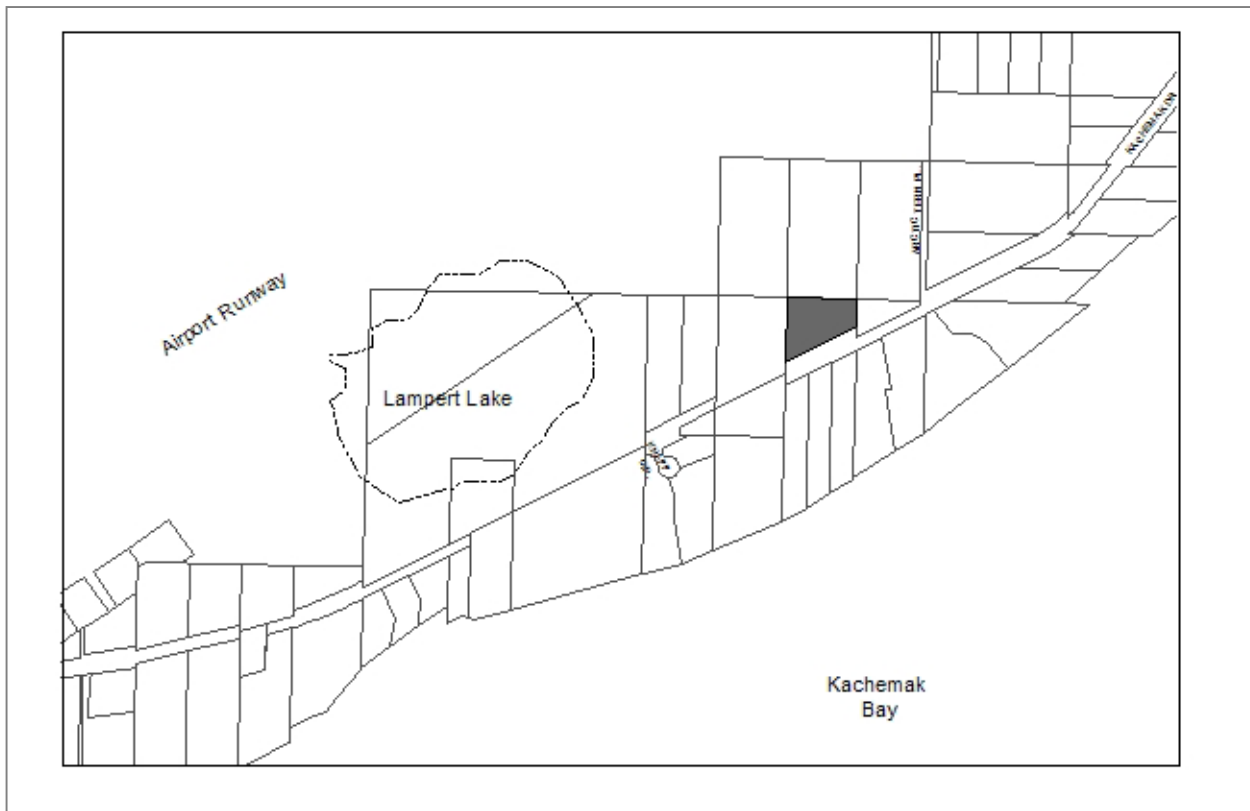
Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. 2010: professional opinion was given that no right of way dedication is required, however, a legal opinion may be sought to determine city liability outside a dedicated right of way, Spruceview Ave is a similar situation: a roadway is constructed across a parcel, not within a right of way.

Resolution 15-030(A) staff explore and bring a recommendation to replat through to Lakeside Drive

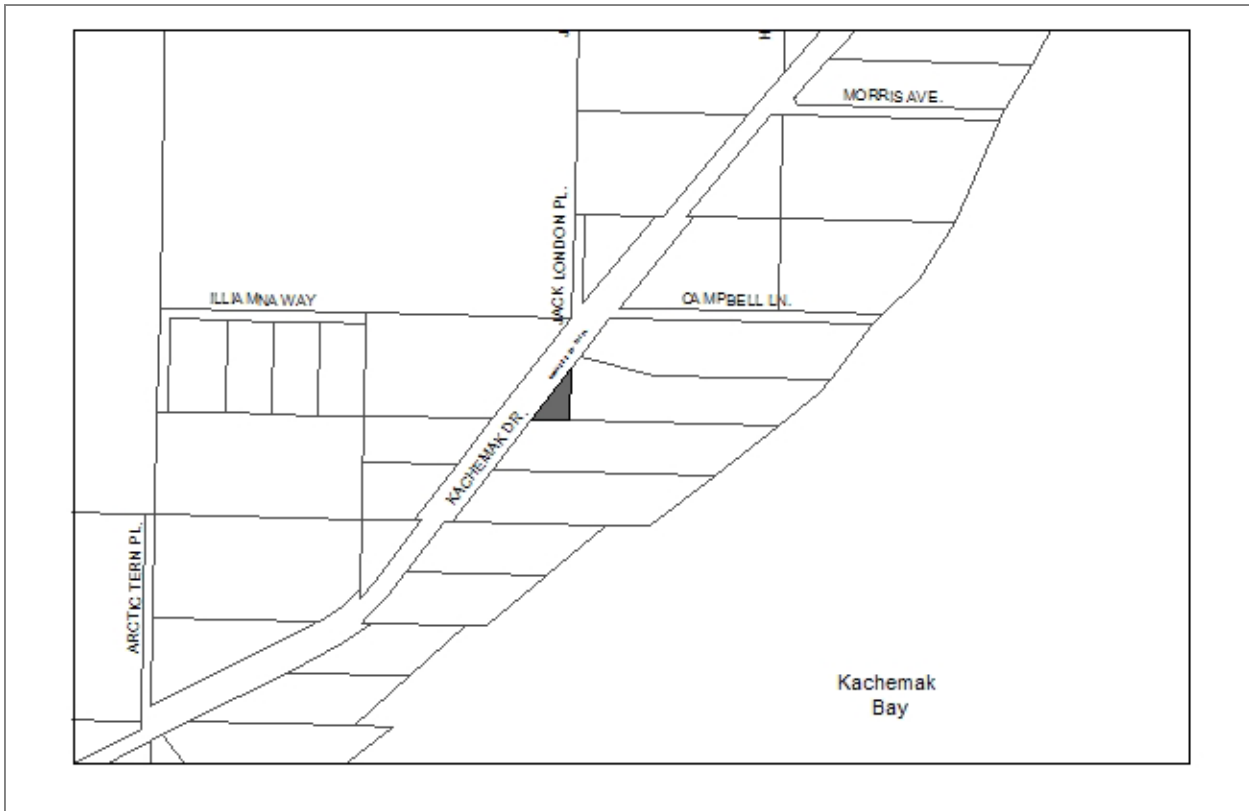
Finance Dept. Code:



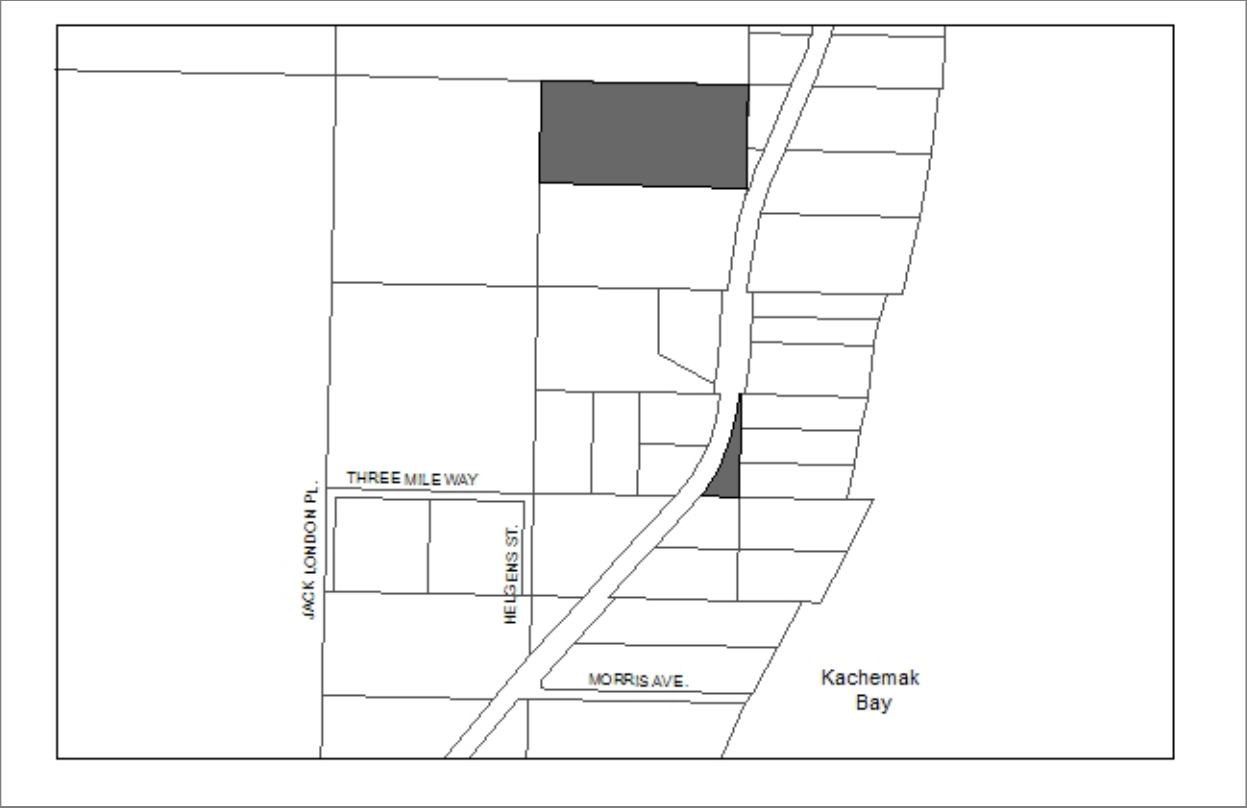
Designated Use: Jack Gist Ball Park	
Acquisition History: Warranty Deed Moss 8/27/98	
Area: 14.6 acres	Parcel Number: 17901023
2015 Assessed Value: \$109,200	
Legal Description: HM0990063 T06S R13W S15 JACK GIST SUB LOT 2	
Zoning: Rural Residential	Wetlands: May be present. Site is mostly fill and old dump.
Infrastructure: Gravel road access.	
<p>Notes: Old dump site. Land and Water Conservation Fund Grant Project #02-00369 for construction of 3 ball fields and parking area. Land to remain parkland in perpetuity.</p> <p>No water or sewer to service the new ball fields. Parking lot constructed in 2006. Major funding needed to construct restrooms. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.</p>	
Finance Dept. Code:	



Designated Use: Future Kachemak Drive Trail and rest area Resolution 2011-37(A)	
Acquisition History: Ord 96-16(A) (KPB)	
Area: 1.65 acres	Parcel Number: 17936020
2015 Assessed Value: \$31,700	
Legal Description: Scenic Bay Lot 4	
Zoning: General Commercial 2	Wetlands: 100% Wetlands
Infrastructure: Paved Road	
Notes:	
Finance Dept. Code:	



Designated Use: Sell	
Acquisition History: Tax Foreclosure Ord 78/18	
Area: 0.24 acres	Parcel Number: 17915003
2015 Assessed Value: \$22,600	
Legal Description: That Portion of Govt Lot 3 Lying southwesterly of Kachemak Drive, T6S R13W S23	
Zoning: Rural Residential	Wetlands: No wetlands
Infrastructure: Paved road access	
Notes: Limited developable area due to setback requirements from Kachemak Dr.	
Resolution 15-030(A): List lot for sale pending appraisal and attempt to contact adjacent land owners to see if they have an interest in purchasing.	
Finance Dept. Code:	



Designated Use: Resolution 15-030(A): Sell
Acquisition History: No history for Gov't Lot 36. Lot 1: Ordinance 97-06(S) KPB

Area: Gov't Lot 36: 5 acres Harry Feyer Subdivision Lot 1: 0.39 acres	Parcel Number: 17910001, 17911005
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2015 Assessed Value: \$38,100 (lot 36), \$30,900 (lot 1)

Legal Description: Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1

Zoning: Rural Residential	Wetlands: Lot 36 is wetland. Lot 1 is not.
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Infrastructure: Paved Road access, power.

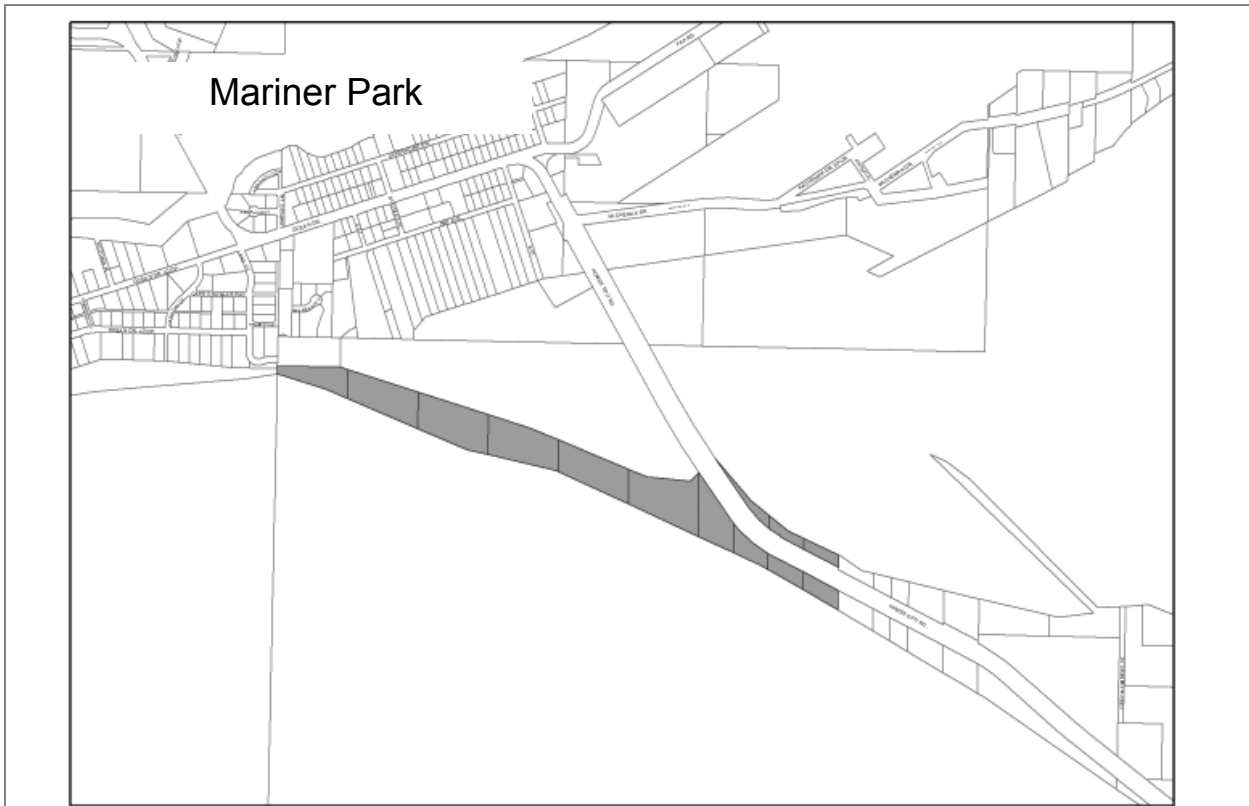
Notes: Access to Gov't lot 36 is by public access easement rather than dedicated Right of Way. Future development of this lot would need to address any access concerns.

Lot 1 is a sliver of land left over after the dedication of Kachemak Drive. Currently, two driveways cross the property to reach the homes to the west. The majority of this lot has an access easement across it, so there is only a portion of land that could be used for a structure. Further, Kachamek Drive is only 60 feet wide at this point instead of the usual 100 ft width.

Resolution 11-37(A): Future Kachemak Drive Trail and rest areas.

Resolution 15-030(A): List lot for sale pending appraisal.

Finance Dept. Code:



Designated Use: Park
Acquisition History: Lot 10: Simmons purchase, 1983. Other are EVOS purchases or unknown.

Area: 32.32 acres	Parcel Number: 18101002-14
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2014 Assessed Value: \$272,100

Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 5-8, 10-15

Zoning: Open Space Recreation/Conservation	Wetlands: Tidal
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Infrastructure: No infrastructure

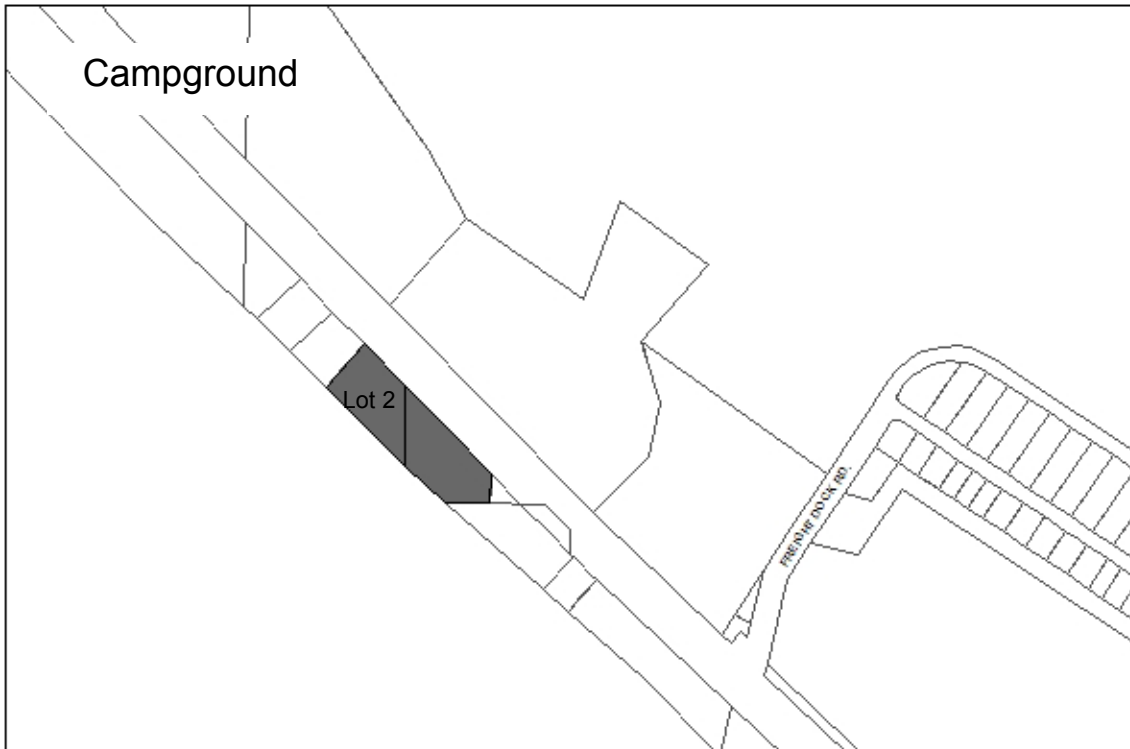
Notes: Acquisition of Lots 5-8 and 11-15 should be researched to see how they were acquired. Possibly EVOS purchases.

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

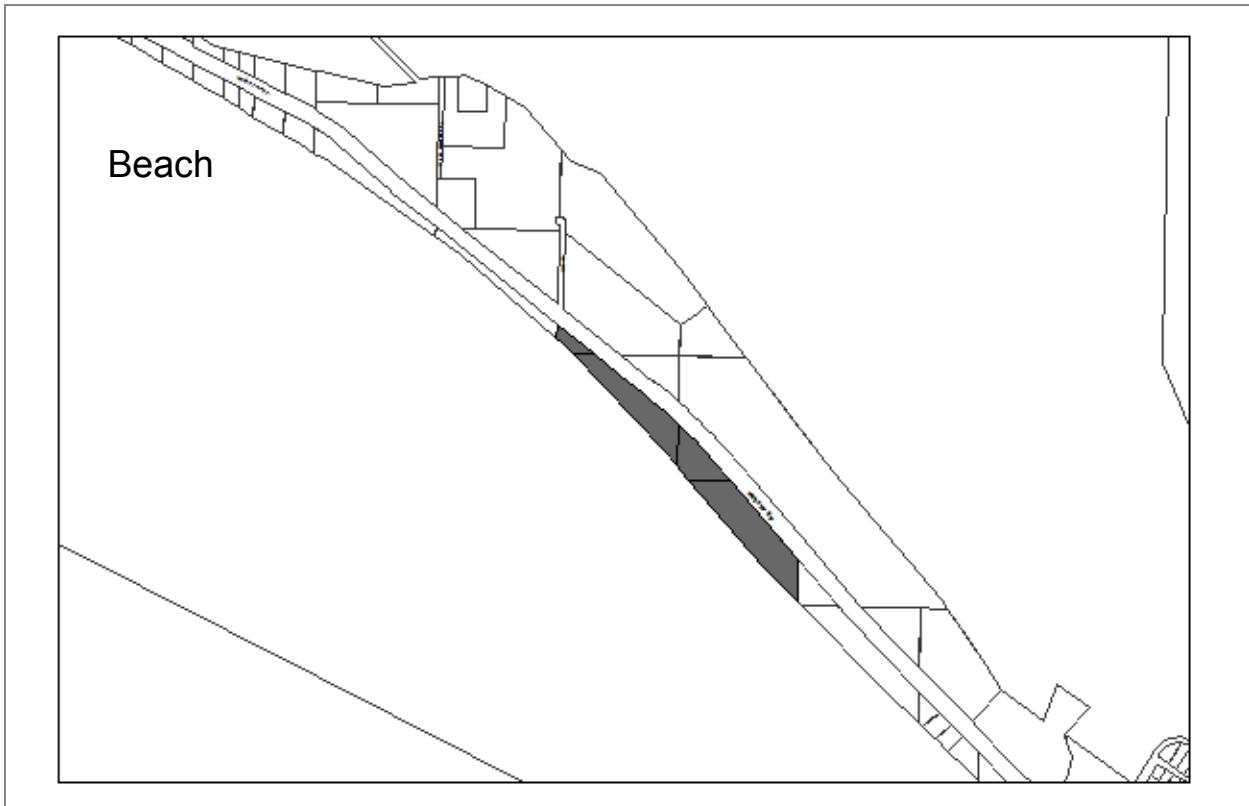
2012 Mariner Park driveway was relocated to the north.

Resolution 15-030(A): designate as park. Minutes of the meeting ask staff to research the deed history to see if there are long term conservations easements. 2016 update: no budget available in 2015.

Finance Dept. Code:



Designated Use: Camping	
Acquisition History:	
Area: 3.92 acres (2.1 and 1.82 acres)	Parcel Number: 18103101, 02
2015 Assessed Value: \$427,100 (Includes value of the campground office which was removed in 2016)	
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35	
Zoning: Open Space Recreation.	
Infrastructure: Paved road, water and sewer	
Notes: At most, 1/3 of the land is above the high tide line. The rest is beach or underwater. 2016: Campground office sold and removed due to repeated erosion and storm damage.	
Finance Dept. Code:	



Designated Use: Public Use/ Open Space Recreation
Acquisition History: Ord 90-26 (KPB). Lot 6: EVOS purchase

Area: 23 acres	Parcel Number: 181030 02, 04, 06 18102011
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2015 Assessed Value: \$388,300

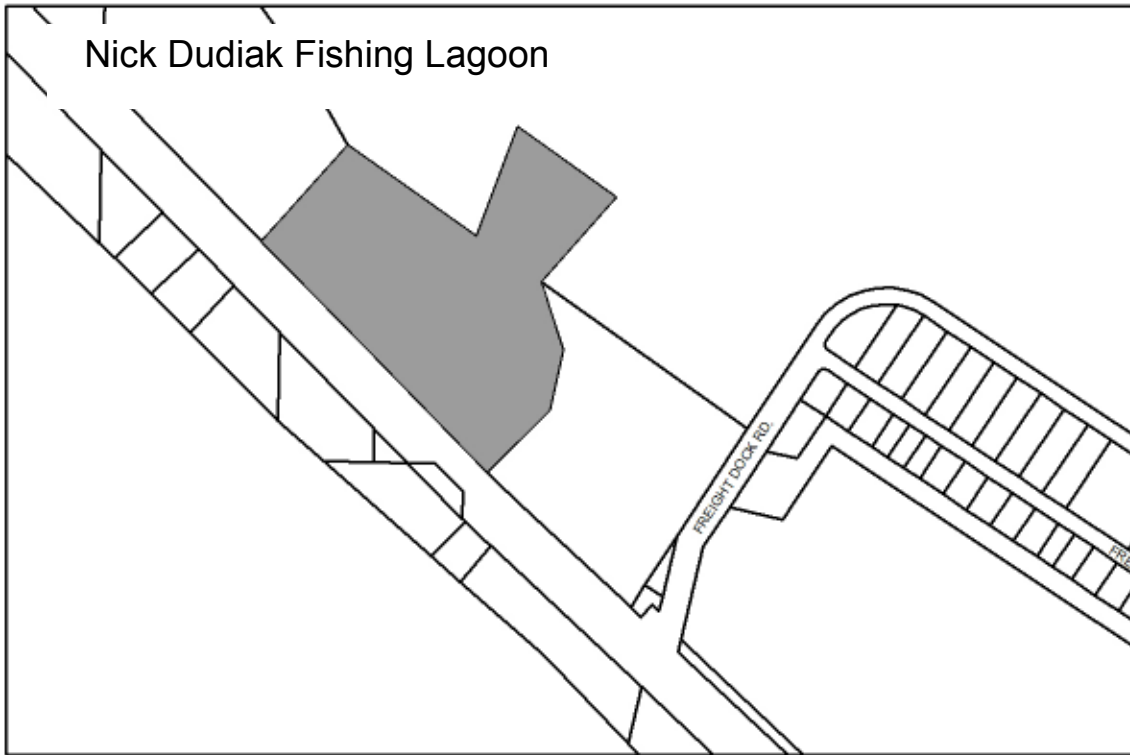
Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

Zoning: Open Space Rec	Wetlands: Tidal
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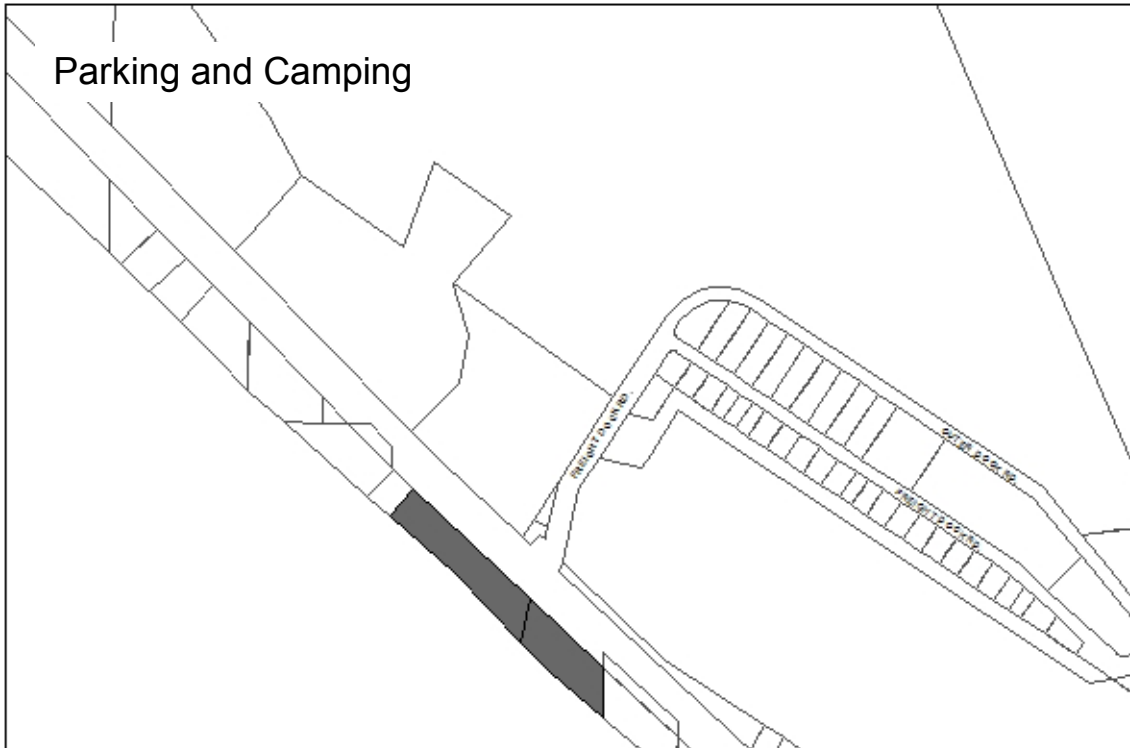
Infrastructure: Paved Road access

Notes:
 Acquisition history of lot 6 should be researched.

Finance Dept. Code:



Designated Use: Fishing Lagoon	
Acquisition History: Ord 83-26 Purchase from World Seafood	
Area: 17.71 acres	Parcel Number: 18103116
2009 Assessed Value: \$2,144,700	
Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	
Zoning: Open Space Recreation	Wetlands: N/A. Portions in floodplain.
Infrastructure: City Water and Sewer, paved road access. Restroom.	
Notes: Dredged in 2012	
Finance Dept. Code:	



Designated Use: Western lot: Camping. East lot, parking
Acquisition History:

Area: 5.7 acres

Parcel Number: 18103301, 18103108

2015 Assessed Value: \$757,500

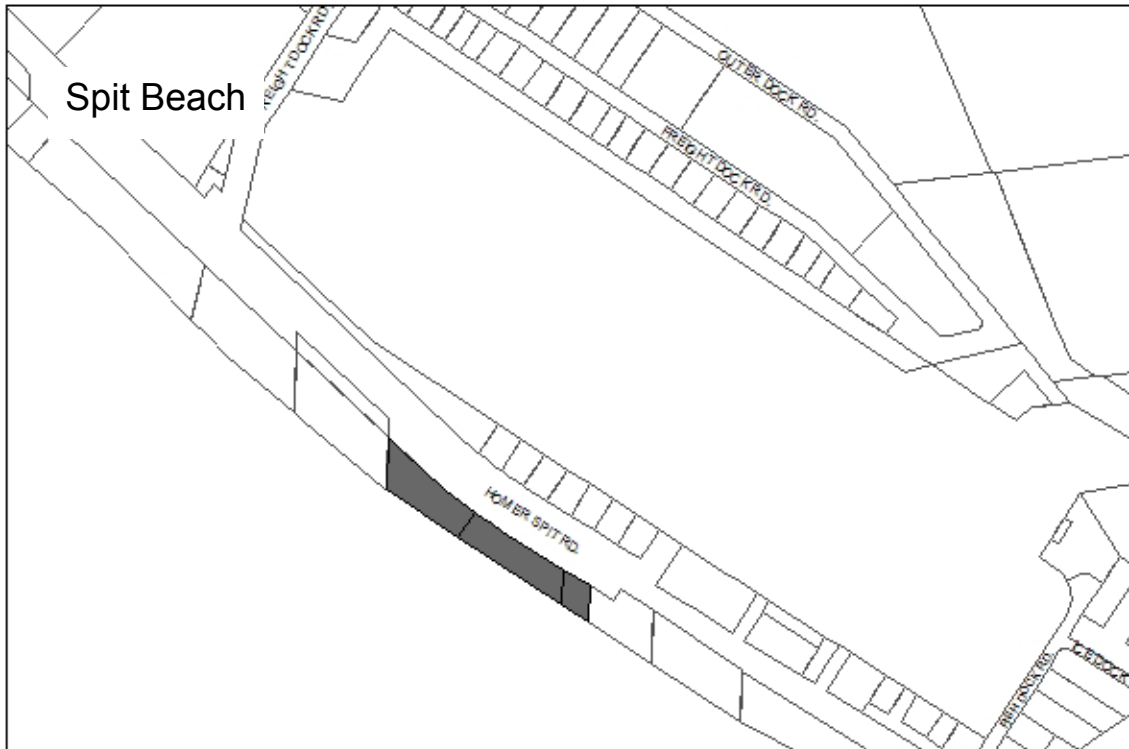
Legal Description: Homer Spit Amended Lots 7 and 9

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: Open Space Recreation
Acquisition History: Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

Area: 2.36 acres	Parcel Number: 181033 4, 5, 6
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2015 Assessed Value: \$400,800

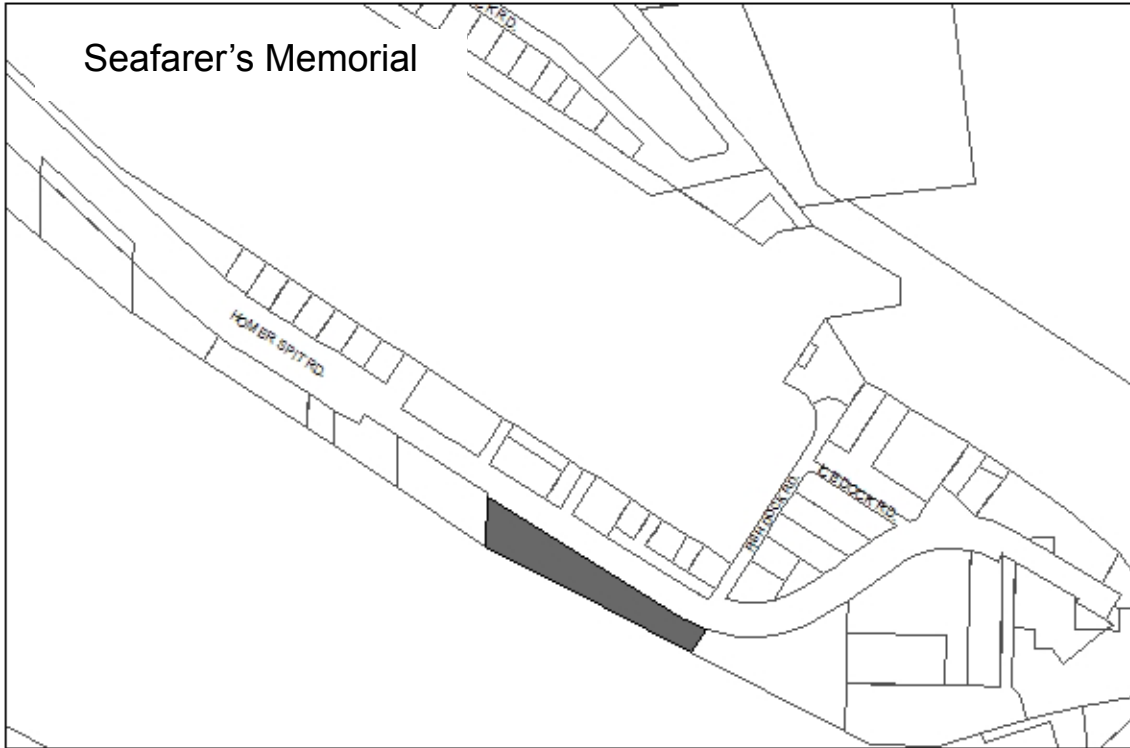
Legal Description: Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

Zoning: Open Space Recreation	Wetlands: N/A
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Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Seafarer's Memorial and parking
Acquisition History:

Area: 2.52 acres

Parcel Number: 18103401

2009 Assessed Value: \$316,900

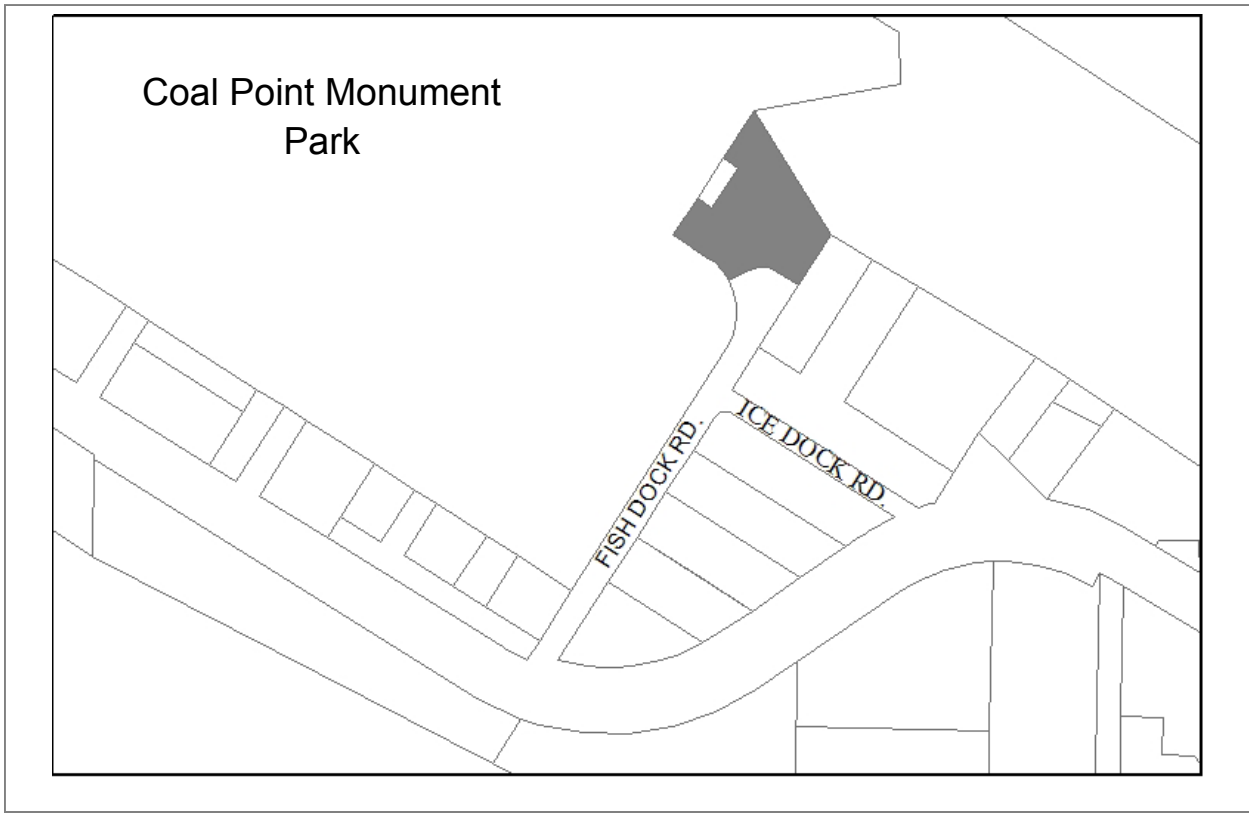
Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: Park
Acquisition History:

Area: 1.09 acres	Parcel Number: 18103426
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2015 Assessed Value: \$280,000

Legal Description: LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921

Zoning: Marine Industrial	Wetlands:
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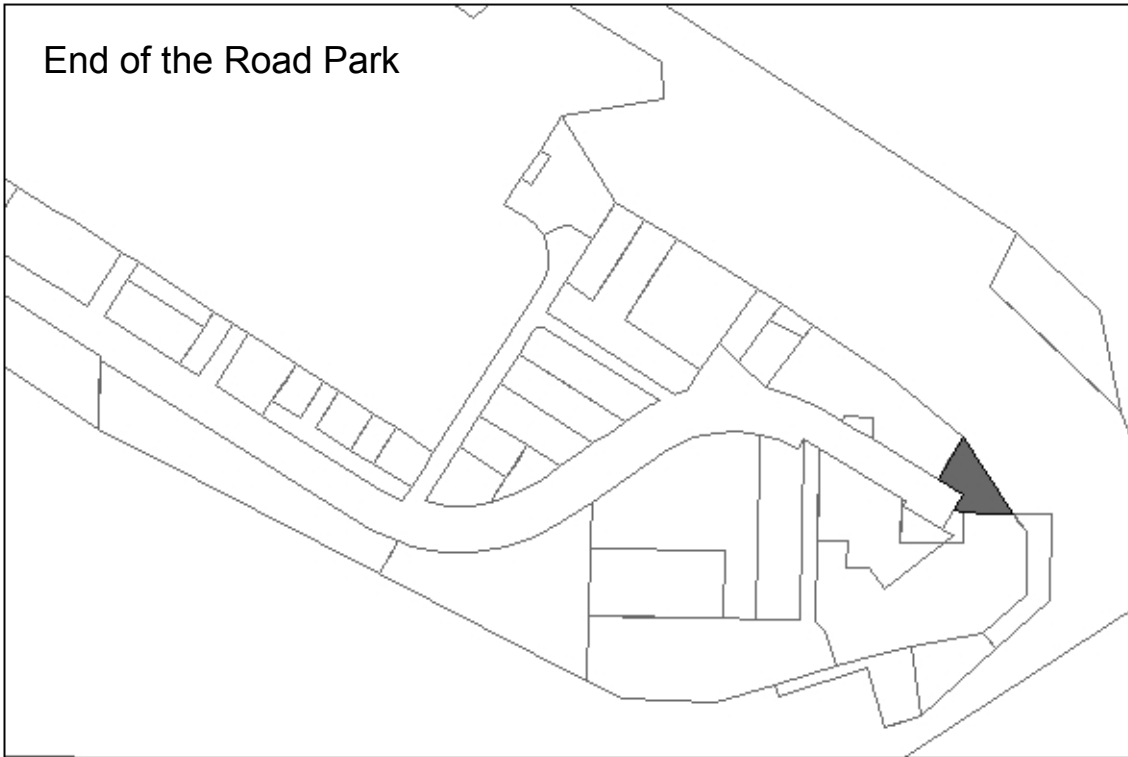
Infrastructure: gravel road

Notes:

Finance Dept. Code:



Designated Use: Beachfront between Icicle and Main Dock	
Acquisition History:	
Area: 0.11 acres	Parcel Number: 18103446
2015 Assessed Value: \$44,700	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	
Zoning: Marine Industrial	Wetlands: N/A tidal, flood plain
Infrastructure:	
Notes:	
Finance Dept. Code:	

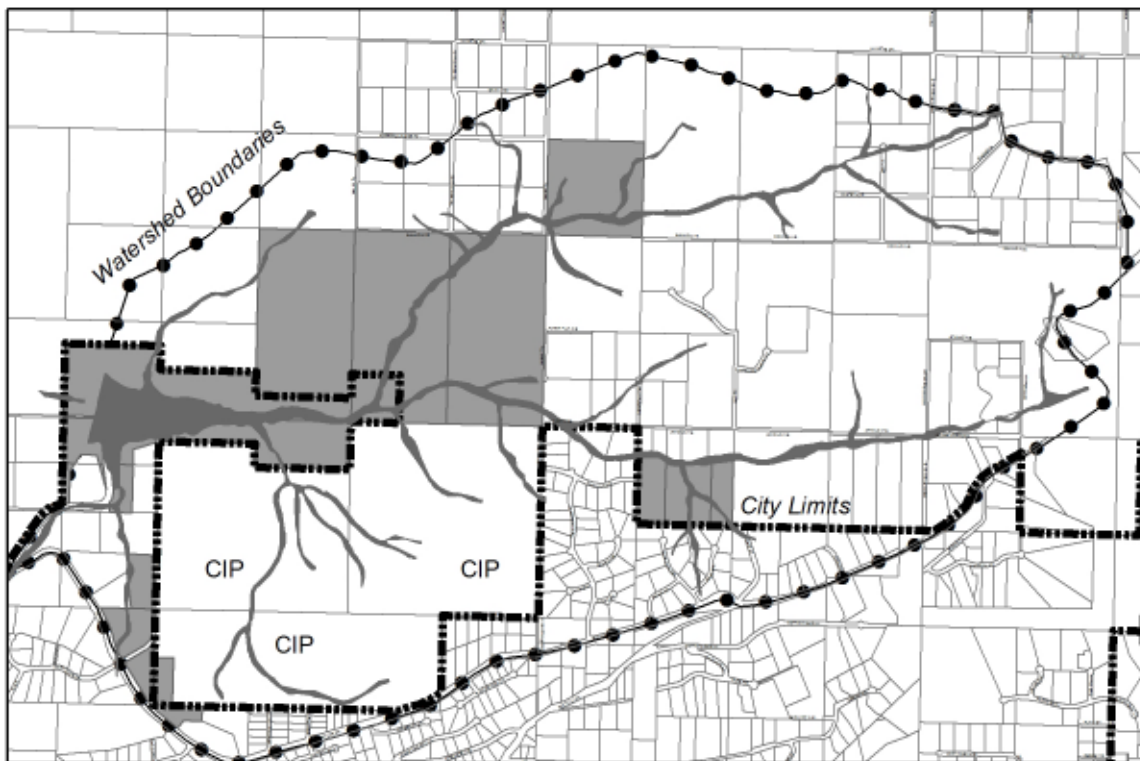


Designated Use: End of the Road Park Resolution 13-032	
Acquisition History:	
Area: 0.43 acres	Parcel Number: 18103448
2015 Assessed Value: \$133,000	
Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address:
<ul style="list-style-type: none"> Restroom construction 2013/14, parking lot paved, and spit trail completed 	
Finance Dept. Code:	

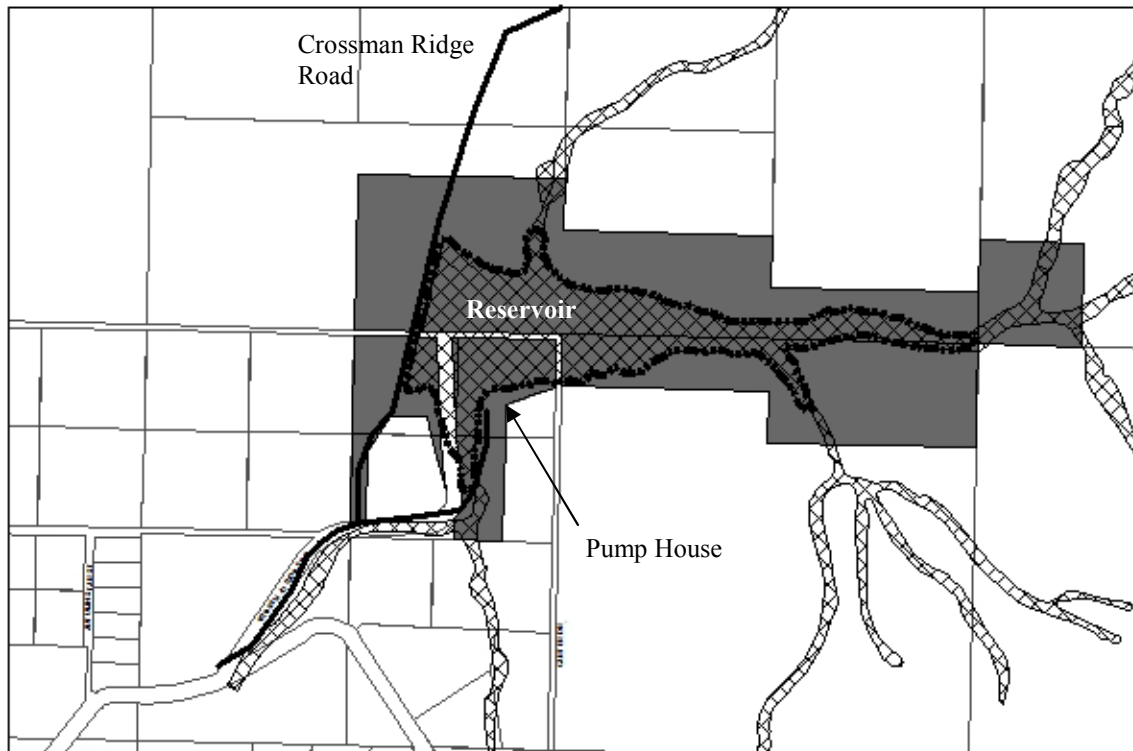
City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 20 lots totaling 435.6 acres with an assessed value in 2015 of \$5,004,100. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, and private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.

In 2006, the number one CIP funding priority was the water supply, including the water treatment plant, water source and watershed land acquisitions. In particular, the City has requested funding to purchase additional property bordering the reservoir and Bridge Creek for both water treatment expansion and preservation.



Section updated January 20, 2016



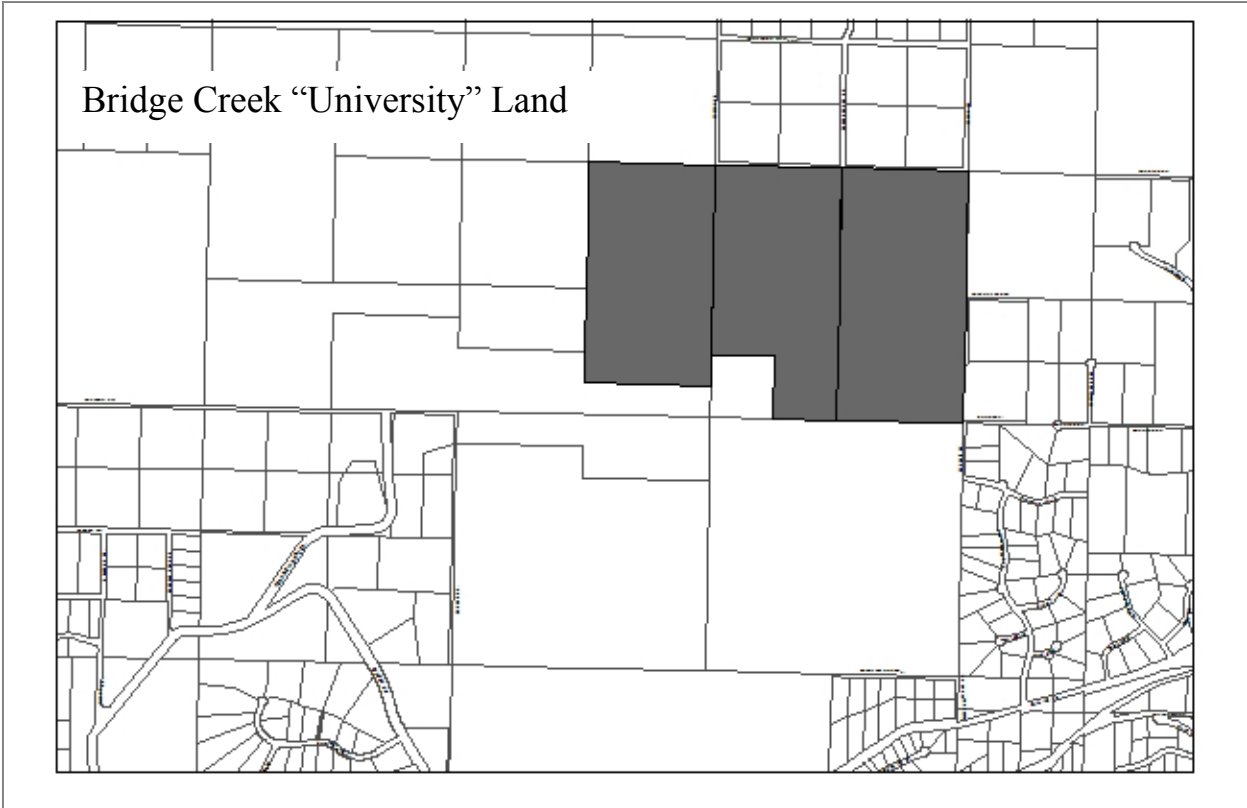
Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

Area: 120.9 acres **Zoning:** Conservation **2015 Assessed Value:** \$323,800

PARCEL ACREAGE LEGAL

17307053	0.410	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307059	0.130	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307062	7.350	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
17307064	6.940	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF
17305301	30.000	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4
17305111	60.000	T 6S R 13W SEC 5 T 6S R 13W SEC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305236	10.000	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF

Finance Dept. Code:



Designated Use: Bridge Creek Watershed Property
Acquisition History: Ordinance 2003-7(A). Purchased from UAA.

Area: 220 acres	Parcel Number: 173 052 34, 35, 17305120
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2015 Assessed Value: \$184,100

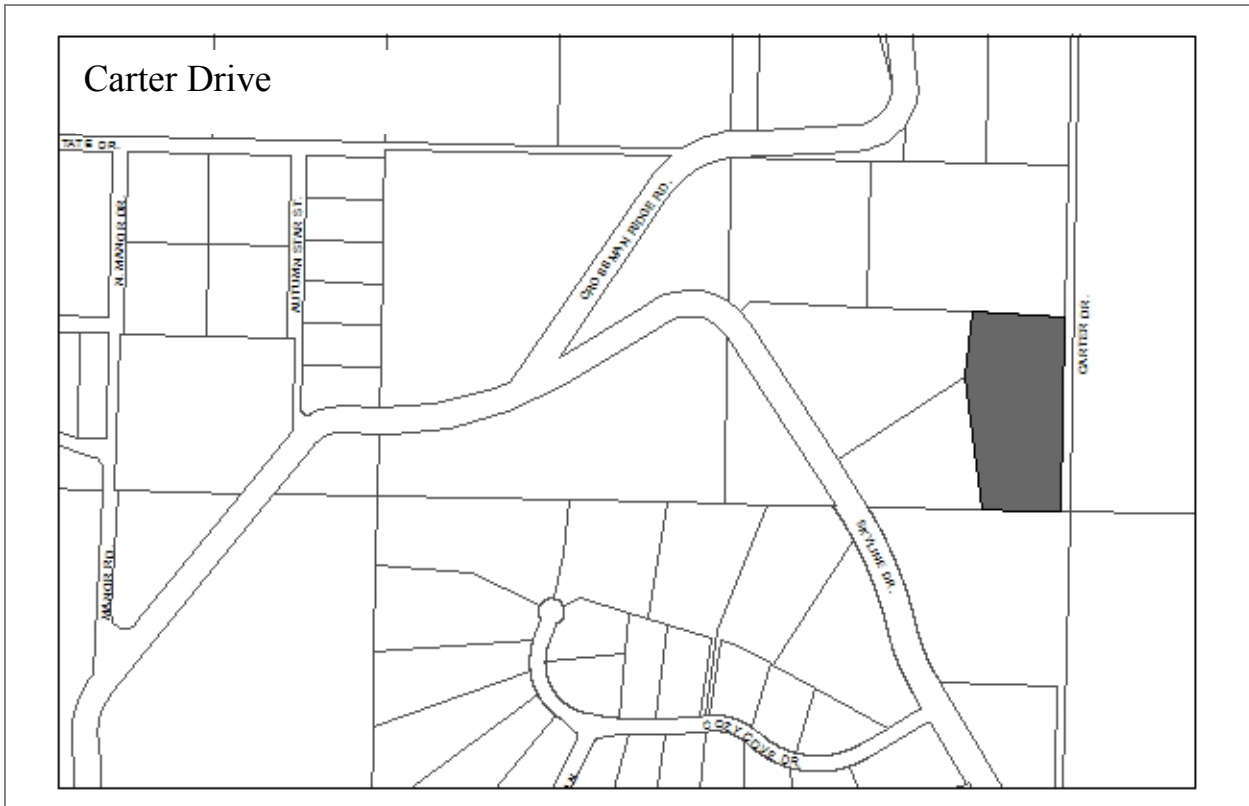
Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.

Zoning: Bridge Creek Watershed Protection District. Not within City Limits.	Wetlands: Some wetlands. Bridge Creek flows through the property.
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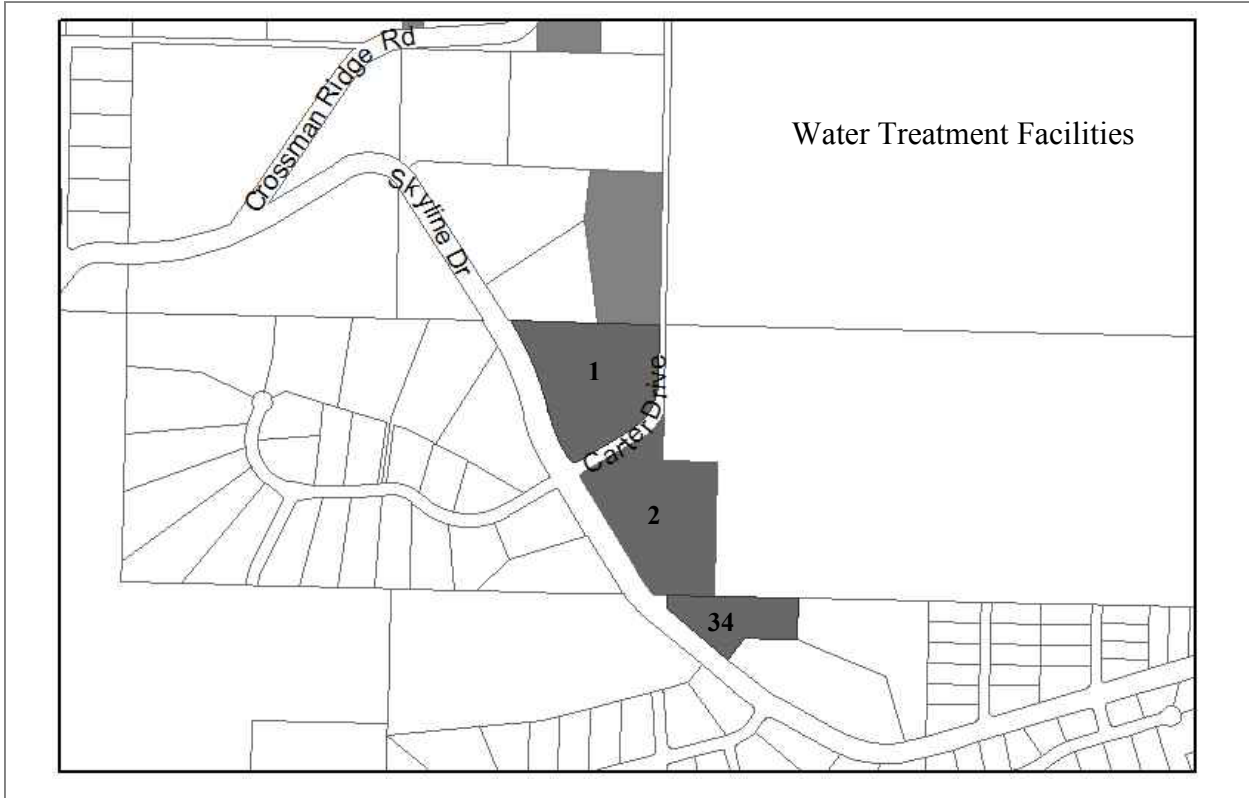
Infrastructure: None. Limited legal and physical access.

Notes:
 Paid \$265,000 for land in 2003.
 Fire hazard mitigation conducted in 2011.

Finance Dept. Code:



<p>Designated Use: A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality. Acquisition History: Emergency Ordinance 2005-40, 2005-45.</p>	
<p>Area: 5.93 acres</p>	<p>Parcel Number: 173070760</p>
<p>2015 Assessed Value: \$75,100 (Land \$44,300 Structure \$30,800)</p>	
<p>Legal Description: HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2</p>	
<p>Zoning: Rural Residential, Bridge Creek WPD</p>	<p>Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.</p>
<p>Infrastructure: Driveway access to property.</p>	
<p>Notes: Property includes a small cabin.</p>	
<p>Finance Dept. Code:</p>	



Designated Use: Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.

Acquisition History: Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin

Area: Lot 1: 7.83 acres
 Lot 2: 8.34 acres
 Lot 34: 3 acres

Parcel Number: 17307094, 95, 96, 17308034

2015 Assessed Value: Lot 1: land \$45,600 Lot 2: Land \$79,500, improvements \$3,343,300
 Lot 34: land \$42,300, Improvements \$677,500,

Legal Description: Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34

Zoning: Rural Residential, Bridge Creek WPD

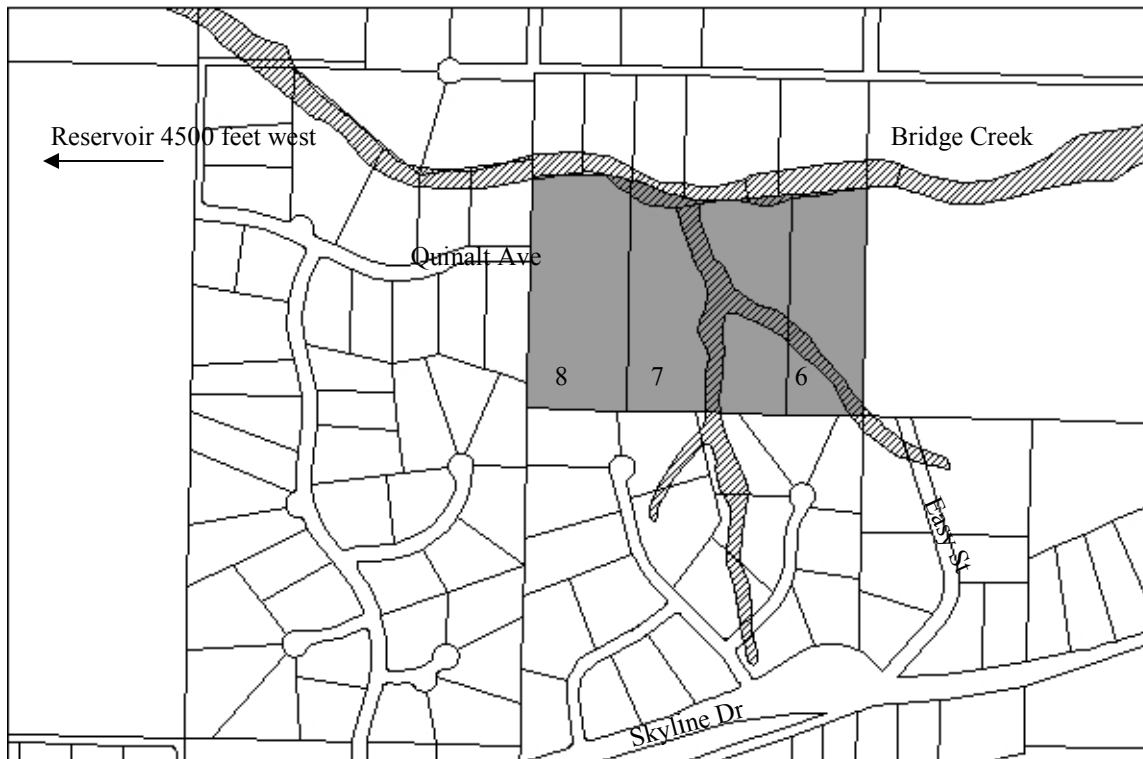
Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Paved road, electricity

Notes:

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr
 Former water treatment plant site. A fire station/equipment storage was constructed in 2014.
 Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant.
 Lot 34 is the site of a 1 million gallon water tank.

Finance Dept. Code:



Designated Use: Watershed Protection Purposes
Acquisition History: Ordinance 2009-08(A)

Area: Lot 6: 6.91 acres, Lot 7: 13.38 acres
 Lot 8: 8.89 acres Total: 28.81 acres

Parcel Numbers: 1736600 6, 7, 8

2015 Assessed Value: \$185,700 (all lots)

Legal Description: Lots 6,7 and 8, Roehl Parcels Record of Survey Amended

Zoning: Not in city limits.

Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.

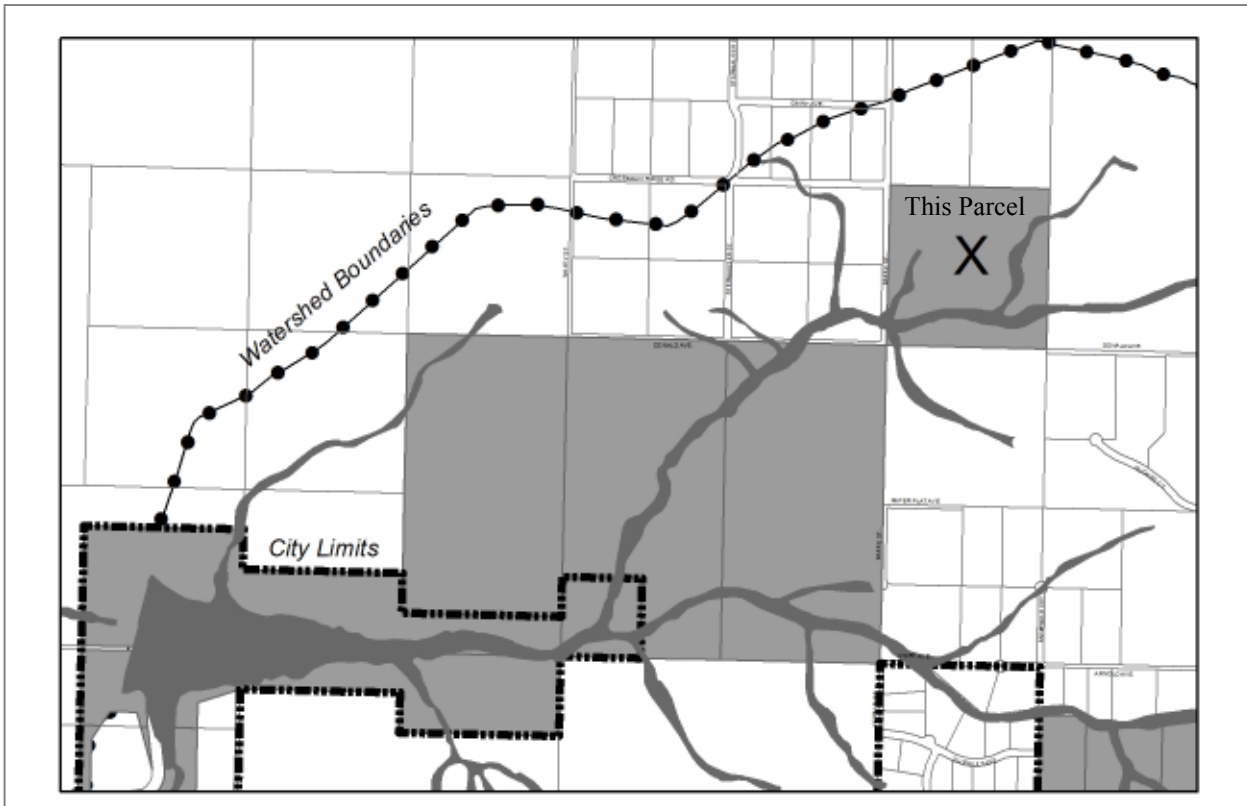
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

Notes:

Lots purchased 2/25/09
 Lot 6, \$58,735, recorded document 2009-000612-0
 Lot 7, \$113,730, recorded document 2009-000613-0
 Lot 8, \$75,565, recorded document 2009-000611-0
 Total Cost: \$248,030

The northern lot line of these lots is bridge creek, and meanders as the creek meanders.

Finance Dept. Code:

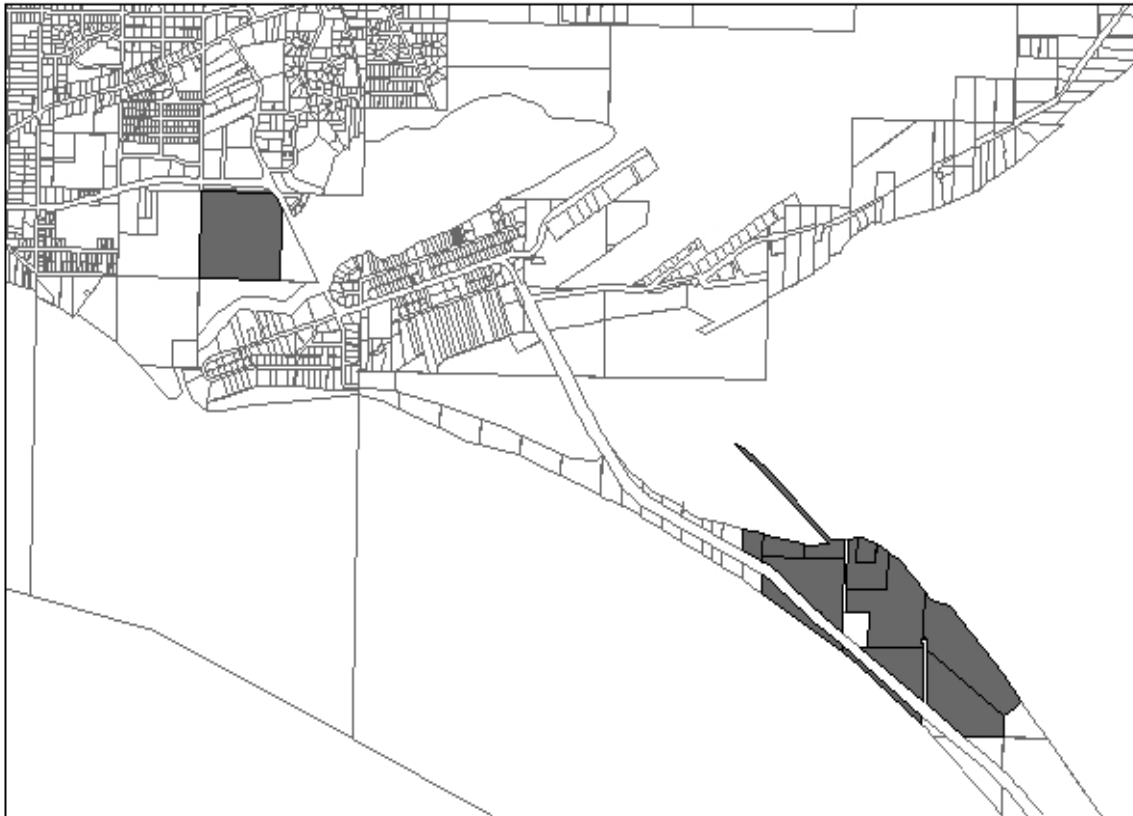


Designated Use: Public Purpose, undesignated	
Acquisition History: Tax foreclosure from KPB, Ordinance 15-15	
Area: 40 acres	Parcel Numbers: 17305219
2015 Assessed Value: \$47,200	
Legal Description: T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4	
Zoning: Not in city limits, part of the Bridge Creek WPD.	Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
Notes: Purchase cost: \$2,805.21 Legal and physical access to this property is difficult. Bridge Creek flows through a ravine along the bottom third of the lot, and the property is generally steep.	
Finance Dept. Code:	

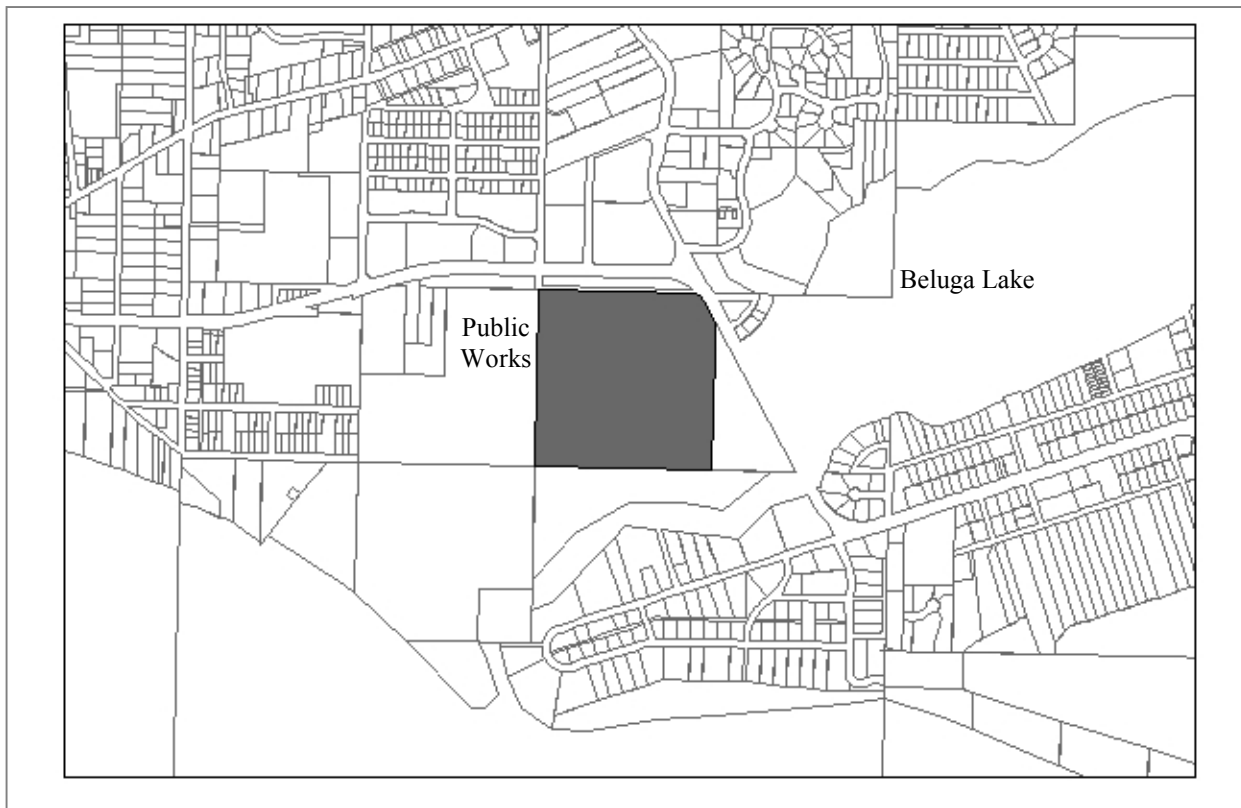
Homer Conservation Easement Lands

Existing conservation lands in Homer were mainly acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust.

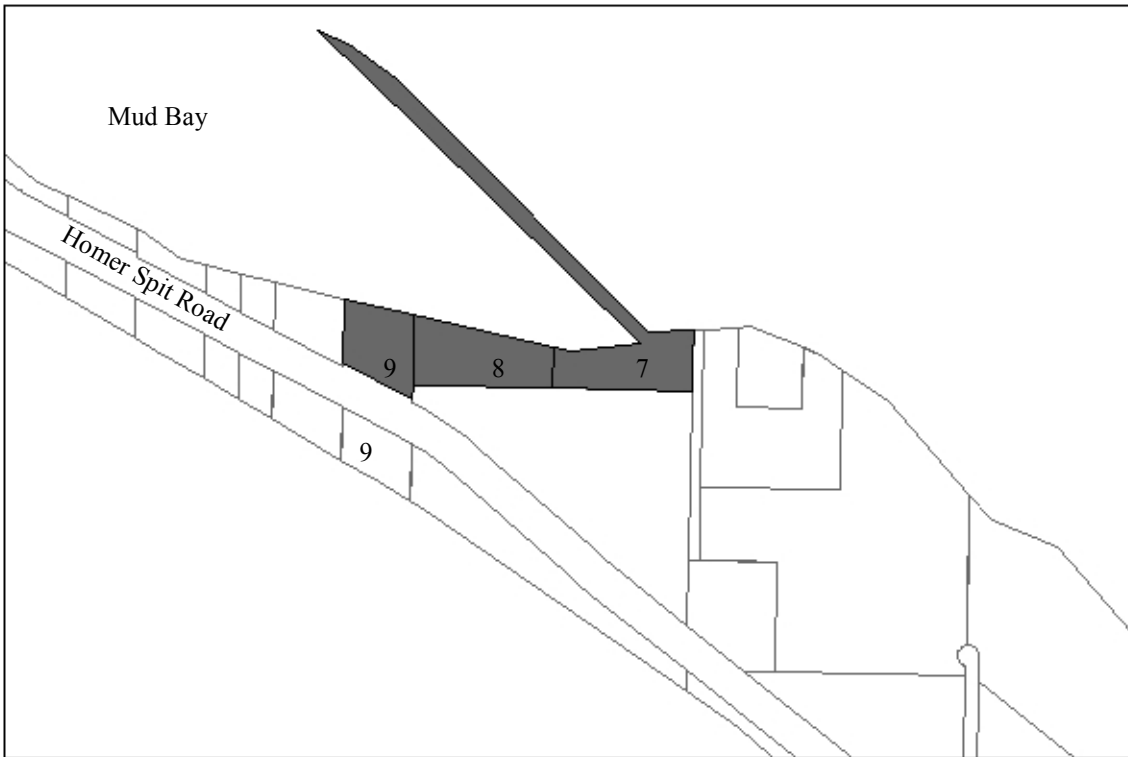
Total acreage: 169.72 acres.



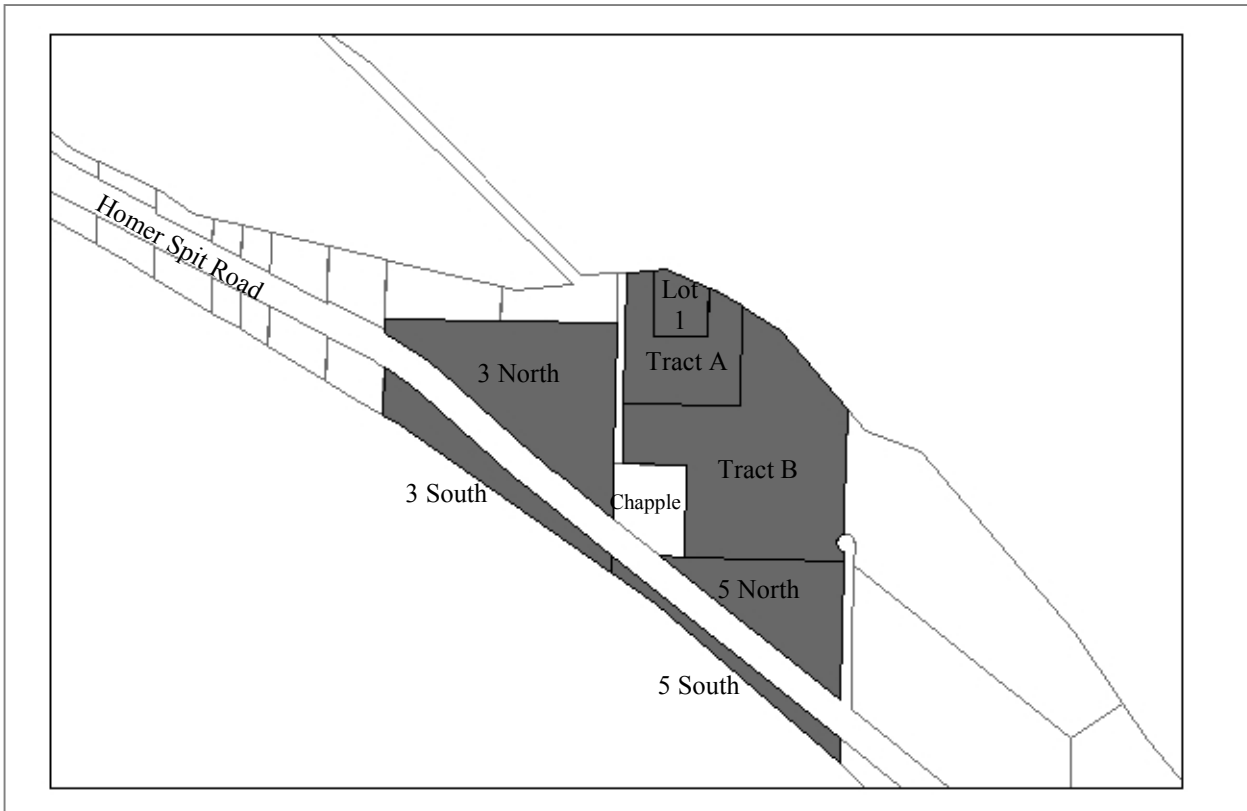
This section updated 1/20/2016



Designated Use:	
Acquisition History: EVOS purchase and conservation easement.	
Area: 39.24 acres	Parcel Number: 17714006
2015 Assessed Value: \$6,300	
Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
Zoning: Conservation	Wetlands: Beluga Slough Estuary
Notes: <ul style="list-style-type: none"> • Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98. • Parcel is within a FEMA-mapped floodplain. • Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network 	
Finance Dept. Code: 392.0013	



Designated Use:	
Acquisition History: EVOS purchase and conservation easement. Resolution 97-72 and 104.	
Area: Lot 7: 7.1 acres Lot 8: 3.94 acres Lot 9: 3.00 acres Lot 9 S of Road: 2.16 acres (no EVOS Conservation Easement)	Parcel Number: 181020 02, 01, 18101023, 24
2015 Assessed Value: Lot 7: \$2,700 Lot 8: \$2,000 Lot 9: \$37,300 Lot 9S: \$1,500	
Legal Description: HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west) HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	
Zoning: Conservation—lots 7 and 8 Open Space Recreation—Lot 9	Environment: State Critical Habitat Area below 17.4 ft . mean high tide line.
Notes: <ul style="list-style-type: none"> • Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. • Parcels are within a FEMA-mapped flood hazard area. 	
Finance Dept. Code:	



Designated Use:
Acquisition History: EVOS purchase and conservation easement.

Area: Total: 70.97 acres **Parcel Number:** 18102 03, 04, 05, 06, 09, 10,14

2015 Assessed Value: Total: \$257,300

Legal Description: T 6S R 13W SEC 27 SEWARD MERIDIAN HM:
 • 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
 • THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
 • THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
 • THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
 • PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
 • 0770055 WALTER DUFOUR SUB TRACT B TRACT B

Zoning: Conservation
 South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.

Notes:

- Conservation easement recorded in Book 0275, Page 222, Homer Recording District ,4/21/98.
- Deeded to the City on same date, Book 0275, Page 236, HRD.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:



Designated Use:
Acquisition History: EVOS purchase and conservation easement.

Area: Total: 45.47 acres	Parcel Number: 181-020 - 18, 19
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2015 Assessed Value: Total: \$67,000

Legal Description: HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A
 HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B

Zoning: Conservation	Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.
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- Notes:**
- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008.
 - Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD.
 - Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	A-2
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-2
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	A-3
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	A-3
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	A-3
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	A-3
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	A-3
18103228	4290 FREIGHT DOCK RD	0.67		A-3
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	A-3
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	A-3
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-4
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-10
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-11
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-12
18103442	4460 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-13
18103443	4470 HOMER SPIT RD	0.18	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-14
18103444	4474 HOMER SPIT RD	0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-15
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-16
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-16
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-17

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-18
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-19
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	B-2
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-20
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-21
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-22
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-23
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-25
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-26
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	B-27
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-3
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-4
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-5
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-6
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-7
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-8
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-9
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-10
		1.50	Lot 3-A-1 Waddell - undergoing Subdivision	C-11

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	C-2
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	C-2
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS VESTED TO S	C-2
1810125		19.23	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 21 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	C-2
1810126		51.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM 0742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 28 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	C-2
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-3
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY- PASS ROAD	C-4
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	C-4
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	C-5
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	C-5
17908009		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 10	C-6
17908015		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 21	C-6
17908025		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 24	C-6
17908026		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25	C-6
17908050	4757 Kachemak Drive	0.49	SOUTH HALF OF GOVERNMENT LOT 30 LYING WEST O KACHEMAK DRIVE	C-7
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	C-8

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	C-8
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-9
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-10
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-10
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-11
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-12
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	D-13
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-14
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-14
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-14
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-14
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-14
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	D-14
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	D-15
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	D-15
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	D-15
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	D-15
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	D-15

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	D-15
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	D-15
18103253	4065 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	D-15
18103254	4035 FREIGHT DOCK RD	0.31	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	D-15
18103255	4001 FREIGHT DOCK RD	0.35	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	D-15
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-15
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-16
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-16
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-16
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-17
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-17
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-17
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-17
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-17
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	D-17
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-17
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-17
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-17
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-17
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-17

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	D-17
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	D-18
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-19
17510071		4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	D-2
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-20
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-20
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	D-21
18103403	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49	D-22
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-3
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-4
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-4
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-5
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-6
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-7
17701009		1.50	T 6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2	D-8
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-9
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17513328	3859 BARTLETT ST	0.25	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B	E-11
17513329		0.85	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-15
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-17
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DE	E-18
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	E-19
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-20
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-21
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	E-22
17915003		0.24	T 6S R 13W SEC 23 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY DRIVE	E-23

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PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17910001		5.00	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 36	E-24
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-24
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-25
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-25
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-25
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-25
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-25
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-25
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	E-25
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	E-25
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	E-25
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	E-25
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	E-25
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	E-25
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-26
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-26
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-27
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-27
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-28

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-29
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-29
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-3
17321013	40722 STACEY ST	1.68	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-A	E-3
17321014	40746 STACEY ST	0.94	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-B	E-3
17321015	41170 BELNAP DR	0.95	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-C	E-3
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-30
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-30
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-30
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-31
18103426		1.09	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	E-32
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-33
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-34
17503025		6.57	T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-4
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-5
17524110		0.49	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 70	E-6

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PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17524111		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 66	E-6
17524112		0.34	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 67	E-6
17524126		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 60	E-6
17524127		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59	E-6
17524128		0.38	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 58	E-6
17524129		0.39	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 57	E-6
17524130		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 65	E-6
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-7
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-8
17504023	360 W FAIRVIEW AVE	38.30	T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008 ADDN	E-9
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6	F-2
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2

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PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17307094	184 SKYLINE DR	7.83	Hillstrands Homestead Lot 1	F-5
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-5
17307095,6	188 SKYLINE DR	8.34	Hillstrands Homestead Lot 2	F-5
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-6
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-6
17366008		9.10	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN OF NE1/4 NW1/4 STARTING @ 1/4 CORNER OF SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH W ON THREAD OF BRIDGE CREEK 400	F-6
17305219		40.00	T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4	F-7
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
18101023		3.00	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	G-3

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B TRACT B	G-4
18102018		19.66	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-A	G-5
18102019		25.81	T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-B	G-5



In negotiations for tower

Legend

- Parcels
- City Lands**
- Available for Lease
- Leased Lands
- Other City Lands (undesigned)
- City Facilities
- Parks



City of Homer

www.cityofhomer-ak.gov

Planning

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(f) 907-235-3118

To: Parks and Recreation Advisory Commission
From: Julie Engebretsen, Deputy City Planner
Date: February 18, 2016
Subject: Strategic Plan

Requested Action: Please read the executive summary of the needs assessment, and bring one or two items you would like to personally work on outside of meeting time.

Sometimes it is difficult for groups to figure out what their mission is, what their goals are, and how to achieve them. Other Commissions have tried having a 'work list' of topics, but that can become a huge laundry list. A strategic plan is a much more focused document. It helps new commissioners and staff learn what the Commission priorities are, and helps existing commissioners remember the group priorities. The Commission can change this document at any time when its on the agenda, and I recommend reviewing it quarterly. Without common, achievable goals, Commissions and staff find themselves running in different directions and no one makes any progress. That's frustrating, and not a good use of anyone's time.

What is a strategic plan?

A strategic plan is a written document stating what your goals are, what you are trying to accomplish, and what steps you will take to achieve the desired outcome. There are City documents to guide you; the Comprehensive Plan and the Park Art Recreation and Culture Needs Assessment in particular.

Why have a Strategic Plan?

It helps keep the group focused on measureable, achievable goals. And the plan tells us who is supposed to do what, to make the goals become reality!

Staff recommendation: Please read the executive summary of the needs assessment, and bring one or two items you would like (and have time) to personally work on outside of meeting time.

Attachments:

2016 Draft Strategic Plan

Executive Summary of the PARC Needs Assessment

Figure 19: Priority Identified Needs

Table Key							
●	Indicates primary tier priority						
◆	Indicates secondary tier priority						
Priority	Project			Outreach Source			
	Project	Category	Potential Community Center Element	Fall 2014 Outreach	Community Survey	Provider Survey	Previous Planning
●	Community recreation facility	Multi-purpose Indoor		■	■	■	
●	Multi-purpose gym	Multi-purpose Indoor	○	■	■	■	■
●	Convention center	Multi-purpose Indoor	○	■			
●	Multi-purpose community art space and more art classroom space (e.g., wood shop, kiln, press, darkroom)	Multi-purpose Indoor		■	■	■	■
●			○	■	■	■	■
●	200-250 person theater	Specialized Indoor					
●	Children's art space; toddler/family/pre-school space, indoor play structure	Specialized Indoor		■	■	■	
●	Indoor walking facility/track	Specialized Indoor		■	■		■
●	Kevin Bell Arena financial support	Specialized Indoor		■	■	■	■
◆	Affordable weight room	Specialized Indoor		■	■		■
◆	Indoor and outdoor racket sports, including tennis	Specialized Indoor		■	■		
◆	Martial arts gym	Specialized Indoor	○		■		
◆	Music/recording studio	Specialized Indoor	○	■	■	■	
◆	Private music and art studios	Specialized Indoor	○	■			

Project				Outreach Source			
Priority	Project	Category	Potential Community Center Element	Fall 2014 Outreach	Community Survey	Provider Survey	Previous Planning
●	Space and programming for children and teens when school is not in session (e.g. Boys and Girls Club)	Central space/ headquarters (Indoor)	○	■	■	■	■
◆	Space and/or programs for music (e.g. open jam, mentoring/volunteer taught lessons, community band, practice spaces)	Central space/ headquarters (Indoor)	○	■	■	■	
●	Maintained, car free ice skating at Beluga Lake	Outdoor			■		
◆	Outdoor stage/amphitheater	Outdoor	○	■		■	■
◆	Warming hut on spit for water sports	Outdoor		■	■		
◆	Adequate parking at some facilities (e.g., Karen Hornaday Park, Jack Gist Park).	Outdoor		■		■	■
◆	Upgrade softball fields	Outdoor		■	■	■	■
●	Construct more non-motorized trails; bike and walking trails throughout the city and on main roads and neighborhoods; enhanced trail connections	Trails		■	■	■	■
●	Provide more ski trails in Anchor Point	Trails		■	■		■
◆	Improved maintenance for trails	Trails		■	■		
◆	Move toward multi-use trails in future	Trails		■	■	■	
●	Multi-generational activities	Programing		■			
●	Longer hours for programs or facilities (e.g. late night and/or early morning)	Programing		■	■		
●	More indoor activities (e.g. laser tag, bumper cars, go cart track, child play area)	Programing		■		■	■

Project				Outreach Source			
Priority	Project	Category	Potential Community Center Element	Fall 2014 Outreach	Community Survey	Provider Survey	Previous Planning
●	More for mentally and physical disabled older people, and for seniors in general	Programing	○	■			■
●	Marine safety programing	Programing		■	■		
●	More activities at McNeil Canyon School	Programing			■		
●	More activities in Anchor Point	Programing		■	■		
●	Parent-toddler classes	Programing			■		
◆	Folk school classes	Programing			■		
◆	Healthy cooking classes	Programing		■	■		
◆	Indoor soccer (adults only)	Programing			■		
◆	More short courses/workshops (1 day or less) with smaller time and financial commitment (e.g. at the University)	Programing		■	■		
◆	Vocational-technical classes and apprenticeship programs	Programing		■		■	■
◆	Wildfoods safety class	Programing			■		
◆	Zumba	Programing			■		
●	Improved, central community calendar (flyers, website, email updates, social media)	Coordination + Information		■	■		■
●	Continue to work with school district to enable off hours and off season use to the extent possible; Elementary, Middle and/or High School open to public for community schools or evening programs, as possible	Coordination + Information		■	■	■	■
●	Centralized Parks and Recreation Department	Coordination + Information		■		■	■
●	Expand capacity to maintain facilities and offer programs	Coordination + Information		■		■	■
●	Consolidate recreation and culture leadership. Reduce the number of volunteer boards; more coordination among providers (e.g., calendaring, networking, partnerships on projects, joint fundraising or grant applications, reciprocal membership agreements)	Coordination + Information		■	■	■	■
◆	More recreation and culture employees to provide project coordination and fundraising support, particularly grantwriting; could be	Coordination + Information		■		■	■

Project				Outreach Source			
Priority	Project	Category	Potential Community Center Element	Fall 2014 Outreach	Community Survey	Provider Survey	Previous Planning
	shared by various providers.						
◆	Meeting room List	Coordination + Information		■		■	
●	Park endowment fund	Funding		■			■
●	Park, Arts, Recreation and Culture, and Trails Foundation	Funding		■			
●	Sliding payment scale for participation in sporting activities and equipment, lower gym fees, including teen discount	Funding		■	■	■	■
◆	Recreation Service District	Funding		■			
◆	Reevaluate senior property tax exemption	Funding		■			
◆	Charge people who live outside of the city more to use city facilities and programs	Funding			■		
●	Transportation improvements, especially for those who don't drive (e.g. carpooling/ridesharing, improvements to trails and sidewalks, bike lanes, road crossings, better signage, connecting trails and paths through town, make places for people to park and walk)	Supporting		■	■	■	■
◆	Affordable transport across the bay	Programing		■	■		■
◆	Town center/square/plaza	Supporting	○	■			■

OPPORTUNITIES TO USE EXISTING FACILITIES

The community felt strongly that Homer’s many existing resources should be used to meet existing needs before any new facilities were built or programs started. Agnew::Beck analyzed the extent to which priority needs could be met with existing resources, based on the needs and existing resources inventories generated through the needs assessment process. The results are summarized in the table below. Many identified needs could potentially be met through existing or new resources, depending on the will of the community.

Figure 20: Opportunities to Use Existing Resources to Meet Priority Recreation and Culture Needs

Identified Need	Improve Coordination, Calendaring and Communication	Space Dependent	New Facility	Existing Resource(s)
Community Center				
Multi-purpose facility with gymnasium	Yes	Yes	Yes	HERC, High School, Middle School
Centrally located convention center	No	Yes	Yes (for larger events that require a central location)	Land’s End, Bidarka Hotel, Islands and Ocean, Kevin Bell Ice Arena (with flooring), Pratt Museum
200-300 seat performance venue ⁷	No	Yes	Yes	Mariner Theater, Pier One, Homer Theater, Homer Council on the Arts, Pratt Museum (if renovated)
Martial arts gymnasium/mat room ⁸	Yes	Yes	Yes	High School, private businesses
Toddler-family spaces	Yes	Yes	Maybe (depends on specific activities)	Senior Center, Library, Islands and Ocean , Homer Council on the Arts, Pratt Museum, Kevin Bell Arena, Pool, Schools, private businesses.
Teen space	Yes	Yes	Yes	High School, others (e.g., rec room)

⁷ 200-300 seat performance venue could be integrated with a main multi-purpose space, with green room (backstage warm-up/dressing room/rehearsal space for performers) as auxiliary space or additional black box (flexible space that is less constrained for other uses than the typical raised stage, permanent seating of a traditional theater).

⁸ A martial arts gymnasium/mat room could be designed to also serve as the green room noted above.

Identified Need	Improve Coordination, Calendaring and Communication			
	Space Dependent	New Facility	Existing Resource(s)	
Music hub	Yes	Yes	Yes	High School, private businesses (e.g., Lindianne’s Music Garden)
Art studios and art classroom space	Yes	Yes	Yes	Schools, Kachemak Bay Campus, Homer Council on the Arts, Pratt Museum
Affordable weight room	Yes	Yes	Maybe	High School
Indoor walking track	Yes	Yes	Yes	High School, Kevin Bell, Elementary Schools
Outdoor amphitheater	Yes	Yes	Maybe	Pratt Museum, Library, Islands and Ocean
Other Projects				
Community calendar MAPP Calendar	Yes	No	No	Homer News, City of Homer, Individual arts, recreation, civic organizations, Homer Council on the Arts, Homer Public Radio AM 890, Pop411.org, KBBi calendar
Address scheduling conflicts with Kenai Peninsula Borough District Resources. ⁹	Yes	Yes	Maybe	High School (has scheduling application), other schools, Community Recreation, others
Consolidated community recreation and culture leadership	Yes	No	No	Recreation and Culture Committee
Centralized City Park and Recreation Department ¹⁰	Yes	No	No	City of Homer Park Maintenance, Community Recreation

⁹ Schools may already be used to capacity. The high school is used for school, Kachemak Bay Campus, Community Recreation activities and other community events. All space availability is dependent on scheduling and budgets for the associated operations and maintenance costs.

¹⁰ A centralized City Park and Recreation Department would be a new City department; it would require additional staff members, who could potentially leverage additional community involvement/coordination.

Identified Need	Improve Coordination, Calendaring and Communication			New Facility	Existing Resource(s)
	Space Dependent				
Programming					
Indoor soccer (adults only)	Yes	Yes	Yes		Community Recreation
More indoor activities (e.g. laser tag, bumper cars, go cart track, child play area)	Yes	Yes	Yes (at a large scale)		At a limited scale, opportunity for future offerings by new or existing providers. Community Recreation
Winter event space and programing	Yes	Yes	Maybe (depends on specific activities)		Community Recreation, Schools, Kachemak Bay Campus, Bunnell St. Art, Homer Council on the Art Center, Islands and Ocean, Pratt Museum
More for mentally and physical disabled older people, and for seniors in general	Yes	Yes	Maybe (depends on specific activities)		Community Recreation, Independent Living Center TRAILS Program
More activities in Anchor Point ¹¹	Yes	Yes	Maybe (depends on specific activities)		Anchor Point library, senior center
Longer hours for programs or facilities (e.g. late night and/or early morning)	Yes	Yes	Maybe		Private businesses and various providers
Multi-generational activities	Yes	No	Maybe (depends on specific activities)		Community Recreation, Senior center, non-profits, library
Marine safety programing ¹²	Yes	No	No		High School (pool), Kachemak Bay Campus, boat harbor (working boats and boat yard businesses)

11 Specifically: general and summer-specific activities, swimming at the Anchor Point pond, bike route to Anchor Point, trails in Anchor Point.

12 The high school and college are already working to increase marine-industry related curricula and secure appropriate space(s).

Identified Need	Improve Coordination, Calendaring and Communication			Existing Resource(s)
	Space Dependent	New Facility		
More activities at McNeil Canyon School	Yes	Yes	No	McNeil Canyon School
Parent-toddler classes	Yes	No	Maybe (depends on specific activities)	Community Recreation, SPROUT, Pratt Museum, Harbor School of Music and Dance, Homer Soccer Assoc., other providers
Folk school classes	Yes	No	Maybe (depends on specific activities)	North Pacific Folk School, Kachemak Bay Campus, High School classrooms
Healthy cooking classes	Yes	No	No	SVT Health and Wellness, South Peninsula Hospital, local churches
Short courses/ workshops (1 day or less) with smaller time and financial commitment	Yes	Maybe	No	Kachemak Bay Campus, various providers
Vocational-technical classes and apprenticeship programs	Yes	Maybe	Maybe ¹³	Kachemak Bay Campus, High School
Wildfoods safety class	Yes	No	No	
Zumba	Yes	No	No	Community Recreation, Bay Club, Senior Center

¹³ The college and High School work together to fulfill their space needs.

EXECUTIVE SUMMARY

HOMER RECREATION AND CULTURE NEEDS ASSESSMENT

The Parks, Art, Recreation and Culture (PARC) Needs Assessment is intended to determine the resources and prioritize the needs for the area community (including the City of Homer and four neighboring census tracts: Anchor Point, Fritz Creek, Diamond Ridge and Kachemak City) concerning parks, arts, recreation and culture (PARC) facilities and programs. To accomplish this, the project involved:

1. Assessing community values, wants and needs related to PARC resources, based on feedback from a broad range of organizations, individuals, and businesses;
2. Identifying gaps between identified needs and existing facilities and programs; and
3. Investigating strategies for meeting priority needs, recognizing the realities of finite resources (e.g., funding, volunteers, profitable business opportunities) and Homer's relatively small population. Strategies include better use of existing facilities, while investigating options for new resources to support future recreation and culture improvements.

The results reflect the reality that many residents, businesses, organizations of and visitors to the greater Homer area deeply value PARC resources for their social, health and quality of life benefits, for the economic opportunities they provide, and because they make greater Homer the community and the place in which they choose to live. The greater Homer area has attracted a community of people with great vision and capacity to make things happen: community members dedicate a remarkable number of volunteer hours, have started and maintained numerous nonprofits, hosted community events, and donated materials and funding toward various community resources.

AMBITIOUS, REALISTIC AND STRATEGIC

With all this community effort, greater Homer already has a wealth of PARC resources. The needs assessment reveals a desire for even more: a broad and ambitious list of ways to further expand and fill PARC gaps. At the same time, it is clear that there are limits in the community's ability to meet all expressed wishes, and that there is a desire to be realistic about how much the community is able to take on and sustain over time. To satisfy these goals, this summary of identified needs is presented within the context of an overall set of strategies:

1. Maximize the use of existing public resources.
2. Look for and take advantage of opportunities for the private sector to fill gaps.
3. Explore new ways to improve the efficiency and coordination of providing PARC resources and related information sharing.

4. Maintain existing facilities while developing funding strategies for highest priority future expansion or renewal projects.

SUMMARY OF IDENTIFIED PRIORITY NEEDS

A full list of identified needs is included in the attached Identified Needs Inventory. This list was generated from a review of previous relevant plans and studies, an online community survey, an online provider questionnaire, community workshop and focus group discussions, and key informant interviews. From this inventory, a set of priorities was determined by filtering the identified needs based on whether they had:

1. Broad support from multiple user groups and the general public and therefore would directly serve the largest portion of the community, *or*
2. High level of support from one or more organized user group(s) and therefore already has a project champion, although it may directly serve a smaller subset of the community.

The identified needs were also filtered through a set of specific criteria developed by the community as the basis for prioritization; these criteria determined that priorities should:

1. Contribute to the economic vitality of the community.
2. Bring together multiple organizations and user groups (such as seniors and youth).
3. Support the capacity and mission of existing organizations.
4. Be affordable to users.
5. Be able to be staffed and maintained.
6. Have a user group.
7. Be physically accessible to community members, in a central location, and complement adjacent land uses (if applicable).
8. Include both passive and active recreation together.

The priorities that emerged through this filtering process focus on the need for indoor facilities/activities and improvements to PARC resource coordination, and also included a number of more modest of outdoor facilities and programming needs.

INDOOR FACILITIES

Of the priorities that filtered to the top, the most significant was space for indoor activities. The most pressing needs are for a general-purpose gymnasium and a multi-purpose space for dance, martial arts, performing arts (rehearsals, performances), and community events. It will be difficult for the community to meet these types of programming needs until adequate space is created. Specific identified needs include:

- Active recreation space: large multi-purpose gymnasium, indoor walking track, affordable weight room, martial arts gym, indoor (and outdoor) racket sports-
- Space for the arts: centralized location for music activities (including practice studio, recording studio and/or programming), more spaces for making art, 200-300 seat performance space, and
- Spaces for youth: toddler and family spaces,¹ teen space while school is not in session.
- Space that can support varied community events and gatherings.

Depending on specific designs, many or even all of these needs might be met in a single facility. A multi-purpose community center was the most frequently identified need across providers, user groups, existing plans and the general public. Although frequently mentioned, a new multipurpose facility would be costly. Considering the other identified needs, this project might best be deferred to a medium or long-term status, giving time to raise the necessary funding as well as time for the area's population, industry and tax base to grow. The next step for the community will be to determine how best to meet priority indoor space needs through existing facilities, new discrete facilities or grouped within a single multi-use project. Investigating options will include consideration of: the availability of existing spaces and their ability to adequately meet the identified needs; potential project providers (who will own and operate the space, who will run the activities), their responsibilities, level of commitment and ability to sustain use/participation; potential funding mechanisms and willingness to pay; and which uses will be compatible or incompatible in a multi-use facility. While these decisions are being made, the City should investigate ways to keep the HERC open (e.g., for another 10 years) to help meet indoor space needs.

Another priority that came up repeatedly during the needs assessment is the need to stabilize the financial future of the Kevin Bell Ice Arena. Though the City is not responsible for this facility, thousands of people use the facility (up to 800 in a week). The facility supports local users and also attracts teams from outside the community who spend time (and money) in Homer. Aside from the debt of the building and land, the rink's revenue has supported its yearly operations since it opened in 2005. Current debt totals \$2.74 million, and it will require \$60,000 per year to repay. The rink has become an institution in Homer, providing healthy lifestyle choices and also important winter revenue with the annual tournaments and games, bringing visitors from other cities. The Needs Assessment is not the forum in which to work out the specific near term strategies on this time-sensitive issue. The community can continue to seek opportunities to meet existing user needs at the hockey arena (e.g., indoor walking, climbing) as well as investigate longer term revenue sources that could help sustain the facility. The idea was raised to consider dedicating some amount of City funds to cover a portion of the \$60,000 annual debt payment.

¹ Some of these space needs may be fulfilled by better communication about existing toddler-friendly spaces and activities; many programs are already offered and new activities starting.

OUTDOOR FACILITIES

Priority outdoor facilities include: upgrading the softball fields, car-free ice skating at Beluga Lake, a warming hut on the spit, an outdoor amphitheater, and multi-use trail connections. These outdoor improvements, while important, present a much lower threshold of cost and complexity than the possible need for some form of new, multipurpose indoor facility(ies).

ACTIVITIES, EVENTS, PROGRAMING

A number of programming needs were identified, listed below. Exploring options to meet these identified needs is important, but must be considered in the context of the management and/or addition of indoor facilities, which is closely tied to many of these identified needs.

- Indoor, winter event space and programing, activities (e.g. laser tag, bumper cars, go cart track, child play area), and longer hours for programs or facilities (e.g. late night and/or early morning).
- Multi-generational activities, for parents and toddlers, for mentally and physical disabled older people, for seniors in general.
- Activities at McNeil Canyon School and in Anchor Point, specifically.
- Short courses/workshops (one day or less), with smaller time and financial commitment.
- Specific activities/classes: folk school, healthy cooking, lifelong learning programs, Zumba, wildfoods safety, marine safety, adult indoor soccer.

MANAGEMENT AND COMMUNICATION

Outreach results make clear that participants recognize the need for new strategies to meet these priorities and identified the following solutions:

- Make better use of what already is available:
 - Centralized community calendar and information sharing (e.g., via mobile phone app).
 - Transportation improvements to get people to activities/events (e.g., affordable cross-bay transportation, rides for youth and seniors who do not drive).
 - Continued coordination and access to school district resources, particularly the high school.
- Improve the delivery of PARC resources:
 - Centralized meeting room list/scheduler.

- Consolidated community PARC leadership to reduce the number of volunteer boards and enable better coordination among providers (e.g., calendaring, networking, partnerships on projects, joint fundraising or grant applications, reciprocal membership agreements).
 - Consider a centralized City Parks and Recreation Department with additional City of Homer recreation staff (existing staff are currently at capacity, and the City could potentially leverage increased community involvement toward providing services and completing park improvement projects with additional staff.).
 - Consider ways to maintain the PARC Committee and continued City involvement in PARC resource management.
- Investigate new funding options (e.g., service area); consistent capital funding is needed, whether for the HERC, ballfields, or park improvements.

OPPORTUNITIES TO USE EXISTING FACILITIES

The community felt strongly that Homer’s many existing resources should be used to meet existing needs before any new facilities were built or programs started. The Needs Assessment included an analysis of the extent to which priority needs could be met with existing resources, based on the needs and existing resources inventories generated through the needs assessment process. Many identified needs could potentially be met through existing or new resources, depending on the will of the community.

NEXT STEPS AND IMPLEMENTATION RESOURCES

Parks, art, recreation and culture are important enough to area residents that a majority support some degree of increased public funding for recreation and culture facilities and services through various means. In the near term, recreation and culture leaders could continue to focus on the operational and organizational priority needs to better coordinate and consolidate existing resources in terms of space, funding and fundraising efforts, information sharing, and planning for longer-term priorities, such as a new multi-purpose facility or addressing the future ownership of the Kevin Bell Ice Arena.

The statistically valid survey indicates a level of support and willingness to dedicate City funds toward these two large capital projects. Just over half of the statistically-valid telephone survey respondents (56.8 percent) said that a new multi-purpose community center should be a City priority within the next 10 years and indicated a willingness to contribute some amount of property taxes to its development. Similarly, just over half of the statistically-valid telephone survey respondents (53.6 percent) indicated that the City should provide approximately \$10,000-\$15,000 per year in new funding to help cover a portion of the loan payment on the hockey arena, and look to the Homer Hockey Association to find the remaining funding for the Kevin Bell Ice Arena. Another 20.1 percent of survey respondents indicated a willingness to dedicate city funding to pay the entire \$60,000 annual mortgage payment on the ice arena.

The statistically valid survey also indicates a level of support for different potential funding mechanisms. The most frequently indicated choice of municipal funding mechanism for new recreation and culture services was to reallocate existing funding from other municipal sources (25 percent). Support for taxes (property, sales, other) as the preferred funding mechanism ranged from approximately 12-18 percent, while survey results also indicate that over 55 percent of area residents would to some degree favor the creation of a service area in the Homer area to fund new recreation and culture services. The most likely and robust strategy for funding existing and new recreation and culture facilities and services is to leverage funding from a variety of sources, including city tax funding, user fees, grants and continued volunteer support.

PARKS AND RECREATION ADVISORY COMMISSION
STRATEGIC PLAN 2016 Draft

MISSION STATEMENT

The Commission is established to advocate in an advisory capacity to the City Manager and the City Council on the problems and development of parks, recreation facilities and public beaches within the City.

STRATEGIC GOALS OF THE COMMISSION – What is the focus for the commission?

General Goals of the Commission

- Advocate for obtaining open and green space
- Receive notification of future land disposals with attention to park and recreation needs
- Keep existing green space and public open space
- Preserve areas of natural beauty and access
- Receive notification of vacations of public access
- Receive report on City cemetery maintenance costs, future land use, budget orientation funds, how many plots and where the revenues are applied from plot sales
- Improve Public Outreach for Parks, Recreation and trails opportunities; possibly with a brochure staff comments are bold and italicized (***website upgrades and brochure have been created. What more specifically would you like to see? How will we know if we are successful?***)

Staff additions: Keep existing staffing levels for Parks Maintenance. Increase Community Rec staffing by .25 FTE.

STRATEGIC OBJECTIVES OF THE COMMISSION – Must have achievable results, an action statement.

1-2 Year Projects

- Develop a Kayak Launch for the Water Trail @ the Pier 1 lot (***Is this completed as far as commission involvement?***)
- ~~— Develop and Create a Dog Park~~
- Diamond Creek Recreational Improvement Plan – ~~Support the plan's adoption by the City Council.~~ (***Done***)
 - o Next Steps, Trails improvements, Trail head parking lot (*Rogers Loop land acquisition*)
- Plan and build Woodard Creek Trail (***update? What is commission's roll?***)
- Continue work on Karen Hornaday park drainage, the parking lot, and master plan implementation. Immediate goal of completing already funded projects and applying for new funds. (***done – have spent all existing grant funds. Do need to identify next phase***)
- Increase the city budget for parks and recreation (***need to quantify what this means, # of employees? Hours? FTE? Reserve savings per year?***)
- Improve pedestrian access to Mariner Park from the Homer Spit Road and the bike path
- Extend the Bike path on Ocean Drive ~~loop~~ to connect to Homer Spit Road (around the bend) (***done?***)
- Create an overall uniform sign design for city parks and recreation areas. (***done?***)
- ~~- Review Town Center Plan to Identify Short Term Projects (***not timely?***)~~
- Explore what should be done with the HERC building (***who is working on this?***)

3+ Year Projects

- Advocate for a Parks and Recreation Department
 - Focus on Department Only (separate from community rec center discussion)(**Staff comments, will be working on this w comp plan**)
- Talking Points for Commissioners to Speak to Council with Assurance and Confidence (**Done?**)

We seem to have a good system in place)

- Plan and Develop Footpaths in the Town Center Area (**cut, still in comp plan but not a near term item**)
- Construct a Bike/Pedestrian Path Along Kachemak Drive (**cut, still in comp plan but not a near term item**)
- Create a long term plan for a multiuse community facility. (**Revise? Work with Council to create? This is bigger than P&R i.e. probably too big for this group to tackle without significant support from Council**)
- Explore the idea of a Recreational Service Area (**done? What else is needed to finish this topic?**)
- Mariner Park Site Improvements – Level parking Area, delineation of Day Use Area and Camping Area, Define and Improve Campsites and relocate Kiosk, increase number of spaces and revenues (**need to make budget recommendations on this, and move on**)

NEW: Parks and Rec Master Plan? other items based on the PARC needs assessment? Bring the ideas from the plan that you would like to work on please!

ACTIONS OF THE COMMISSION –Who will do what, when and how?

- Have a committee go to City Council with recommendations, action plan and time frame. (**doing great**)
- Every time there is a memo from the Commission to City Council a Commissioner should go to the meeting and speak about it. (**doing great**)
- A commissioner should attend every council meeting to speak with council and keep them informed about what they are working on. (**doing great**)
- One member of the Commission attend meetings of other user groups – skiing, co-host, etc. Create better working relationship and communication with user groups. (**where are we at? Update this? Are there other methods like face book of ways to stay in touch?**)
- Educate other city commissions, committees and boards (**educate about what? Revise and refine.**)
- Staff to send notice of commission projects

SHARED ACTIONS STAFF/COMMISSION

- Focus and monitor the HNMTTP implementation
- Research and create best use plans for all parks, with WKFL being the next park. (**staff comment: not going to happen with the resources we have. Great idea, but for the most part we seem to be doing OK with what we have.**)

PARKS AND RECREATION ADVISORY COMMISSION ANNUAL CALENDAR
FOR THE 2016 MEETING SCHEDULE

<u>MEETING DATE</u>	<u>SCHEDULED EVENTS OR AGENDA ITEM</u>
FEBRUARY 18, 2016	STRATEGIC PLAN RE-WRITE
MARCH 18, 2016	LAND ALLOCATION PLAN REVIEW & RECOMMENDATIONS COMPLETE STRATEGIC PLAN RE-WRITE
APRIL 21, 2016	SPRING PARK &/ OR BEACH WALK THROUGH
MAY 19, 2016	
JUNE 16, 2016	INITIAL BUDGET REVIEW – WHAT DOES THE COMMISSION WANT FOR 2017? REVIEW CAPITAL IMPROVEMENT PLAN & RECOMMENDATIONS
AUGUST 18, 2016	BUDGET REVIEW & RECOMMENDATIONS STRATEGIC PLANNING
SEPTEMBER 15, 2016	FALL PARK WALK THROUGH AND BEACH WALK; ELECTIONS; SELECT KHP CLEAN UP DAY BUDGET DISCUSSION
OCTOBER 20, 2016	REVIEW AND APPROVE THE 2016 MEETING SCHEDULE
NOVEMBER 17, 2016	STRATEGIC PLAN REVIEW & PLANNING
DECEMBER 2016	NO MEETING SCHEDULED HAPPY HOLIDAYS!

**2016 HOMER CITY COUNCIL MEETINGS
PARKS AND RECREATION ADVISORY COMMISSION ATTENDANCE**

It is the goal of the Commission to have a member speak regularly to the City Council at council meetings. There is a special place on the council’s agenda specifically for this. After Council approves the consent agenda and any scheduled visitors it is then time for staff reports, commission reports and borough reports. That is when you would stand and be recognized by the Mayor to approach and give a brief report on what the Commission is currently addressing, projects, events, etc. **A commissioner is scheduled to speak and has a choice at which council meeting they will attend. It is only required to attend one meeting during the month that you are assigned.** However, if your schedule permits please feel free to attend both meetings. Remember you cannot be heard if you do not speak.

The following Meeting Dates for City Council for 2016 is as follows:

January 11,25 2016	<u>Commissioner Steffy</u>	<hr/>
February 8,22 2016	<u>Commissioner Brann</u>	<hr/>
March 14,28 2016	<u>Commissioner Ashmun</u>	<hr/>
April 11,25 2016	<u>Commissioner Brann</u>	<hr/>
May 9, 23 2016	<u>Commissioner Lowney</u>	<hr/>
June 13, 27 2016	<hr/>	<hr/>
July 25 2016	<hr/>	<hr/>
August 8, 22 2016	<hr/>	<hr/>
September 12,26 2016	<hr/>	<hr/>
October 10, 24 2016	<hr/>	<hr/>
November 28 2016	<hr/>	<hr/>
December 12, 2016	<hr/>	<hr/>

Please review and if you will be unable to make the meeting you are tentatively scheduled for please discuss. PLEASE NOTE: When additional commissioners are appointed the proposed schedule above will reflect those added commissioners.

