

*Parks & Recreation
Advisory Commission*

*Thursday
February 21, 2013
REGULAR MEETING
5:30 p.m.*



City Hall Cowles Council Chambers
491 E. Pioneer Avenue
Homer, Alaska 99603

Prepared and Produced by the City Clerk's Office -2/14/2013 - rk



**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF THE MINUTES** (*Minutes are approved during Regular Meetings Only*)
 - A. Minutes from the Regular Meeting on January 17, 2013 Page 5
- 4. PUBLIC COMMENT UPON MATTERS ALREADY ON THE AGENDA** (*Three minute time limit*)
- 5. VISITORS** (*Visitors normally have 10 minutes for their presentation.*)
 - A. Kathryn Crowley, Indoor and Outdoor Playspace Assessments
 1. Trail and Walkway Survey Results
 - B. Carey Meyer, Spit Trail
- 6. STAFF & COUNCIL REPORTS/COMMITTEE REPORTS/BOROUGH REPORTS**
 - A. Community Recreation – Mike Ilg
 - B. Staff Report – Julie Engebretsen, Planning Technician/GIS
 - C. Parks Maintenance – Angie Otteson
 - D. Kachemak Drive Path Committee Report – Dave Brann
 - F. Karen Hornaday Park Committee – Robert Archibald/Deb Lowney Page 11
- 7. PUBLIC HEARING**
- 8. PENDING BUSINESS**
 - A. Kachemak Drive Trail
 1. Bicycles on the Road Signage and Right of Way Permit Application
 2. Survey Update on the first ½ Mile
 - B. Pier 1 Parcel Update Page 13
 1. Kayak Launch Site Approval
 2. Home for the Wooden Boat Society
 3. Pier 1 Campground – Why was it bulldozed, and when will it be rebuilt?
 - C. Diamond Creek Recreation Area Page 17
 1. Adding the Recreation Area to the Map on the Website
 2. Discussion and Request for Non-motorized Signs
 3. Approval of the Diamond Creek Recreation Area Plan
 - D. Dog Park Information for Commission Review and Consideration Page 49
 - E. Karen Hornaday Park- Day Use Recommendations Page 61
- 9. NEW BUSINESS**
 - A. Kachemak Drive Path Committee Re: Dissolving the Committee – Page 87
Postponed from Previous Meetings
 - B. Land Allocation Plan 2013 Page 99
- 10. INFORMATIONAL MATERIALS**
 - A. Commissioner Attendance at Council Meetings 2013 Page 235
 - B. Commission Annual Calendar 2013 Page 237
 - C. Strategic Plan 2013 Page 239
 - D. Klauder & Company Architects, Inc. Re: HERC Building Analysis dated December 10, 2012 Page 241
 - E. Approved Budget for 2013 – PR Related Page 255
 - F. KPB Land Management Division – Designation of Public Lands Page 257
 - G. How to Form a Service Area in the Kenai Peninsula Borough Page 259
- 11. COMMENTS OF THE AUDIENCE**
- 12. COMMENTS OF THE COUNCILMEMBER** (If one has been assigned)
- 13. COMMENTS OF STAFF MEMBERS**
- 14. COMMENTS OF THE COMMISSION**
- 15. COMMENTS OF THE CHAIR**
- 16. ADJOURNMENT THE NEXT REGULAR MEETING IS MARCH 21, 2013** at 5:30pm in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer Alaska

Session 13-01 a Regular Meeting of the Parks and Recreation Advisory Commission was called to order on January 17, 2013 at 5:39 pm by Vice Chair Dave Brann at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BRANN, BELL, LOWNEY, LILLIBRIDGE

ABSENT: COMMISSIONER BREMICKER (UNEXCUSED)

TELEPHONIC: COMMISSIONERS ARCHIBALD

STAFF: JULIE ENGBRETSSEN, GIS/PLANNING TECHNICIAN
MIKE ILLG, RECREATION SPECIALIST
RENEE KRAUSE, DEPUTY CITY CLERK

APPROVAL OF THE AGENDA

Vice Chair Brann requested a motion to approve the agenda.

LILLIBRIDGE/LOWNEY -MOVED TO AMEND THE AGENDA TO ADDRESS THE DOG PARK UNDER PENDING BUSINESS ITEM C. AFTER COMMITTEE REPORTS.

There was no discussion.

The amended agenda was approved by consensus of the Commission.

APPROVAL OF THE MINUTES *(Minutes are approved during regular meetings only)*

A. Meeting Minutes for the Special Meeting on December 20, 2012

Vice Chair Brann requested approval of the minutes.

LILLIBRIDGE/BELL - MOVED TO APPROVE THE MINUTES OF THE SPECIAL MEETING AS PRESENTED.

There was no discussion.

The minutes were approved as amended by consensus

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were no comments on the agenda.

RECONSIDERATION

There were no items for reconsideration.

VISITORS

Ms. Ginny Espenshade, Homer Prevention Project, thanked the commission for having her on the agenda tonight. Ms. Espenshade provided a brief summary on the creation of the Homer Prevention Project which received a \$1 million dollar grant over three year period and is focused on reduce underage drinking and adult binge drinking problems.

Ms. Espenshade noted that they are in the strategic planning portion, and training, and addressing issues on what drinking does to your health; looking at activities for young people; creating a virtual teen center and having outreach to area businesses and resources; some groups have created dances due to the school reducing dancing; creating a youth council; parks would also focus in the activities but there is a negative aspect to the parks in the area youth as they are places where drugs are done; such ideas are support from area groups such as Rotary or Bay Club. One idea would be the school

district sharing their facilities. Ms. Espenshade also informed the commissioners on an upcoming Youth Court event of Capture the Flag.

Vice Chair Brann thanked her for coming and although the commission may not be able to do anything but individually may have contacts within their peers that can assist their efforts.

There was a brief question and answer period regarding the grant and requirements.

STAFF & COUNCIL/COMMITTEE REPORTS/ AND BOROUGH REPORTS

A. Community Recreation - Mike Illg

Mr. Illg commented on receiving an email from an interested party for the camp host position; he announced the Telluride Film Festival on January 24-26, 2013; a Ski Equipment Swap; he has updated the park webpages with maps; there are new classes available upon school district approval; he reported that the outlook is not good for the HERC, there are major problems; if the Fire Marshal issues a waiver of liability the Boys & Girls Club would be able to continue and the Community Recreation programs that are being conducted in the building; he has received comments from members of the HoPP group and he additionally offered comments on the importance and need for a community recreation center.

Vice Chair Brann noted that the preliminary report is available online. He added that if you tried to fix everything that was needed it would be cheaper to build a new building. He commented on fixing up the ADA requirements and the Gym and getting rid of the rest as another avenue of thought.

B. Staff Report - Julie Engebretsen, Planning Technician/GIS

Ms. Engebretsen stated that the City Council will be talking about the HERC building, looking at the big picture when to you chooses to build a new building if the cost is \$10 million. The Council will also be discussing the Pier 1 parcel. This worksession is on Monday January 21, 2013 at 5:15 p.m. She also noted that the survey for the park was completed; she has recommended including a landscaping contractor in recommendations for the Day Use areas; her cost will come out of the funding for the Day Use Improvements.

Commissioner Archibald spoke about using caution when spending the funds for the Day Use, he noted that they only have so much money and does not want to spend in on engineering.

Ms. Engebretsen explained that the \$50,000 was used to complete an as-built survey including elevations; Nelson Engineering is completing a survey on the road layout and parking design a basic cost estimates.

She provided a brief summary on the restrooms and Spit Trail design. She noted that it will probably take two years to complete this project due to limitations on the Spit in the summer. She will talk about Mariner Park when they discuss the Budget.

She responded to questions from the commission on the expense of items regarding the HERC building.

C. Parks Maintenance - Angie Otteson

Ms. Otteson was not in attendance at this meeting.

D. Kachemak Drive Path Committee Report - Dave Brann

Commissioner Brann provided a brief summary update regarding the survey and a meeting with Gary Nelson.

F. Karen Hornaday Park Committee - Robert Archibald

Commissioner Archibald reported that the committee discussed the overall park design, proposed dirt work, remove and relocate the existing pavilion and construct a new pavilion. Complete finish work and seeding after all dirt work and construction is complete; discussed proposed trails; application for the Soil Conservation grant; the camp host will be very important this year to keep an eye on things and getting utilities installed for the proposed camp host site.

Commissioner Lowney commented on relocating the existing shelter and the Pavilion Design Task Force will be meeting on January 23, 2013. She reiterated on the decision to wait on the seeding and grassing until after the new pavilion is completed.

Commissioner Archibald noted the funds in the amount of \$9000 that is being held for the construction of the Woodard Creek Trail. He also noted the location and condition of the Snack Shack including one on wheels.

Ms. Engebretsen provided additional information on the engineering and design that the \$50,000 will be used for and where the landscaping designer would come in good use. Ms. Engebretsen fielded additional questions from the commissioners on the engineering.

PUBLIC HEARING

There were no items for public hearing.

PENDING BUSINESS

A. Budget Update

Ms. Engebretsen provided a summary on the approved Budget that affected Parks and Recreation. She noted that the following amounts and purposes were approved. She noted that there were two budgets approved by Council. It is unclear whether the Vault Toilets were funded. The Commissions requested for increased funding was approved. The \$1000 signage amount for Jack Gist Park was approved. She noted that the amount in the depreciation reserves was up to \$100 thousand dollars however they did have approximately \$70,000 in projects, repairs, etc.

Vice Chair Brann queried about the cemetery in regards to cost, maintenance and related expenses. He would like to know how it comes under the Parks & Recreation purview.

Ms. Krause responded to several of his questions regarding cost and maintenance, opening and closing gravesites and related costs. She noted that Dan Gardner handled most issues related to the cemetery.

Mr. Illg also noted that in most cities the cemeteries are under the Parks and Recreation Departments.

Commissioner Lillibridge departed the meeting at 7:15 p.m.

Commissioner Lowney inquired on the process for the expenditure of the money for signage at Jack Gist and also impending issues with trails. Ms. Engebretsen explained that process now and how the money will be spent. She further noted that Ms. Otteson will need to be involved in that decision.

Commissioner Lowney clarified that there are two different issues on the table regarding signage one was the overall uniform sign design for City of Homer Parks and Recreation and a sign for Jack Gist signage.

Ms. Engebretsen commented that with the gas line construction she is not sure about trail building until this is completed since they do not want to get in the way of the gas line. She noted that the first year of the gas line they should see downtown completed.

B. Dog Park Presentation & Discussion - *Continued Postponement from the December 20, 2012 Special Meeting*

Commissioner Lillibridge provided a summary on her proposal to create and establish an enclosed adult supervised Dog Park in the downtown area. She noted that she doesn't see a lot of loose running dogs but has received some positive feedback on creating a dog park. Commissioner Lillibridge stated that it is inexpensive and would not require a lot of effort to create. She noted the further benefits and amenities as follows:

1. Signage and Rules
2. Community Buy In
3. Unleashing Area
4. Agility Section within the Main Area
5. Owners required Clean-up after their Dogs
6. Trash Containers provided
7. Toys such as Frisbees and Balls that are provided by Owners who use the Park
8. Opportunity for Elderly residents who live in the or near the Downtown area to socialize and get out
9. Provides Area for Apartment Dwellers
10. Location Recommended at this time is close to the Vet's Office
11. Central and Visible

Commissioners commented on the proposed location near the HERC building; a suggested alternative location was the Town Center location; the recommended location is very visible to the Public; a large group use the soccer field now and do not clean up after their pets; accessible and ample parking; providing a space that is accessible to the older residents for year round use; research what other communities are doing; exactly how much area is required; the uncertainty of the HERC building or future use of the land; the green space is utilized by the Boys & Girls Club during the summer season; the idea and concept is great but the different location; accessing the other areas around the HERC building.

There was a brief discussion on creating a committee to review and investigate this issue. Vice Chair Brann requested Commissioner Lillibridge research the total land required to adequately house a Dog park; review additional areas around the downtown core; the expense of installing a dog park; talk with the Boys & Girls Club and interested parties. Commissioner Lillibridge can provide the information for the February meeting, she will not be available for discussion during the March meeting and the commission as a group can make a decision at the April meeting.

There was a brief discussion on the viability of the Town Center area. Vice Chair Brann requested staff to provide a map of the area. Mr. Ilg will meet with Boys & Girls local Unit Director. Mr. Ilg also noted for the record that Ms. Otteson did not think this was the best use for the location.

Additional comments on having a dog park were made by the commissioners on the benefits of a Dog Park for this specific user group and it would benefit a large number of people young and older. It was noted that the area was already heavily used; more information is needed; this proposed dog park is needed downtown not outside or at the beach.

NEW BUSINESS

A. Strategic Planning - Postponed from the December 20, 2012 Special Meeting

Ms. Engebretsen reviewed the current strategic plan and briefly explained how she normally does this and recommended just focusing on the 1-2 year projects and 3-5 year projects.

The commissioners reviewed and discussed adding projects in detail. The following was agreed upon by consensus of those in attendance:

- Remove Establish a Campground Host at Karen Hornaday Park
- Remove Support Playground Improvement Project at Karen Hornaday Park
- Remove the Mariner Park Driveway Access

- Advocating for Creation of a Parks and Recreation Department
- focus on department only
- need information on what a department comprises
- need information on what other cities have departments and budget, personnel information
- Talking points required for Commissioners to speak to Council with assurance

Add to 1-2 year projects the following:

- Develop a Kayak launch
- Develop and Create a Dog Park
- Diamond Creek Recreational Improvement Plan
 - Next Steps, criteria for trails, parking, trail heads, etc.
- Woodard Creek Trail

Using the information from the survey, with the private funds available and the possible funding from the grant it is believed a trail should be accomplished that would satisfy those interested parties.

Add and/or modify under 3-5 year projects the following:

- Develop and Plan Trails and footpaths in the Town Center area
- Community Recreational Center Development, Research and Planning
- Remove Document current and Historical trails, create pamphlet...this is being done by outside group from the Commission
- Advocacy for a Recreational Service Area - this is addressed by the Borough- staff can provide information for review and discussion at a meeting - Seldovia has recently accomplished this.
- Continuing the Existing Bike Path to the Entrance to Mariner Park
- Mariner Park Site Improvements - leveling the parking, delineation of Day Use Area from Camping Area, define campsites for increased revenue, relocating the kiosk

Under Goals of the Commission add

- Better Public Outreach

Commissioner Lowney inquired about adding a walk-through of town center area in May - June. It may be possible to complete in April as well depending on the weather. Commissioner Archibald advocated for March since he would be able to participate. Vice Chair Brann requested staff to add to the Annual Calendar.

B. Kachemak Drive Path Committee - Postponed from the December 20, 2012 Special Meeting

Vice Chair Brann noted the information provided by Ms. Krause and requested a motion to postpone action on disbanding the Kachemak Drive Path Committee until Chair Bremicker is in attendance. It is assumed that Chair Bremicker will be back for the February meeting.

BELL/LOWNEY - MOVED TO POSTPONE THIS ITEM UNTIL THE NEXT MEETING.

There was no discussion.

The motion was approved by consensus of the Commission.

INFORMATIONAL MATERIALS

A. Commissioner Attendance at Council Meetings 2013

B. Commission Annual Calendar 2013

There was no further discussion.

COMMENTS OF THE AUDIENCE

Ginny Espenshade, community member and dog owner commented on the proposed dog park. She spoke in favor of the idea of a dog park. She finds that as she gets older it is her dogs that get her out. She recommended that the commission consider an area near or inclusive of water; not limit it to Adults Only but responsible Dog Owners. The commission should consider the youth and even consider coordinating with the Animal shelter. The other issue of Camp Host is a good idea although some summers she finds that the same type program is used and abused by business owners; she noticed one outfit was from Sterling running their Charter business. She suggested building a cabin and using local people. They could offer it as a Scout build project.

COMMENTS OF THE CITY STAFF

Ms. Engebretsen expressed thanks for a great job.

Ms. Krause expounded on the availability of a student representative on most of the standing Commissions, Committee and Board. She noted the lack of limitations regarding age and if they are 18 or older they can apply to be appointed as a commissioner or board member.

COMMENTS OF THE COUNCILMEMBER *(if one is assigned)*

There was no councilmember present.

COMMENTS OF THE CHAIR

Vice Chair Brann commented on the availability of openings on the Commission and even for a student or youth member. Mr. Brann thanked everyone for their hard work and attending the meeting tonight.

COMMENTS FROM THE COMMISSIONERS

Commissioner Archibald expressed his thanks and it was a good meeting. His ear was a bit tired. He commented on the Pavilion Design Task Force.

Commissioner Lowney thanked Robert for hanging in there and it was a good meeting. They have a great agenda for 2013. She reminded those present about the meeting on the pavilion design on the 23rd of January.

Commissioner Bell echoed Ms. Lowney sentiments on a great meeting agenda lineup for 2013 and it was a good meeting.

ADJOURNMENT

There being no further business to come before the Commission Vice Chair Brann adjourned the meeting at 8:15 p.m. The next Regular Meeting is scheduled for February 21, 2013 at 5:30 pm at City Hall Cowles Council Chambers 491 E. Pioneer Avenue, Homer, Alaska.

Renee Krause, CMC, Deputy City Clerk I

Approved: _____

KAREN HORNADAY PARK
Committee Meeting Minutes
February 7, 2013

Co-Chair Ralph Broshes called the meeting to order at 5:35 p.m.

Members present: Trish Lillibridge, Phil Needham, Marti McCleery, Jack Wiles and Deb Lowney

Minutes from the December 8th meeting were approved.

Visitor-Public Works Director Carey Meyer

Deb Lowney started the meeting off by making the statement that the new pavilion construction is not dependant on the removal of the old pavilion. The new pavilion will be placed alongside the old.

Pavilion discussion:

1. Old pavilion removal and new placement

Phil stated that it would be more cost effective to move the old pavilion in one piece then to have it taken apart. The new placement has been decided upon per Angie with Public Works.

2. New pavilion design

Jack commented that he thought the taller part of roof line should be open to the Bay. As drawn in the sketches by Deb Lowney, the roofline follows the Bay so that the pavilion from the playground does not obstruct the view.

Phil offered a recommendation to have a ridge line down the center of the middle area running north to south at about 13-15 feet and having it slope out the side wings down to about 8-9 feet. This would leave the middle area open toward the bay and the view.

Also discussed the size, all agreed the need for it to be bigger. Extend center area to 20x20 with each wing measuring 10x20.

3. Construction materials

A timber frame structure with a concrete slab floor, gravel pad around the fire pit, and either gravel or concrete slab pathways. The posts for pavilion to be rock based with possible rock wall for additional seating. A timber and rock construction would create connectivity to the playground.

Based on the cost estimate a gravel pad was also mentioned for inside the pavilion if concrete was time or dollar prohibitive.

A concrete slab would allow for some artistic elements and promote community based participation.

4. Landscape architect

We all agreed that a Landscape Architect was the next step in the process. This would refine our design and provide a cost estimate. Cary Meyer stated that the City of Homer has a structural architect under contract, and he would most likely be utilized. It is the committees fear that this project might get placed on the back burner if left to the City's devices because of their already full work load and the fact that the architect is based out of Kenai. Lilli stated that she might be able to get a refined plan from Frank Cloyd to present at the Parks & Recreation meeting next week.

Money was also mentioned and whether or not the P & R Committee might have the funds to pay for the plans from Frank if pro-bono work wasn't an option.

There was an earlier mention of \$10,000 from HOPP and whether or not that money was still available. Those are two options to check on.

5. Community Build for the pavilion

This was mentioned again and unless a team leader can be found it may have to be contracted out. John Brandt was mentioned and Phil mentioned that he could probably do a section of the pavilion but could not head the whole project.

Other brief items of discussion:

Park Host

Phil asked about the park host position. Deb responded that she believed that there is an interested party but that a sight spot had yet to be determined.

Concert on the Lawn

A concern about holding Concert on the Lawn on the ball fields was expressed. Deb responded that that was a Parks and Recreation issue.

Accomplishments:

Motion to forward pavilion design to the Parks & Recreation Committee
Established a regular meeting schedule for the first Thursday of each month

Meeting adjourned at 6:40 p.m.



City of Homer

Planning & Zoning

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To: Parks and Recreation Advisory Commission
From: Julie Engebretsen, Planning Technician
Date: February 13, 2013

Pier 1 Lot - campground and water trailhead

Part 1 – Kayak Launch Site Approval

The City Council adopted resolution 13-020, which designated a portion of the Pier 1 lot as the trailhead for the Kachemak Bay Water Trail. The area chose was the north east corner of the lot, as has been discussed. See attached resolution.

Part 2 Home for the Wooden Boat Society

Your comments have been forwarded to the City Council. Council recently had a work session on this property (and the kayak launch approval was one outcome). They have not made a decision on putting part of this property out for lease proposals, or specifically for the wooden boat society.

Part 3 – the damage to the campground

The Fishing Lagoon was dredged this winter. Unfortunately, the earthen dam used to contain the dredging spoils broke, spilling sloppy, mucky sandy material across the campground. It was unintentional; these things happen in dredging operations and have happened before during harbor dredging. The rotten logs were washed around the campground and it was a big mess. The logs and debris have been bulldozed into a central pile within the campground and will be removed. The dredge operator is working with the port and parks and recreation to resolve the problem and restore the campground before the summer season. For right now, all are waiting to see if the water will drain out of the material – its pretty muddy when it rains. If the water drains out, restoration may be as simple as grading the campground, or it may require gravel or a material cap. Angie is in charge of the campground, with the help of the harbormaster. She won't know what the resolution will be until spring. At this time, no delay is expected in opening the campground.

Attachments

Resolution 13-020, A Resolution of the City Council of Homer, Alaska, Designating a Corner of the Lot Between Freight Dock Road and the Nick Dudiak Fishing Lagoon on the Homer Spit as a Trail Head for the Kachemak Bay Water Trail.

Published on *City of Homer Alaska Official Website* (<http://www.cityofhomer-ak.gov>)

[Home](#) > [Printer-friendly](#)

Resolution ID:

13-020

Resolution Status:

Awaiting Decision

Resolution Summary:

A Resolution of the City Council of Homer, Alaska, Designating a Corner of the Lot Between Freight Dock Road and the Nick Dudiak Fishing Lagoon on the Homer Spit as a Trail Head for the Kachemak Bay Water Trail. Mayor.

CITY OF HOMER
HOMER, ALASKA
Mayor
RESOLUTION 13-020

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, DESIGNATING A CORNER OF THE LOT BETWEEN FREIGHT DOCK ROAD AND THE NICK DUDIAK FISHING LAGOON ON THE HOMER SPIT AS A TRAIL HEAD FOR THE KACHEMAK BAY WATER TRAIL.

WHEREAS, The Spit is the gateway to Kachemak Bay State Park and regional recreation activities; and

WHEREAS, The area between Freight Dock Road and the Nick Dudiak Fishing Lagoon was envisioned by the Homer Spit Comprehensive Plan as an area for kayak load and launch currently zoned as a Marine Industrial District; and

WHEREAS, Kayak launch is a water dependent activity which is supported in the Marine Industrial District; and

WHEREAS, In 2011 the Kachemak Bay Water Trail Association was formed as a stakeholder group to establish a water trail in and along Kachemak Bay; and

WHEREAS, On June 25, 2012 the Homer City Council passed Resolution 12-057 in support of the Kachemak Bay Water Trail; and

WHEREAS, The Kachemak Bay Water Trail will establish a designated water route, including identified shore locations such as a trail head; and

WHEREAS, The Kachemak Bay Water Trail Head will consist of a section of shoreline adequate for launching kayaks and a structure providing signage and information about the trail; and

WHEREAS, The shore side north east corner of the lot between Freight Dock Road and the Nick Dudiak Fishing Lagoon on the Homer Spit has been identified by the Kachemak Bay Water Trail Association as an ideal location for a trail head; and

WHEREAS, The structure installed for the Kachemak Bay Water Trail Head will be constructed and installed in a way that it can be moved if future development of the lot between Freight Dock Road and the Nick Dudiak Fishing Lagoon is required; and

NOW, THEREFORE, BE IT RESOLVED that the City of Homer designates the north east corner of the area between Freight Dock Road and the Nick Dudiak Fishing Lagoon on the Homer Spit as a Kachemak Bay Water Trail Head.

PASSED AND ADOPTED by the Homer City Council this 11th day of February, 2013.

CITY OF HOMER

MARY E. WYTHER, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Source URL (retrieved on 2013-02-12 14:24): <http://www.cityofhomer-ak.gov/resolution/resolution-13-020-designating-corner-lot-between-freight-dock-road-and-nick-dudiak-fishin>



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To: Parks and Recreation Advisory Commission
From: Julie Engebretsen, Planning Technician
Date: February 11, 2013

Subject: Diamond Creek Park Plan

Todd Schroder from the Homer Spoil and Water Conservation District spoke to the Commission in December about the draft plan.

Requested action: Discuss the plan and make any recommended changes. Please make a recommendation to the City Council to approve the plan.

Brief history

The City acquired some property between the dump and Diamond Ridge a few years ago, through the State Forest Legacy Program. That program requires all development be approved by the state prior to any construction. It's a lot of work to ask for permission every time someone wants to build a trail on this property! Instead, an overall management plan could be approved by the City and the State, encompassing all the things we hope to do in the coming years. When that is approved, it will be much more straightforward to build trails and improvements already included in the adopted plan.

The state demonstration forest is next to the City property, and the Homer Soil and Water Conservation District has a management agreement with the State to manage the demonstration forest. Their management plan and agreement needed to be updated. They were able to acquire a grant to write a plan that will cover both City and State land (saving the City a lot of staff time and money). Dave Brann has been the Commission's representative to the working group for the plan. Now that the draft plan is complete and ready for public comments, it is going through the public process. A recommendation from the Commission is needed to the City Council.

Conclusion

The first step toward any trail or recreational development on the City property is adoption of a management plan, and approval by the state through the Forest Legacy Program. The City Council will need to pass a resolution, approving the plan.

Requested action: Discuss the plan and make any recommended changes. Please make a recommendation to the City Council to approve the plan.

Diamond Creek Recreation Area Multi-Resource Management Plan

Prepared by:



Draft Plan
September 2012



Diamond Creek Recreation Area Multi-Resource Management Plan

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Introduction

The Diamond Creek Recreation Area (DCRA) encompasses two parcels of land totaling 273 acres northwest of Homer, Alaska. Located within the Diamond Creek watershed, DCRA offers varied landforms and ecosystems—including Diamond Creek and its floodplain, diverse scenery, ecologically significant features like “tree islands” and wetlands, and numerous opportunities for viewing wildlife (including moose, black and brown bears, eagles, spruce grouse, and many others, including the occasional wolf).

The DCRA lies directly west of the Homer Demonstration Forest (HDF) (see map below). Because many DCRA activities and projects will be coordinated with those occurring in the HDF, the management structure of the HDF is briefly outlined in the box at right. The 360-acre, state-owned HDF was established in 1986 after a collaborative effort spearheaded by Homer Soil and Water. The HDF is managed for education, research, forestry demonstrations, recreation, and environmental quality. North of the DCRA lies a 77-acre parcel protected by a conservation easement. Across the Sterling Highway to the west is the 220-ac state-owned Diamond Gulch recreational parcel, which provides non-motorized access along Diamond Creek to Cook Inlet (see www.evostc.state.ak.us/Universal/Documents/Habitat/CI_KENAI_SMPARCELS.pdf). DCRA provides a critical link

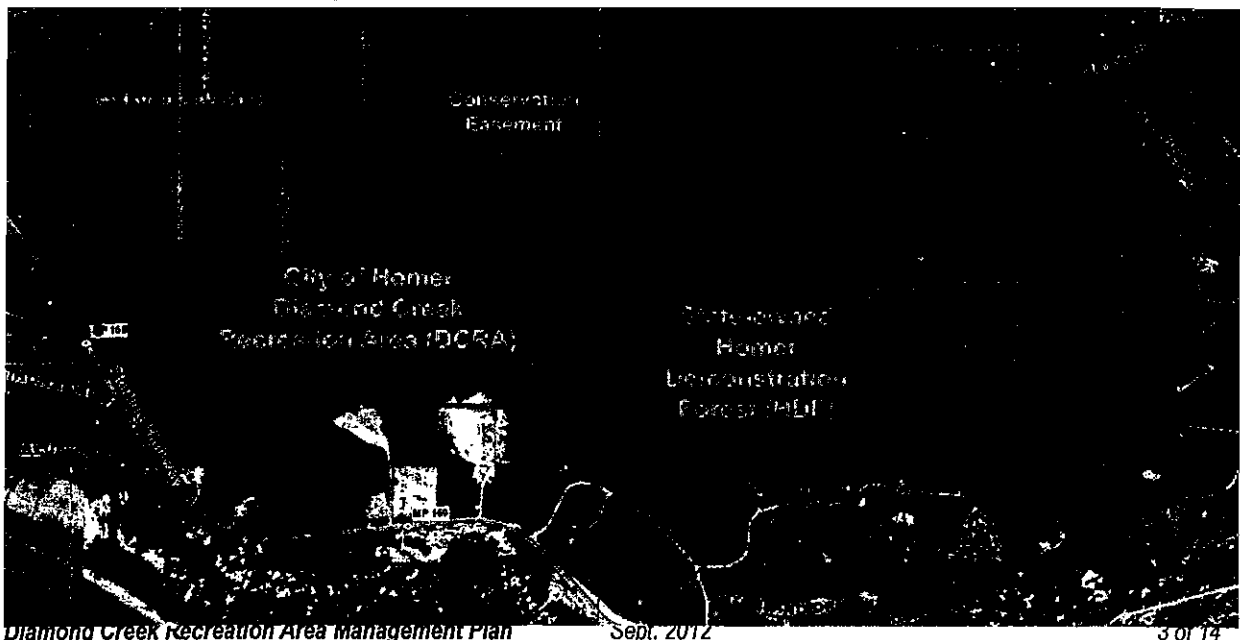
Management of the Homer Demonstration Forest

HDF management responsibility is laid out in an Interagency Land Management Assignment (ILMA ADL 218963), which transfers responsibility for the HDF from the Department of Natural Resources (DNR) Division of Mining, Land and Water Management to DNR's Division of Forestry (DOF). The ILMA, which was renewed for a second 25-year term in 2011, ensures that the HDF is managed for “...developing, operating, and maintaining a demonstration forest for educational purposes,” along with recreational and other uses compatible with that purpose. The plan for the HDF was developed by the HDF Steering Committee, led by Homer Soil and Water. The committee includes representatives from DOF, the Kachemak Nordic Ski Club, the University of Alaska, Cook Inletkeeper, Homer High School, and other groups and individuals with interests in the Demonstration Forest.

joining these parcels, complementing in essential ways the watershed functions they provide and the public uses they support.

History of the Diamond Creek Recreation Area

The DCRA is an outgrowth of the “Diamond Creek Project” initiated by Kachemak Heritage Land Trust in 2000. This effort focused on protecting forestlands, wildlife habitats, recreational opportunities,



and watershed functions in lands within the Diamond Creek watershed. Over the next few years, a coalition of interested groups and individuals joined a community-wide effort led by KHLT to purchase lands in the Diamond Creek watershed threatened with conversion to other uses.

Among lands considered for purchase were two parcels west of the HDF and owned by the University of Alaska (UAA). These encompass forestlands and extensive wetland areas and support ski trails connected to the HDF trail system, which is used by hundreds of skiers each year—including members of school ski teams. The UAA parcels were identified as suitable candidates for acquisition through the Forest Legacy Program.

The USDA Forest Legacy Program (FLP) provides state, regional, and other governments with help in identifying and protecting environmentally important forestlands likely to be converted to non-forest uses. As stated in its Implementation Guidelines (http://www.fs.fed.us/spf/coop/library/flp_guidelines.pdf), the FLP ... *seeks to promote forestland protection and other conservation opportunities. Such purposes shall include the protection of important scenic, cultural, fish, wildlife and recreational resources, riparian areas and other ecological values. Traditional forest uses, including timber management, as well as hunting, fishing, hiking, and similar recreational uses are consistent with purposes of the FLP. Both purchased and donated lands and interests in lands through the use of conservation easements and fee-simple purchase are used to acquire forested land meeting Forest Legacy purposes from willing sellers or donors.*

Each state receives funding and administers its own program in accordance with a statewide Assessment of Need that identifies Forest Legacy Areas (FLAs), see **map at right** for Cook Inlet FLAs. Up to 75% of the costs related to acquiring land or easements can be covered by the FLP, with the remaining 25% provided by match.

The Diamond Creek Project took a significant step forward in 2004 when DNR Division of Parks and Outdoor Recreation (DPOR)—partnering with KHLT

—was awarded a match grant from FLP to use towards purchase of FLA lands within the Diamond Creek watershed. KHLT completed purchase of the two UAA parcels in July 2007 using FLP funds and match provided by numerous entities, including The Conservation Fund, Pacific Coast Joint Venture, the Rasmuson Foundation, Kachemak Bay Conservation Society, Kachemak Bay Rotary Club, Kachemak Nordic Ski Club, and many individual donors.

Forest Legacy Area (FLA)
within Cook Inlet Basin ecoregion



KHLT immediately transferred title of the UAA land to the City of Homer. The city accepted title through an ordinance and a resolution:

ORDINANCE 07-03 of the City Council accepting ownership of property conveyed by the University of Alaska, consisting of two parcels identified by the Kenai Peninsula Borough parcel

numbers 173-022-01 and 173-032-29 and designating the use as public purpose for park.

RESOLUTION 10-48: A Resolution of the City Council of Homer, Alaska, approving a conservation easement between the City, as Grantor, and the State of Alaska, for the City-owned land commonly referred to as the Diamond Creek Property.

Resolution 10-48 approved an attached conservation easement, which the city granted to the state Department of Natural Resources (DNR). (The easement is recorded with the state recorder's office, Homer Recording District, document 2010-003220-0.)

The conservation easement outlines both the purposes for acquiring the property and for granting the conservation easement. As stated in the easement, the purposes for acquiring the property "...include protecting environmentally important forest areas that are threatened by conversion to non-forest uses and for promoting forest land protection and other conservation opportunities as well as the protection of important scenic, cultural, fish, wildlife, and recreational resources, riparian areas and other ecological values." The easement also specifies that the property "...must be used and maintained in accordance with the requirements of the Forest Legacy Program... and in the event the Property is not so used and maintained the Forest Service may require the State to restore the Property."

The purpose of the conservation easement itself is "...to assure that the Property will be used, maintained, and disposed of in accordance with the requirements of the Forest Legacy Program and other applicable federal laws and regulations and the Grant Agreement... It is further the purpose of the Easement to provide for reimbursement to the State by the City in the event that the Property is not used, maintained and disposed of in accordance with the requirements of the Forest Legacy Program..."

The city retained ownership of the property, including all responsibilities, costs, and liabilities related to its operation and maintenance.

Management of the Diamond Creek Recreation Area

As is clear from the documents referenced above, management responsibility for the DCRA rests with the City of Homer. However, because FLP funds were used in purchasing the land, and a related conservation easement was granted to the state, a plan for the DCRA was needed that would satisfy both FLP and DNR requirements. Homer Soil and Water, in cooperation with the city, arranged for funding from the Natural Resources Conservation Service to conduct a resource inventory and develop an appropriate management plan for the DCRA. (The city is a "cooperator" with Homer Soil and Water.) Because of its role in developing the HDF management plan, as well as in coordinating and conducting various management activities outlined in that plan, Homer Soil and Water understood the value of developing a plan for the DCRA that would be fully integrated with that of the HDF.

This plan is being submitted to the City of Homer for its review and adoption. It is expected that the city will solicit public review of this draft plan before its adoption (as well as later community involvement and support in implementing recommendations). The city is responsible for coordinating approval of this plan with DNR in accordance with conditions of the conservation easement granted by the city to the state—outlined above.

Forest Legacy Program guidelines for the DCRA management plan

APPENDIX F of the FLP Implementation Guidelines cited above provides a *Sample Content of a Forest Stewardship [or Multi-Resource Management] Plan*. Homer Soil and Water referenced this material during development of this DCRA Multi-Resource Management Plan. FLP guidelines specify that plans must:

- be prepared, or verified as meeting the minimum standards of a forest stewardship plan, by a professional resource manager.

- identify and describe actions to protect, manage, maintain and enhance relevant resources listed in the law (soil, water, range, aesthetic quality, recreation, timber, water, and fish and wildlife) in a manner compatible with landowner objectives.
- be approved by the State Forester or a representative of the State Forester.
- involve landowners in plan development by setting clear objectives; landowners should clearly understand the completed plan.

The DCRA plan should also:

- promote the purposes for which the land was acquired, that is: protecting environmentally important forest areas, as well as important scenic, cultural, fish, wildlife, and recreational resources, riparian areas, and other ecological values.
- accommodating a broad array of compatible uses and activities.

Compatibility between management goals for DCRA and HDF lands is important because the value of the DCRA to the community in part derives from its relationship to HDF environmental processes and

recreational resources (as well as its connections to Diamond Gulch property across the Sterling Highway)

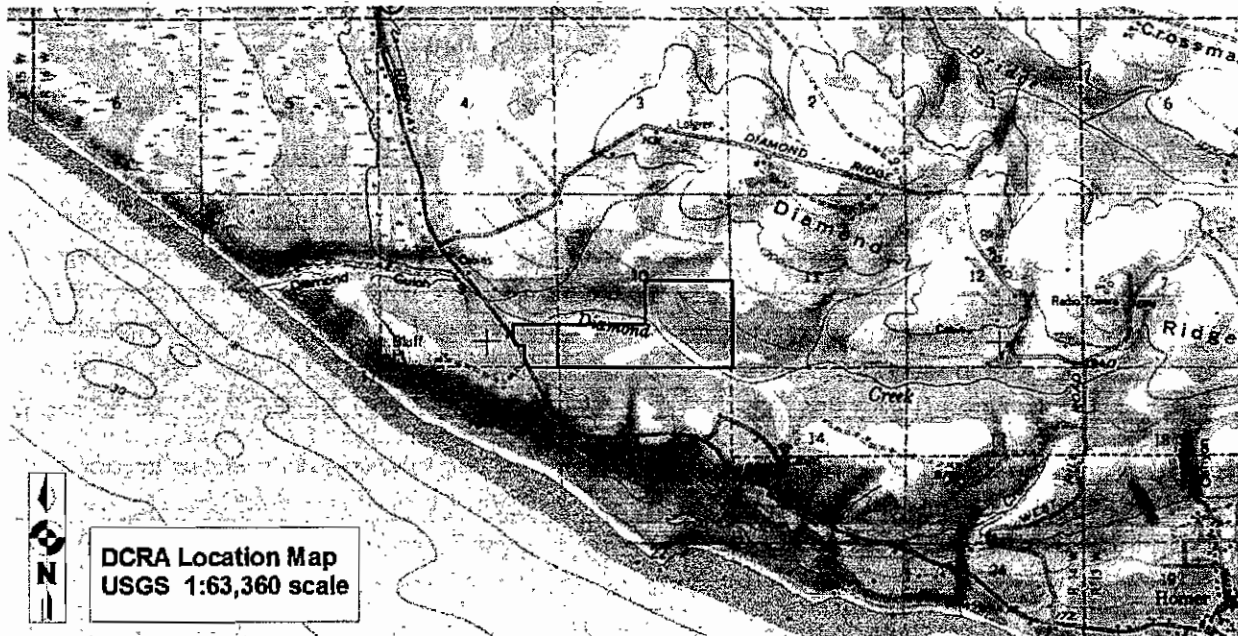
During development of this plan, input was solicited from the Homer Demonstration Forest Steering Committee. Equally important, input was obtained from the State of Alaska, Division of Forestry, and from the Homer Parks and Recreation Advisory Commission.

This document describes the DCRA area and its resources. It also identifies objectives that can guide future decisions related to how the DCRA is used and managed and suggests opportunities for enhancing community benefits from this area.

Site Description

Location and access

The DCRA is located ¼ mile north of the northwest boundary of Homer city limits, in the area known locally as Baycrest Hill. It is composed of a 33-acre parcel on the west and a 240-acre parcel on the east (see map below). The western parcel includes Sterling Highway frontage at several locations on either side of Milepost 168.



The legal description for DCRA lands is:

SE ¼ EXCLUDING THE W ½ SW ¼ SE ¼ SE ¼
SEC09 T06S, R14W – S.M. and

SE ¼ & S ½ SW ¼ SEC10 T06S, R14W – S.M.

The larger (eastern) parcel's southern boundary corresponds to the entire section line on the southern border of Section 10, Range 14 West, Township 6 South, Seward Meridian.

The Kenai Peninsula Borough has assigned Assessor's Parcel Number 17303229 to the western parcel (within Section 9) and APN 17302201 to the eastern parcel (located in Section 10).

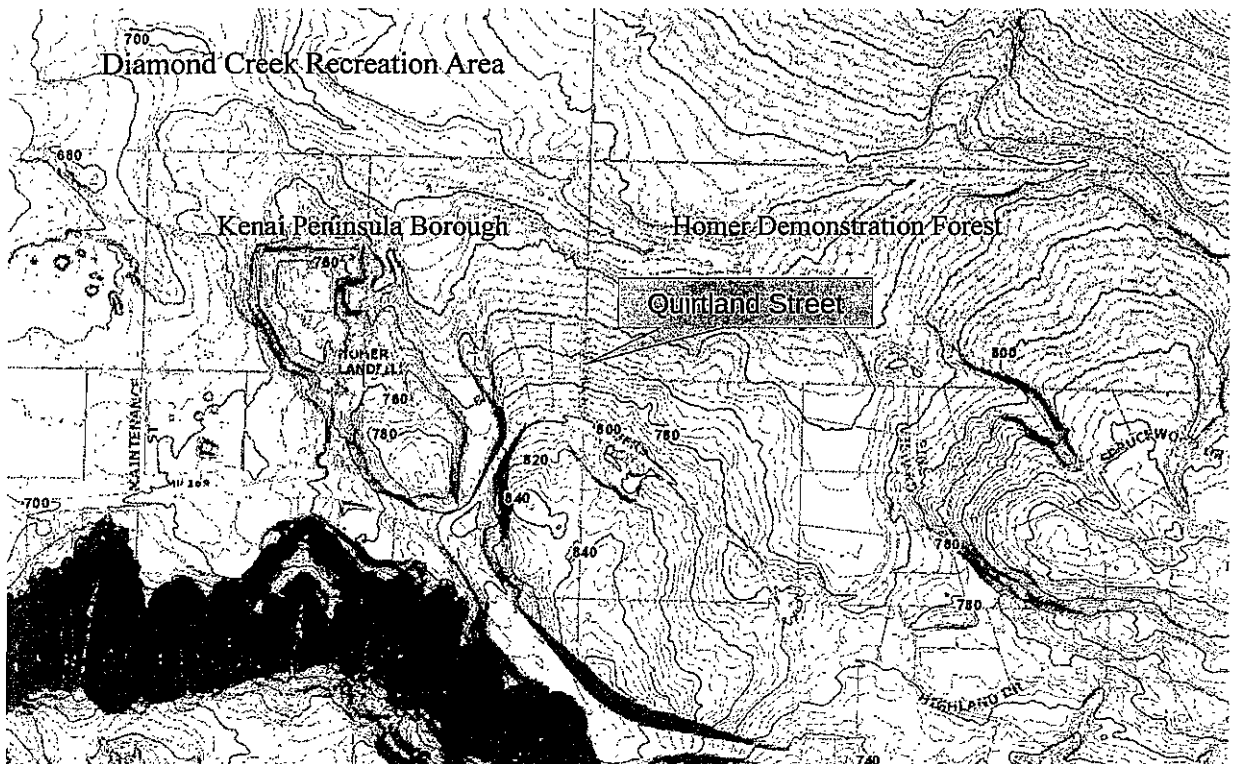
All points within the DCRA are less than 2 miles from Kachemak Bay.

Located near the top of Baycrest Hill, Rogers Loop Road—an old loop of the Sterling Highway—is a road from which the DCRA is frequently accessed. Access off Rogers Loop Road is via a platted but unimproved road about 540 ft long called Quirtland Street and then via a section line between a borough-owned parcel in Section 15 (salmon-colored in the

map below) and Section 14 (the HDF, shown in light purple-color below; blue indicates privately owned land, and green indicates city-owned land).

The Rogers Loop trailhead provides the most popular access to trails within the HDF; it receives moderate-to-heavy use during the winter months (after snow accumulation permits cross country skiing) and light-to-moderate use the rest of the year. Parking at this trailhead is limited to a widened road shoulder with a capacity of 15-20 cars. This is often inadequate during heavy winter use, when overflow parking spills out along the edge of Rogers Loop. The Kachemak Nordic Ski Club (KNSC), in its 2009 Baycrest Trails Strategic Plan, identified expansion of the Rogers Loop parking area as a goal. Signage and nearby restrooms are maintained by the HDF Steering Committee and KHLT, largely with volunteer labor. KNSC grooms cross country ski trails and packs snowshoe trails in the DCRA and HDF.

Further east and off the Sterling Highway, a second trailhead is provided from land managed by the Alaska Department of Transportation (DOT) (the light purple parcel below transected by Maintenance Street). Access from the DOT trailhead involves



crossing borough-owned parcels (again, salmon-colored parcels). KNSC holds a temporary winter-use agreement with the borough for use of ski trails in this area, and while occasional summer use occurs, there are no formal agreements in place regulating non-winter access. Public ownership and ample parking make the DOT trailhead particularly attractive as a year-round access point, although access across wetlands would require careful planning, design, and installation to prevent trail deterioration and wetland damage. Currently, public access via the DOT trailhead is less common than from Rogers Loop, especially during summer and fall when ground conditions are wet. KNSC owns a storage shed at this location and provides trail signage at the site.

Possible access improvements into the DCRA include the expansion of the parking area at the Rogers Loop trailhead (mentioned above), development and expansion of year-round trails through the property, and construction of a new trailhead on the western boundary of the DCRA where it fronts the Sterling Highway.

A new trailhead on the eastern side of the Sterling Highway, on the western edge of the DCRA, offers a unique opportunity to create a highly attractive recreational linkage between the DCRA and the Diamond Gulch trail. As mentioned earlier, the Diamond Gulch trail runs from the west side of the Sterling Highway, along Diamond Creek, and down to Cook Inlet. Many recreationalists time their hike down the Diamond Gulch trail so as to reach the beach as the tide is receding. This allows them to hike south along the coast while the tide is out, with their destination being Bishop's Beach in downtown Homer, a hike along the beach of about 7 miles. Linking the Diamond Gulch trail to the DCRA would provide recreationalists with an extended journey encompassing a greater variety of sights and experiences, combining the rolling terrain, varied plant communities, and wetland habitats of the DCRA with the steep coastal bluffs and tidelands of the Diamond Gulch to Bishop's Beach trail. Diamond Creek already passes under the Sterling Highway through a culvert, and when the Baycrest Hill stretch

of the highway is improved, an enlarged culvert could be installed to permit pedestrian (and wildlife) travel under the Sterling Highway along the creek.

While each of these access improvements pose unique challenges (a more detailed discussion is found under Goals and Objectives), they also present ways to enhance social, economic, and recreational opportunities in the Homer community by improving access to and throughout an extensive system of scenic landscapes and open space.

Motorized recreation conflicts with the forest stewardship goals of the DCRA, and motorized vehicles should be limited to construction and maintenance activities. Motorized vehicle use can damage wetlands, cause erosion, disturb wildlife, and render-groomed ski trails unusable.

Climate

The Homer area experiences a maritime climate—with relatively warm temperatures and high precipitation (see the table below). With the Kenai Mountains to the east and north, Homer is shielded from many storms moving out of the Gulf of Alaska. Proximity to the warm waters of the Pacific helps to moderate temperatures and reduce variations between highs and lows characteristic of areas further inland. Summers are generally cool and moist, and winters are comparatively mild compared to other areas of Southcentral Alaska. The following table shows climatic data recorded at the Homer Airport weather station from 9/01/1932 to 8/22/2012:

	Avg. max. temp. °F	Avg. min. temp. °F	Avg. total precip. (inches)	Avg. total snow (inches)	Avg. snow depth (inches)
Jan	29.1	16.5	2.22	9.6	4
Feb	32.3	18.9	1.81	11.3	5
Mar	35.5	21.3	1.52	9.2	5
Apr	43.1	28.9	1.20	2.9	2
May	50.7	35.7	0.97	0.3	0
Jun	57.1	42.1	0.96	0.0	0
Jul	60.8	46.3	1.56	0.0	0
Aug	60.5	46.0	2.47	0.0	0
Sep	54.9	40.2	3.03	0.0	0
Oct	44.5	31.3	3.13	2.1	0
Nov	35.0	22.8	2.74	7.4	1
Dec	30.1	18.1	2.83	12.1	4
Annual	44.5	30.7	24.45	54.9	2

Given the DCRA's average elevation of more than 600 feet above sea level, data from the weather station (situated about 63 feet above sea level) should be adjusted to reflect higher snowfall and cooler average temperatures. Snow depth and snow water equivalent has been measured at a snow survey site in the Homer Demonstration Forest for over 30 years.

Geology

(See Map 2, Contours)

Glacial processes are primarily responsible for the landscape of the Kenai Lowlands, with glacial deposits overlaying Tertiary bedrock from the Beluga Formation of the Kenai Group. When the glaciers covering the region retreated approximately 17,000 years ago, glaciated landforms were created as moraines, glacial lakebeds and drainageways, and other deposits were left behind. Numerous glacial events occurred within larger glacial periods, the most recent of which is the Wisconsin period. While earlier periods covered the entire Kenai Peninsula, the latest periods did not cover higher elevations. During the Wisconsin period, several major glaciations formed many of the landforms now visible within the region, including kettle ponds and relict glacial lakebeds. One of the Wisconsin period glaciations, known as the Naptowne, is further divided into separate, smaller glacial advances. Of these, the Moosehorn advance was the most influential in shaping the Diamond Creek watershed. Geological evidence suggests that Diamond Creek was once an ice marginal drainageway between moraines, flowing north to the Anchor River. Upon retreat of the Moosehorn glacier, Diamond Creek cut westward through the moraine to empty directly into Cook Inlet (Berg, E.E.-2006).

Soils

(See Map Group 3, NRCS Soil Survey, and Map 4, Soil Drainage)

The Western Kenai Peninsula soil survey was published online in 2005 by the Natural Resources Conservation Service (NRCS) and can be downloaded at: http://soildatamart.nrcs.usda.gov/Manuscripts/AK652/0/WesternKenai_manu.pdf. The survey indicates that the dominant soil types within the DCRA are Spenard peat and Starichkof peat, both categorized as very poorly-drained soils with high acidity (low pH). Properties, features, limitations, and suitabilities of all soils in the survey area are provided in the online manuscript cited

above, as well as from NRCS offices. Appendix ** provides a soil survey report generated for the DCRA area using Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>). This report lists acreages of all soil types in the DCRA along with their selected properties and interpretations.

Hydrologic Features and Wetlands

(See Map 5, Wetlands)

The Diamond Creek watershed covers an area totaling 5.35 square miles, with Diamond Creek itself extending over 5 miles from its headwaters to its outlet in Cook Inlet. The DCRA's eastern half is bisected from southeast to northwest by Diamond Creek, and the stream also meanders inside the northern border of its western parcel.

Diamond Creek is an underfit stream, meaning that its current flow regime is insufficient to have created the valley within which the creek now flows. The stream valley was created by much larger flows fed by melting glaciers.

Ten types of wetland ecosystems (plus Wetland-Upland complexes and Disturbed wetland areas) have been identified and mapped in the Kenai Lowlands by the Kenai Watershed Forum (see <http://www.kenaiwetlands.net/>). The riparian corridor created by Diamond Creek is one of four wetland ecosystem types found in the DCR, the other three being Drainageways (these are "relict" drainageways created by glacial meltwater), Kettles, and Discharge Slopes (see Map __)

Riparian wetlands occur along streams, and rivers, and are fed by groundwater, surface runoff, precipitation, and snowmelt. (Many riparian corridors on the Kenai Peninsula are also fed by glacial meltwater.) The Diamond Creek riparian corridor encompasses broad fringe wetlands, with bluejoint grass (*Calamagrostis canadensis*) and Barclay's willow (*Salix barclayi*) meadows. Spruce forests generally cover adjacent slopes.

Discharge slopes are the most abundant wetland ecosystem within the DCRA, occurring over mineral

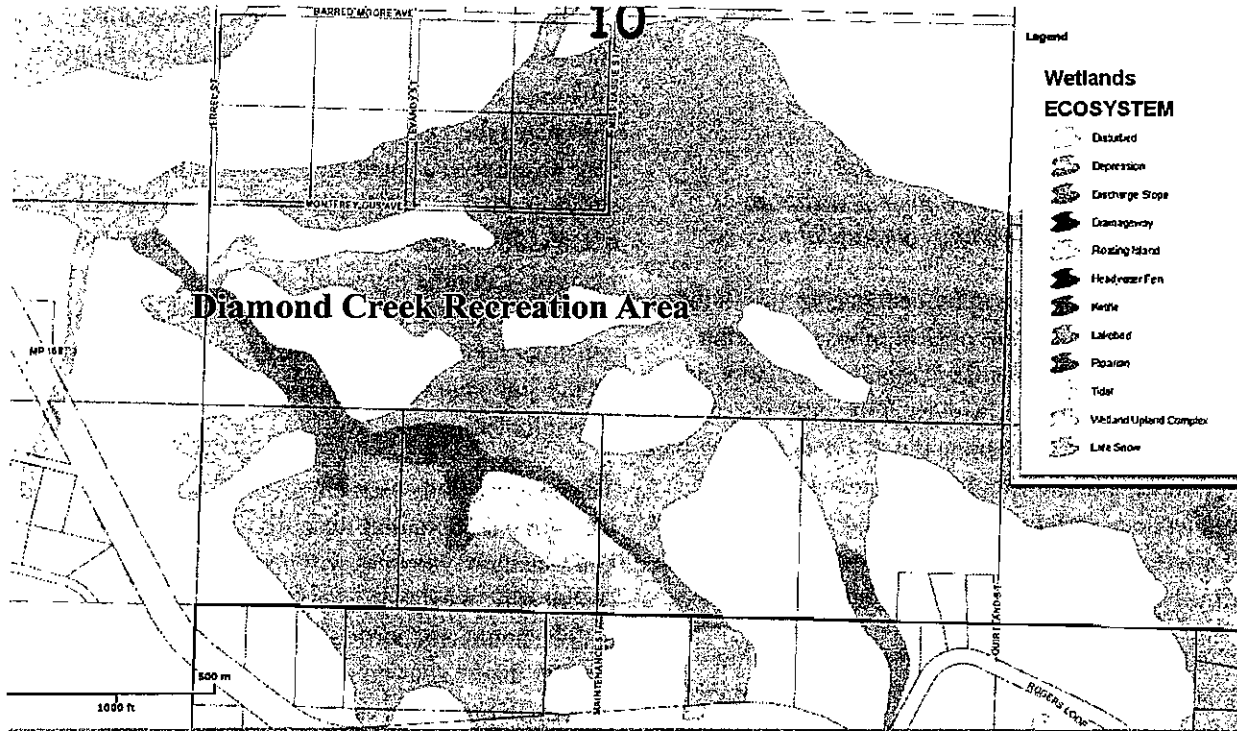
soils in areas of transition from wetlands to uplands and at slope breaks on terraces. These wetlands occupy locations where upslope groundwater is discharged, or where water tables are perched near the surface. Discharge slopes on the lower Peninsula usually feature forested hillsides of Lutz spruce (*Picea x lutzii*), especially at toe-slope transitional areas. The eastern half of the DCRA encompasses large areas mapped as discharge slopes.

Kettle wetlands are found in depressions resulting from blocks of ice being left behind by retreating glaciers. Meltwater streams flowing on top of ice deposit sediments which become broad outwash plains of glacial till. Ice blocks buried within the outwash then melted, leaving depressions known as "kettle holes" in the surrounding sediments. Kettle and kame" topography refers to a landscape of mounds and basins formed by retreating glaciers. Kames are formed when glacial streams carry sediments into cracks or depressions on surface ice. As the glacier retreats, the buildup of sediments is eventually released, and deposited as hills or ridges. Kettles are usually described as peatlands that form over flat silty plains between kames. Unlike similar "ice-block" wetland formations, kettles are linked to Cook Inlet by a stream or wetland connection. The water table can vary between stable (open water or bogs) and highly variable (up-slope), with grasses and shrubs typically showing dominance. The central portion of the DCRA displays a kettle and kame landscape, with extensive peatlands surrounded by forested ridges.

Relict glacial drainageway wetlands occupy areas where glacial meltwater accumulated and flowed outward. They sometimes support modern, underfit streams that flow through previous glacial deposits. Relict glacial drainageways are differentiated between their hydrologic components and the surrounding landscape. Five types have been identified for the Kenai Lowlands, all generally classified as peatlands with a stable, high water table. The DCRA contains a Type 3 stream fringe drainageway, identified as hummocky or shrubby, and possessing a slightly more variable water table than other glacial drainageways. Plant species found in

this area include: thinleaf alder (*Alnus incana* ssp. *tenuifolia*), dwarf birch (*Betula nana*), sweetgale (*Myrica gale*), water horsetail (*Equisetum fluviatile*), water sedge (*Carex aquatilis*), and bluejoint grass (*Calamagrostis canadensis*). In this case, the relict glacial drainageway sits upon a layer of Starichkof soil between spruce forest uplands.

Consequently, much of the DCRA uplands are covered with deadfall. Adequate regeneration is occurring, however, and while varying widely within the immediate area, a good portion (over 50%) of the DCRA has shown moderate to high levels of forest productivity. Stands are uneven aged. Extensive monitoring of the forest within the HDF since the



Severe flooding occurred in 2002 significantly impacting Diamond Creek and destroying habitats that had supported a population of resident Dolly Varden (*Salvelinus malma* Walbaum). The floods also had a disastrous impact on local beaver populations, destroying the dams that protect them from predation and provide access to food sources.

beetle outbreak has shown high regeneration rates as well, although bluejoint grass (*Calamagrostis canadensis*) appears to be increasing in areas where the forest canopy has been opened up by die off and blow down. Increased bluejoint limit survival of small tree seedlings, and can also substantially increase spring wildfire hazard.

Flora and Fauna

(See Map Group 6, Forest Productivity and Map 7, Spruce Bark Beetle Infestation)

Ridges and hillsides in the DCRA are populated by Lutz spruce (*Picea x lutzii*), with black spruce (*Picea mariana*) in forested wetland areas. A severe spruce bark beetle infestation occurred in the late 1980s and early '90s, killing many of the old growth Lutz stands.

The following shrub and groundcover species have been identified in the area.

Shrubs:

- alder, *Alnus* spp.
- bog blueberry, *Vaccinium uliginosum*
- cloudberry, *Rubus chamaemorus*
- crowberry, *Empetrum nigrum*
- five leaf bramble, *Rubus pedatus*
- lowbush cranberry, *Vaccinium vitis-idaea*
- northern black currant, *Ribes hudsonianum*
- rusty menziesia, *Menziesia ferruginea*

Steven's spirea, *Spiraea beauverdiana*
willow, *Salix spp.*

Forbs, ferns, clubmosses, and grasses:

bluejoint grass, *Calamagrostis canadensis*
elderberry, *Sambucus racemosa*
fireweed, *Epilobium angustifolium*
geranium, *Geranium spp.*
horsetail, *Equisetum*
Labrador tea, *Ledum palustre*
oak fern, *Gymnocarpium dryopteris*
one-sided wintergreen, *Pyrola asarifolia*
shield fern, *Dryopteris dilatata*
Sitka burnet, *Sanguisorba stipulata*
tall Jacob's-ladder, *Polemonium acutiflorum*
watermelon berry, *Streptopus amplexifolius*

Wildlife sightings are a frequent occurrence in the DCRA, which contains critical moose wintering habitat, and also provides a migration corridor for many species. Bears, wolves, lynx, ermines, and other carnivores prey upon the ample number of hares and rodents in the vicinity. The area also hosts a tremendous variety of birds, including eagles, hawks, harriers, grouse, cranes, ducks, owls, woodpeckers, thrushes, corvids, owls, wrens, and finches.

Unofficial sightings of trout fingerlings within Diamond Creek have been reported in recent years, but as previously discussed, no beavers have been observed in the area since the 2002 flood events.

Cultural Resources

The Baycrest ski trails are an extremely valuable resource for the Homer community, providing approximately 35 kilometers of inter-connected pathways for skiers and snowshoers to enjoy. The ski trails are also utilized by local schools for practices and events, and often draw visitors from around the region. KNSC, a volunteer organization, has developed and maintained the trails for over three decades. Some of the maintained trails are adjoined to private neighborhood trails, creating an extensive network of recreational access. Continual efforts by KNSC to improve and expand the Baycrest ski trail system have helped to ensure permanent public access within these surrounding private lands. Trails in the Baycrest area are also frequented by

summertime hiking, mountain-bike, and equestrian enthusiasts.

Goals and Objectives

The Forest Legacy Program requires that lands acquired with FLP funds be used for "recreation, conservation, and forestry uses." With the adoption of Homer City Council Resolution 07-03, the City designated the Diamond Creek Recreation Area for "public purpose as park land in perpetuity." In addition, the City of Homer Comprehensive Plan (COH-2009) states that the City will "...strive to identify, acquire, dispose of, or exchange lands to satisfy public recreation needs, acquire land, plan and construct facilities, and identify, protect and preserve scenic and natural areas, such as greenbelts, for recreation enjoyment."

The conservation easement granted by the City to the Department of Natural Resources ensures that the land's natural resources will be protected and sustainably managed. The State is authorized to take action should any portion of the DCRA be used in a manner that is does not comply with the Forest Legacy Program. These designations and requirements provide the basis for the general management goals and specific objectives outlined in this section.

Conservation

As described in earlier, the DCRA is largely comprised of forested hillsides, meandering riparian zones, and wetlands which are frequented by wildlife. Preservation of these sensitive environmental attributes is now required by regulation, but doing so will also enable the achievement of other goals. Careful consideration of conservation objectives must be given when planning and implementing opportunities for recreation.

Conservation Objective 1:

Preserve and protect forested areas within the DCRA.

Strategies

Participate in monitoring of forest health, in partnership with the Kenai Peninsula Borough and the DNR, Division of Forestry, and include the DCRA within any local wildfire risk assessments.

Route non-motorized public access through forested areas to create a strategic firebreak, when possible (motorized vehicles are restricted except for maintenance and grooming unless approved by the City).

Conservation Objective 2:

Preserve and protect wetlands and riparian zones within the DCRA.

Strategies:

Plan new routes for public access through the DCRA in a manner and location that minimizes impact(s) to wetlands.

Seek funding for bridge upgrades and maintenance at trail-stream crossings, and for proper trail-hardening through wet areas.

Regulate and minimize any necessary non-winter motorized travel through the DCRA.

Conservation Objective 3:

Preserve the natural scenic qualities of the DCRA.

Strategies:

Design and install signage so as not to detract from local scenery with sign height, color, material, or placement.

Provide maps of the area near trailheads, so they are not necessary along public-access routes. Use as few trail markers as necessary.

Encourage users to pack out trash.

Prohibit overnight camping.

Identify and maintain functional landscape and ecological linkages between the DCRA, the HDF, and

surrounding lands that have been protected through conservation easements or other mechanisms.

Ensure that the DCRA remains a viable wildlife corridor by protecting important habitat features and avoiding obstructions to wildlife movement.

Recreation

Recreational development within the DCRA should be primarily focused on summer use at this time, as winter access is already well-established. However, certain recreational objectives detailed here will benefit users on a year-round basis. Also, due care should be exercised during all phases of recreational development to protect the environmental attributes of the DCRA, as well as the interests of surrounding landowners.

Recreational Objective 1:

Improve controlled, non-motorized recreational-access to the DCRA.

Strategies:

Support efforts to enlarge the parking area at the Rogers Loop trailhead.

Work with the Kenai Peninsula Borough's Land Management Division to formalize year-round access from the DOT trailhead to the DCRA.

Provide a parking area and trailhead facilities at the western border of the DCRA.

Develop a preliminary plan with the AK-DOT, and seek funding for a pedestrian route across the Sterling Highway near MP 168, in order to extend the recreational corridor to the Diamond Creek State Recreation Site.

Recreational Objective 2:

Construct summer-use trails within the DCRA.

Strategies:

Develop a summer a trail system in upland areas within the DCRA, including construction of a route

along Diamond Creek, to extend from the current HDF trails near the southeastern corner of the DCRA to its western boundary.

Develop a new trail extension to provide summer access from the Sterling Highway-DOT trailhead to the DCRA, with trail-hardening through wet areas.

Plan and develop multi-use 'loops' or trails, to include bicycling and equestrian users.

Education

Edncational Objective 1:

Encourage area schools, local organizations, and area visitors to use the DCRA in sustainable ways that promote education.

Strategies:

Identify optimal natural scenery and wildlife observation areas, and provide minimal-disturbance facilities (such as widened trail segments, lookouts, or informational signage) to enhance visitor experiences.

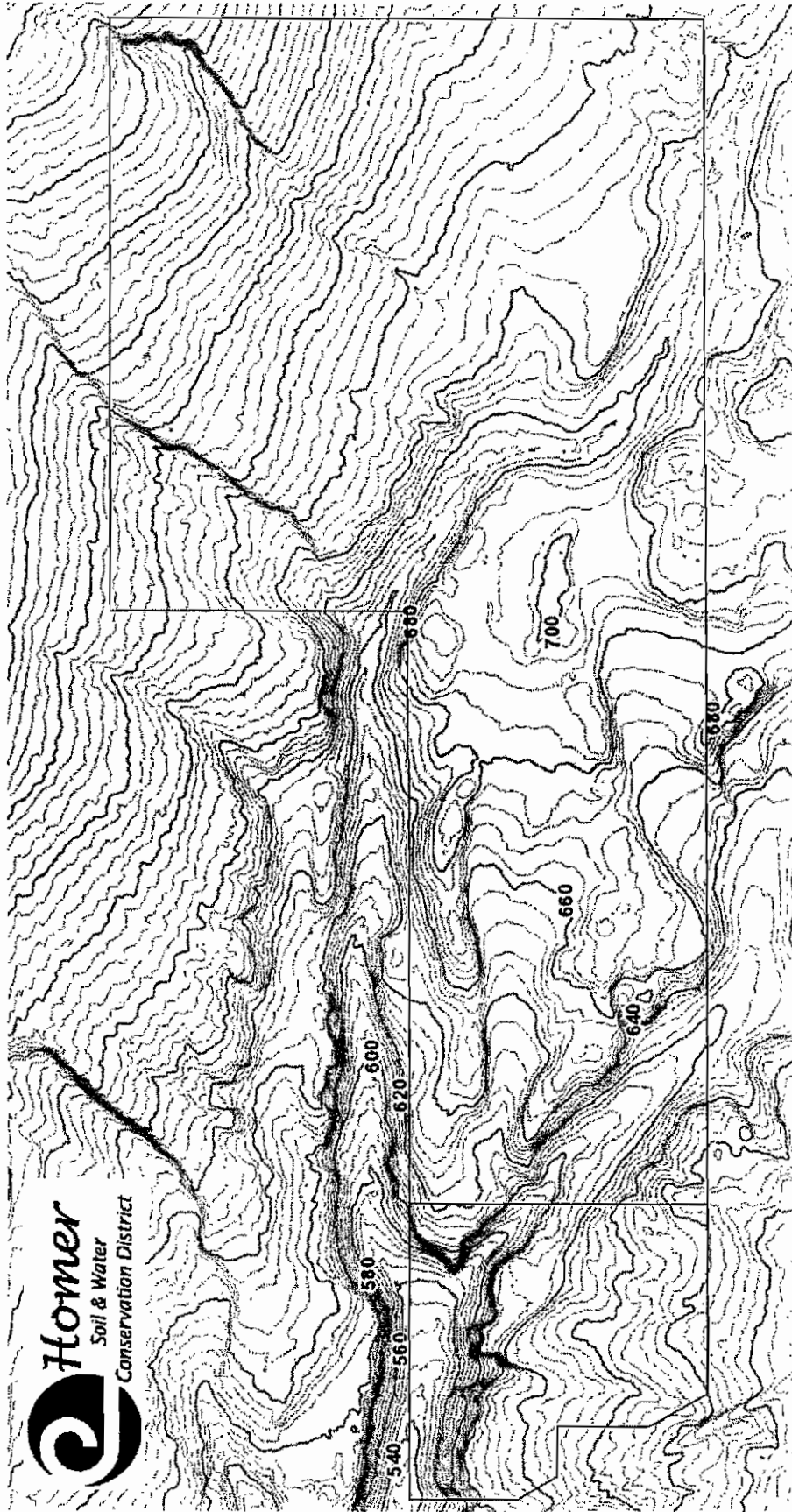
Help to organize and promote educational events on significant dates, or during appropriate community events, to enhance public knowledge of forest and wetland ecology.

Map 1 - Diamond Creek Recreation Area Access and Development



Map 2 – Diamond Creek Recreation Area Contours

4-ft. Contours Data Courtesy of KPBB-GIS



Map Group 3 - Diamond Creek Recreation Area Soils

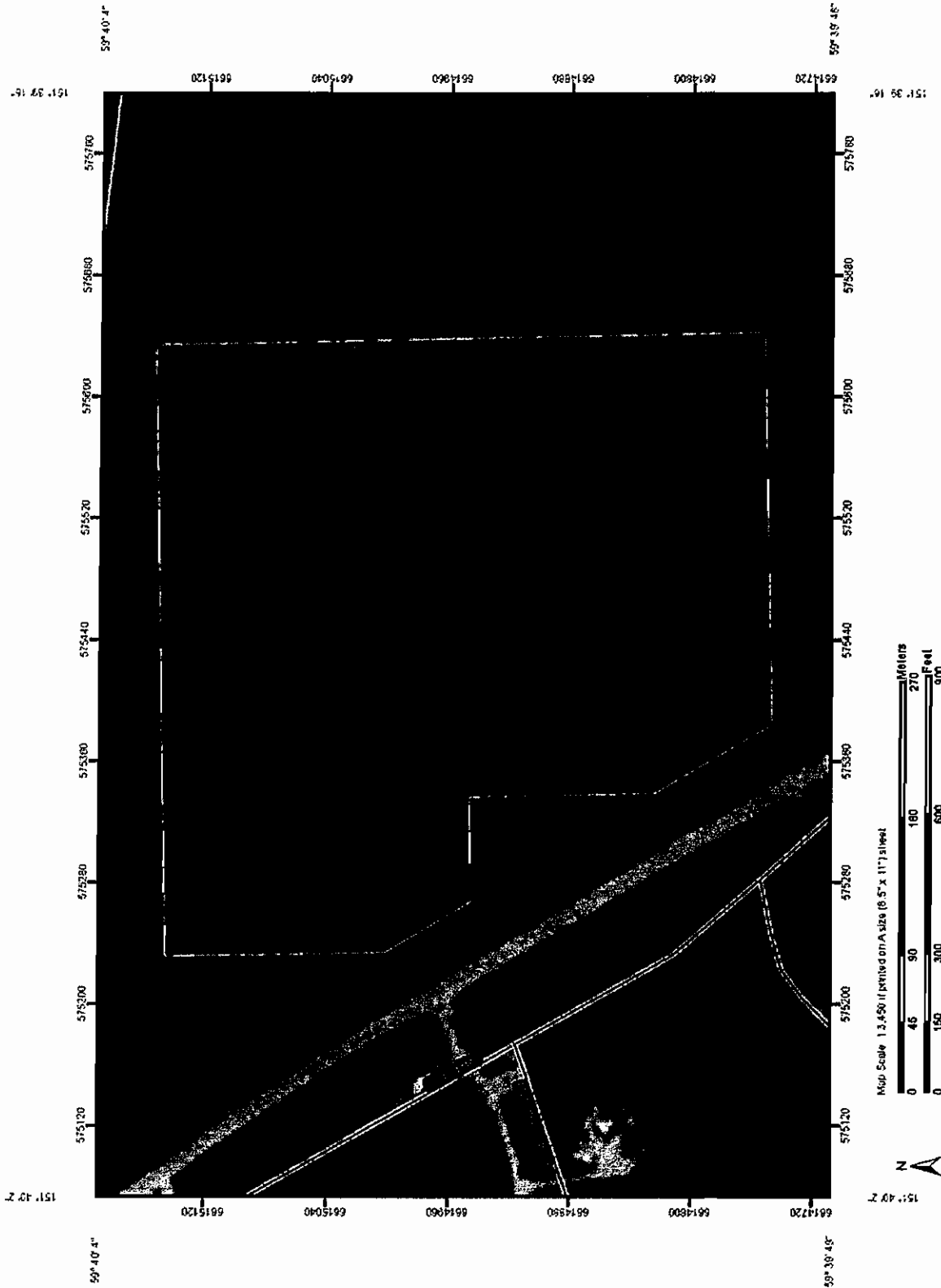
Soil Map—Western Kenai Peninsula Area, Alaska



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
538	Coal Creek silt loam, 8 to 15 percent slopes	17.1	7.1%
541	Cohoe silt loam, 8 to 15 percent slopes	0.9	0.4%
573	Kachemak silt loam, 4 to 8 percent slopes	3.7	1.5%
583	Kachemak silt loam, forested, 4 to 8 percent slopes	33.9	14.1%
618	Mulnala silt loam, 4 to 8 percent slopes	30.5	12.7%
619	Mulnala silt loam, 8 to 15 percent slopes	20.8	8.7%
621	Mulnala silt loam, 25 to 45 percent slopes	3.5	1.5%
674	Spensard peat, 4 to 8 percent slopes	77.2	32.1%
677	Starichkof peat, 0 to 4 percent slopes	52.6	21.9%
Totals for Area of Interest		240.2	100.0%

Soil Map—Western Kenai Peninsula Area, Alaska

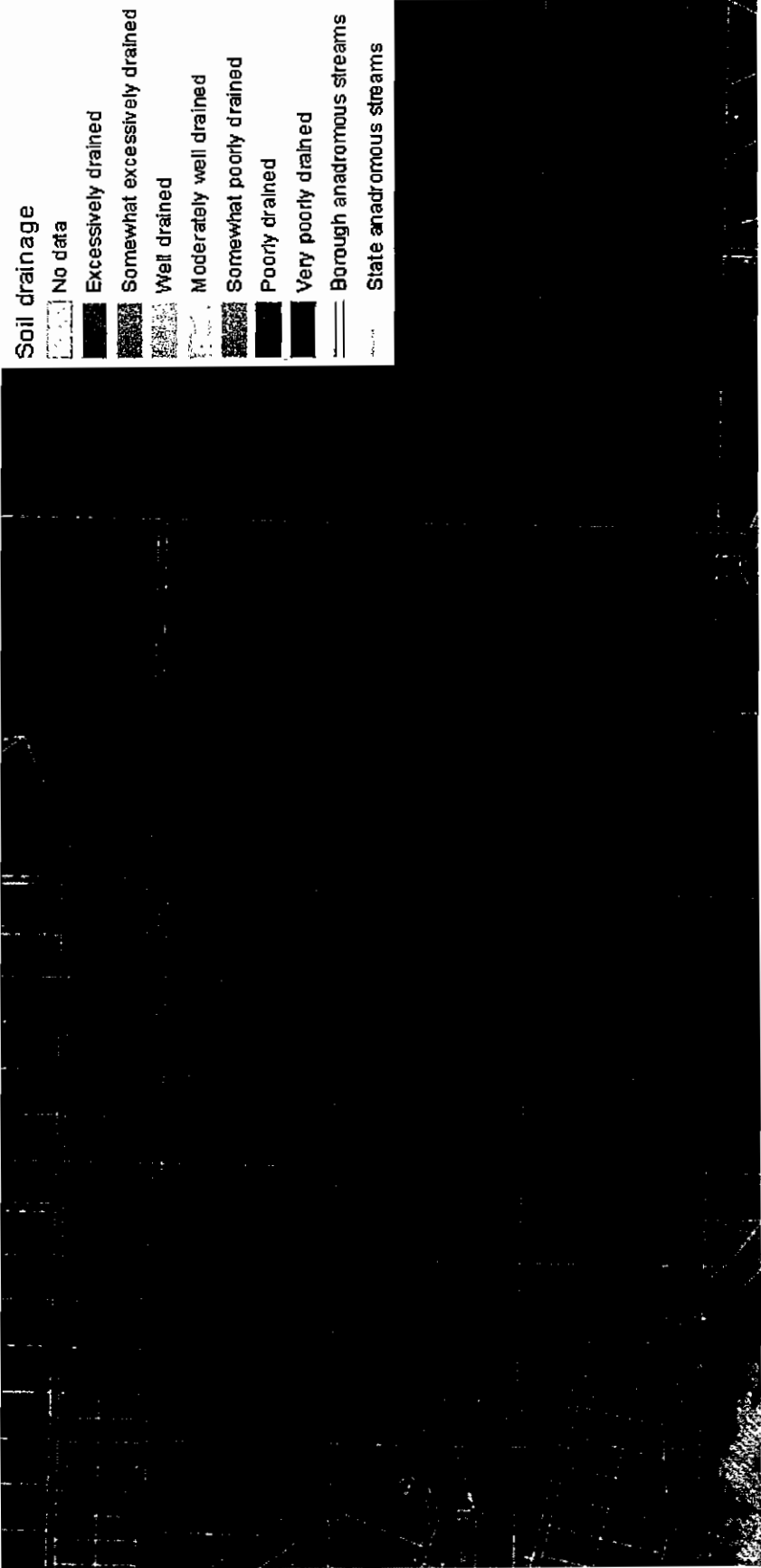


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
538	Coal Creek silt loam, 8 to 15 percent slopes	3.5	10.0%
541	Cohoe silt loam, 6 to 15 percent slopes	17.5	51.0%
619	Muhala silt loam, 8 to 15 percent slopes	1.9	5.6%
621	Muhala silt loam, 25 to 45 percent slopes	9.2	26.7%
677	Starchook peat, 0 to 4 percent slopes	2.3	6.7%
Totals for Area of Interest		34.4	100.0%




















Map 4 – Diamond Creek Recreation Area Soil Drainage

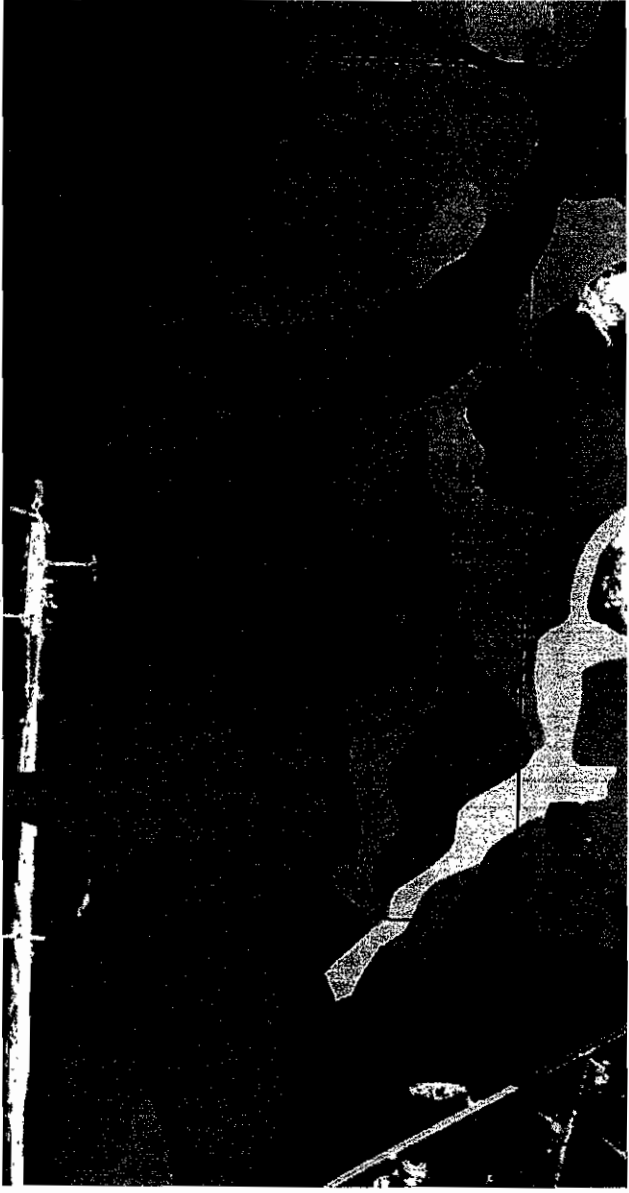
Map and Legend Courtesy of Kenai Watershed Forum



Map 5 - Diamond Creek Recreation Area Wetlands

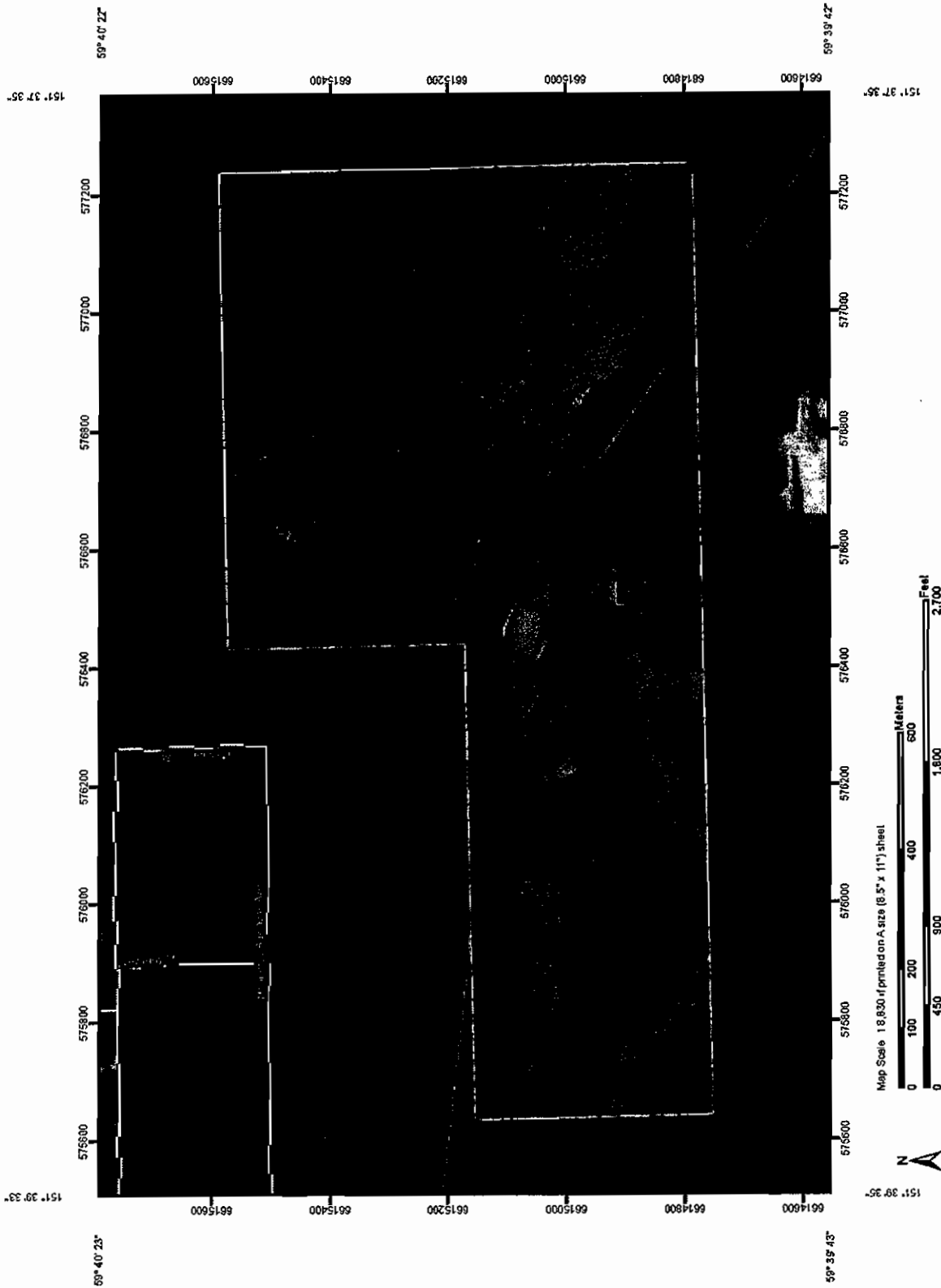
Legend and Wetlands Data Courtesy of Kenai Watershed Forum

-  Depression
-  Discharge slope
-  Disturbed
-  Drainegeway
-  Floating island
-  Freshwater emergent wetland
-  Freshwater forested/Shrub wetland
-  Freshwater pond
-  Headwater fen
-  Kettle
-  Lake
-  Lakebed
-  Late snow
-  Riparian
-  Tidal
-  Wetland/Upland complex
-  Caribou, crane, or coho habitat, probable, or support habitat
-  Borough anadromous streams
-  State anadromous streams



Map Group 6 - Diamond Creek Recreation Area Forest Productivity

Forest Productivity (Cubic Feet per Acre per Year): white spruce (Far 1967 (440))—Western Kenai Peninsula Area, Alaska



Map Scale 1:8,830 if printed on A size (8.5" x 11") sheet

0 100 200 400 800 Meters

0 450 900 1,800 2,700 Feet

MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Map Units
 - Soil Ratings
 - <= 8
 - > 8 AND <= 11
 - > 11 AND <= 12
 - > 12 AND <= 13
 - > 13 AND <= 14
 - Not rated or not available
- Political Features
 - Cities
- Water Features
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads

MAP INFORMATION

Map Scale: 1:8,830 (if printed on A size (8.5" x 11") sheet.
 The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 5N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Western Kenai Peninsula Area, Alaska
 Survey Area Date: Version 11, Feb 3, 2011

Date(s) aerial images were photographed: 9/2/1996

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Forest Productivity (Cubic Feet per Acre per Year): white spruce (Farr 1967 (440))

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
538	Coal Creek silt loam, 8 to 15 percent slopes	8.00	17.1	7.4%
541	Cohoe silt loam, 8 to 15 percent slopes	11.00	0.9	0.4%
573	Kachemak silt loam, 4 to 8 percent slopes	11.00	3.7	1.5%
583	Kachemak silt loam, forested, 4 to 8 percent slopes	13.00	33.9	14.1%
618	Mulhala silt loam, 4 to 8 percent slopes	14.00	30.5	12.7%
619	Mulhala silt loam, 8 to 15 percent slopes	14.00	20.8	8.7%
621	Mulhala silt loam, 25 to 45 percent slopes	14.00	3.5	1.5%
674	Spenerd peat, 4 to 8 percent slopes	12.00	77.2	32.1%
677	Starichkof peat, 0 to 4 percent slopes		52.6	21.9%
Totals for Area of Interest			240.2	100.0%

Description

Forest productivity is the volume of wood fiber that is the yield likely to be produced by the most important tree species. This number, expressed as cubic feet per acre per year and calculated at the age of culmination of the mean annual increment (CMAI), indicates the amount of fiber produced in a fully stocked, even-aged, unmanaged stand.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Tree: white spruce

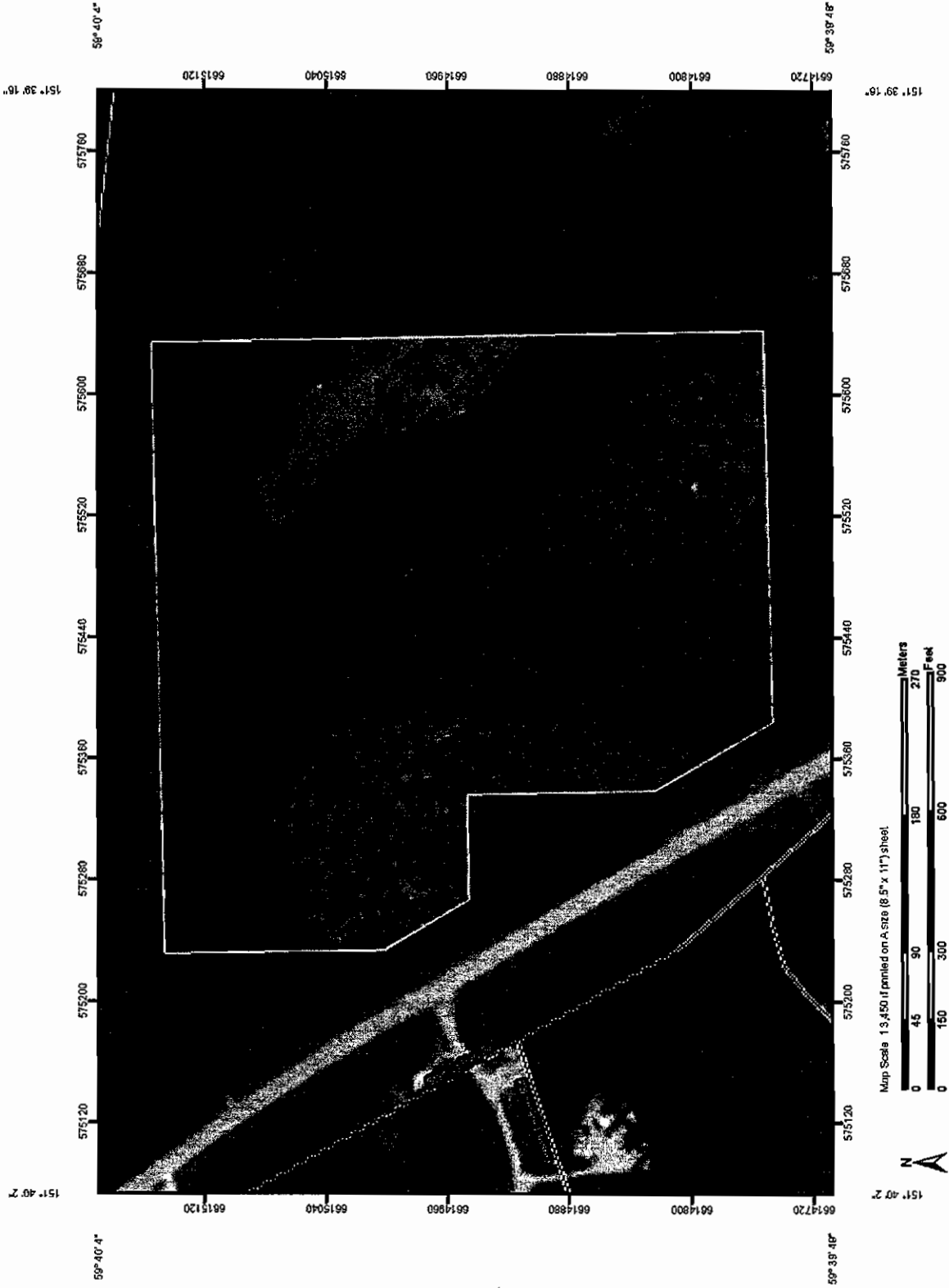
Site Index Base: Farr 1967 (440)

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Forest Productivity (Cubic Feet per Acre per Year): white spruce (Farr 1967 (440))—Western Kenai Peninsula Area, Alaska



MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Map Units
 - Soil Ratings
 - ≤ 8
 - > 8 AND ≤ 11
 - > 11 AND ≤ 14
 - Not rated or not available
- Political Features
 - Cities
- Water Features
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads

MAP INFORMATION

Map Scale: 1:3,450 if printed on A size (8.5" x 11") sheet.
 The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 5N NAD83

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 Survey Area Data: Version 11, Feb 3, 2011
 Date(s) aerial images were photographed: 9/2/1996

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Forest Productivity (Cubic Feet per Acre per Year): white spruce (Farr 1967 (440))

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
538	Coal Creek silt loam, 8 to 15 percent slopes	8.00	3.5	10.0%
541	Cohoe silt loam, 8 to 15 percent slopes	11.00	17.5	51.0%
619	Mutnala silt loam, 8 to 15 percent slopes	14.00	1.9	5.6%
621	Mutnala silt loam, 25 to 45 percent slopes	14.00	9.2	26.7%
677	Stanchkof peat, 0 to 4 percent slopes		2.3	6.7%
Totals for Area of Interest			34.4	100.0%

Description

Forest productivity is the volume of wood fiber that is the yield likely to be produced by the most important tree species. This number, expressed as cubic feet per acre per year and calculated at the age of culmination of the mean annual increment (CMAI), indicates the amount of fiber produced in a fully stocked, even-aged, unmanaged stand.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Tree: white spruce

Site Index Base: Farr 1967 (440)

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No

Map 7 – Spruce Bark Beetle Infestation

Legend and Map Courtesy of Kenai Watershed Forum



Office of the City Clerk

Jo Johnson, CMC, City Clerk

Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



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Email: clerk@ci.homer.ak.us

MEMORANDUM

TO: PARKS & RECREATION ADVISORY COMMISSION
FROM: COMMISSIONER LILLIBRIDGE
THRU: RENEE KRAUSE, DEPUTY CITY CLERK
DATE: FEBRUARY 13, 2013
RE: INFORMATION ON CREATING AND BUILDING A DOG PARK

Background

The Parks and Recreation Advisory Commission requested Commissioner Lillibridge to provide them with additional information on creating and building a community Dog Park, including specifics on how much land is required and approximate costs. They also requested additional locations within the City that would be appropriate other than the HERC building grounds. It was recommended to get the input from the Boys and Girls Club also.

Commissioner Lillibridge reported she was unable to arrange a meeting with the Mr. Illg to meet with the Boys & Girls Club and did not think the Town Center location would work without substantial cost incurred to make it a suitable location; however it was ideally situated being in the center of town.

Commissioner Lillibridge did want to offer the Ben Walters Park as a possible alternative location.

Included for review of the commission is the information provided in the December packet with specifications on typical equipment found in a standard dog park.

Staff took a few minutes to search for some standard requirements to creating a building a community dog park and the costs range from \$15,000 to \$250,000 depending on the land, ownership, and contents or amenities in the proposed dog park. It was also noted that most dog parks were created by Community volunteer efforts and fundraising.

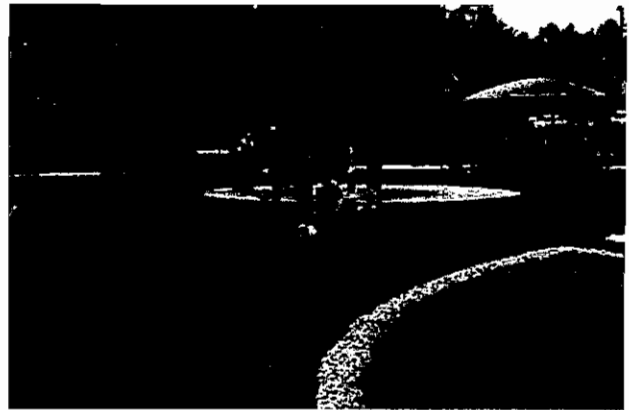
Recommendation

The materials provided are informational and no commission decision or motion is required until the April meeting as decided during the January meeting.



TIPS FOR BUILDING SUCCESSFUL DOG PARKS IN YOUR COMMUNITY

Park managers today are more frequently being asked to consider dedicating a portion of their parks to be used as off-leash areas for people and their pets. While not always without controversy, these areas often become one of the most popular areas within a park system. Good planning will help you eliminate or reduce many of the problems associated with creating dog parks.



Here are the 20 most common considerations to address as your community moves towards opening a very successful dog park:

Big Benefits to the Community – Dog parks are truly a multigenerational park activity for all ages. Despite what opponents say, dog parks are more for people than for dogs, because they attract the adult users who vote to support parks and who are more vocal in the community. Relatively low construction costs and low maintenance costs also yield the greatest amount of recreation opportunities for the investment, and there is a low (if any) user cost. Dog parks also provide outdoor exercise for the majority of park users who do not otherwise participate in organized sports.

Community Support – Informal groups, petitions, and 501C-3 non-profit groups promoting dog parks in your community can generate interest and successfully work within the system to create and support local dog parks. However, overzealous or disorganized groups can quickly sink a well engineered plan. Groups must learn to work *with* local agencies, instead of always trying to fight them, in order to be successful. Donations of labor and materials or funding from local businesses generate goodwill and can help get the rest of the community on board with the idea.

Volunteer Groups – Volunteers can be a tremendous asset to the dog park to help stretch already strained maintenance budgets. Volunteers can coordinate projects such as raking leaves, spreading surfacing material, installing or repairing fencing, installing agility and exercise equipment, brush clearing and more. Advance sign-ups are critical so that volunteers commit to specific times and show up when expected. Volunteer groups are also often responsible for monitoring the area for trash and dog waste, and replacing pickup bags in the dispensers.

Know the Users – Selling the concept to a reluctant community can be challenging; however, your dog park will serve a wide variety of residents. There are nearly 73 million dogs in the US, and 59% of the households have at least one dog. Most park facilities are currently geared towards a narrow range of users such as ages 2 to 12 for playgrounds, or ages 12 to 35 for most ball fields. Dog parks are one of the few multi-generational park activities that offer recreation for almost every age and ability level.

Choosing a Location – As in real estate, a good location is a key to success. While neighbors' concerns are sometimes over-exaggerated, they still need to be considered. They may be concerned about barking, loose dogs, smells and inadequate parking, but all of these issues can be resolved. Once established, a dog park becomes a huge recreational asset to the local families as well as the entire community, sometimes even increasing property values. Be sure to avoid locating dog parks adjacent to schools or playgrounds to reduce potential conflicts with children.

Allow Adequate Space – The popularity of most dog parks may require a minimum area of half an acre or more, although many smaller urban dog parks are also very successful. Overgrown, neglected and unmanaged areas can become great dog parks; consider re-purposing existing ball fields, lawn bowling or tennis courts, or equestrian arenas, even if doing so is just temporary or seasonal. Inadequate parking can be a big problem especially on weekends, so overflow parking spaces should be considered even if they are unpaved.

Overcoming Legalities – Some communities today still have archaic ordinances forbidding pets to be off-leash in *any* public areas. This means the city government may first need to amend local laws to allow your dog park to exist. Instead of attempting to amend your community's entire dog ordinance, consider requesting a special use exemption. A temporary "special use" authorization may help to at least get your park established, and often those temporary locations end up becoming a permanent fixture in the community.

Professional Design Assistance – Consider using the talents of an experienced Dog Park Consultant (like us!) or Landscape Architecture firm. They know how to best utilize a space and will factor in weather, access, utilities, drainage, vegetation, visibility and parking. They are also very experienced at presenting plans to the community and public officials, and can act as an important third-party advocate for the park.

Fencing – Good fences make good dog parks. Fences should be five feet or higher and be absolutely escape-proof; bury several inches of the fence beneath the surface to help prevent dogs from digging their way out. Self-closing double gates with a 10' transition space are a must to reduce the possibility of dogs escaping unexpectedly. Help prevent aggression and fighting by using closely spaced fence slats between adjacent dog park sections to reduce visibility, and also try to avoid using 90-degree corners which can help prevent more aggressive dogs from trapping unwilling victim dogs. Don't forget to include a maintenance entrance for large equipment like mowers, and consider planning multiple entries into the park to help reduce worn areas. Typical installed costs are about \$25-\$30/linear foot for heavy duty chain link fencing, 6' high, with gates and accessories.

Water – Drinking fountains are absolutely essential in any dog park for the health of both dogs and people after exercising. Without drinking fountains, users may be forced to bring buckets of standing water which can be unsanitary; they can spread disease to other dogs or can create mosquito havens. Consider water-spray features or dog wash stations, but ensure you have provided proper drainage as mud quickly becomes a huge problem in dog parks. Irrigation systems can help maintain turf grass in any climate, and reduce smells from urine especially in arid climates. Consider installing two adjacent drains to prevent flooding if one drain happens to become clogged.

Exercise Equipment – Without exercise equipment for dogs, your off-leash area is much like a park without a children’s playground. Exercise components are for *people* to use in a non-competitive environment with their dogs! Choose components that offer a variety of activities like ramps, tunnels, jumps and weave poles to accommodate the many different skill levels of both the dogs and their owners. Equipment can be in its own area, or be an integral part of the main play area. Arrange components 15-25’ apart from each other and arrange them in an evenly spaced, but random fashion which allows users to create a different course each time they visit the park. These activities make your dog park more of a destination and will increase the time users stay at the park and how often they visit.

Because dog urine is highly corrosive, components need to be manufactured with rustproof materials like aluminum, HDPE plastic and stainless steel. All hardware should be stainless steel, and avoid any products made from brittle PVC pipe, steel (which rusts) or lumber. Public parks are also vandalism prone, so choose heavy duty materials that have been created specifically for public dog parks. Unsupervised children sometimes play on dog park equipment, even though it’s not intended for their use, so it needs to be extremely durable and safe. For the safety of dogs and park users, immediately remove any unauthorized equipment; injuries caused by unauthorized (but condoned) equipment can quickly lead to expensive lawsuits.

Park Furniture – Dog parks help build strong community and social ties. To encourage conversation with other dog owners, consider arranging your benches in an L or U shape. Locate benches away from congested entrance areas to better distribute use throughout the park. Tables with a single center post will help prevent the corrosive effects of dog urine, and make sure your furnishings have rust-proof aluminum frames. Recycled plastic furniture is also a popular choice for dog parks as it highly durable and won’t rust or rot over time.

Accessibility for All – Off-leash areas should have wide gates and accessible surfacing materials to allow wheelchair and stroller access. Besides paved surfaces, other materials such as rubber matting, turf and certified engineered wood fiber are considered to be ADA accessible and will help to make your dog park a place everyone can enjoy regardless of ability.

User Control – Since many communities restrict use to only their residents or to those with passes, some form of an easy-to-monitor control system should be used. Dog tags, parking passes, card swipes, electronic pay stations and radio frequency ID (RFID) tags have all been successful to help monitor park users. In some cases when residents are required to purchase a dog-park pass, the fees should only be used for dog-park maintenance and improvements, instead of going into the city’s general funds.

Sanitation – Pickup stations and receptacles are absolutely critical for a clean facility. Make sure the bags you offer are oxo-biodegradable and are designed to break down in landfills. Receptacles can be located on the outside of the fences to make trash pickup easier for maintenance staff, and using several small receptacles will make unloading easier than large ones. Consider using signage and/or color coding your receptacles for specific uses like “Trash Only” or “Dog Waste Only.”

Lighting – Timed lighting helps to extend the hours of use, but consider using the services of a sports lighting design specialist to avoid spill lighting into the neighborhood. Solar lighting has become very popular in dog parks and is an efficient and affordable solution.

Restroom Facilities – While dogs are not too particular about where they go, their owners will expect some sort of facility, even if it is just a portable toilet. This becomes critical at larger destination parks. Video cameras on the building (even fake ones, or just signs that say video cameras are being used) can greatly help to reduce vandalism in your park.

Surfacing – While grass is ideal, it will become worn out by enthusiastic canines. Consider reinforcing high-use areas with crushed rock, decomposed granite, artificial turf, rubberized grid or a certified engineered wood fiber. Wood fiber interlocks to stay in place far better than ordinary chips and helps to eliminate the mud problems that can often close a park. The grass adjacent to the fence line is especially susceptible to damage, so consider creating a gravel perimeter track and only maintaining the grass in the middle of the park.

Shade – Shade shelters or gazebos are highly recommended to help shield park users from rain, UV rays and hot sun, even in northern climates. Fabric shade shelters are quite inexpensive and may not even require a building permit. However, the fabric roof needs to be removed seasonally in locations where snow is likely. Larger hard-roofed park shelters are a more permanent solution and can become an important gathering and social location in your park.

Signage – Good signage can be an effective user-education tool, while bad signage will be completely ignored. Signs should have friendly and colorful graphics, and the text should take a positive tone instead of a long list of “Don’ts.” Keep the rules brief and provide a phone number to contact parks staff in case there is a maintenance issue or other problem at the park. Materials like fiberglass and lexan are easily cleaned of spray paint or markers, since any flat surface can become a graffiti target. Fast removal sends a signal to vandals that graffiti is not tolerated and shows park users that you care.

These tips will help make your dog park more successful, from concept through the grand opening. If you have any additional suggestions on how to create better dog parks, please send your tips to us at sales@dog-on-it-parks.com.

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(Revised 2012)

6401 - A-Frame Climb-

A-Frame panels are formed from a single piece of 10 gauge aluminum with 2" high reinforcing flanges around the perimeter of each panel. 10 gauge aluminum channel 1-1/2" x 3-1/2" shall be welded centrally across the length of the panel for added strength and stiffness. Panels are powder coated with a polyester powder coat base layer. All walking surfaces shall additionally have a two color highly textured hot sprayed poly-urea coating for slip resistance. Maximum height will be 36" for the safety of all sizes of dogs. Walking surfaces shall be free from obstacles and without any perforations as to not cause injuries to dog's paws and claws and reduce trip hazards.

- All hardware shall be 3/8" minimum diameter vandal resistant stainless steel.
- A-Frame planks shall be 38" wide and approximately 16' in total length.
- Support posts are made from 1-5/8" O.D. aluminum pipe (.15" wall thickness) with a baked polyester powder coat finish (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).

6402 - Dog Walk Ramp-

Dog Walk Ramp panels are formed from a single piece of 10 gauge aluminum with 2" high reinforcing flanges around the perimeter of each panel. 10 gauge aluminum channel 1-1/2" x 3-1/2" shall be welded centrally across the length of the panel for added strength and stiffness. Panels are powder coated with a polyester powder coat base layer. All walking surfaces shall additionally have a two color highly textured hot sprayed poly-urea coating for slip resistance. Maximum height will be 36" for the safety of all sizes of dogs. Walking surfaces shall be free from obstacles and without any perforations as to not cause injuries to dog's paws and claws and reduce trip hazards.

- All hardware shall be 3/8" minimum diameter vandal resistant stainless steel
- Dog Walk Ramp planks shall be 20" wide for use by all size dogs, and approximately 20' in total length.
- Support posts are made from 1-5/8" O.D. aluminum pipe (.15" wall thickness) with a baked polyester powder coat finish (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).

6403 - 6404 - Wait Table-

Wait Tables are available in 8" and 16" heights above finish grade, and teach obedience skills. Platforms shall be formed from a single sheet of 10 gauge aluminum, with 2" reinforcing flanges around the perimeter of each platform. Panels are powder coated with a polyester powder coat base layer. Walking surfaces additionally have a highly textured hot sprayed poly-urea coating for slip resistance. Walking surfaces shall be free from obstacles and without any perforations as to not cause injuries to dog's paws and claws and reduce trip hazards.

- All hardware shall be 3/8" minimum diameter vandal resistant stainless steel
- Wait Table top plank shall be 36" wide and 36" long by either 8" or 16" high.
- Support posts are made from 1-5/8" O.D. aluminum pipe (.15" wall thickness) with a baked polyester powder coat finish (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).

6412 - Dog Teeter Totter-

The Teeter Totter is a formed plank approximately 10' long, and reinforced with longitudinally welded 1-1/2" x 1-1/2" angle aluminum, and 3/8" solid aluminum torsion bars. Plank is formed from a single sheet of 10 gauge aluminum, with 2" high reinforcing flanges around the edges. Teeter Totter plank shall be powder with a polyester powder coat color layer, highly textured hot sprayed poly-urea coating for maximum slip resistance. Rubber bumpers are directly bolted to the teeter framework. Walking surfaces shall be free from obstacles and without any perforations as to not cause injuries to dog's paws and claws and reduce trip hazards.

- Teeter Totter planks shall be 12" wide for use by all size dogs, and 10' in total length.
- Support frame is made from 1-5/8" O.D. aluminum pipe (.15" wall thickness) and 3/8" aluminum torsion bar with a baked polyester powder coat finish (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).
- Hinge mechanism includes (4) oil impregnated bronze bushings, and all hardware is vandal resistant stainless steel.

6413 - Agility Walk-

Agility walk is a series of 5 slip resistant disks, intended to teach agility and confidence. Discs are aluminum 13" diameter, with baked on polyester powder coat finish. Walking surfaces additionally have a highly textured hot sprayed poly-urea coating for slip resistance. Walking surfaces shall be free from obstacles and without any perforations as to not cause injuries to dog's paws and claws and reduce trip hazards.

- Agility Walk discs shall be made of aluminum and 13" diameter.
- Support posts are made from 1-5/8" O.D. aluminum pipe with a baked polyester powder coat finish (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).

6415 - Hound Hoops-

Hoops are a series of (5) pieces of formed 1-5/8" aluminum pipe with a baked polyester powder coat finish (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).

6509 - Hound Hurdles-

Hound Hurdles are a series of (4) low A-frame shaped hurdles, which teach timing, agility, and obedience.

- All hardware shall be 3/8" minimum diameter vandal resistant stainless steel.
- Support posts are made from 1-5/8" O.D. aluminum pipe with a baked polyester powder coat finish (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).
- A-shaped aluminum brackets are welded to posts prior to application of powder coat finish.
- Hound Hurdle plans consists of 1" x 6" nominal size recycled plastic planks, with precision CNC milled distinctive paw and bone graphics which aid in depth perception.

6516 - Flexible Weave Poles-

Set of (6) flexible poles for teaching rhythm and flexibility. Each pole is made of a 2-1/8" O.D. high density custom molded urethane tube, factory installed to a crimped aluminum ground post with vandal resistant 3/8" stainless steel hardware.

- Urethane shall collapse under a load, but will not spring back to cause injury like rubber will. Ground post is made of 1-5/8" O.D. aluminum pipe that has been powder coated after fabrication. Overall length of completed assembly shall be 4' with 2'- 6" exposed above finish grade when installed.
- Only flexible urethane poles will be used above surface grade to provide a safe piece of equipment, not metal poles on springs which can cause injury to the dog and/ or person.

6520 - Adjustable Tire Jump-

Adjustable tire frame is fabricated from 1 5/8" OD aluminum pipe with a baked powder coat finish. (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).

- Circular tire ring is a single piece, precision CNC machined 3/4" thick; solid 3-layer polyethylene plastic with distinctive logo & graphics. Ring slides on the arch frame with polyethylene sliders to prevent scratching and to reduce noise.
- Adjustment chain and all hardware shall be stainless steel with a stainless steel adjustment clip mechanism. Overall height is 4'-5" above finished grade, with an adjustable jumping height difference of 18".

6521 - Adjustable Jump Bar-

Adjustable Jump Bar teaches obedience and jumping skills, using a lightweight bar that can be adjusted to 7 positions. Aluminum jump bar is entrapped within the framework so it cannot be removed, and is set to fall from any of the positions with a very light touch from the user.

- Fire hydrant panels, adjustment brackets, & retainers are precision CNC machined from 3/4" thick, solid 3-layer polyethylene plastic and have distinctive logo & graphics.
- Jump bar is solid rod made from aircraft aluminum alloy for strength and to resist deflection from misuse.
- Support posts are made from 1-5/8" O.D. aluminum pipe with a baked polyester powder coat finish (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).

6530 – Castle Wall-

Castle Wall is designed to incorporate two training options for jumping over the main wall and running through castle door. Distinctive castle themed graphics include entry archway, stone wall and castle turrets.

- Castle wall and turret panels, are precision CNC machined from 3/4" thick, solid 3-layer polyethylene plastic..
- Support posts are made from 1-5/8" O.D aluminum pipe with a baked polyester powder coat finish (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).
- All hardware shall be 3/8" minimum diameter vandal resistant stainless steel.

6531 – Castle Jump Bar-

Castle Jump Bar teaches obedience and jumping skills, using a lightweight bar that can be adjusted to 7 positions. Aluminum jump bar is entrapped within the framework so it cannot be removed, and is set to fall from any of the positions with a very light touch from the user.

- Castle turret panels, adjustment brackets, & retainers are precision CNC machined from 3/4" thick, solid 3-layer polyethylene plastic and have distinctive castle themed graphics.
- Jump bar is solid rod made from aircraft aluminum alloy for strength and to resist deflection from misuse.
- Support posts are made from 1-5/8" O.D aluminum pipe with a baked polyester powder coat finish (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).

6601 - 6603 - Jump Wall-

Jump wall is available in 3 different heights, and can be installed in a series or other configurations.

- Jump Wall planks consist of 1" x 6" nominal size recycled plastic planks with precision CNC milled distinctive graphics to aid in depth perception.
- All hardware shall be 3/8" minimum diameter vandal resistant stainless steel.
- Support posts are made from 1-5/8" O.D. aluminum pipe with a baked polyester powder coat finish (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).

6606 – Tri-Level Jump-

Tri-Level Jump has three different jump wall configurations in one. This piece includes six recycled plastic jump wall planks and four aluminum uprights to create three different jumps heights.

- Jump Wall planks consist of 1" x 6" nominal size recycled plastic planks with precision CNC milled distinctive graphics to aid in depth perception.
- All hardware shall be 3/8" minimum diameter vandal resistant stainless steel.
- Support posts are made from 1-5/8" O.D. aluminum pipe with a baked polyester powder coat finish (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).

6800 - 6803 - S-Tunnels-

S-Tunnels and Bow Wow Barrels are available with any combination of doghouse panels or pipe arches at each end. Tunnels shall be 27" diameter rotationally molded polyethylene with a 1/4" thickness. Polyethylene shall be impregnated with an organic slip resistant compound that is evenly distributed throughout the inner surfaces. All tunnels will be manufactured without perforations or large holes to limit the chance of injury by a dog catching its nose or other body part within this snag point.

- All hardware shall be 3/8" minimum diameter vandal resistant stainless steel.
- Doghouse panel is a single piece, precision CNC machined 3/4" thick, solid 3-layer polyethylene plastic with distinctive logo & graphics.
- Support Posts & pipe arches are formed from a single piece of 1-5/8" O.D. aluminum pipe with a baked polyester powder coat finish (all posts & arches have the footing ends crimped to lock them into their poured concrete footings).

6902 Pet Parking Post-

Pet Parking Post is made with a 2-3/8" OD aluminum pipe , with (2) 3/8" laser cut aluminum welded leash hooks and cast aluminum decorative finial. Leash hooks are intended for use with both standard leashes and "Flexilead®" type leashes. All aluminum pieces have a baked polyester powder coat finish.

- All hardware shall be 3/8" minimum diameter vandal resistant stainless steel.
- Pet Parking sign panel is a single piece, precision CNC machined 3/4" thick, solid 3-layer polyethylene plastic with distinctive logo & graphics.
- Leash hooks are intended for use with both standard leashes and "Flexilead®" type leashes.

7408 Complete Dog Waste Station w/ Dispenser-

Each complete dog waste station comes with post, aluminum sign, 10 gallon waste receptacle, 600 pickup bags and 50 waste receptacle liners. Dispensers have the option to be ordered to accept card style pickup bags or the roll style of pickup bags.

- Commercial grade aluminum with green baked polyester powders coat finish.
- Pickup bags and waste receptacle liners are 100% oxo-biodegradable
- Dispensers are able to hold up to 1,000 bags for less maintenance.
- Comes with two matching keys and all units are keyed alike for easy servicing.

7260 Fire Hydrant-

Fire Hydrant is a full size replica cast from an antique fire hydrant, using molding techniques to show full realistic detail.

- The hydrant has a steel reinforced frame, with a proprietary glass fiber reinforced polyester resin shell with a 1" minimum thickness
- Base is integrally molded with steel sleeves to create four anchor bolt mounting holes, sized to accept 1/2" diameter anchor bolts (anchor bolts are to provided by end user).
- Standard finish is a UV resistant red gloss polyester color coat, with colored accent detailing. Custom colors are available if RAL color numbers are provided by end user.

7270 Spray Fire Hydrant-

The Spray Fire Hydrant is a full size replica cast from an antique fire hydrant, using molding techniques to show full realistic detail. This hydrant is factory plumbed to include a push button timed spray feature.

- The hydrant has a steel reinforced frame with a proprietary glass fiber reinforced polyester resin shell with a 1" minimum thickness Base is integrally molded with steel sleeves to create four anchor bolt mounting holes, sized to accept 1/2" diameter anchor bolts (anchor bolts are to provided by end user).
- Standard finish is a UV resistant red gloss polyester color coat, with colored accent detailing. Custom colors are available if RAL color numbers are provided by end user.
- Factory plumbed with a 1/2" FIP stop waste valve inlet.
- Brass spray nozzle can be adjusted to increase or decrease spray pattern.
- Push button assembly and air actuator can be adjusted for different time increments to the sprayer. Time intervals are between 10 seconds up to 45 seconds.

- Note: Spray hydrant is not freeze-proof ,and water supply lines must be drained seasonally to prevent freeze damage. *Minimum supply line requirements:* 1/2” diameter supply line, max 60 PSI potable water.

Office of the City Clerk

Jo Johnson, CMC, City Clerk

Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



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MEMORANDUM

TO: PARKS & RECREATION ADVISORY COMMISSION

FROM: KAREN HORNADAY PARK COMMITTEE

DATE: FEBRUARY 13, 2013

**RE: KAREN HORNADAY PARK DAY USE RECOMMENDATIONS FOR A PARK
PAVILION**

Background

The Parks and Recreation Advisory Commission tasked the Karen Hornaday Park Committee with oversight on the expenditure of the \$90,000 designated for the Day Use Area Improvements.

The Karen Hornaday Park Committee (The Committee) had several meetings and determined that a new, larger picnic pavilion was needed and located in a more appropriate position that accessed the view-shed and provided accessibility to the playground.

Further discussion by The Committee would have the old pavilion relocated to a more appropriate location and moved in one piece rather than disassembled and rebuilt to be more cost effective. A new location has been selected in consensus with Angie Otteson, Parks Maintenance Coordinator.

The new pavilion design is recommended to have the following amenities: Concrete slab, gathering area, fire ring/pit area, 6-8 tables covered and space for 2 separate parties, windbreaks set for and Easterly Wind direction, water & electric (optional), two grills minimum, large front area or "commons" multi-use area with tables (moveable), materials to blend with existing playground for uniformity, timber frame with rock or stone accents including seating.

Recommend Contractor Build with Volunteer labor, north of existing pavilion approximately 20-30' from hill to lower field, with fire pit area extending into existing pavilion site.

Recommend professional design for new pavilion based on submitted designs and descriptions and to provide cost estimates

Conceptual Drawings, summary design concepts are attached for review.

Recommendation

Make a Motion to Approve the recommendation from the Committee and have staff forward to the City Manager and Public Works Director.

KAREN HORNADAY PARK
Committee Meeting Minutes
February 7, 2013

Co-Chair Ralph Broshes called the meeting to order at 5:35 p.m.

Members present: Trish Lillibridge, Phil Needham, Marti McCleery, Jack Wiles and Deb Lowney

Minutes from the December 8th meeting were approved.

Visitor-Public Works Director Carey Meyer

Deb Lowney started the meeting off by making the statement that the new pavilion construction is not dependant on the removal of the old pavilion. The new pavilion will be placed alongside the old.

Pavilion discussion:

1. Old pavillion removal and new placement

Phil stated that it would be more cost effective to move the old pavilion in one piece then to have it taken apart. The new placement has been decided upon per Angie with Public Works.

2. New pavilion design

Jack commented that he thought the taller part of roof line should be open to the Bay. As drawn in the sketches by Deb Lowney, the roofline follows the Bay so that the pavilion from the playground does not obstruct the view.

Phil offered a recommendation to have a ridge line down the center of the middle area running north to south at about 13-15 feet and having it slope out the side wings down to about 8-9 feet. This would leave the middle area open toward the bay and the view.

Also discussed the size, all agreed the need for it to be bigger. Extend center area to 20x20 with each wing measuring 10x20.

3. Construction materials

A timber frame structure with a concrete slab floor, gravel pad around the fire pit, and either gravel or concrete slab pathways. The posts for pavilion to be rock based with possible rock wall for additional seating. A timber and rock construction would create connectivity to the playground.

Based on the cost estimate a gravel pad was also mentioned for inside the pavilion if concrete was time or dollar prohibitive.

A concrete slab would allow for some artistic elements and promote community based participation.

4. Landscape architect

We all agreed that a Landscape Architect was the next step in the process. This would refine our design and provide a cost estimate. Cary Meyer stated that the City of Homer has a structural architect under contract, and he would most likely be utilized. It is the committees fear that this project might get placed on the back burner if left to the City's devices because of their already full work load and the fact that the architect is based out of Kenai. Lilli stated that she might be able to get a refined plan from Frank Cloyd to present at the Parks & Recreation meeting next week.

Money was also mentioned and whether or not the P & R Committee might have the funds to pay for the plans from Frank if pro-bono work wasn't an option.

There was an earlier mention of \$10,000 from HOPP and whether or not that money was still available. Those are two options to check on.

5. Community Build for the pavilion

This was mentioned again and unless a team leader can be found it may have to be contracted out. John Brandt was mentioned and Phil mentioned that he could probably do a section of the pavilion but could not head the whole project.

Other brief items of discussion:

Park Host

Phil asked about the park host position. Deb responded that she believed that there is an interested party but that a sight spot had yet to be determined.

Concert on the Lawn

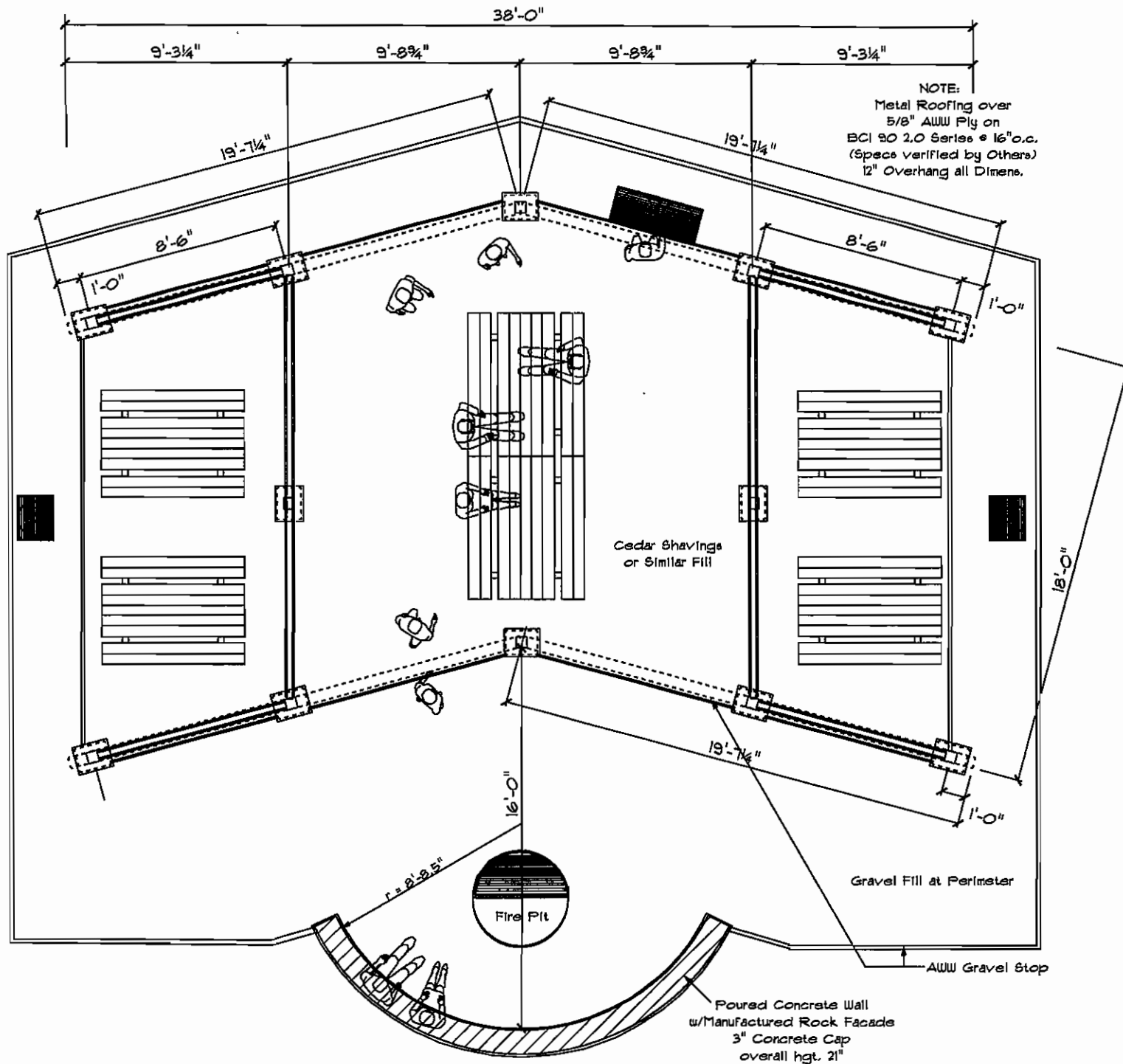
A concern about holding Concert on the Lawn on the ball fields was expressed. Deb responded that that was a Parks and Recreation issue.

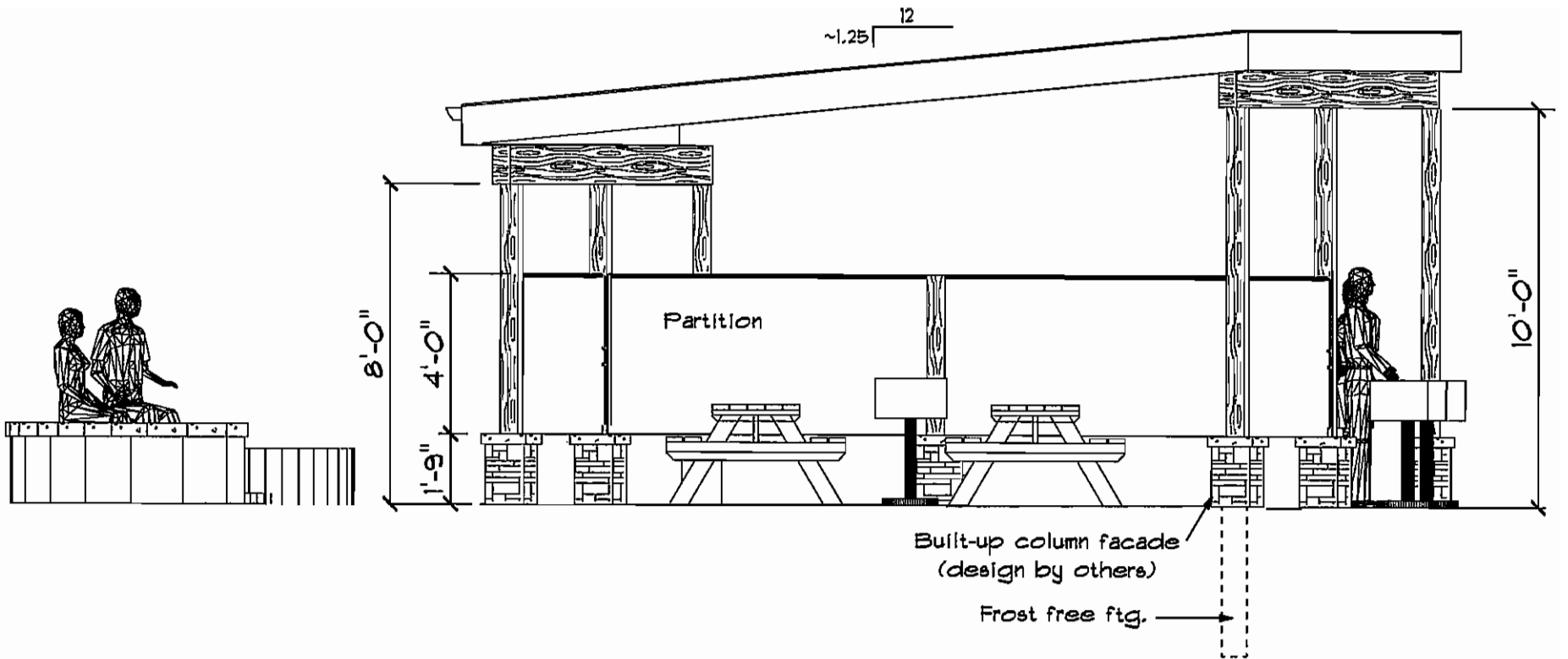
Accomplishments:

Motion to forward pavilion design to the Parks & Recreation Committee

Established a regular meeting schedule for the first Thursday of each month

Meeting adjourned at 6:40 p.m.











PAVILION DESIGN TASK FORCE WORKSHEET

FINAL RESULTS

SUGGESTED SIZE: _____

WHAT TYPE OF AMENITIES: Concrete Slab / Gathering area /
Fire Ring / 6-8 tables covered + space for
2 separate parties / Wind Break - East Wind
Water & Electric optional / 2 grills minimum
Large front area "Commons" / Multi Use area - moveable
tables /

HOW IS THE SHELTER TO BE BUILT? We would like to incorporate
contractor with volunteer labor if possible.
Depending on cost, might all be contract.
No one has time or energy to coordinate a build.

WHO WILL BUILD THE SHELTER? VOLUNTEER/BUILD WEEK OR CONTRACTOR HIRE ?
leaning toward contractor w/ some
volunteer help.

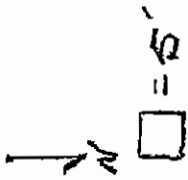
ESTIMATED COST: We did not find a kit with a cost attached.
We will present a rough diagram and ask
for cost estimate + sketches to be made.

WHERE IS THE PREFERRED LOCATION FOR A NEW SHELTER? North of existing
shelter with fire pit area overlapping into existing sit

WHAT ARE IS THE PREFERRED AREA FOR RELOCATING THE EXISTING SHELTER?
Between softball / baseball fields approximately
20-30' from hill to lower field.

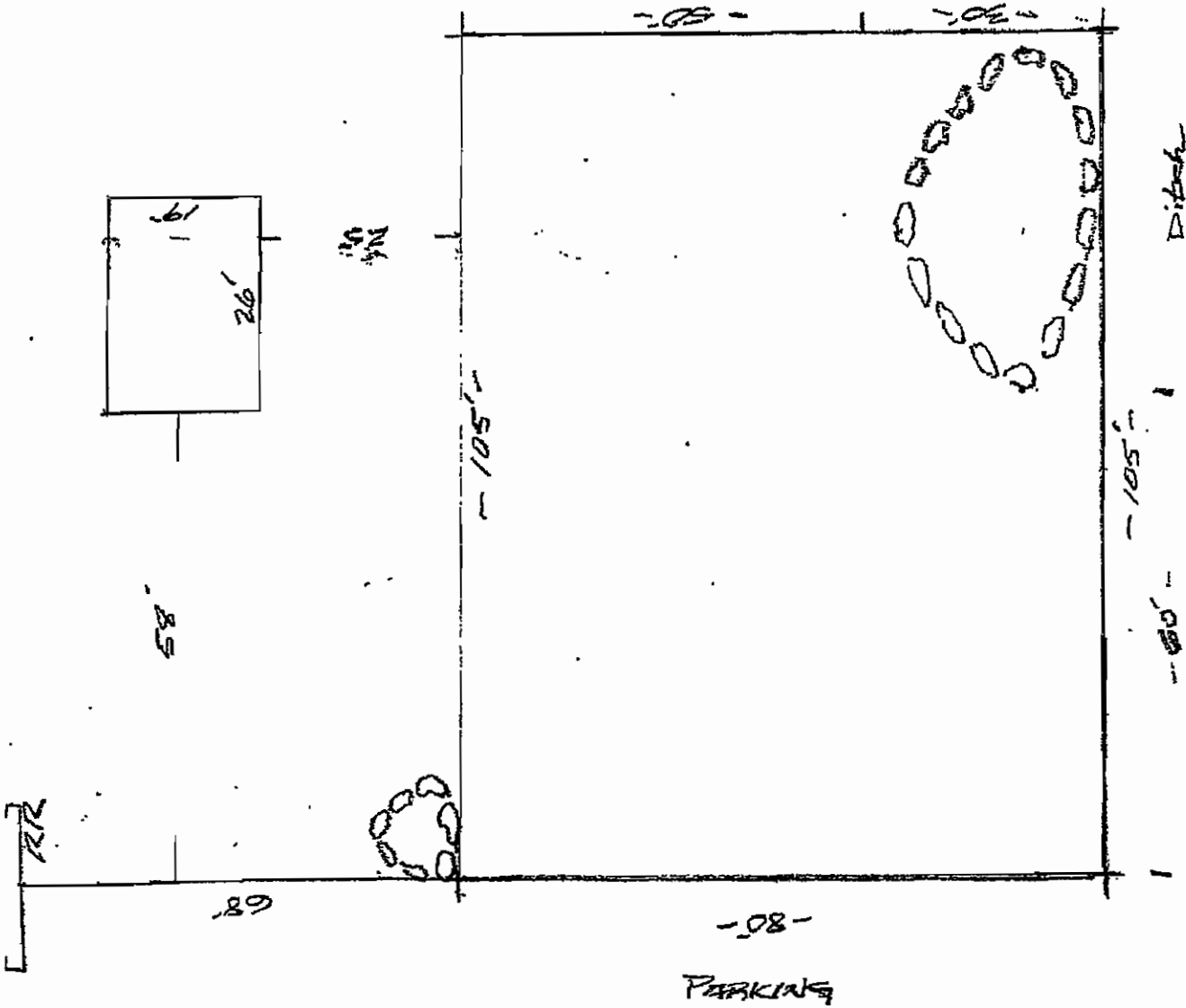
RECOMMENDATION TO KHPC: Using the designs submitted we
would like to hire someone to design our shelter
and give us a cost estimate. Materials are
flexible - we would like to see the structure blend
in with playground structures (like material) and
we would like the roofline to be low profile to
maintain the view from playground/campground.
We discussed timber frame or log with rock/stone
accents including seating.

KAREN HOORN/ADAY PARK
DAY-USE AREA



Sport Fields

Sheds

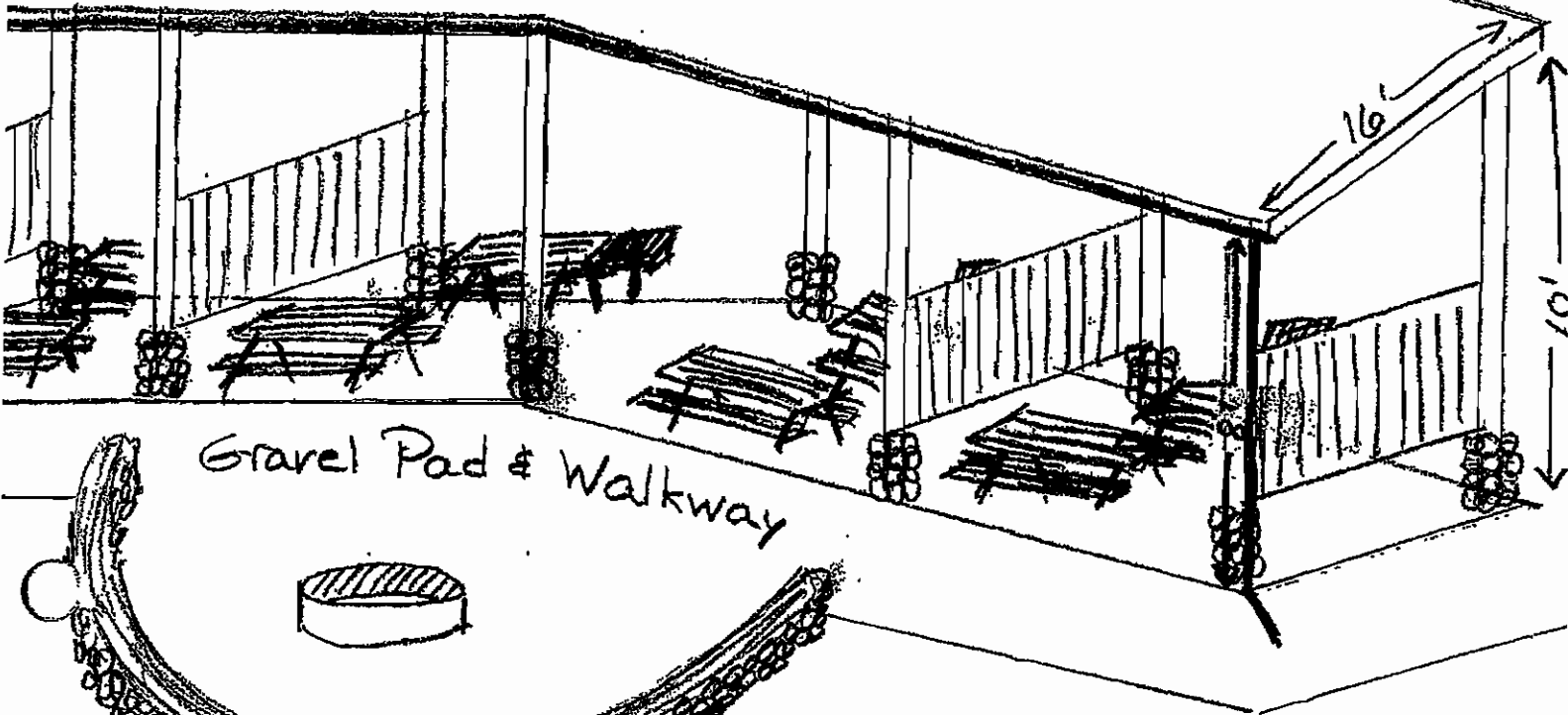


Picnic
Table



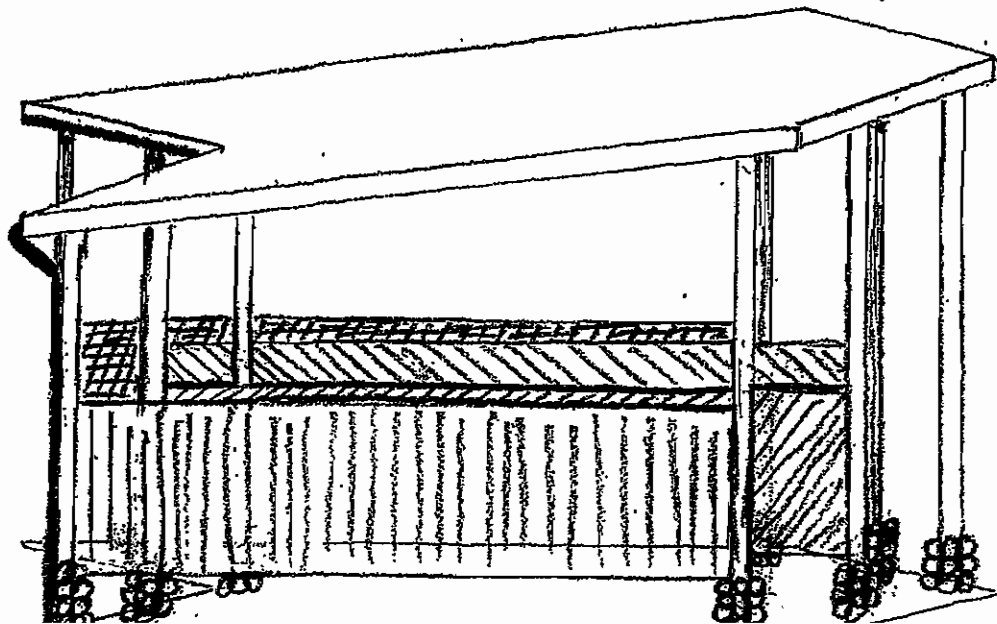
Angled Sloping Roofline

32' total (Possibly 40')

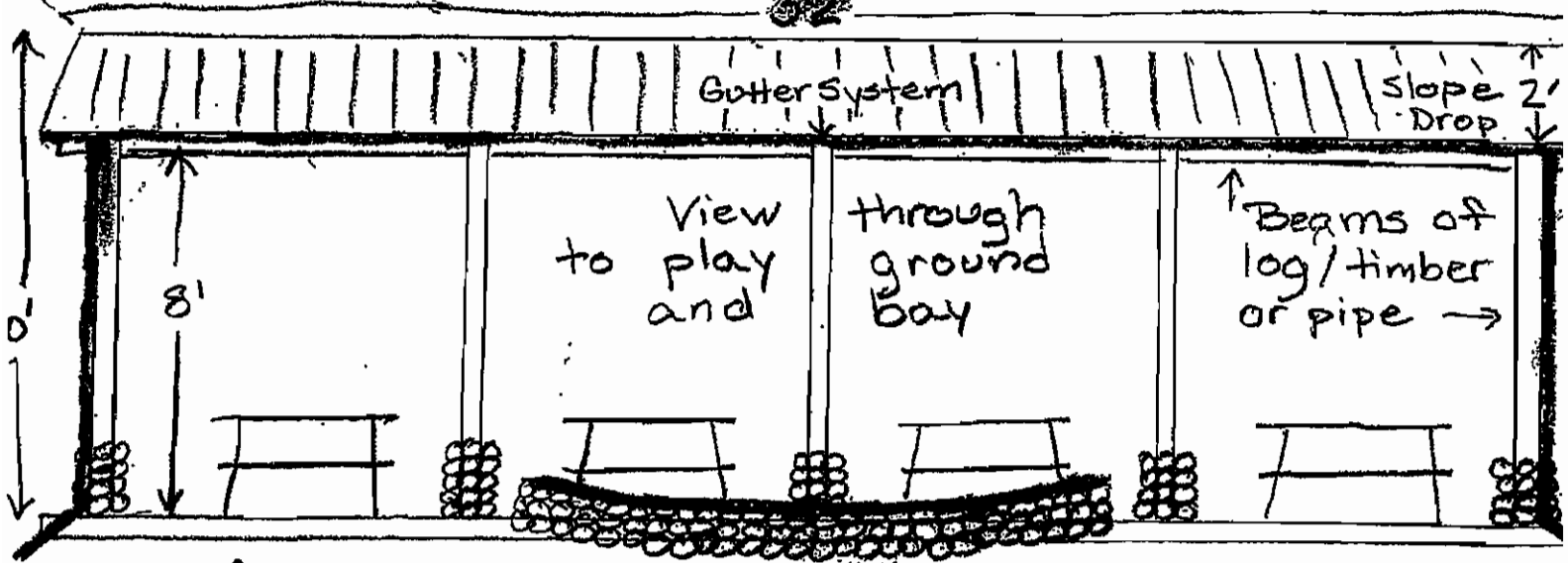


Gravel Pad & Walkway

South: East View

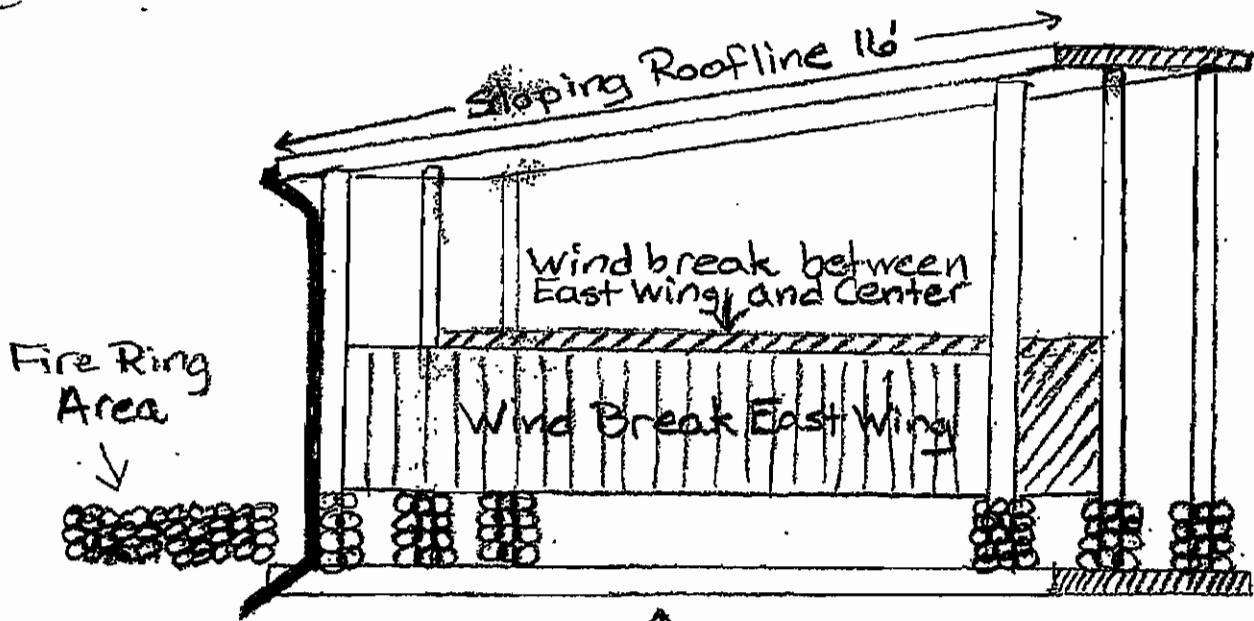


8' West Wing + 16' Center Area + 8' East Wing
 Roofline slopes forward - Gutters on South side



↑
Concrete Slab

Fire Ring Centering Area
 South View



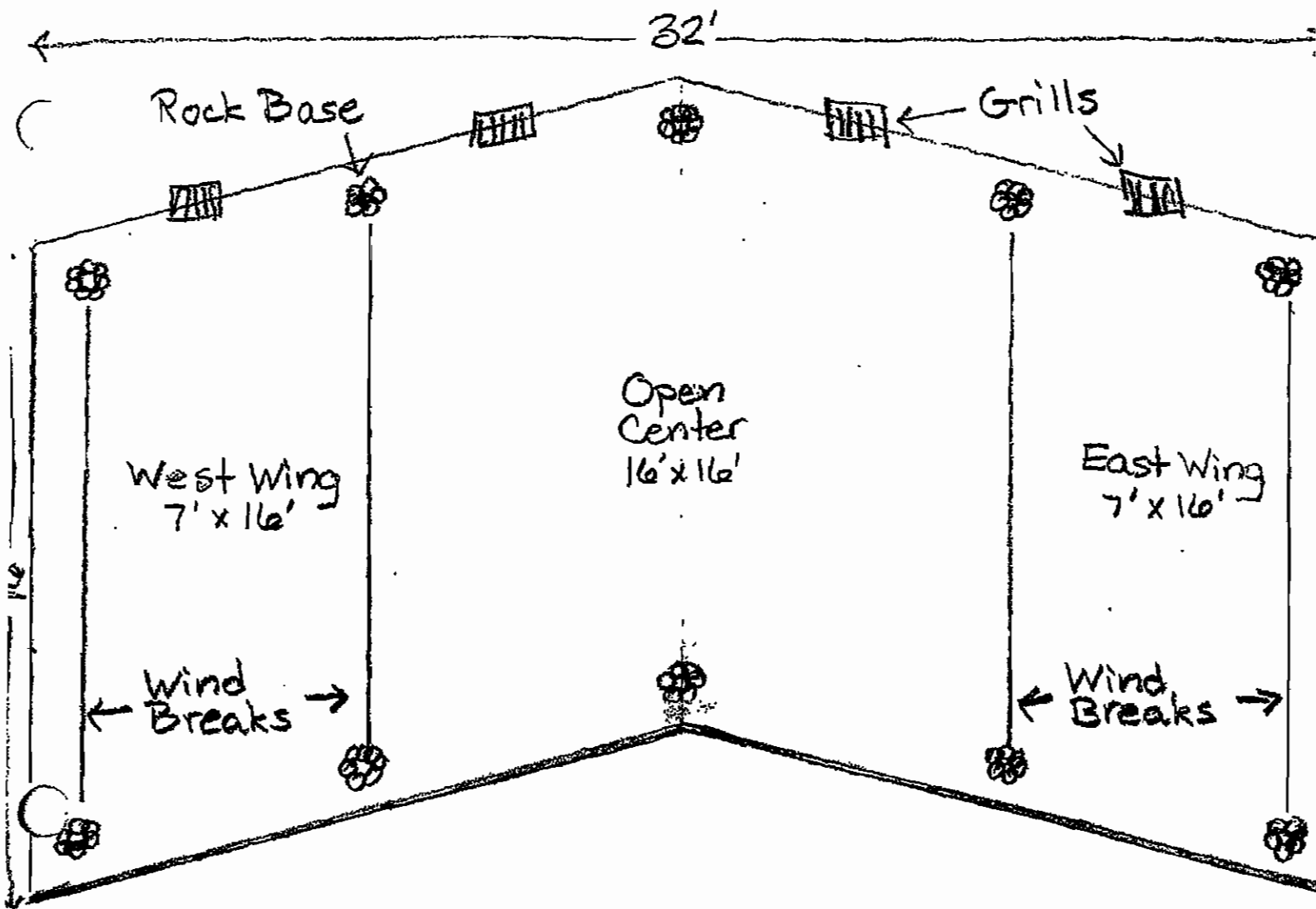
Fire Ring Area

↑
Concrete Slab

East View

← To Ball Fields

To Play ground ↑



Parking →

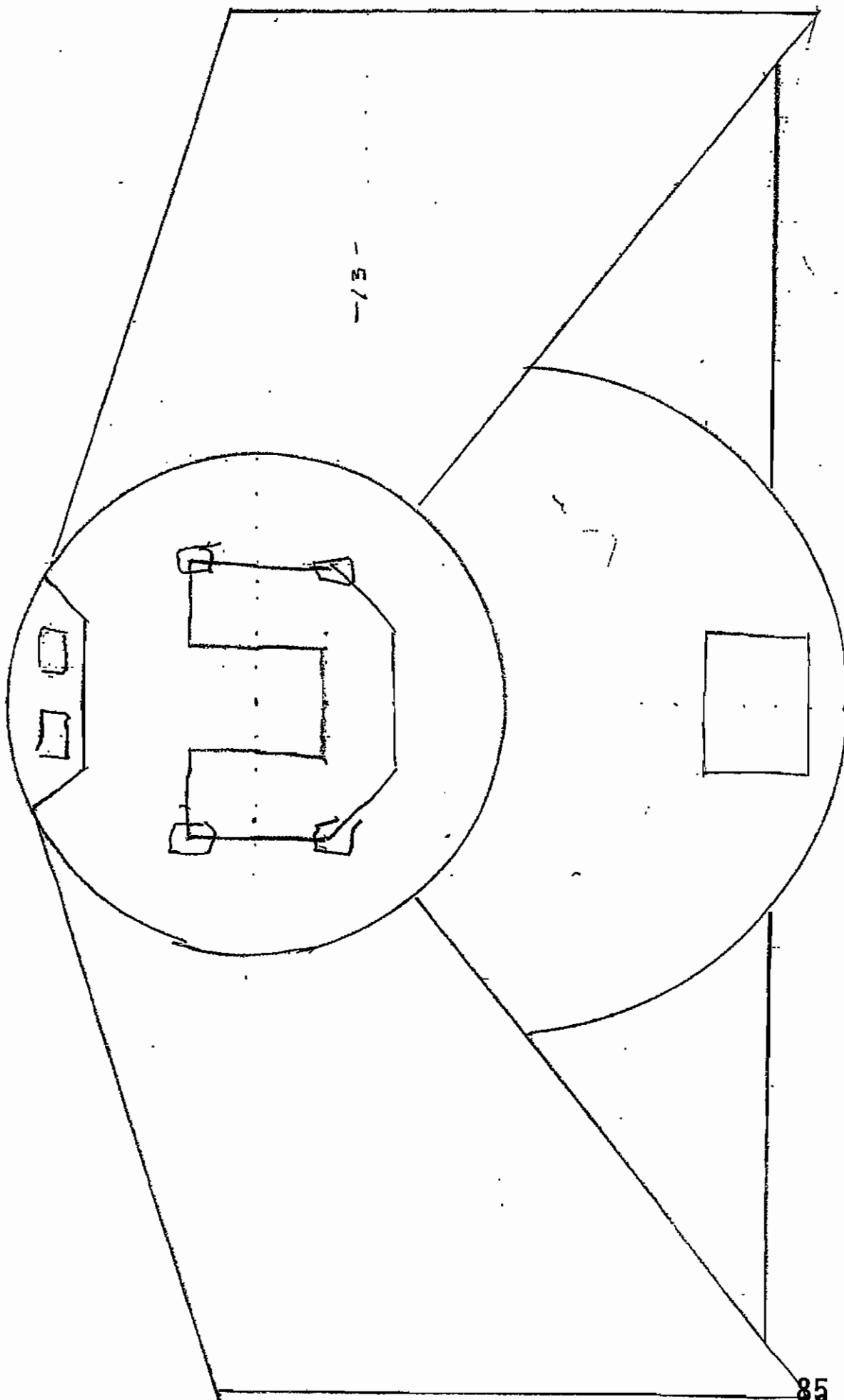
Bird's Eye View

To Bay ↓

- 41 -

□ = 1'

- 51 -



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MEMORANDUM

TO: PARKS AND RECREATION ADVISORY COMMISSION
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK
DATE: DECEMBER 3, 2012
RE: COMPLETION OF THE KACHEMAK DRIVE PATH COMMITTEE

Background

The Parks & Recreation Advisory Commission established the Kachemak Drive Path Committee during the regular commission meeting held on November 18, 2010. Chair Bremicker stated the tasks assigned to the committee as follows, "To Explore the Feasibility of and To Plan a Safe Non-motorized Path along Kachemak Drive."

On May 14, 2012 Resolution 11-90(A) was approved by Council supporting the concept of non-motorized pathways to increase the safety for motorized and non-motorized users along Kachemak Drive. The Council directed the Kachemak Drive Path Committee to work with the Transportation Advisory Committee to develop the package more fully recognizing and identifying what are the permits, what has to go into it and the rough cost. The backup to these resolutions included a detailed package regarding proposed locations/placement, construction, design, funding, etc.

On October 8, 2012 Resolution 12-079(S) was approved by Council authorizing the allocation of up to \$20,000 from the HART Fund for the purpose of survey work and an engineering estimate to determine the cost of constructing the first ½ mile of the proposed non-motorized trail.

On November 26, 2012 City Council further approved appropriating those funds by Ordinance 12-49.

It is apparent by the actions recommended by the Committee; taken by the Commission; and executed by the City Council that the work the Kachemak Drive Path Committee was tasked with by the Commission and the Council has been completed.

RECOMMENDATION

Make a Motion that the Kachemak Drive Path Committee has completed its appointed Tasks and the Committee is now dissolved.

Staff recommends that the Commission as a whole can address progress on the project at the monthly commission meetings and keep an eye open for funding opportunities and compliance with State project guidelines. Staff further recommends that the members of the committee form a public group along the lines and format of the HoPP group as an example and continue on as a private citizen ad hoc organization if they so choose.

Attachments: Synopsis from the December 16, 2010 KDPC Meeting
Resolution 11-090(A)
Resolution 12-079(S)
Ordinance 12-49

KACHEMAK DRIVE PATH COMMITTEE
Minutes
Dec.16 meeting

Meeting called to order 5:15 p.m.

Present - Bumpo Bremicker, Beth Cummings, Capt. Joe Litchfield, Dave Clemens, Dave Brann, Ingrid Harrald, Lynn Burton

Due to budget constraints the committee will no longer have paid staff available. We will use the recording system to record our meetings and take minutes.

After reading and discussing by-laws for the Parks and Recreation Advisory Commission, Chair Bremicker appointed Lynn Burton, Joe Litchfield and a member of the cycling club as members to the Kachemak Drive Path Committee

Pending business

We decided to list ideas for the Mission Statement on a wall chart. Discussion followed with each member offering a suggested Mission Statement.

The Committee decided on the following statement with the idea it could be changed in the future as more information becomes available.

"To explore the feasibility of and to plan a safe non-motorized path along Kachemak Drive. The path to connect East End Road to the Spit Road."

Discussion was held about whether to include "keeping in mind property owner's rights" It was generally agreed that the committee would be doing that and it didn't need to be part of the actual mission statement.

The second portion of the Pending Business was to determine what "The Committee was established to":

1. establish feasibility of creating a path
 - a. determine trail focus/goal
 - b. determine concerns of the community
 - c. research right of ways
2. communicate with land owners
 - a. identify and involve stake holders
 - b. make sure property owners are given respect about their property
 - c. determine how land would be needed, i.e. width of path
3. Communicate with the community at large
 - a. use knowledge and experience of Parks and Rec. Commission
 - b. use knowledge and experience of community members
4. Safety
5. To develop a strategic plan
 - a. long term maintenance

- b. parking
- c. address community concerns
- d. Park and Recreation Commission involvement / approval
- 6. Communicate with government agencies
- 7. Financing
 - a. desire to try to fund locally
 - b. concerns about involving state and federal funding, i.e. TRAAK and ADA compliance
- 8. Education, trail should educate and promote safety of all user groups

It was decided a brainstorming session on trail type and location was in order.

Suggestions included:

1. a multi-use trail with separation from the road
 - a. even a separated trail raises safety concerns with who has right of way
 - b. surface could be paved or smooth crushed gravel
2. trail could be a combination of separated trail and widened shoulder
 - a. divide total path into sections
 - b. tackle planning and development section by section
3. extend path from existing bike lane on Airport Road
 - a. follow wooded section along west side of airport
 - b. connect to section line, go north to East End Road in area of Redden Marine
 - c. follow section line east to Kachemak Dr. in area of Boat Yard
4. Create a widened shoulder
5. Start with a bank of willing property owners
6. No path
7. Use already established Right of Ways
8. North vs. South side of road, utilize both sides in different areas

Discussion included comments about land owners and their property rights, an emphasis on bike and pedestrian safety, the need for signage. It was noted Prescriptive Easements (Right of Way) along the road go from the middle of the road to the middle of the ditch so there isn't much, if any, room for a trail. It was also suggested that the path/trail be funded locally as much as possible, concerns expressed about restrictions and timelines when State or Federal funding used.

Approximately ten minutes was used to review maps and possible trail options.

Comments from the audience:

Speaker said Kachemak Drive may not be a legal road and doesn't meet current road standards. He felt the cost of building and maintaining a path/trail would be prohibitive, especially across wetlands. He wondered where the money would come from. He felt there were a number of inherent impossibilities.

Kachemak Dr. Path Committee

December 16, 2010

Minutes

Speaker said the Spit bike path was an issue, that standard universal signs were needed. Sign could address etiquette, who has the right-of-way etc. Related to Kachemak Drive, he noted a variety of landowners would be involved including private, city, borough, state. He also mentioned the need to be aware of the "Critical Habitat" designation on much of the wetlands. Connections to the Jack Gist Park, the Cottonwood Horse Park and the Calvin and Coyle Trail were also offered as possibilities.

Meeting adjourned at 7:08 p.m. Next meeting, January 6, 2011 at 5:30, Council Chambers

Agenda

- Trail location options-utilizing maps

- Connection options-utilizing maps

- Design options based on proposed locations

**CITY OF HOMER
HOMER, ALASKA**

Lewis/Zak/Parks and Recreation
Advisory Commission

RESOLUTION 11-090(A)

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, SUPPORTING THE CONCEPT OF NON-MOTORIZED PATHWAYS TO INCREASE THE SAFETY FOR MOTORIZED AND NON-MOTORIZED USERS ALONG KACHEMAK DRIVE LOCATED WITHIN THE CITY LIMITS, FROM THE BASE OF THE HOMER SPIT TO EAST END ROAD.

1
2 WHEREAS, The Parks and Recreation Advisory Commission established a committee to
3 specifically address possible solutions to the hazards presented to non-motorized and motorized users
4 of Kachemak Drive; and
5

6 WHEREAS, Public input was sought through a variety of channels for solutions to address
7 these safety concerns; and recommendations to Lower the Speed Limit, Alter the Travel Lane
8 Width and Shoulder, Increase the Use of Signage, Construct Separated, Non-motorized Paths
9 paralleling Kachemak Drive using the existing Utility Easements will be contingent on available
10 funding in the future; and
11

12 WHEREAS, The Homer City Council has shown support in approval of the Homer Non-
13 Motorized Transportation and Trail Plan, Homer Area Transportation Plan, Climate Action Plan,
14 HART Policy Manual and inclusion of the Kachemak Drive Rehabilitation/Pathway on the Capital
15 Improvement Plan; and
16

17 WHEREAS, Increasing active transportation, motorized and non-motorized, offers the
18 potential for improved public health, economic development, a cleaner environment, reduced
19 transportation costs, enhanced community connections, social equity, and more livable
20 communities.
21

22 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska,
23 hereby supports the concept of non-motorized pathways along Kachemak Drive in, over, and upon
24 property within the City of Homer, and that said improvements are necessary for the use and benefit
25 of the public; and
26

27 BE IT FURTHER RESOLVED that the City Council of Homer, Alaska, further supports
28 the actions increasing the safety for motorized and non-motorized users along Kachemak Drive
29 in any or all of the following ways:

- 30 - Alteration of the existing Kachemak Drive and Shoulder
- 31 - Separated Paths paralleling Kachemak Drive using the Utility Easements
- 32 - Increasing the Use of Signage
33

34 BE IT FURTHER RESOLVED that the Kachemak Drive Path Committee work with the

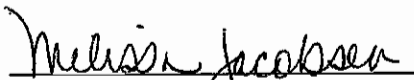
35 Transportation Advisory Committee and develop the package more fully recognizing and
36 identifying what are the permits, what has to go into it, and rough cost.

37
38 PASSED AND ADOPTED by the Homer City Council this 14th day of May, 2012.

39
40 CITY OF HOMER

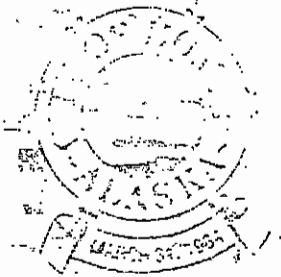
41
42 
43 _____
44 JAMES C. HORNADAY, MAYOR

45 ATTEST:

46
47 
48 _____
49 MELISSA JACOBSEN, CMC
50 ACTING CITY CLERK

51
52 Fiscal information: Funding not defined.

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**CITY OF HOMER
HOMER, ALASKA**

RESOLUTION 12-079(S)

Wythe/Parks and Recreation
Advisory Commission

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, AUTHORIZING THE ALLOCATION OF UP TO \$20,000 FROM THE HART FUND FOR THE PURPOSES OF SURVEY WORK AND AN ENGINEERING ESTIMATE TO DETERMINE THE COST OF CONSTRUCTING THE INITIAL ONE-HALF MILE OF THE PROPOSED KACHEMAK DRIVE NON-MOTORIZED PATHWAY.

WHEREAS, The City of Homer has adopted the Homer Non-Motorized Transportation and Trails Plan, Homer Area Transportation Plan, Climate Action Plan, HART Policy Manual and has included the Kachemak Drive Rehabilitation/Pathway in the Capital Improvement Plan (CIP); and

WHEREAS, The Parks and Recreation Advisory Commission (PRAC) established a committee to specifically address possible solutions to the hazards presented to non-motorized and motorized users of Kachemak Drive; and

WHEREAS, The Homer City Council adopted Resolution 11-090(A), directing the Kachemak Drive Path Committee (KDPC) to work with the Transportation Advisory Committee (TAC) to more fully develop the project; and

WHEREAS, The PRAC, KDPC and TAC mutually agree that the construction of the Kachemak Drive Non-Motorized Pathway would provide a safety zone for pedestrians and a safer driving zone for the vehicle traffic on Kachemak Drive; and

WHEREAS, The PRAC, KDPC and TAC further recommend that the City of Homer consider taking the responsibility for the construction and maintenance of the Kachemak Drive Non-Motorized Pathway; and

WHEREAS, The construction of the first section of the proposed Kachemak Drive Non-Motorized Pathway, from the intersection of Kachemak Drive and Spit Road, approximately one-half of a mile up Kachemak Drive towards the parking area at the crest of the hill, would provide immediate safety benefits for pedestrians, cyclists and motorists; and

WHEREAS, The first step towards determining the feasibility of constructing this initial one-half mile section of the proposed path requires surveying and an engineering estimate which is anticipated to cost not more than \$20,000.

46 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska,
47 authorizes the allocation of up to \$20,000 for the purposes of survey work and an engineering
48 estimate to determine the cost of constructing the initial one-half mile of the proposed Kachemak
49 Drive Non-Motorized Pathway and authorizes the City Manager and staff to proceed as required
50 to complete these activities.

51
52 BE IT FURTHER RESOLVED that the commitment of these funds in no way binds the
53 City of Homer to the construction of either the initial one-half mile of pathway, or any other
54 segments of the proposed Kachemak Drive Non-Motorized Pathway. The contribution is made
55 solely as a good faith show of support for the construction of the Kachemak Drive Non-
56 Motorized Pathway.

57
58 PASSED AND ADOPTED by the Homer City Council this 8th day of October, 2012.

59
60 CITY OF HOMER

61
62
63
64 JAMES C. HORNADAY, MAYOR

65
66 ATTEST:
67
68
69
70 JO JOHNSON, CMC, CITY CLERK

71
72 Fiscal Note: \$20,000 from HART, Trails Fund, Acct. No. 165-375.

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

3 Mayor/City Council

4 **ORDINANCE 12-49**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
7 ALASKA, APPROPRIATING \$20,000 FROM THE HOMER
8 ACCELERATED ROADS AND TRAILS FUND (HART) FOR
9 THE PURPOSE OF CONDUCTING SURVEY WORK AND
10 ENGINEERING / COST ESTIMATING TO DETERMINE THE
11 COST OF CONSTRUCTING THE INITIAL ONE HALF MILE
12 OF THE PROPOSED KACHEMAK DRIVE NON-MOTORIZED
13 PATHWAY IN ACCORDANCE WITH RESOLUTION 12-
14 079(S).

15
16 WHEREAS, Resolution 12-079(S) authorized the allocation of up to \$20,000 from the
17 HART Fund for the purpose of survey work and engineering estimates to determine the cost of
18 constructing the initial one half mile of the proposed Kachemak Drive Non-Motorized Pathway;
19 and

20
21 WHEREAS, Resolution 12-079(S) provided the background, foundation, and
22 justification for this appropriation; and

23
24 WHEREAS, Resolution 12-079(S) states the intent of the Council on this matter and a
25 budget amendment / appropriation ordinance is required to implement that intent.

26
27 NOW, THEREFORE, BE IT ORDAINED by the City of Homer:

28
29 Section 1. The Homer City Council hereby appropriates \$20,000 from the Homer
30 Accelerated Roads and Trails Fund (HART) for the purpose of survey work and engineering /
31 cost estimating to determine the cost of constructing the initial one half mile of the proposed
32 Kachemak Drive Non-Motorized Pathway as follows:

33
34 Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
165-375	Kachemak Drive Pathway	\$20,000

35
36
37
38 Section 2. This ordinance is a budget amendment only, is not of a permanent nature, and
39 shall not be codified.

41 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 30th day of
42 November, 2012.

CITY OF HOMER

Mary E. Wythe
MARY E. WYTHE, MAYOR



49 J. Johnson
50
51
52
53 JO JOHNSON, CMC, CITY CLERK

56 Introduction: 10/22/12
57 Public Hearing: 11/26/12
58 Second Reading: 11/26/12
59 Effective Date: 11/27/12

61 AYES: 6
62 NOES: 0
63 ABSTAIN: 0
64 ABSENT: 0

65
66 Reviewed and approved as to form:

67 Walt E. Wrede
68
69 Walt E. Wrede, City Manager

Thomas F. Klinkner
Thomas Klinkner, City Attorney

70
71 Date: 11/28/12
72

Date: 12-7-12



City of Homer

Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-8121
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

To: Parks and Recreation Advisory Commission
From: Julie Engebretsen, Planning Technician
Date: February 11, 2013
Subject: Land Allocation Plan & Joint Work Session Tuesday March 26, 2013, 4:00pm.

Attached you will find a copy of the 2013 Draft Land Allocation Plan for your review. Every year, the City Council requests all the advisory commissions to review city owned land. Commissions may make recommendations on how the city should use its land; which should be leased, sold, turned into parks, etc. Some years there are a lot of recommendations; other years there are very few. The Council holds a joint work session for the Land Allocation Plan with all the Commissions, and this year it is scheduled for Tuesday, March 26th at 4:00 pm, in Council Chambers. When the Council has heard or read the recommendations from the Commissions, they pass a resolution, which lists any properties to be sold, leased, etc.

The Planning and Zoning Department puts together the Land Allocation Plan, so if you questions about a particular property, please email/call me!

The Commission should have a discussion in regards to recommendations, and participation in the joint work session. Recommendations from the Commission will be forwarded in a memo to Council. The Commission should also figure out who will attend the work session. All commissioners are invited, but the Commission should ensure that at least one Commissioner will attend to represent its views.

FYI – things the Commission may want to make recommendations on....

- The land known as End of the Road Park is not a designated city park; it is undesignated. E 35
- Due to the planned construction of the Homer Spit Trail, find a different location for short term leases

Recommendation:

1. Make any other recommendations on the plan (if any)
2. Decide who will attend the work session

Attachments

2013 Land Allocation Plan – Review Draft

2013 Land Allocation Plan
City of Homer

DRAFT

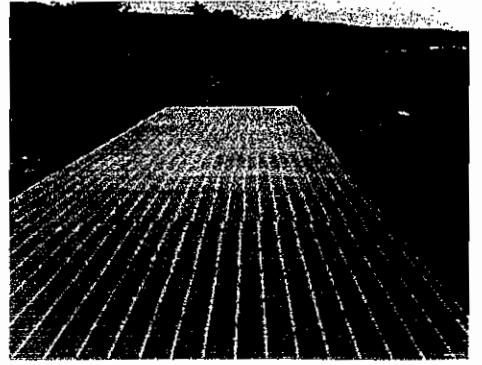
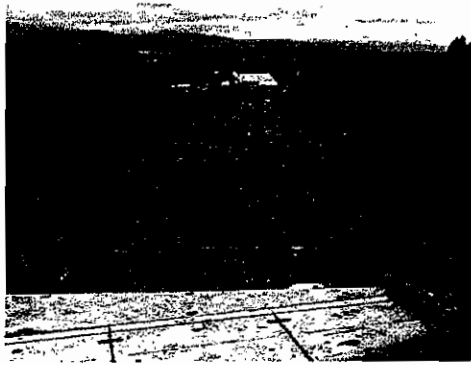
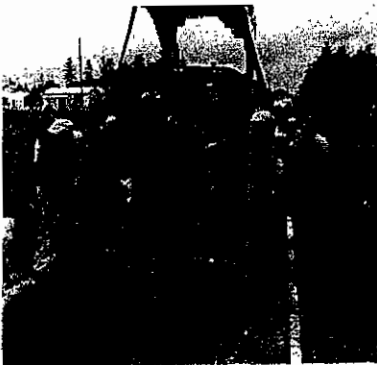
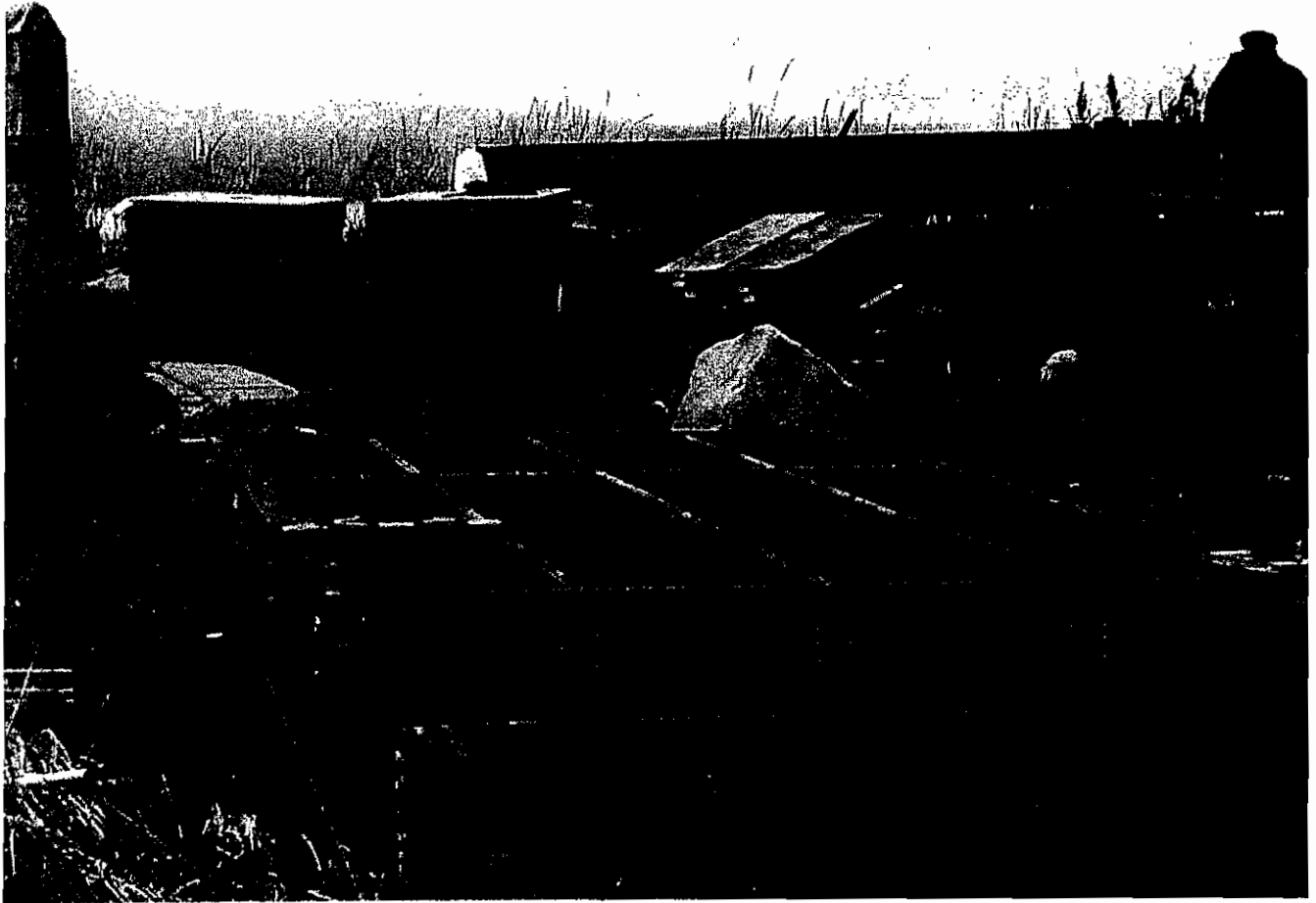


Table of Contents

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

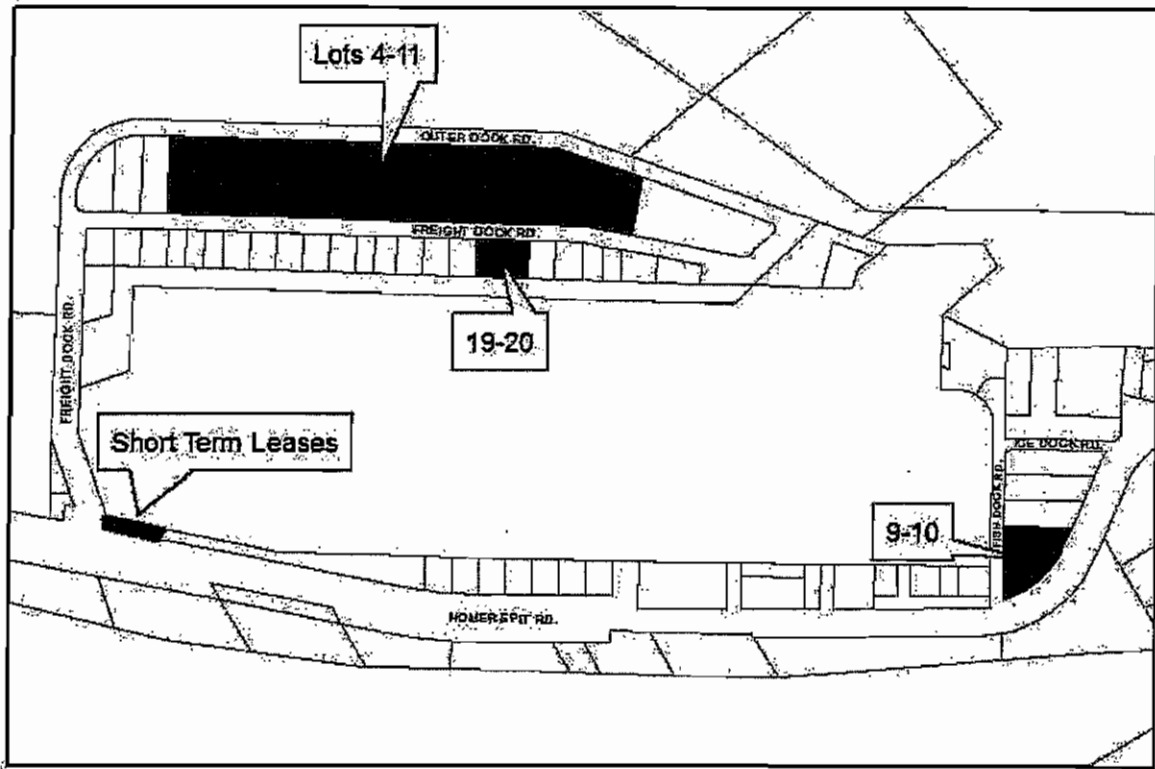
Appendix - Homer Harbor Map

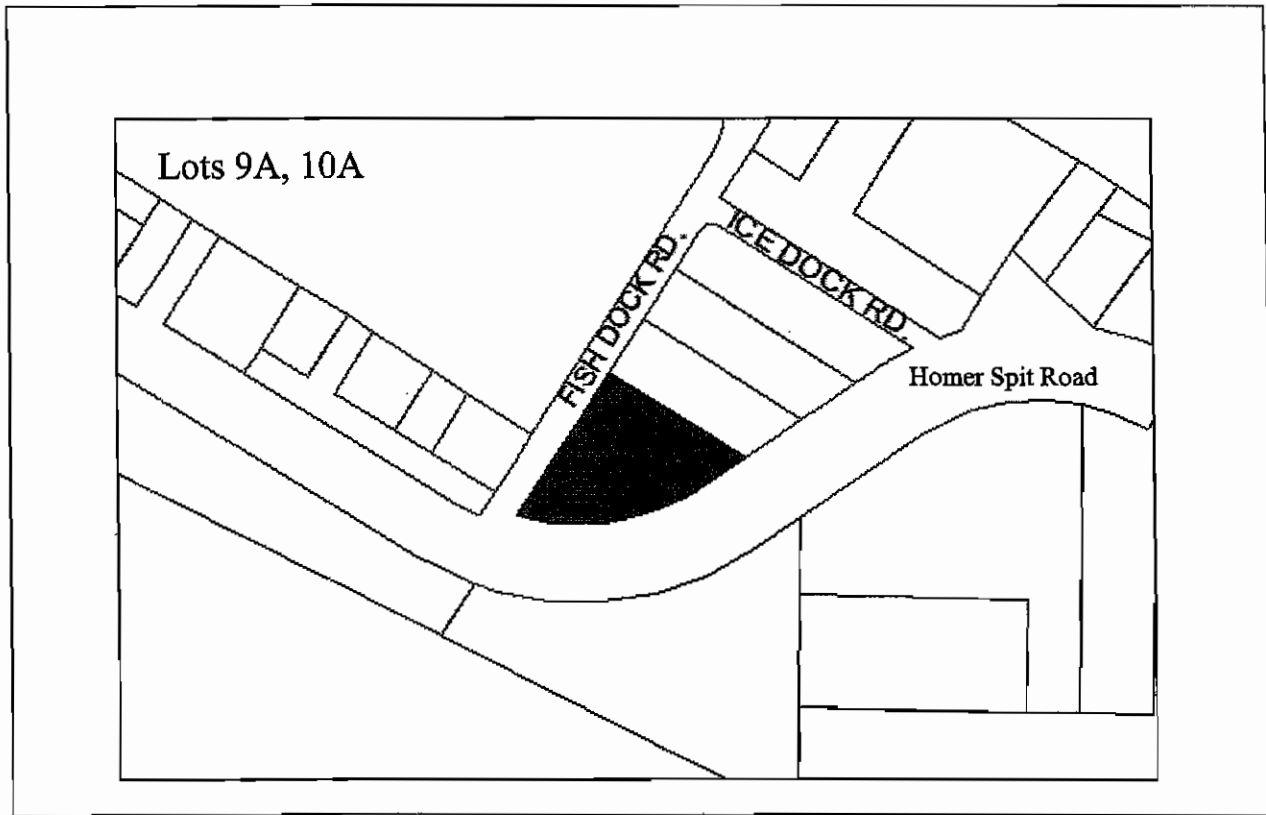
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

Section A

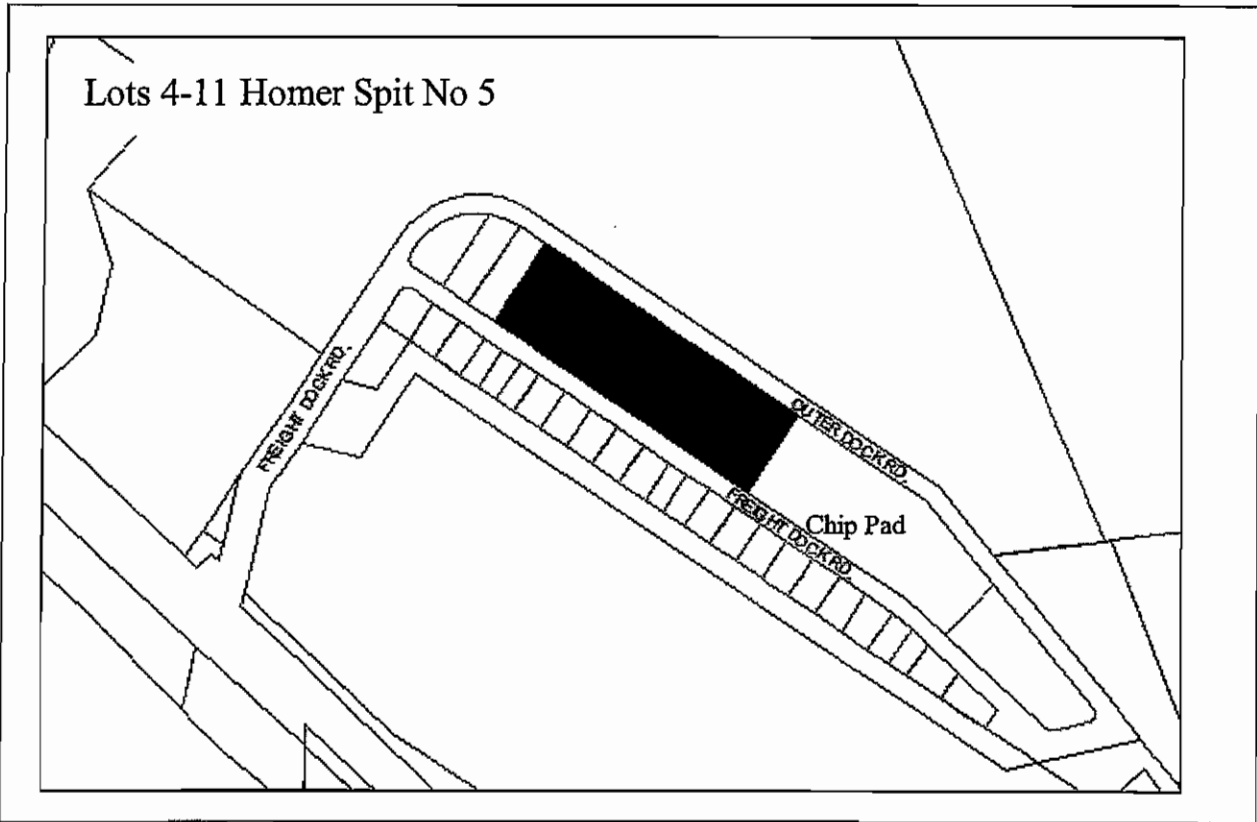
Lands available for lease

The following lots are available for lease in 2013. 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, 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

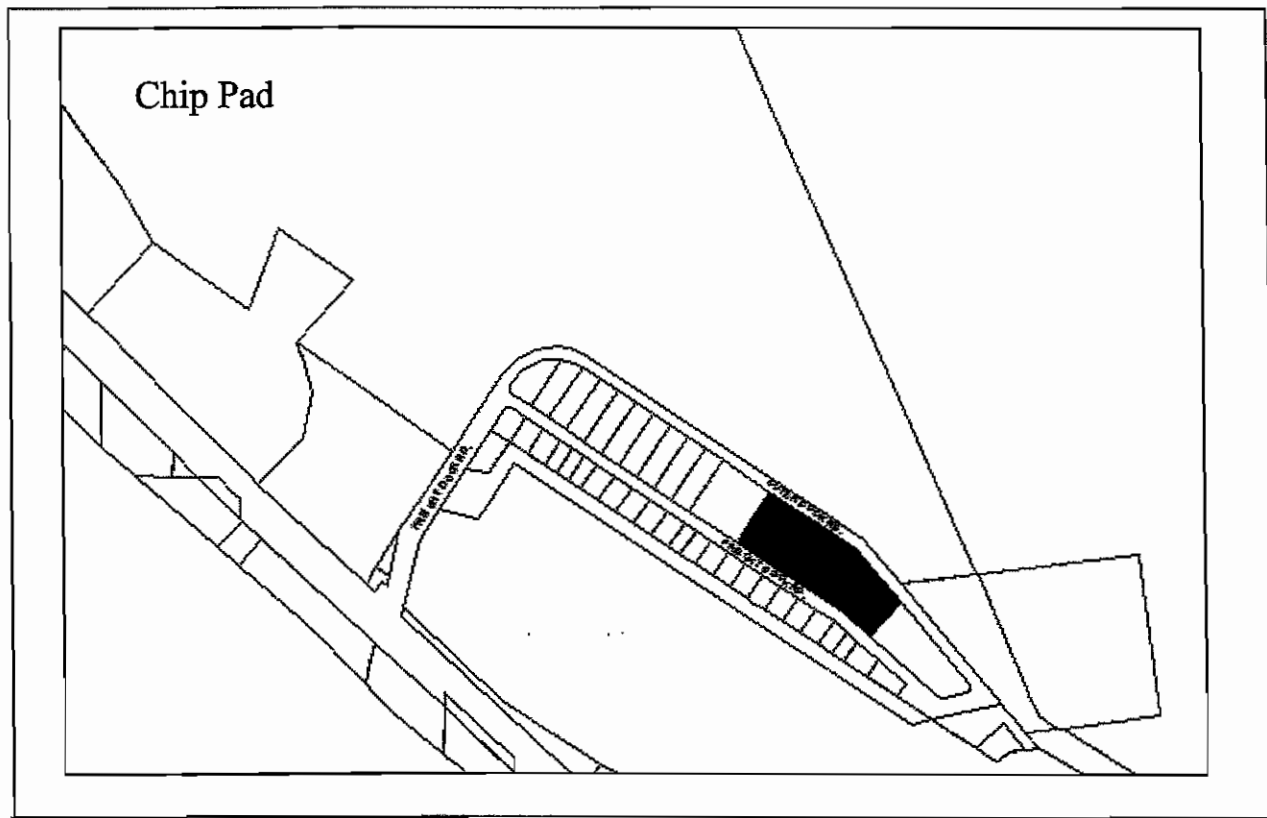
Infrastructure: Water, sewer, paved road access	Address:
--------------------------------------------------------	-----------------

Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.

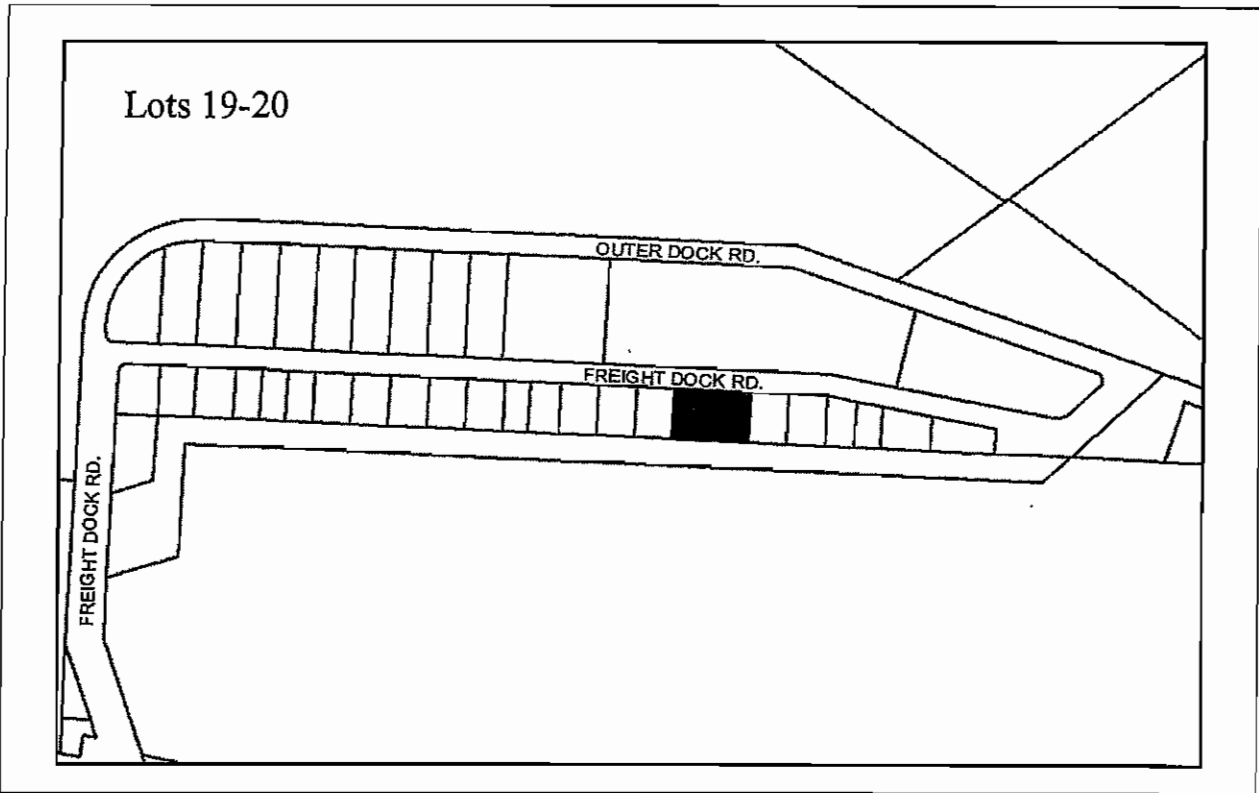
Resolution 2007-051: Lots 4-10, the RFP process should be delayed until the master parking plan is developed. The East Harbor expansion should be considered. Lot 11: should be held in reserve to attract a container ship/barge operation and/or an industrial support base to the Port of Homer. This should be a long term lease.

Resolution 10-35(A) prepare a plan for organized parking and fee collection.

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
<p>Old Chip Pad Peninsula Scrap and Salvage has been leasing part of the part intermittently to barge out scrap metal.</p>	



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

Area: 0.96 acres, 0.32 acres each	Parcel Number: 181032 38, 39
------------------------------------------	-------------------------------------

2012 Assessed Value: \$105,000 each

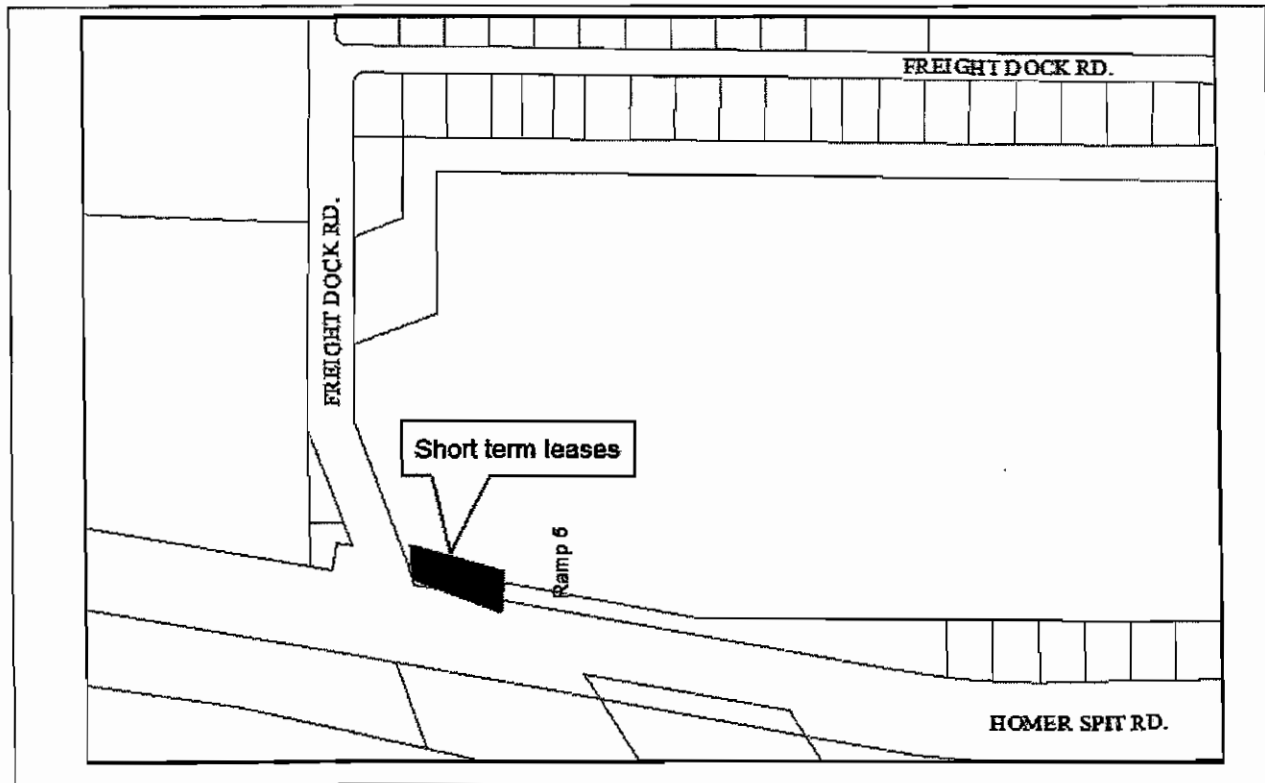
Legal Description: Homer Spit No 5 Lots 19-20

Zoning: Marine Industrial	Wetlands: N/A
----------------------------------	----------------------

Infrastructure: gravel road, water and sewer

Notes:

Finance Dept. Code:

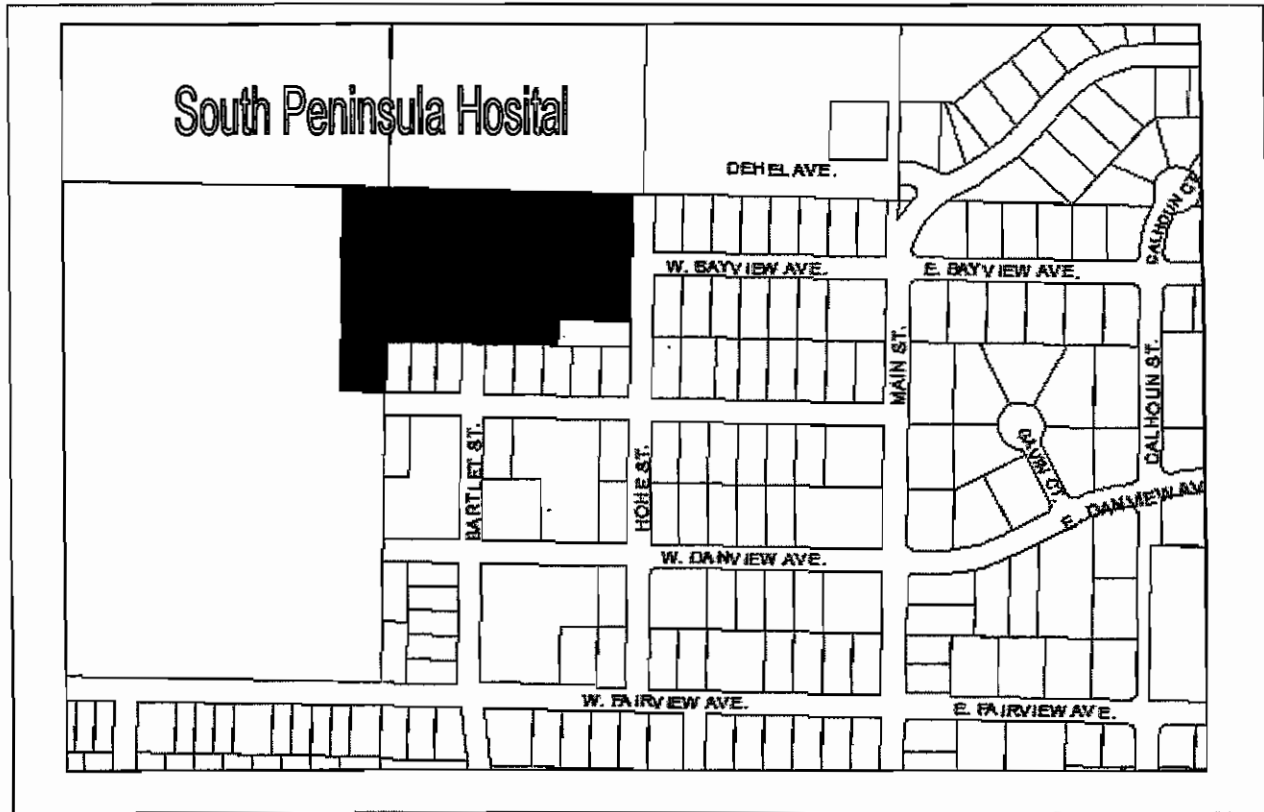


Designated Use: Lease (Resolution 10-35(A))	
Acquisition History:	
Area: Freight Dock Road to 150 feet before Ramp 5, (about where used boats are usually for sale)	Parcel Number: 18103324
2012 Assessed Value:	
Legal Description: Homer Spit No 2 Lot 12-A	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: paved road, water and sewer (may or may not be close to a stub out)	
<p>Notes: Resolution 10-35(A) states: Designate an area from Freight Dock Road to within 150 feet of Ramp 5 for short term, one to two year leases, for small kiosk businesses under 250 square feet.</p> <p>2013 update: Extension of the Spit Trail in 2013/2014 may affect this area.</p>	
Finance Dept. Code:	

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

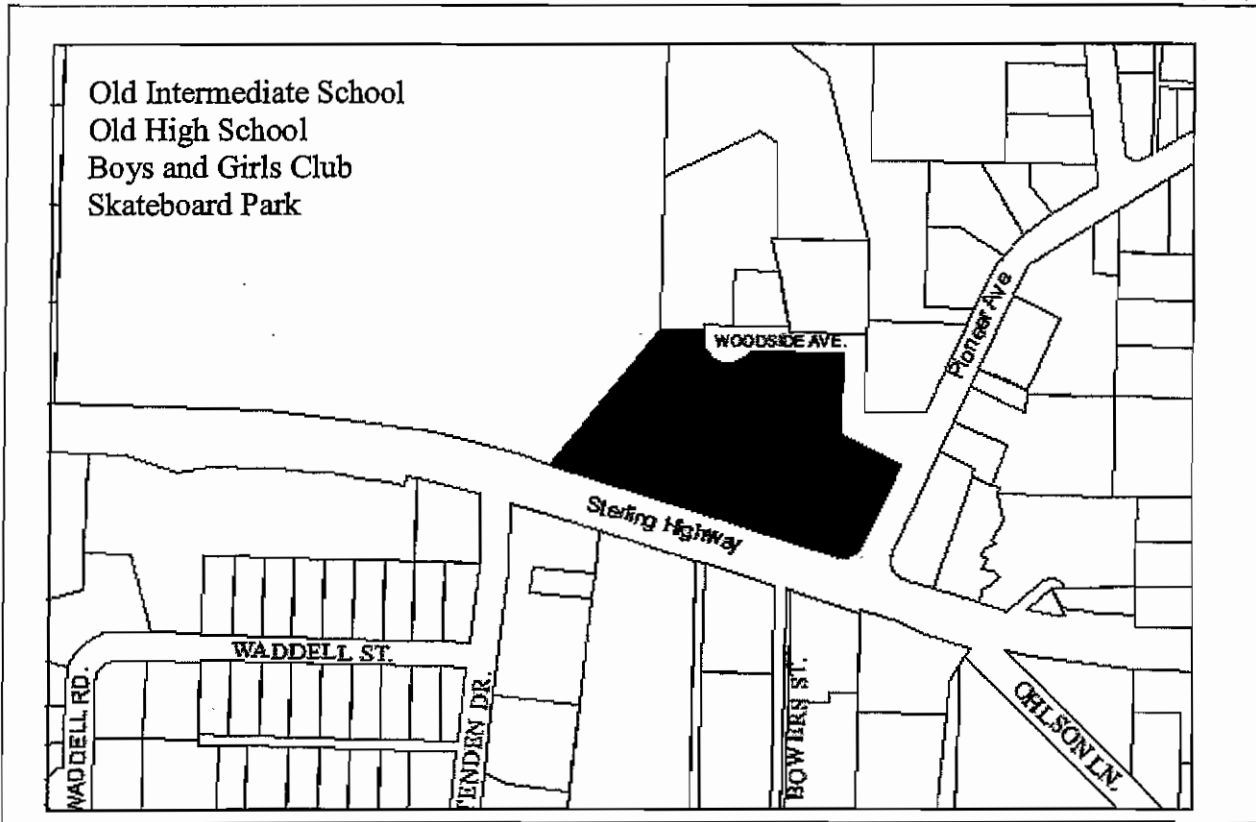
Zoning: Residential Office

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: Public Government Lands with the intent to use for community purposes
Acquisition History: Given to the City by KPB. Old Middle School and HS. Reso 98-63

Area: 4.3 acres	Parcel Number: 17510070
------------------------	--------------------------------

2012 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

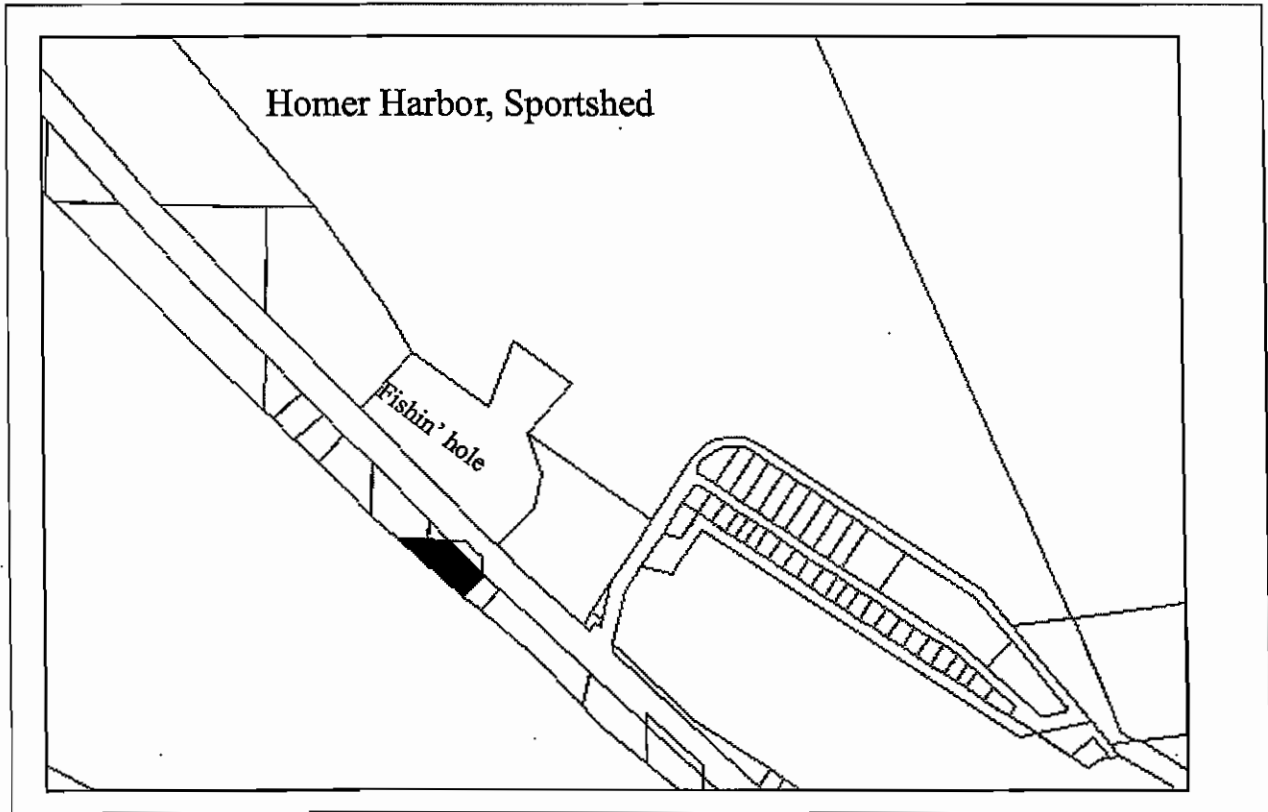
Zoning: Central Business District	Wetlands: Creek on western edge
------------------------------------------	----------------------------------------

Infrastructure: Paved access and parking. Water and Sewer.

Notes: Currently Leased to the Boys and Girls Club.

- Skateboard Park on premises.
- Old Intermediate School has flooding problems in the basement.
- Older building has asbestos.
- Deed restrictions on the property for school or community purpose; may not be able to sell for commercial purposes.

Finance Dept. Code: 170.0032 175.100.05



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

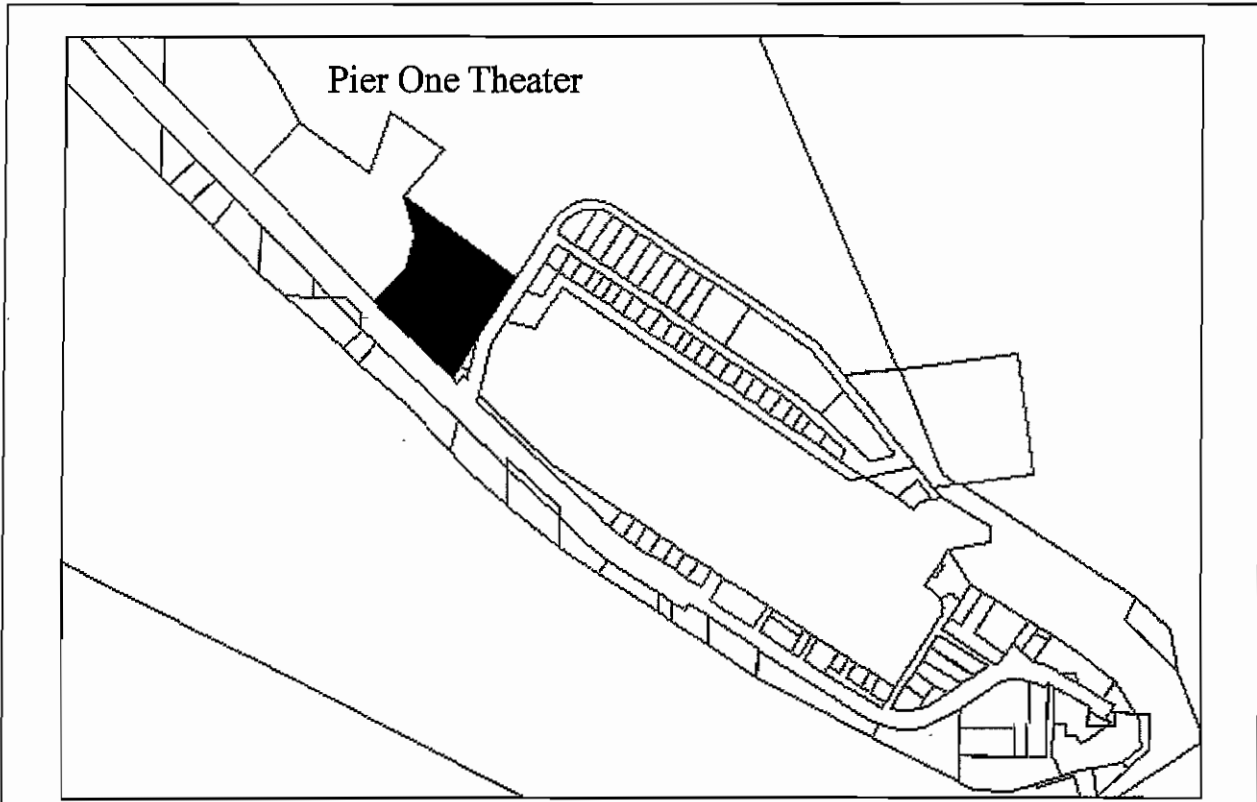
Wetlands: None

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

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
--------------------------------------------------------	--------------------------------------

This is a large parcel that is used several ways.

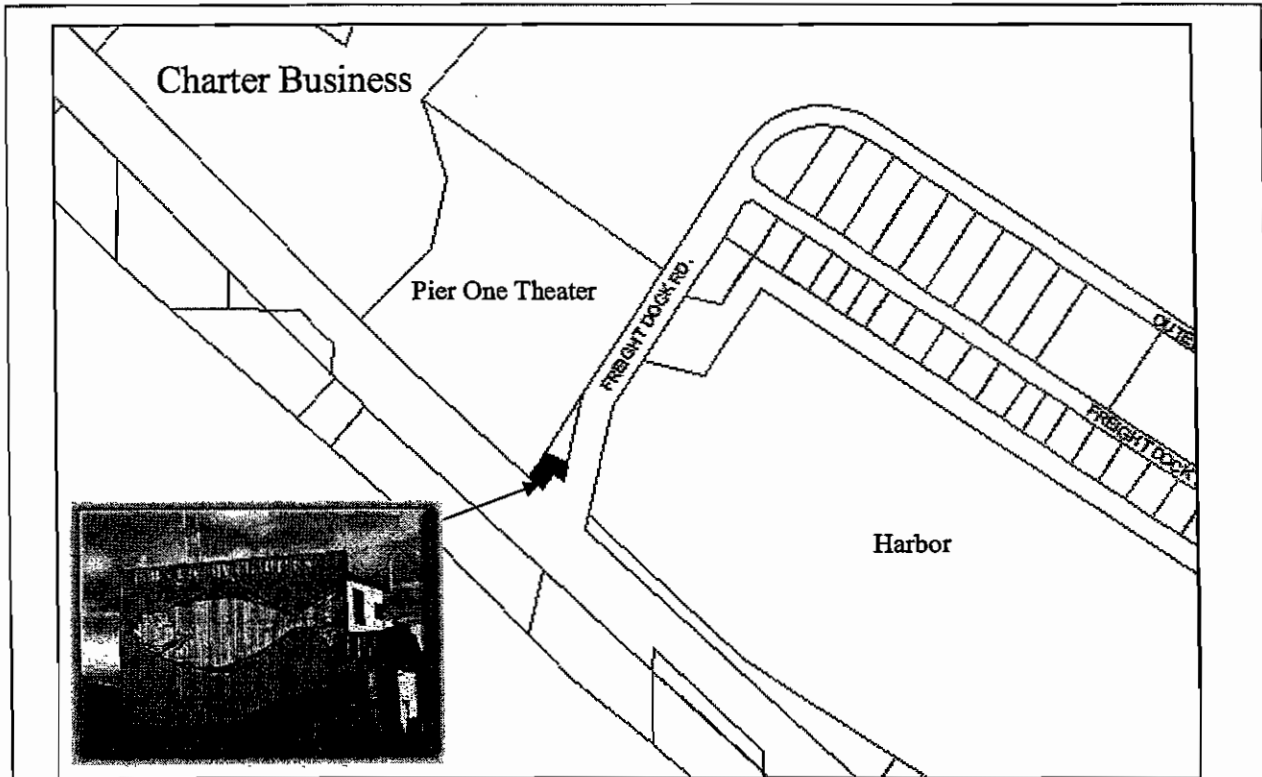
- Dredge spoils dewatering and storage
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

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)

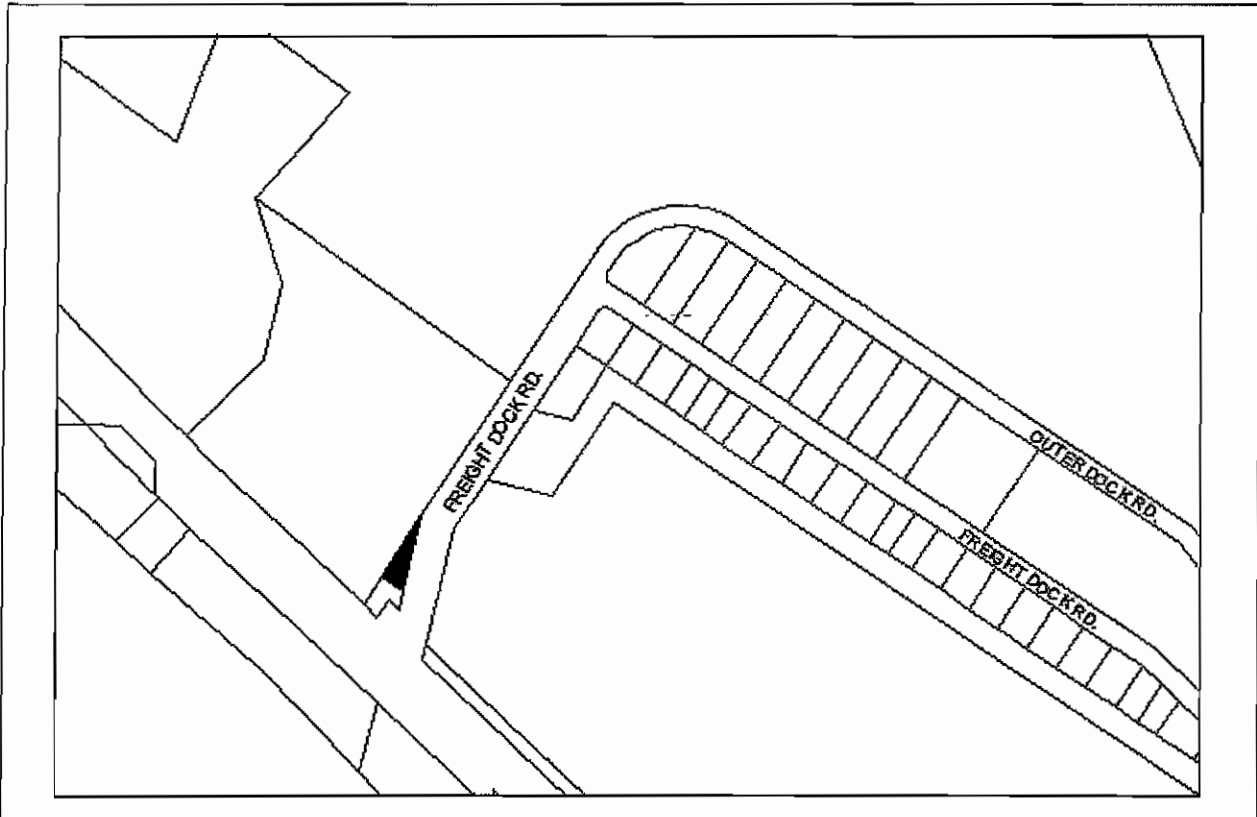
Resolution 13-020: Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.

Leased to: Pier One Theater
 Resolution 2011-104(A). 5 Year Lease, Fire Marshal review required.
 The Homer Spit Trail currently ends on this lot.

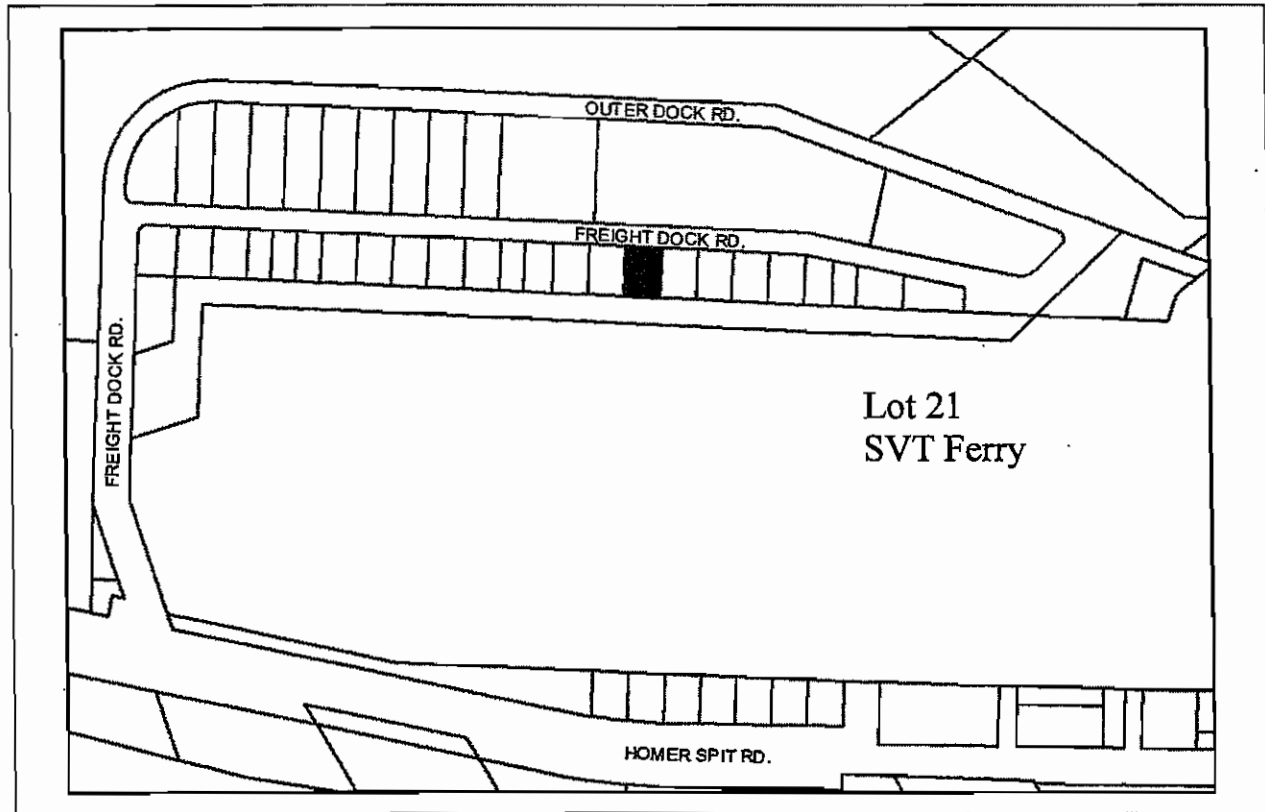
Finance Dept. Code:



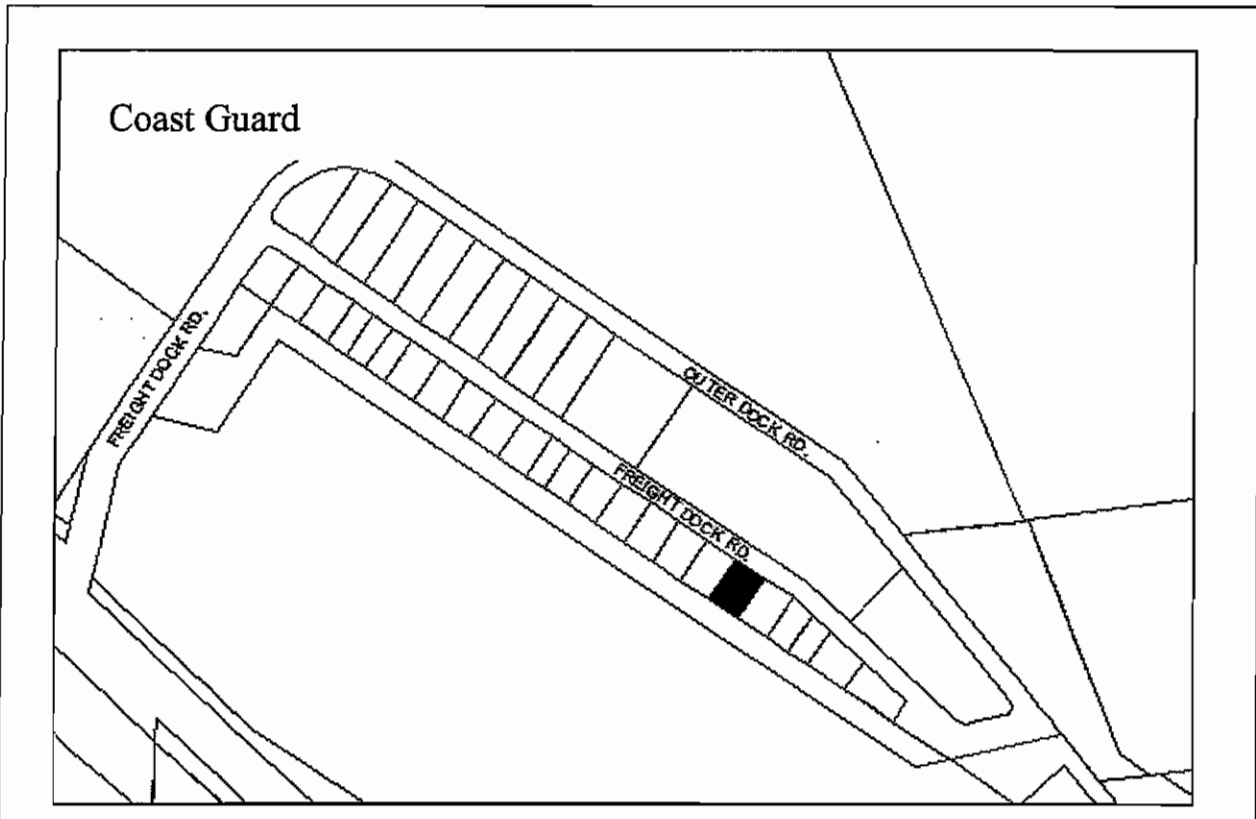
Designated Use: Lease	
Acquisition History: Ord 1983-26. Purchased from World Seafood	
Area: 0.15 acres or 6,692 sq ft	Parcel Number: 18103118
2012 Assessed Value: \$117,700 Land \$57,300 Structure \$60,400	
Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2	
Zoning: Marine Industrial	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, 2013, one 5 year option	
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 Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 1114 Freight Dock Road
<p>Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV Expiration: March 31, 2013, one 5 year option</p>	
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
<p>Leased to: Seldovia Village Tribe, for Kachemak Bay Ferry Resolution 10-41. Expiration May 31, 2030, two 5 year options</p>	
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

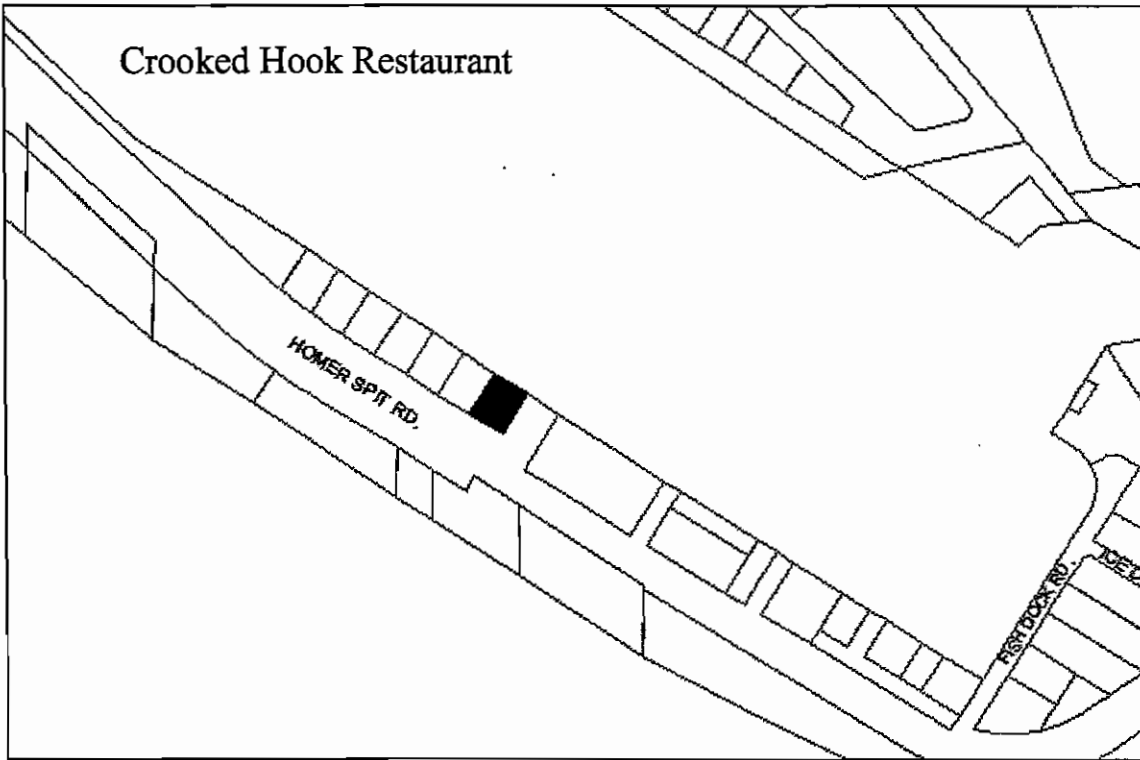
Wetlands: N/A

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

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

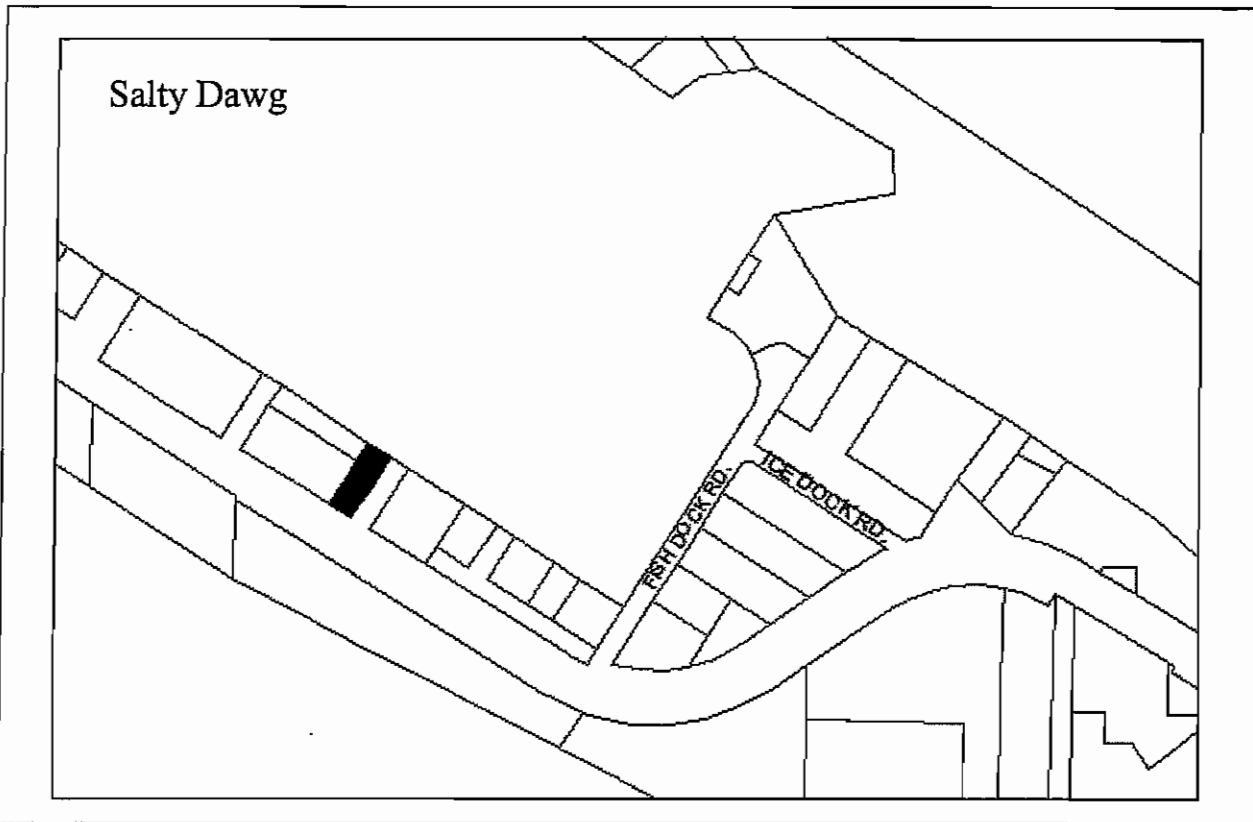
Wetlands: None

Infrastructure: Paved road, water and sewer

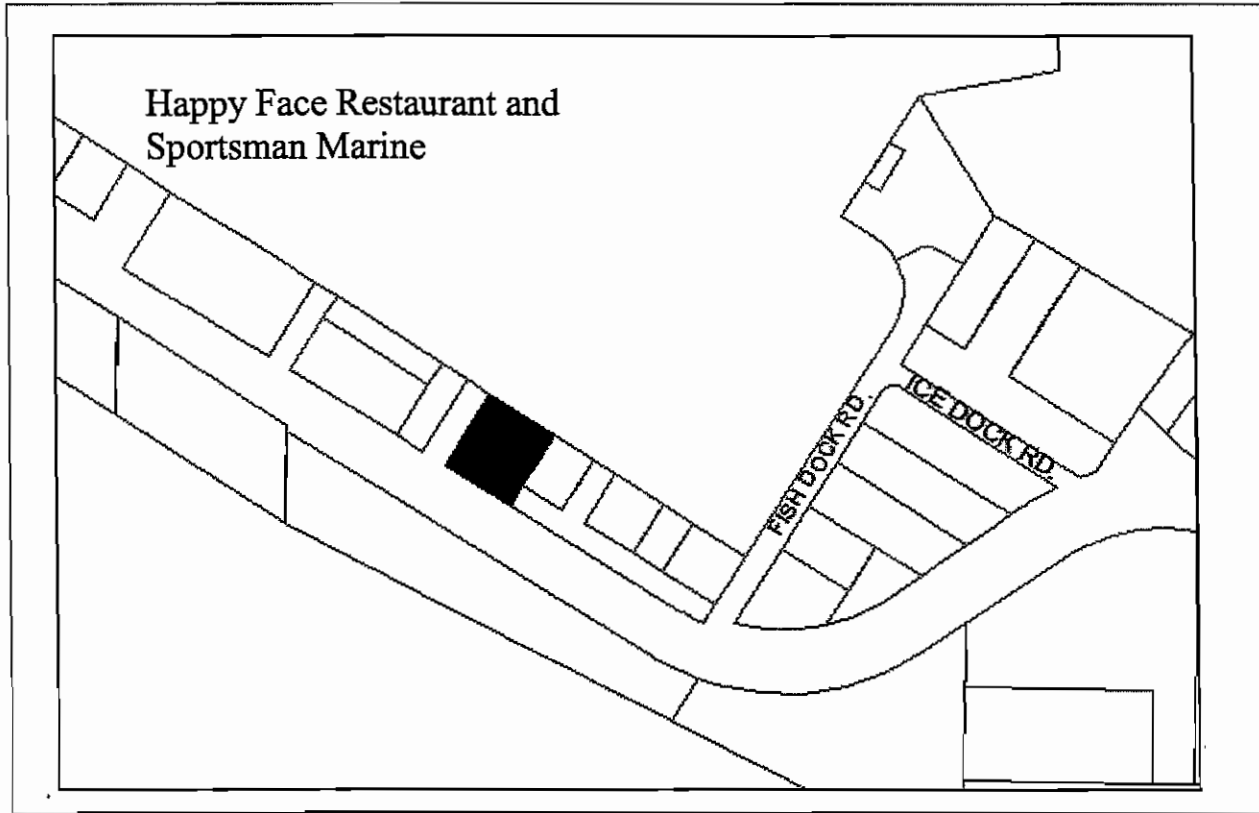
Address: 4262 Homer Spit Road

Leased to: Jose Ramos/El Pescador, Restaurant is now Harbor Bar & Grill
Expiration: Lease expires 2/1/2016, 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 Industrial	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 Industrial

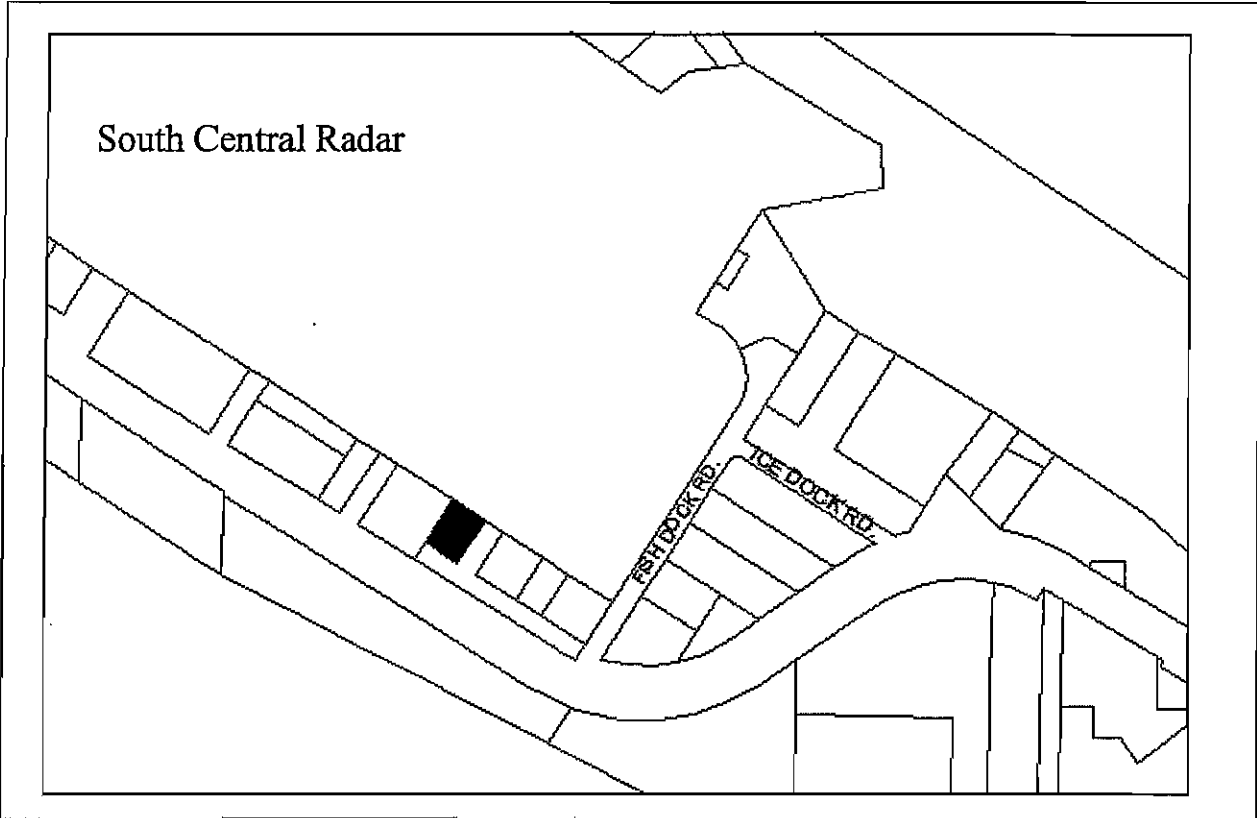
Wetlands: None

Infrastructure: Paved road, water and sewer.

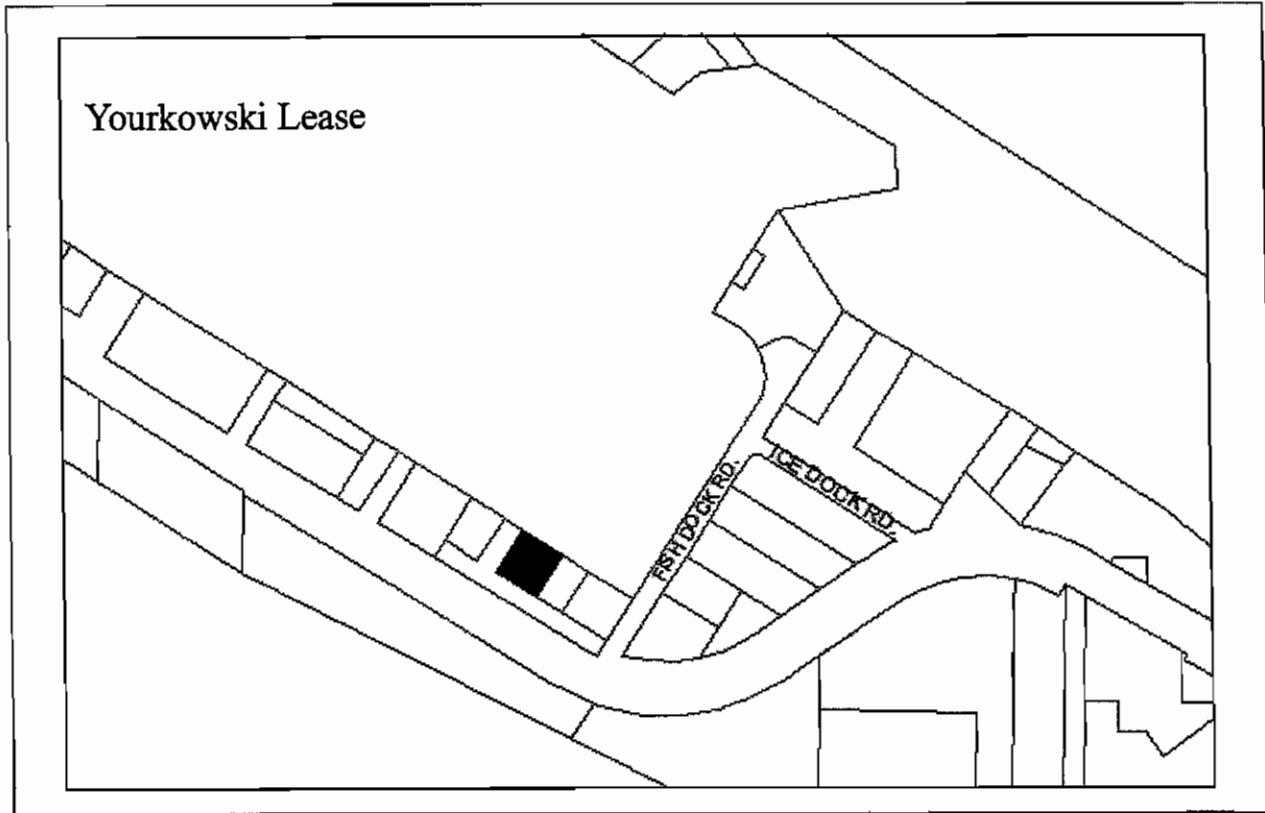
Address: 4400 Homer Spit Road

Leased to: Happy Face Restaurant and Sportsman Marine
Expiration: 12/31/2014. No options.

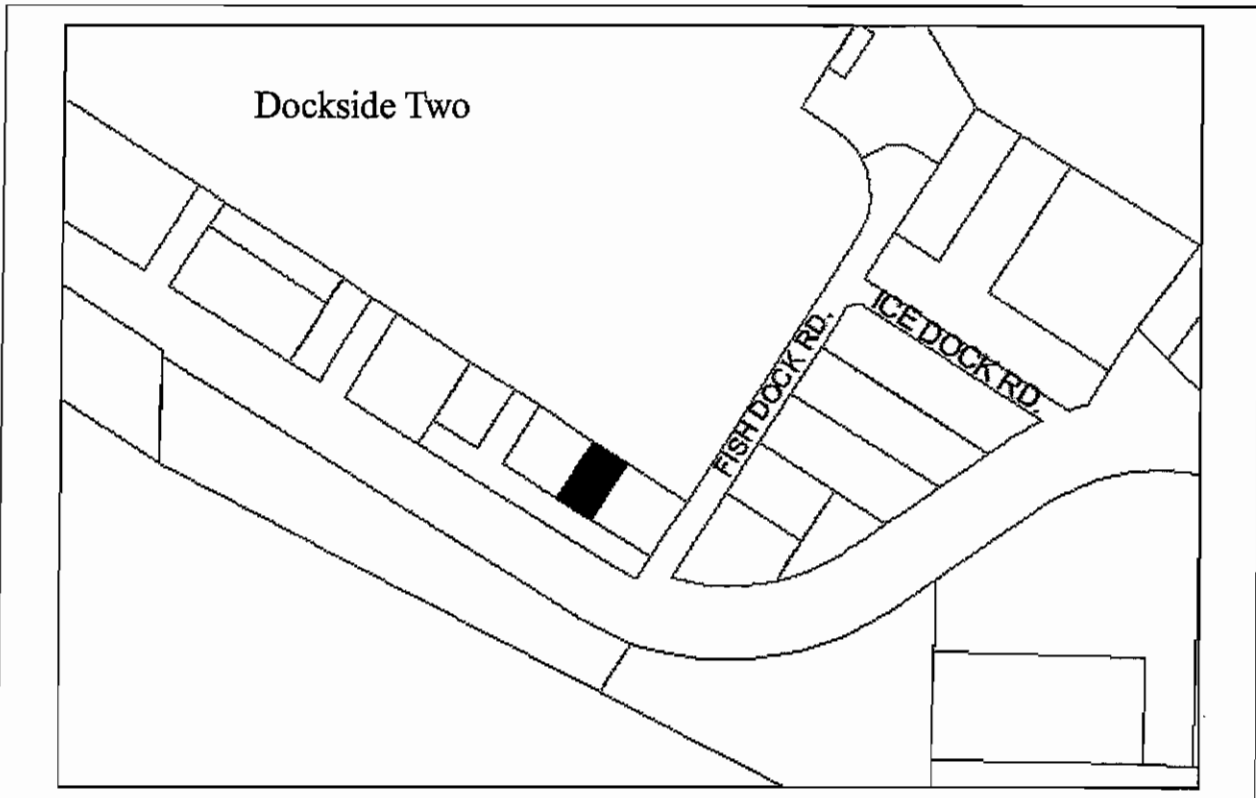
Finance Dept. Code:



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 Industrial	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 Industrial	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.</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 Industrial

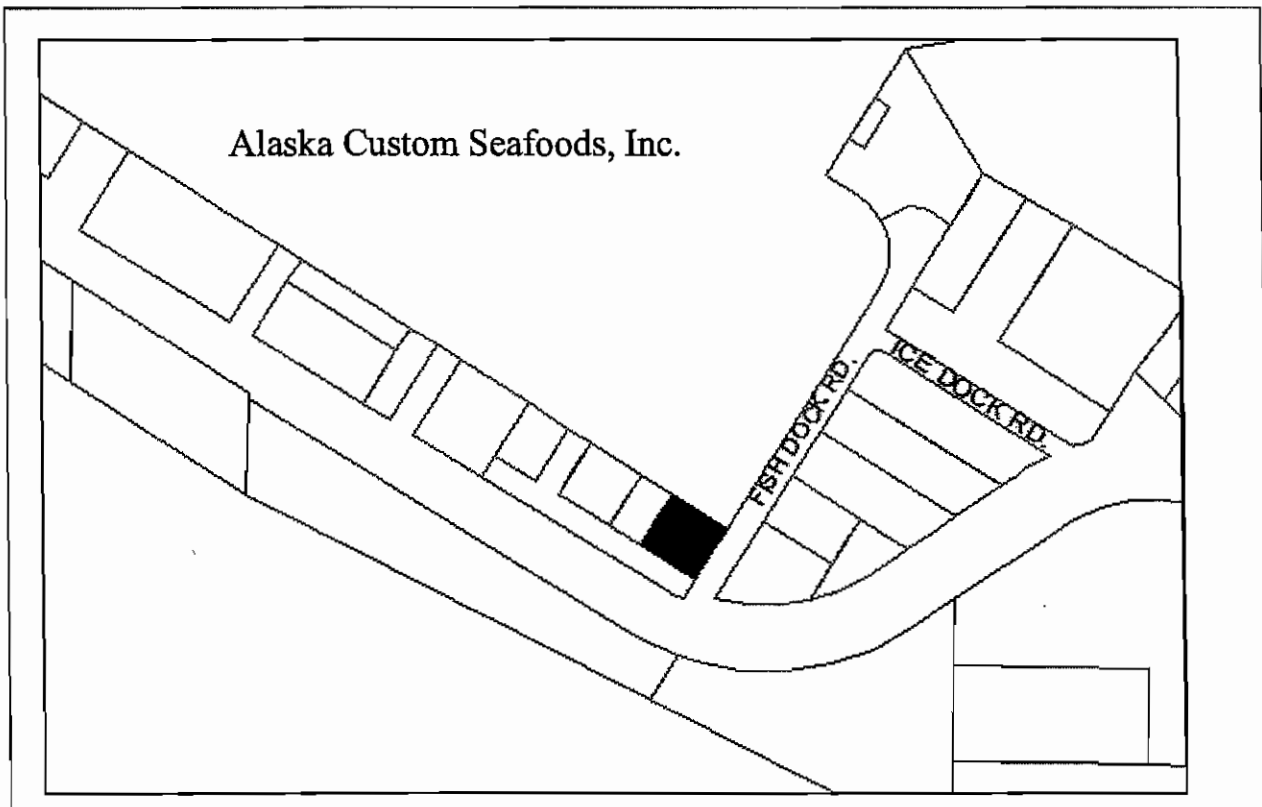
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4470 Homer Spit Road

Leased to: William Sullivan dba Docks Two
Expiration: 4/15/2012. 2012/13 new lease under negotiation

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 Industrial

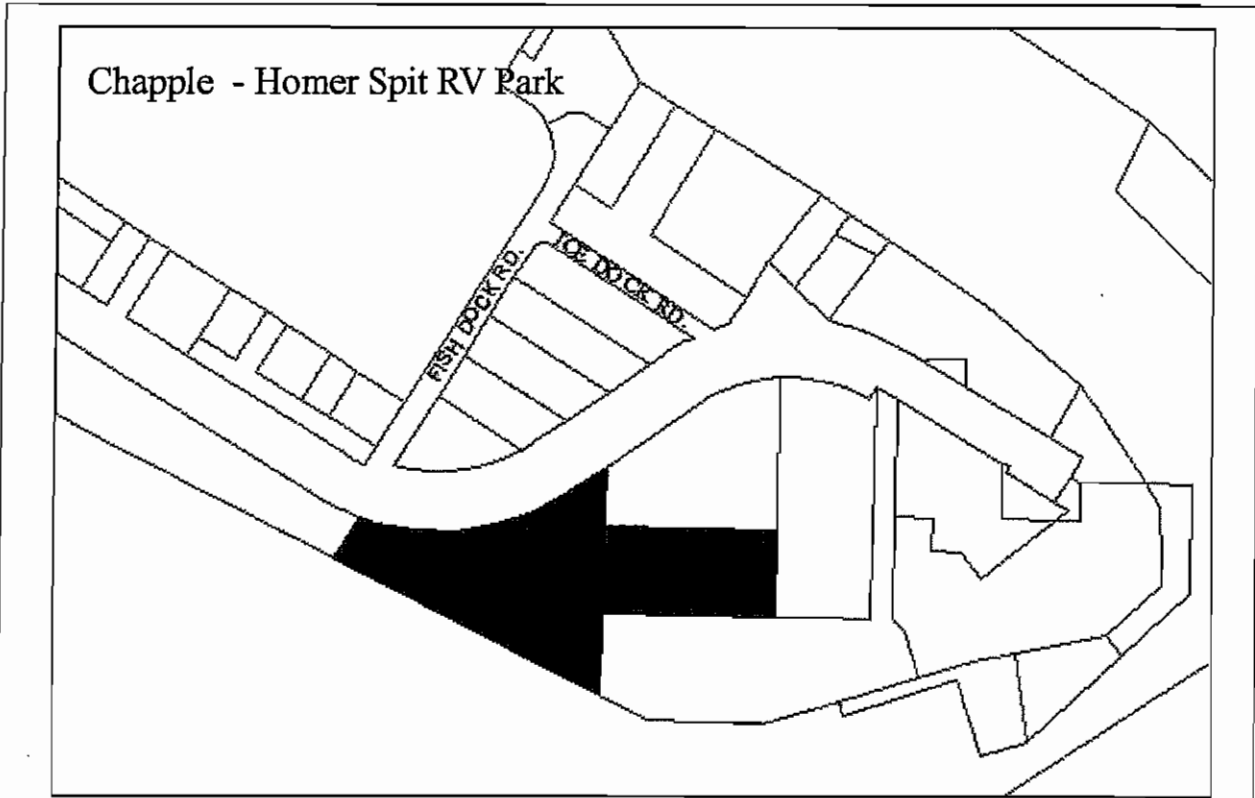
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc.
 Leased month to month. New lease is in progress.

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

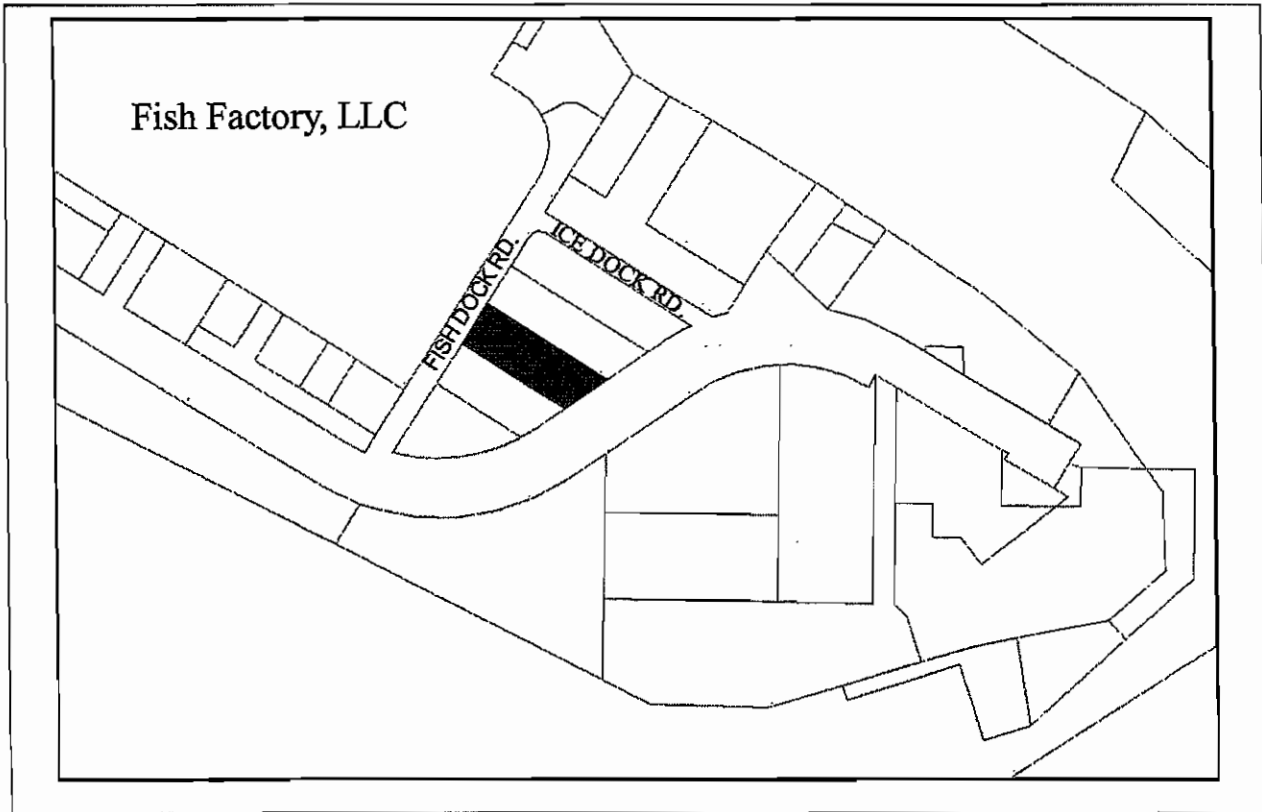
Wetlands: None

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

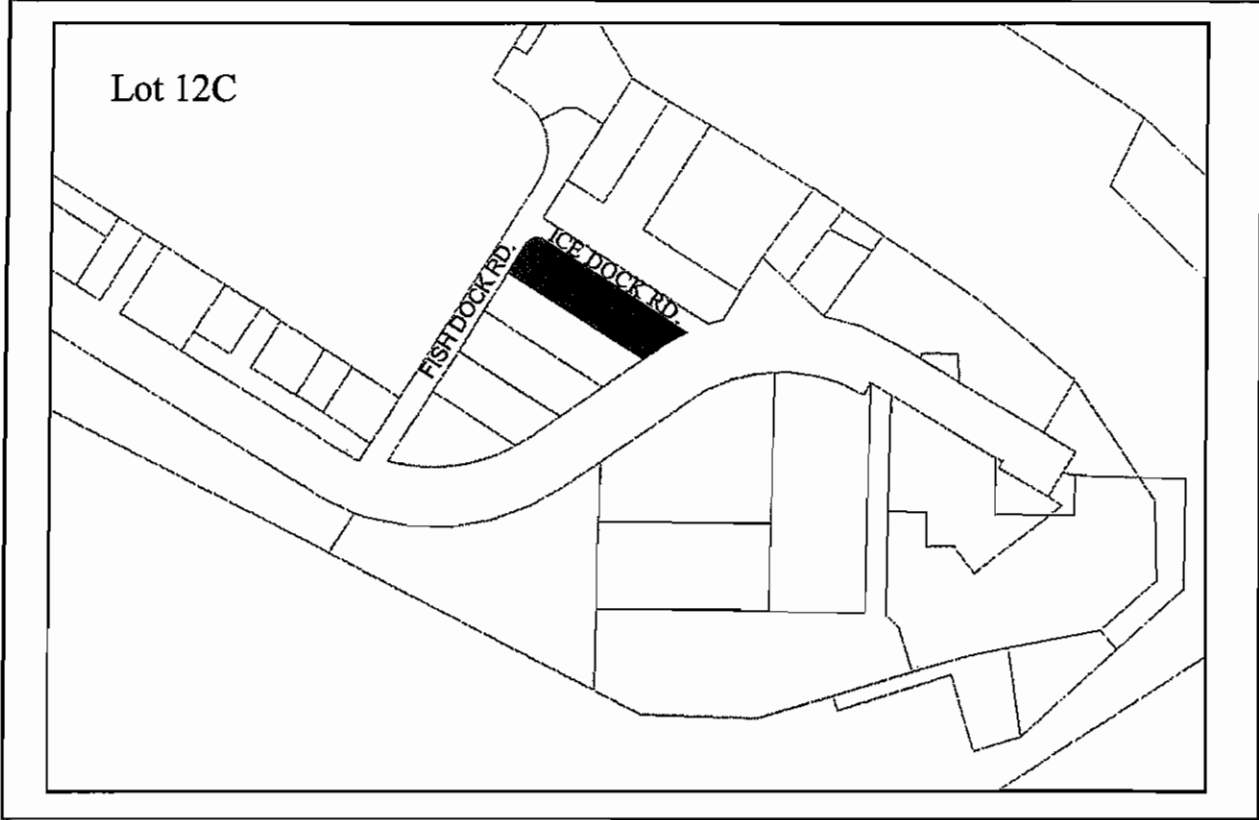
Wetlands: None

Infrastructure: Paved road, water and sewer.

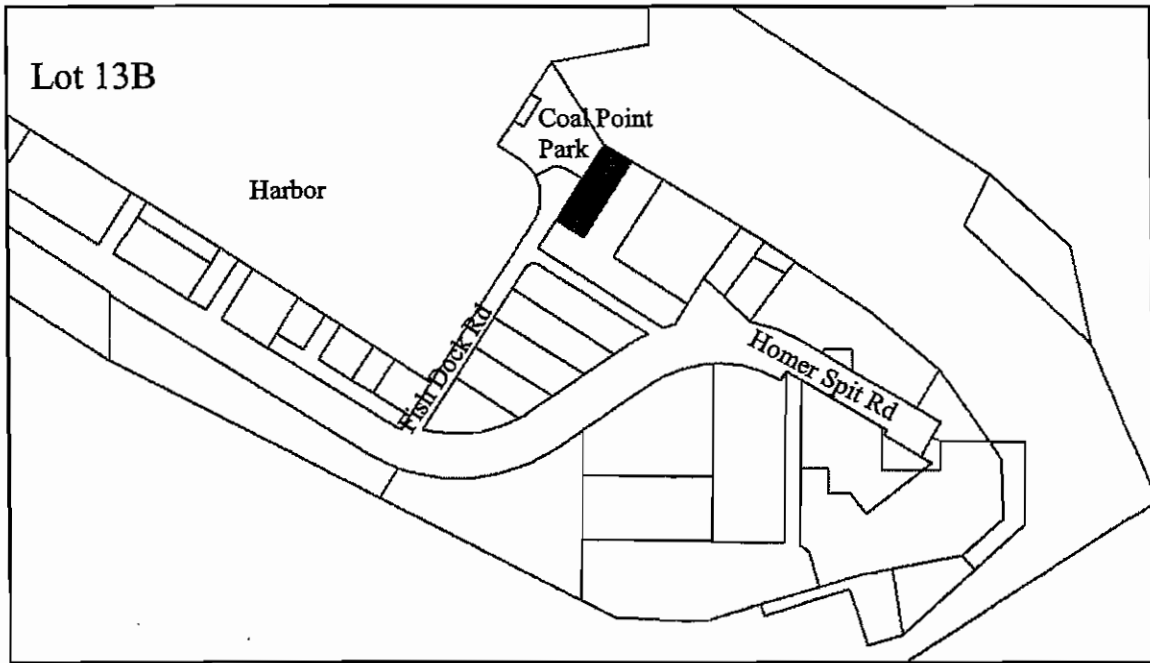
Address: 800 Fish Dock Road

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

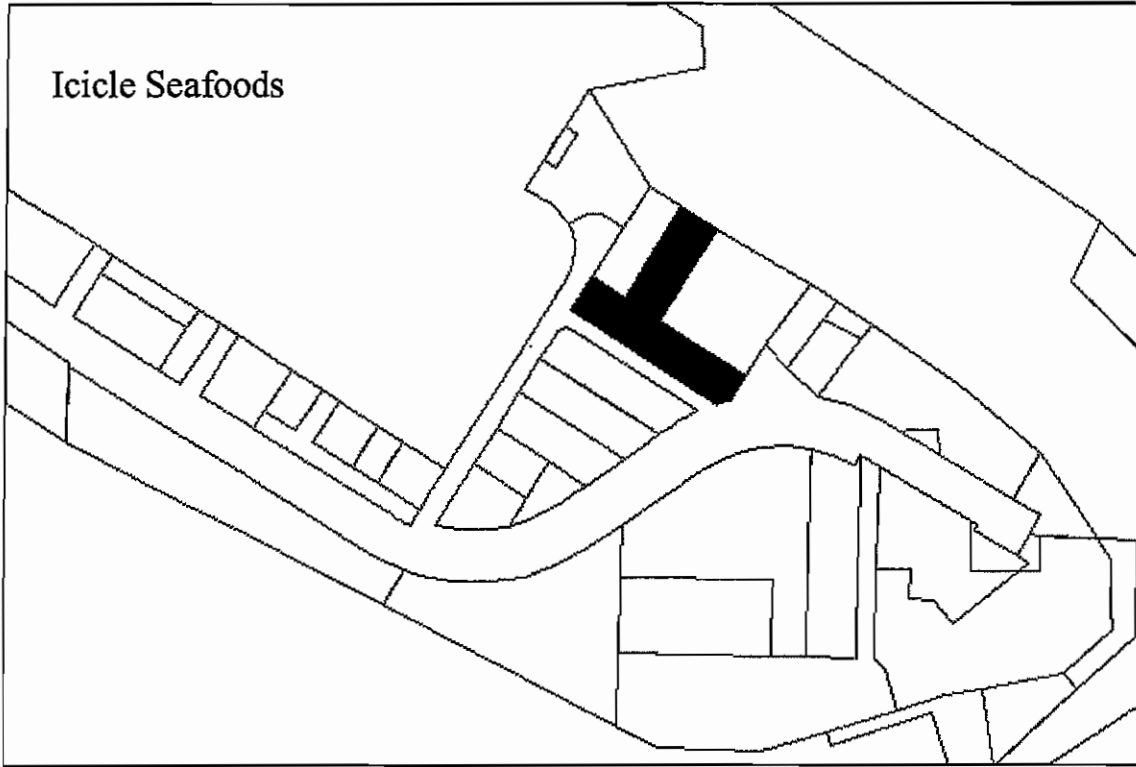
Infrastructure: Water, sewer, paved/gravel road access

Address: Fish Dock Road

Resolution 10-98. 2012: Snug Harbor has discussed leasing this lot and constructing a building.

Former Porpoise Room lot. Fisheries use encouraged but not required.

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

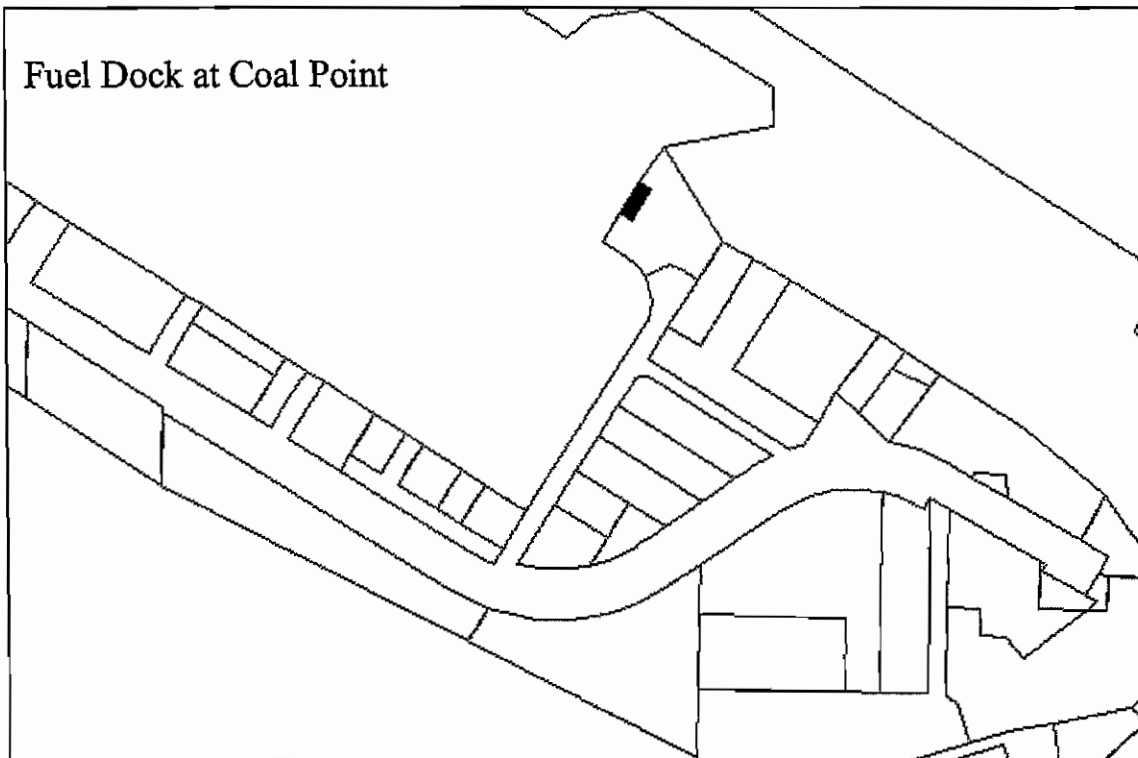
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 842 Fish Dock Road

Leased to: Icicle Seafoods, Inc
 Expiration: 9/14/2029. No options.

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

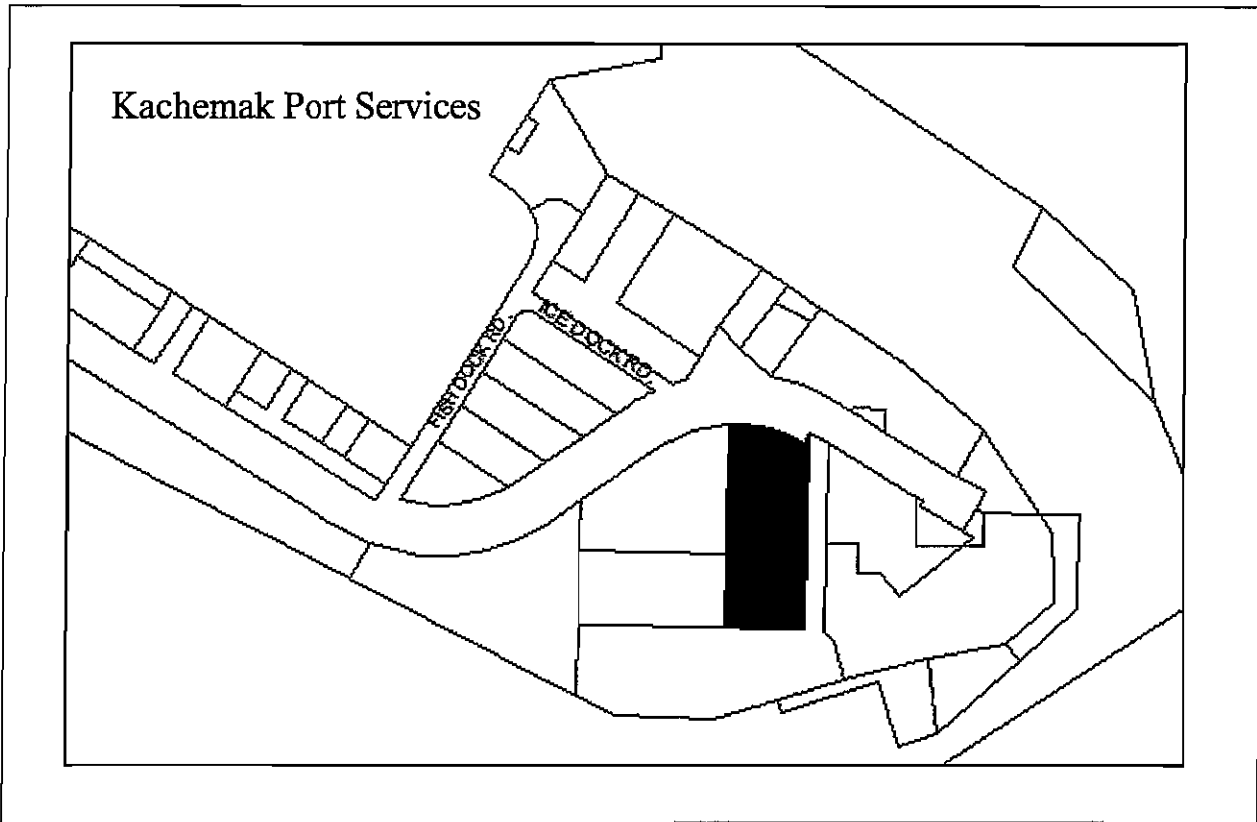
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 843 Fish Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock.
 Expiration: 11/30/2013. One 5 year option.

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
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Infrastructure: Water, sewer, paved road access	Address: 4667 Homer Spit Road
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Leased to: Kachemak Port Services. See KPB 18103464.
 Total value: \$33,700. Land Value - \$1500, Structure Value - \$32200

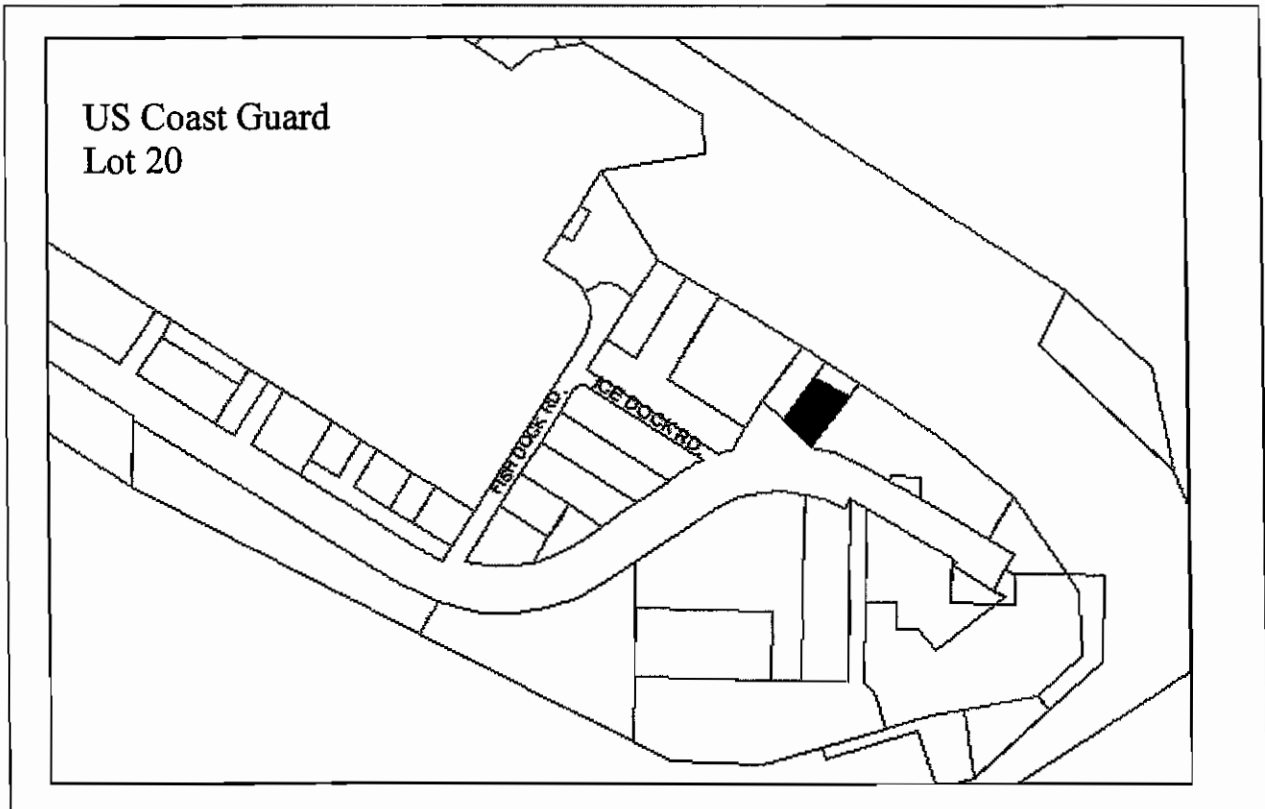
Only a small portion is leased to Kachemak Port Services.
 Resolution 09-66, lease renewal, lease expires 7/31/14, with two one year options.

ACS MACTel lease: Expires 3/3/2014, with two additional one year options. (999 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)

The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 0.35 acres	Parcel Number: 18103445
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2012 Assessed Value: \$112,800

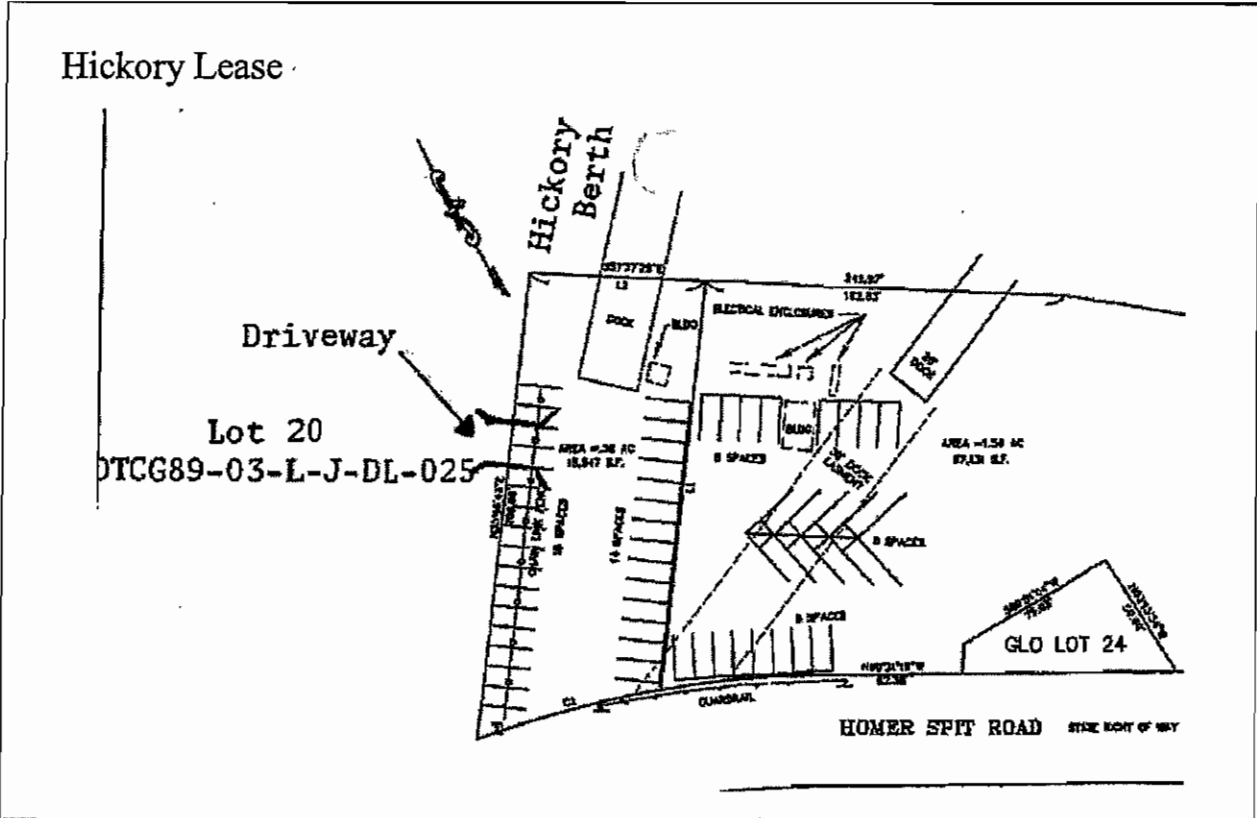
Legal Description: Portion of Government Lot 20

Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: Water, sewer, paved road access	Address: 4688 Homer Spit Road
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Leased to: US Coast Guard.
 Lease expires September 30, 2023

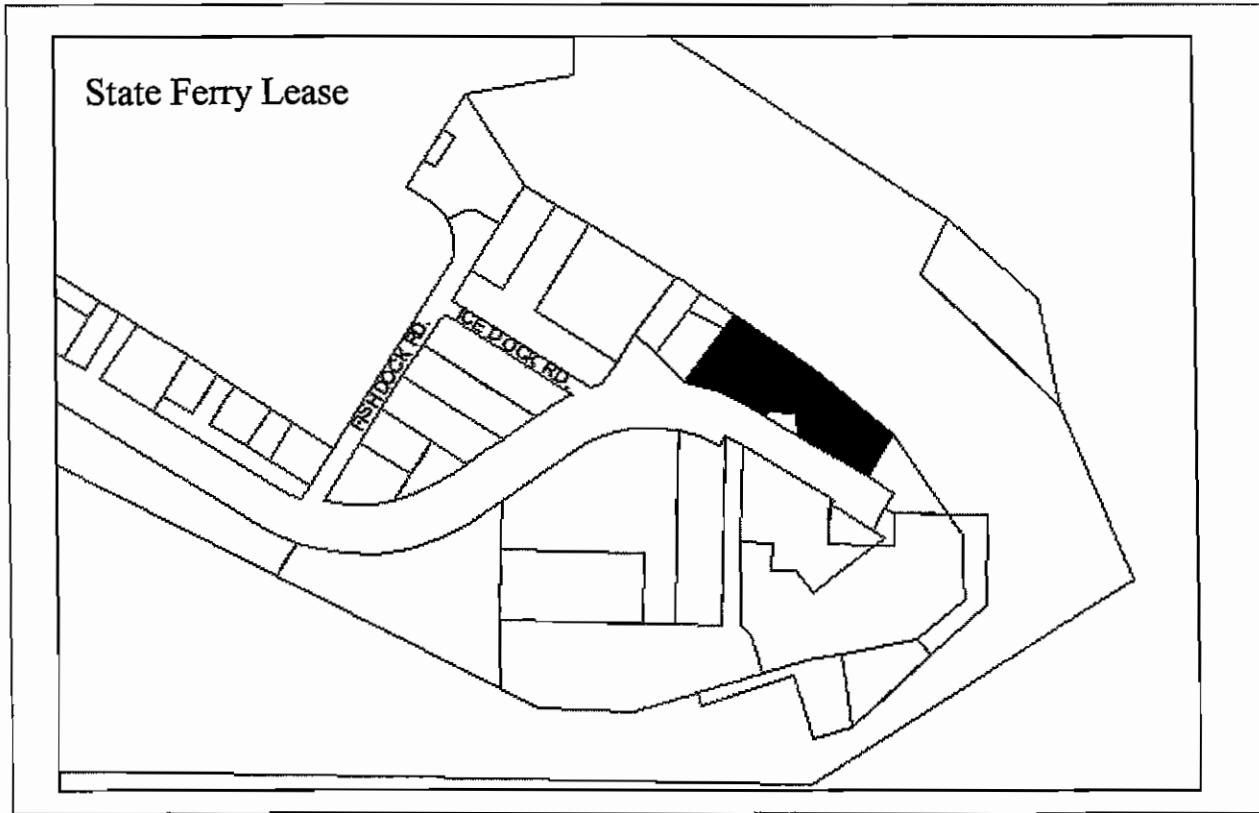
Finance Dept. Code:



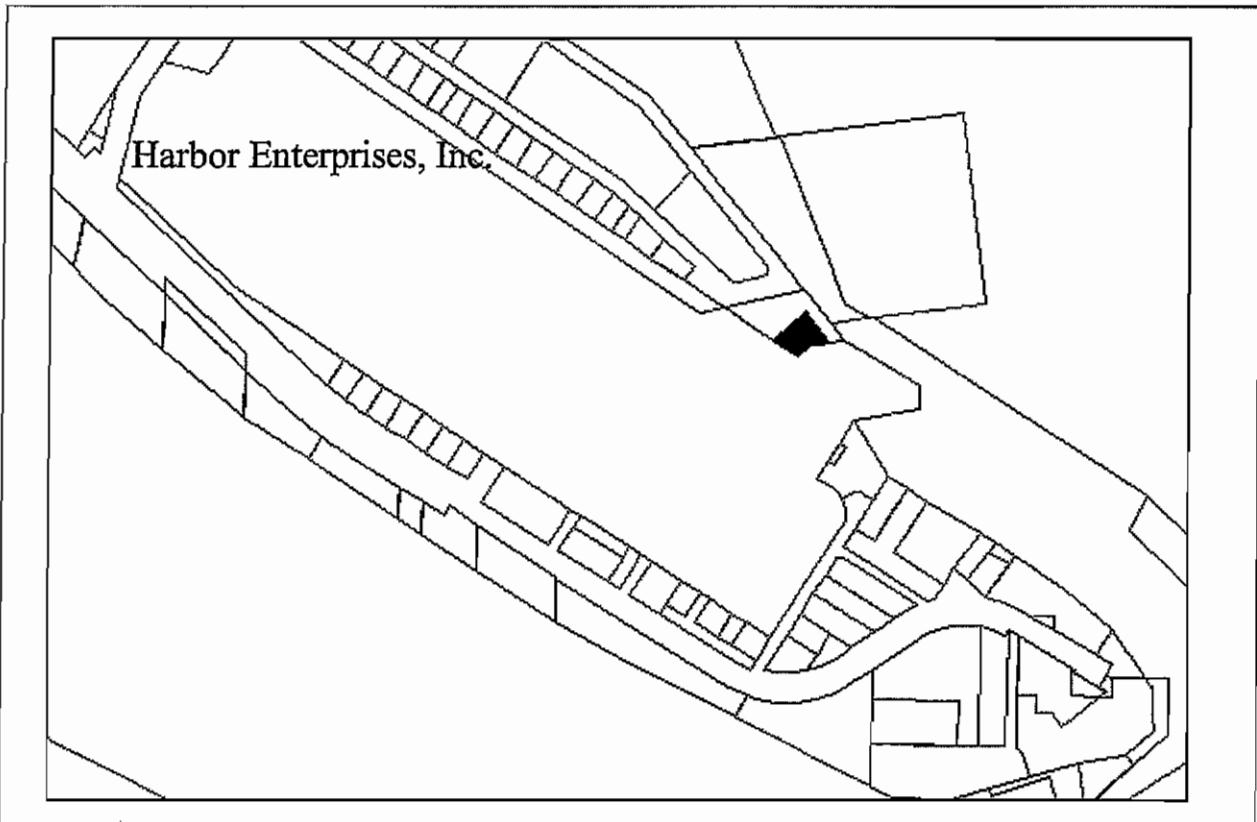
See page B-25. This lease is a portion of the Pioneer Dock.

West trestle of the Pioneer Dock, for mooring and parking on west trestle and Lot 45A.
Leased to: Coast Guard. Expiration September 30, 2022. DTTCG89-03-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
<p>Leased to: Alaska Marine Highway Expiration: April 30, 2060 MOA on file regarding ferry terminal and city maintenance shop.</p>	
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.

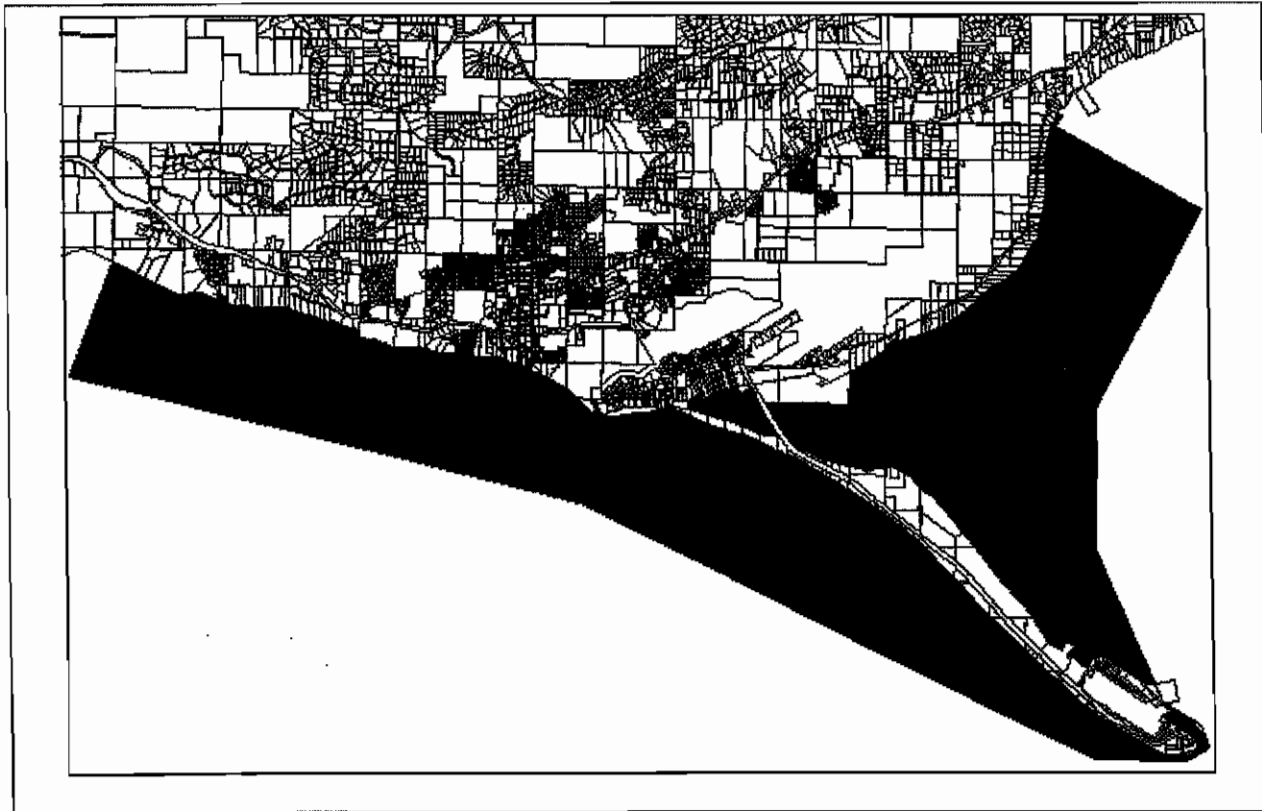
Address: 4607 Freight Dock Road

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

Finance Dept. Code:

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.

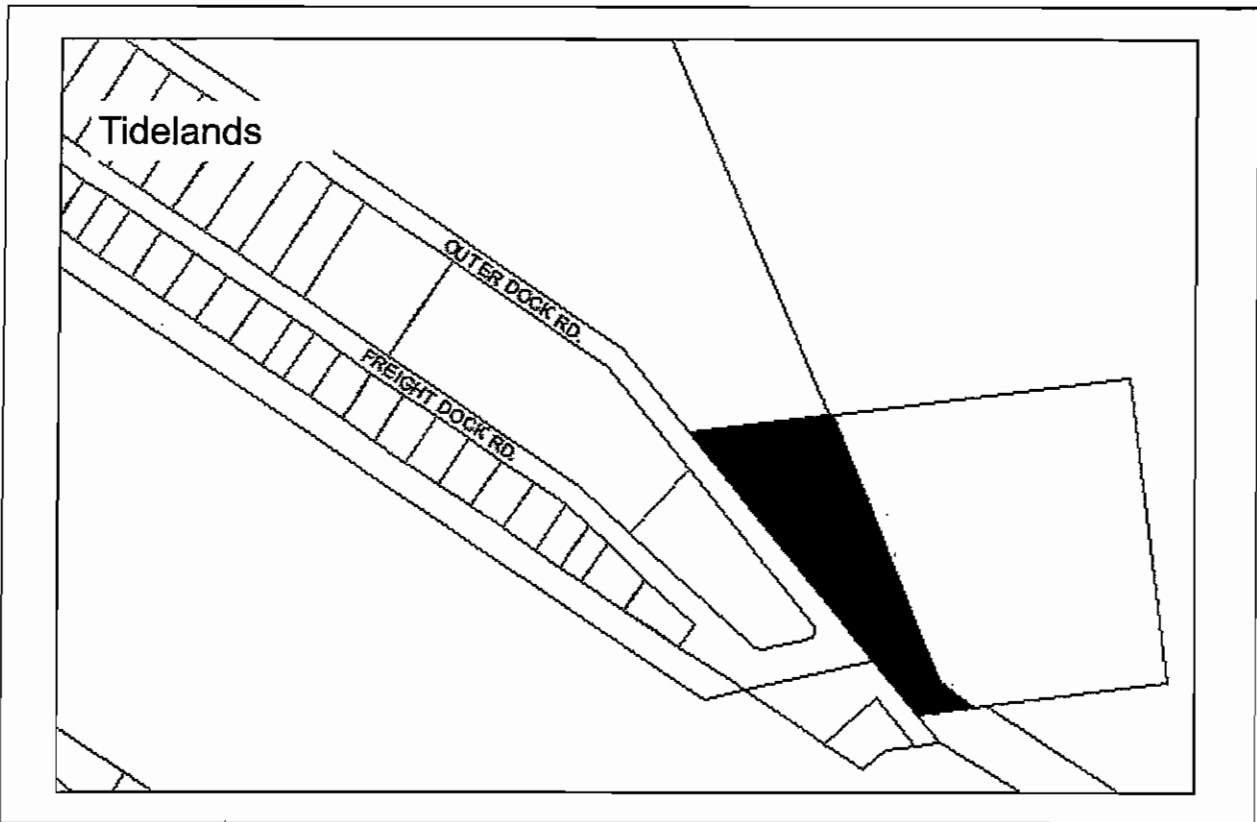
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

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
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2009 Assessed Value: \$800,800

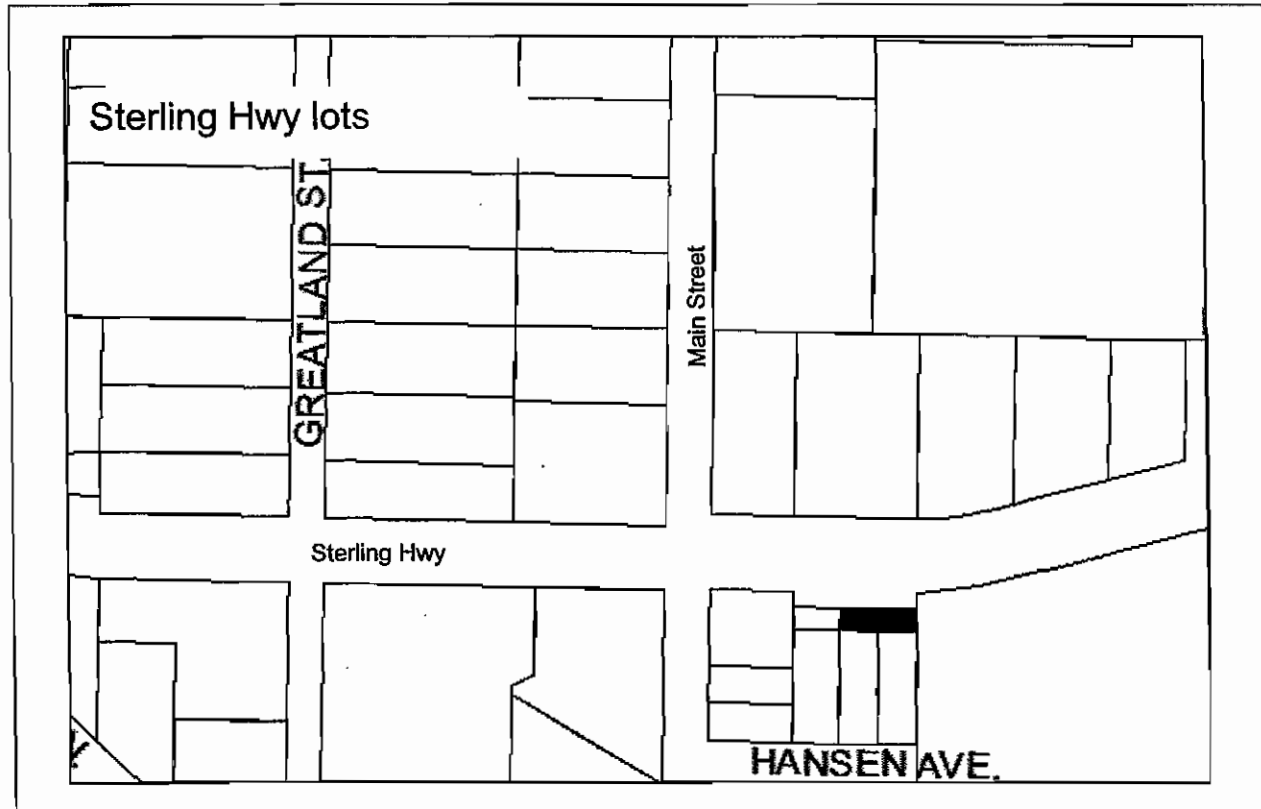
Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A

Zoning: Not zoned	Wetlands: Tidelands
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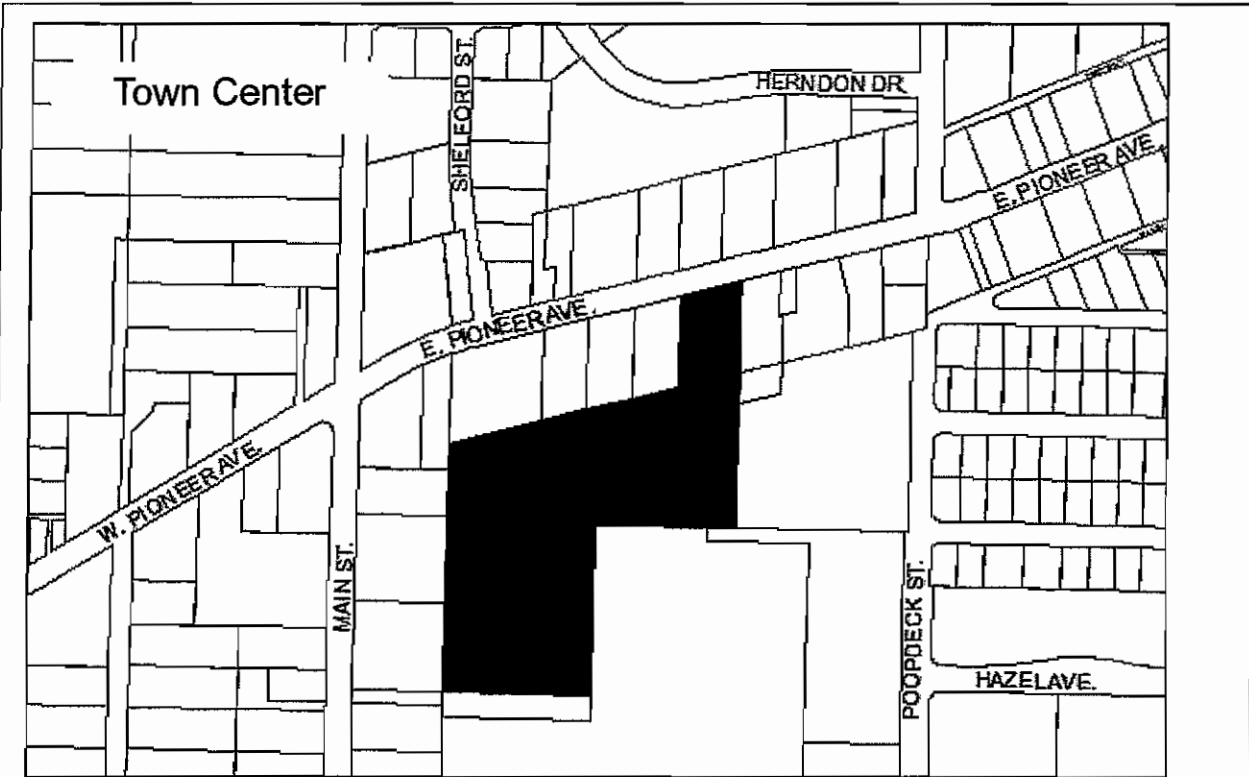
Infrastructure:

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
2009 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.
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.

Acquisition History: UA: Ord 03-61 purchase.

Area: 7.71 acres

Parcel Number: 17719209, 17708015

2009 Assessed Value: \$520,200

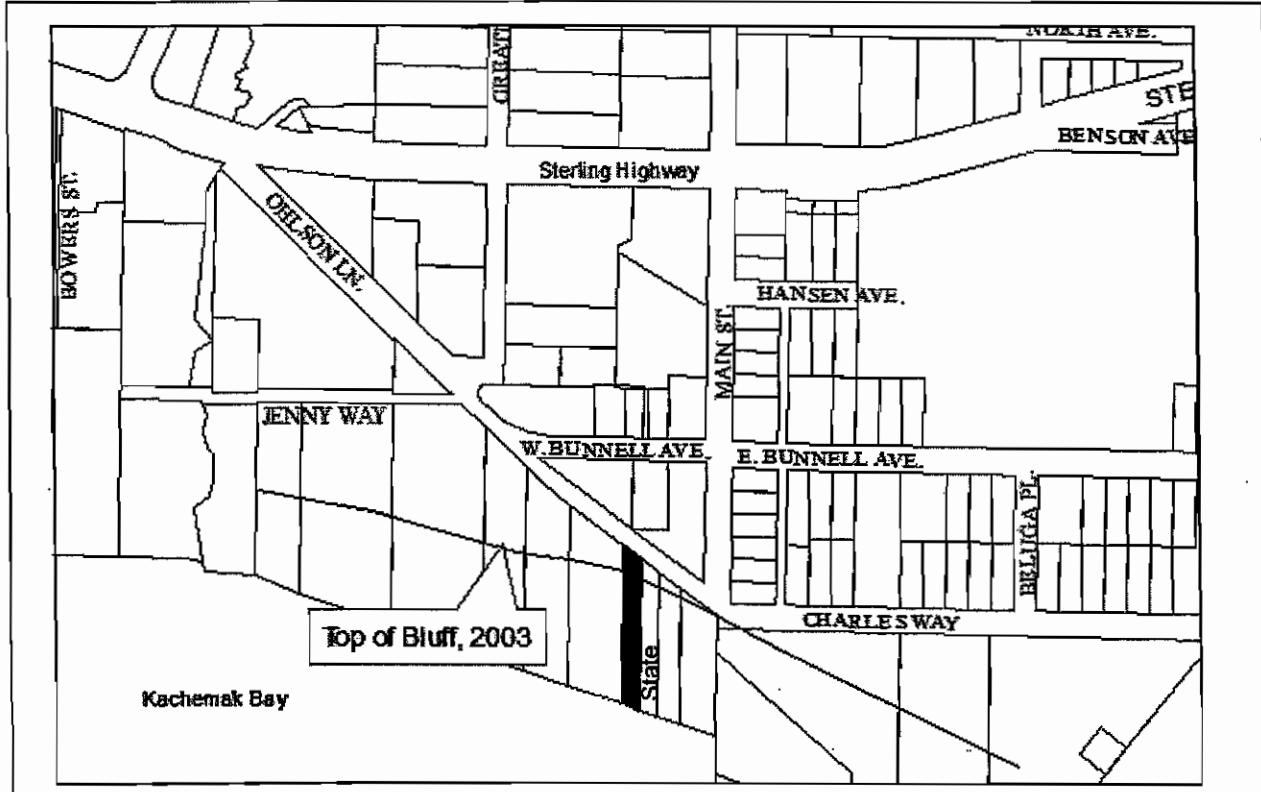
Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

Zoning: Central Business District

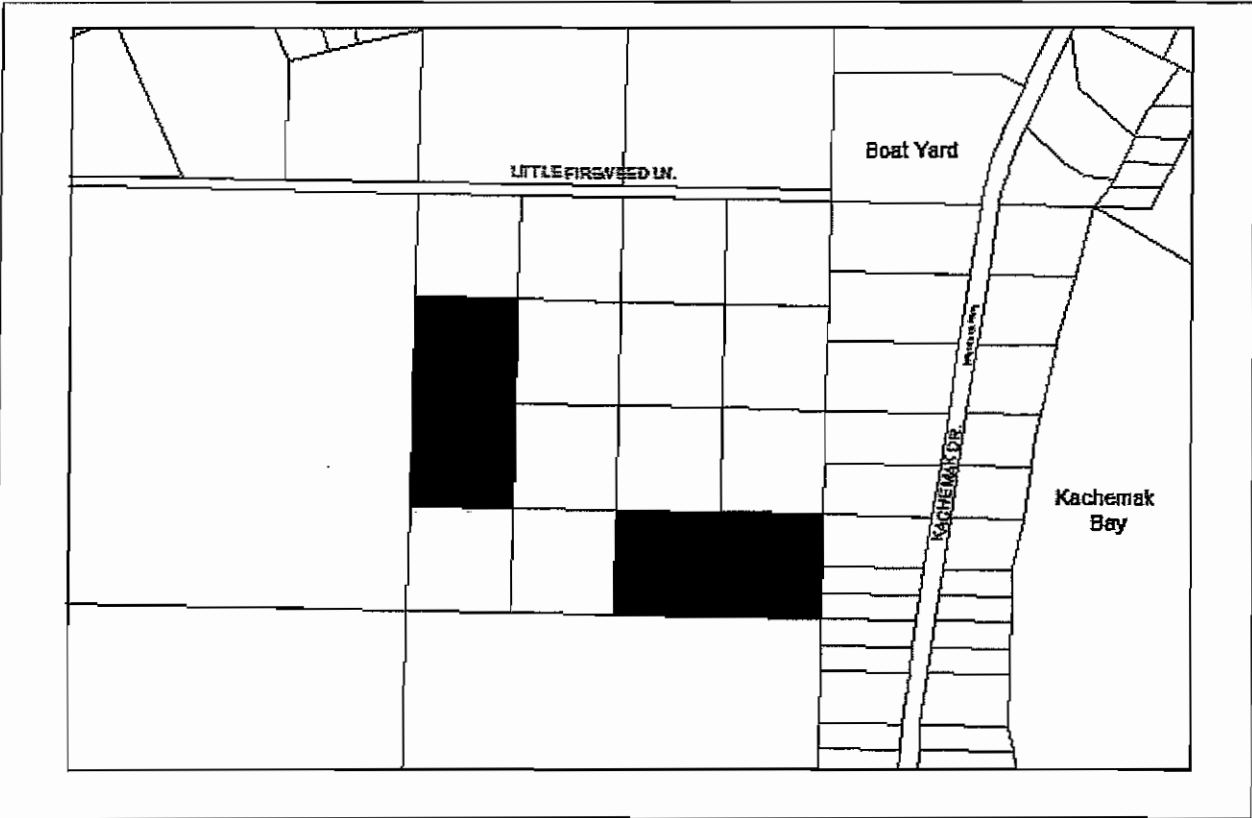
Wetlands: City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

Infrastructure: Must be built as land is developed.

Finance Dept. Code:



Designated Use: Undesignated	
Acquisition History: Donated by Herrick, Resolution 90-7	
Area: 0.32 acres	Parcel Number: 17520009
2009 Assessed Value: \$27,500	
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:	
Finance Dept. Code: 392.0008	



Designated Use: Undesignated
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

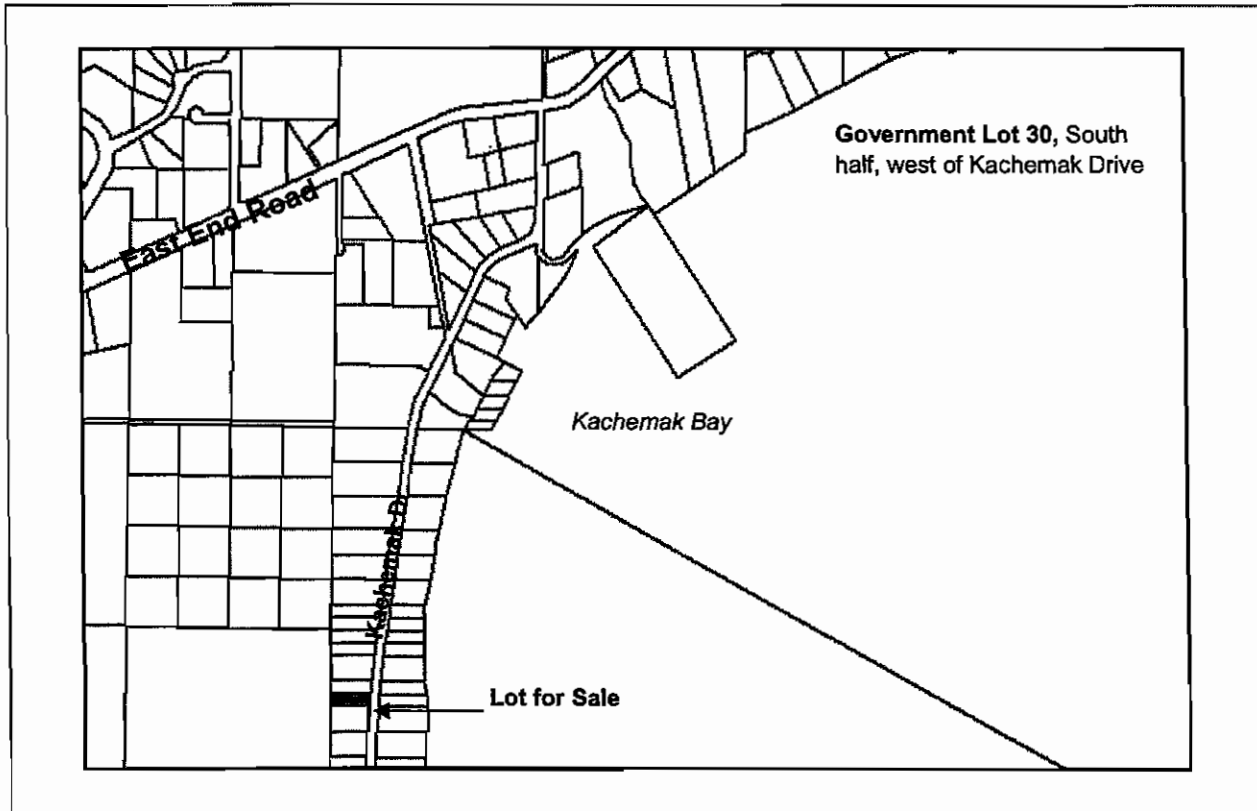
Legal Description: Government Lots 10, 21, 24, 25, HM T06S R13W S14

Zoning: General Commercial 2 **Wetlands:** Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.

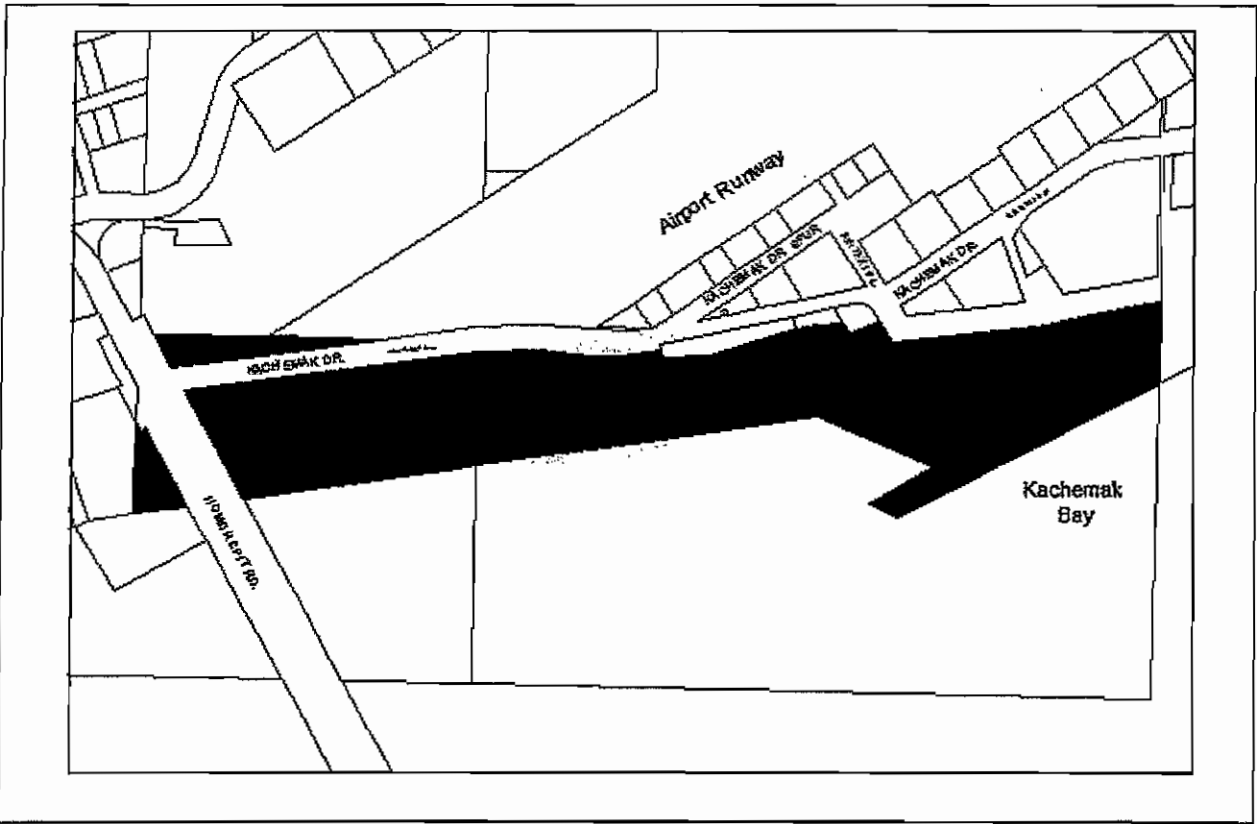
Infrastructure: No infrastructure currently available.

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.

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
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
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: Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational
Acquisition History: Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

Area: 35.16 acres	Parcel Number: 18101030, 18101032, 17940107
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2009 Assessed Value: \$292,300

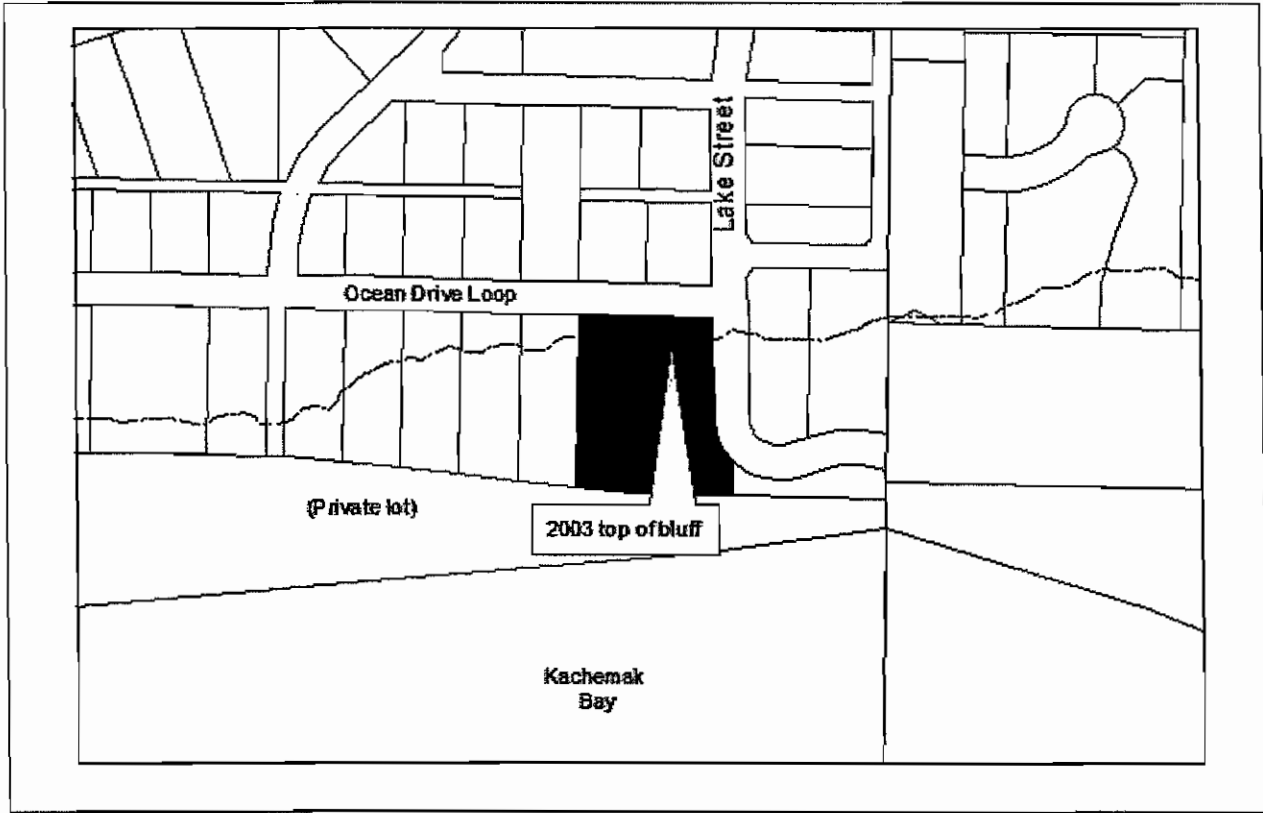
Legal Description: Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

Zoning: General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road	Wetlands: Coastal wetlands and critical habitat. Flood Hazard area.
-------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------

Infrastructure: Water, sewer and paved road access

Notes: 2009, Lot 13: the Spit trailhead parking was expanded.
 See also section E page 25.

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.

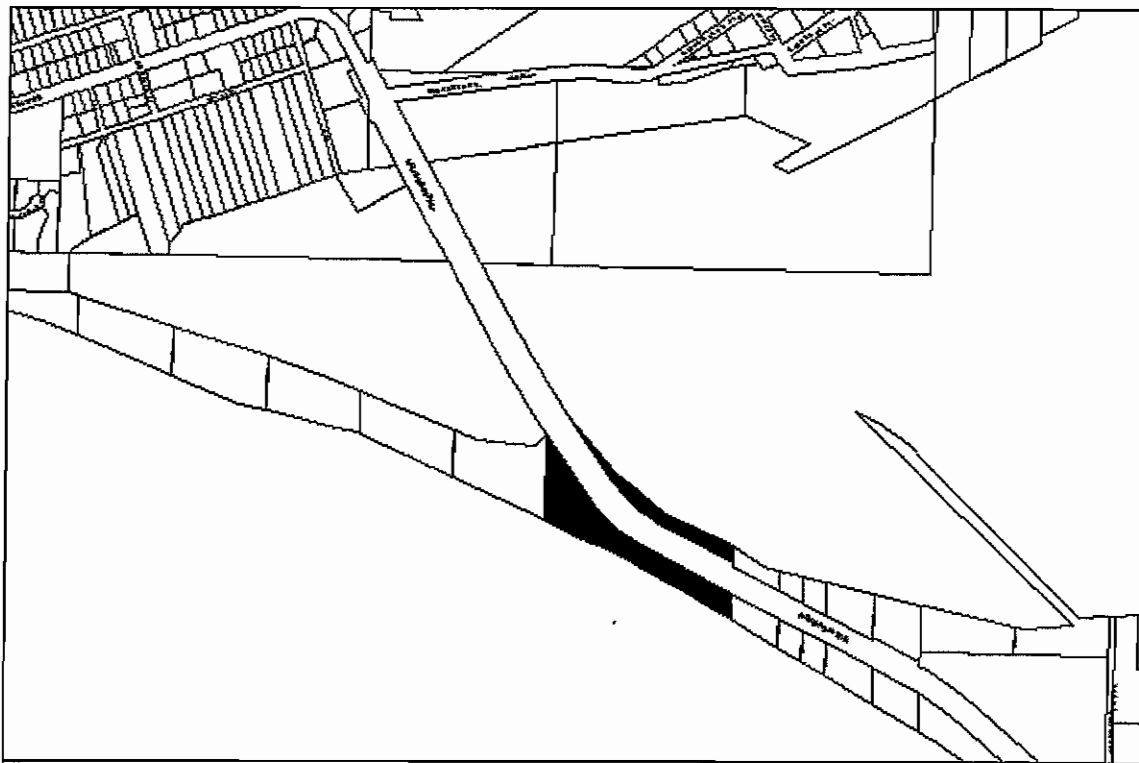
Infrastructure: Gravel road, water and sewer, seawall.

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: Intertidal Wetland Habitat for Shorebirds To be Conservation Easement
Acquisition History: EVOS purchase/Unknown

Area: 10.96 acres

Parcel Number: 18101 08-14

2009 Assessed Value: \$104,300

Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTs 5,6,7,8

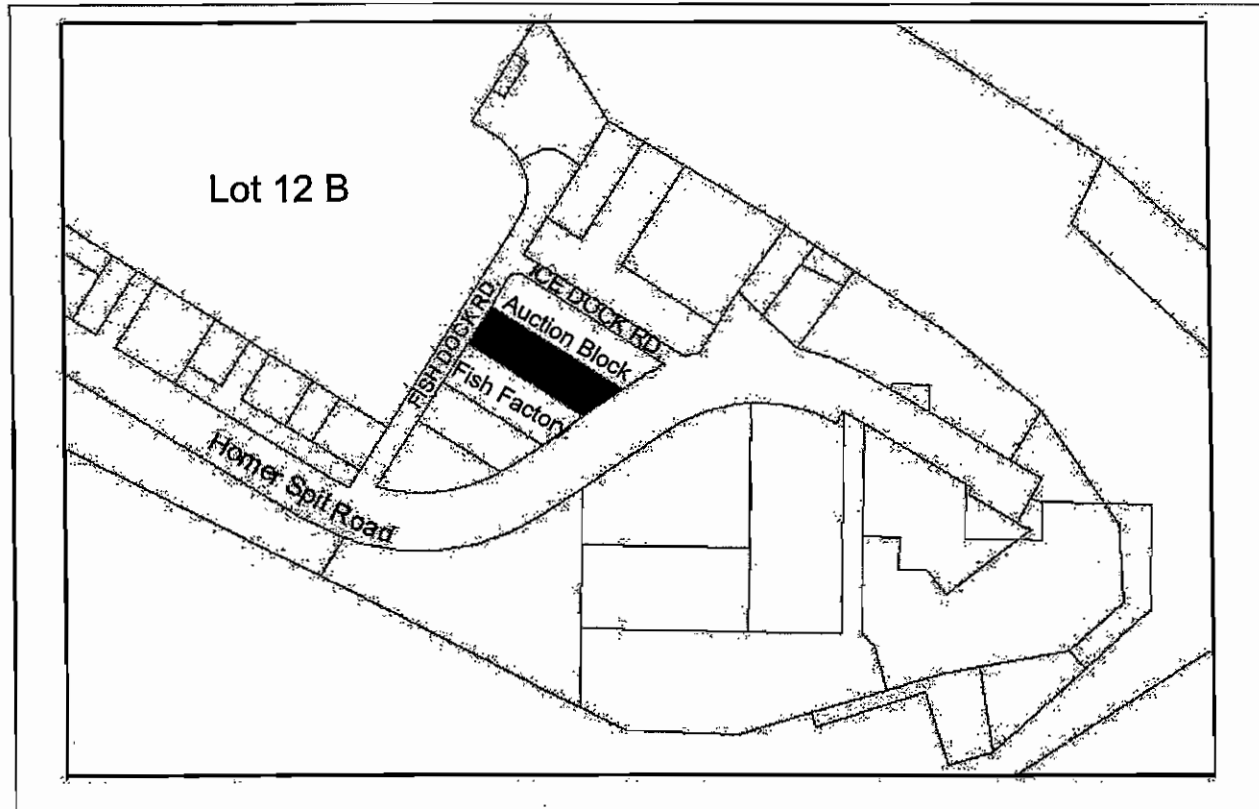
Zoning: N of Homer Spit Rd: Marine Industrial.
 S of road, Open Space Recreation

Wetlands: Tidal

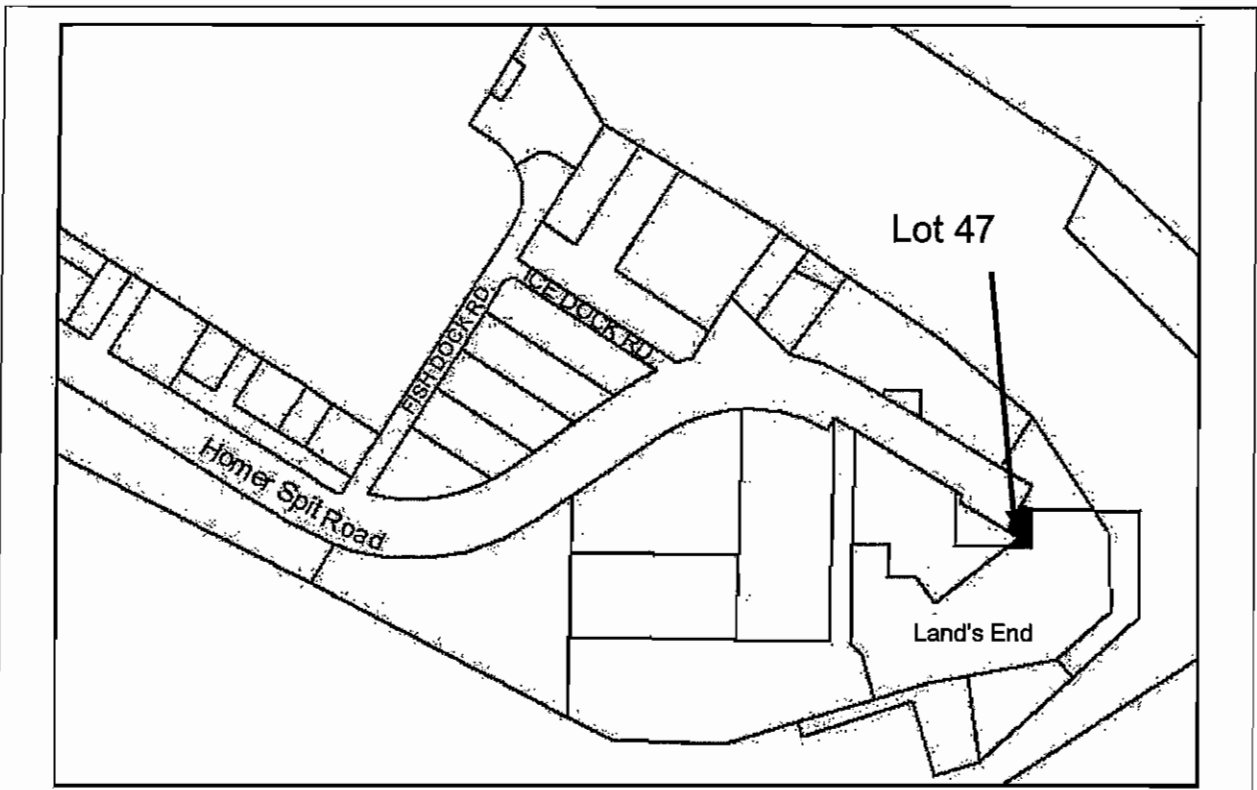
Infrastructure: Paved road, Homer Spit Trail

Notes: Previous land allocation plan records show this property was an EVOS purchase and was to be placed into a conservation easement. However, this was never completed as far as staff can research, while the easements on the other EVOS properties were completed in 1998. These properties need further research: how they were acquired and any restrictions, and if they were in fact EVOS purchases or have any easements.

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

2009 Assessed Value: \$55,600

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

Zoning: Marine Industrial

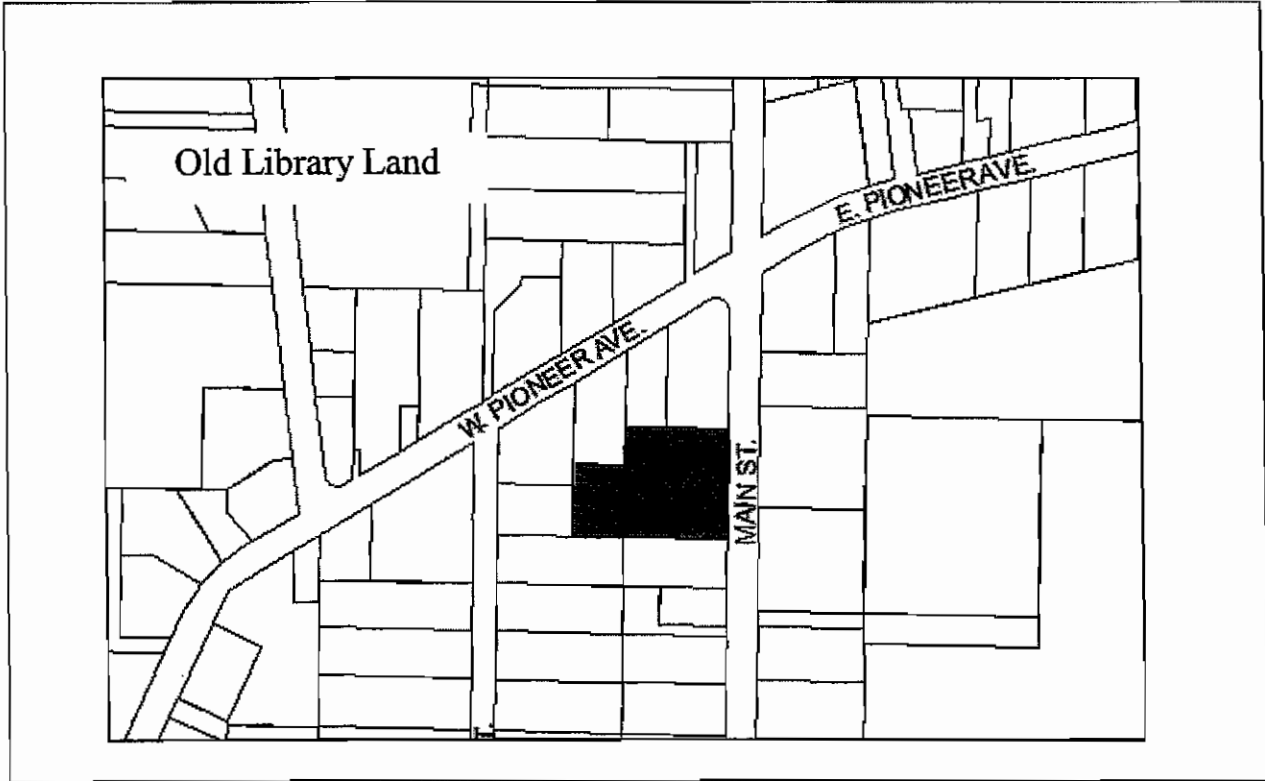
Wetlands: N/A

Infrastructure: Paved road, sewer through lot

Notes:

Finance Dept. Code:

Section D
City Facilities



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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2009 Assessed Value: \$189,200

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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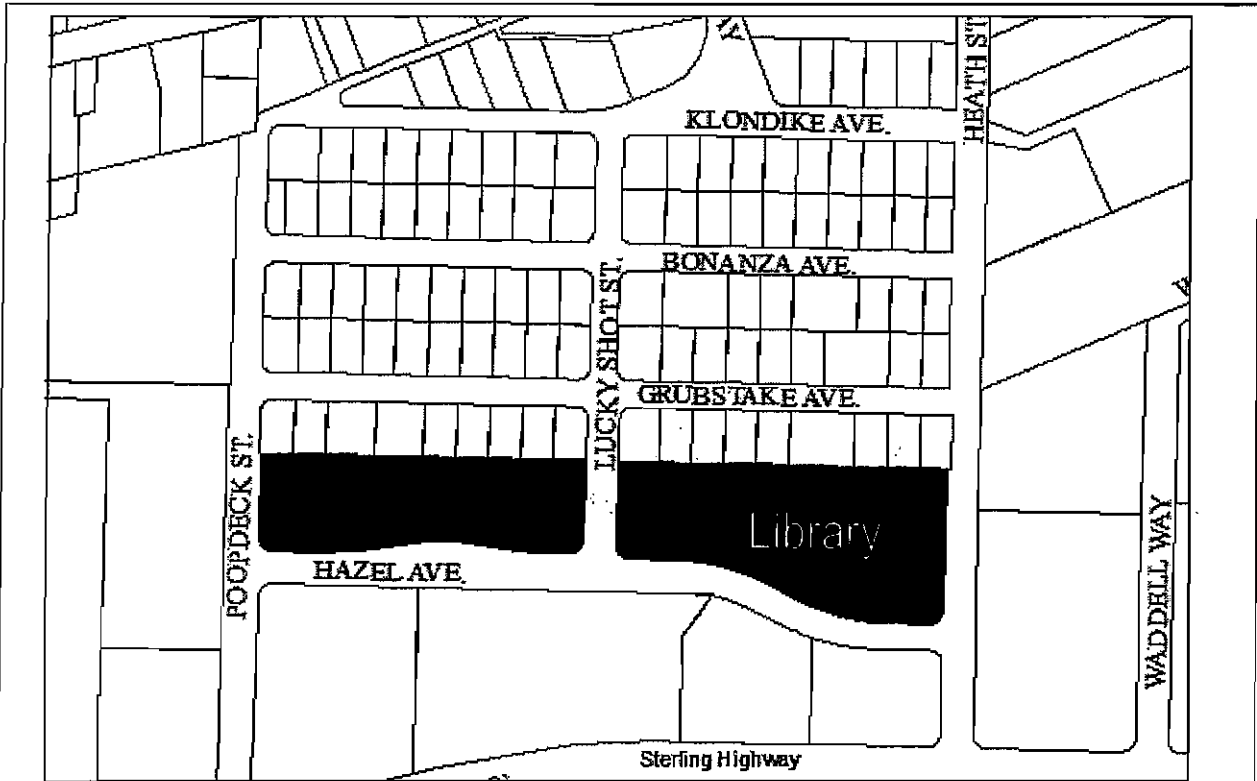
Infrastructure: Paved road, water, sewer

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.

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.

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

2009 Assessed Value: \$3,335,200 (Land 335,200, Structure 3,000,000)

Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26

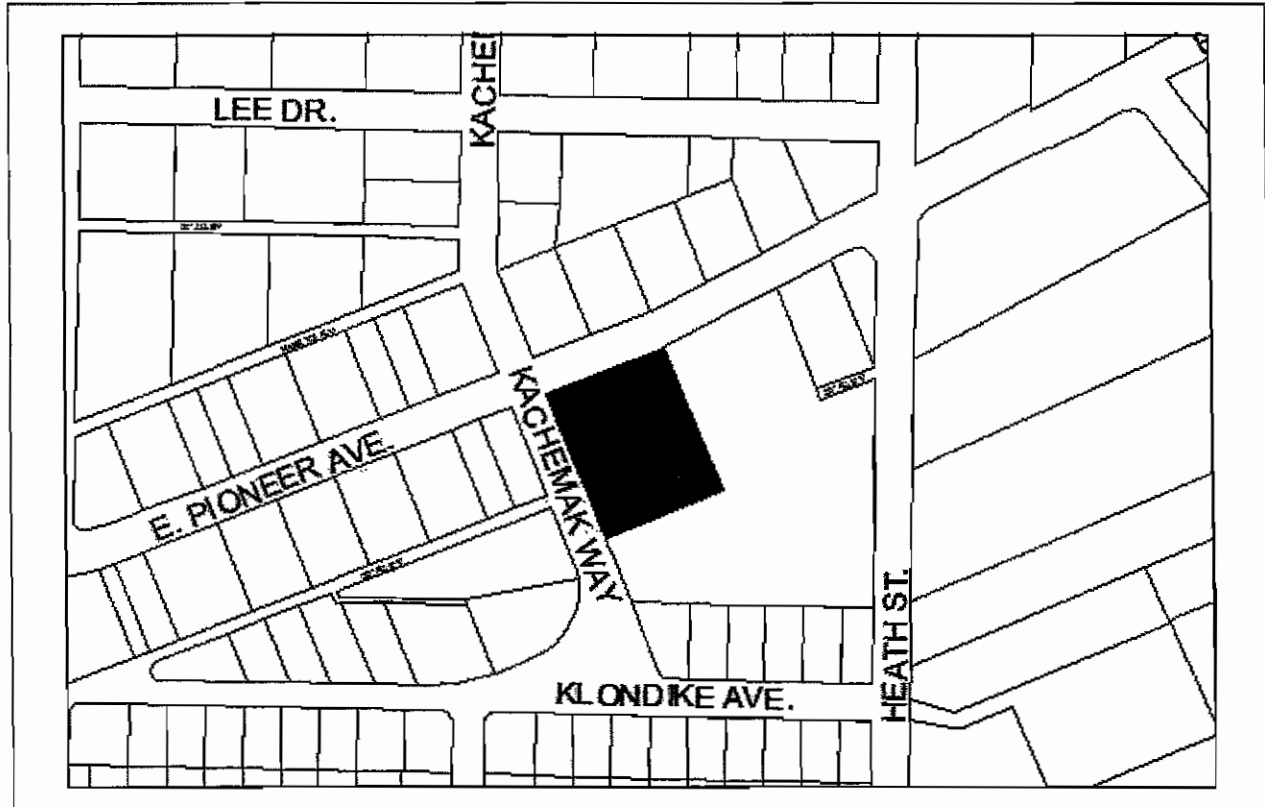
Zoning: Central Business District

Wetlands: Some wetlands present

Infrastructure: Paved road access, trail access, 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
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2009 Assessed Value: \$1,082,100 (Land 172,300 Structure 909,800)

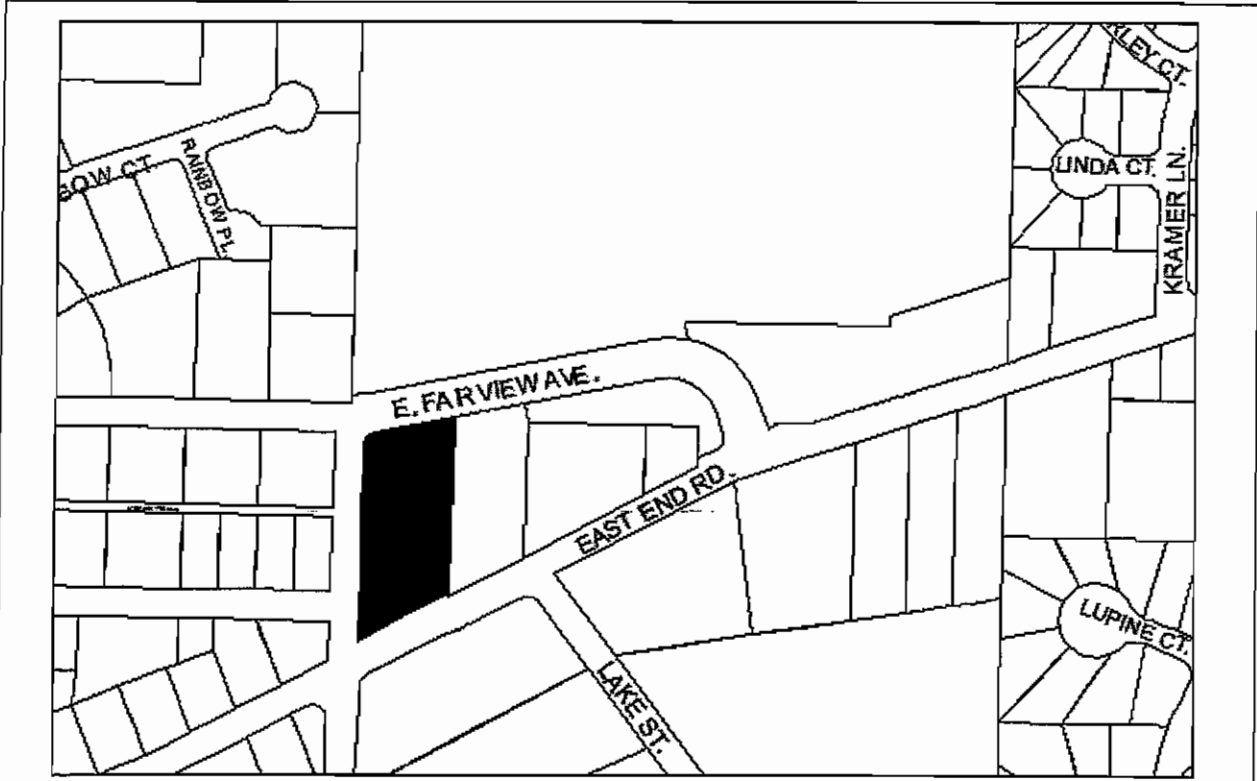
Legal Description: HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2

Zoning: Central Business District	Wetlands: None
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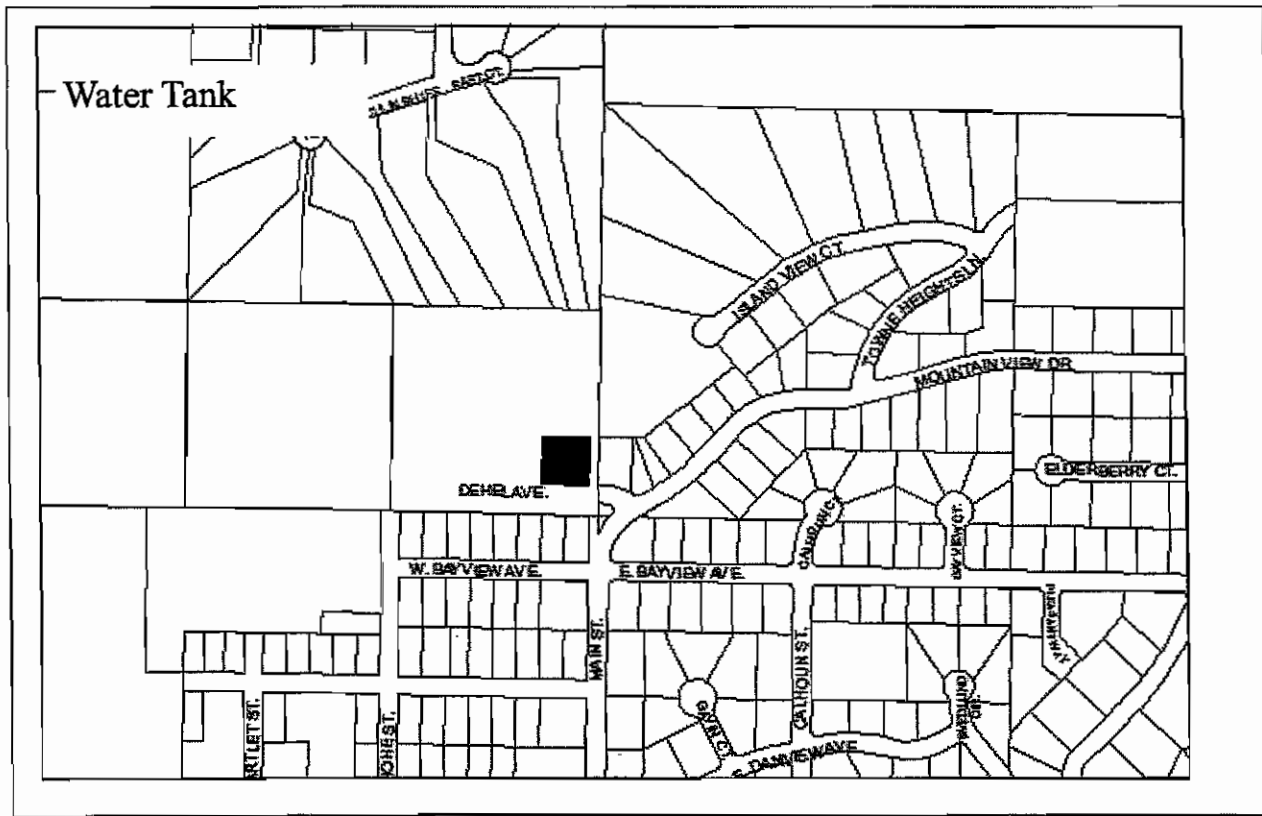
Infrastructure: Paved road access, water and sewer.

Notes: New addition and remodel 2011/12. Lower parking area paved.

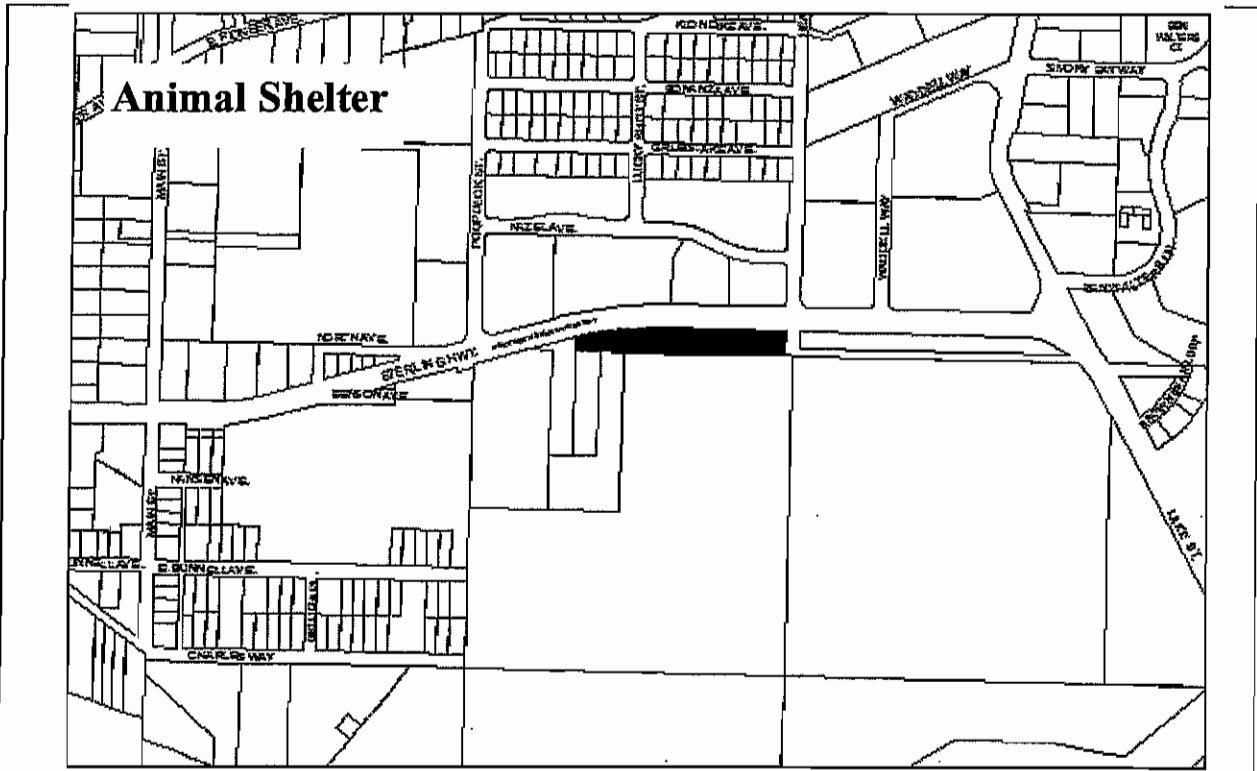
Finance Dept. Code:



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
2009 Assessed Value: \$2,054,700 (Land: \$208,000 Structure: \$1,846,700)	
Legal Description: HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B	
Zoning: Central Business District	Wetlands: N/A
Infrastructure: Water, Sewer, Paved access	
Notes:	
Finance Dept. Code:	



Designated Use: Water Tank (A Frame Tank)	
Acquisition History: Dehel Deed 6/1/65	
Area: 0.5 acres	Parcel Number: 17504011
2009 Assessed Value: \$30,700	
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	
Zoning: Rural Residential	Wetlands: Possible drainage through site
Infrastructure: N/A	
Notes:	
Finance Dept. Code:	



Designated Use: Animal Shelter
Acquisition History: Heath Deed 3/10/71

Area: 1.85 acres	Parcel Number: 17714020
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2009 Assessed Value: \$984,900 (Land \$109,600, Structure \$875,300)

Legal Description: Glacier View Subdivision No 18 Lot 1

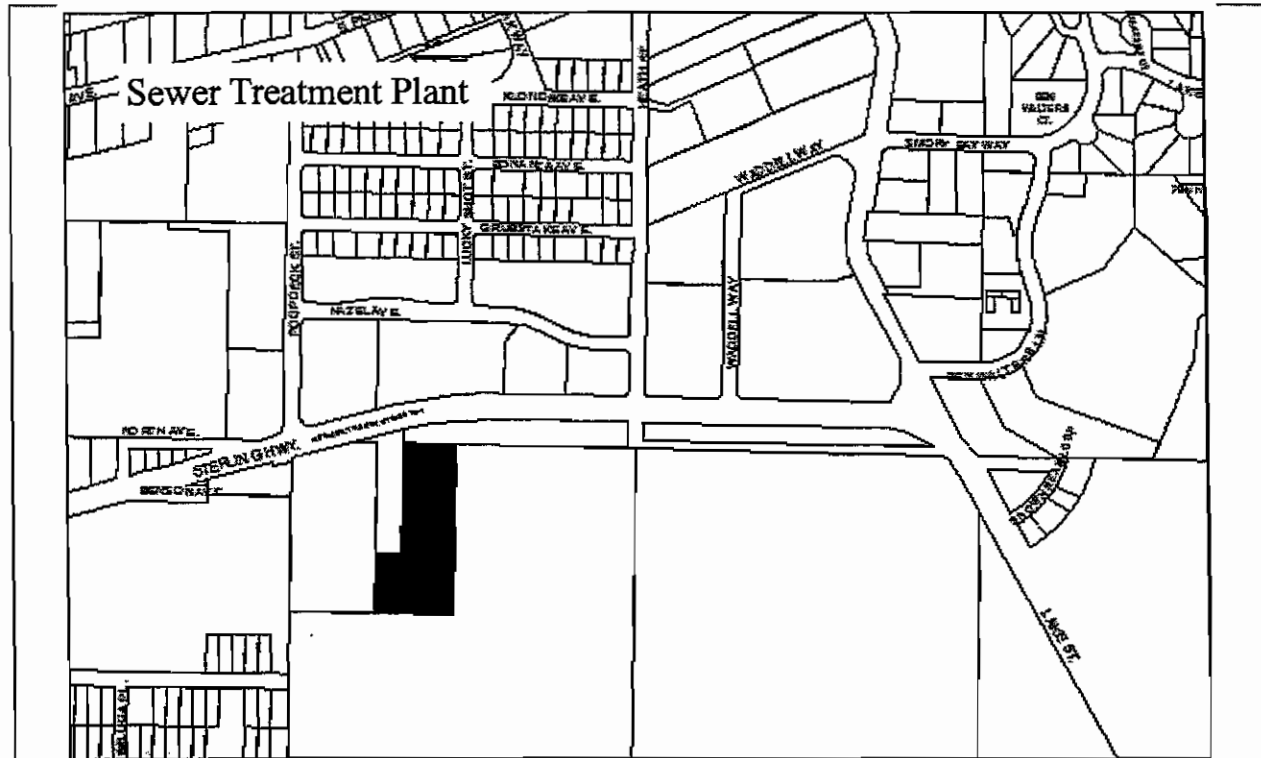
Zoning: Central Business District	Wetlands: N/A
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Infrastructure: Water, Sewer, gravel access via Public Works

Notes: Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.

Constructed in 2004. 3,828 sq feet.

Finance Dept. Code:



Designated Use: Sewage Treatment
Acquisition History: see below

Area: 4.08 acres

Parcel Number: 177140 14, 15

2009 Assessed Value: \$2,528,100 (Land: \$448,900 Structures/Improvements: \$2,079,200)

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

Notes:

Acquisition:

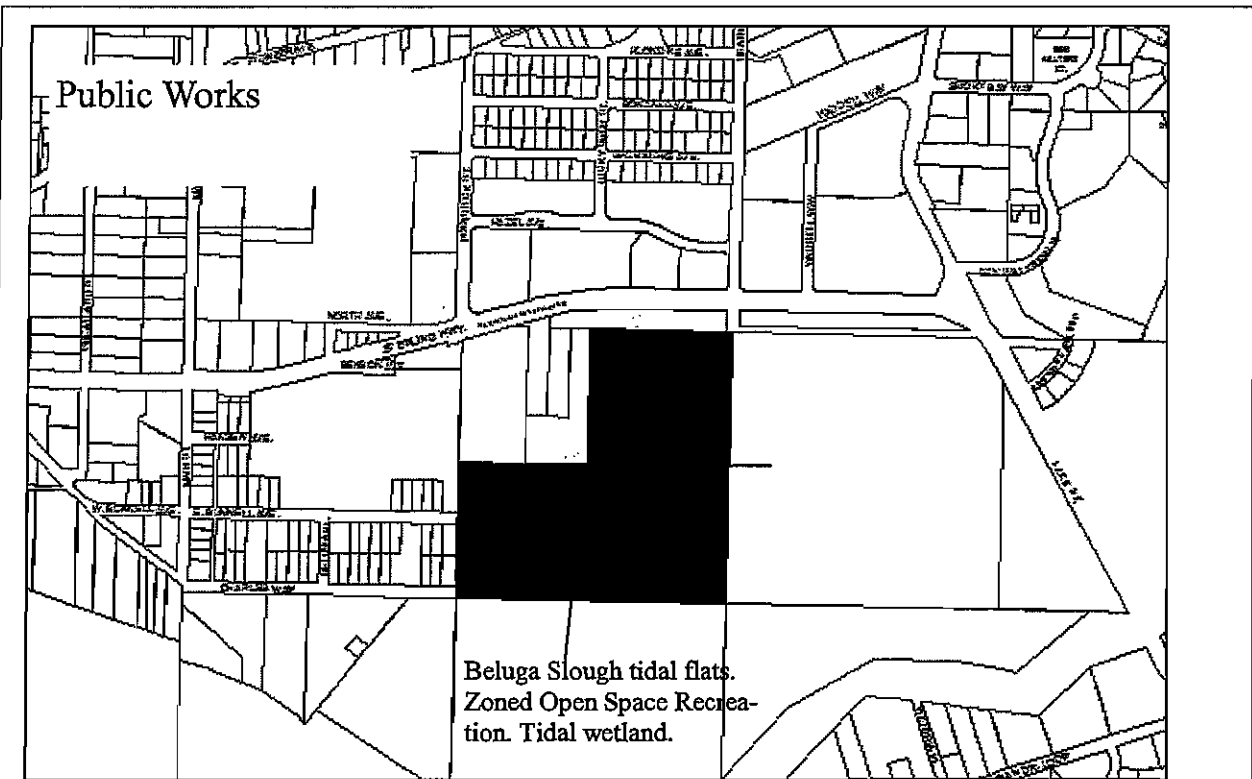
17414014: Mitchell Warr Deed 1/9/84

17714015: Heath/Whitmore Deed 3-71

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.

Within a FEMA mapped flood hazard area.

Finance Dept. Code:



Designated Use: Public Works
Acquisition History: Heath Dead 3/10/71

Area: 30 acres	Parcel Number: 17714016
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2009 Assessed Value: \$1,778,500 (Land: \$585,500, Structures: \$1,203,000)

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4

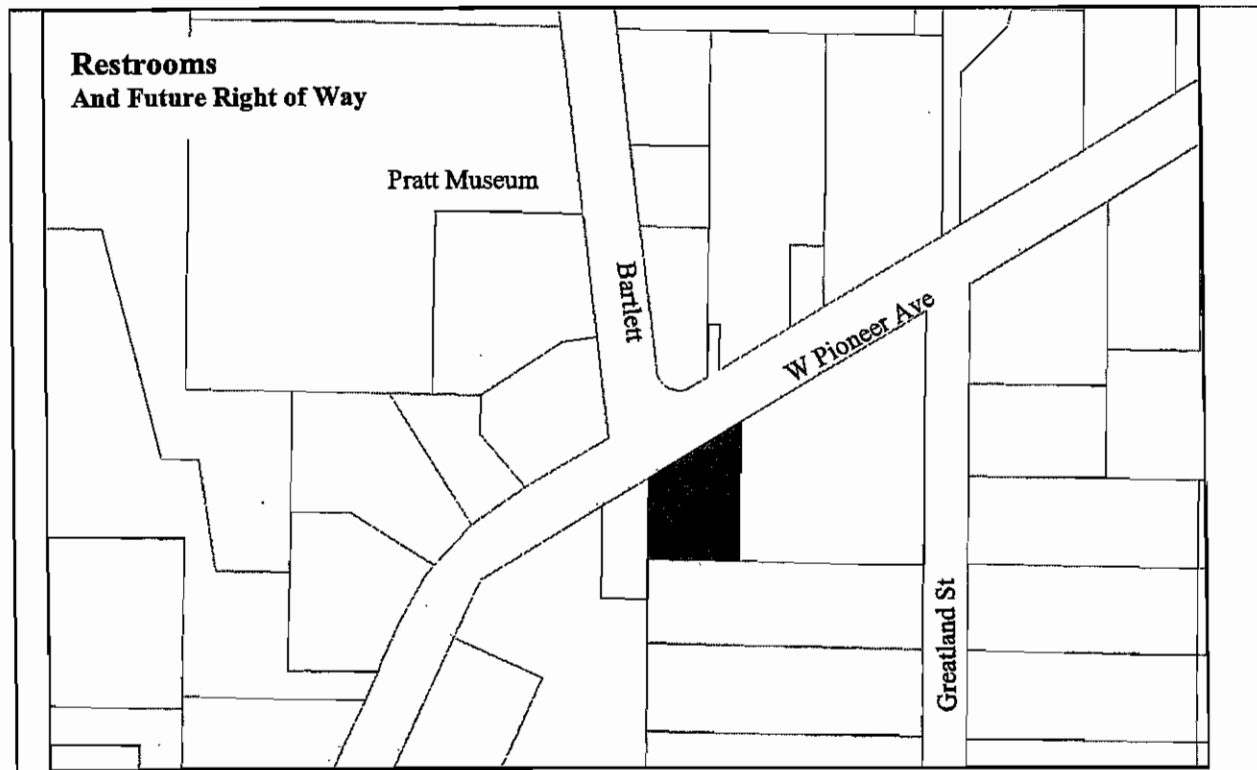
Zoning: Central Business/Open Space	Wetlands: Yes
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Infrastructure: Paved Road, water and sewer

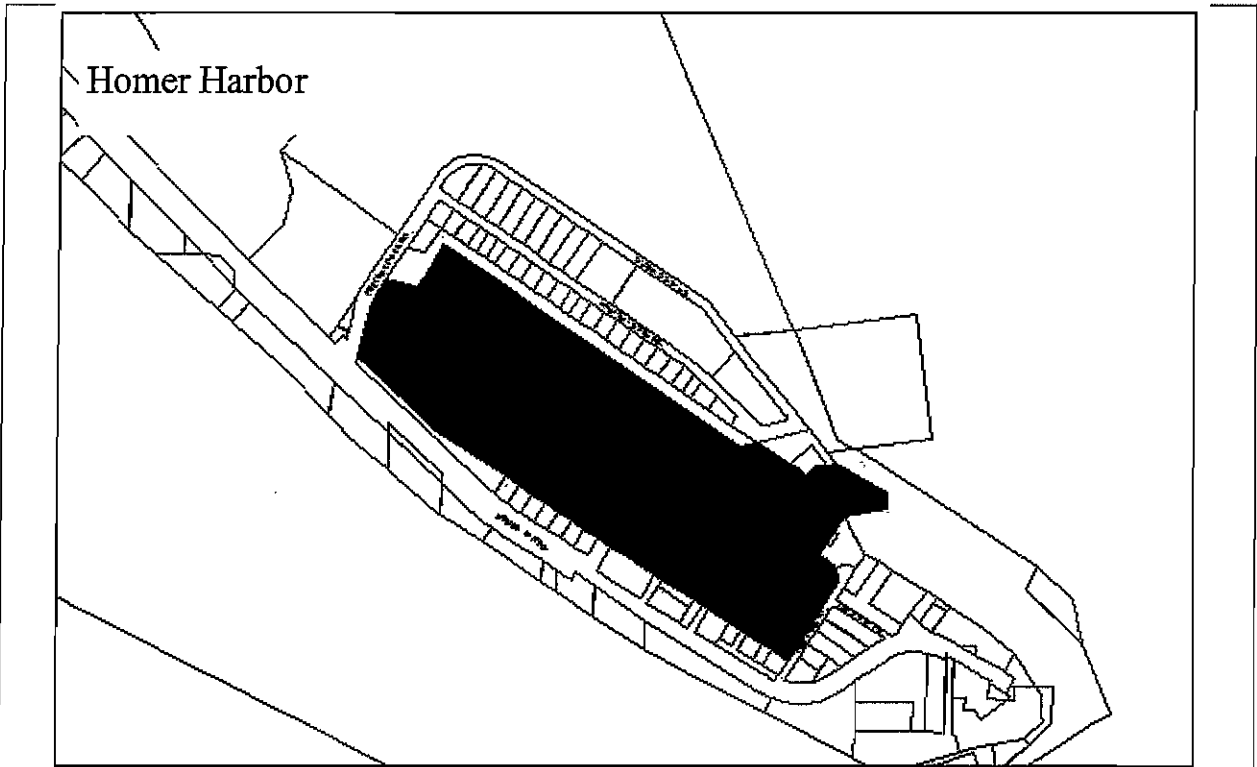
Notes:

Within a FEMA mapped flood hazard area.

Finance Dept. Code:



Designated Use: Restroom and Future right of way	
Acquisition History: Ordinance 2012-42	
Area: 0.27 acres	Parcel Number: 17514301
2012 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	
<p>Notes: Construction of public restroom scheduled for summer 2013. Future road extension for Bartlett.</p>	
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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2009 Assessed Value: \$5,607,100

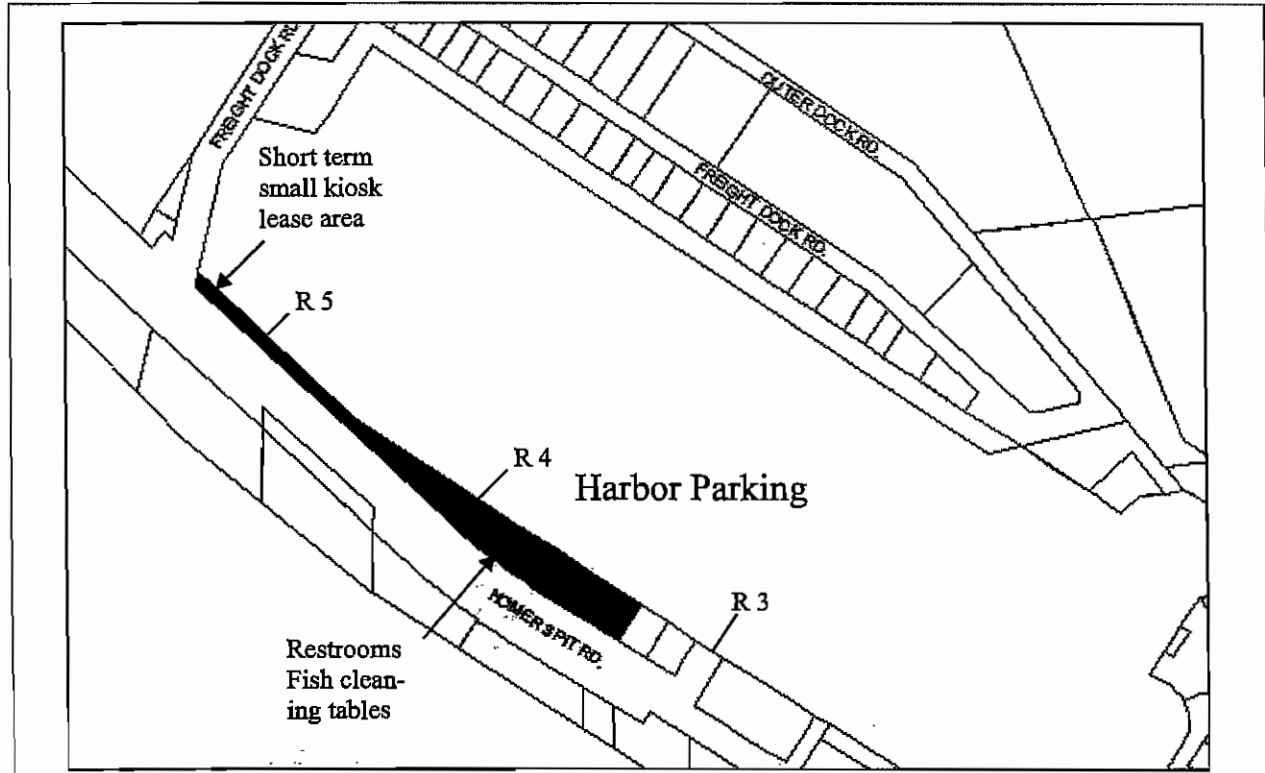
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

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

2009 Assessed Value: \$953,200 (Land: \$1,110,800, Structures: \$142,300)

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

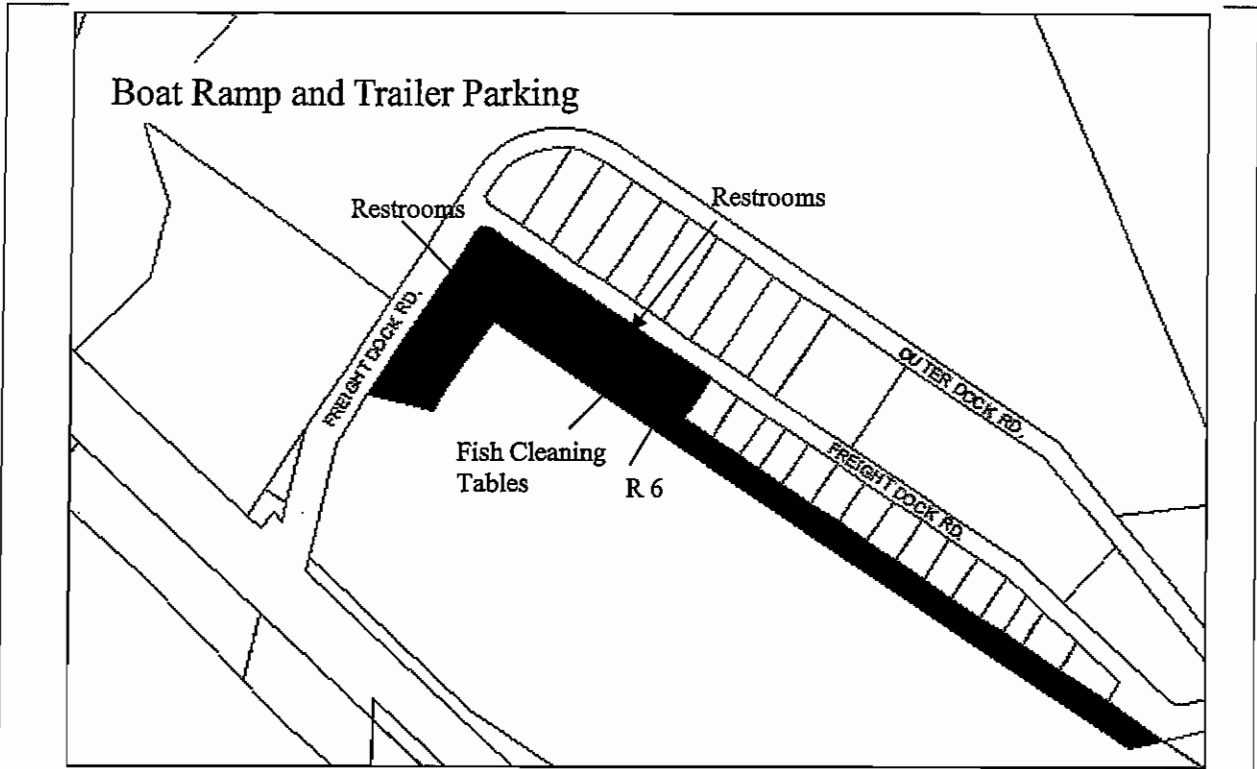
Zoning: Marine Commercial

Wetlands: N/A

Infrastructure: Paved road, water and sewer, public restrooms

Notes:

Finance Dept. Code:



Designated Use: Boat ramp and trailer parking
Acquisition History:

Area: 8.32 acres

Parcel Number: 181032 47-58, 18103216

2009 Assessed Value: \$2,323,400

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

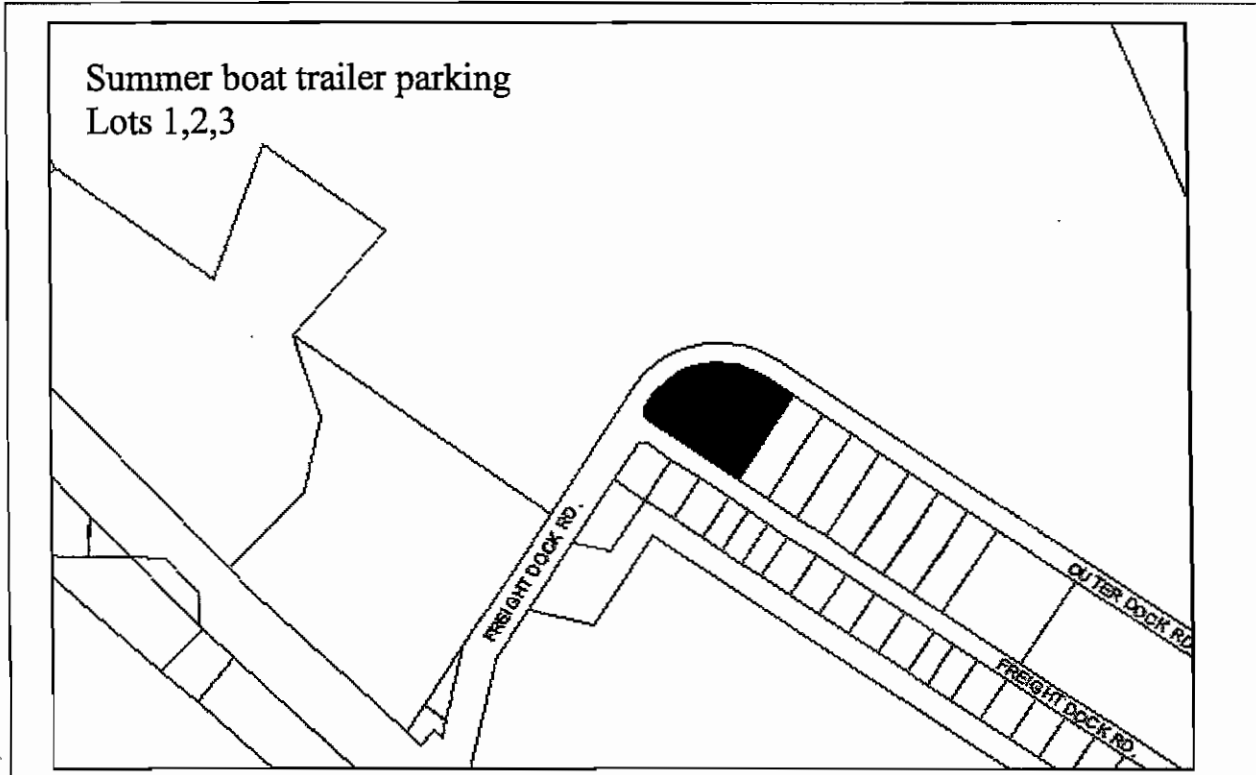
Wetlands: N/A

Infrastructure: Gravel road access, water and sewer, public restrooms

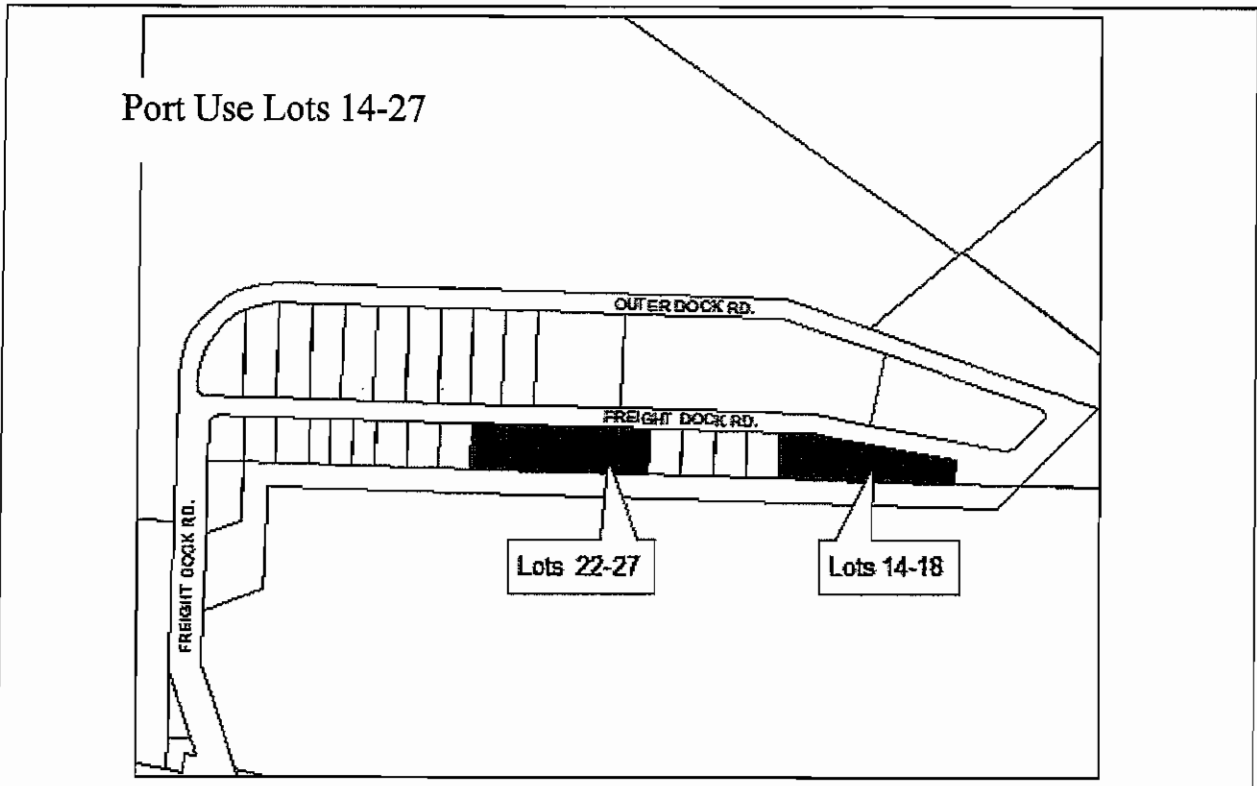
Notes: Includes boat launch and most of the trailer parking, two newly constructed public restrooms and over slope area along the harbor.

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.

Finance Dept. Code:



Designated Use:	
Acquisition History:	
Area: 1.98 acres	Parcel Number: 181032-21,22,31
2009 Assessed Value: \$698,600	
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
Infrastructure: Gravel road, 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

2009 Assessed Value: \$1,454,000

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

Zoning: Marine Industrial

Wetlands: N/A

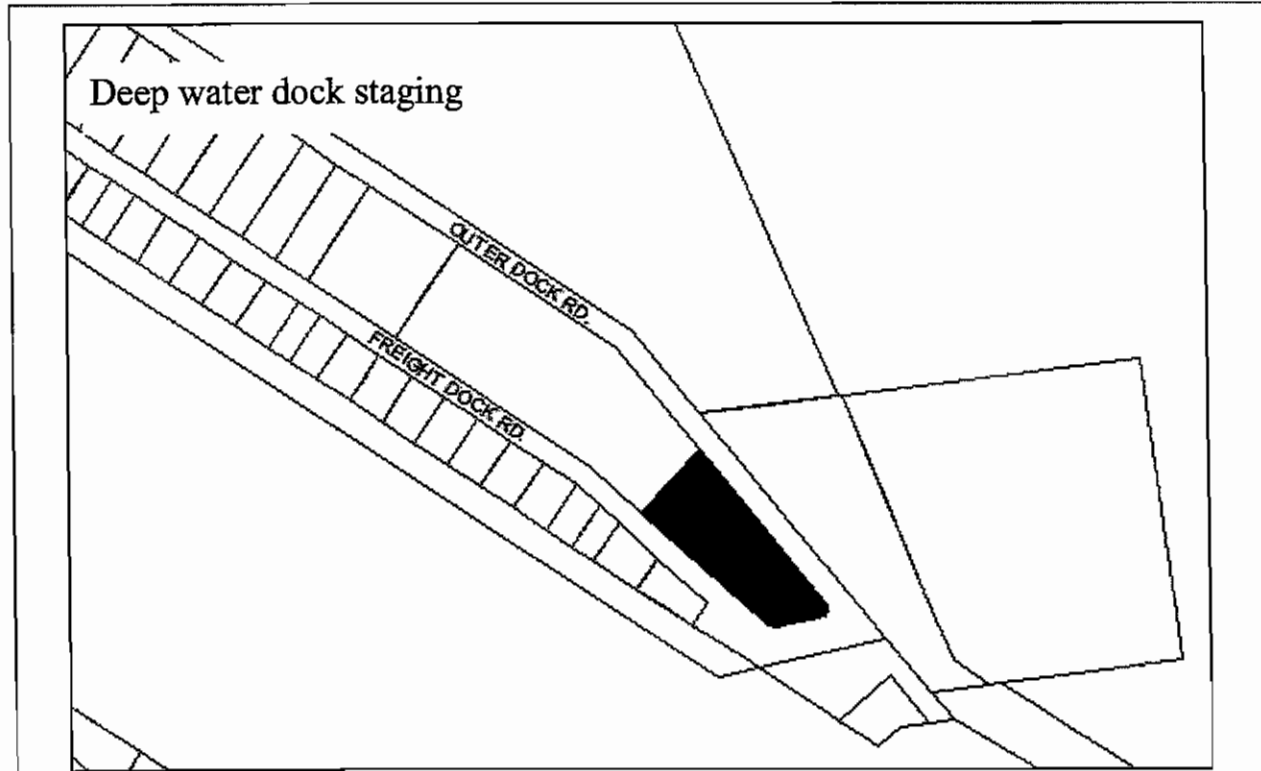
Infrastructure: gravel road, water and sewer

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.

Resolution 2009-33: Issue a Request for Proposals for Lots 19-21, Homer Spit Subdivision No 5. Lot

Finance Dept. Code:



Designated Use: Deep water dock staging

Acquisition History:

Area: 2.08 acres

Parcel Number: 18103232

2009 Assessed Value: \$497,600

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

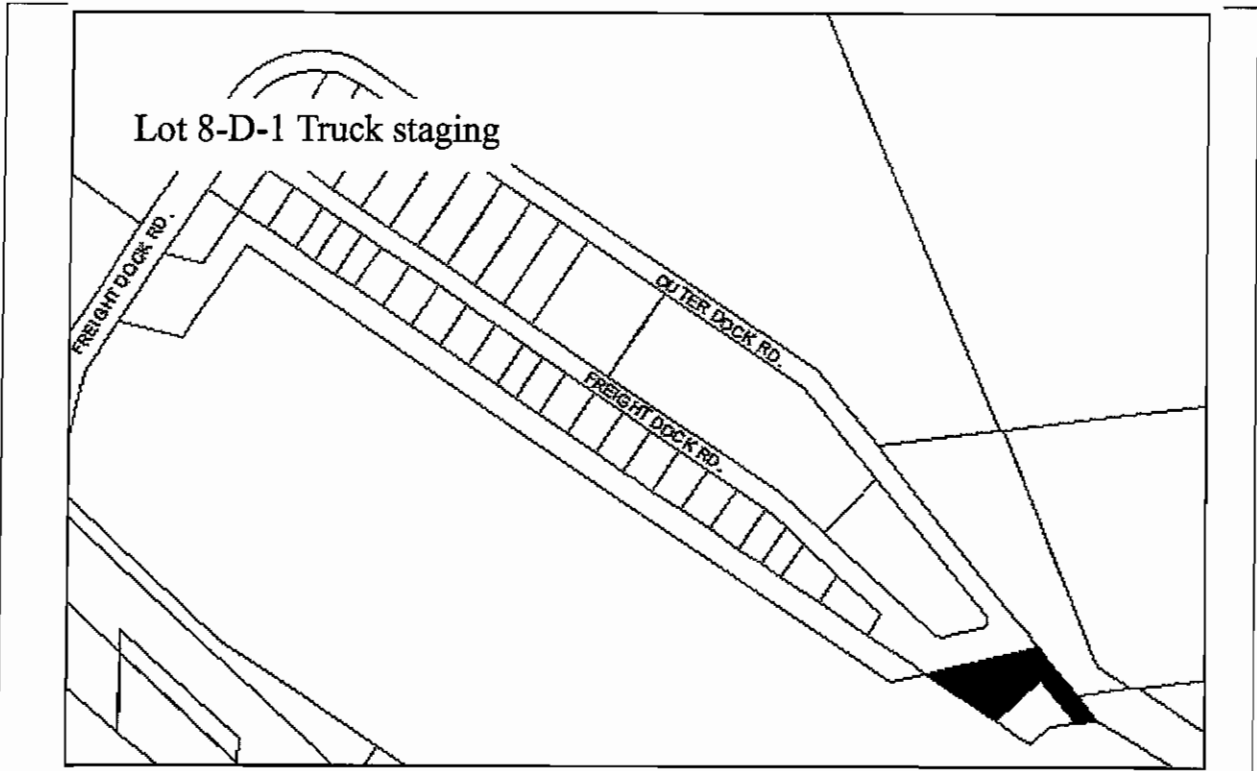
Wetlands: N/A

Infrastructure: gravel road, 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

2009 Assessed Value: \$342,800 (Land: \$329,600, Structures: \$13,200)

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

Zoning: Marine Industrial

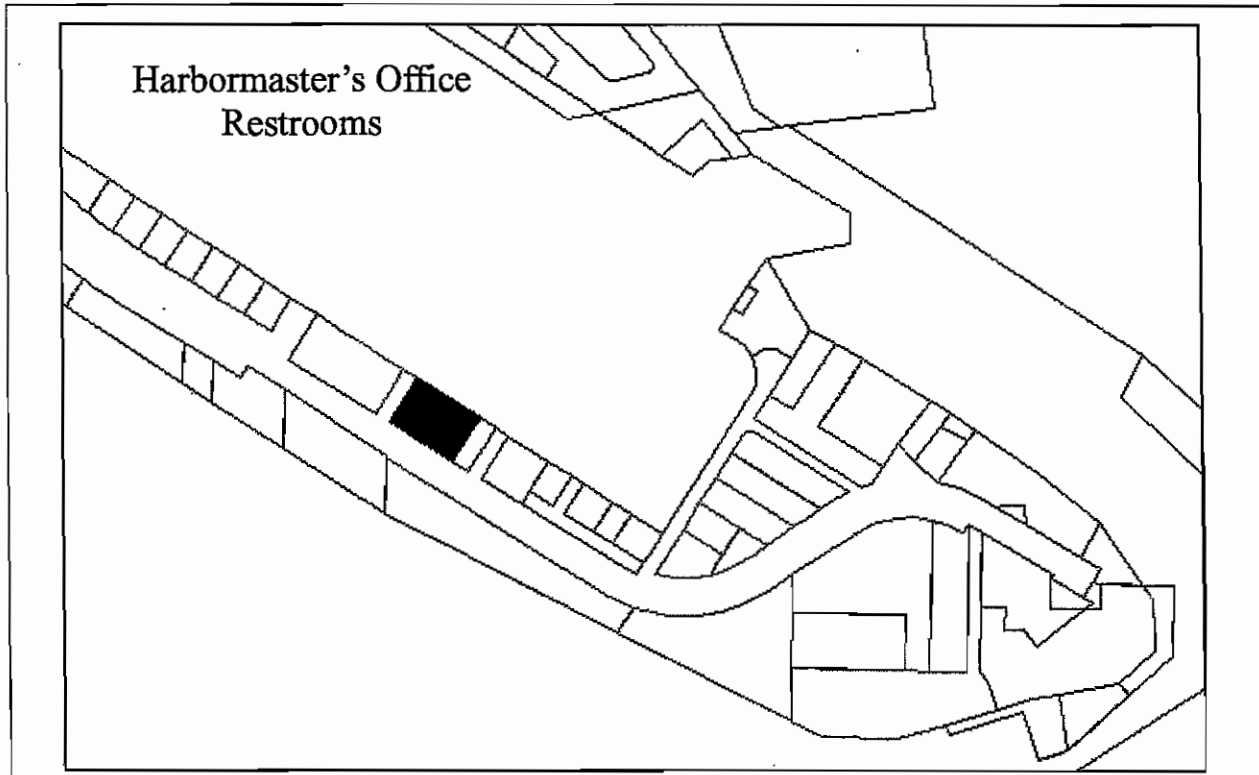
Wetlands: N/A

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.

Finance Dept. Code:



Designated Use: Harbormaster Office, 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)

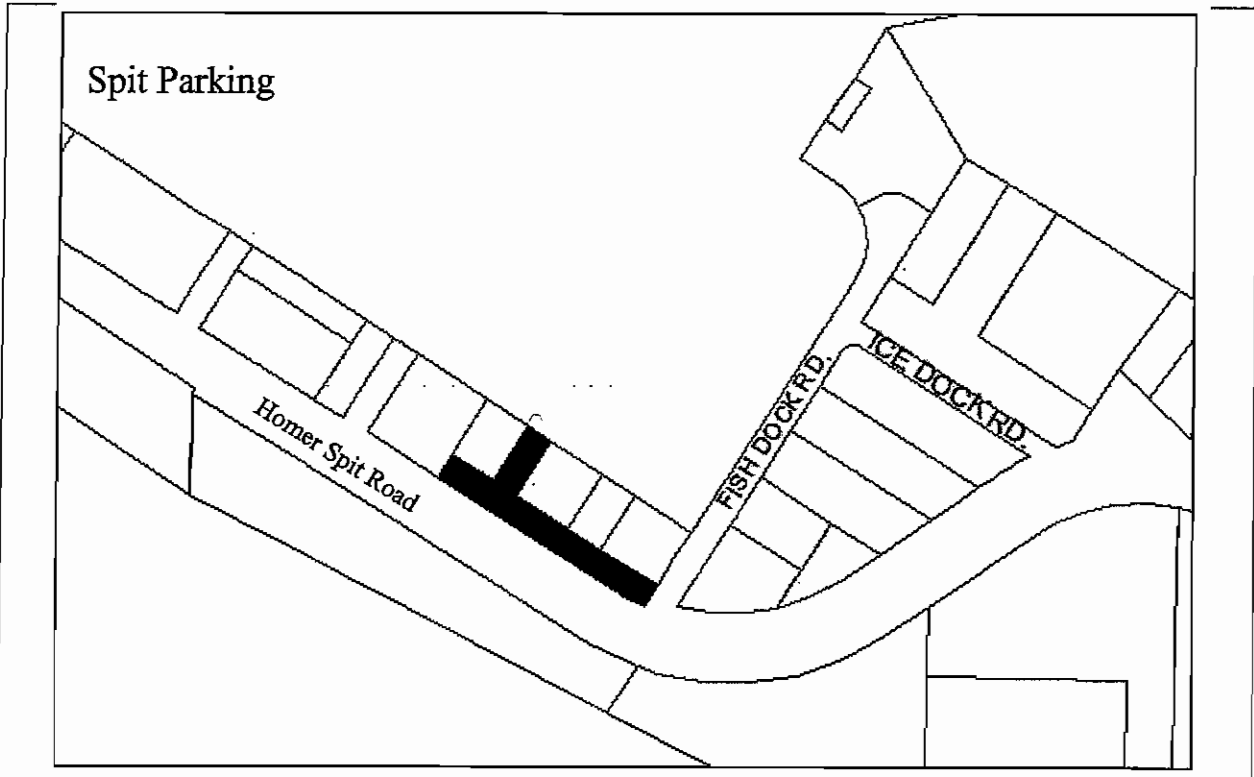
Legal Description: Homer Spit Subdivision Amended, Lots 28 and 29

Zoning: Marine Industrial

Infrastructure: Paved road, water and sewer

Restrooms (?) Built in 1968, 2060 sq ft.

Finance Dept. Code:



Designated Use: Parking and Access
Acquisition History:

Area: 0.6 acres

Parcel Number: 18103441

2009 Assessed Value: \$217,000

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

Zoning: Marine Industrial

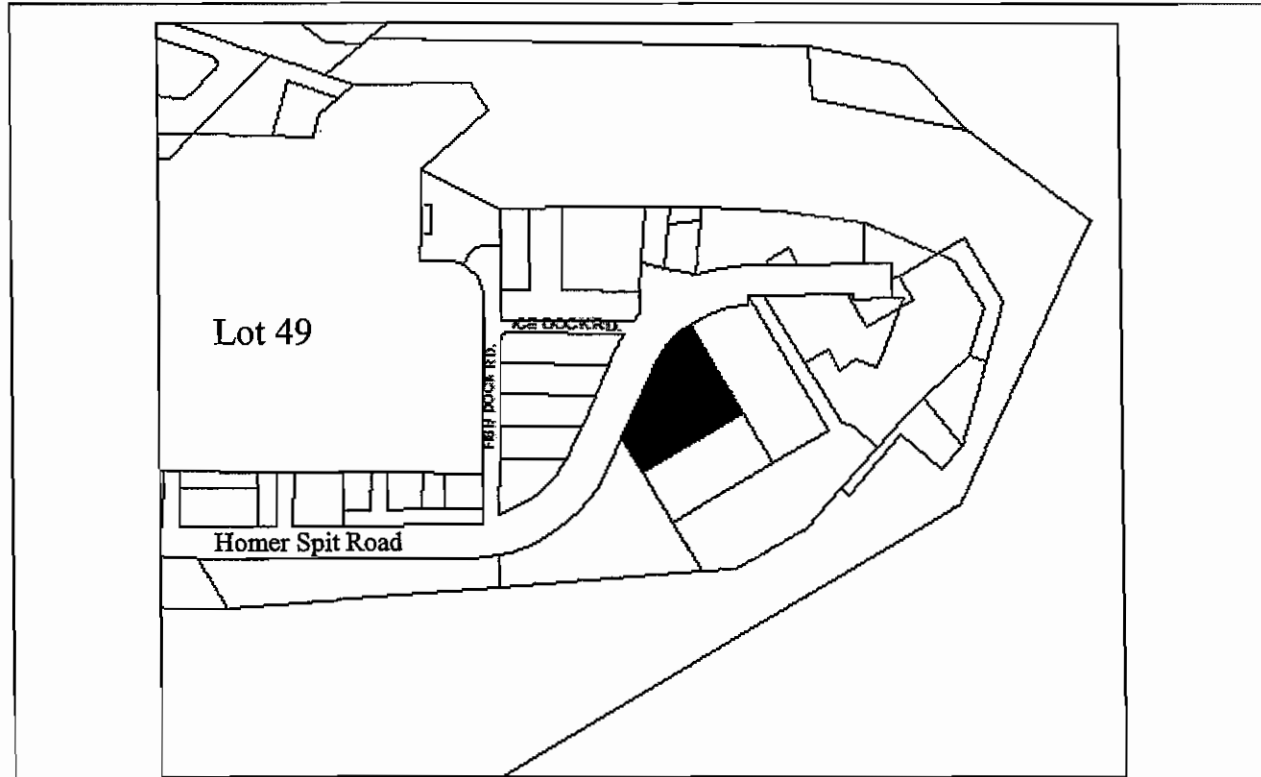
Wetlands: N/A

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: 18103436

2009 Assessed Value: \$688,400 (Land: \$651,200 Structure: \$37,200)

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Paved road, water and sewer

Notes:

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

Finance Dept. Code:

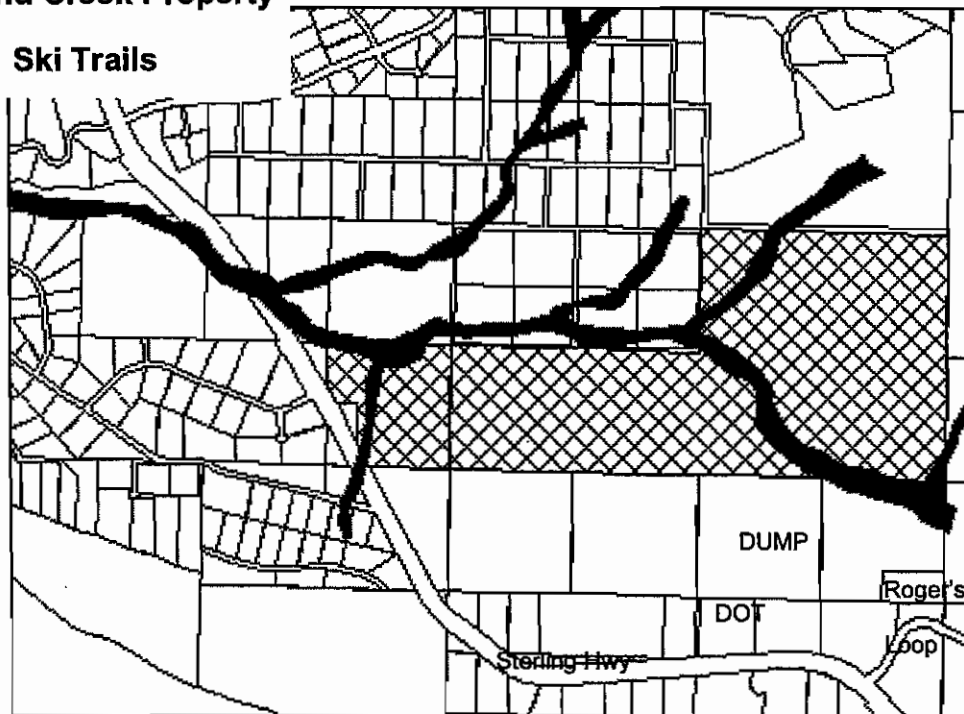
Section E

Parks + Beaches

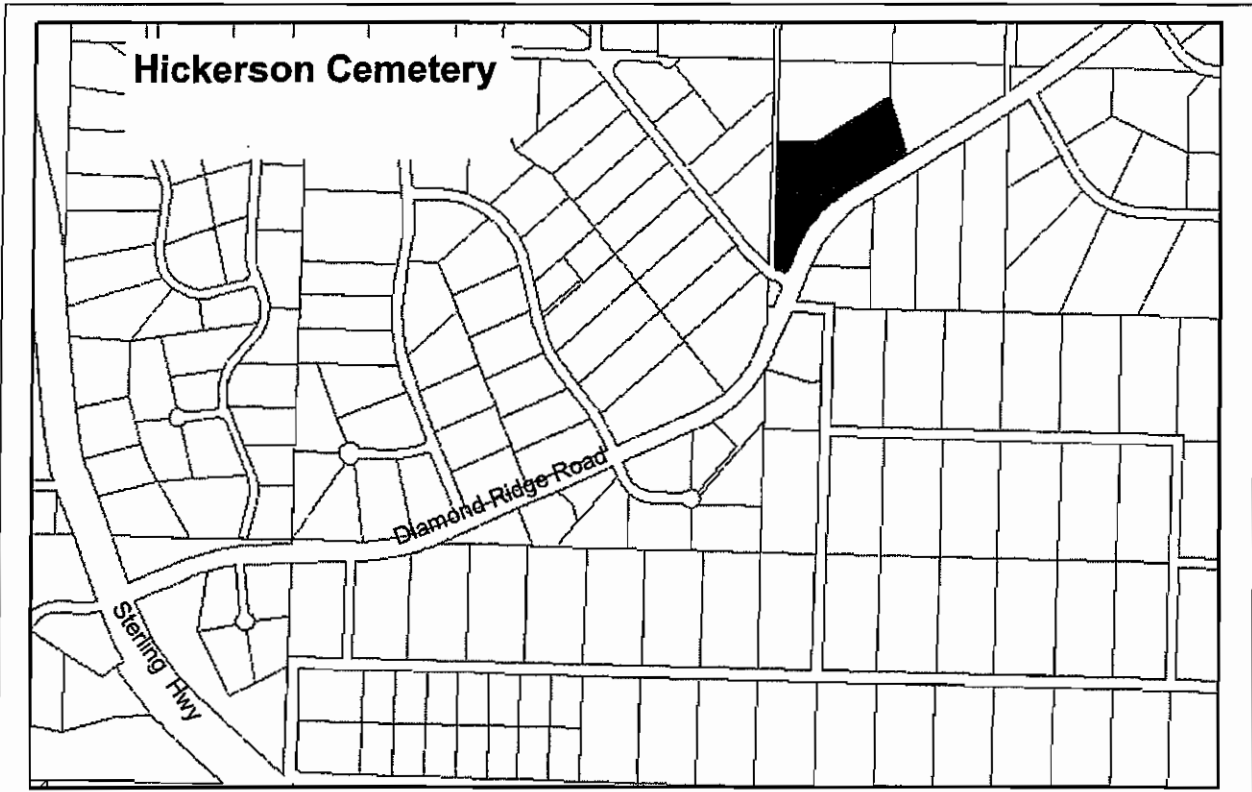
Cemeteries + Green Space

Diamond Creek Property

Ski Trails



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
2009 Assessed Value: \$393,700	
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.	
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
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2010 Assessed Value: \$111,990 (Land \$113,100, Structure \$6,800)

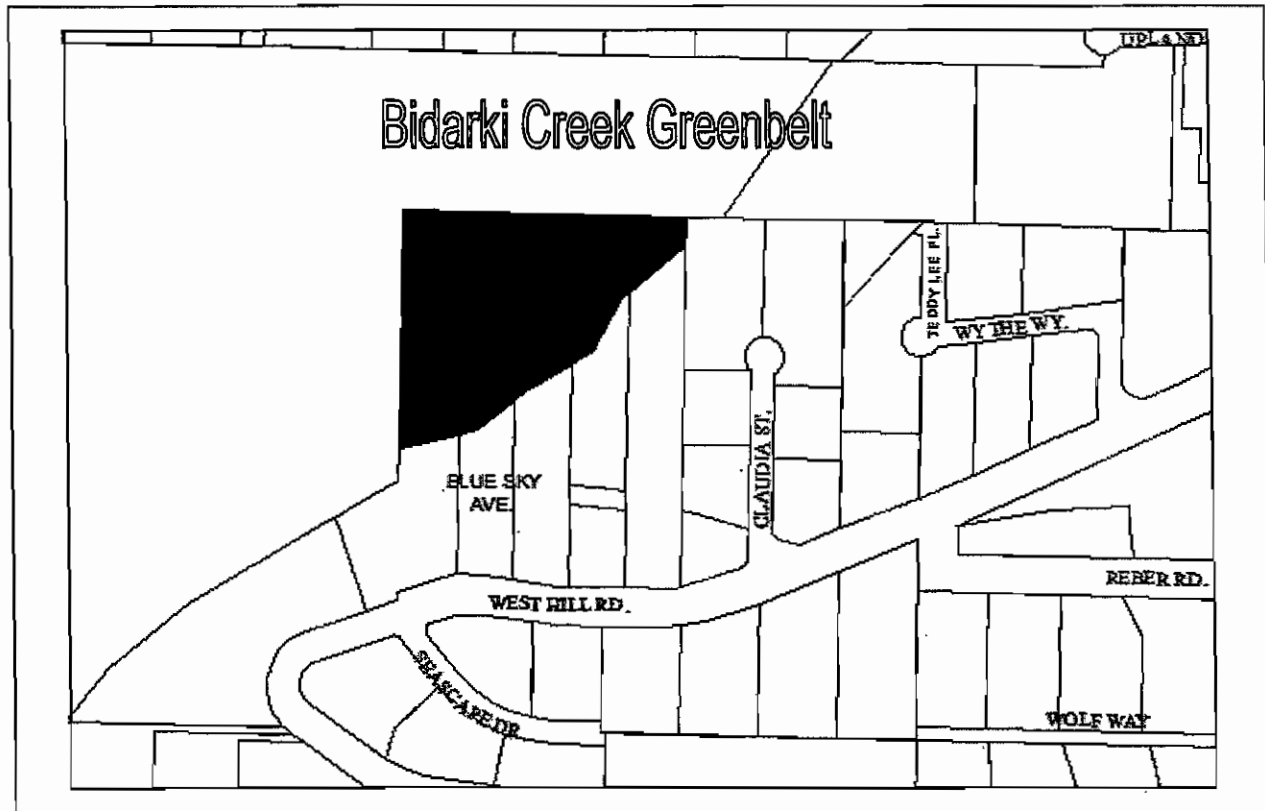
Legal Description: HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C

Zoning: Not within city limits	Wetlands: N/A
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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

2009 Assessed Value: \$70,100

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

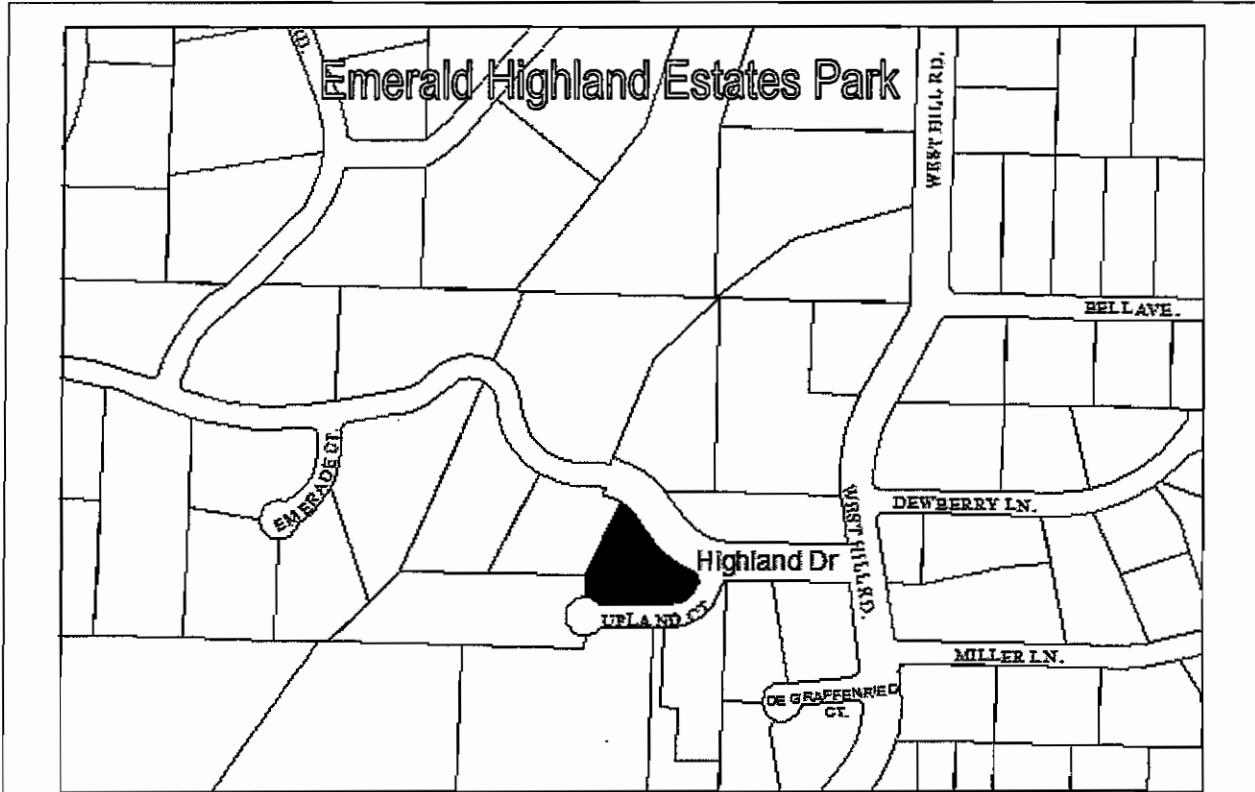
Zoning: Rural Residential

Wetlands: Bidarki Creek runs through the lot

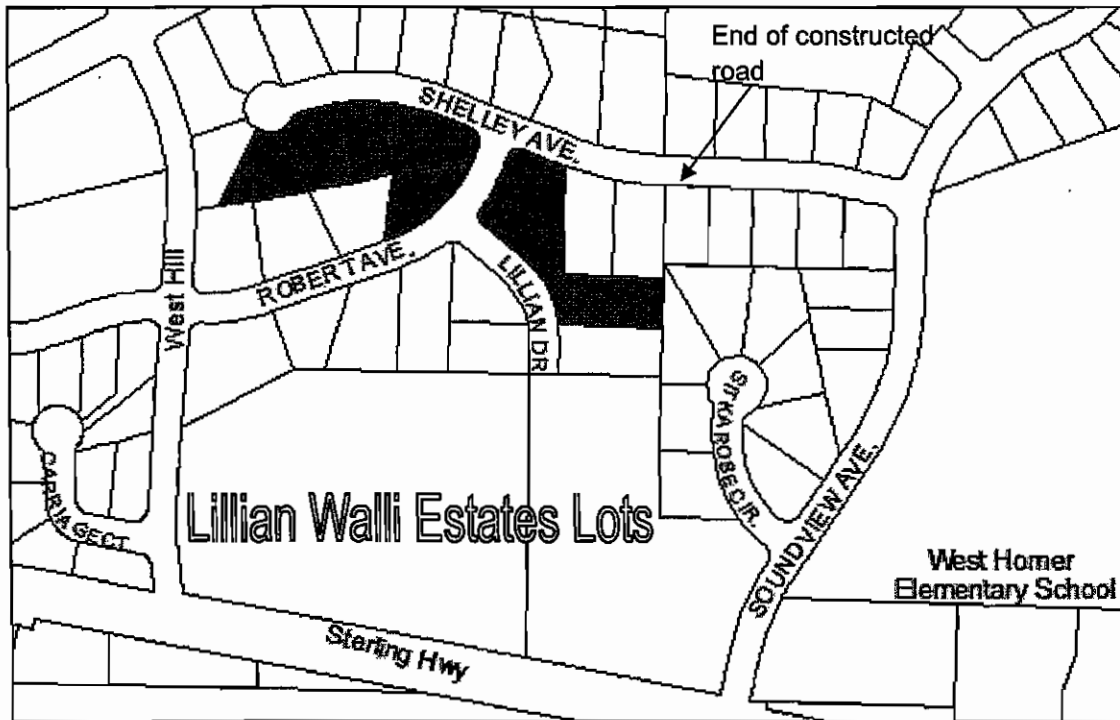
Infrastructure: No access, no utilities

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.

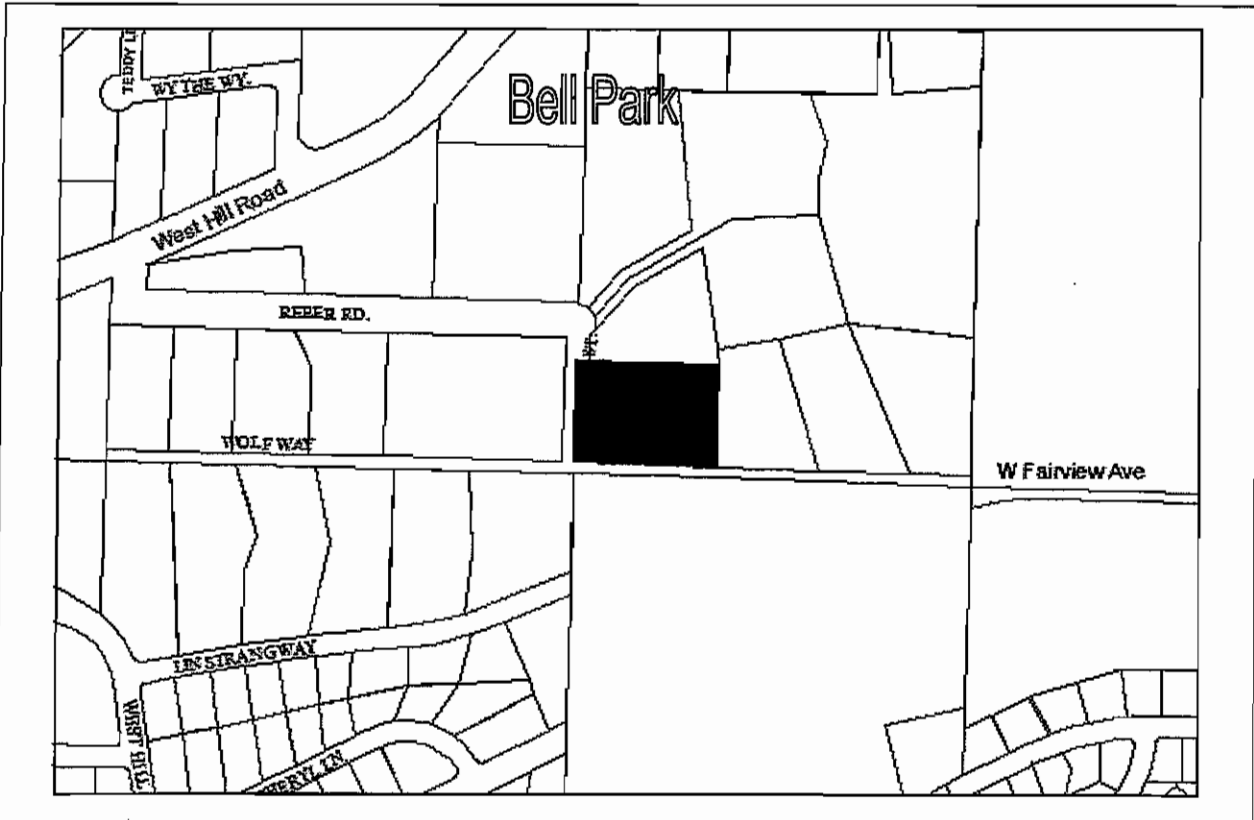
Finance Dept. Code:



Designated Use: Public Use/Emerald Highland Estates Park	
Acquisition History: Gangle Deed, 12/1989	
Area: 1.04 acres	Parcel Number: 17502056
2009 Assessed Value: \$49,300	
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	
<p>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.</p> <p>History: Resolution 2004-24A, Land Allocation Plan Resolution 2007-03 Emerald Park Master Plan</p>	
Finance Dept. Code:	



Designated Use: Public Purpose	
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.	
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
2009 Assessed Value: \$81,800	
Legal Description: HM0700402 T06S R13W S18 TRACT E W R BELL SUB	
Zoning: Rural Residential	Wetlands: Drainages on lot.
Infrastructure: Gravel road access. Rough trails across property.	
<p>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.</p> <p>2009: Completion of Reber Trail, with HART funds and a state trails grant.</p>	
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
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2009 Assessed Value: \$382,200 (Land \$263,500 Structure \$118,600)

Legal Description: HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn

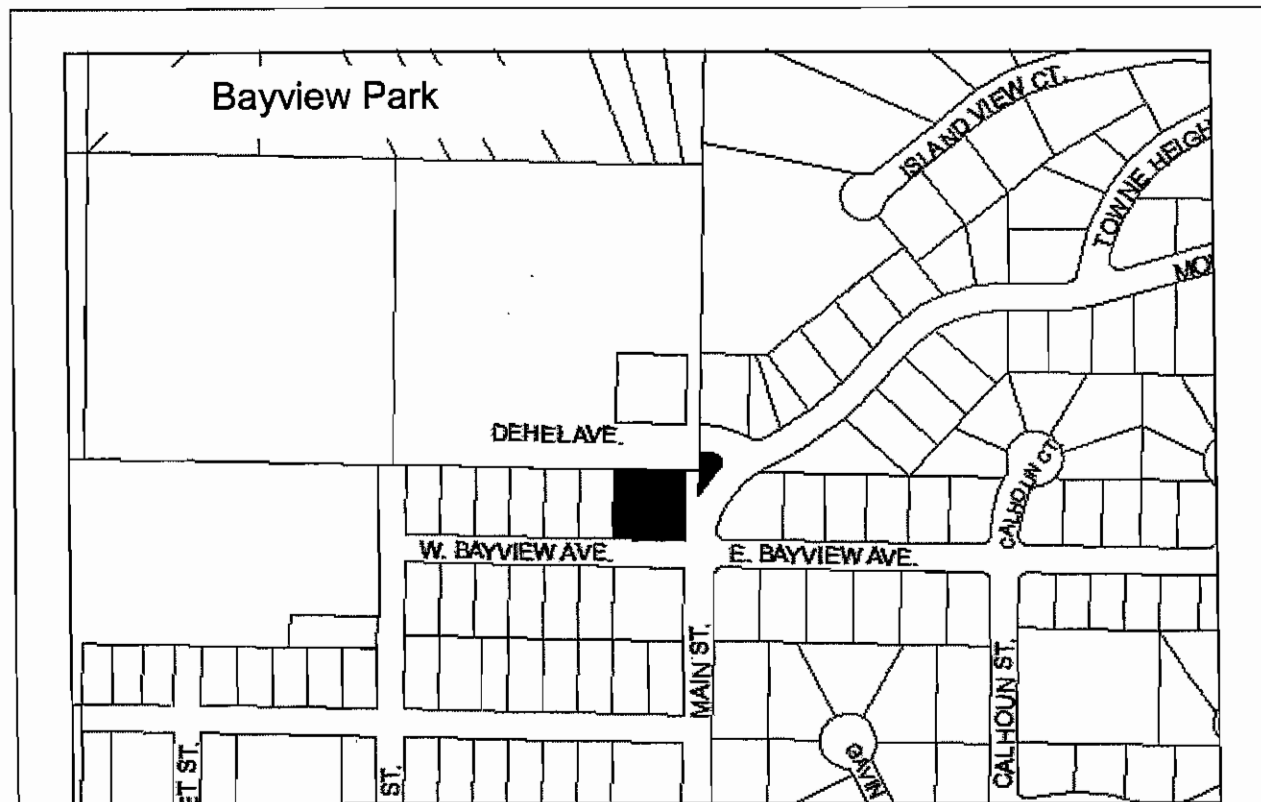
Zoning: Open Space Recreation	Wetlands: Some drainages
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Infrastructure: Water, sewer and road access

Notes: Campground, ball fields, day use picnic and playground area.

Resolution 09-59(A) adopted the park master plan.

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. FINISH

Area: 0.58 acres total

Parcel Number: 175051 07, 08
 17726038, 17727049

2006 Assessed Value: \$91,700 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

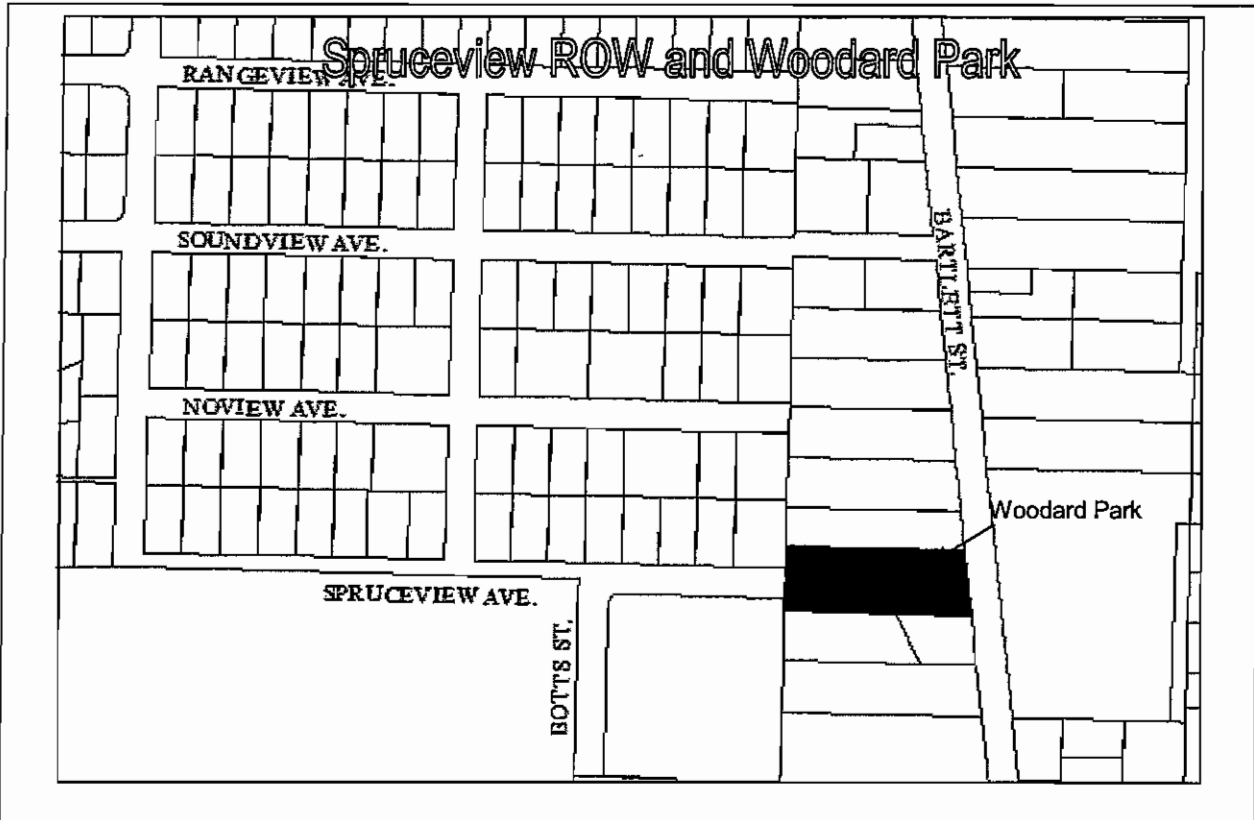
Zoning: Rural Residential

Wetlands: N/A

Infrastructure: Paved road access

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
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2006 Assessed Value: ROW: \$61,400, Park: \$36,200

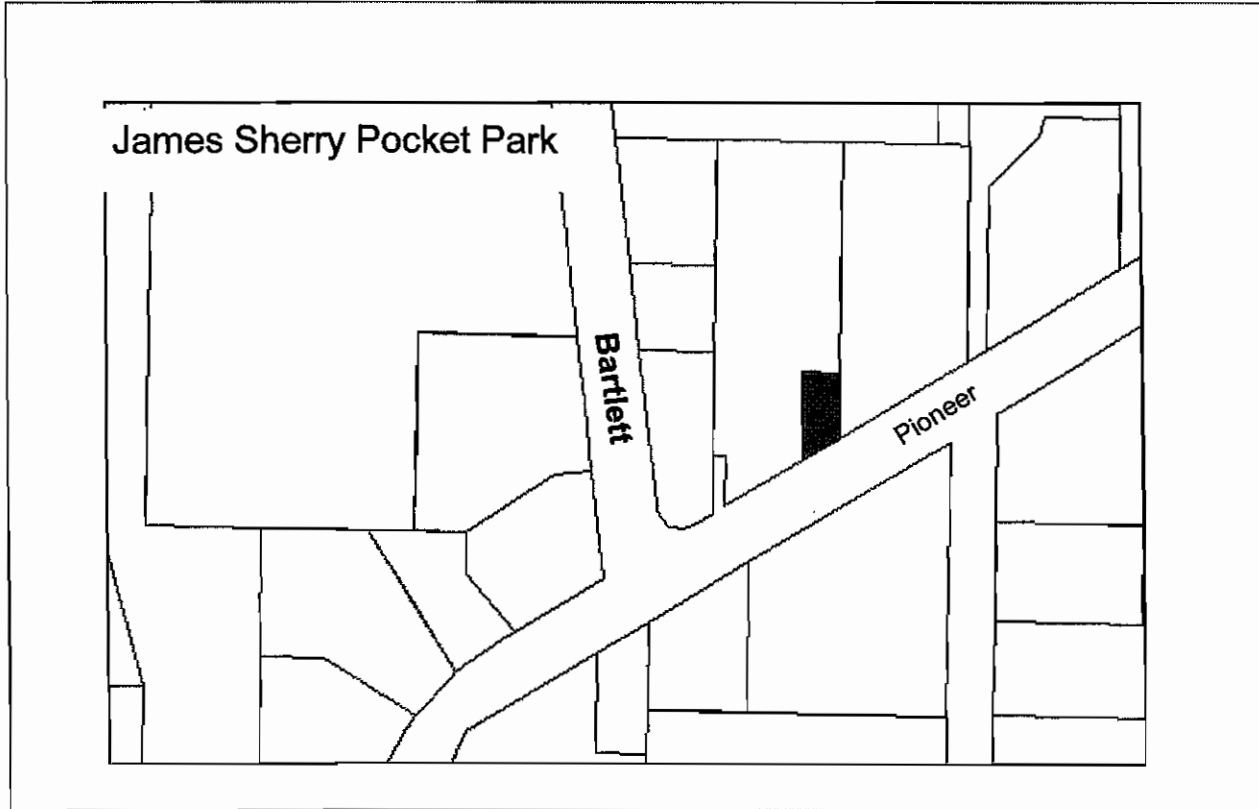
Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A
 Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B

Zoning: Residential Office	Wetlands: Woodard Creek and wetlands present
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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

2009 Assessed Value: \$41,200

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

Zoning: Central Business District

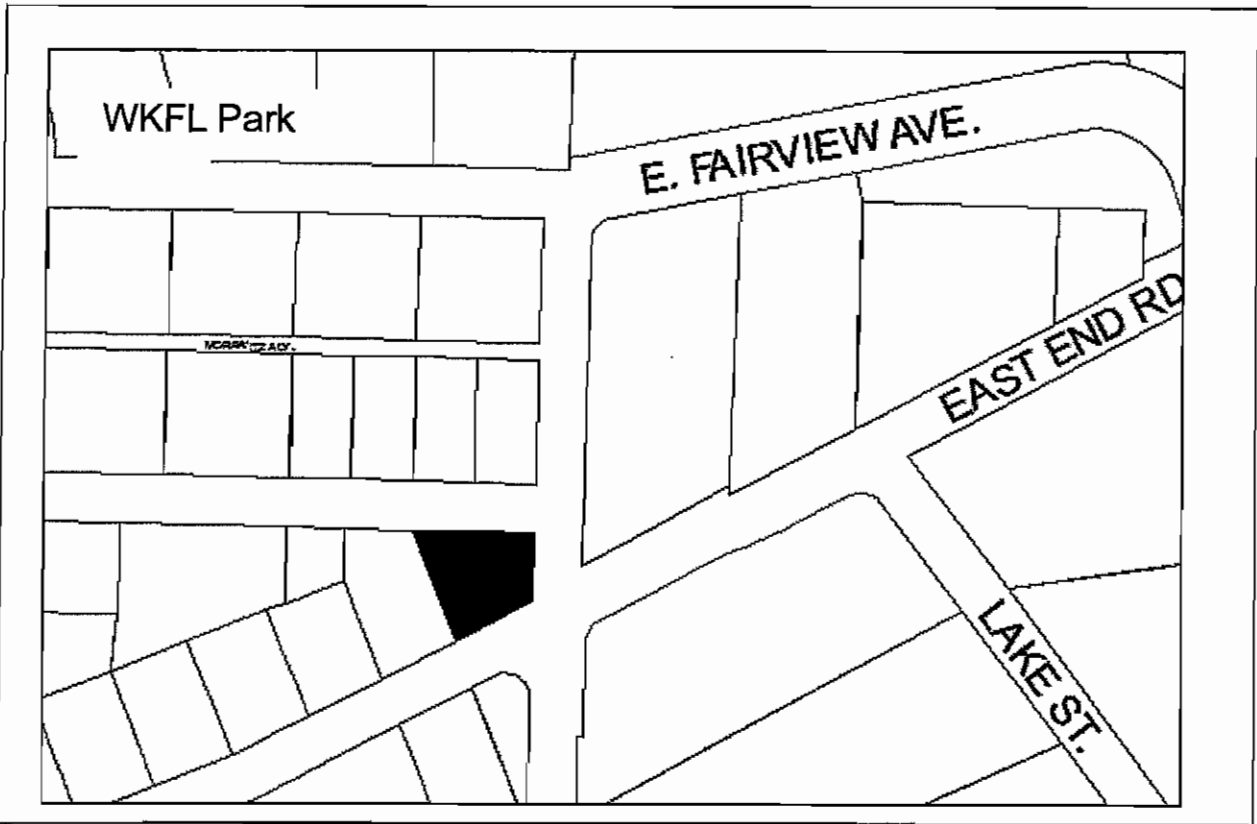
Wetlands: Ditch across property

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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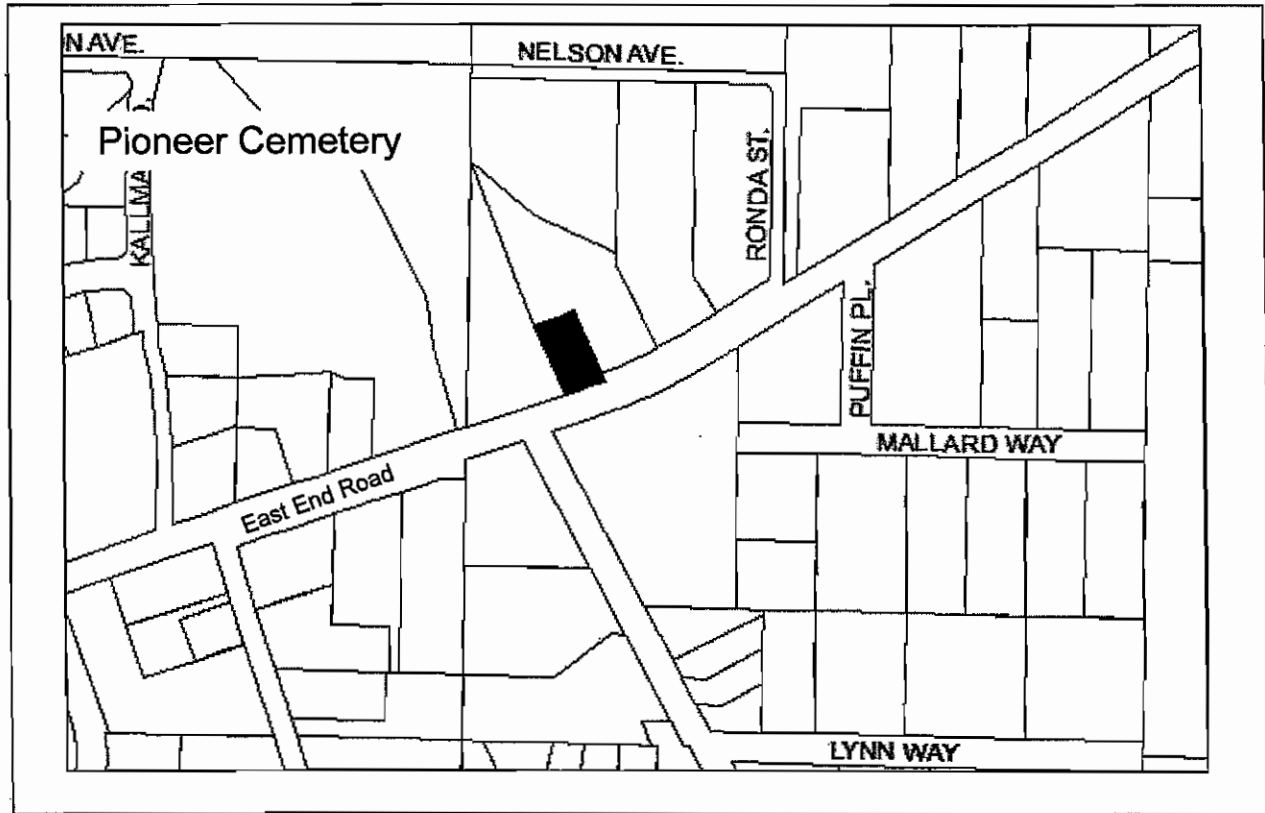
2009 Assessed Value: \$95,600

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

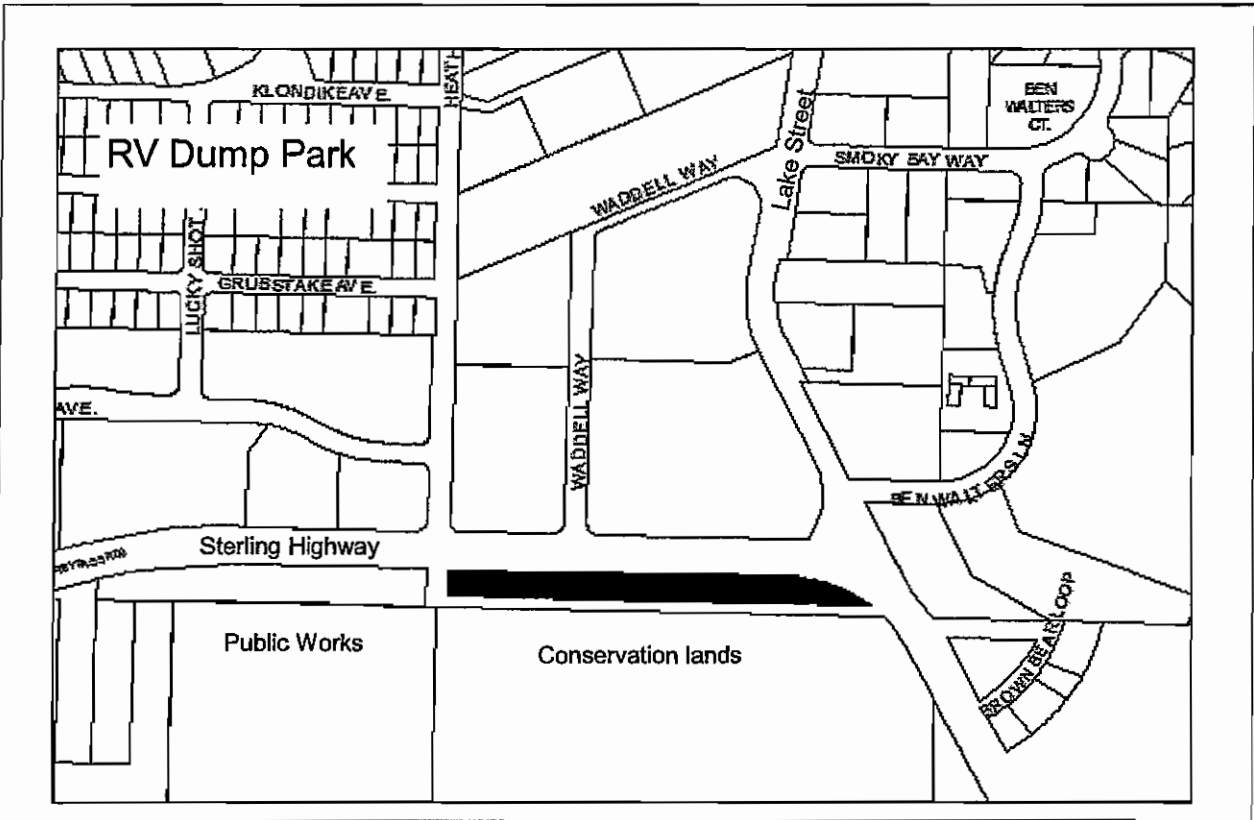
Zoning: Central Business District	Wetlands: N/A
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Infrastructure: Water, paved road, electricity

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
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2009 Assessed Value: \$215,800

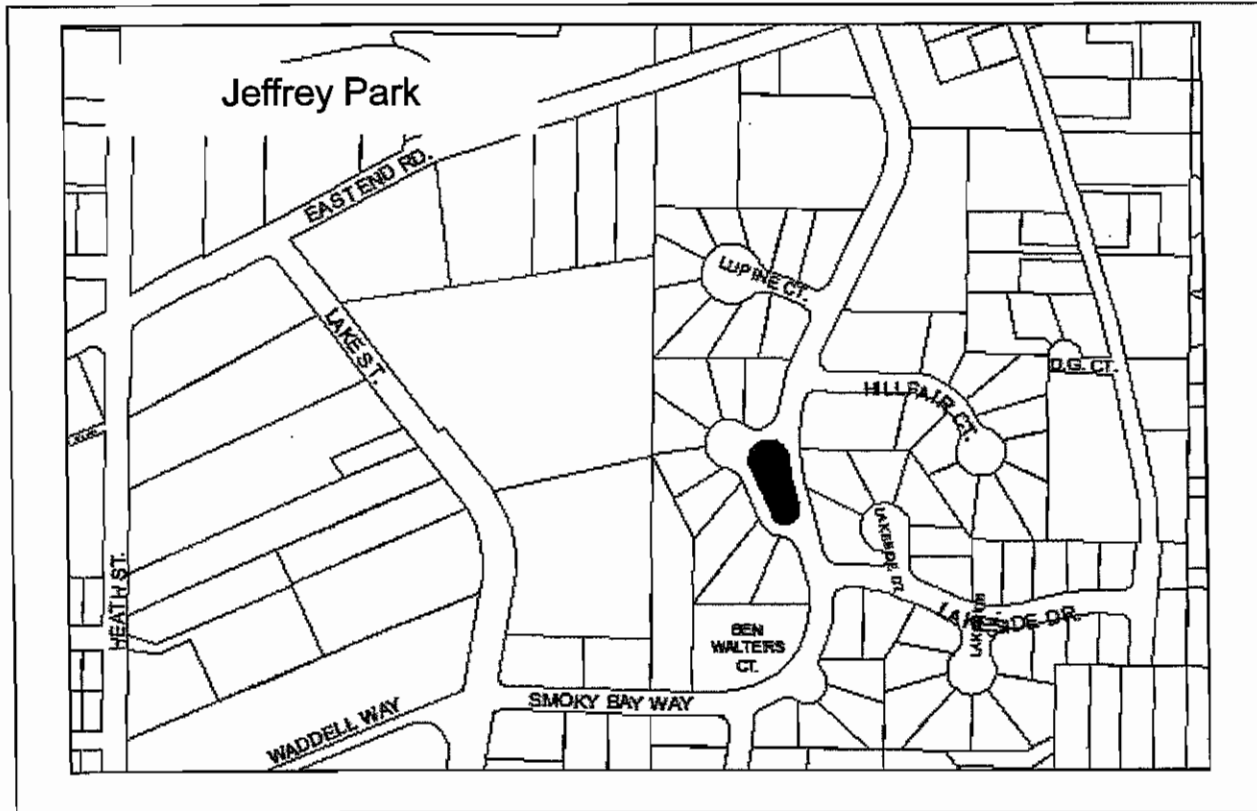
Legal Description: Waddell Subdivision, portion S of Homer Bypass Road

Zoning: Central Business District	Wetlands:
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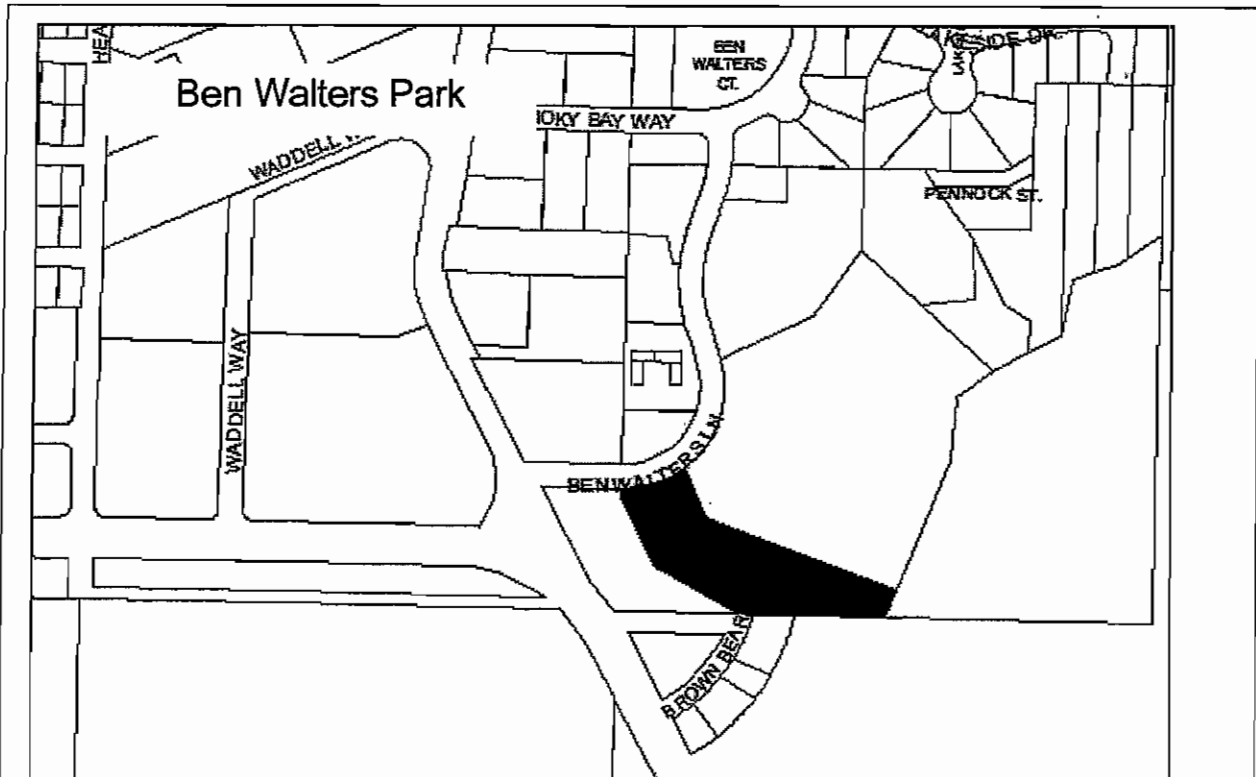
Infrastructure: Water, Sewer, gravel/paved access

Notes:

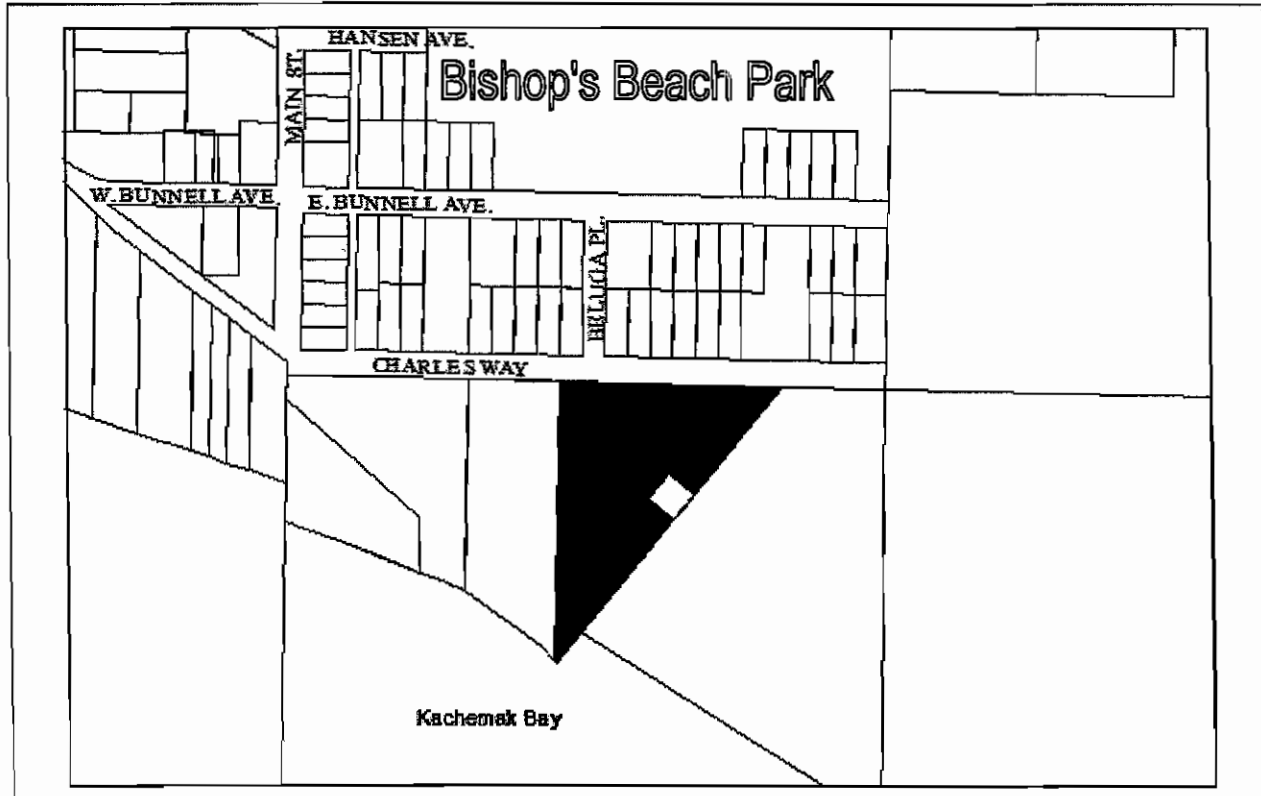
Finance Dept. Code:



Designated Use: Public Purpose/Greenbelt/Jeffrey Park	
Acquisition History: Ordinance 83-27 (KPB)	
Area: 0.38 acres	Parcel Number: 17730251
2009 Assessed Value: \$41,900	
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
2009 Assessed Value: \$435,200 (Land \$386,100, Structure \$49,100)	
Legal Description: Lakeside Village Park Addition Replat Lot 1A-2	
Zoning: Central Business District	Wetlands: 3664 Ben Walters Lane
Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.	
Notes: 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

2009 Assessed Value: \$56,600 (Land \$45,300, Structure \$11,300)

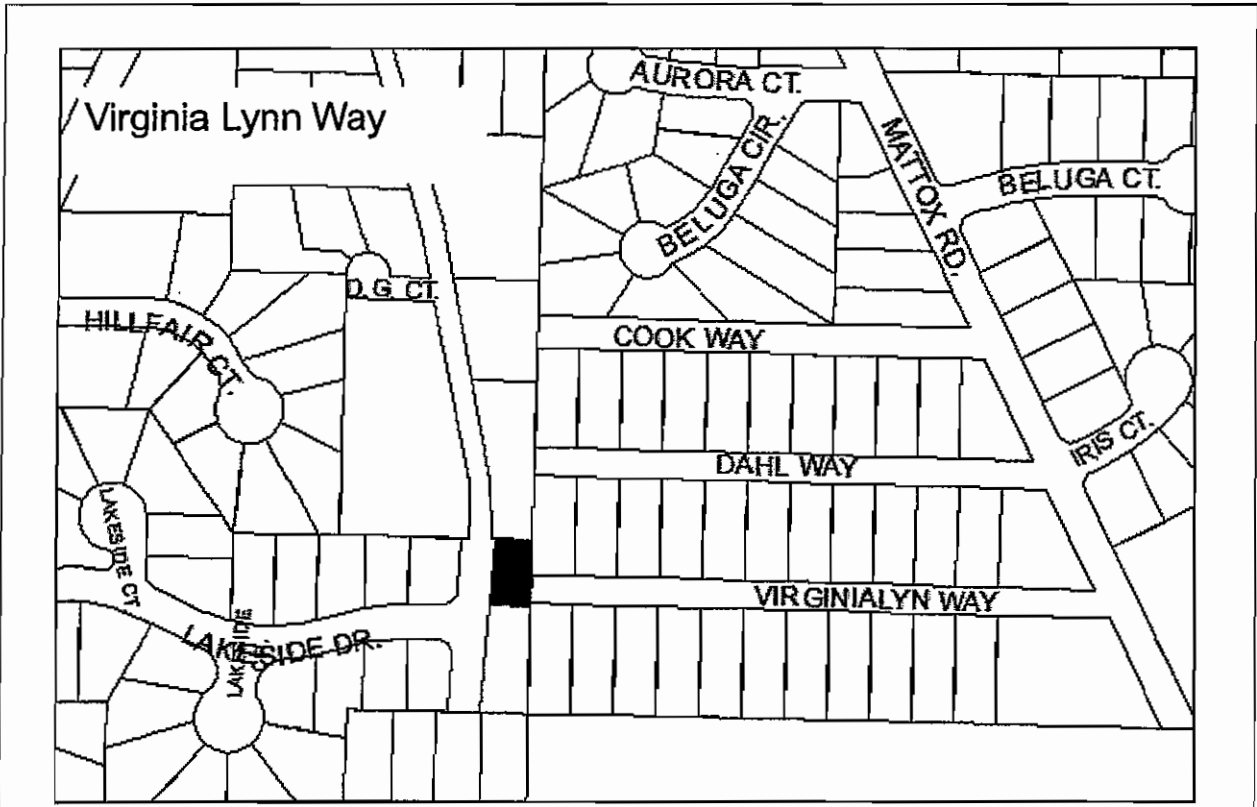
Legal Description: HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E

Zoning: Central Business District **Wetlands:** Some wetlands (along boardwalk). Flood hazard area.

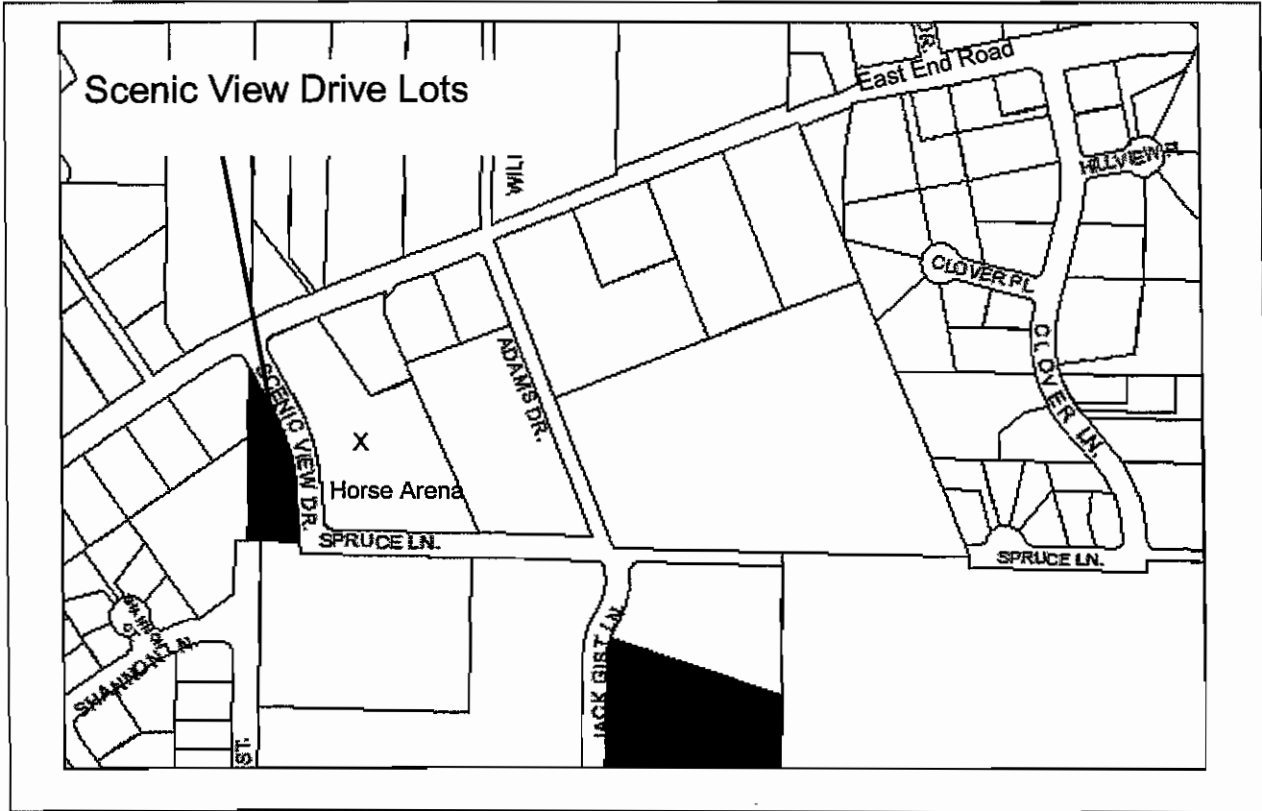
Infrastructure: Paved road access. No water or sewer. City maintained outhouses.

Notes:

Finance Dept. Code:



Designated Use: 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
2006 Assessed Value: \$22,800	
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	
<p>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.</p> <p>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.</p>	
Finance Dept. Code:	



Designated Use: Public Park and future Donation to Equestrian group.
Acquisition History: Donated by property owners (ord 06-34) to city as public park with relevant deed restrictions. City passed reso 06-116 to give the land to the equestrian group when the main horse park land is purchased.

Area: 0.89 acres total	Parcel Number:
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2009 Assessed Value: \$43,400

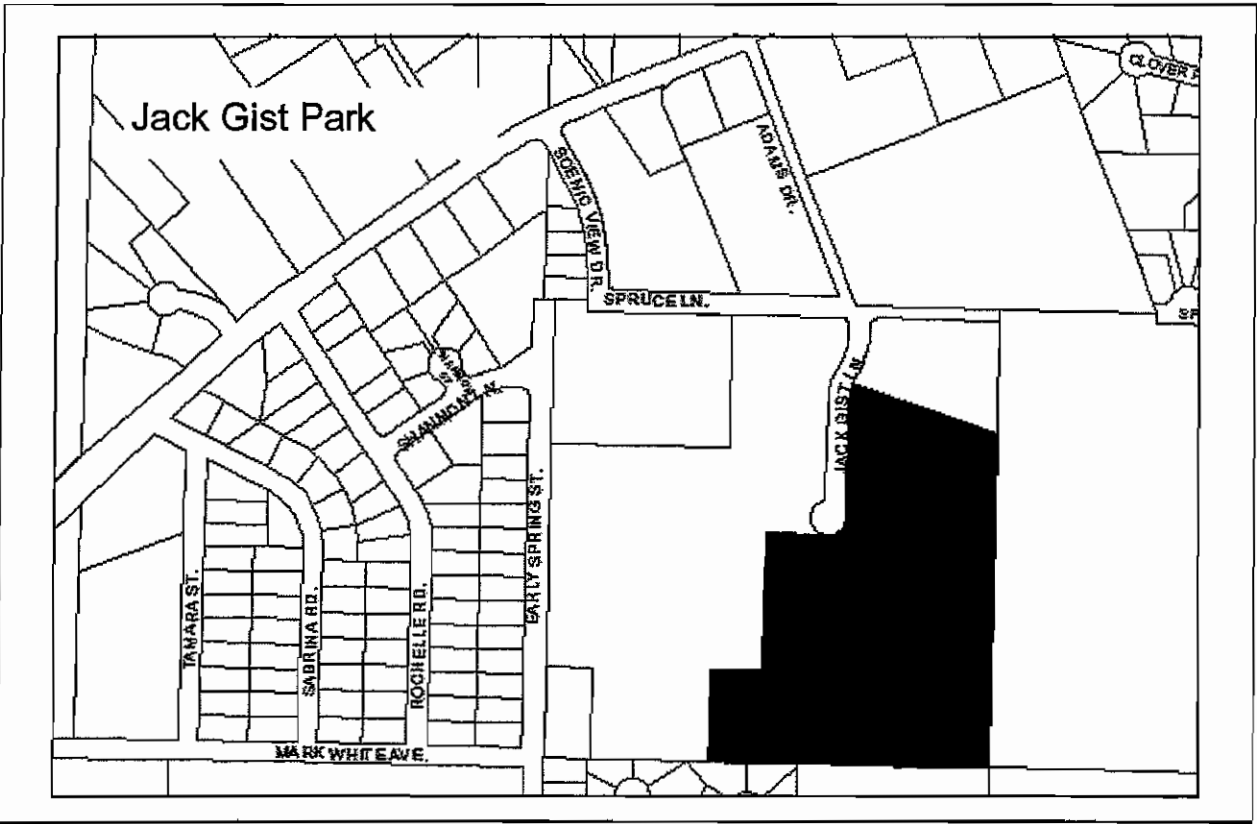
Legal Description: Scenic View Subdivision No. 6 Lots 1-5

Zoning: Rural Residential	Wetlands: Yes, the back half of the lots has a creek and wetlands.
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Infrastructure: Gravel road

Notes:

Finance Dept. Code:



Designated Use: Jack Gist Ball Park
Acquisition History: Warranty Deed Moss 8/27/98

Area: 14.6 acres	Parcel Number: 17901023
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2009 Assessed Value: \$86,900

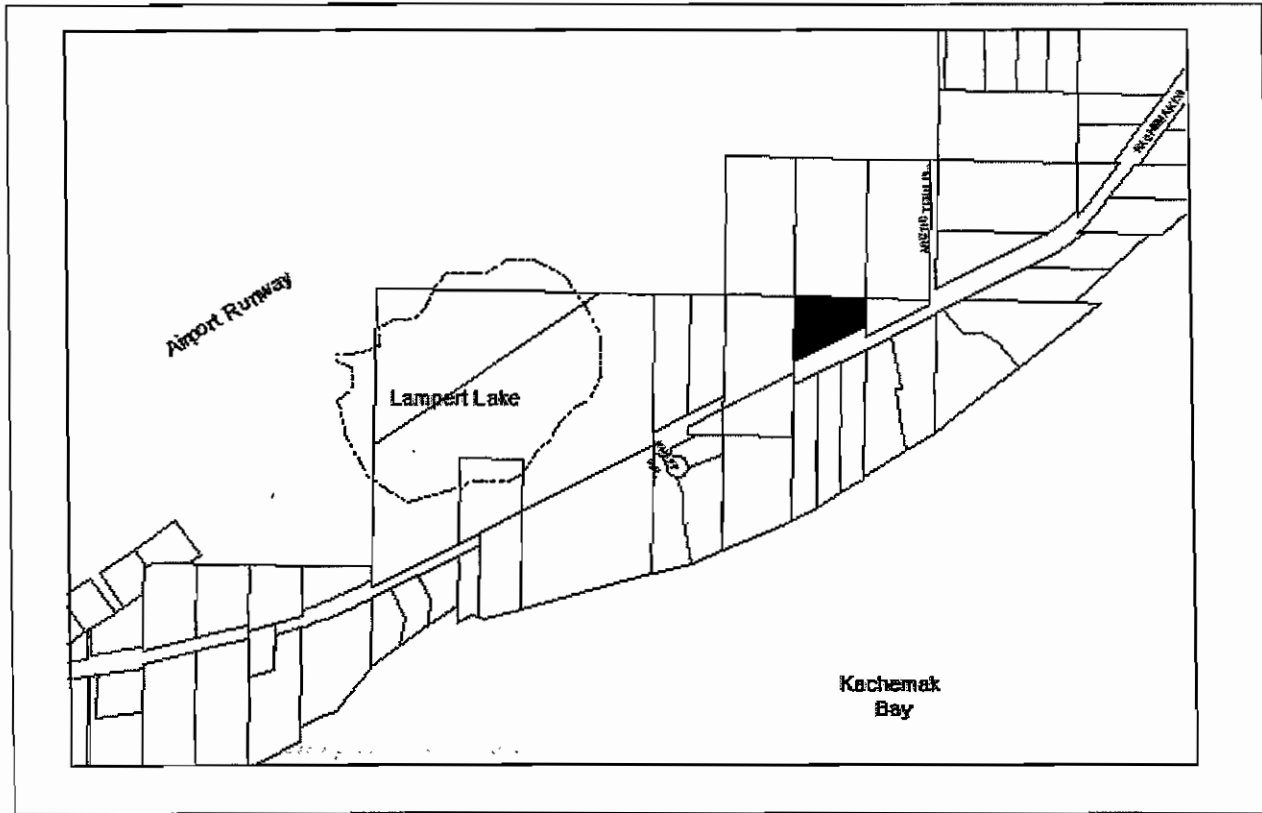
Legal Description: HM0990063 T06S R13W S15 JACK GIST SUB LOT 2

Zoning: Rural Residential	Wetlands: May be present. Site is mostly fill and old dump.
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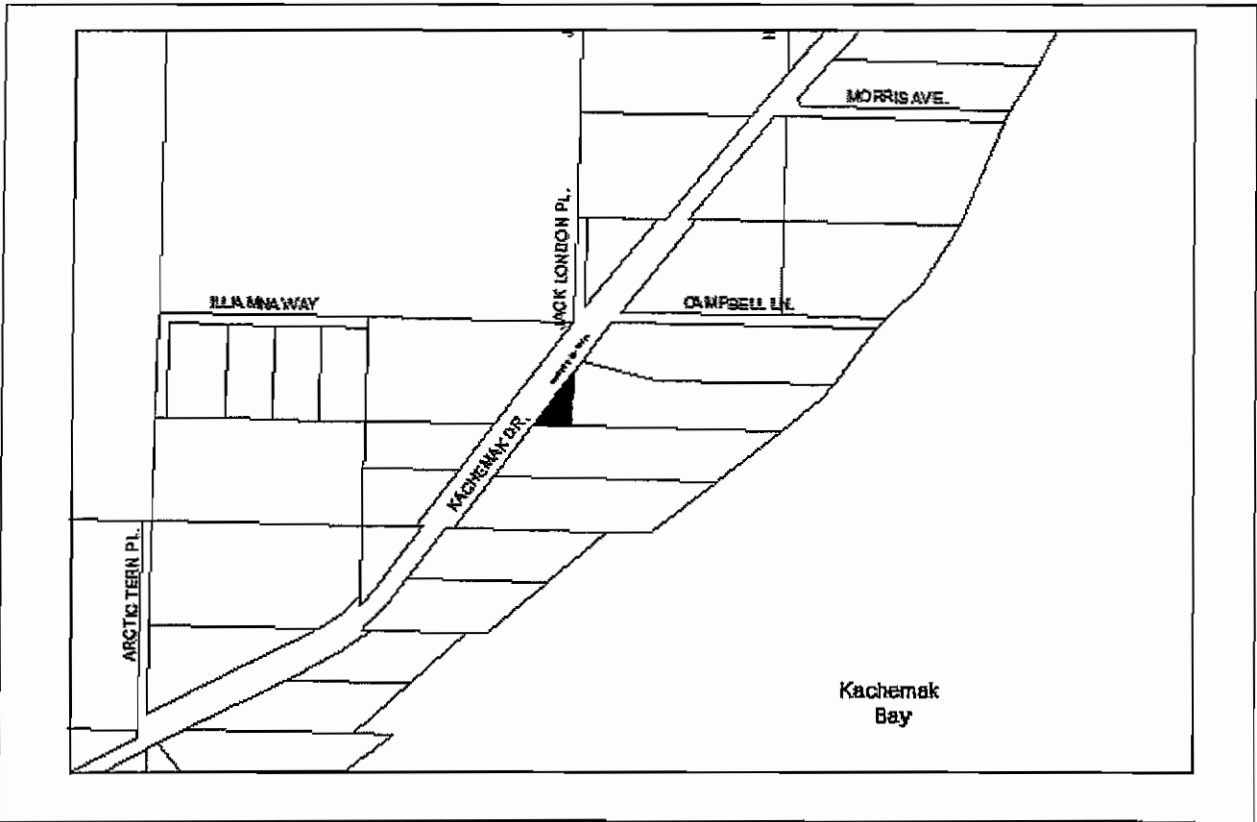
Infrastructure: Gravel road access.

Notes: Old dump site. 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.

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
2009 Assessed Value: \$10,500	
Legal Description: Scenic Bay Lot 4	
Zoning: General Commercial 2	Wetlands: 100% Wetlands
Infrastructure: Paved Road	
Notes:	
Finance Dept. Code:	



Designated Use: Public Park/Designated Public Use
Acquisition History: Tax Foreclosure Ord 78/18

Area: 0.24 acres	Parcel Number: 17915003
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2009 Assessed Value: \$18,200

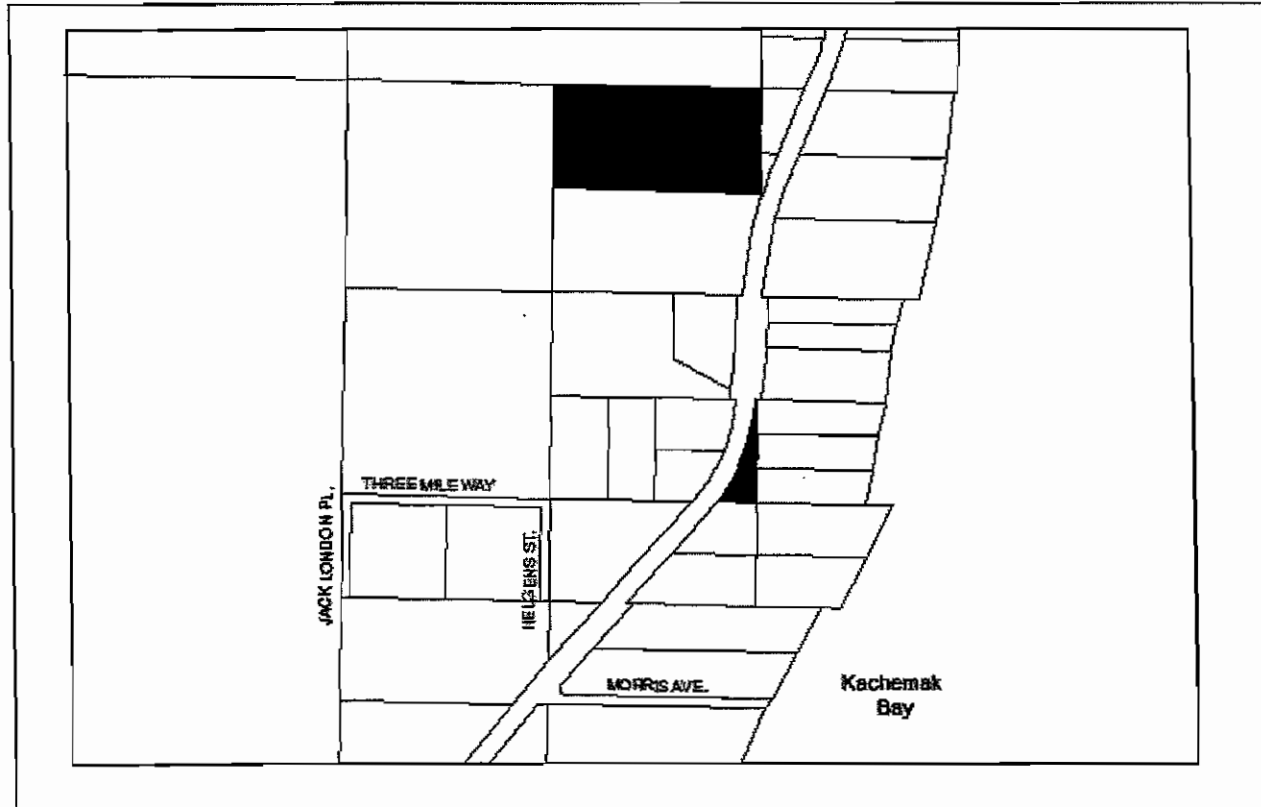
Legal Description: That Portion of Govt Lot 3 Lying southwesterly of Kachemak Drive, T6S R13W S23

Zoning: Rural Residential	Wetlands: No wetlands
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Infrastructure: Paved road access

Notes: Limited developable area due to setback requirements from Kachemak Dr.

Finance Dept. Code:



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

2009 Assessed Value: \$72,300 (lot 36), \$23,800 (lot 1)

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

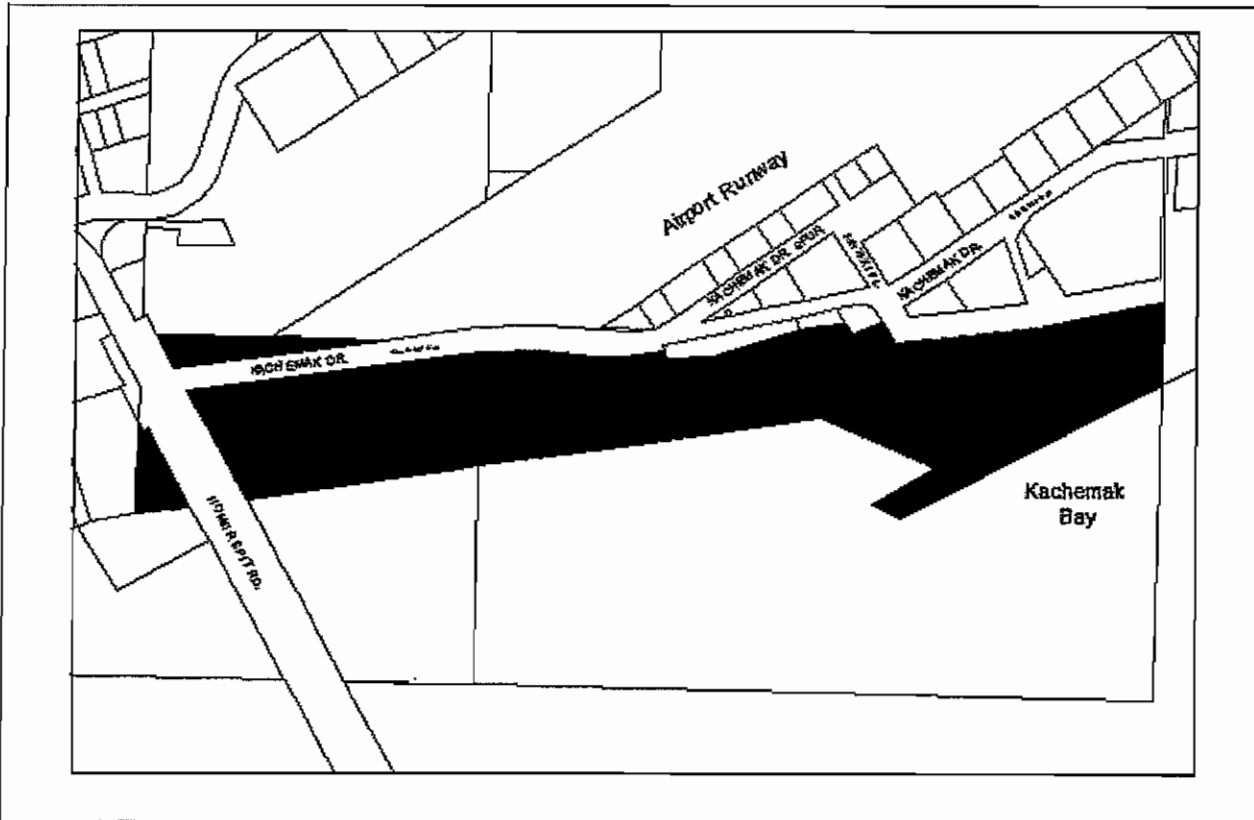
Zoning: Rural Residential	Wetlands: Lot 36 is wetland. Lot 1 is not.
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Infrastructure: Paved Road access, power.

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.

Finance Dept. Code:



Designated Use: Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational

Acquisition History: Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

Area: 35.16 acres

Parcel Number: 18101030, 18101032, 17940107

2009 Assessed Value: \$292,300

Legal Description: Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

Zoning: General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road

Wetlands: Coastal wetlands. Designated critical habitat. Flood Hazard area.

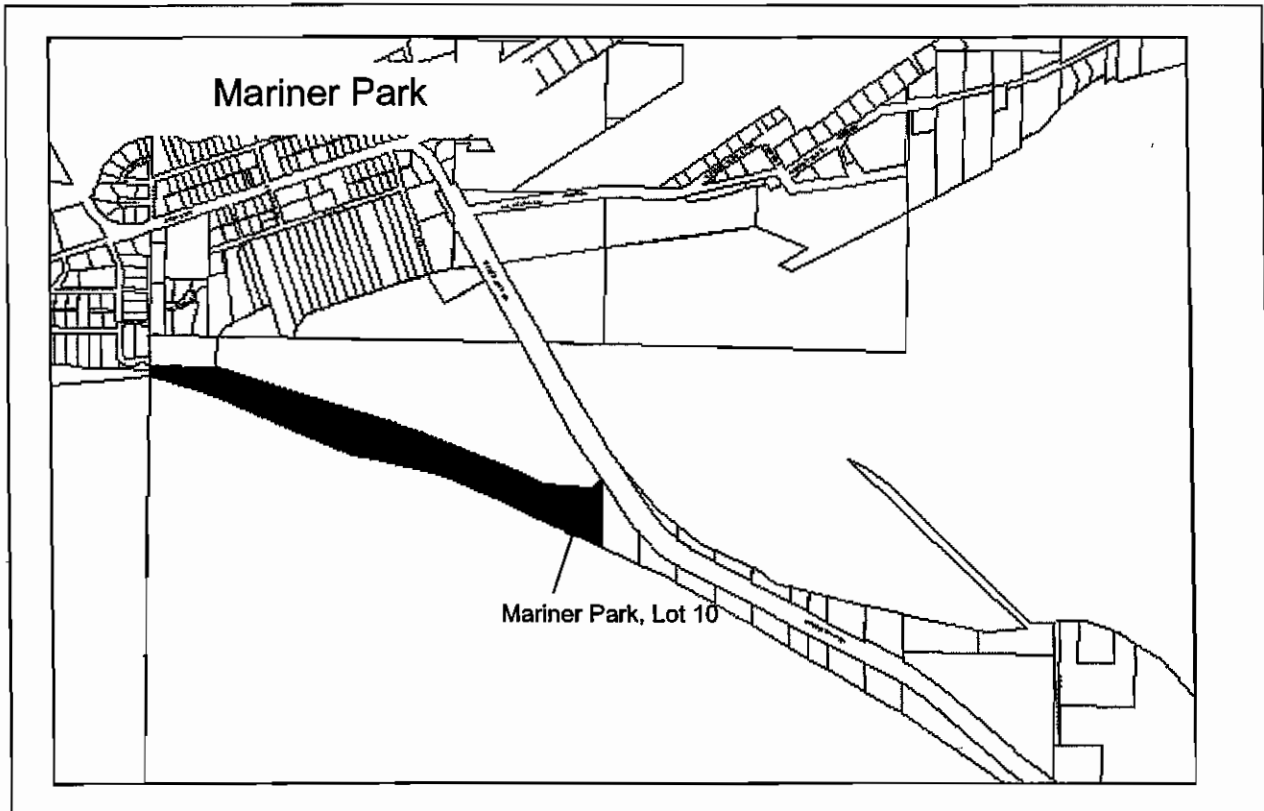
Infrastructure: Water, sewer and paved road access

Notes: Spit trailhead parking lot expanded in 2009.

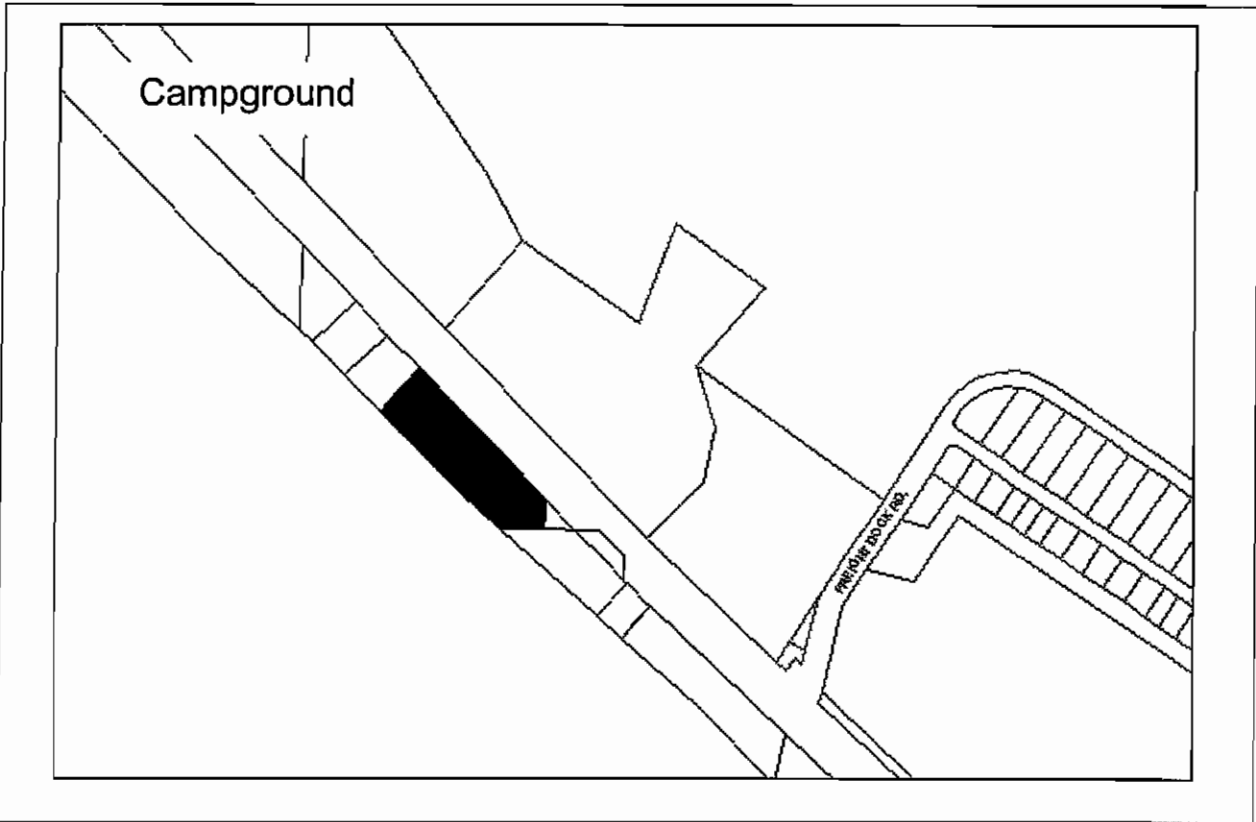
Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

See also section C page 9.

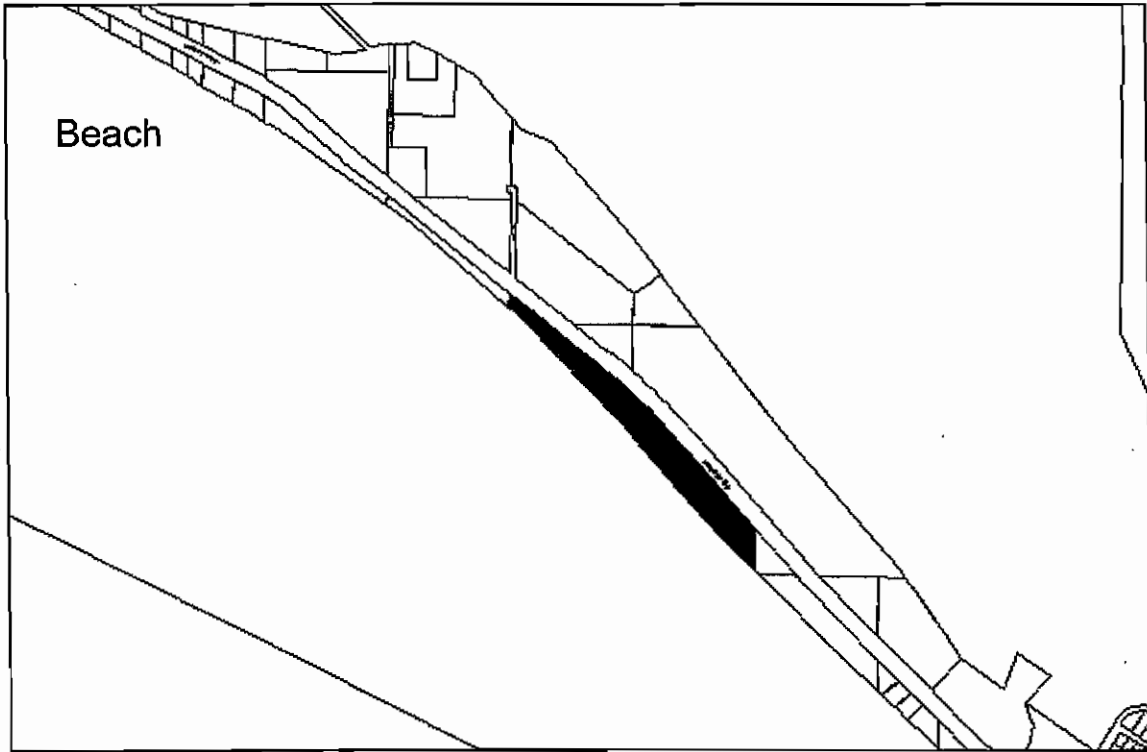
Finance Dept. Code:



Designated Use: Undesignated	
Acquisition History: Lot 10: Simmons purchase, 1983. Other are EVOS purchases.	
Area: 32.32 acres	Parcel Number: 18101002-07
2009 Assessed Value: \$144,700	
Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 10-15	
Zoning: Open Space Recreation	Wetlands: Tidal
Infrastructure: No infrastructure	
<p>Notes: Acquisition of Lots 11-145 should be researched to see how they were acquired.</p> <p>Mariner Park is not a designated Park. Part of the park facilities are located in the lot to the north.</p> <p>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/</p> <p>2012 mariner Park driveway was relocated to the north.</p>	
Finance Dept. Code:	



Designated Use: Camping	
Acquisition History:	
Area: 3.92 acres (2.1 and 1.82 acres)	Parcel Number: 18103101, 02
2009 Assessed Value: \$580,000 (Includes value of the campground office)	
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: Lot 2: Open Space Recreation. Lot 14: Marine Industrial	
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.	
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

2009 Assessed Value: \$262,200

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

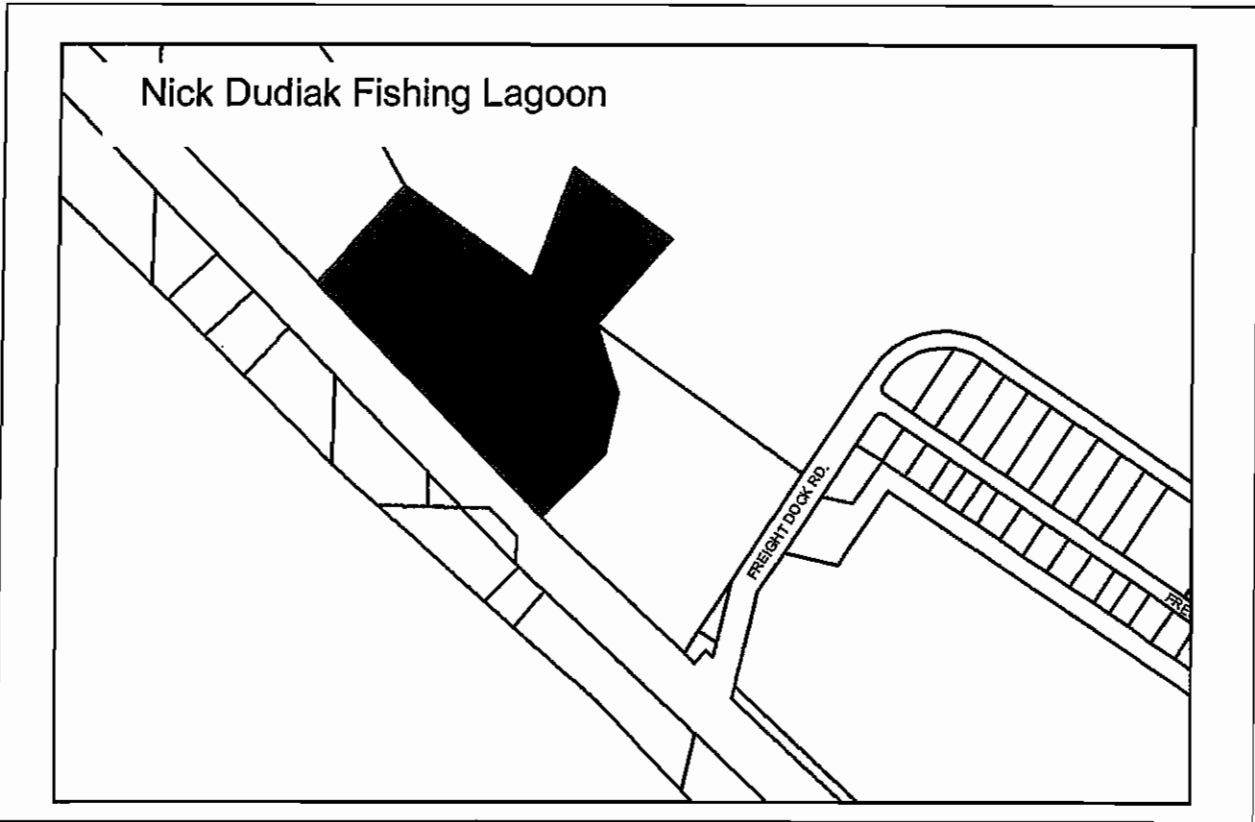
Zoning: Marine Industrial. Lot 6: Open Space Rec

Wetlands: Tidal

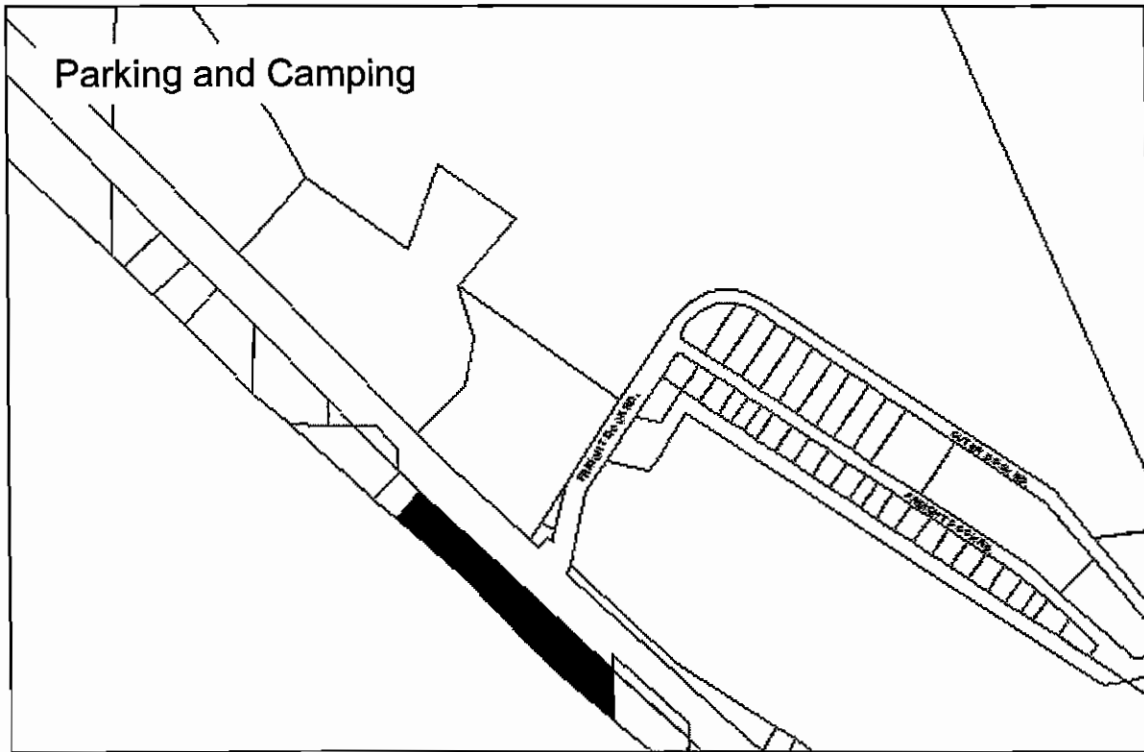
Infrastructure: Paved Road access

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:	
Finance Dept. Code:	



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

Area: 5.7 acres

Parcel Number: 18103301, 18103108

2009 Assessed Value: \$672,500

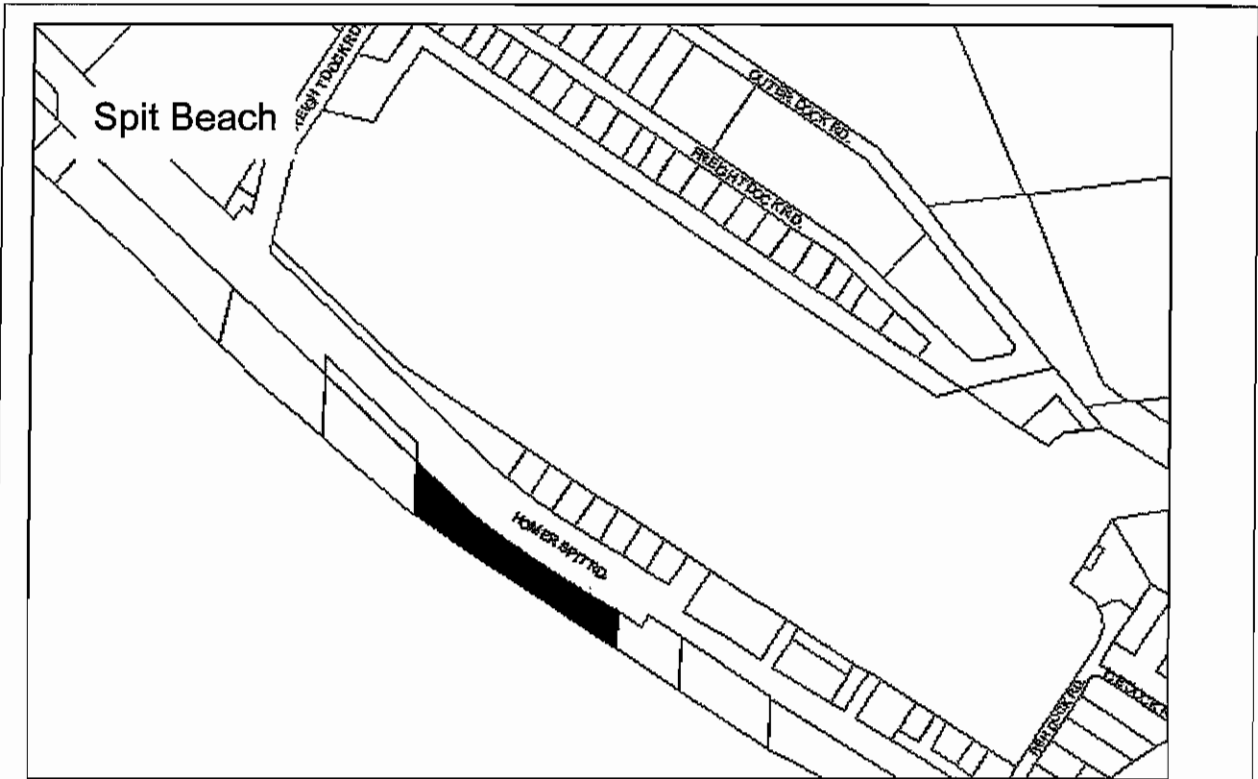
Legal Description: Homer Spit Amended Lots 7 and 9

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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2009 Assessed Value: \$414,000

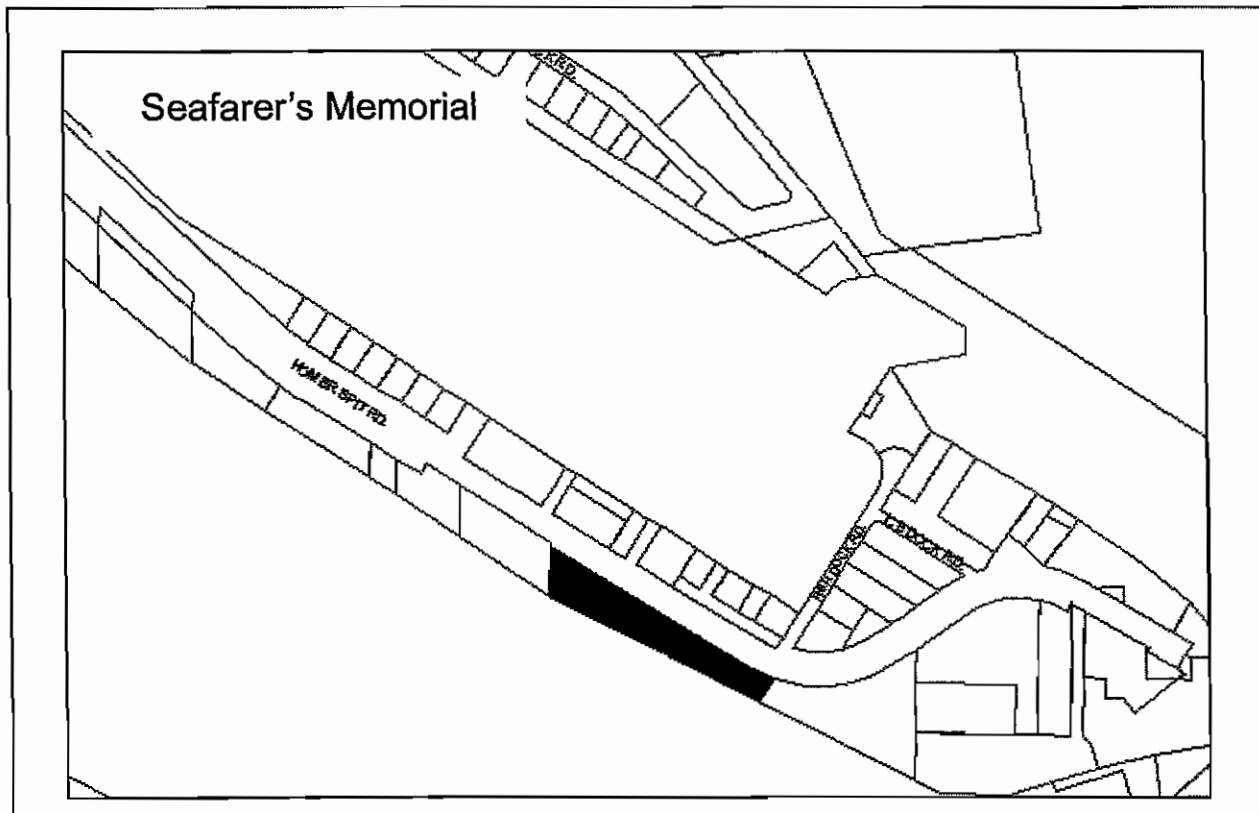
Legal Description: Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

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

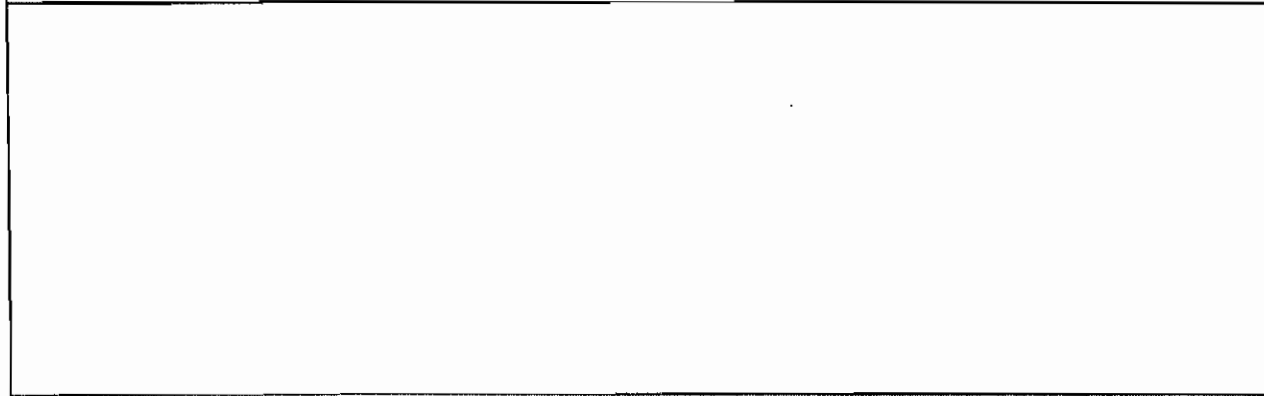
2009 Assessed Value: \$316,900

Legal Description: Homer Spit Amended Lot 31

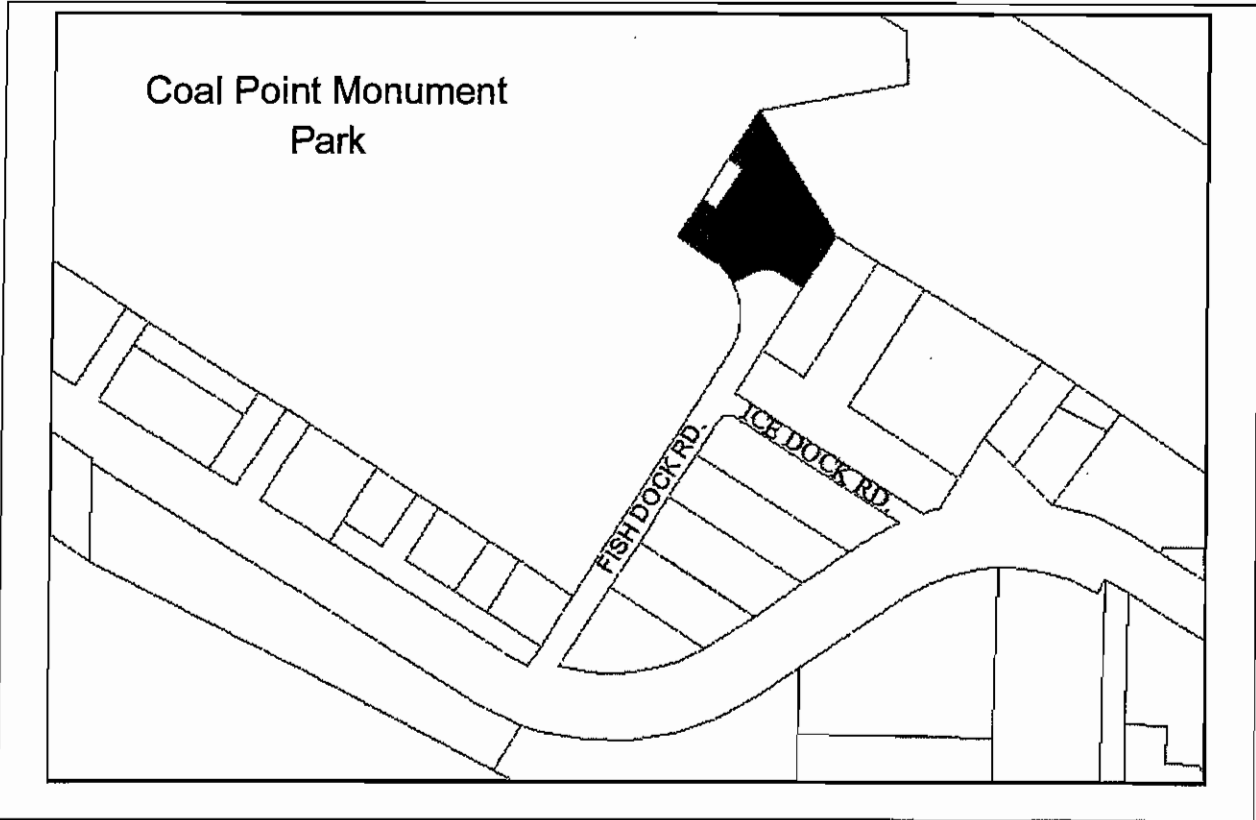
Zoning: Open Space Recreation

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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2010 Assessed Value: \$322,600

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: gavel road

Notes:

Finance Dept. Code:



Designated Use: Beachfront between Icicle and Main Dock

Acquisition History:

Area: 0.11 acres

Parcel Number: 18103446

2009 Assessed Value: \$68,800

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

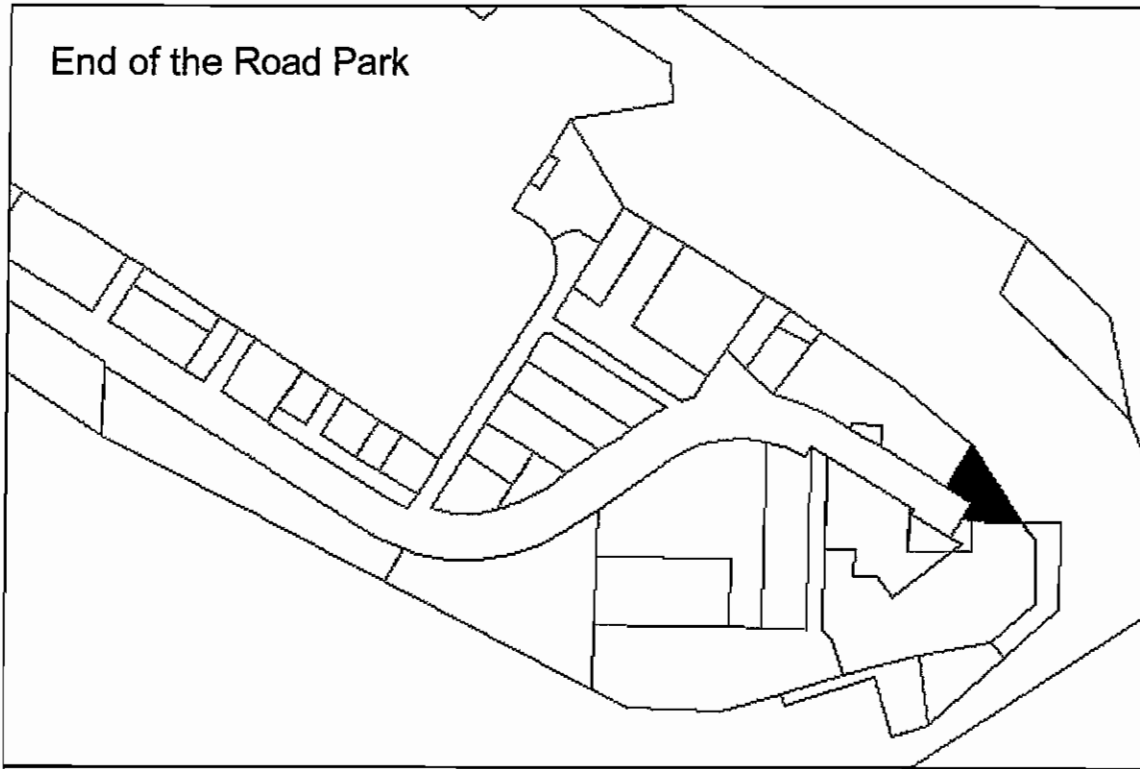
Zoning: Marine Industrial

Wetlands: N/A tidal, flood plain

Infrastructure:

Notes:

Finance Dept. Code:

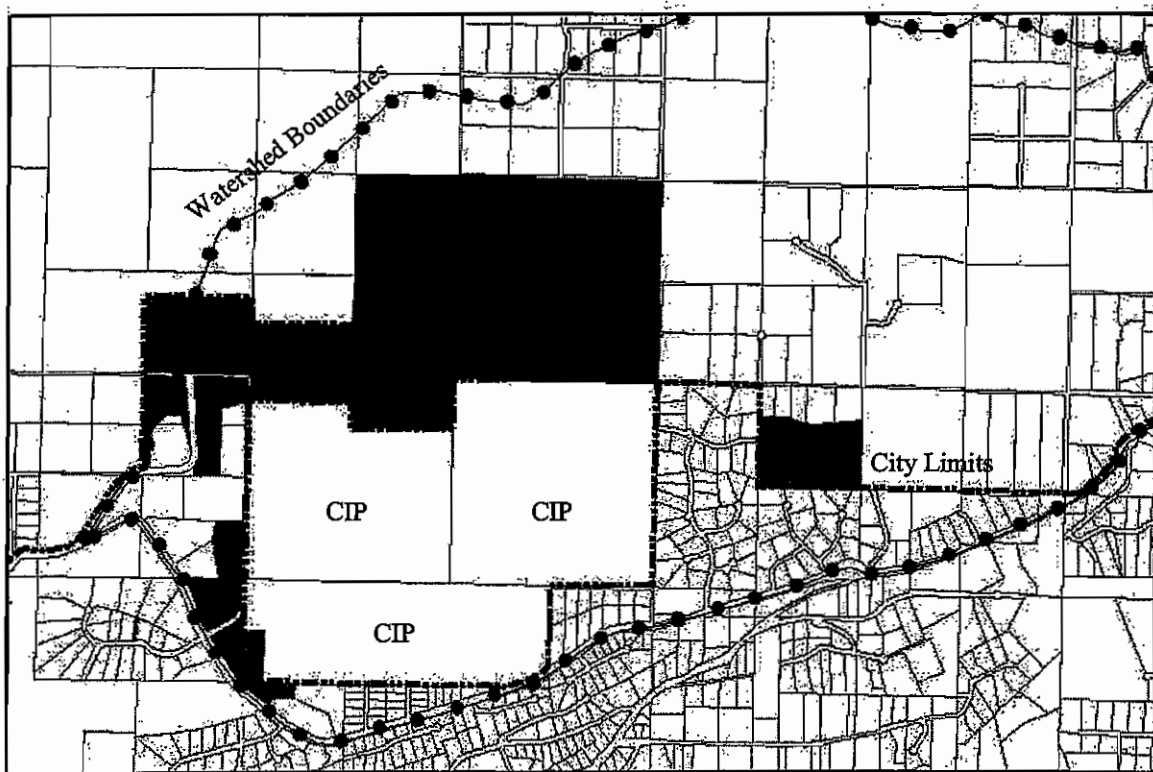


Designated Use: Not Designated	
Acquisition History:	
Area: 0.43 acres	Parcel Number: 18103448
2009 Assessed Value: \$173,400	
Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address:
<ul style="list-style-type: none"> The land is used as End of the Road Park. 	
Finance Dept. Code:	

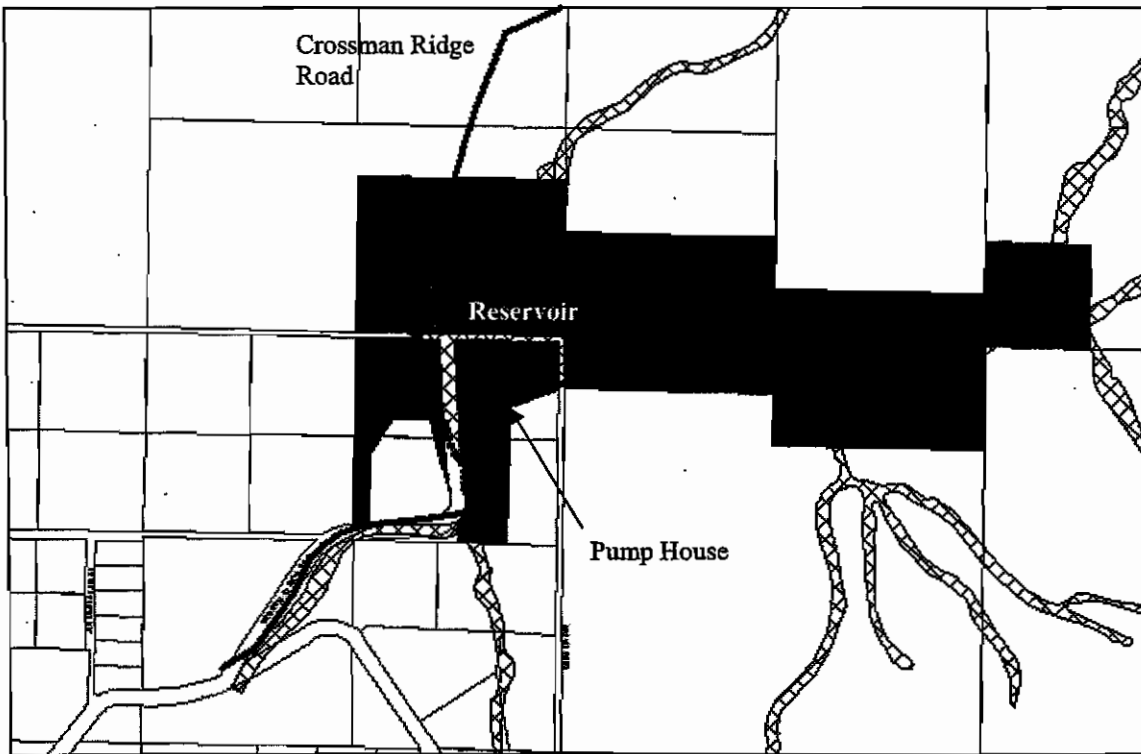
City Lands within the Bridge Creek Watershed Protection District

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 19 lots totaling 395.6 acres with an assessed value in 2012 of \$3,957,500. Lands include conservation purchases from the University of Alaska, 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 February 12, 2013



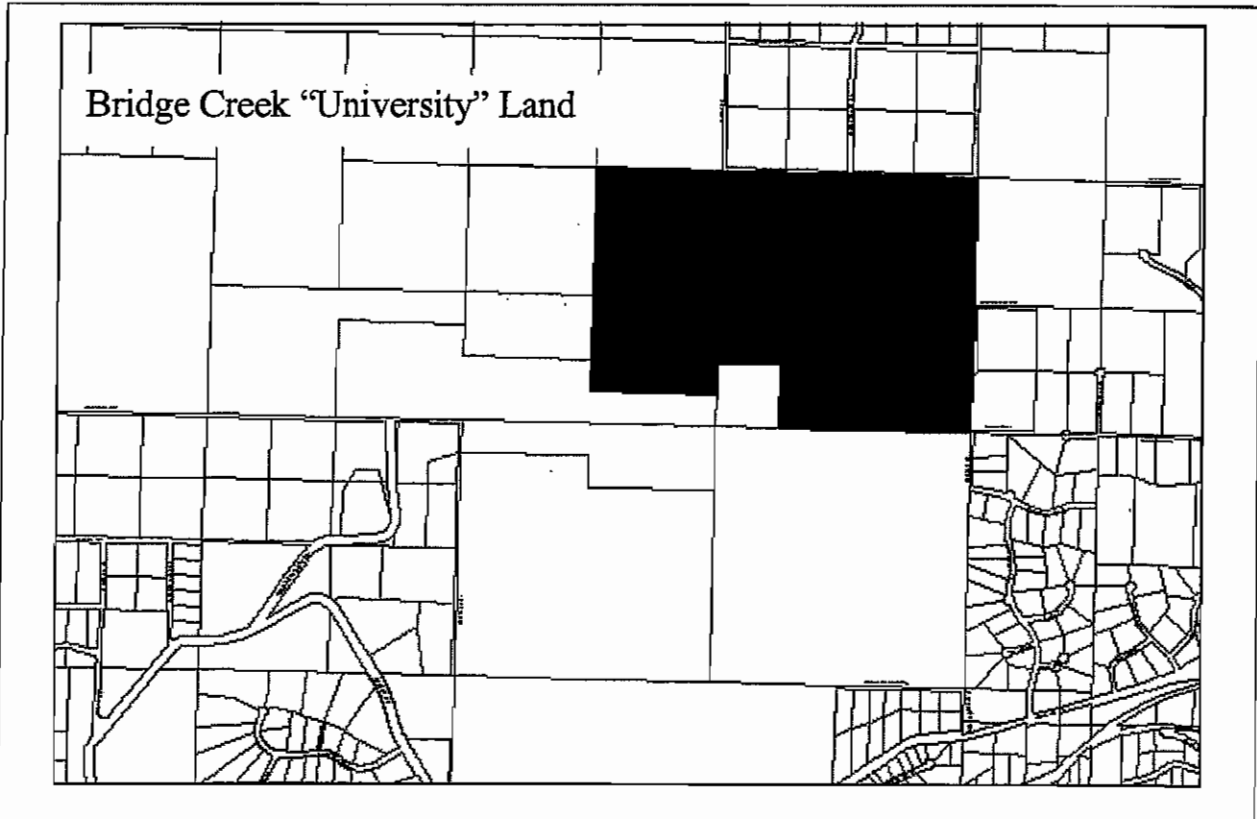
Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

Area: 120.9 acres **Zoning:** Conservation **2012 Assessed Value:** \$313,000

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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2012 Assessed Value: \$184,100

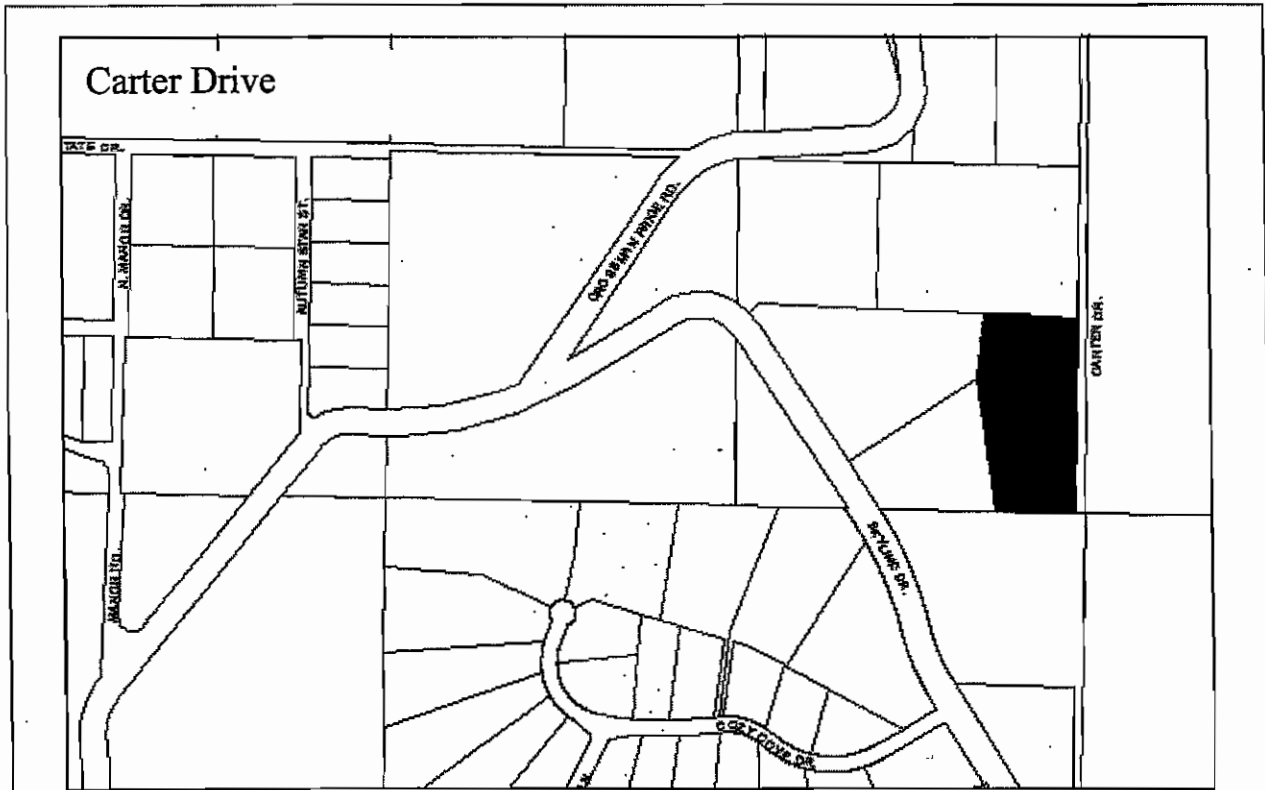
Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the 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.

Finance Dept. Code:



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.

Area: 5.93 acres

Parcel Number: 173070760

2012 Assessed Value: \$76,300 (Land \$44,300 Structure \$32,000)

Legal Description: HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2

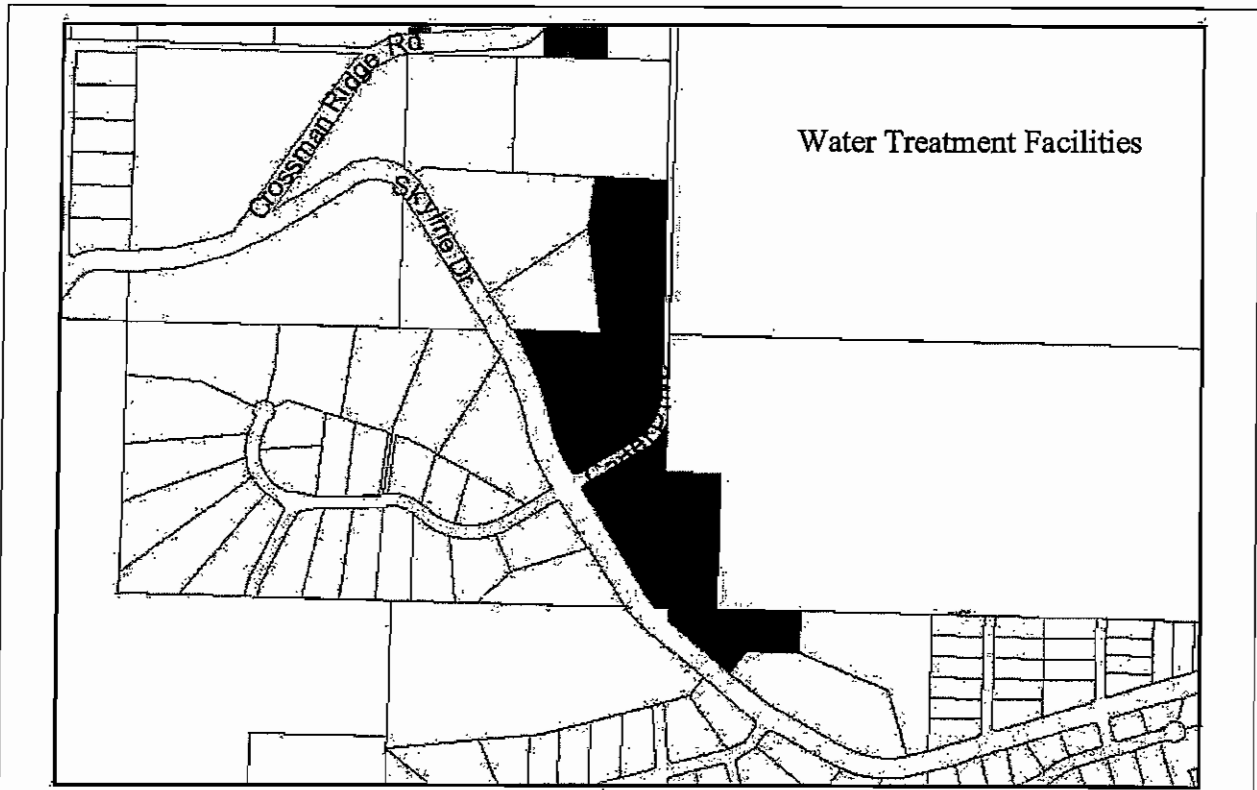
Zoning: Rural Residential, Bridge Creek WPD

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

Infrastructure: Driveway access to property.

Notes: Property includes a small cabin.

Finance Dept. Code:



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

<p>Area: Lot 1: 7.83 acres Lot 2: 8.34 acres Lot 34: 3 acres</p>	<p>Parcel Number: 17307094, 95, 96, 17308034</p>
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2012 Assessed Value: Lot 1: land \$45,600 Lot 2: Land \$79,500, improvements \$2,389,400
 Lot 34: land \$42,300, Improvements \$677,500,

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

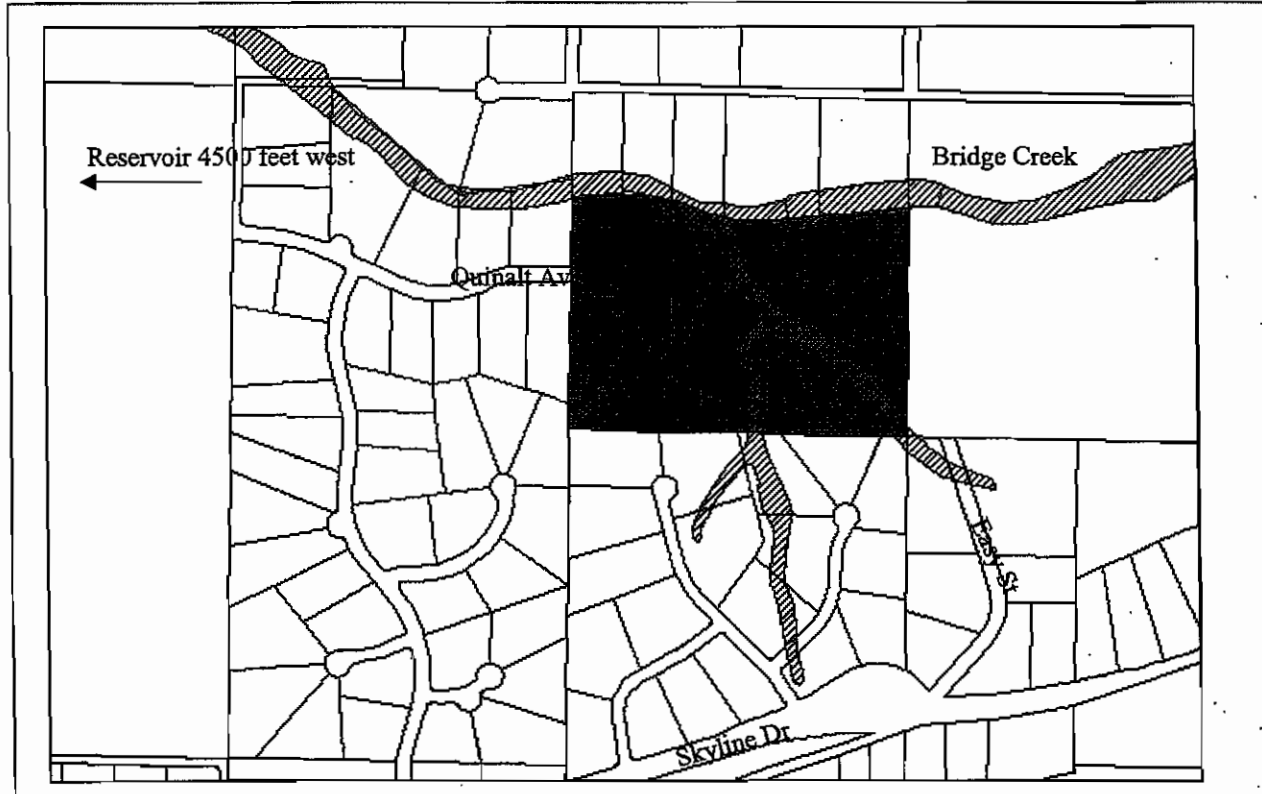
<p>Zoning: Rural Residential, Bridge Creek WPD</p>	<p>Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.</p>
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Infrastructure: Paved road, electricity

Notes:

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr
 Western half of lot 2 has old water tank. Former water treatment plant site.
 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

2012 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:

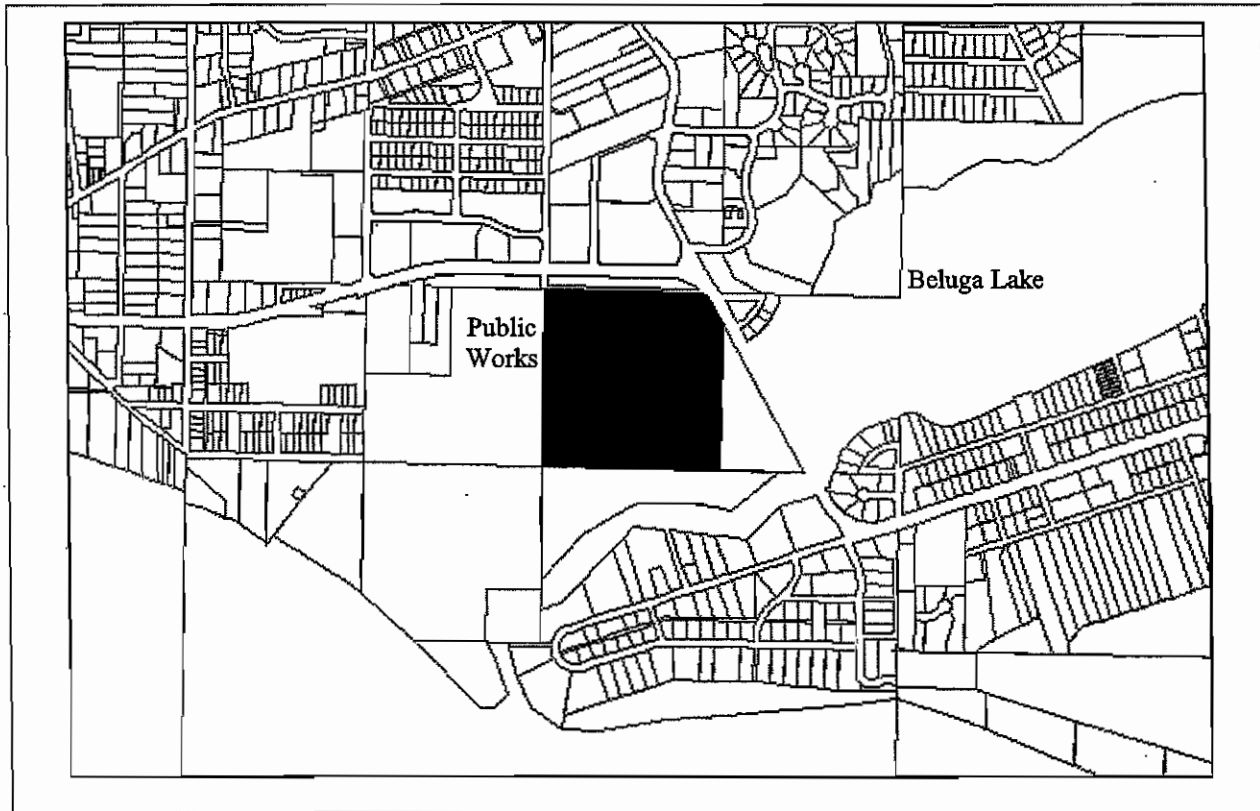
Homer Conservation Easement Lands

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.

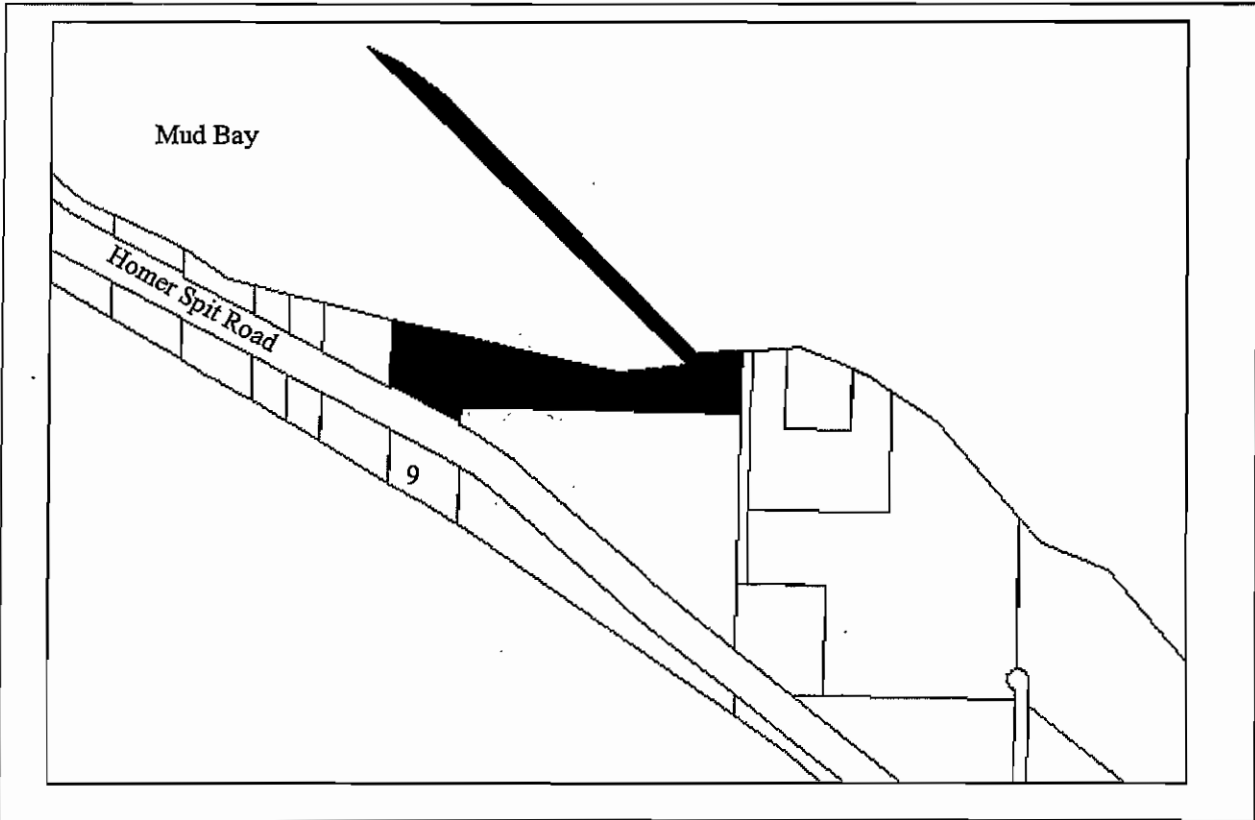
Total acreage: 169.72 acres.



This section updated 1/27/2012



Designated Use:	
Acquisition History: EVOS purchase and conservation easement.	
Area: 39.24 acres	Parcel Number: 17714006
2009 Assessed Value: \$48,400	
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. 	
Finance Dept. Code: 392.0013	



Designated Use:
Acquisition History: EVOS purchase and conservation easement. Resolution 97-72 and 104.

<p>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)</p>	<p>Parcel Number: 181020 02, 01, 18101023, 24</p>
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2009 Assessed Value: Lot 7: \$115,800 Lot 8: \$76,600 Lot 9: \$65,100 Lot 9S: \$10,300

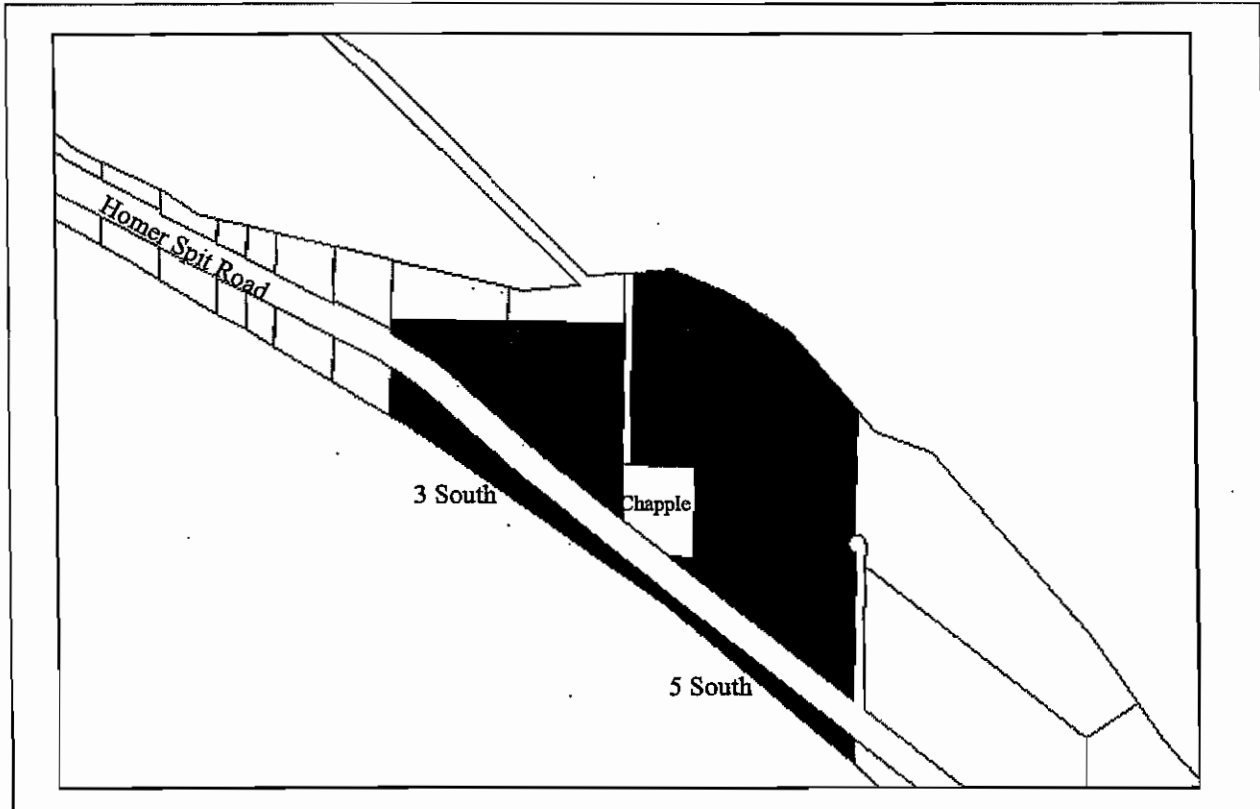
Legal Description: HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west)
 HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD

<p>Zoning: Conservation—lots 7 and 8 Open Space Recreation—Lot 9</p>	<p>Environment: State Critical Habitat Area below 17.4 ft . mean high tide line.</p>
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Notes:

- 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

2009 Assessed Value: Total: \$989,500

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

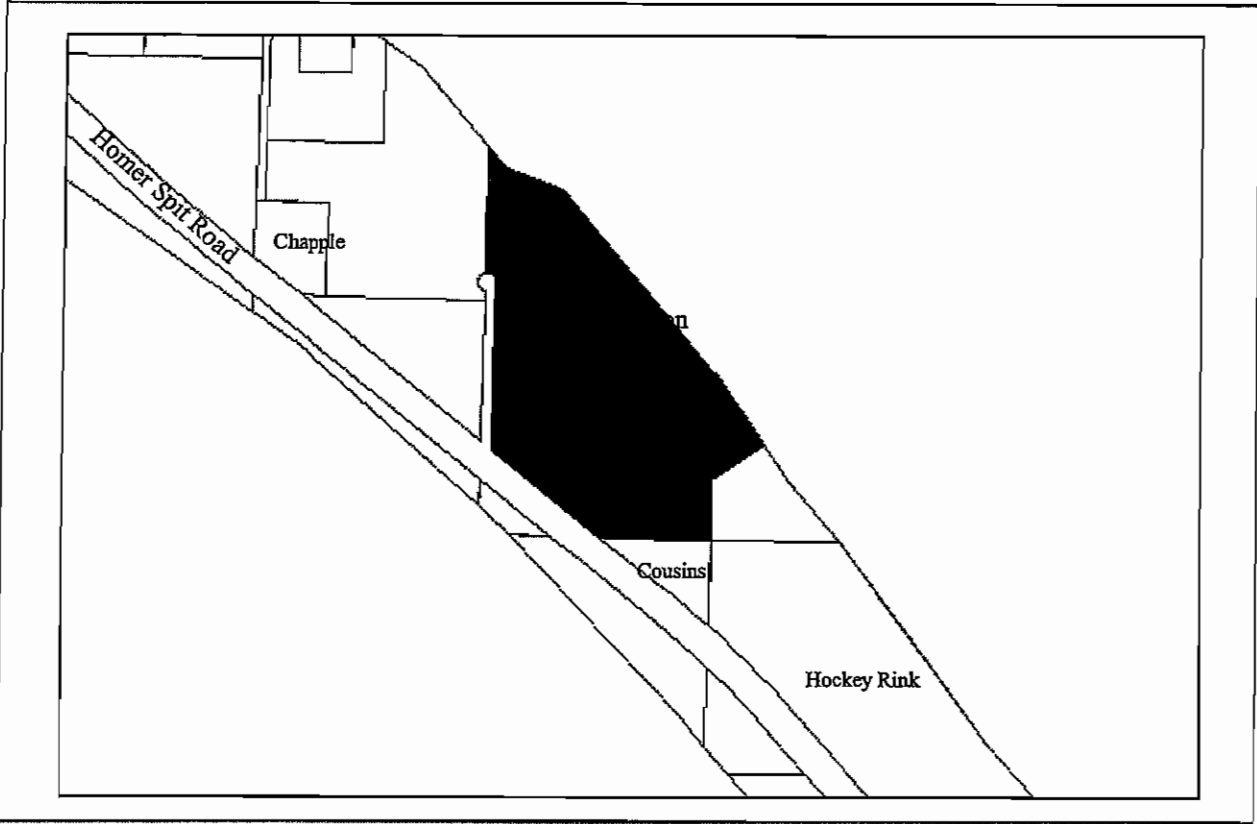
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

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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2009 Assessed Value: Total: \$747,300

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	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 9	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
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	A-5
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	A-5
18103324		Portion	Homer Spit Sub No 2 Lot 12-A	A-6
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-10
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-11
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-12
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-13
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-14
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-15

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-16
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-17
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-17
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-18
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-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
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-20
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-21
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-22
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-23
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-24
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-26
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-27
17510070	450 STERLING HWY	4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	B-3
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-4
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-5
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-6
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-7

City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-8
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-9
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	C-10
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	C-10
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	C-11
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	C-11
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	C-11
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	C-11
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	C-11
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	C-11
18101014		0.82	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	C-11
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-12
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-13
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

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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 000251 - 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 DEG 15' W	C-5
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	C-6
17908009		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 10	C-7
17908015		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 21	C-7
17908025		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 24	C-7
17908026		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25	C-7
17908050	4757 Kachemak Drive	0.49	SOUTH HALF OF GOVERNMENT LOT 30 LYING WEST OF KACHEMAK DRIVE	C-8
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-10
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-11
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-12
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-12

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PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-12
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-12
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-12
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-12
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-13
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-13
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-13
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-13
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-13
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-13
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-13
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-13
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-13
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-13
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-13
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-14
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-14
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-14
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-15

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PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-15
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-15
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-15
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-15
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-15
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-15
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-15
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-15
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-15
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	D-15
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	D-16
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-17
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-18
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-18
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	D-19
18103436	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928	D-20
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-2
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-3
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-3

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PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-4
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-5
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-6
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-7
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-8
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-8
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-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
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

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PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	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	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17939003		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 5	E-20
17939004		0.16	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 4	E-20
17939005		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 3	E-20
17939006		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 2	E-20
17939007		0.19	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 1	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
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
17940107		14.08	T 6S R 13W SEC 22 SEWARD MERIDIAN HM POR GOVT LOT 3 S OF BLKS 300 & 400A HOMER AIRPORT LEASED LANDS	E-25
18101030		10.30	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 13 EXCLUDING HOMER SPIT RD & KACHEMAK BAY DR	E-25
18101032		10.78	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 EXCLUDING KACHEMAK BAY DR	E-25

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-26
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-26
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-26
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-26
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-26
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-26
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034	E-27
18103102	3735 HOMER SPIT RD	2.10	HOMER SPIT SUB AMENDED LOT 2 T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-27
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-28
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-28
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-28
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-28
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-29
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-30
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-30
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-31
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-31
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-31
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-32
18103426		1.09 @ 921	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-33

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PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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-34
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-35
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-4
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-4
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-4
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-4
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-5
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-6
17524110		0.49	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 70	E-7
17524111		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 66	E-7
17524112		0.34	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 67	E-7
17524126		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 60	E-7
17524127		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59	E-7
17524128		0.38	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 58	E-7
17524129		0.39	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 57	E-7
17524130		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 65	E-7
17524006		2.75	R BELL SUB TRACT E T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W	E-8
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-9

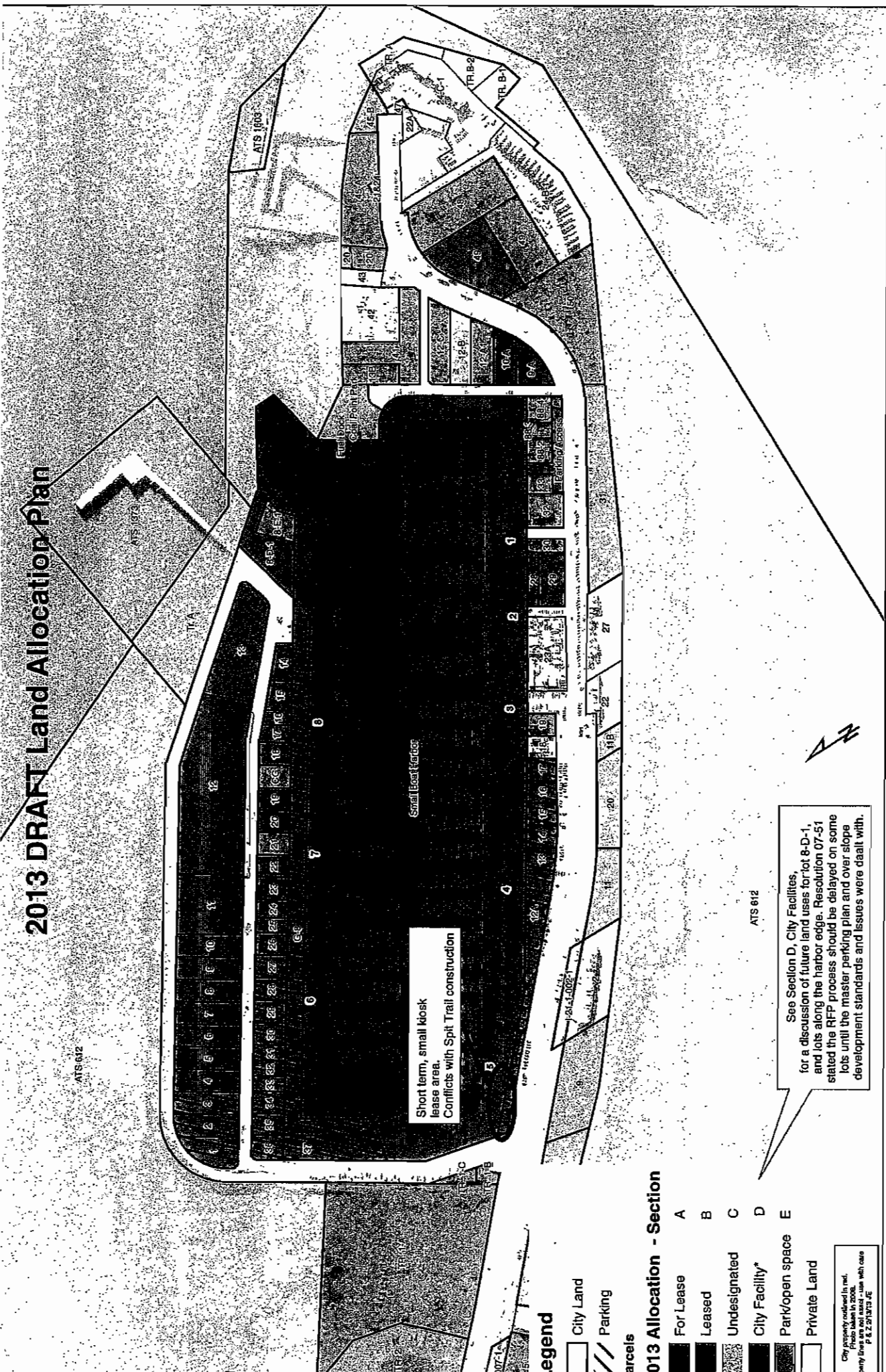
PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17504023	360 W FAIRVIEW AVE	38.30	T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008 ADDN	E-9
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM 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 & 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
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	F-3
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4 E1/2 SW1/4 & N1/2 SE1/4 SW1/4	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

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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
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
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

City Lands

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
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

2013 DRAFT Land Allocation Plan



Short term, small kiosk lease area. Conflicts with Spit Trail construction

Small Event Terrace

Legend

- City Land
- Parking
- Parcels

2013 Allocation - Section

- For Lease A
- Leased B
- Undesignated C
- City Facility* D
- Park/open space E
- Private Land

City property outlined in red. Property lines are not exact - use with care P & Z 2013 25 JE

See Section D, City Facilities, for a discussion of future land uses for lot 8-D-1, and lots along the harbor edge. Resolution 07-51 stated the RFP process should be delayed on some lots until the master parking plan and over slope development standards and issues were dealt with.

2013 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 2013 is as follows:

Commissioner Archibald will attend as needed depending on his work schedule.

January 14, 28 2013	<u>Commissioner Bell</u>	
February 11, 25 2013	<u>Commissioner Lillibridge</u>	
March 11, 25 2013	<u>Commissioner Lowney</u>	
April 8, 22 2013	<u>Commissioner Brann</u>	
May 13, 28 (Tues)	<u>Commissioner Brann</u>	
June 10, 24 2013	<u>Commissioner Lillibridge</u>	
July 22 2013	<u>Commissioner Lowney</u>	
August 12, 26 2013	<u>Commissioner Bell</u>	
September 9, 23 2013	_____	_____
October 14, 28 2013	_____	_____
November 18, 2013	_____	_____
December 9, 2013	_____	_____

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.

**PARKS AND RECREATION ADVISORY COMMISSION ANNUAL CALENDAR
FOR THE 2013 MEETING SCHEDULE**

<u>MEETING DATE</u>	<u>SCHEDULED EVENTS OR AGENDA ITEMS</u>
<input type="checkbox"/> FEBRUARY 21, 2013	LAND ALLOCATION PLAN REVIEW & RECOMMENDATIONS TO COUNCIL
<input type="checkbox"/> MARCH 21, 2013	APPOINT/VOLUNTEERS TO ATTEND CITY COUNCIL JOINT WORKSESSION ON LAND ALLOCATION PLAN 2012 3/27/12
<input type="checkbox"/> APRIL 18, 2013	SELECT SPRING PARK &/ OR BEACH WALK THROUGH
<input type="checkbox"/> MAY 16, 2013	PLANNING PARK DAY OR SIMILAR EVENT SPRING PARK AND/OR BEACHES WALK THROUGH
<input type="checkbox"/> JUNE 20, 2013	COMPLETE ARRANGEMENTS FOR PARK DAY OR SIMILAR EVENT INITIAL BUDGET REVIEW – WHAT DOES THE COMMISSION WANT?
<input type="checkbox"/> JULY 18, 2013	REVIEW CAPITAL IMPROVEMENT PLAN PARK DAY BUDGET TALKS
<input type="checkbox"/> AUGUST 15, 2013	BUDGET REVIEW & RECOMMENDATIONS TO CITY MANAGER & CITY COUNCIL
<input type="checkbox"/> SEPTEMBER 19, 2013	FALL PARK WALK THROUGH AND BEACH WALK; ELECTIONS; SELECT KHP CLEAN UP DAY
<input type="checkbox"/> OCTOBER 18, 2013	KAREN HORNADAY PARK CLEAN-UP REVIEW AND APPROVE THE 2014 MEETING SCHEDULE
<input type="checkbox"/> NOVEMBER 21, 2013	STRATEGIC PLAN REVIEW & PLANNING REVIEW OF KAREN HORNADAY MASTER PLAN & PROGRESS
DECEMBER 2013	NO MEETING SCHEDULED HAPPY HOLIDAYS!

PARKS AND RECREATION ADVISORY COMMISSION
STRATEGIC PLAN 2013

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

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

3-5 Year Projects

- Advocate for a Parks and Recreation Department
 - Focus on Department Only
 - What is a “department” comprised of?
 - Other AK cities departments, budgets, and # of personnel
 - Talking Points for Commissioners to Speak to Council with Assurance and Confidence
- Develop and Plan Trails and Footpaths in the Town Center Area
- Construct a Bike/Pedestrian Path Along Kachemak Drive
- Community Recreational Center Development, research and planning
- Advocate for a Recreational Service Area
- Mariner Park Site Improvements – Level parking Area, delineation of Day Use Area and Camping Area, Define and Improve Campsites and relocate Kiosk

1-2 Year Projects

- Develop a Kayak Launch
- Develop and Create a Dog Park
- Diamond Creek Recreational Improvement Plan
 - o Next Steps, Criteria for Trails, Parking, Trail Heads
- Develop and Create Woodard Creek Trail
- Continue work on Karen Hornaday park drainage, the parking lot, and master plan implementation
- Increase the city budget for parks and recreations
- Pedestrian access from the Homer Spit Road and bike path crossing of Homer Spit Road.
- Create an overall uniform sign design for city parks and recreation areas.
- Review Town Center Plan to Identify Short Term Projects

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.
- Every time there is a memo from the Commission to City Council a Commissioner should go to the meeting and speak about it.
- A commissioner should attend every council meeting to speak with council and keep them informed about what they are working on.
- One member of the Commission attend meetings of other user groups – skiing, co-host, etc. Create better working relationship and communication with user groups.
- Educate other city commissions, committees and boards
- 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.

December 10, 2012

Attention: Carey S. Meyer, P.E., MPA
Public Works Director
3575 Heath Street
Homer, AK 99603

RE: HERC Building Analysis

Dear Mr. Meyer.

We have been charged with the task of evaluating the condition of the existing HERC Building, located at the corner of Pioneer Avenue and the Sterling Highway. The lower level of the HERC Building is currently occupied by the Boys and Girls Club. You have asked for a report of our findings to indicate building modifications that would be required to make the building code compliant and ADA accessible based on the proposed future use. A rough order of magnitude cost estimate for making the proposed building modifications has also been requested.

It is our understanding that the proposed future use of this facility includes continued use of the lower level by the Boys and Girls Club as well as use of the upper level as a community recreation and education facility. The community recreation and education facility may include office space, classrooms for public use, public weight / exercise rooms, and rental rooms for community projects. The upper level would also house the Community Schools Program. It has also been discussed that the Parks and Recreation Department for the City of Homer could make use of office space on the upper level.

On December 4, 2012 a member from our office visited the HERC Building. We have also received several documents to review including a condition overview completed in April 2007, an ADA Compliance Report of the lower level completed in 1999, a few drawings from the 1997 remodel of the upper level for the Kachemak Bay Campus and a few drawings from the 1985 remodel of what was then called the Homer Middle School. The purpose of reviewing these documents and making the site visit was to assess the general condition of the building and determine what upgrades would be required to make the building code compliant and ADA accessible.

The building consists of three distinct spaces: the gymnasium wing (lower level), the classroom wing (upper level), and the central core (a two story space that connects the two wings). The building is sited on a hillside which allows for both the upper level and the lower level to be accessed from grade. Both levels have an entry at grade and the central core has a "split level" entry where one can enter the building at a stair landing and proceed up the upper run of stairs to the upper level or down the lower run of stairs to the lower level. Current configuration of this stairwell allows access to the upper and lower levels separately.

The Lower Level of the building is currently occupied by the Boys and Girls club and consists of a gymnasium, a boys locker room, a girls locker room, a warming kitchen, a computer room, a community room, and a boiler room that services the entire building.

The Upper Level of the building is currently unoccupied. This level has recently been used as classroom and office space for the Kachemak Bay Campus of UAA, as well as temporary office space for City employees during remodel work on other buildings. The Upper Level consists of five classrooms, a former library that has been divided into two rooms to be used as offices, a former science lab and teachers lounge that have been combined into an office suite containing six individual offices, a former teachers restroom that has been converted into an ADA accessible restroom, a women's restroom, a men's restroom, a janitor / mechanical closet, a fan room, a storage closet that is also being used as an IT closet, a former principal's office and nurse's office that have been combined into an office suite containing three individual offices and a common area, and the former school front office.

At this time, we have not had sufficient time to perform a complete review of the building to discover all of the specific items that would be required to make the building code compliant and ADA accessible. In order to give you a rough idea of the items that may need to be addressed in order to bring the building into compliance, we are providing you with the following preliminary list.

Potential Code and ADA Accessibility Upgrade Requirements

- Site
 - Access from the lower parking lot to the lower level is not currently ADA compliant. An area in the lower parking lot would need to be paved and designated for accessible parking and a path from that area to the building would need to be graded and paved for an accessible route to the building entrance.
 - The concrete stoop outside the gymnasium emergency exit door needs to be demolished and a new stoop installed.
- Lower Level
 - The gymnasium will require a sprinkler system. This is a major item that would require installation of a lot of equipment and piping inside the building, but may also require that the water service line connecting the building to the water main be upgraded as well.
 - The boys locker room currently serves as the only men's restroom on the lower level. It only contains one toilet, one urinal, and one lavatory. This space would need to be completely renovated to add additional fixtures and to make the space ADA compliant.
 - The girls locker room currently serves as the only women's restroom on the lower level. It only contains one toilet and two lavatories. This space would need to be completely renovated to add additional fixtures and to make the space ADA compliant.
 - If the Kitchen is to be used for preparing food, then several modifications would need to be made including the installation of a vent hood with an ansul fire suppression system.
 - The interior entry door and door frame to the gymnasium are not currently fire rated and are not ADA compliant. The door and frame need to be replaced with a fire rated door and door frame that is also ADA compliant.
 - The door and door frame between the boys locker room and the gymnasium are not currently fire rated and are not ADA compliant. The door and frame need to be replaced with a fire rated door and door frame that is also ADA compliant.
 - The arctic entry doors are not currently ADA compliant. These doors will need to be replaced and reconfigured.
 - The door into the girls locker room is not currently ADA compliant. The door needs to be replaced with a door that is ADA compliant.
 - The gymnasium emergency exit door is not ADA compliant and needs to be replaced.
 - An additional emergency exit door from the gymnasium may need to be added depending on the occupant load calculation of this space.
- Upper Level
 - The doors into each classroom will need to be reconfigured in order to be ADA compliant. This will require the removal of some of the existing lockers in the hallway. Some of the doors may need to be replaced entirely.
 - The arctic entry doors are not currently ADA compliant. These doors will need to be replaced and reconfigured.
 - The doors into both the men's and women's restrooms are not currently ADA compliant; however, a separate ADA accessible restroom has been provided on the upper level. Some minor items will need to be addressed in the ADA accessible restroom to meet current ADA standards.
- Mechanical (based on the 2007 report, a mechanical engineer should review the existing conditions to indicate other items that may not be code compliant)
 - The existing low slope roof contains interior roof drains; however, it does not include the overflow roof drains that are required by code. These drains would need to be installed.
 - The existing ventilation and exhaust system should be checked to ensure that the code required amount of ventilation is being met for each space.

- Electrical (based on the 2007 report, an electrical engineer should review the existing conditions to indicate other items that may not be code compliant)
 - The emergency egress lighting system needs to be checked for code compliance.
 - The exit signs in the building need to be upgraded to meet the current code requirements.
- General Items
 - The door hardware for each door needs to be reviewed to ensure that it is ADA compliant.
 - All three arctic entries do not have sufficient space between the sets of doors to make them ADA compliant. Either moving the interior set of doors further into the building, or moving the exterior set of doors further out would not only make these entries compliant, but would also improve their function to minimize the amount of cold air that enters the building when the exterior set of doors is open.
 - The handrails for both the interior and the exterior stairs at the split level entry are not currently code compliant.
 - Both locker rooms on the lower level are currently being utilized as storage spaces. If the locker rooms are remodeled, then another space would need to be dedicated for storage of this equipment.

Potential Energy Efficiency Upgrades

Another major item to consider in planning for the future use of the HERC building is energy conservation. According to the 2007 report, the insulation in the exterior wall assembly has an r-value of no more than R-5 and the insulation in the roof assembly has an r-value of no more than R7. The 2009 International Energy Conservation Code recommends an R-21 for wood framed wall assemblies and an R-49 for roof assemblies for current construction in our region. In order to efficiently operate this building as a public use facility, major modifications would have to be made to the roof structure so that the R-value of the roof could be increased. The existing windows appear to be original and new energy efficient windows would greatly enhance the building's energy performance. The 2007 report also recommended upgrading the building's heating and ventilation controls, ventilation and exhaust equipment, plumbing fixtures and faucets, and lighting system to make the building more energy efficient.

Potential Structural Upgrade Requirements Due to Increased R-Values

A limited structural inspection of the HERC facility was performed on February 26, 2007. The purpose of the visit was to assess the general condition of the building and to determine if structural upgrades will be required to provide increased energy efficiency and to convert the space to house City government functions.

The 2007 report was re-evaluated in light of the proposed continued use of the lower level by the Boys and Girls Club and use of the upper level as a community recreation and education facility instead of converting the space to house City government.

The increased snow load requirement and provision of an improved thermal envelope will result in the need to increase the structural capacity of the roof framing.

Class Room Wing 99' x 63'

In the classroom area, this could be accomplished by adding additional lines of beams and columns to reduce the tributary load area for existing beams.

The structural capacity of the roof diaphragm will need to be augmented by adding a layer of plywood sheathing over the existing tongue and groove sheathing. Existing roofing materials and roof insulation will need to be removed in order to apply the new plywood sheathing directly to the existing decking.

The shear capacity of the existing interior corridor bearing walls will need to be increased in order to handle the increased seismic loading. Gypsum wallboard will need to be removed in order to expose the wood framing and to apply plywood sheathing and seismic hold downs.

Central Core 25' x 111'

The snow load capacity of the roof in the central core area will need to be increased if additional insulation is added to the roof in order to reduce energy consumption. The most practical way to provide additional capacity may be to add a vaulted roof over the central core. The roof could be vaulted with wood trusses designed to span across the 25 foot dimension of the core. The trusses would be supported on existing concrete walls.

Gymnasium 97'x63'

The load capacity of the gymnasium roof could be increased by adding bar joists between the existing bar joists. Adding joists between the existing joists will reduce the tributary loading area and will increase the load capacity of the roof. The new joists will need to be supported at each end by new structural steel columns located under each joist at the interior face of the perimeter walls. It would also be necessary to remove the existing roof membrane and insulation and then overlay the existing decking with a layer of plywood sheathing to create a roof diaphragm to support increased seismic loads. The new columns would be supported by new square concrete pad footings cut into the existing floor slab.

The lateral load capacity of the existing walls is probably adequate to meet current codes.

Potential Structural Upgrade Summary

1. Increased snow load will require structural upgrades to roof framing in the Classroom, Central Core and Gymnasium areas.
 - a. Classroom:
 - Add:
 - (24) glulam beams, 36' long, 6 3/4" x 24" (Under exist roof decking)
 - (48) Wood Posts 6x6
 - (48) footings 3'x3'x12" with (4) #5 rebar each way
 - 3/4" T&G plywood sheathing. 97'x 63' (Added over existing roof decking)
 - 100 lf plywood shear walls.-remove gypboard, add plywood add ne gypboard
 - b. Central Core: Vaulted Roof Structure
 - Add:
 - Vaulted trussed roof with 3/4" plywood sheathing. 4:12 pitch, 25' span length gable trusses at 24" o/c. 56 required at 24" o/c to cover 111'. Add metal roofing over plywood sheathing.
 - c. Gymnasium:
 - Add:
 - (12) 32LH 09 Bar Joists at 8' o/c
 - (24) HS8x8x3/8 columns
 - (24) 4'x4'x16" thick concrete footings with (5) #5 rebar each way, cut into existing slab.
 - Add 3/4" plywood sheathing over existing roof decking

Summary

Due to the age of the building, a Hazardous Materials study and testing will need to be completed prior to making any modifications to the building. We recommend that this study be completed as soon as possible as it could have major implications on planning the future use of this facility.

The Condition Overview and Order of Magnitude Cost Estimate completed in 2007 was a study of what upgrades would be required to convert the existing HERC building to house City Government functions.

This was a fairly major change from the buildings existing layout as a school building to a civic office building. Our task now in 2012 is to investigate what it would take to give the building new life without much change to the existing building layout. Converting the building to house City Government functions did not prove to be very economical according to the 2007 report; however, repurposing the facility for a use compatible with its current layout would not require as many changes and may prove to be more economical.

In compiling this report, we have only been able to offer limited time, effort and resources and do not feel we have adequate information to offer a final recommendation. In order to determine if this project should be pursued further, a more detailed level of study needs to be completed to better understand actual costs involved. In addition to more carefully defining actual costs, an assessment of the political environment for available funding needs to be considered. The cost of a complete renovation of this building will most likely be the same cost per square foot for construction of a new building. If this turns out to be the case we would recommend construction of a new facility. However, if funding is available for renovation projects and is not available for new construction then that would need to be considered in the decision process. In conclusion, it is too early for us to make a final recommendation, but we believe this project is worthy of a more detailed study, if funding is available for renovation projects.

Sincerely,



Peter Klauder, President and Principal Architect
Klauder & Company Architects, Inc.

Bill Nelson of Nelson Engineering also contributed to this preliminary report letter.

Attachments:

- 1227 HERC Building Analysis - Order of Magnitude Cost Estimate

**HERC Building Analysis
Order of Magnitude Cost Estimate**

December 10, 2012

Building Areas

Gym Area	5,700 SF
Lower Level Area	2,800 SF
Upper Level Area	8,300 SF
Total Building Area	16,800 SF

Description	Quantity	Units	Unit Cost	Totals	Total Required for	
					Code and ADA Compliance	Building Performance
Sitework						
Walkway	625	SF	\$9.48	\$5,926	\$5,926	\$0
HCP Paving	1,000	SF	\$4.48	\$4,481	\$4,481	\$0
Stoop	28	SF	\$10.00	\$280	\$280	\$0
Regrading	3,750	SF	\$0.50	\$1,875	\$1,875	\$0
Sitework Subtotal				\$12,562	\$12,562	\$0
Architectural						
Replace Siding & Insulation	11,880	SF	\$52.80	\$627,264	\$0	\$627,264
Windows	683	SF	\$92.00	\$62,873	\$0	\$62,873
Renovations: Gym	5,700	SF	\$82.07	\$467,775	\$93,555	\$374,220
Renovations: Lower Level	2,800	SF	\$120.00	\$336,000	\$67,200	\$268,800
Renovations: Upper Level	8,300	SF	\$120.00	\$996,000	\$199,200	\$796,800
Replace Roofing Assembly, Complete	15,200	SF	\$28.00	\$425,600	\$0	\$425,600
Architectural Subtotal				\$2,915,512	\$359,955	\$2,555,557
Structural						
Upgrade Roof Structure	15,200	SF	\$20.00	\$304,000	\$0	\$304,000
Upgrade Shear Walls: Upper Level	480	LF	\$126.72	\$60,826	\$0	\$60,826
Upgrade Shear Walls: Lower Level	230	LF	\$126.72	\$29,146	\$0	\$29,146
Structural Subtotal				\$393,971	\$0	\$393,971
Mechanical						
New Sprinkler System	16,800	SF	\$4.50	\$75,600	\$75,600	\$0
New Heating Distribution System	16,800	SF	\$27.00	\$453,600	\$0	\$453,600

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HERC Building Analysis
Order of Magnitude Cost Estimate
December 10, 2012

New Air Handlers & VAV Air Distribution System	16,800 SF	\$30.00	\$504,000	\$0	\$504,000
New Bathrooms: Lower Level	2 EA	\$91,200.00	\$182,400	\$182,400	\$0
Add Roof Overflow Drain System With Heat Trace	15,200 SF	\$4.00	\$60,800	\$60,800	\$0
Mechanical Subtotal			\$667,200	\$667,200	\$957,600

Electrical					
Replace Power Distribution System	16,800 SF	\$14.00	\$235,200	\$47,040	\$188,160
Replace All Lighting	16,800 SF	\$20.95	\$351,900	\$70,380	\$281,520
New Fire Alarm System	16,800 SF	\$3.50	\$58,800	\$58,800	\$0
New Telecom Distribution System	16,800 SF	\$6.45	\$108,300	\$0	\$108,300
Electrical Subtotal			\$754,200	\$176,220	\$577,980

Subtotal			\$1,481,400	\$867,537	\$1,481,400
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General Contractor Costs					
General Conditions	15%		\$802,897	\$130,131	\$672,766
Hazmat Abatement (allowance)	1 LS		\$336,000	\$336,000	\$336,000
Contractor Overhead & Profit	5%		\$324,577	\$66,683	\$274,694
Estimating Contingency	10%		\$681,612	\$140,035	\$576,857
Total Estimated Construction Cost (2013 Dollars)			\$7,497,731	\$1,540,387	\$6,345,425
Total Construction Cost Per Square Foot (2013 Dollars)			\$446	\$92	\$378

Project Costs					
Permits and Fees			\$149,955	\$30,808	\$126,908
Design			\$749,773	\$154,039	\$634,542
Construction Admin & Management			\$449,864	\$92,423	\$380,725
Furniture, Fixtures, Equipment			\$374,887	\$77,019	\$317,271
1% For Art			\$74,977	\$15,404	\$63,454
Project Contingency			\$749,773	\$154,039	\$634,542
Total Estimated Project Cost (2013 Dollars)			\$10,047,406	\$2,064,210	\$8,503,247
Total Project Cost Per Square Foot (2013 Dollars)	16,800 SF		\$598	\$123	\$506

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**CITY OF HOMER
2013 OPERATING BUDGET
CITY OF HOMER
DEPARTMENT BUDGET REQUEST
YEAR 2013**

Requesting Department Parks and Recreation Advisory Commissic Date 7/31/2012

Level of Need: Urgent Essential Necessary Desirable

Request for Additional Personnel:
 Position Title _____
 Salary Range & Step _____
 Full-time
 Part-time Hours Per Year _____

Request Other Than Personnel:
 Description Increase division funding
 Fund Name: General Fund - Parks & Rec
Parks & Rec Board & Professional &
Special Services
 Account Name: _____
 Account # 100-175-5815 - \$1,000
100-175-5210 - \$6,000
 Estimated Cost: \$7,000 \$2,000

(FINANCE DEPT WILL COMPLETE)	
5101 Permanent Employees	_____
5102 Fringe Benefits	_____
5103 P/T Employees	_____
5104 Fringe Benefits P/T	_____
5105 Overtime	_____
Total Personnel Cost	_____

Justification:

- Jack Gist Park Signage \$1,000, one time expense
- ~~Update trail brochure \$5,000, one time expense~~ Not approved
- Increase line item 5815, Parks & Rec Board by \$1,000 to a budget of \$2,000. (Park day and Commission activities including \$ for volunteer activities, adopt a park, park hosts, etc).

Requestor's Name: P&R Advisory Commission

Department Head Approval: _____

City Manager Recommendation: _____ Date _____

Approved _____

Denied _____

Comments _____



Kenai Peninsula Borough Alaska

Land Management Division

144 North Binkley Street, Soldotna, Alaska 99669 • (907) 714-2205 • (907) 714-2378 Fax

Participate-

Select land of local importance:

<http://www.borough.kenai.ak.us/landmgt/entitlements/projectinformation>

This land acquisition project encourages public involvement through scheduled meetings and this interactive web site. Identifying the remaining 28,000 acres of State lands to be selected will play an important role in defining the vision of our communities. We encourage you to visit the online map to review the State and Borough owned land units located throughout the Kenai Peninsula Borough. The map is interactive, meaning you can zoom to any area of the borough, see the land units with imagery, and elevation contours. With just a click on the map you have the ability to fill out a land use survey and provide individual comments. This land use survey is also in an email and printable format. Participation can also be achieved through scheduled public meetings.

Kenai Peninsula Borough Advisory Planning Commissions (APCs)

Anchor Point APC – February 12, 2013, at 7:00 pm, Anchor Pt. Chamber of Commerce Office

Moose Pass APC – January 16, 2013, at 7:00 pm, Moose Pass Community Hall

Hope/Sunrise APC – January 29th, 2013, at 7:00 pm, Hope Community Hall

Cooper Landing APC – January 30th, 2013 at 6:00 pm, Cooper Landing Community Hall

Kenai Peninsula Borough Planning Commission Kenai Peninsula Borough Assembly

KPB Assembly and KPB Planning Commission joint workshop, February 19, noon, George Navarre Administration Building, 144 North Binkley St, Soldotna. Borough Assembly and Planning Commission members will receive a project update from the Land Management Division and have the opportunity to use the project interactive map.

KBP Planning Commission – regular scheduled meeting (subject to change) March 11 and March 25, 2013, 7:30 pm, George Navarre Administration Building, 144 North Binkley St, Soldotna. The Planning Commission will be taking public comments regarding the Municipal Land Selection Resolution.

KPB Assembly – regular scheduled meeting (subject to change) April 2, 2013, 7:00 pm, George Navarre Administration Building, 144 North Binkley St, Soldotna. The Assembly will be taking public comments regarding final adoption of the Municipal Land Selection Resolution.

Kenai River Special Management Area State Parks Citizen Advisory Board

KRSMA Board – regular scheduled meeting, February 14, 2013, 5:30 pm, Donald E. Gilman River Center, 514 Funny River RD, Soldotna

Kenai Peninsula Borough Land Management

Open House – The Land Management Division will be available to present information, answer questions, and assist users on the web interactive map. Laptop stations will be made available for the public to submit input. February 13, 1:00-7:00, George Navarre Administration Building, 144 North Binkley St, Soldotna

Kenai Peninsula Borough Municipal Selection Project

How to Participate go to:

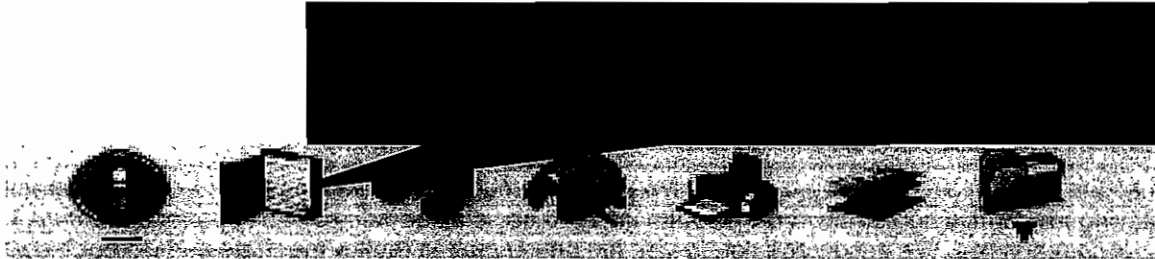
<http://www.borough.kenai.ak.us/landmgt/entitlements/projectinformation>

- Survey by Interactive Map (Recommended)
- Survey by Email
- Survey by Print and Mail



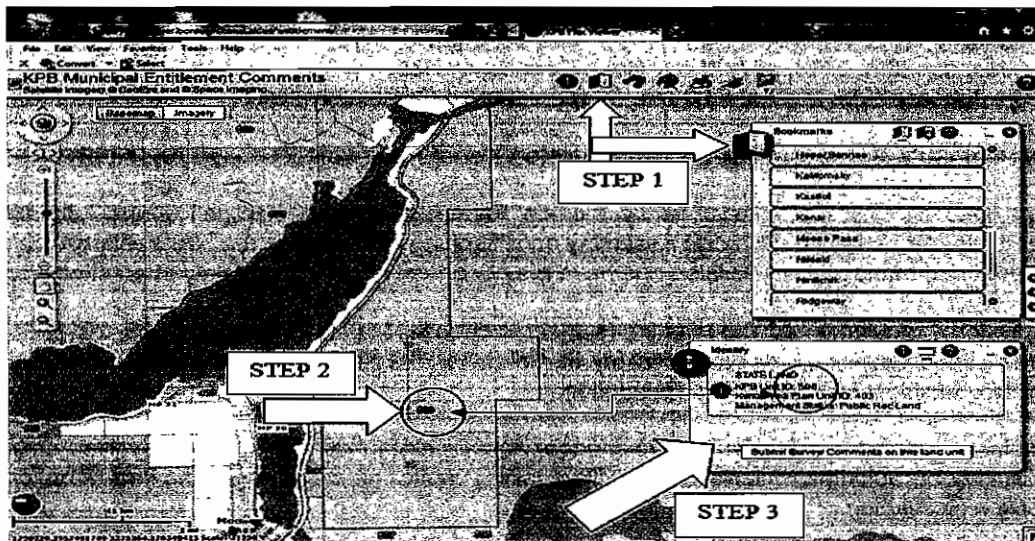
To use the Survey by Interactive Map follow these steps:

STEP 1: Using the BOOKMARK tool zoom to the area of interest from the drop down list.



STEP 2: CLICK on a state land unit [redacted] of your choosing. The Survey ID tool will load with parcel information.

STEP 3: CLICK the "Submit Survey/ Comments on this land unit" button to open the survey.



To learn more about how to use the Kenai Peninsula Borough's interactive mapping go to:
<http://www2.borough.kenai.ak.us/GISDept/help.html>

If you would like assistance with the survey or have questions, you can contact the Kenai Peninsula Borough Land Management Division at 714-2205 or email: lmweb@borough.kenai.ak.us



City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-8121
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

To: Parks and Recreation Advisory Commission
From: Julie Engebretsen, Planning Technician
Date: February 11, 2013

Service area information

The Commission requested information on forming a service area

The legal process for forming a service area is fairly simple. The petitioner creates language to form the service area, along with the boundaries. They work with the Borough Clerk to create a formal petition. Those petitions are circulated in the community; 15% of the voters who voted in the last election must sign the petition. The Borough Assembly has a public hearing, passes an ordinance, and citizens vote on the issue during a general election. It is the public vote that determines whether the service area is created or not.

The public process is easy; it's the decisions of how big an area, what services to offer and how to pay for it that are much more complicated. At minimum, there needs to be a core group of people who have the time and energy to answer these questions, and build support within the community. When something is placed on the ballot, there is a prescribed timeframe for Assembly hearings, and the petition process; it takes several months. Creating a service area is probably a 1-2 year project, depending on how much support it has, and how big an area/how many people would be included.

Attachment: KPB code 16.04 Establishment of Service Areas

2000

**Kenai Peninsula Borough, Alaska, Code of Ordinances >> Title 16 - SERVICE AREAS >> CHAPTER 16.04.
- ESTABLISHMENT OF SERVICE AREAS >>**

CHAPTER 16.04. - ESTABLISHMENT OF SERVICE AREAS

- 16.04.001. - Service areas—Borough policy—Status of boards of directors.
- 16.04.010. - Initiation—Petition required.
- 16.04.020. - Petition—Form—Contents required—Filing—Borough clerk responsibilities.
- 16.04.030. - Petition—Mayor survey and report duty.
- 16.04.040. - Public hearing—Required where—Notice—Assembly authority.
- 16.04.050. - Establishment by ordinance—Contents.
- 16.04.060. - Election to establish governmental powers required when.
- 16.04.065. - Election of board members.
- 16.04.066. - Board members—Compensation prohibited.
- 16.04.070. - Establishment by assembly action authorized when—Procedure.
- 16.04.080. - Administrative employees—Appointment, qualifications, and removal.
- 16.04.090. - Reserved.

16.04.001. - Service areas—Borough policy—Status of boards of directors.

The boards of directors of the service areas in the borough are advisory to the mayor and the assembly, and they may not contravene the authority of the mayor and the assembly with respect to any of the statutory or ordinance powers and duties prescribed by law to the mayor and to the assembly. The boards of directors are subject to the sphere of authority of the mayor and the assembly as established in the statutes of Alaska or the ordinances of the borough. The assembly may delegate its authority, except as prohibited by law or ordinance, to the boards of directors of the service areas by resolution duly adopted by the assembly. The assembly may rescind upon at least 30 days' notice by resolution the delegation of authority to the boards of directors of the service areas.

(Ord. No. 2007-29, § 1, 8-7-07; Ord. No. 79-37, § 1, 1979)

16.04.010. - Initiation—Petition required.

The citizens of any given area may petition the borough assembly for establishment of a service area to perform 1 or more governmental services authorized by law; provided, however, that a proposed road service area must follow election precinct boundaries established by the Lieutenant Governor of the State of Alaska, and must include one or more election precincts as the proposed road service area.

(Ord. No. 81-26, § 1, 1981; Ord. No. 56, § 1(part), 1967; KPC § 27.10.05(a))

16.04.020. - Petition—Form—Contents required—Filing—Borough clerk responsibilities.

The petition shall be in a form prescribed by the borough assembly and shall include:

- A. A designation of the governmental service to be exercised by the service area;
- B. A map which includes a legal description of the area to be encompassed by the proposed service area which shall consist of one or more election precincts if it is a road

- service area; and
- C. The signatures of eligible voters within the area comprising the proposed service area in a number equal to at least 15 percent of the eligible voters within the area comprising the proposed service area who voted in the last regular election of the Kenai Peninsula Borough.

The petition when signed shall be filed with the borough clerk. The borough clerk shall proceed to make a determination as to the validity of the signatures on the petition and whether the petition contains the required number of signatures. The borough clerk shall then deliver the petition to the mayor.

(Ord. No. 81-26, § 2, 1981; Ord. No. 72-52, § 1(part), 1974; Ord. No. 56, § 1(part), 1967; KPC § 27.10.05(b))

16.04.030. - Petition—Mayor survey and report duty.

Upon receipt by the mayor of the petition from the borough clerk, the mayor shall make a survey and report to the assembly concerning the need for and the estimated cost of the service area. The report shall contain a plan defining the service area, stating the total assessed valuation within the area proposed to be established as a service area and giving the population of the area proposed to be established as a service area. The report of the mayor shall be made to the assembly in written form at least 15 days before a public hearing on the necessity for the proposed service area.

(Ord. No. 74-52, § 1(part), 1974; Ord. No. 56, § 1(part), 1967; KPC § 27.10.05(c))

16.04.040. - Public hearing—Required where—Notice—Assembly authority.

The assembly or mayor shall fix the time and place of a public hearing to consider the necessity for the proposed service area or expanded service area. The place of the public hearing shall be within the boundaries of the area proposed to be established as a service area or an expansion thereof, or in a publicly owned building in closest proximity to any of the boundaries of the proposed service area, in the event that facilities within the boundaries are not adequate to hold the public meeting. When expansion of a service area is being considered, a public hearing shall be held in each area under consideration for expansion. Notice of the hearing shall be published in a newspaper of general circulation in the proposed service area or expanded area not less than one week prior to the hearing, the notice of the hearing to be posted in each post office which is utilized by the residents of the proposed service area or expanded service area. After hearing the interested persons favoring or opposing the proposed service area, the assembly may extend or shorten the boundaries of the proposed service area or expansion thereof and may introduce an ordinance at the next regular meeting of the borough assembly to establish the proposed service area or expand an existing service area with whatever boundary changes are made by the assembly as a result of the information received on the petition and at the public hearing. The boundaries of a road service area must consist of one or more election precincts as provided in this chapter. The public hearing provided for in this section may be held by a special committee of less than the whole assembly; provided, that the special committee shall make a report of its findings and recommendations to the whole assembly at a regular meeting prior to the assembly's action on the proposed service area or expansion thereof. The president of the assembly shall appoint the members of the special committee to hold the public hearing at a time and place fixed by the assembly. This section shall only apply to proposed new service areas and service area expansions for which voter approval is required in either AS 29.35.460(c) or AS 29.35.490.

(Ord. No. 2004-32, § 1, 10-12-04; Ord. No. 81-26, § 3, 1981; Ord. No. 79-16, § 1, 1979; Ord. No. 76-50, § 1, 1976; Ord. No. 74-52, § 1(part), 1974; Ord. No. 56, § 1(part), 1967; KPC § 27.10.05(d))

16.04.050. - Establishment by ordinance—Contents.

The ordinance establishing a service area may provide for appointed or elected boards to supervise the furnishing of special services in the service area, and determine that the new service cannot be provided by any existing service area, or by annexation to a city or incorporation as a city.

(Ord. No. 56, § 1(part), 1967; KPC § 27.10.05(e))

16.04.060. - Election to establish governmental powers required when.

If the borough assembly shall by ordinance establish a service area, the proposition whether or not to exercise the particular governmental power for which the service area has been established shall be placed on the ballot at the next general or a special election of the borough; except, however, an area that has once been considered and rejected by the eligible voters at either a special or general election shall thereafter be placed before the voters only at a subsequent general election. If the ordinance establishing the service area has provided for elected boards to supervise the furnishing of special services in the service area, then the candidates for election to such board shall be placed on the ballot at the same election for election by the qualified voters residing within the service area.

(Ord. No. 67, § 1, 1967; Ord. No. 56, § 1(part), 1967; KPC § 27.10.05(f))

16.04.065. - Election of board members.

Vacancies for service area boards requiring elected boards shall be filled by the candidate receiving the highest number of the votes cast for that seat. In the event that no candidate files for election to a seat which is to be filled at said election, then no election shall be conducted for that particular seat, and the seat shall be filled by a majority vote of the remaining board following certification of the election.

(Ord. No. 2000-30, § 1, 8-15-00; Ord. No. 83-13, § 2, 1983)

16.04.066. - Board members—Compensation prohibited.

All service area board members shall serve without compensation except reimbursement for expenses as allowed for borough employees. This shall not be construed to require reimbursement of expenses to service area board members.

(Ord. No. 94-18, § 1, 1994)

16.04.070. - Establishment by assembly action authorized when—Procedure.

The borough assembly may at any time initiate its own inquiry into the need for service areas for the performance of governmental services within the Kenai Peninsula Borough and may call for a public hearing pursuant to this chapter within any such areas where it determines there may be a need for the establishment of service areas.

(Ord. No. 56, § 1(part), 1967; KPC § 27.10.10)

16.04.080. - Administrative employees—Appointment, qualifications, and removal.

A. *Service area directors.* Except as may otherwise be provided for a specific service area, the

director of a service area, whether a paid employee or volunteer shall be appointed by the mayor from a list of recommended names from the service area board. Except for the road service area director, whose board consists of appointed members, and as otherwise provided below, all other service area directors may be removed by the mayor with a concurrent recommendation from the applicable board. Such action by the service area board shall require a majority vote of the board membership. In the event that the service area board and the mayor are unable to agree within 30 days of the date the action is recommended, then the mayor and the service area board shall communicate to attempt to resolve the impasse. Such communication shall occur no more than 60 days after the date of the initial recommendation for removal. Following such communication, the mayor shall have the final authority to determine whether or not to remove the director.

- B. *Other administrative employees.* Other administrative employees serve at the pleasure of the mayor who may suspend or discharge such employees in his or her sole discretion. The service area board may independently make a recommendation to the mayor regarding the suspension or discharge of other administrative employees; however, such suspension or discharge remains within the sole discretion of the mayor.
- C. *Definition of service area director.* For purposes of this section "service area director" means the appointed administrative director or chief of a service area.

(Ord. No. 2012-22, § 1, 7-3-12; Ord. No. 2004-34, § 1, 10-26-04; Ord. No. 2004-12(Sub.), § 1, 7-6-04)

16.04.090. - Reserved. ^{المحور}

Editor's note—

Ord. No. 2002-31, § 1, adopted Sept. 3, 2002, repealed § 16.04.090, which pertained to road improvement standards. See the Code Comparative Table.

