

# PORT AND HARBOR ADVISORY COMMISSION

## Regular Meeting



Wednesday,  
February 25, 2013  
5:00 P.M.

Sisuaq at the Pioneer Dock – January 24, 2013

City Hall Cowles  
Council Chambers  
491 E. Pioneer Ave.,  
Homer, AK 99603



**NOTICE OF MEETING  
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
  - A. January 23, 2012 Regular Meeting Minutes **Page 1**
- 6. VISITORS**
  - A. Carey Meyer, Public Works Director – Current Port and Harbor Construction Projects
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
  - A. Port and Harbor Director’s Report for February 2013 **Page 7**
  - B.

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- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
- 10. NEW BUSINESS**
  - A. Memorandum from Port Director/Harbor Master Hawkins Re: Harbor Float Replacement Project Update dated February 20, 2013 **Page 9**
    - a. PND Engineers, Inc. Alternative Float Layouts **Page 11**
    - b. Harbor Float Replacement – PND Engineers, Inc. Revised Design Schedule **Page 13**
  - B. 2013 Land Allocation Plan **Page 15**
    - c. Memorandum from Staff Re: Recommendations for 2013 LAP **Laydown Item**
- 11. INFORMATIONAL ITEMS**
  - A. Monthly Statistical & Performance Report January 2013 **Page 149**
  - B. Weekly Crane and Ice Report **Page 151**
  - C. Deep Water Dock Report **Page 153**
  - D. Pioneer Dock Report & Ferry Landings Report **Page 155**
  - E. Water Usage Report **Page 157**
  - F. 2013 Council Meeting Attendance Schedule **Page 159**
  - G. Seattle Times News Article “State in deep water over derelict boats” dated January 26, 2013 **Page 161**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF THE CITY STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER *(If one is assigned)***
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMISSION**
- 17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, MARCH 27, 2013 at 5:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**



Session 13-01 a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Vice Chair Zimmerman at 5:00 p.m. on January 23, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER CARROLL, HARTLEY, STOCKBURGER, ULMER (telephonic), ZIMMERMAN

ABSENT: HOWARD (excused)

STAFF: PORT AND HARBOR DIRECTOR HAWKINS  
DEPUTY CITY CLERK JACOBSEN

### **AGENDA APPROVAL**

The agenda was approved by consensus of the Commission.

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### **PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**

Kevin Walker, non-city resident, commented in support of the Kachemak Bay Water Trail and Wooden Boat Society being located on the Pier 1 Theater lot. Both are a benefit to the community and the complement each other nicely. Mr. Walker also thanked harbor staff for their recent work saving a friends flooding vessel at 2 in the morning.

### **RECONSIDERATION**

There was no reconsideration scheduled.

### **APPROVAL OF MINUTES**

A. December 19, 2012 Regular Meeting Minutes

WEDIN/STOCKBURGER MOVED TO APPROVE THE MINUTES OF DECEMBER 19, 2012.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **VISITORS**

A. Carey Meyer, Public Works Director- Current Port and Harbor Projects

Public Works Director Meyer was not in attendance.

### **STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS**

A. Port and Harbor Director's Report for January 2013

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Harbormaster Hawkins reviewed his staff report. He answered questions regarding stall leases and explained the efforts by staff to work with harbor users and ensure they are aware of their stall status. In response to other questions Harbormaster Hawkins explained how they deal with waste oil and measures they are taking or considering to make sure it is dealt with properly.

**PUBLIC HEARING**

**PENDING BUSINESS**

**NEW BUSINESS**

- A. Memo to Port and Harbor Commission from Port Director/Harbormaster Hawkins Re: New Harbormaster's Office Alternatives Analysis December 2012
- a. Homer Harbormaster's Office Alternatives Analysis December 2012

Harbormaster Hawkins reviewed his staff report and the concept provided by the engineer. When asked what location he would select for the new building he said he said his personal opinion is that eventually an east harbor will be built and moving the harbormaster's office to the other side would be beneficial as they would good visibility for both basins. He noted this conceptual plan was prepared based on requests to look at options for a new harbormaster's office and Representative Seaton's work toward potential funding opportunities.

Commissioner comments included:

- The current restroom location is important for the businesses in the area that don't have their own restrooms and could create issues for those business owners if the restrooms are too far away.
- The building owned by Don Jose's is out because of foundation issues.
- Over slope is a great use of area that isn't being used at all and opens up parking, and new areas for development.
- Cement block construction for the new building raises concern because of earthquakes and potential structure damage to cement block structures.
- A public shower facility would be very beneficial. Seward has a really nice facility and talking to them about how they address things like vandalism and other concerns would be a good idea.

HOWARD/ULMER MOVED THAT THE PORT AND HARBOR COMMISSION RECOMMENDS OPTION TWO AND THAT THE BUILDING BE PLACED ON THE FAR SIDE OF THE HARBOR.

It was noted that this this is in anticipation of a new harbor office being built should funding opportunities come available.

They reviewed the aerial photo of the harbor and talked about potential locations on the east side. The lot by ramp 7 was suggested because it's close to the boat ramp, away from the chip pad, offers quick access to the port vessel down the ramp, better visibility moving away from system 5, better visibility to the potential east harbor, and would help keep small boats on trailers from getting down in the big commercial area. Harbormaster Hawkins noted there are pluses and minus for all the areas, but these are some good ideas.

PORT AND HARBOR ADVISORY COMMISSION  
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Harbormaster Hawkins explained that the 5000 square foot size was established by the folks who drew up the plans, they came and spent some time at the current office and then drafted the concept. It accommodates what they have now and provides some room to grow in the future. Harbor staff did not provide feedback specific to this concept drawing.

It was reiterated that they are only making a recommendation regarding the concept of the harbormaster's office and preferred location, not about funding at this time.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Memorandum to Port and Harbor Commission from City Planner Abboud Re: Marine Commercial and Industrial Zoning

City Planner Abboud addressed the Commission regarding his staff report.

Question was raised about whether changing the zoning would cause lessees to move or go out of business when their leases are up. City Planner Abboud responded that it will have to be addressed through nonconformity until they expand or replace the structures. Theoretically it could be rented out again if it's the same activity in the same space.

City Planner Abboud reviewed the draft zoning map for the spit compared to the current zoning. It was noted that if the zoning is industrial in the area where there may be mooring and barges, a little bit of commercial area would be fine to accommodate an industrial supply store for example.

There were comments in relation to challenges of over slope development and challenges of parking and access. If over slope becomes an option perhaps a lot can be included to address access and parking.

They also addressed drainage. It was suggested that site development standards could be removed. It creates a lot of extra costs for someone developing something, as there aren't a lot of drainage issues other than the low spots that are full of water now. City Planner Abboud explained that if there is a large development out there, it shouldn't flood or pollute the neighbor's lot or surrounding lands. If there is a giant parking lot, it need to be established what happens to the run off, it can't go untreated or into the harbor. It isn't happening now, but as an example for the new restroom and facility for the cruise ships there will be a lot of pavement associated with it. It will create a sheeting of water that if left untreated would go into the harbor or bay, or onto someone's lot. Hopefully there will be uncomplicated options like swales and grass to filter the run off. There was discussion about drainage issues and way to address them.

In regard to the effect of changing zoning to the kayak launch City Planner Abboud said it is a water dependent activity, and they will ensure that the industrial zoning includes parks.

**INFORMATIONAL ITEMS**

- A. Monthly Statistical & Performance Report December 2012
- B. Weekly Crane and Ice Report

PORT AND HARBOR ADVISORY COMMISSION  
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- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. 2000-2001 Load Launch Revenues Comparative
- G. 2012 Load Launch Statistics
- H. 2012 Parking Pass Statistics
- I. 2012 Ramp 1-4 Parking Statistics
- J. Seattle Time's News Article "Arson cause of boat fire in Penn Cove" dated January 11, 2013
- K. State of Washington DNR January 213 Legislative Concept Article " Reducing taxpayer burden by strengthening the state's Derelict Vessel Removal Program"
- L. 2013 Council Meeting Attendance Schedule... (corrected ☺ )
- M. Resolution 12-102 Port and Harbor Regular Meeting Schedule

There were comments about the parking enforcement and Harbormaster Hawkins explained that their main message is not to write citations, but encourage compliance; and he noted parking fees were created to change behaviors, not to increase revenues.

Harbormaster Hawkins commented about the boats from Jakalof Bay coming into the harbor. He explained that they were allowed in after agreeing to a contract that outlines strict parameters. They are doing good work to find solutions for disposal of the vessels.

He further commented about the drill rig and advised that Buccaneer has taken over. They don't have a departure date as of yet, but are paying their bills. The new contractor is coming on and catching up on the work. The deep water dock revenue is benefitting significantly from it being there. Shell has a rig coming in to pick up supplies to take on to Kodiak.

#### **COMMENTS OF THE AUDIENCE**

Bryan Zak, councilmember, commented that he was assigned to the Commission and apologized for not attending the last few meetings.

#### **COMMENTS OF CITY STAFF**

Deputy City Clerk Jacobsen noted that Councilmember Zak was appointed to the Port and Harbor Improvement Committee, but he is certainly welcome at the Port and Harbor Commission meetings.

Harbormaster Hawkins commented regarding the article from the Seattle Times and DNR information. He thinks it will be good for the derelict vessel issue. Washington is starting to write a statute on this. He has been picking through it and sees really good thinking going on and Alaska can probably work to pull some of it in.

He commented regarding the Auction Block law suit. He read a paragraph from the City Attorney explaining that both parties have filed briefs before the assigned administrative law judge and are awaiting the initial decision. In the event the judge determines that a hearing is necessary, the City will hopefully be able to request that the hearing occur in Alaska, but it may be required to present its evidence in DC.

PORT AND HARBOR ADVISORY COMMISSION  
SPECIAL MEETING  
JANUARY 23, 2013

**COMMENTS OF THE COUNCILMEMBER**

**COMMENTS OF THE CHAIR**

Vice Chair Zimmerman had no comment.

**COMMENTS OF THE COMMISSION**

Commissioner Carroll commented that he would like the Commission to have an opportunity to weigh in regarding the lease issue at some point when it's appropriate.

Commissioner Stockburger commented about the storm drains and seeing what they are dealing with in the Pacific Northwest. He spoke to a gentleman with an operation similar to his, who decided to pave his acreage and all of a sudden had to spend 60 to 70 thousand dollars on a filter system to filter the water off. He thinks it's a good idea to be proactive and take a look at things ahead of time.

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Commissioner Wedin and Hartley had no comments.

**ADJOURN**

There being no further business to come before the Commission the meeting adjourned at 6:32 p.m. The next regular meeting is scheduled for Wednesday, February 27, 2013 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

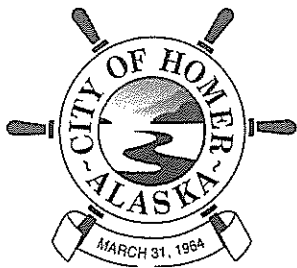
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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_







# City of Homer

## Port / Harbor

4350 Homer Spit Road  
Homer, Alaska 99603-8005

Telephone (907) 235-3160

Fax (907) 235-3152

E-mail [Port@ci.homer.ak.us](mailto:Port@ci.homer.ak.us)

Web Site <http://port.ci.homer.ak.us>

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### FEBRUARY 2013 PORT & HARBOR STAFF REPORT

#### **1. Administration**

• Staff met with:

- Seattle Boat Show – Collaboration with AAHPA, Port of Homer, & Homer Chamber of Commerce
- Alaska Clean Harbors Advisory Committee First Meeting – Clean Harbor Participation Progress Report; Newsletter, Articles, Website; Harbor Mapping Progress; Abandoned & Derelict Vessels, Data Base Development, Legislation through Juneau; & Clean Boating
- Homer Marine Trades Association Meeting – Proposed Scholarships
- Homer Rotary Meeting – Harbor Projects for 2013
- KPEDD Industry Outlook Forum
- Senator Begich – Homer Visit & Harbor Tour
- Department Staff Meeting
- Tidal Energy Incubator Working Group – Facilities Overview/Deep Water Dock As-Built Drawings Discussion & Tour
- NOAA Seminar – Roadmap for Adapting to Coastal Risk

#### **2. Operations**

Unseasonably warm weather and the absence of ice have helped to contribute to a busy month with increased harbor traffic and the completion of multiple projects. Notable port landings included, Shell Oil's 300 foot Tug Sisuaq, Olympic Tug & Barge's Millennium Star, CISPRI's M/V Endeavor & Perseverance, OMSI's M/V Discovery, and Kirby Off-Shore's Pacific Wolf & DBL54. On a fishing note, approximately 10 vessels from Homer are participating locally in the state waters pacific cod commercial fishery.

- There are currently 60 vessels participating in the winter metered power program.
- On January 31<sup>st</sup>, Operation Staff worked with HVFD to provide traffic control while facilitating a permitted fireworks show on the 30 Acres.
- During the months of January and February, Operation Staff assisted DNR with the safe moorage and removal of the two salvaged commercial fishing vessels, Leading Lady and Kupreanof.
- On February 2<sup>nd</sup>, harbor officers responded to a 30 foot pleasure craft taking on water one mile south of the Homer Spit. The vessel and its four passengers were safely towed to the harbor.
- Operation Staff responded to two small oil spills in the small boat harbor in February.
- During the week of February 4<sup>th</sup>, Operation and Port Maintenance staff constructed a 200 square foot storage loft inside the Ramp 8 used oil shed. The loft now stores a reserve supply of absorbent material used for oil spill response.

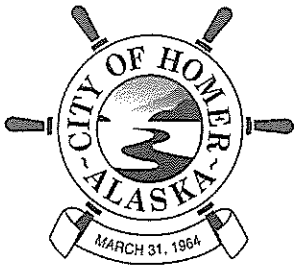
#### **3. Ice Plant**

Ice Plant Staff are working on installing new bearings, new reduction gear, and a new drive motor on the horizontal auger. They're also putting expanded metal on the lower part of the cubicles in the bait storage area and finishing up the pressure relief valves. Maintenance will be coming to an end soon as the Ice Plant is scheduled to start up next month in time for the halibut opener.

New to the staff is Kerry Smith, who has been hired on as the Seasonal Ice Plant/Fish Dock Temporary Laborer. He has a strong background in ammonia refrigeration and has up to-date H.M.T. certifications. We're happy to have him on board!

#### **4. Port Maintenance**

- Met with R&M Consultant engineers about the System 5 electrical upgrade while they were on a site visit.
- Worked with the Ice Plant crew to replace the damaged cable on the Deep Water Dock crane.
- Started a new project fabricating a dozen new aluminum harbor carts that will be able to float in the event that they fall off the dock. A prototype cart has already been built and tested.
- Met with UAA engineering students regarding the tidal power incubator project.
- Met with the City's new project manager, Dan Nelson about the Spit trails project.



# City of Homer

## Port / Harbor

4350 Homer Spit Road  
Homer, Alaska 99603-8005

Telephone (907) 235-3160  
Fax (907) 235-3152  
E-mail [port@ci.homer.ak.us](mailto:port@ci.homer.ak.us)  
Web Site <http://port.ci.homer.ak.us>

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### MEMORANDUM

TO: PORT & HARBOR ADVISORY COMMISSION  
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER  
DATE: FEBRUARY 20, 2013  
SUBJECT: HARBOR FLOAT REPLACEMENT PROJECT UPDATE

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Harbor Staff has reviewed the alternative float improvements layout sheet from PND dated January 16, 2013 and recommends the following changes from those drawings:

J Float: We recommend that the finger floats be 4 feet wide and the space in the stalls at a minimum of 32 feet. The last two stalls on the new float should not be designated as transient but instead be added to the list for leased stalls. There are transient areas available on the ends of G and H Floats. One option we have is to go ahead and have the new J Float extend out to the same length as the existing K Float (approximately an additional 10 feet). The extra space could be added to the stall width making them just a bit wider than the G and H Float stalls.

R and S Floats: Staff recommends the options shown on the layout sheet. Currently there are 100 – 24 foot stalls total between R and S Float and an approximate 66% occupancy rate. Staff recommends the west side of S Float become 32 foot stalls, which takes that number down to 63 – 24 foot stalls. Even taking into account the loss of 37 stalls, staff is confident that all the leases for those floats will be able to stay on R and S Float, or could relocate to System 2 if they choose. Our justifications for these changes reside in the fact that the stall wait list for 32 foot stalls is currently at a 99% lease acceptance rate verses below 75% acceptance rate in the 24 foot stalls. In other terms, at least 25% of our 24 foot stalls aren't generating revenue, while nearly 99% of our 32 foot stalls are being leased.

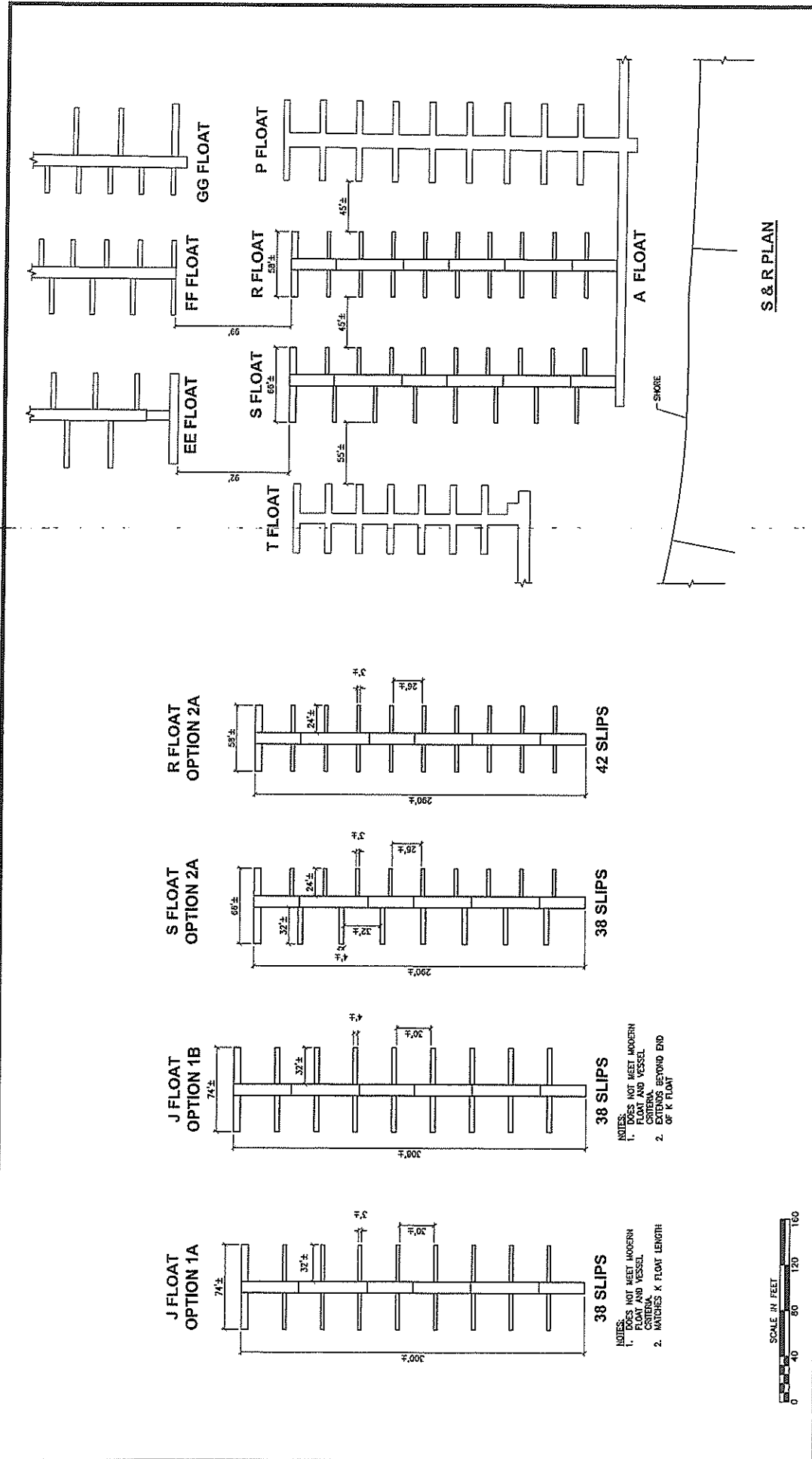
As has been mentioned before, vessel owners for the 24 foot stall class have other options for storing their vessels. Because of this, we have noted over the past few years a decline in the retention of those annual leases. The additional 32 foot stalls will prove to be beneficial to the demand for this stall size.

### Recommendations

Please review the alternative float layouts from PND Engineers and supply your feedback to Harbor Staff on these proposed changes.

Attached: PND Engineers, Inc. Alternative Float Layouts  
Harbor Float Replacement – PND Engineers, Inc. Revised Design Schedule





**S & R PLAN**

**FOR REVIEW**  
1/16/13

15th West 34th Avenue  
Anchorage, Alaska 99503  
Phone: 907.561.1011  
Fax: 907.563.1228  
www.pndesign.com

**P | N | D**  
**ENGINEERS, INC.**

HOMER SMALL BOAT HARBOR  
FLOAT IMPROVEMENTS

OPTION LAYOUT SHEET

DESIGNED BY:	SK/CCS	DATE:	1/16/13
CHECKED BY:	JPT	PROJECT NO.:	131164
			SHEET NO.
			1
			OF
			1

NOTES:  
1. DOES NOT MEET MODERN CRITERIA.  
2. MATCHES K FLOAT LENGTH.

SCALE IN FEET  
0 40 80 120 160



Homer Float Replacement Project

16-Jan-13 14:33

Activity Name	Start	Finish	Qtr 4 2012	Qtr 1 2013	Qtr 2 2013	Qtr 3 2013	Qtr 4 2013	Qtr 1 2014	Qtr 2 2014
			S	S	S	S	S	S	S
<b>Homer Float Replacement Project</b>	17-Sep-12A	15-May-14							
NTP	17-Sep-12*								
Develop 35% Design	17-Sep-12A	27-Nov-12							
Develop 65% Design	28-Nov-12	06-Mar-13							
Develop 95% Design and Draft Bid Documents	07-Mar-13	06-May-13							
Develop IFC Design	07-May-13	21-Jun-13							
Finalize Bid Documents	24-Jun-13	28-Jun-13							
Bid Project	01-Jul-13	29-Jul-13							
Bid Opening		29-Jul-13							
Bid Evaluation	30-Jul-13	05-Aug-13							
Homer City Council Bid Award		12-Aug-13							
Submittal/Shop Drawing Review, Fabrication Inspection	12-Aug-13	28-Feb-14							
Begin Construction	03-Mar-14								
Construction	03-Mar-14	15-May-14							

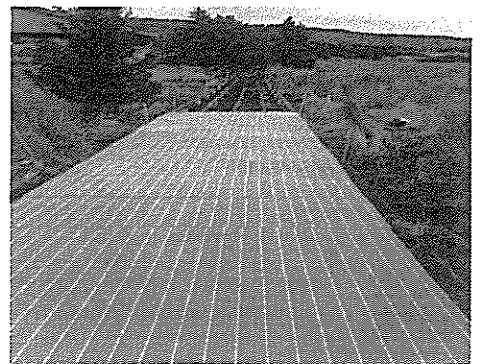
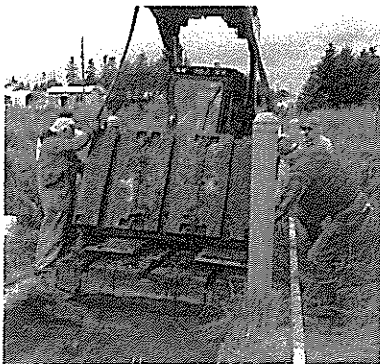
Remaining Level of Effort Remaining ...  
 Actual Work Critical Re...





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**

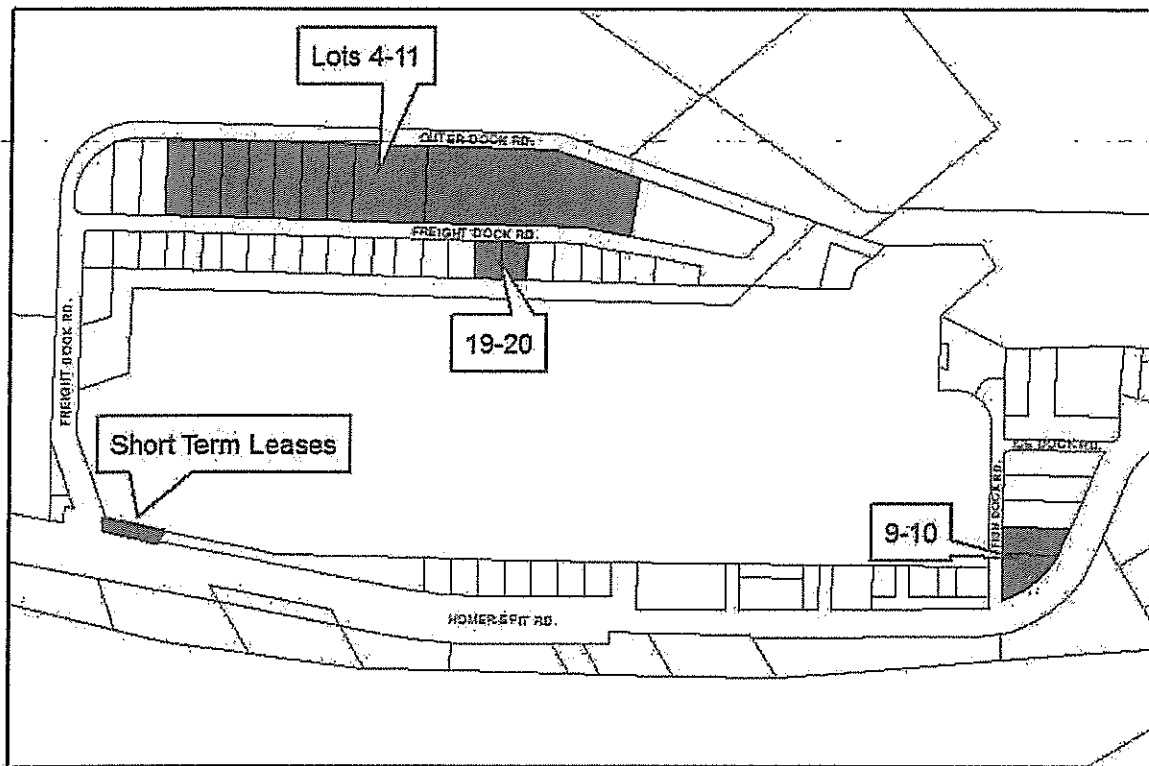
**Appendix - Homer Harbor Map**

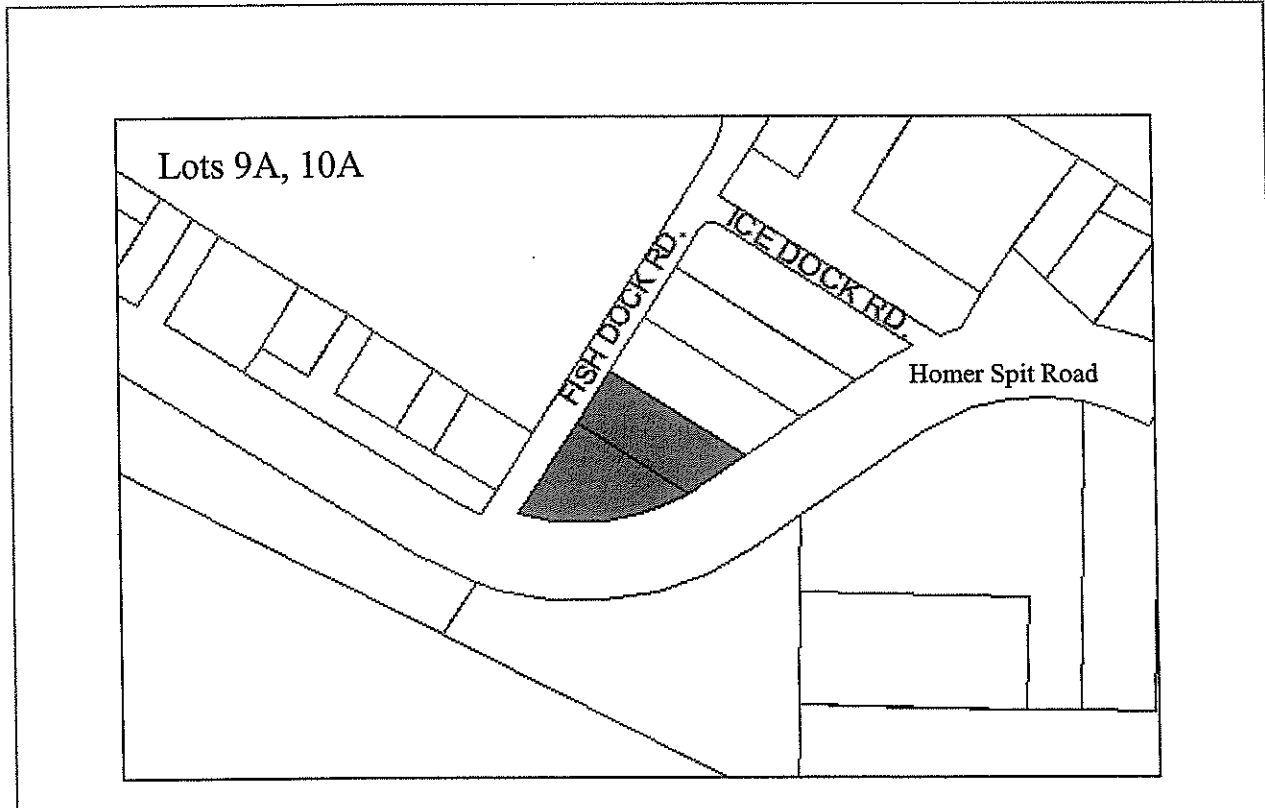
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

# Section A

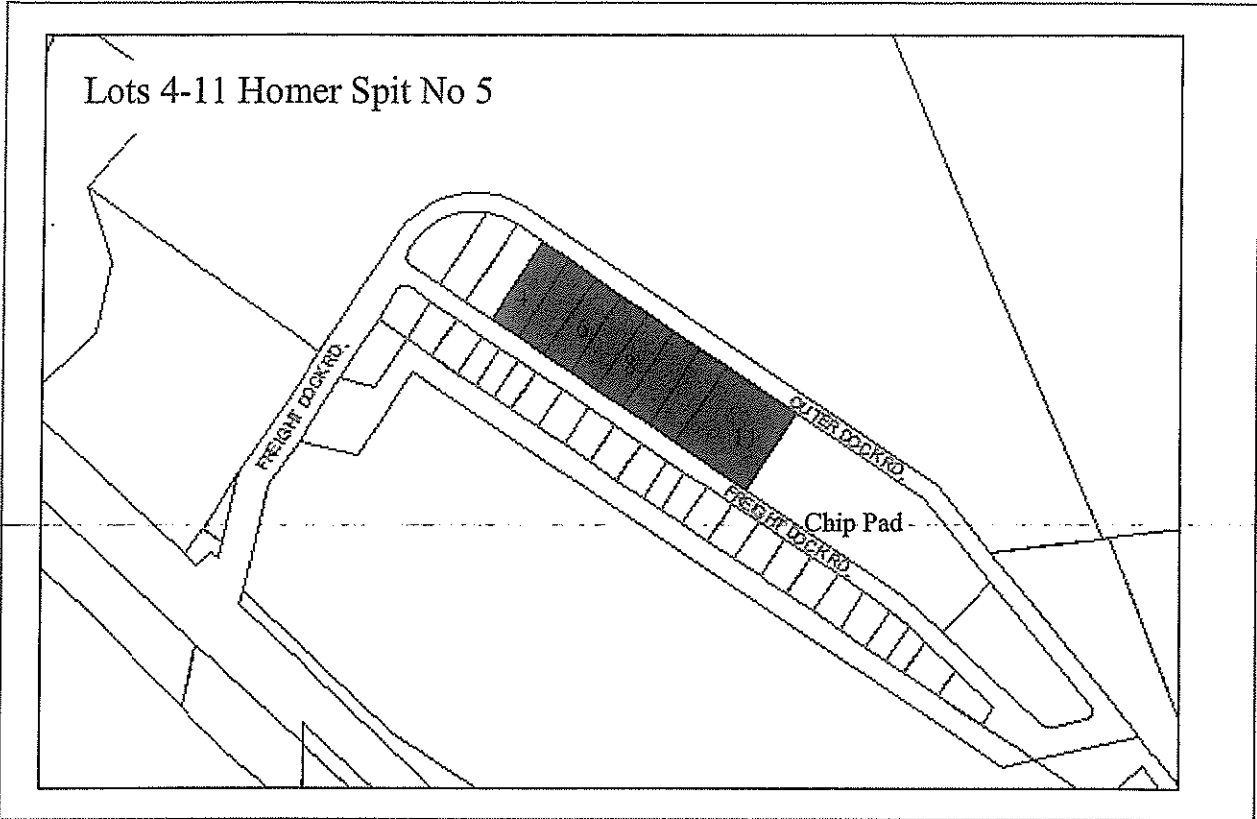
## Lands available for lease

The following lots are available for lease in 2013. Lease procedures follow the City of Homer Lease Policy, and City Code.





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



**Designated Use:** Lease Lands  
**Acquisition History:**

<b>Area:</b> 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	<b>Parcel Number:</b> 181032 23-30
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**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

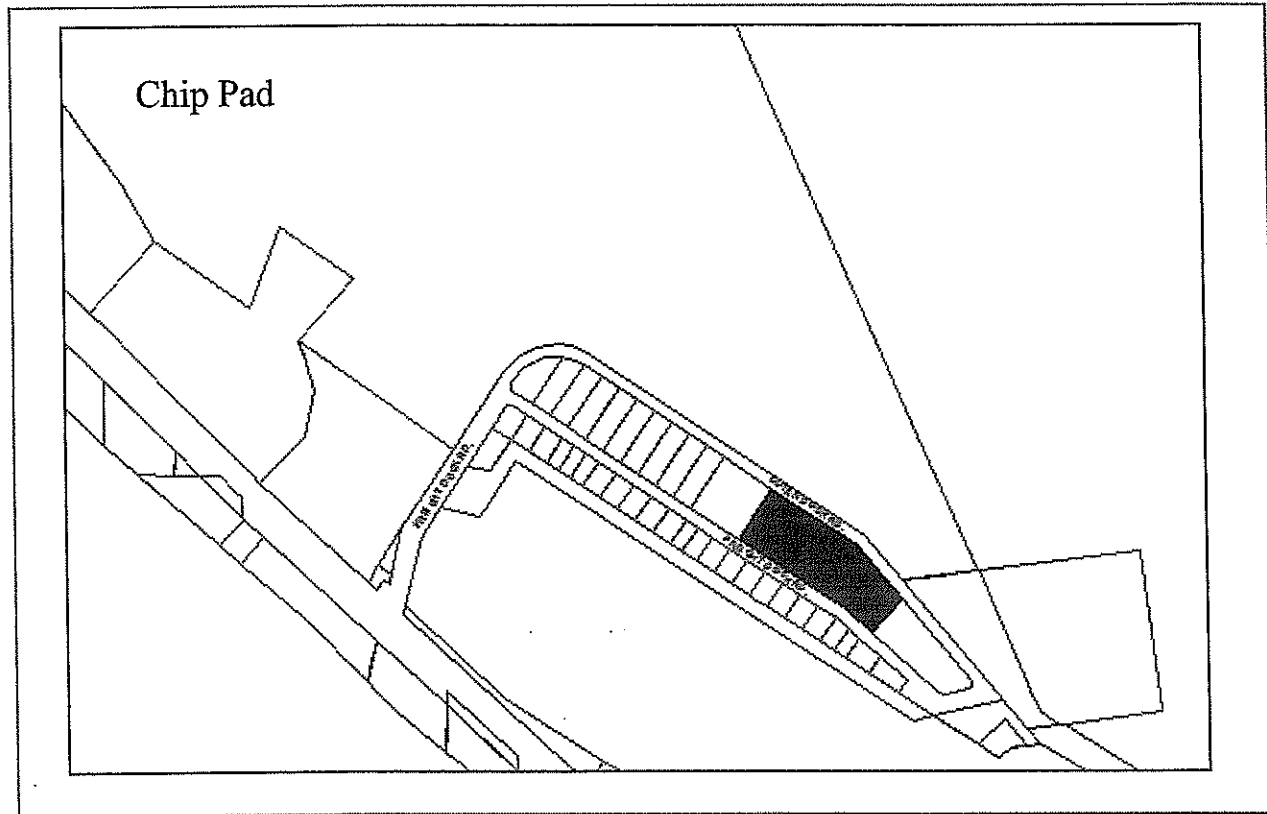
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
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Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.

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:**

<b>Area:</b> 5 acres	<b>Parcel Number:</b> 18103220
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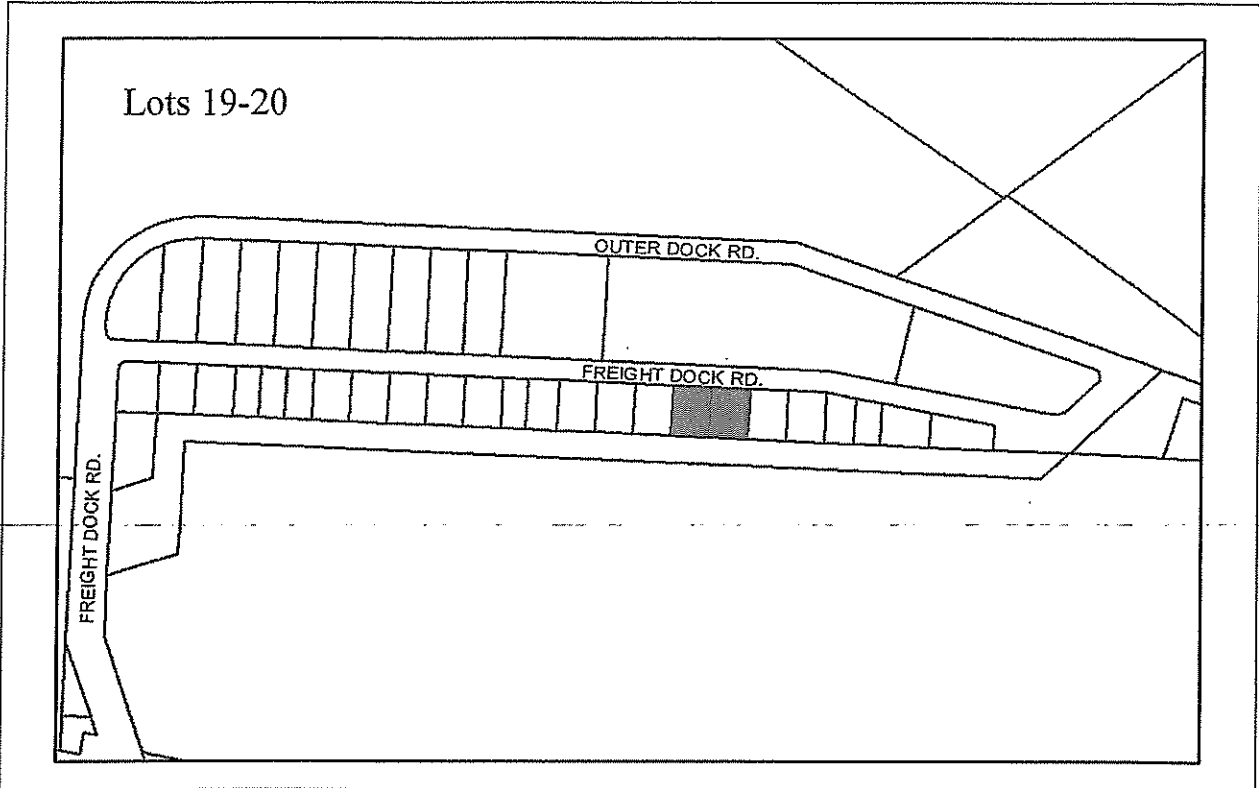
**2012 Assessed Value:** \$1,487,100 (Land: \$947,100, Structure/Improvements: \$540,000)

**Legal Description:** Homer Spit Subdivision no 5 Lot 12

**Zoning:** Marine Industrial

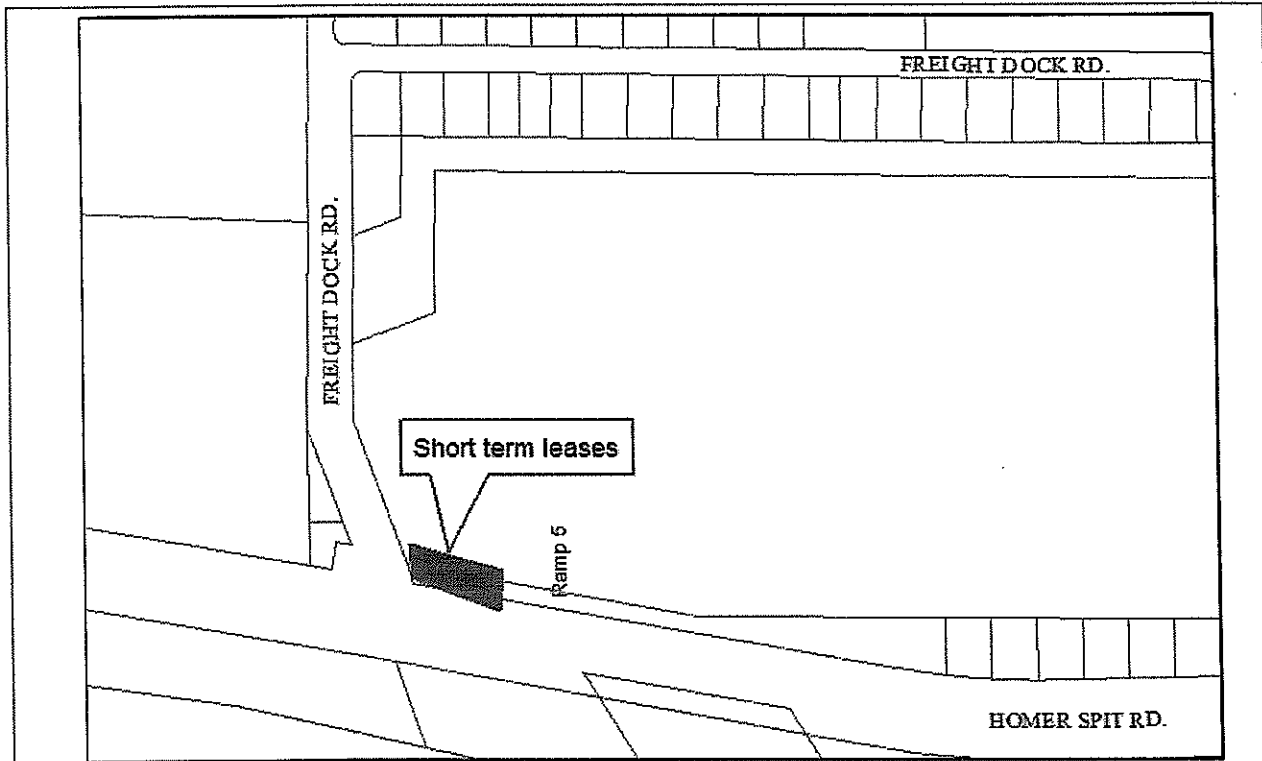
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4380 Homer Spit Road
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Old Chip Pad  
 Peninsula Scrap and Salvage has been leasing part of the part intermittently to barge out scrap metal.



<b>Designated Use:</b> Lease (Resolution 09-33)	
<b>Acquisition History:</b>	
<b>Area:</b> 0.96 acres, 0.32 acres each	<b>Parcel Number:</b> 181032 38, 39
<b>2012 Assessed Value:</b> \$105,000 each	
<b>Legal Description:</b> Homer Spit No 5 Lots 19-20	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> gravel road, water and sewer	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	





**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)

**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.

2013 update: Extension of the Spit Trail in 2013/2014 may affect this area.

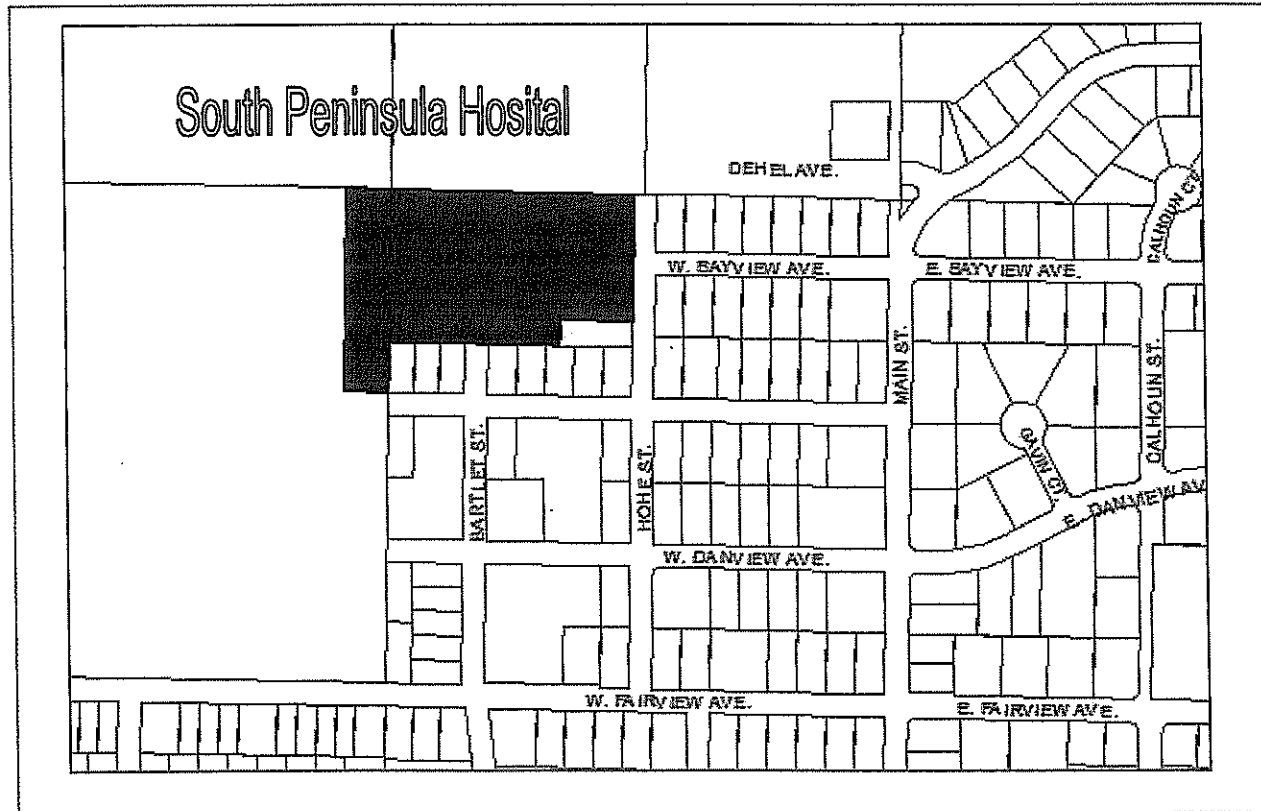
**Finance Dept. Code:**

## 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.

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**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

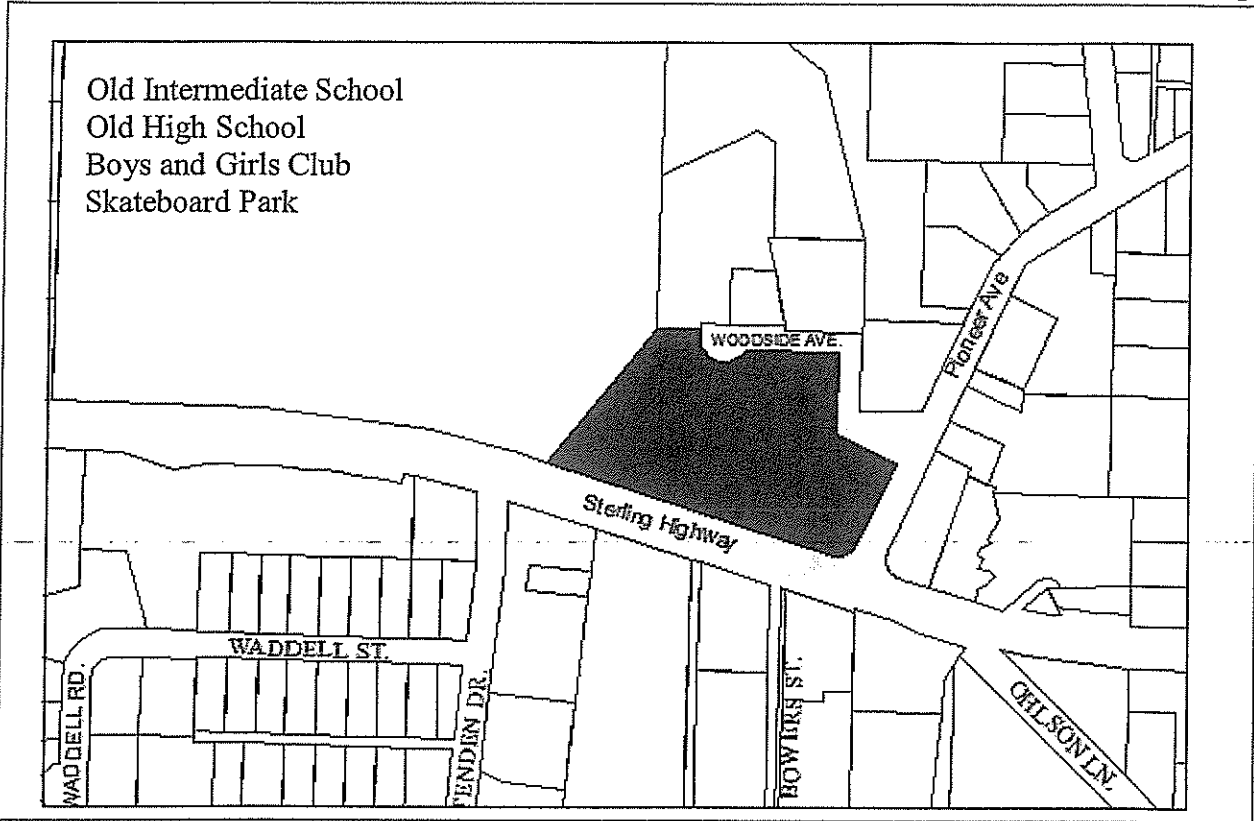
**Zoning:** Residential Office

**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

<b>Area:</b> 4.3 acres	<b>Parcel Number:</b> 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

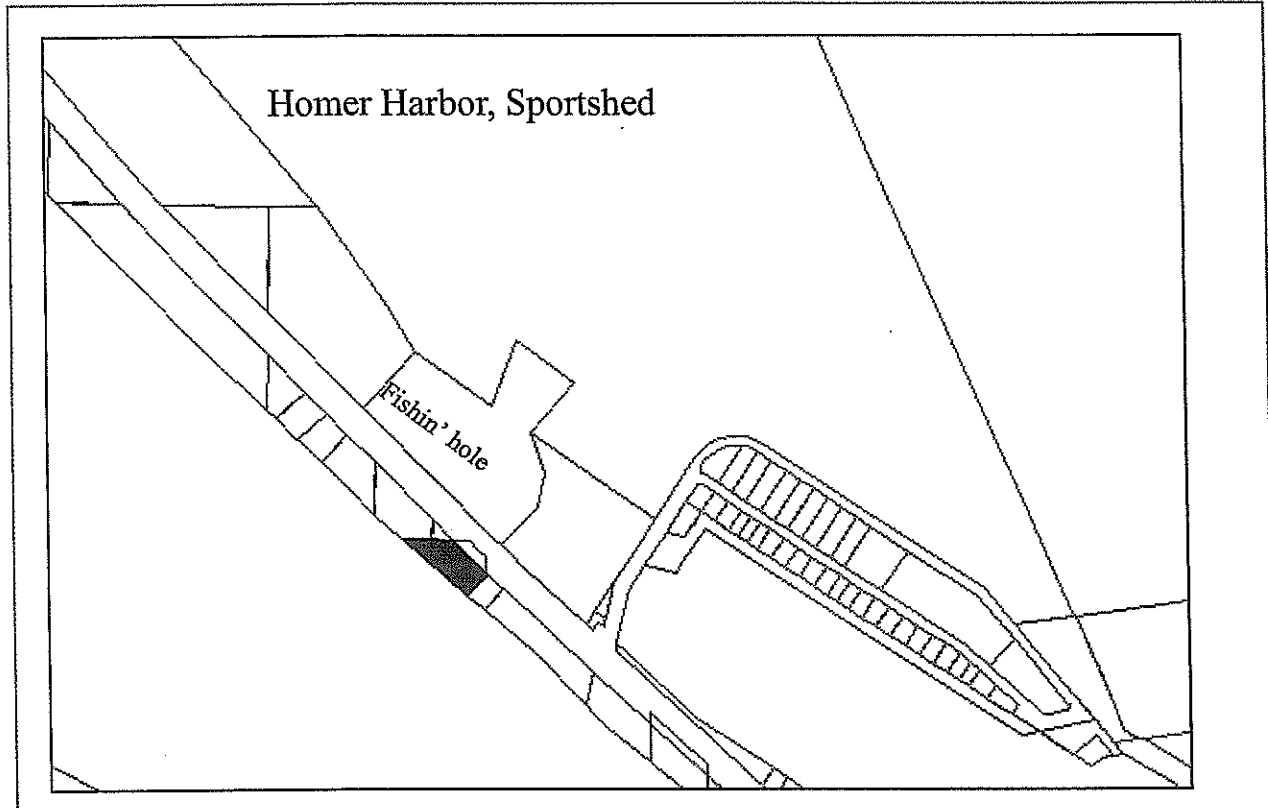
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Creek on western edge
--	--

**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:**

<b>Area:</b> 1.6 acres	<b>Parcel Number:</b> 18103105
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**2012 Assessed Value:** \$338,500 (Land: \$155,800 Structure: \$182,700)

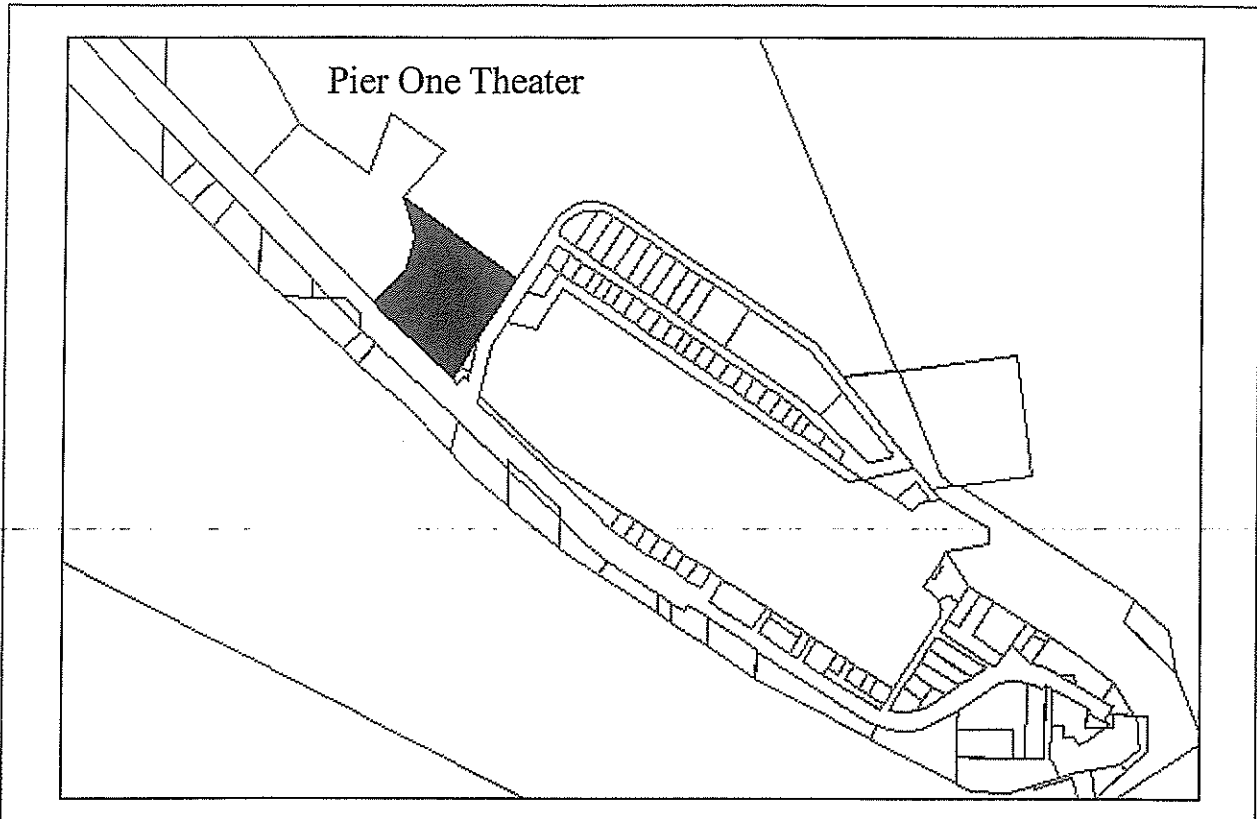
**Legal Description:** HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
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<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 3815 Homer Spit Road
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**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.

<b>Area:</b> 11.27 acres	<b>Parcel Number:</b> 18103117
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**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

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 3854 Homer Spit Road
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This is a large parcel that is used several ways.

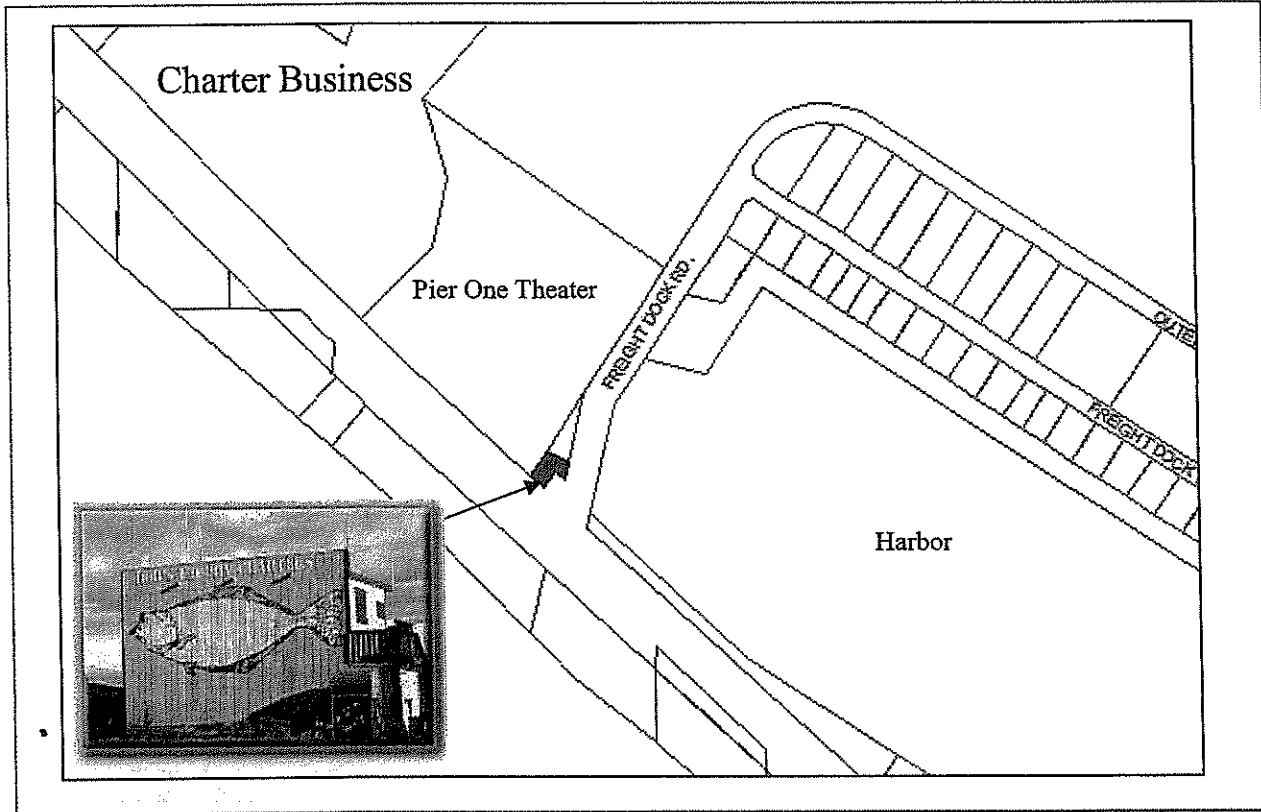
- Dredge spoils dewatering and storage
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

**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)

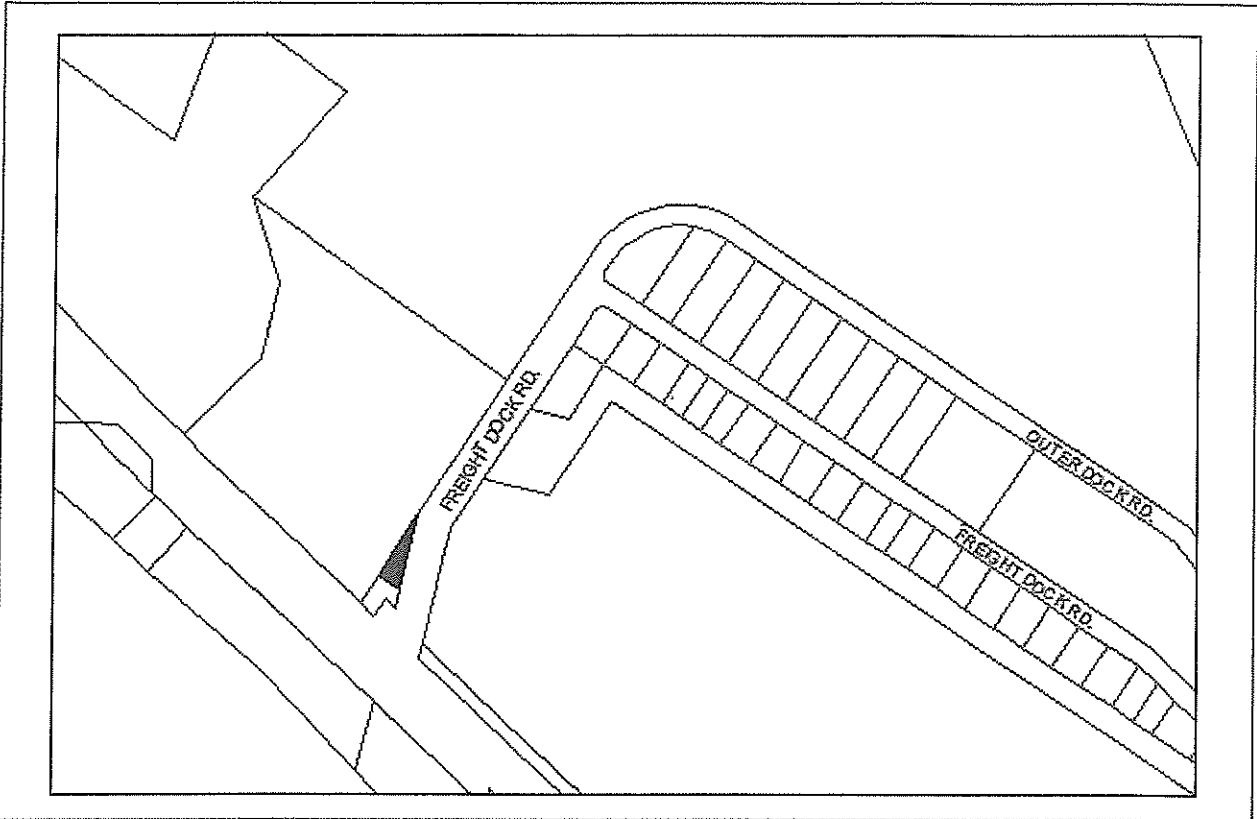
**Resolution 13-020:** Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.

**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:**

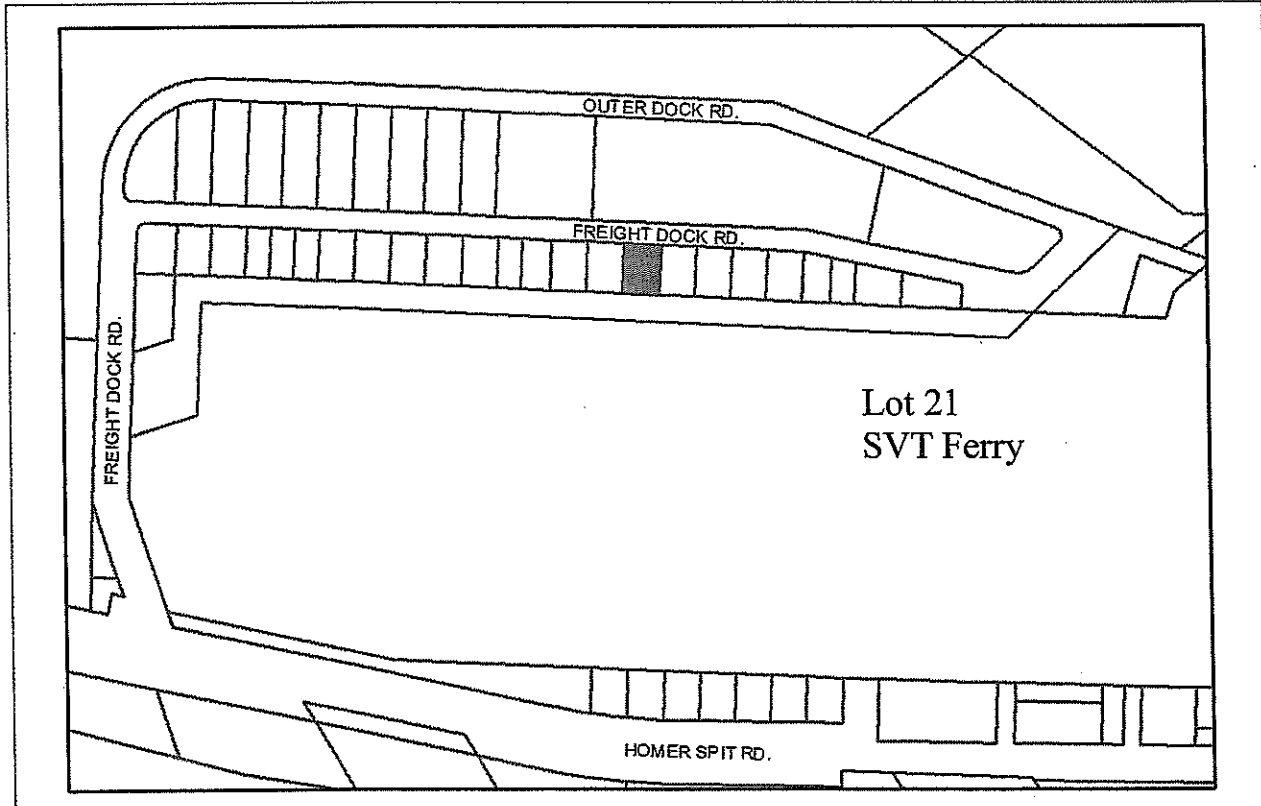


<b>Designated Use:</b> Lease	
<b>Acquisition History:</b> Ord 1983-26. Purchased from World Seafood	
<b>Area:</b> 0.15 acres or 6,692 sq ft	<b>Parcel Number:</b> 18103118
<b>2012 Assessed Value:</b> \$117,700 Land \$57,300 Structure \$60,400	
<b>Legal Description:</b> HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 3978 Homer Spit Road
Leased to: Alaska High Hopes Charters Co. (Bob's Trophy Charters) Expiration: March 31, 2013, one 5 year option	
<b>Finance Dept. Code:</b> 400.600.4650	

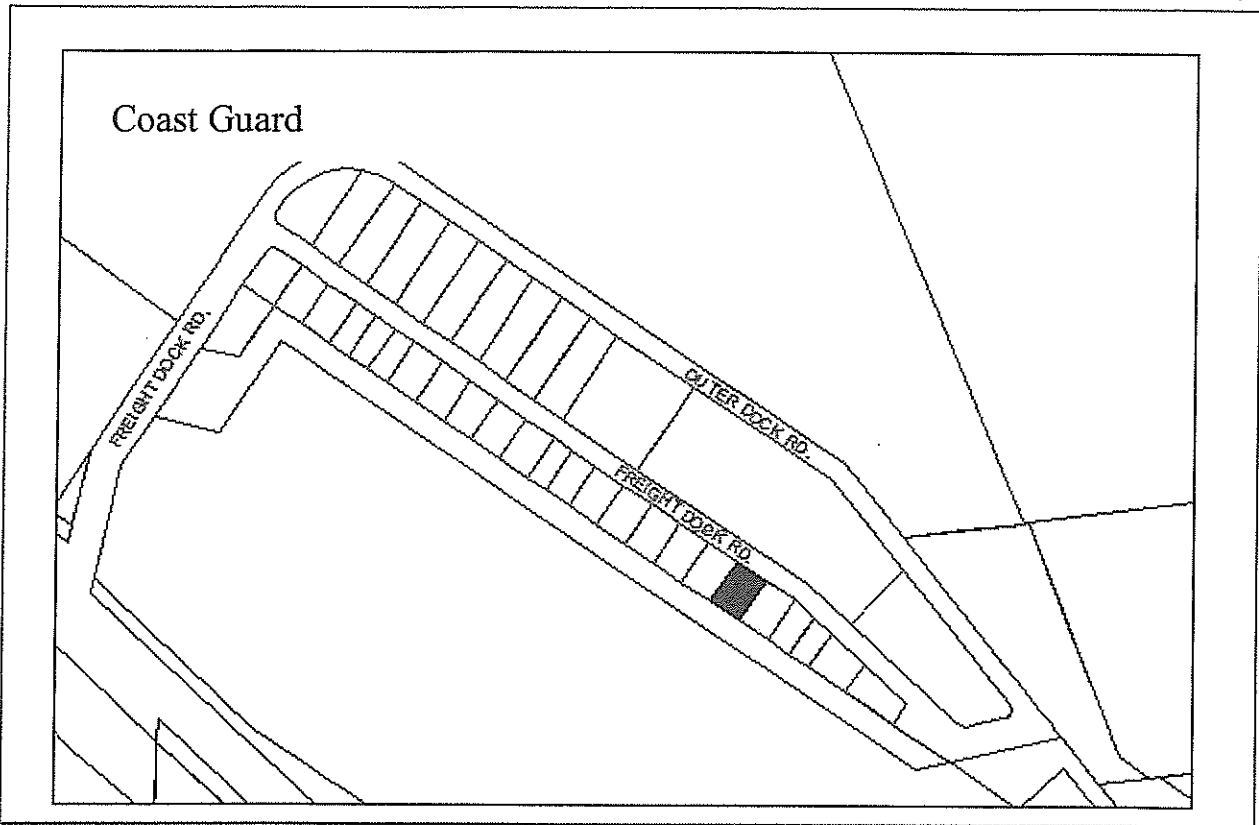


<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b> Ord 83-26 purchase from World Seafood	
<b>Area:</b> 0.18 acres	<b>Parcel Number:</b> 18103119
<b>2012 Assessed Value:</b> \$123,100 (Land: \$66,600 Structure \$56,800)	
<b>Legal Description:</b> HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 1114 Freight Dock Road
<p><b>Leased to:</b> L.H. and Marcia Pierce. Sportsman Supply/RV                  Expiration: March 31, 2013, one 5 year option</p>	
<b>Finance Dept. Code:</b> 400.600.4650	





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



**Designated Use:** Leased to USCG  
**Acquisition History:**

<b>Area:</b> 0.34 acres	<b>Parcel Number:</b> 18103218
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**2012 Assessed Value:** \$567,300 (Land: \$105,000 Structure: \$462,300)

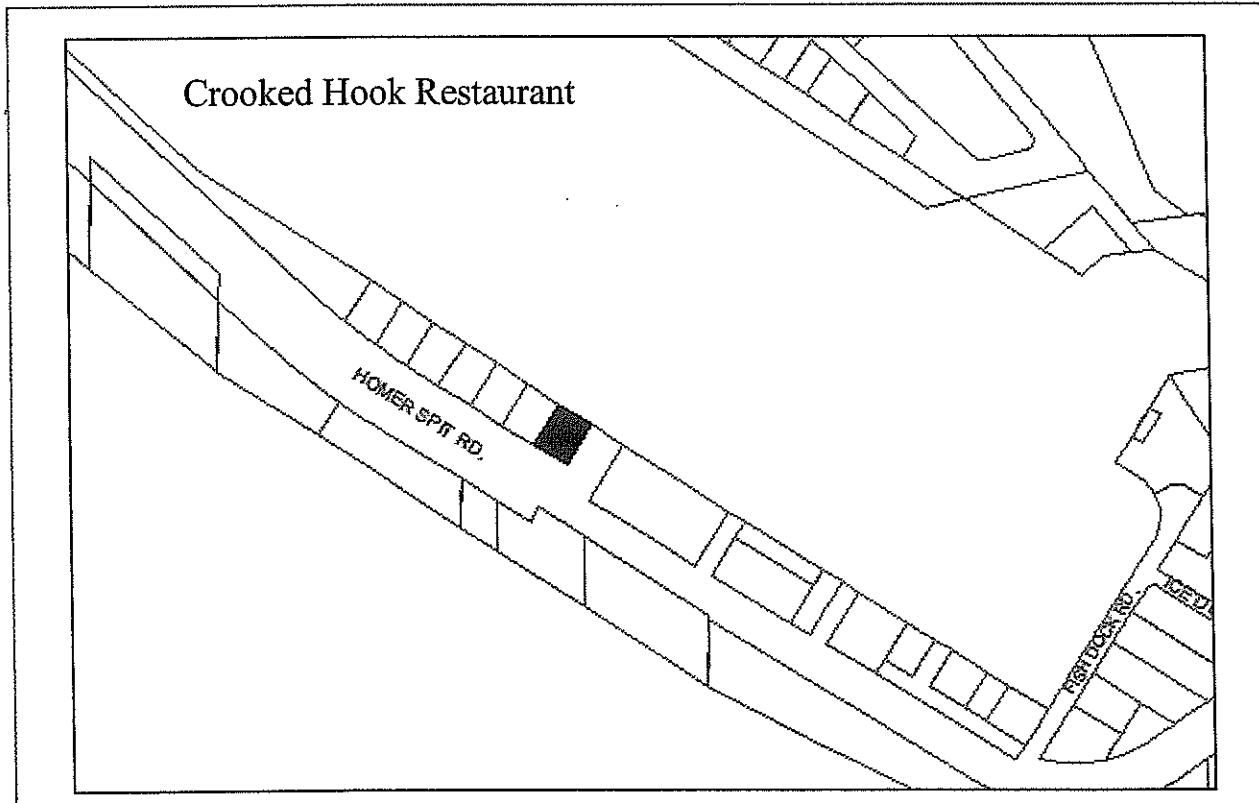
**Legal Description:** Homer Spit Four subdivision Lot 2

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4373 Freight Dock Rd
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**Leased to:** USCG  
 Lease Renewal Options: None  
 Expiration: September 30, 2016

**Finance Dept. Code:**

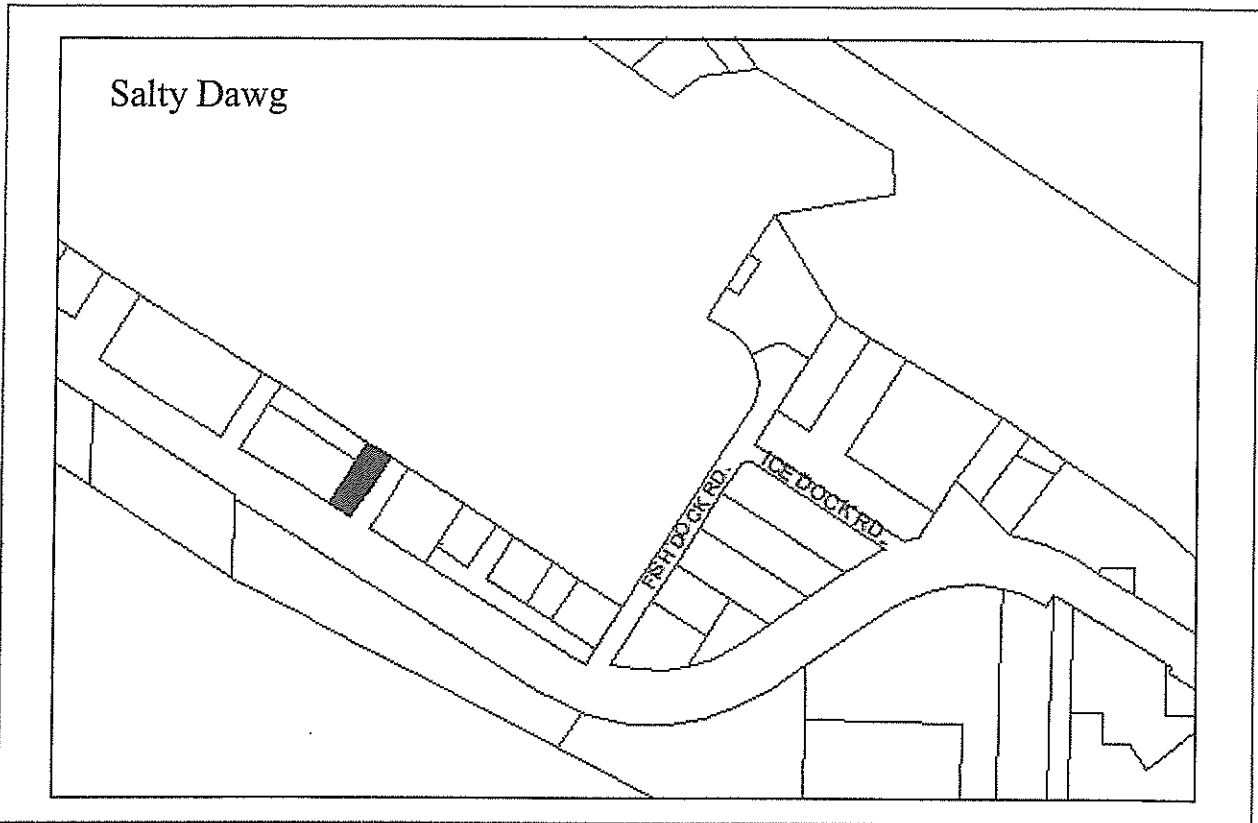


**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 12,700 sq ft	<b>Parcel Number:</b> 18103316
<b>2012 Assessed Value:</b> \$543,400 (Land: \$97,100 Structure: \$446,300)	
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer	<b>Address:</b> 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

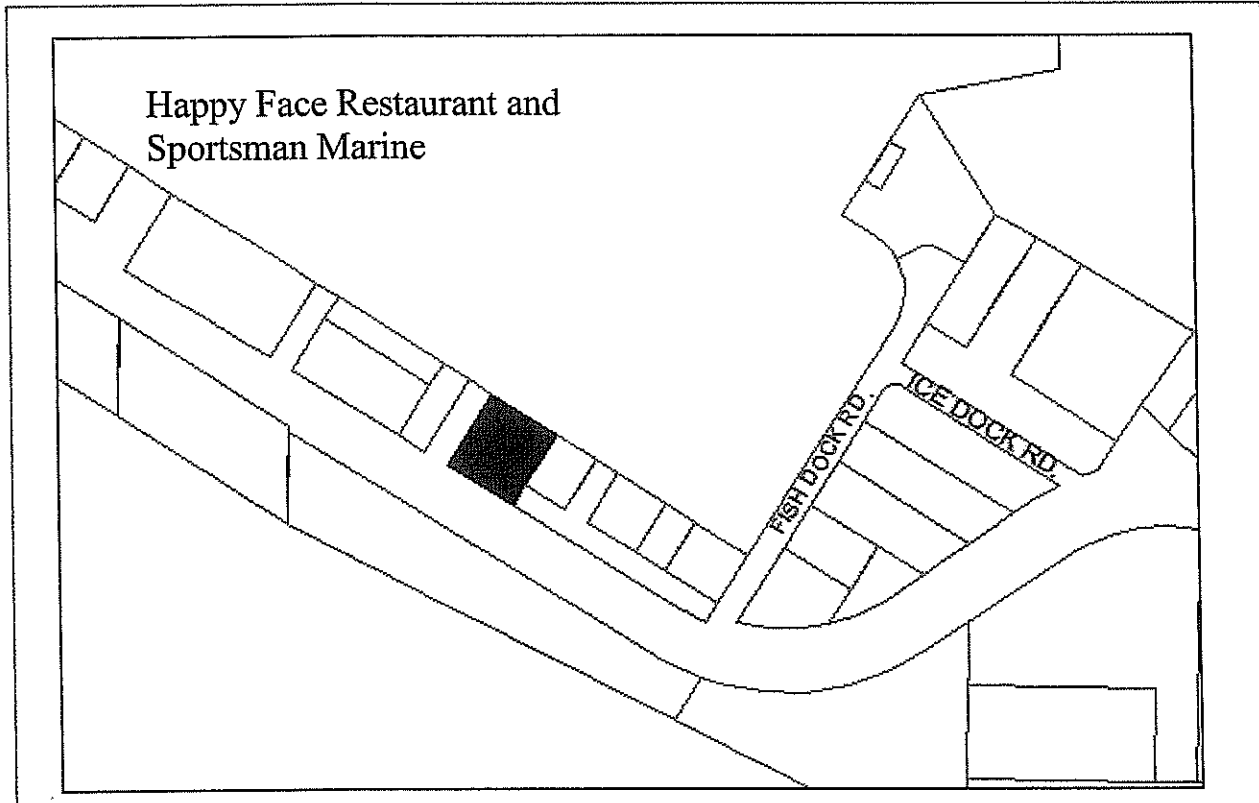
**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:** 4390 Homer Spit Road

**Leased to:** John Warren, Salty Dawg  
 Expiration: 1/31/2026. No options.

**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

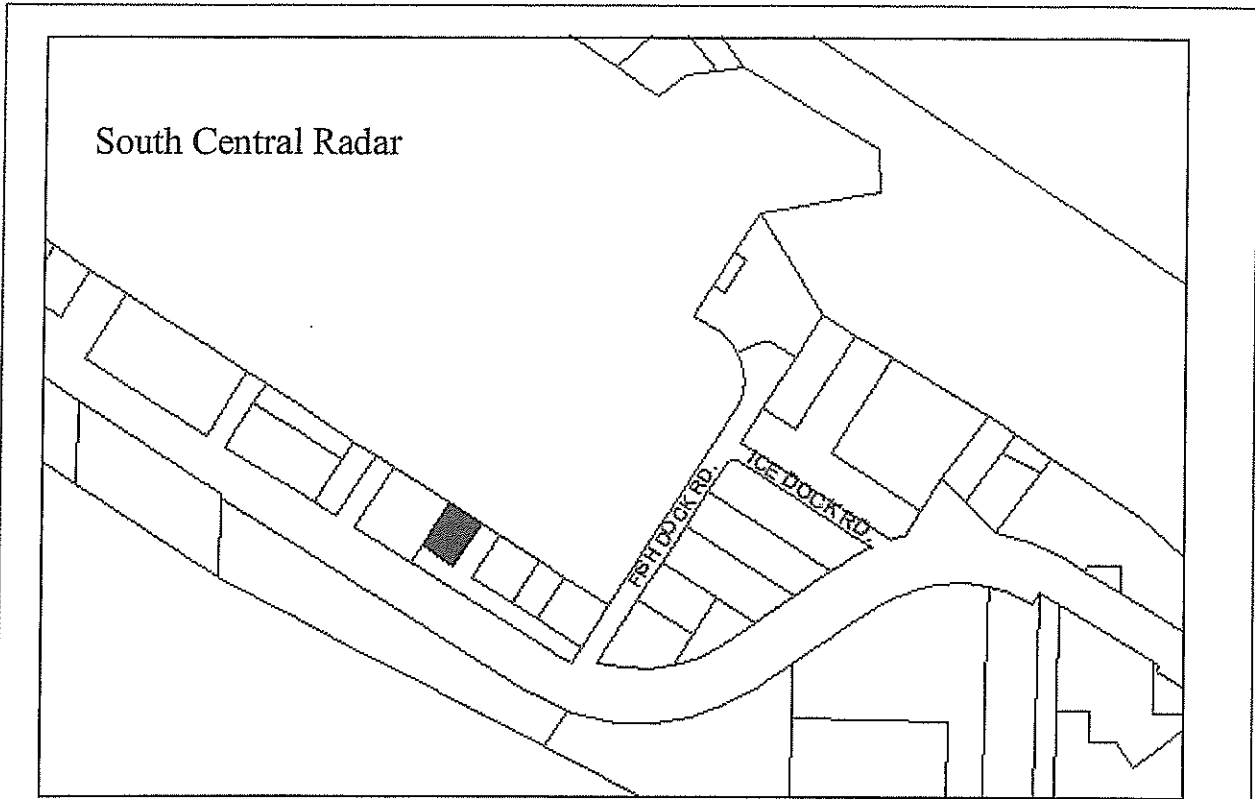
**Wetlands:** None

**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

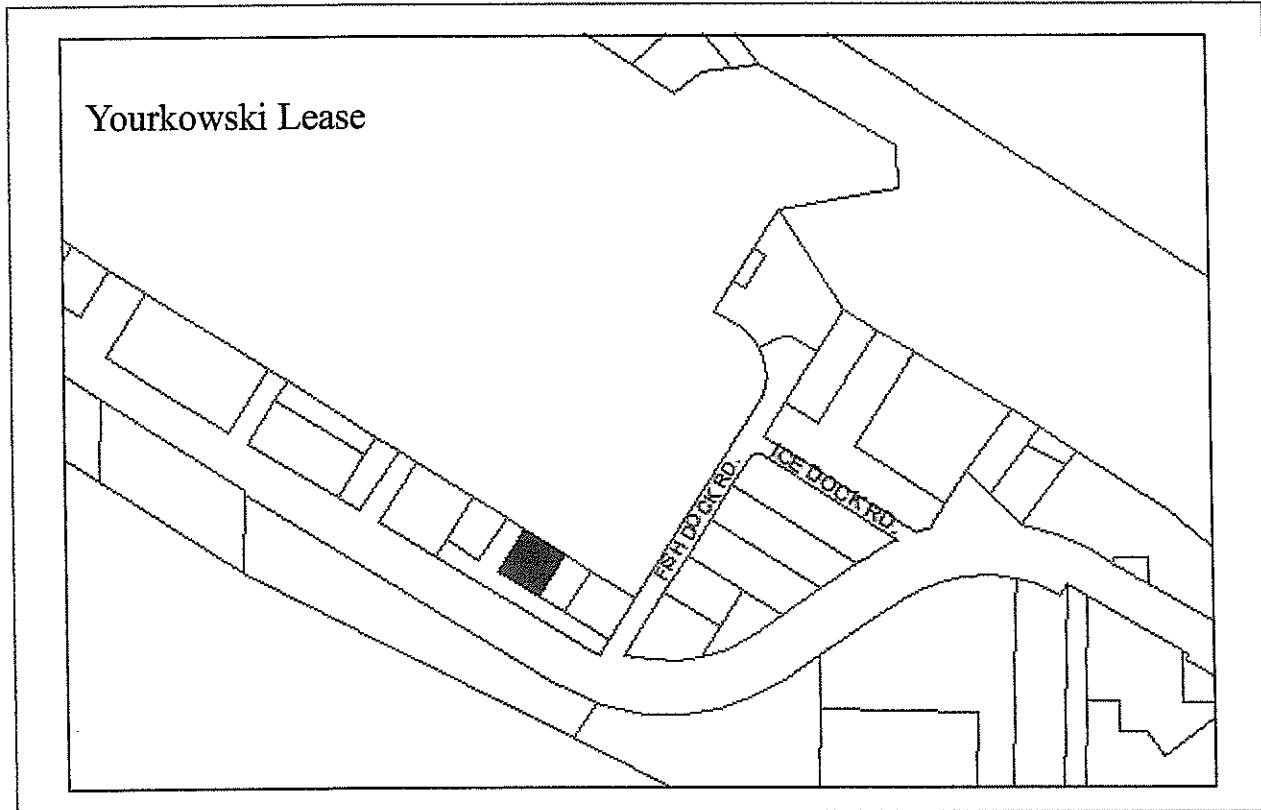
**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:** 4406 Homer Spit Road

**Leased to:** Mark & Laura Zeiset dba South Central Radar  
 Expiration: 11/1/2022, two additional 5 year renewal options

**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

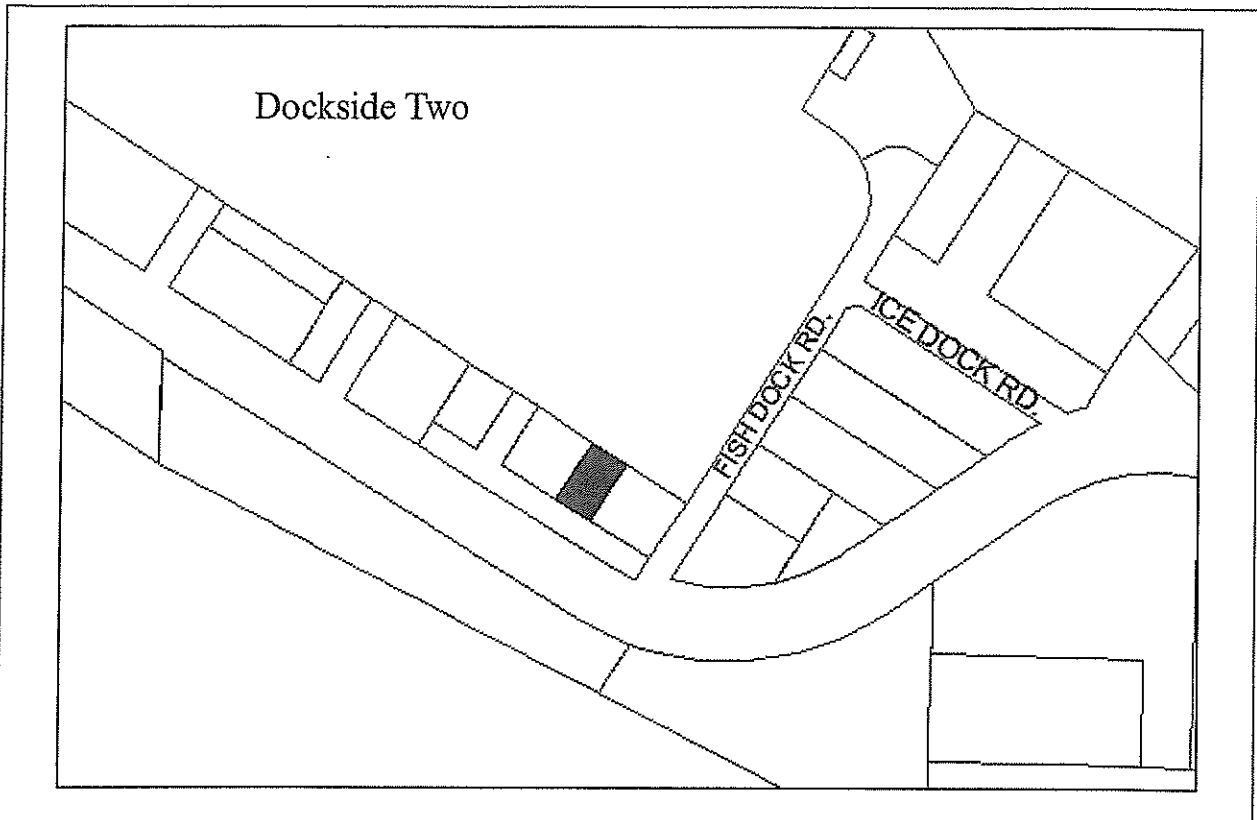
**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:** 4460 Homer Spit Road

**Leased to:** Mike Yourkowski  
 Lease Renewal Options: one 10 year renewal option.  
 Expiration: 11/30/15, plus renewal option.

**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

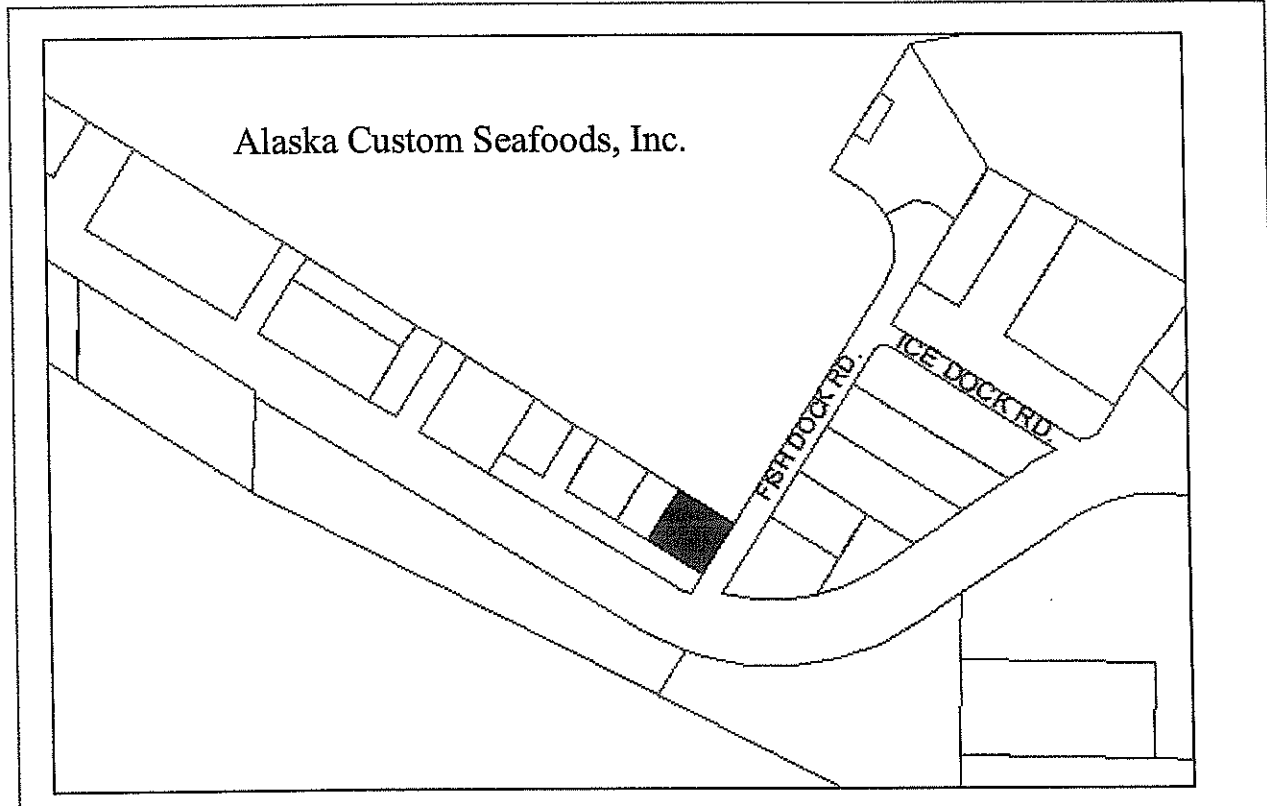
**Infrastructure:** Paved road, water and sewer.

**Address:** 4470 Homer Spit Road

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

**Finance Dept. Code:**



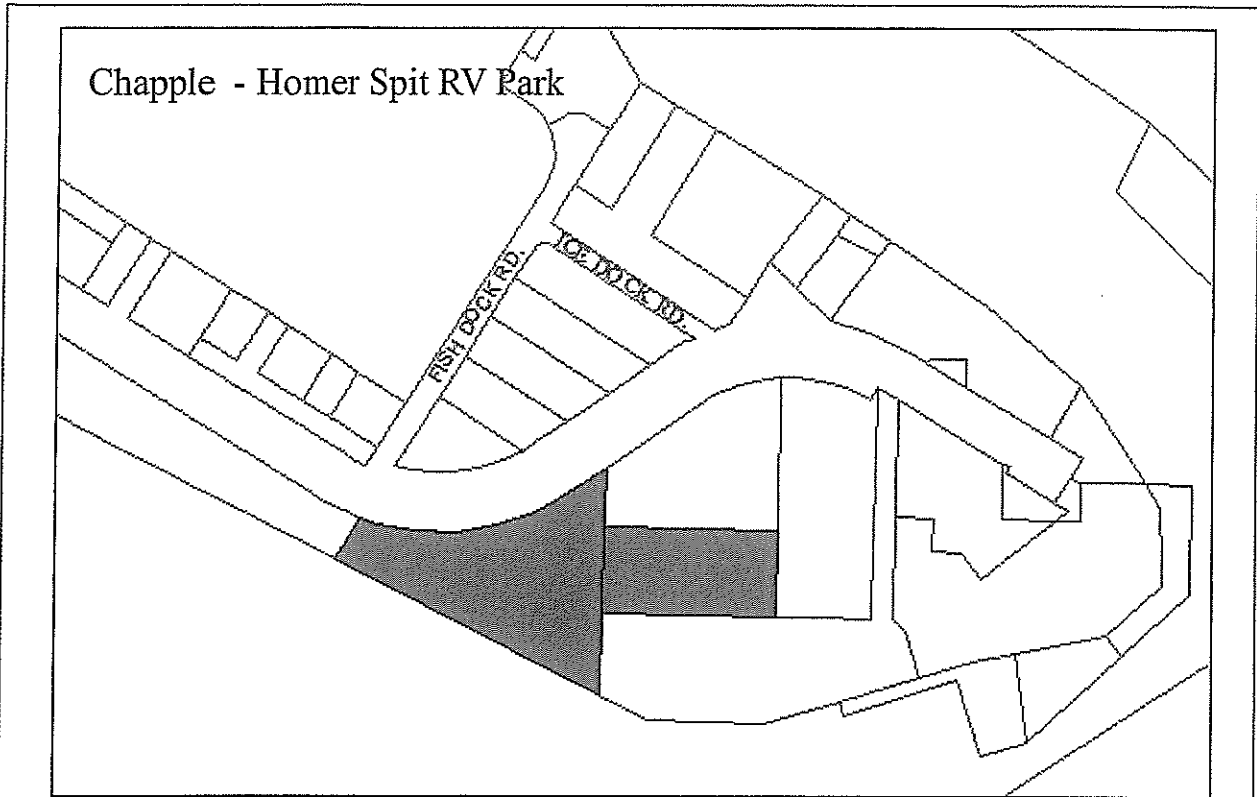


**Designated Use:** Leased land  
**Acquisition History:**

<b>Area:</b> 0.31 acres, or 13,383 sq ft	<b>Parcel Number:</b> 18103444
<b>2012 Assessed Value:</b> \$222,400 Land Value - \$102,400 Structure Value - \$120,000	
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 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

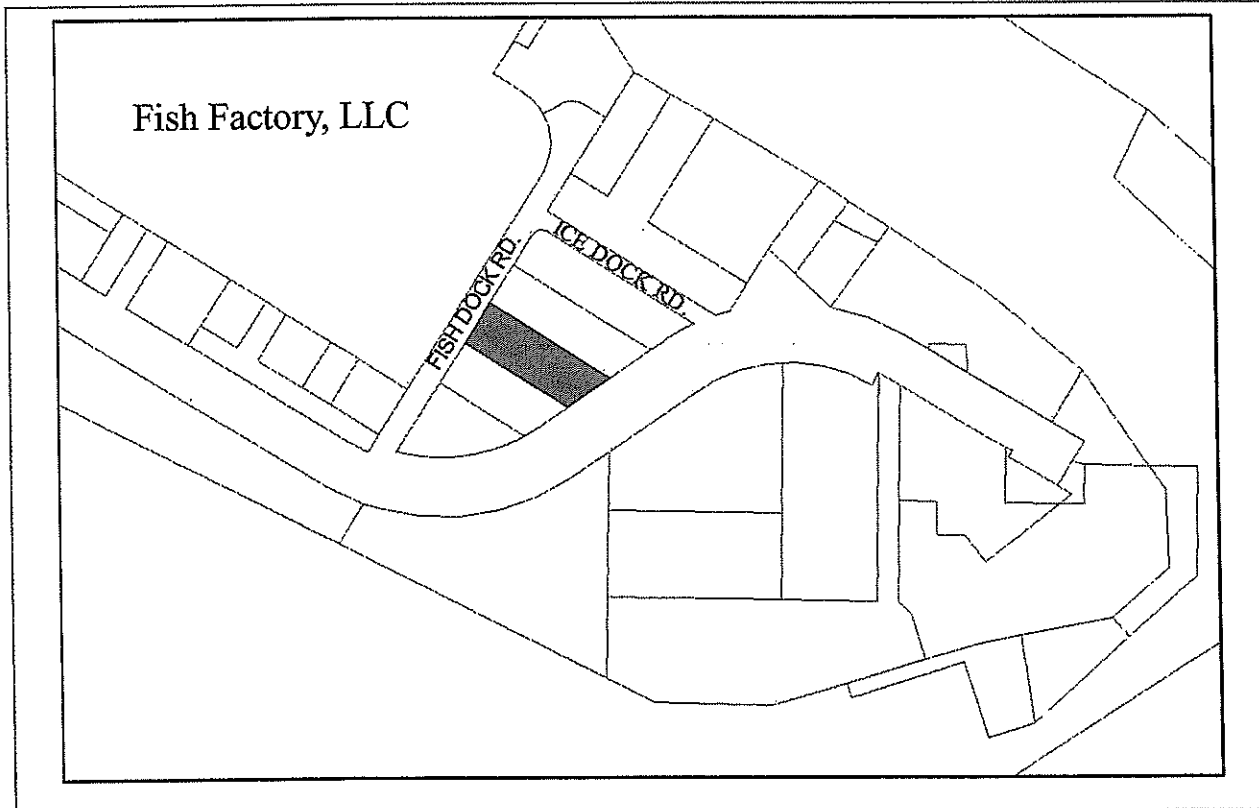
**Wetlands:** None

**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

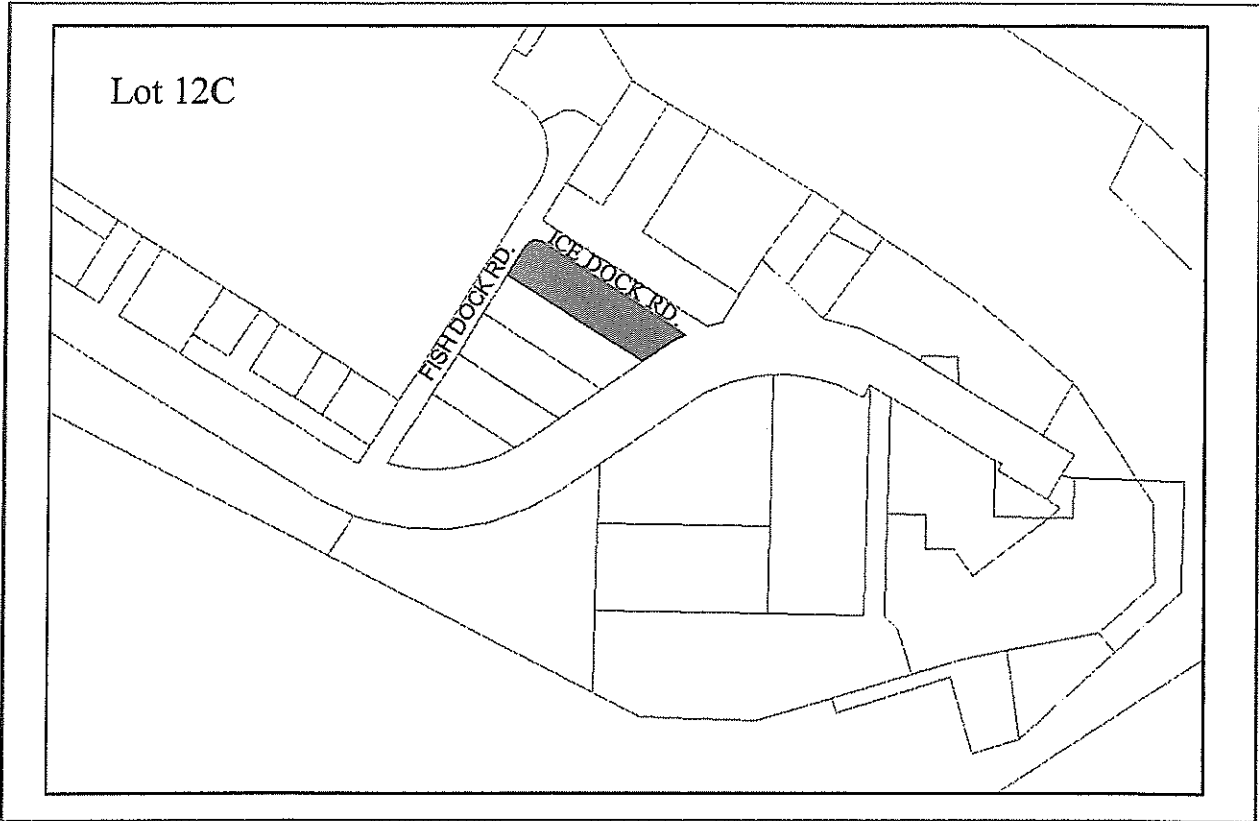
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

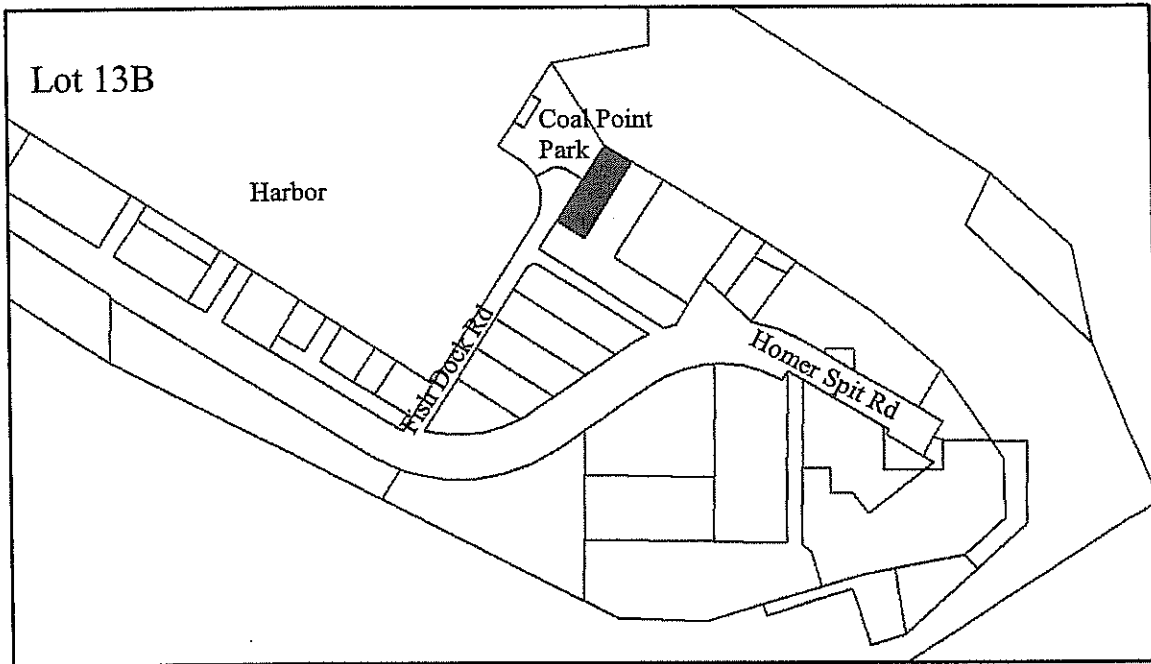
**Address:** 800 Fish Dock Road

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

**Finance Dept. Code:**



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



**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

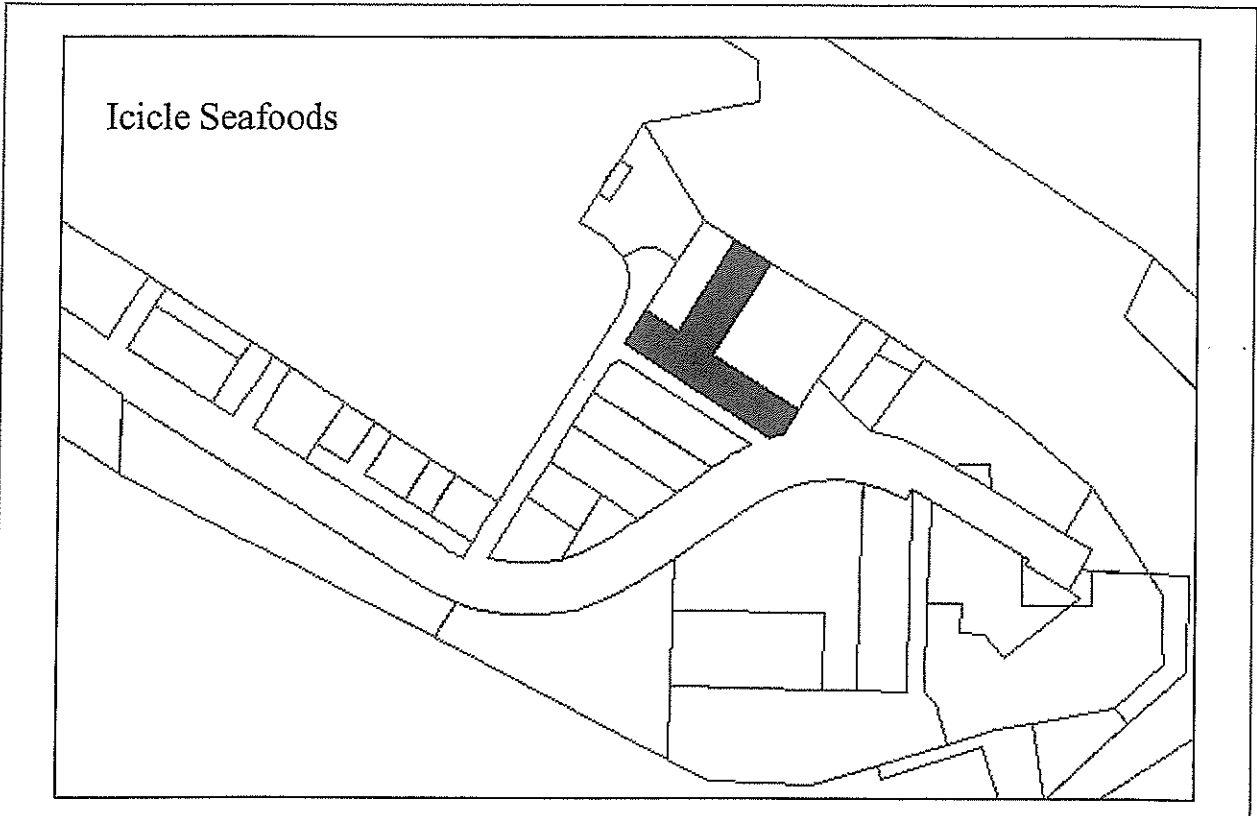
**Infrastructure:** Water, sewer, paved/gravel road access

**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

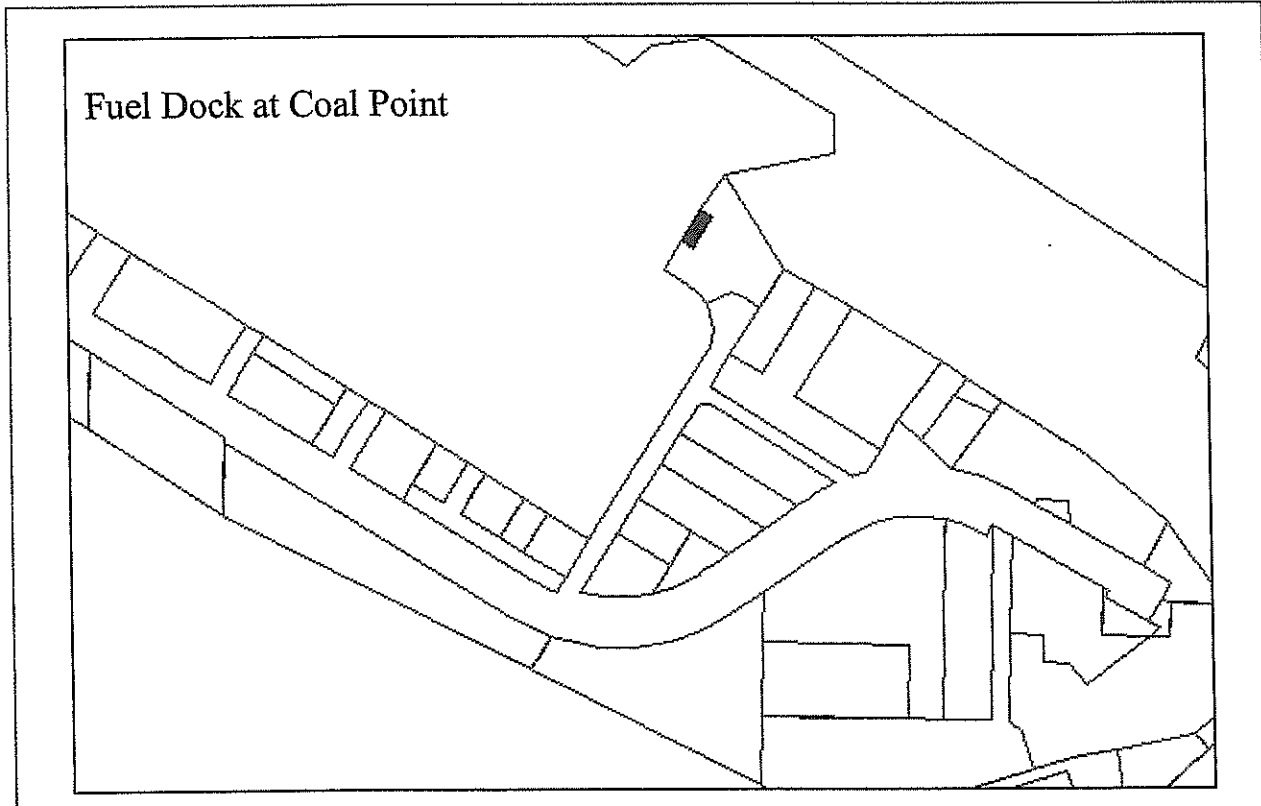
**Wetlands:** N/A

**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

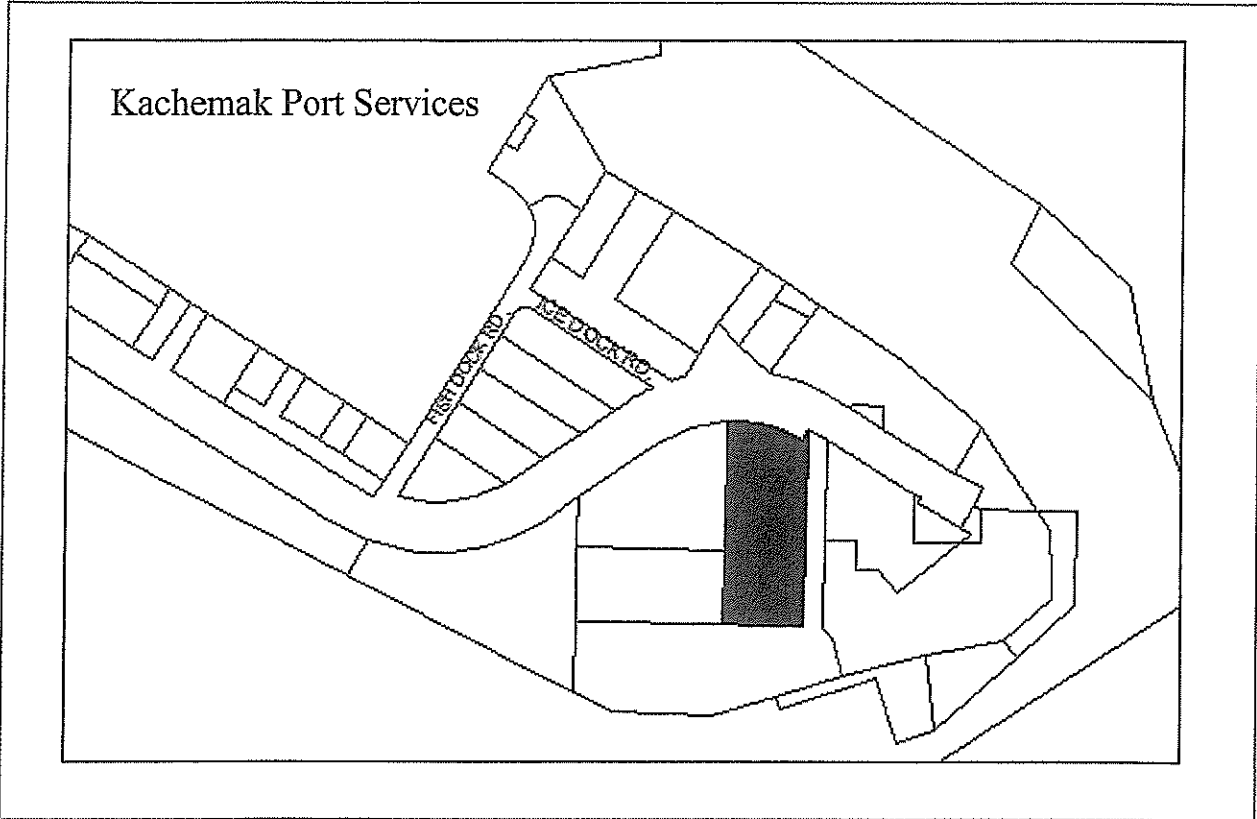
**Wetlands:** None

**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:**

<b>Area:</b> 2.23 acres (Lease is for a small portion of the lot)	<b>Parcel Number:</b> 18103404
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**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

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 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.

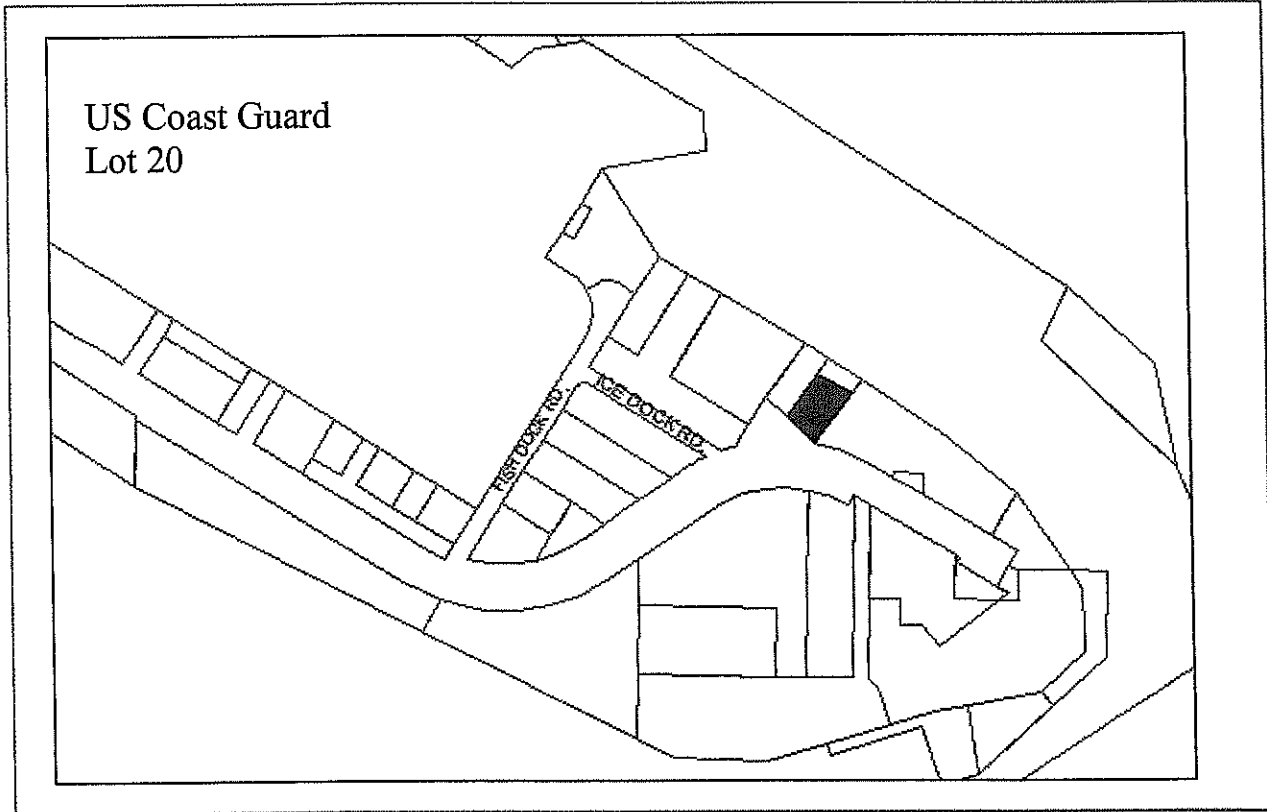
**ACS MACTel lease:** Expires 3/3/2014, with two additional one year options. (999 sq ft lease)

**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)

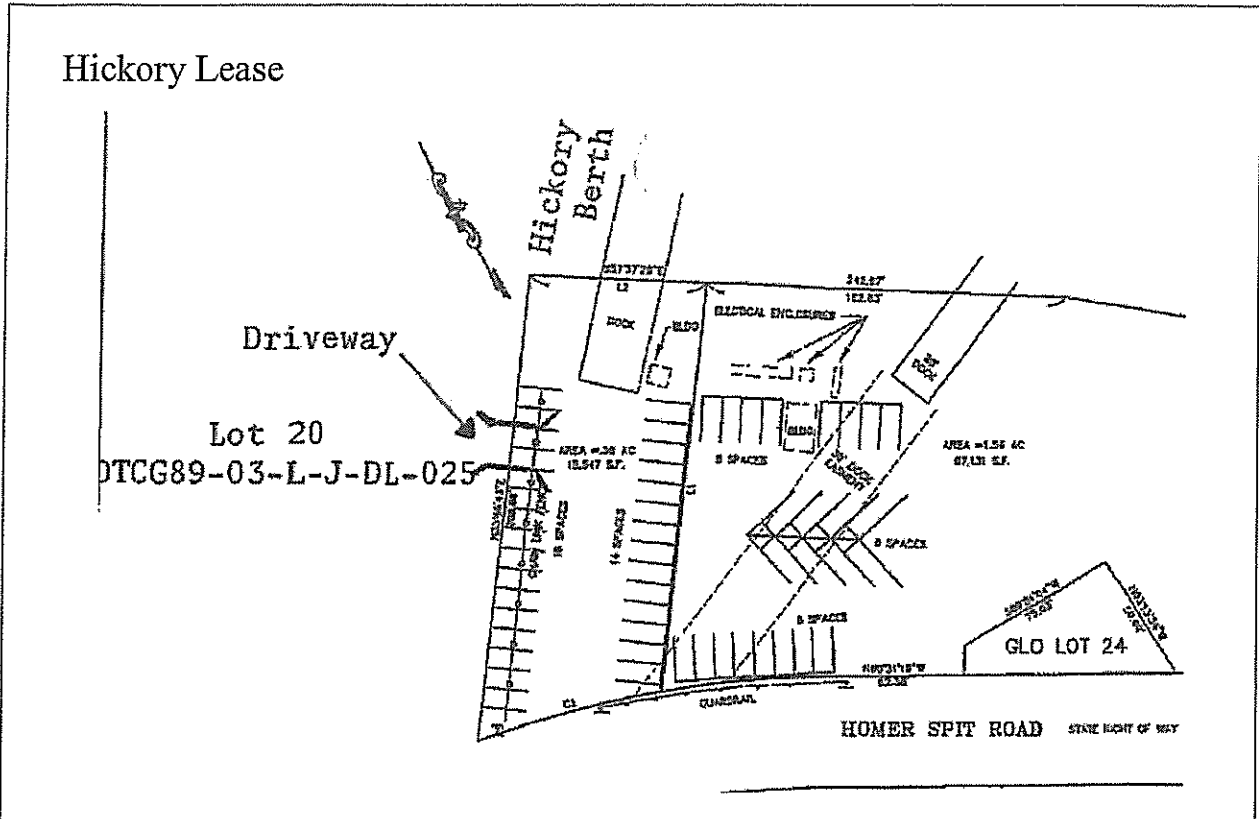
The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

**Finance Dept. Code:**





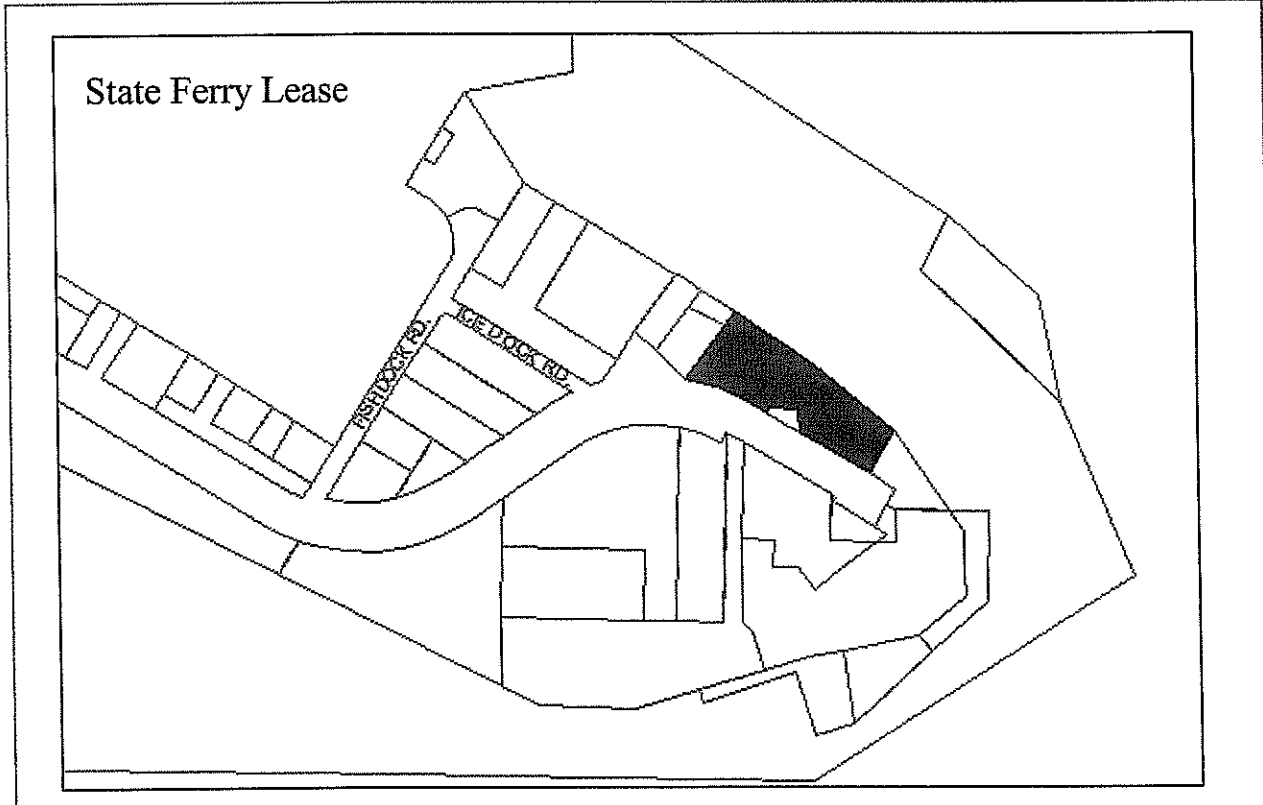
<b>Designated Use:</b> Lease	
<b>Acquisition History:</b>	
<b>Area:</b> 0.35 acres	<b>Parcel Number:</b> 18103445
<b>2012 Assessed Value:</b> \$112,800	
<b>Legal Description:</b> Portion of Government Lot 20	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved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



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:**

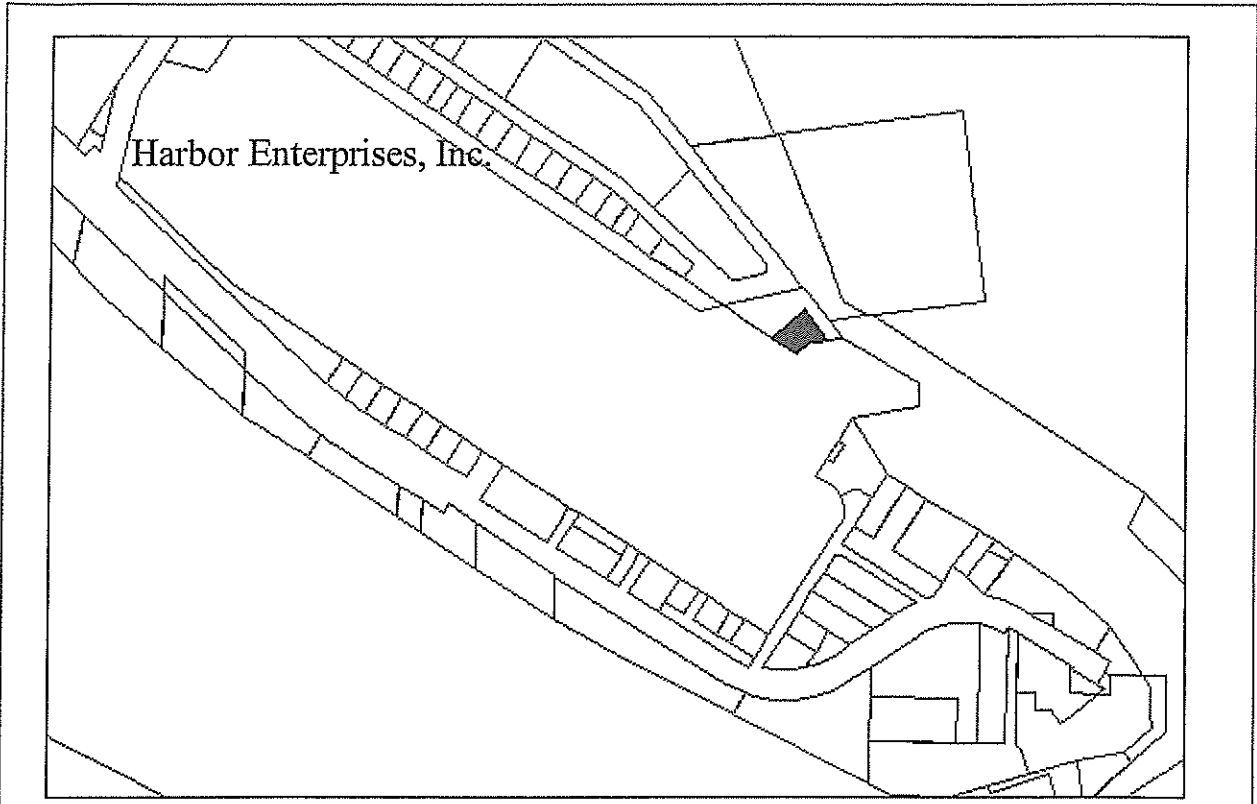


**Designated Use:** Ferry Terminal and Staging  
**Acquisition History:** Quitclaim Deed to KPPUDIST #1 2/18/64: Orig Cert filed between KPPUD and BLM for Harbor use for 25 years on 7/29/55.

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

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

**Finance Dept. Code:**

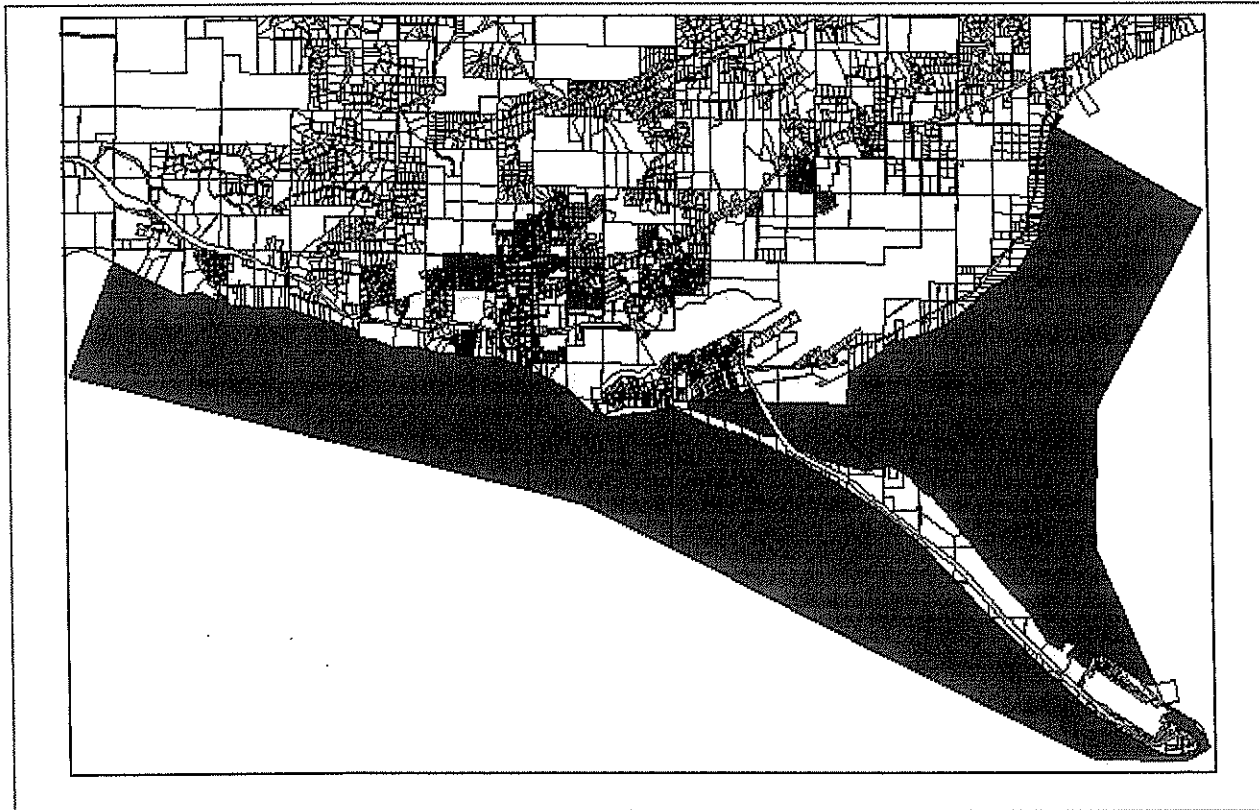


<b>Designated Use:</b> Leased Land (Fuel tanks for fuel dock)	
<b>Acquisition History:</b>	
<b>Area:</b> 20,000 sq ft (0.459 acres)	<b>Parcel Number:</b> 18103260
<b>2012 Assessed Value:</b> \$361,800 (Land: \$140,400 Structure: \$221,400)	
<b>Legal Description:</b> HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4607 Freight Dock Road
<p><b>Leased to:</b> Harbor Enterprises/Terminal Oil Sales                  Expiration: 12/1/2018 no options left.</p>	
<b>Finance Dept. Code:</b>	

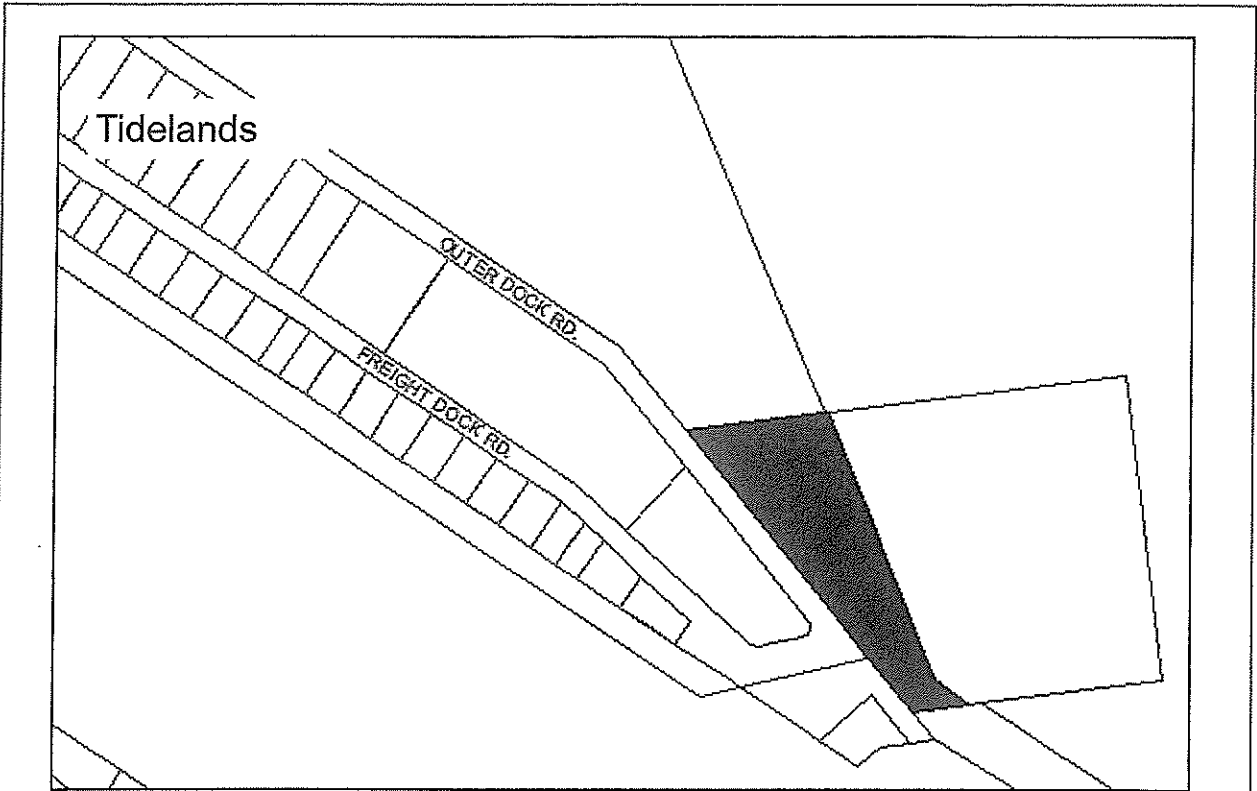


## Section C

Other City Lands  
Generally Undesignated



<b>Designated Use:</b> Tidelands	
<b>Acquisition History:</b>	
<b>Area:</b> 6,784 acres	<b>Parcel Number:</b> 18107001, 17728001, 17528001 1810125, 1810126
<b>2012 Assessed Value:</b> \$22,345,000	
<b>Legal Description:</b> Portions of ATS 612	
<b>Zoning:</b> Not zoned	<b>Wetlands:</b>
<p>17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$83,200 assessed value. Patent title 1977, 84-25 Annexed by City.</p> <p>17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 &amp; POR SEC 19 &amp; 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.</p> <p>18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 &amp; 14 &amp; 22 THRU 24 &amp; 26 THRU 28 &amp; 33 THRU 36 OF T06SR13W &amp; WITHIN SEC 1 &amp; 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA &amp; EXCE. 4753 acres. \$20,890,100, includes Pioneer Dock improvements</p> <p>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. <a href="http://www.whsrn.org/">http://www.whsrn.org/</a></p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Tidelands  
**Acquisition History:**

**Area:** 4.19 acres

**Parcel Number:** 18103213

**2009 Assessed Value:** \$800,800

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

**Zoning:** Not zoned

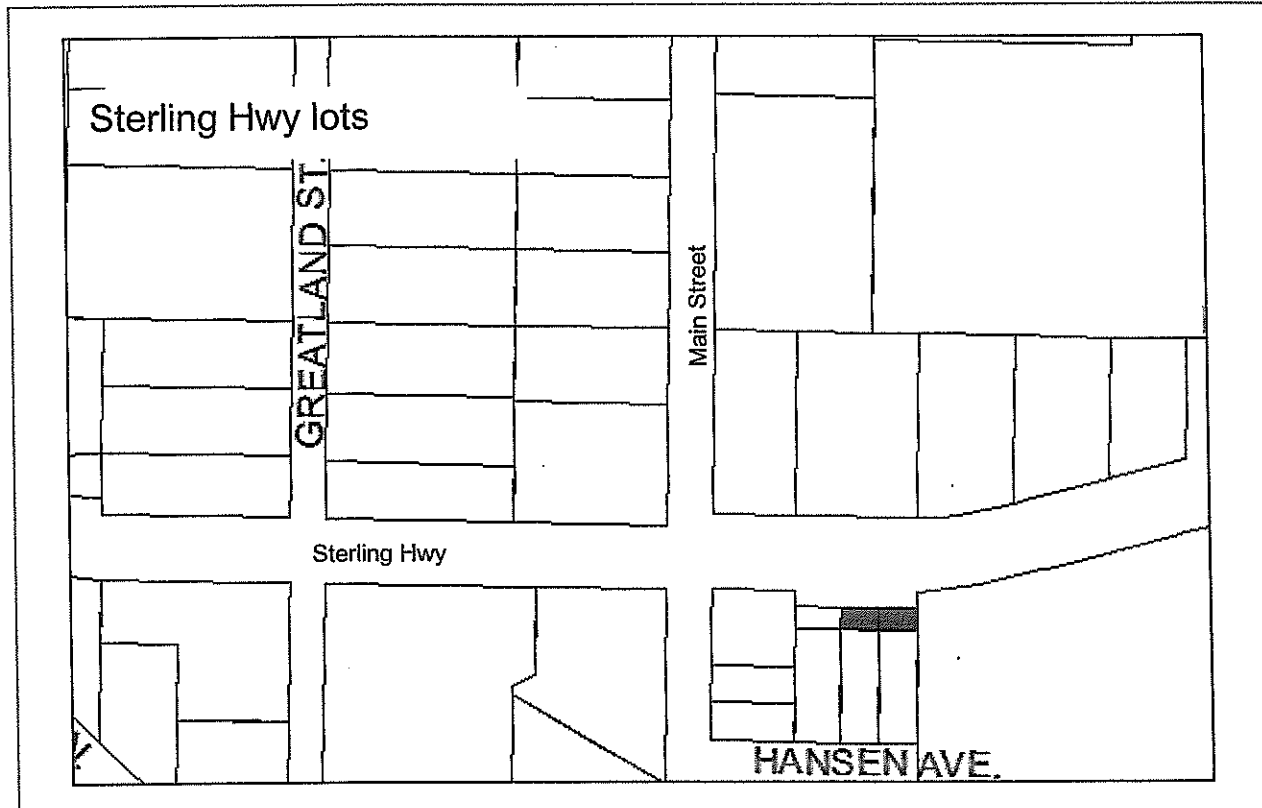
**Wetlands:** Tidelands

**Infrastructure:**

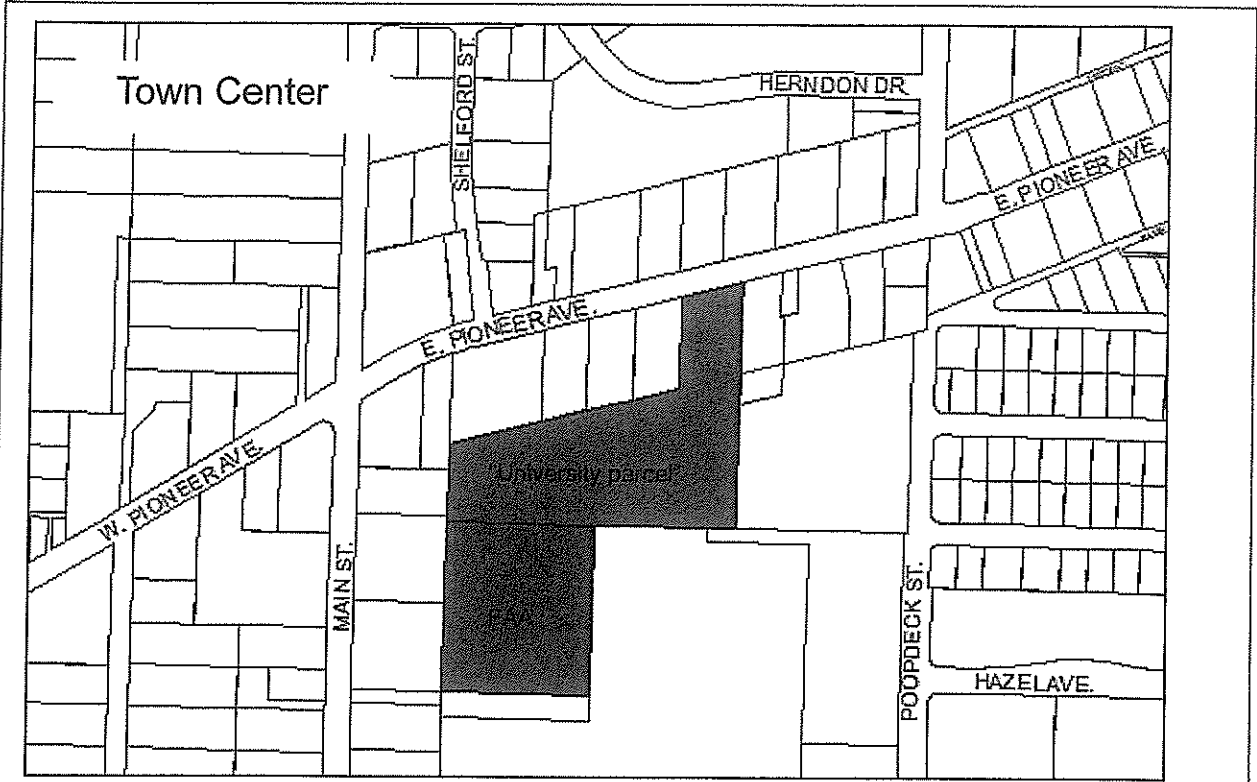
Includes part of the causeway for the deep water dock. Lease agreement for deep water dock land, B192 p648 \$830/yr ADL 224560 55 year lease, July 1989– July 2044

**Finance Dept. Code:**





<b>Designated Use:</b> Undesignated	
<b>Acquisition History:</b> Detling Deed 6/10/82	
<b>Area:</b> 0.03 acres each. Total of 2,613 sq ft	<b>Parcel Number:</b> 177154 02, 03
<b>2009 Assessed Value:</b> \$1,400	
<b>Legal Description:</b> 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*	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Possibly. Lots are steep.
<b>Infrastructure:</b> Paved Road and sidewalk	
<b>Notes:</b> Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.	
<b>Finance Dept. Code:</b>	



**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

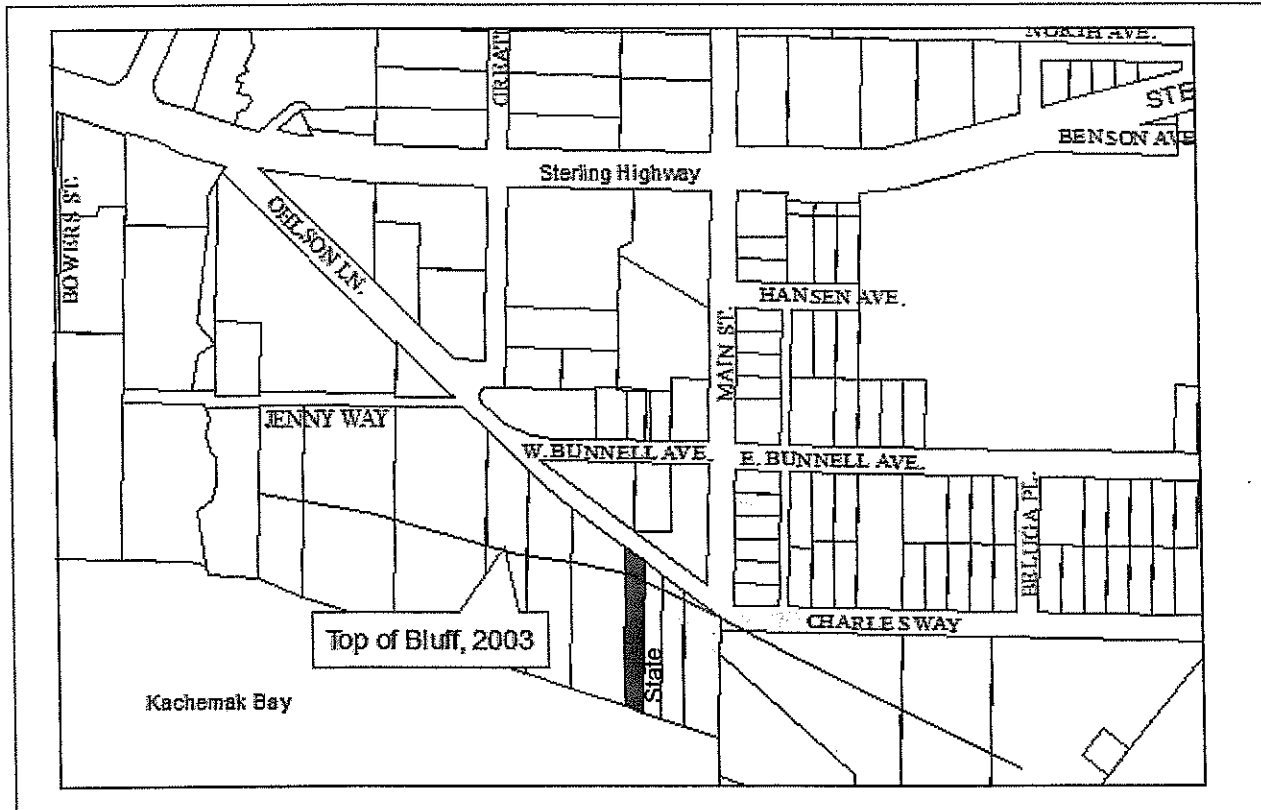
**Legal Description:** Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

**Zoning:** Central Business District

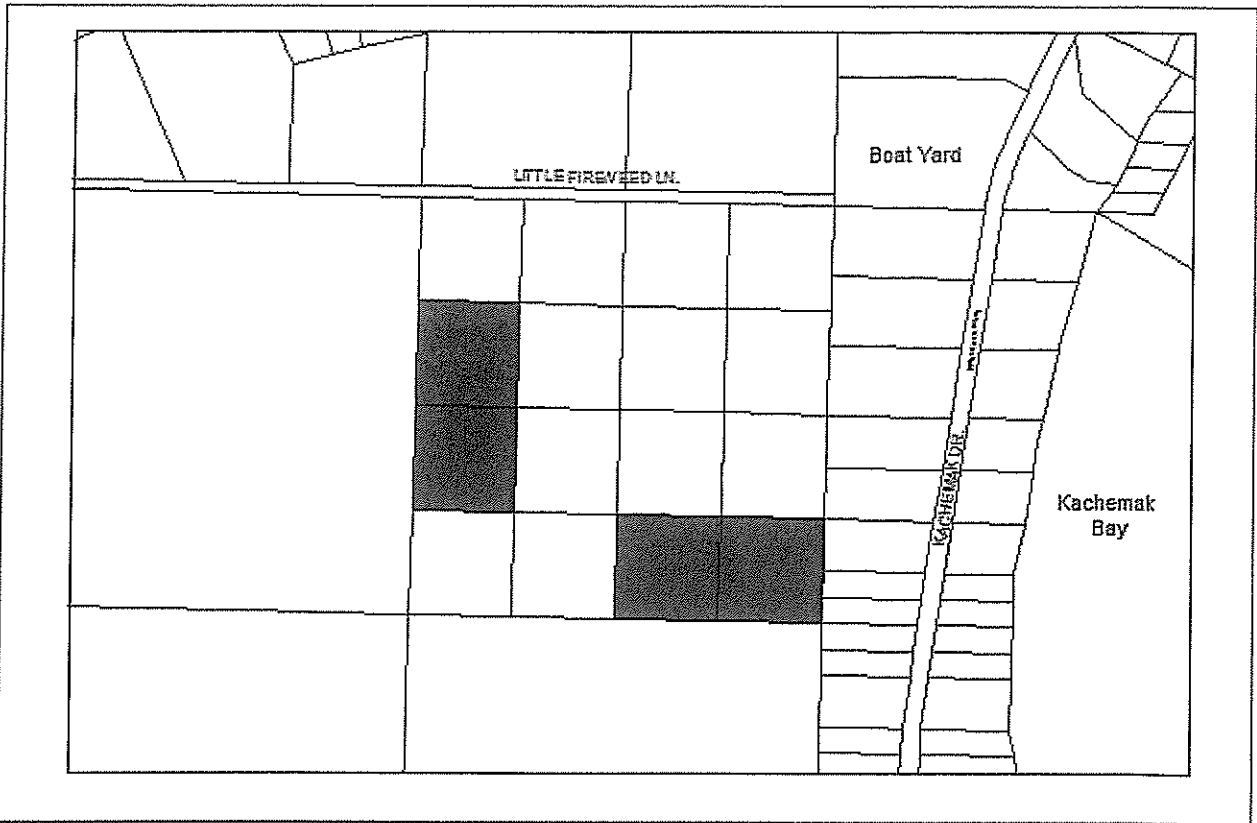
**Wetlands:** City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

**Infrastructure:** Must be built as land is developed.

**Finance Dept. Code:**



<b>Designated Use:</b> Undesignated	
<b>Acquisition History:</b> Donated by Herrick, Resolution 90-7	
<b>Area:</b> 0.32 acres	<b>Parcel Number:</b> 17520009
<b>2009 Assessed Value:</b> \$27,500	
<b>Legal Description:</b> HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> None. Bluff property.
<b>Infrastructure:</b> Gravel Road access, no water or sewer	
<b>Notes:</b>	
<b>Finance Dept. Code:</b> 392.0008	



**Designated Use:** Undesignated  
**Acquisition History:** The western lots were granted by State Patent.

<b>Area:</b> 10 acres total. Each lot is 2.5 acres.	<b>Parcel Number:</b> 179080 09,15,25,26
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**2009 Assessed Value:** Each lot: \$20,400. Total: \$81,600

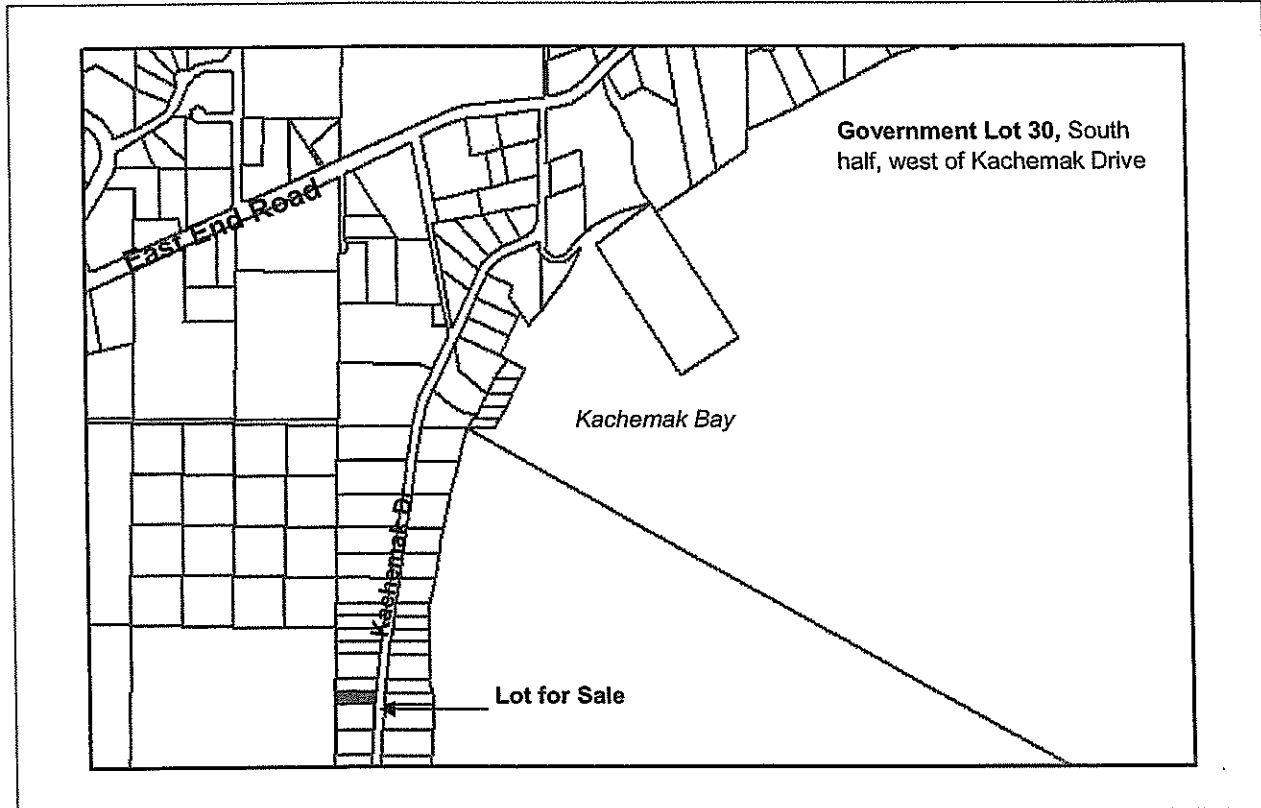
**Legal Description:** Government Lots 10, 21, 24, 25, HM T06S R13W S14

<b>Zoning:</b> General Commercial 2	<b>Wetlands:</b> Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.
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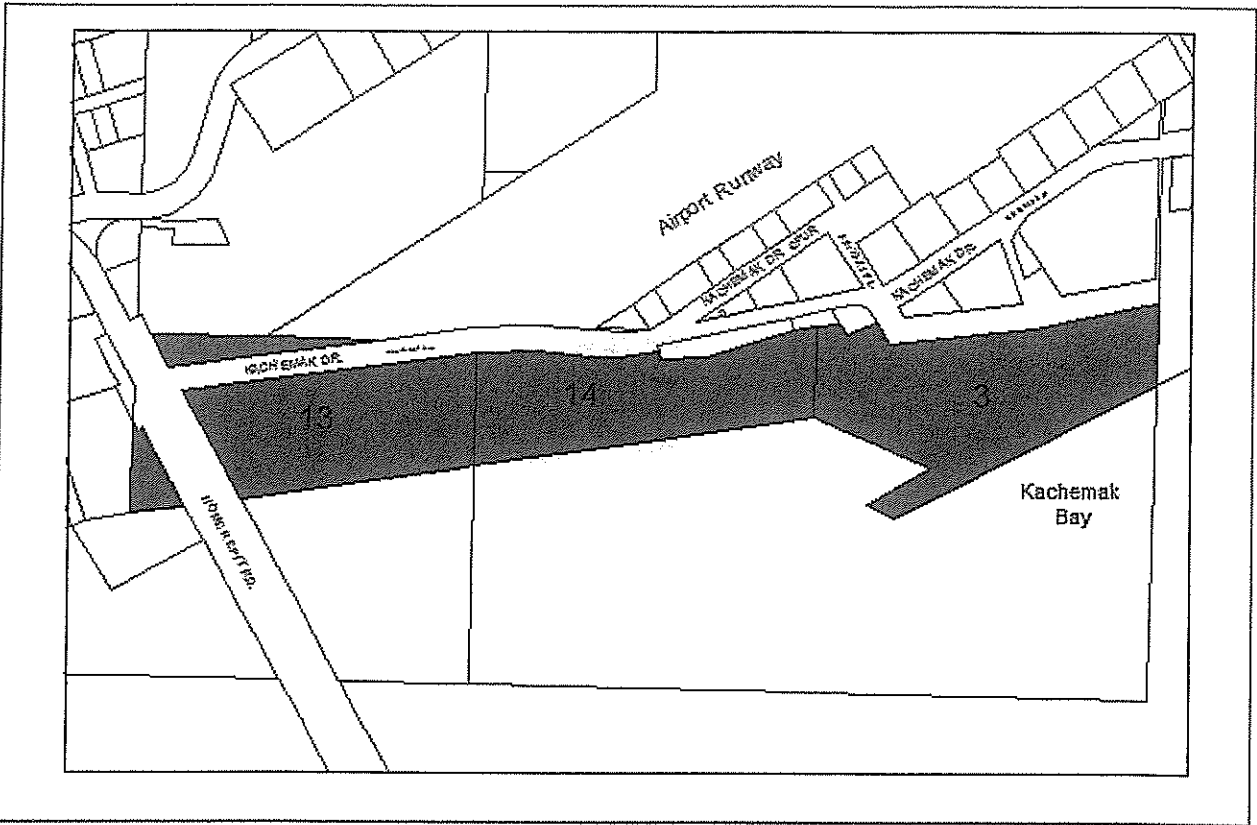
**Infrastructure:** No infrastructure currently available.

**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:**



<b>Designated Use:</b> Sell (Resolution 2011-37(A))	
<b>Acquisition History:</b> Tax foreclosure, Ord 2010-24(S)	
<b>Area:</b> 0.49 acres	<b>Parcel Number:</b> 17908050
<b>2009 Assessed Value:</b> \$2,300	
<b>Legal Description:</b> South half of Government Lot 30 Lying West of Kachemak Drive	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Will require wetland permit for development
<b>Infrastructure:</b> Paved road, power lines. Part of Phase II Kachemak Drive Water and Sewer LID.	
<b>Notes:</b> Acquired from the Kenai Peninsula Borough through tax foreclosure. Parcel is wetlands.	
<b>Finance Dept. Code:</b>	



**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

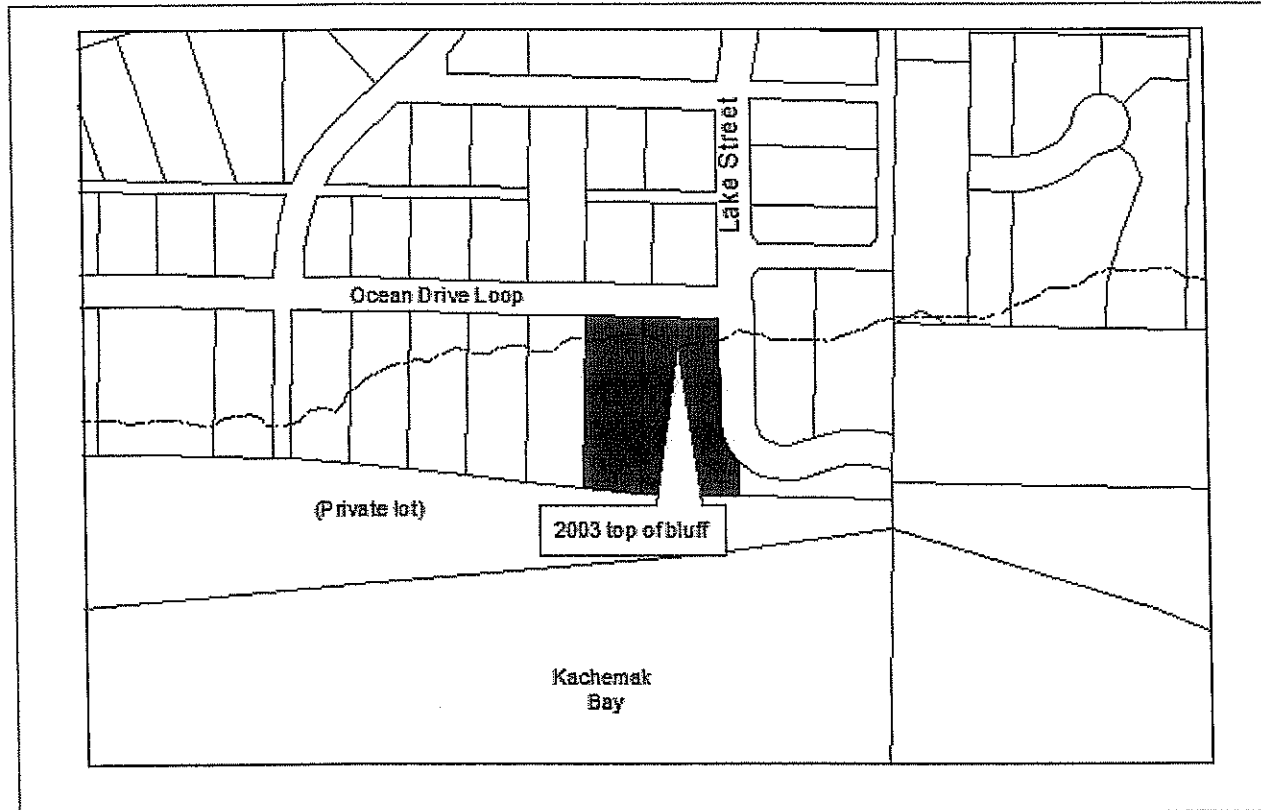
**Wetlands:** Coastal wetlands and critical habitat. Flood Hazard area.

**Infrastructure:** Water, sewer and paved road access

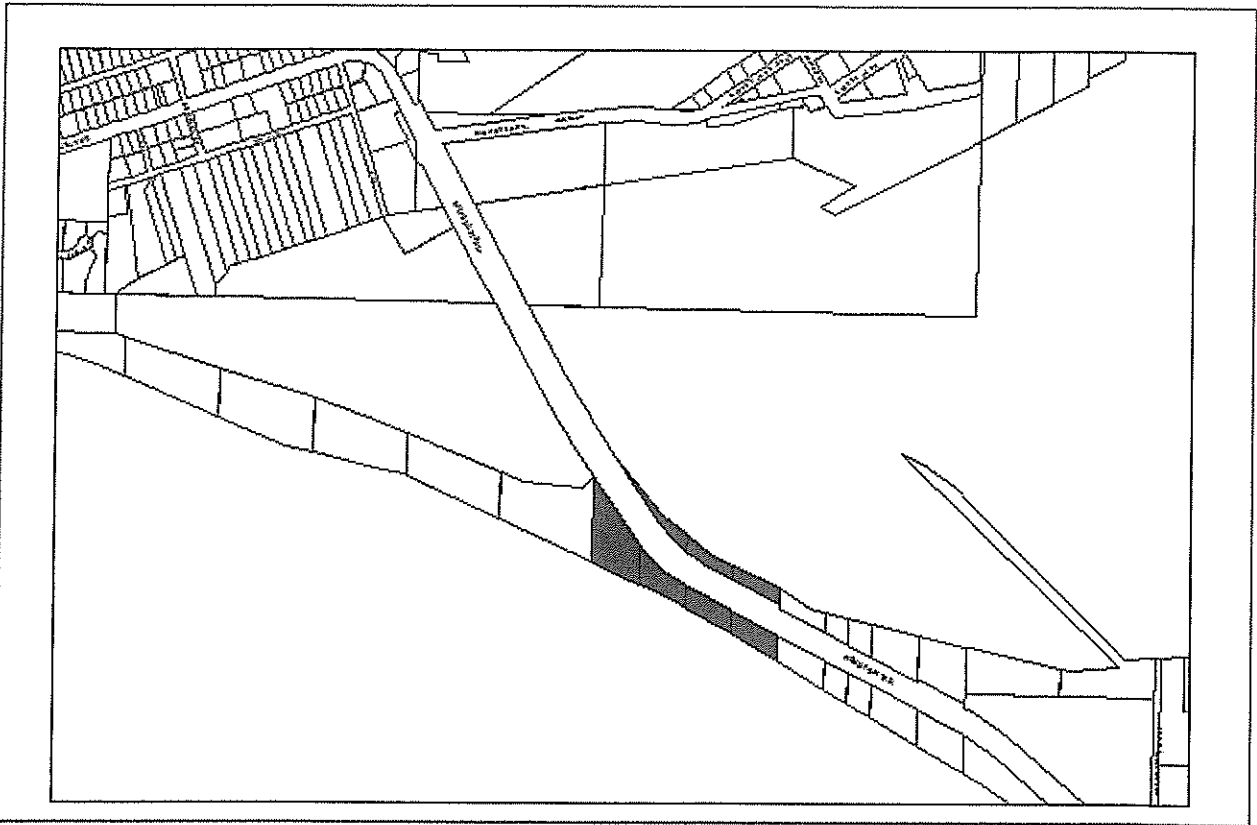
**Notes:** 2009, Lot 13: the Spit trailhead parking was expanded.

See also section E page 25.

**Finance Dept. Code:**



<b>Designated Use:</b> Sell (Resolution 2009-33)	
<b>Acquisition History:</b> Tax foreclosure (seawall) KPB Ord 02-41	
<b>Area:</b> 1.66 acres	<b>Parcel Number:</b> 177174-06, 07
<b>2009 Assessed Value:</b> \$51,500 (combined value)	
<b>Legal Description:</b> Lot 43 and 44, Oscar Munson Subdivision	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Most of these lots are tidal and critical habitat.
<b>Infrastructure:</b> Gravel road, water and sewer, seawall.	
<p><b>Notes:</b> 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.</p> <p>Resolution 2009-33: Sell Lots 43 and 44 Oscar Munson Subdivision.</p> <p>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.</p>	
<b>Finance Dept. Code:</b>	



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

<b>Area:</b> 10.96 acres	<b>Parcel Number:</b> 18101 08-14
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**2009 Assessed Value:** \$104,300

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

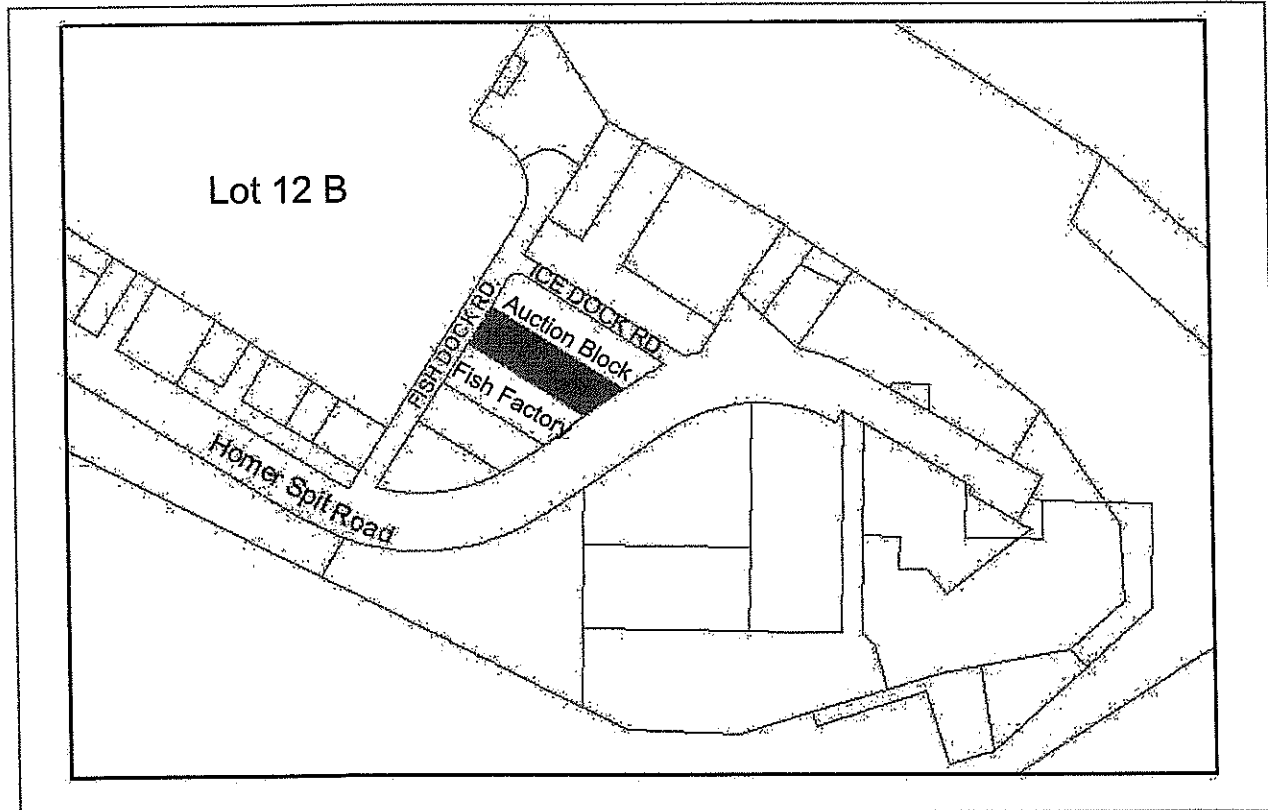
<b>Zoning:</b> N of Homer Spit Rd: Marine Industrial. S of road, Open Space Recreation	<b>Wetlands:</b> Tidal
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**Infrastructure:** Paved road, Homer Spit Trail

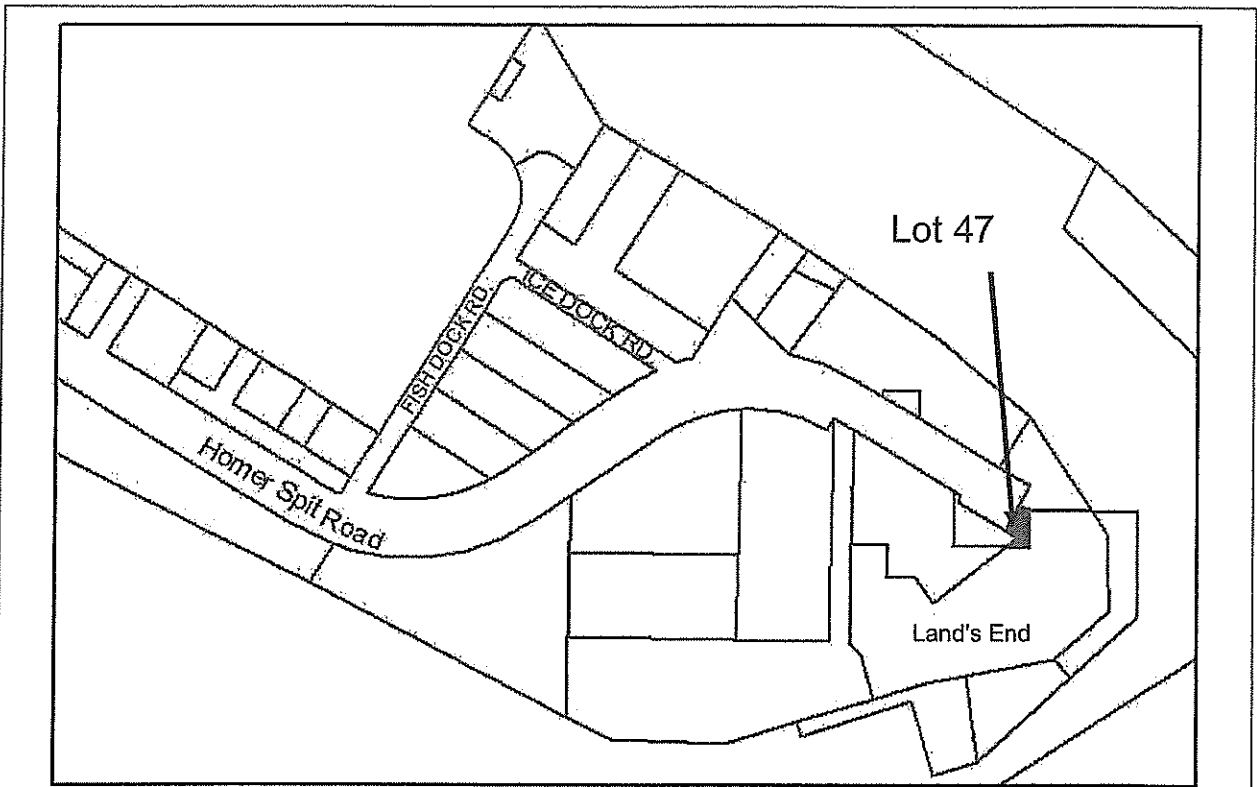
**Notes:** Previous land allocation plan records show this property was an EVOS purchase and was to be placed into a conservation easement. However, this was never completed as far as staff can research, while the easements on the other EVOS properties were completed in 1998. These properties need further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

**Finance Dept. Code:**





<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.68 acres	<b>Parcel Number:</b> 18103451
<b>2009 Assessed Value:</b> \$265,300	
<b>Legal Description:</b> City of Homer Port Industrial Subdivision No 4 Lot 12-B	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<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>	
<b>Finance Dept. Code:</b>	



**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

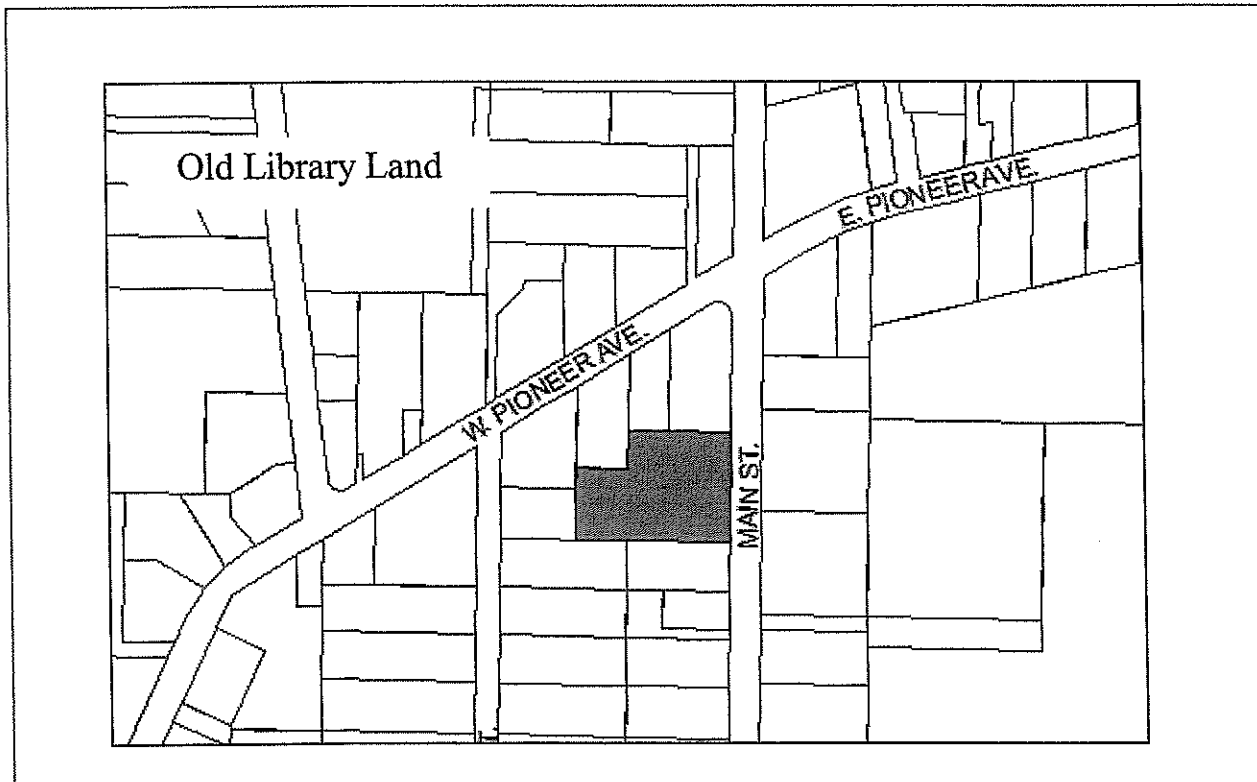
**Infrastructure:** Paved road, sewer through lot

**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)

<b>Area:</b> 1.31 acres	<b>Parcel Number:</b> 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

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Drainage and wetlands may be present
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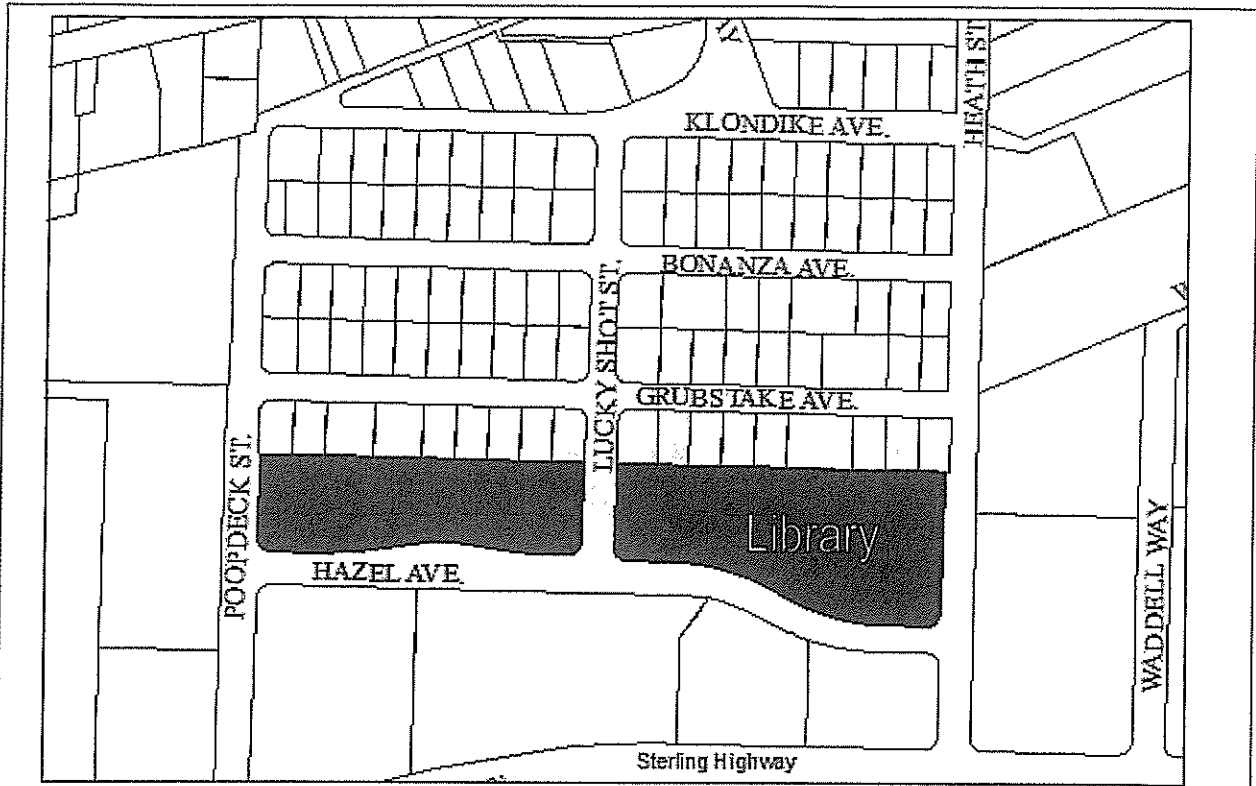
**Infrastructure:** Paved road, water, sewer

**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

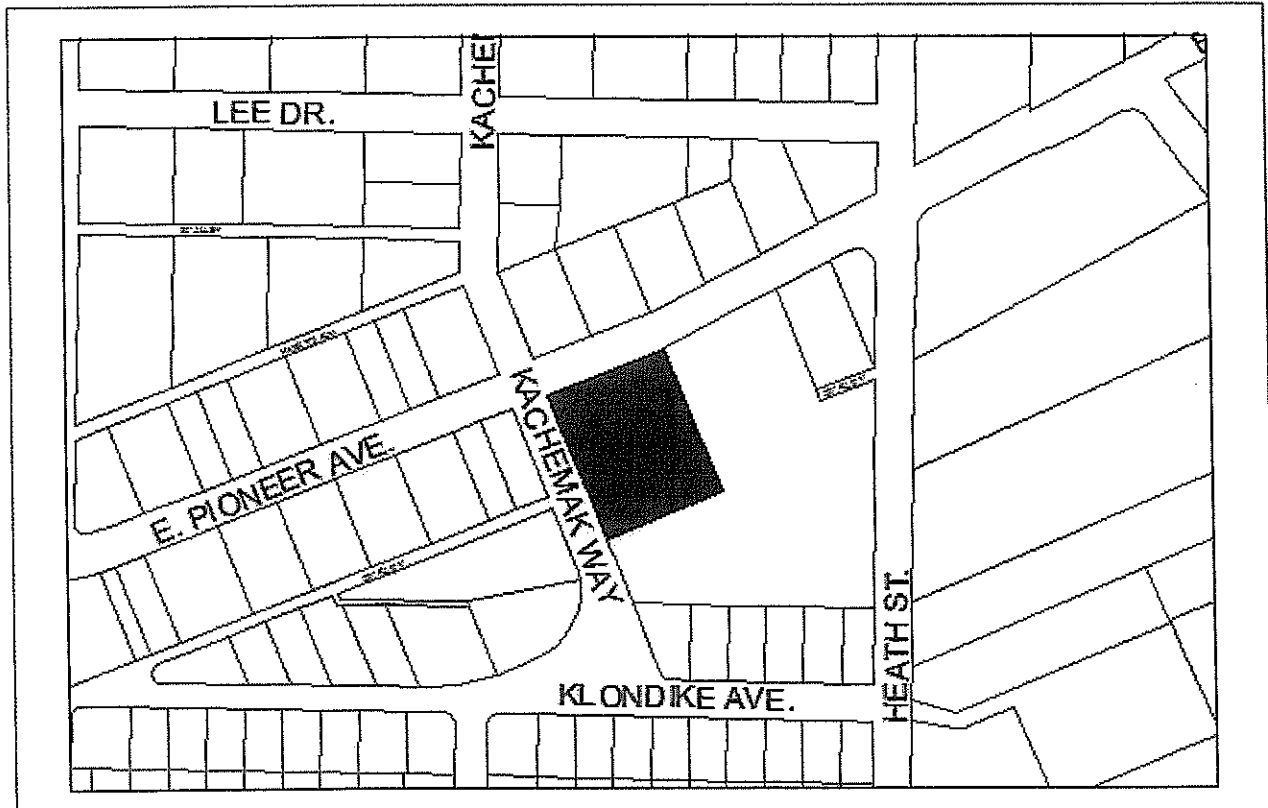
**Zoning:** Central Business District

**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

<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 17720408
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**2009 Assessed Value:**\$1,082,100 (Land 172,300 Structure 909,800)

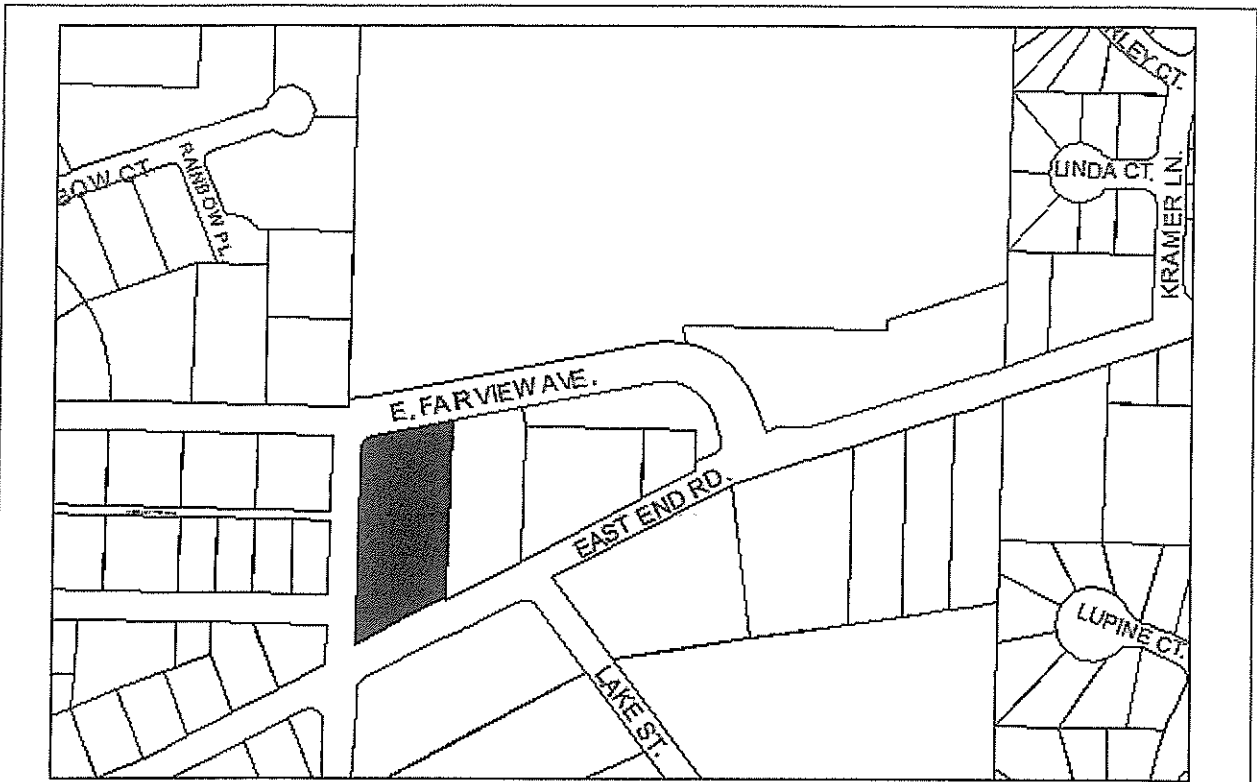
**Legal Description:** HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> None
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**Infrastructure:** Paved road access, water and sewer.

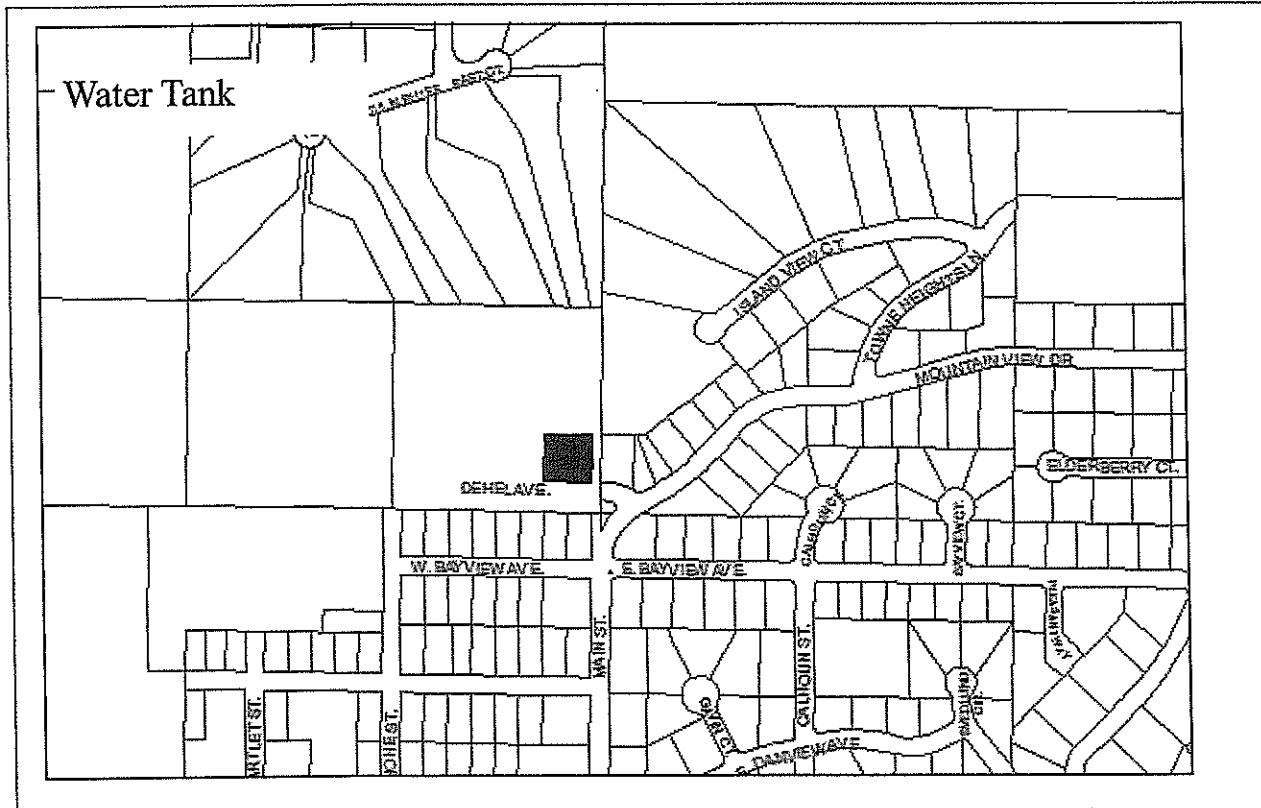
**Notes:** New addition and remodel 2011/12. Lower parking area paved.

**Finance Dept. Code:**



<b>Designated Use:</b> Police and fire stations	
<b>Acquisition History:</b> Straub Warr Deed 4/74, partial purchase Straub 4/5/74	
<b>Area:</b> 1.57 acres	<b>Parcel Number:</b> 17702057
<b>2009 Assessed Value:</b> \$2,054,700 ( Land: \$208,000 Structure: \$1,846,700)	
<b>Legal Description:</b> HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, Sewer, Paved access	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	





**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

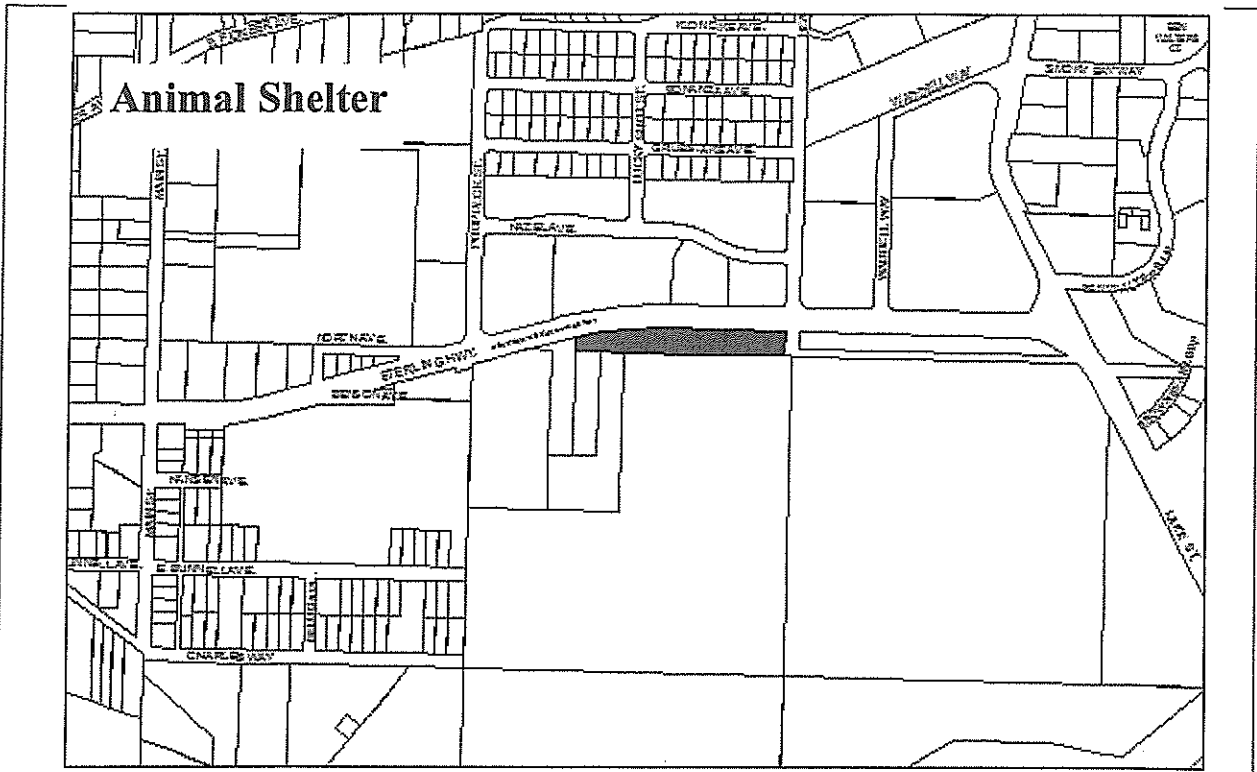
**Zoning:** Rural Residential

**Wetlands:** Possible drainage through site

**Infrastructure:** N/A

**Notes:**

**Finance Dept. Code:**



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

<b>Area:</b> 1.85 acres	<b>Parcel Number:</b> 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

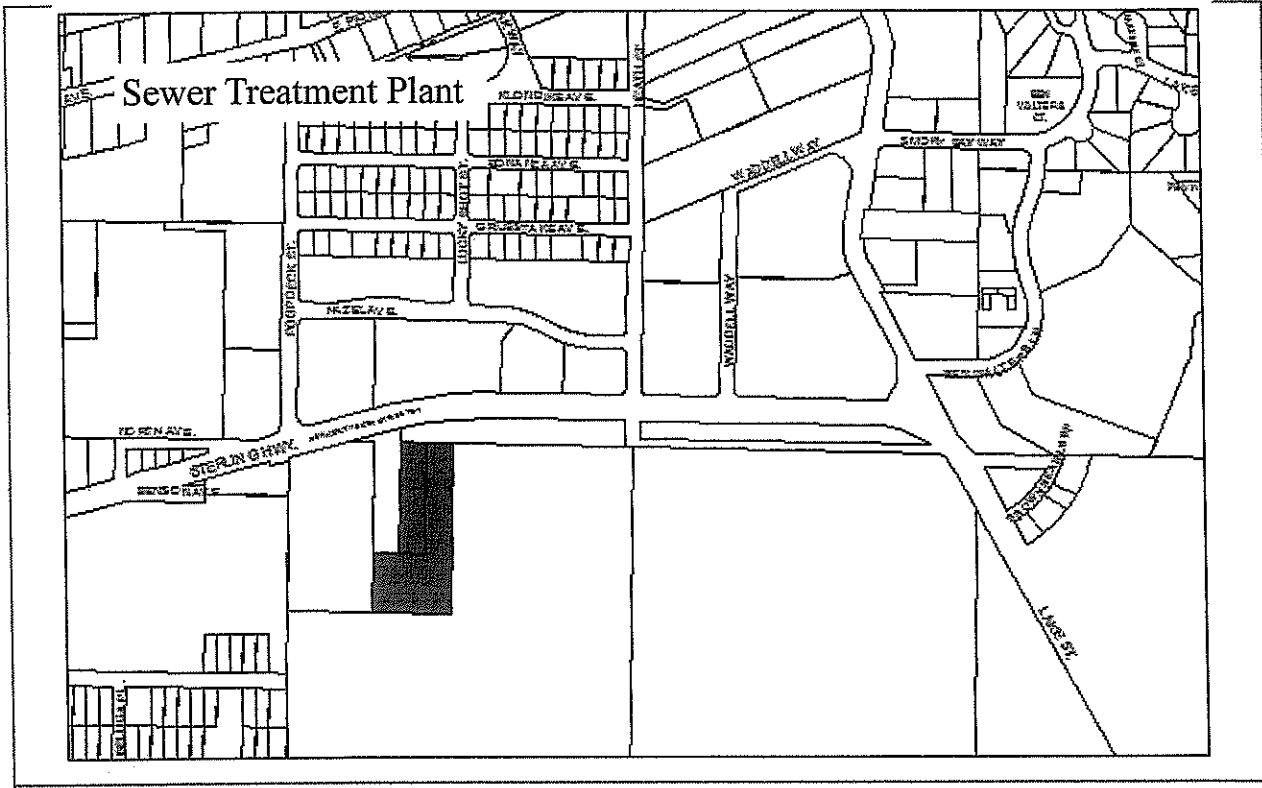
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
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**Infrastructure:** Water, Sewer, gravel access via Public Works

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

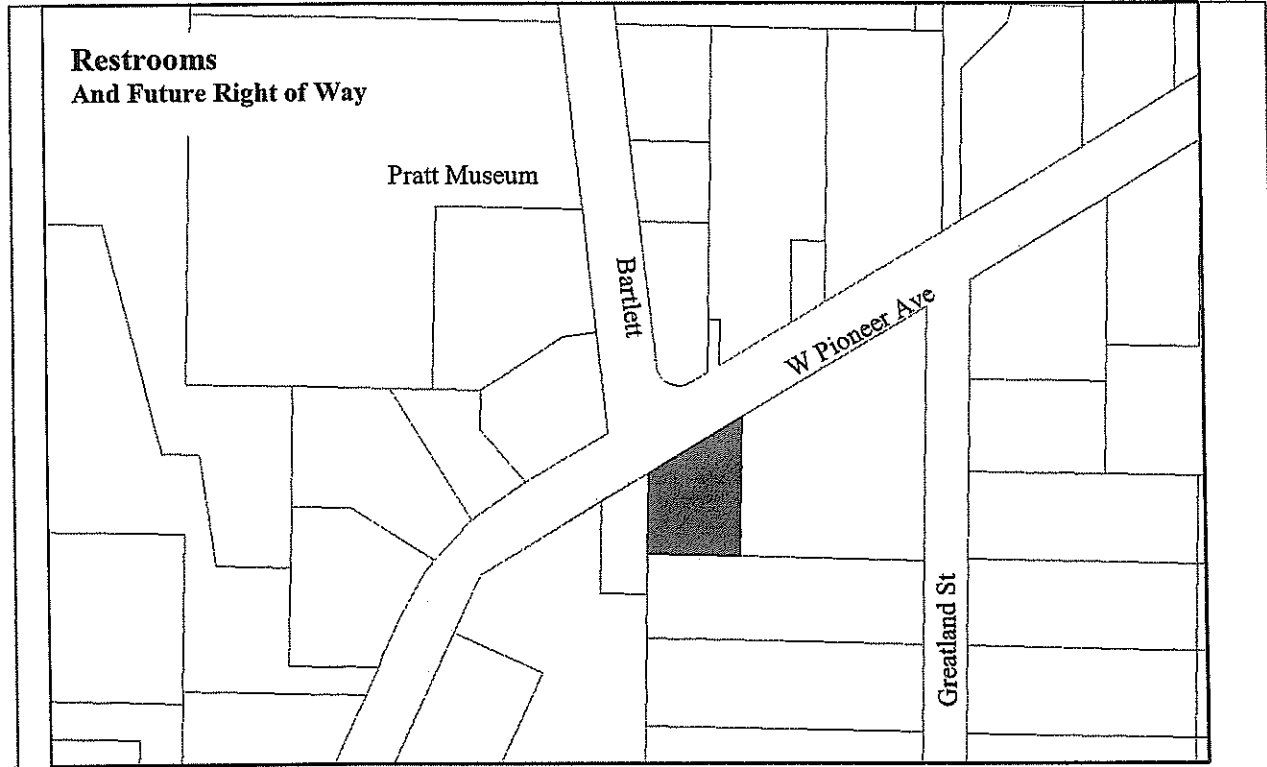
Constructed in 2004. 3,828 sq feet.

**Finance Dept. Code:**

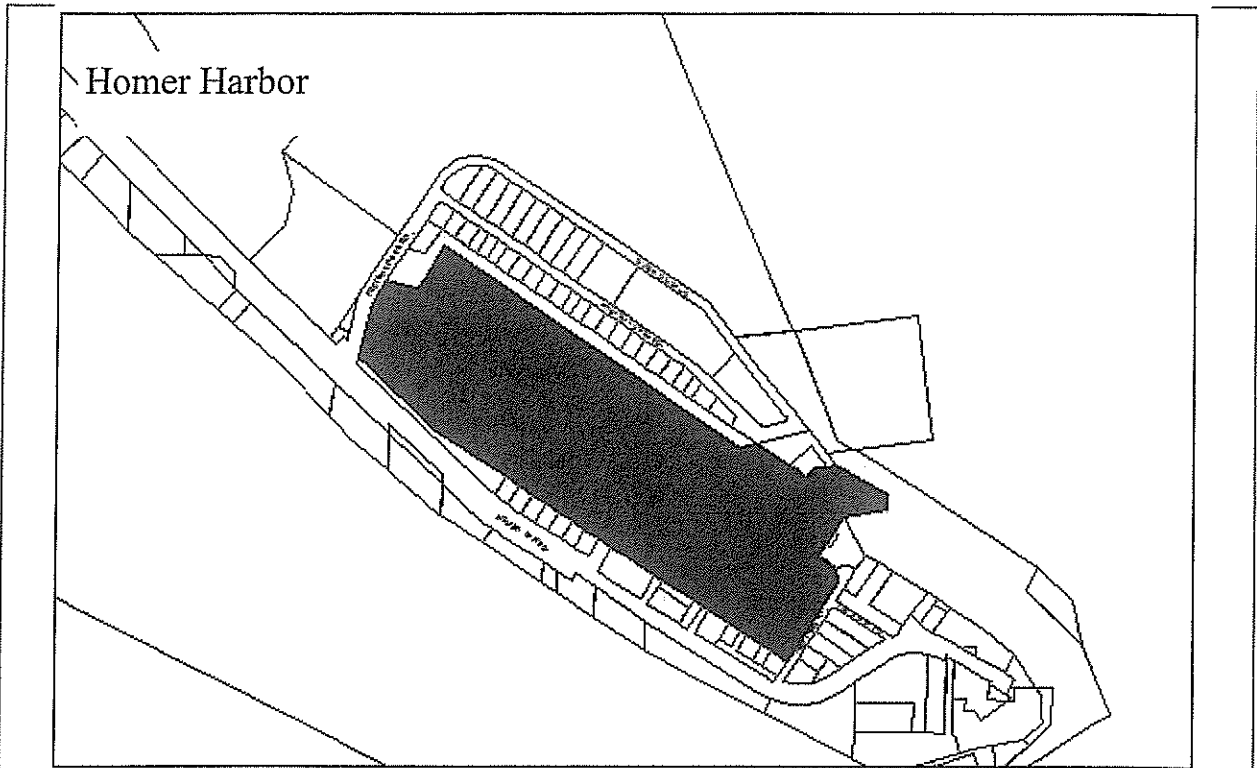


<b>Designated Use:</b> Sewage Treatment	
<b>Acquisition History:</b> see below	
<b>Area:</b> 4.08 acres	<b>Parcel Number:</b> 177140 14, 15
<b>2009 Assessed Value:</b> \$2,528,100 (Land: \$448,900 Structures/Improvements: \$2,079,200)	
<b>Legal Description:</b> T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR 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	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Water and Sewer. Access via PW complex	
<p><b>Notes:</b>                  Acquisition:                  17414014: Mitchell Warr Deed 1/9/84                  17714015: Heath/Whitmore Deed 3-71</p> <p>2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line.</p> <p>Within a FEMA mapped flood hazard area.</p>	
<b>Finance Dept. Code:</b>	





<b>Designated Use:</b> Restroom and Future right of way	
<b>Acquisition History:</b> Ordinance 2012-42	
<b>Area:</b> 0.27 acres	<b>Parcel Number:</b> 17514301
<b>2012 Assessed Value:</b> \$58,800	
<b>Legal Description:</b> T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Paved Road, water and sewer	
<p><b>Notes:</b>                  Construction of public restroom scheduled for summer 2013.                  Future road extension for Bartlett.</p>	
<b>Finance Dept. Code:</b>	



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

<b>Area:</b> 72.94	<b>Parcel Number:</b> 18103214
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**2009 Assessed Value:** \$5,607,100

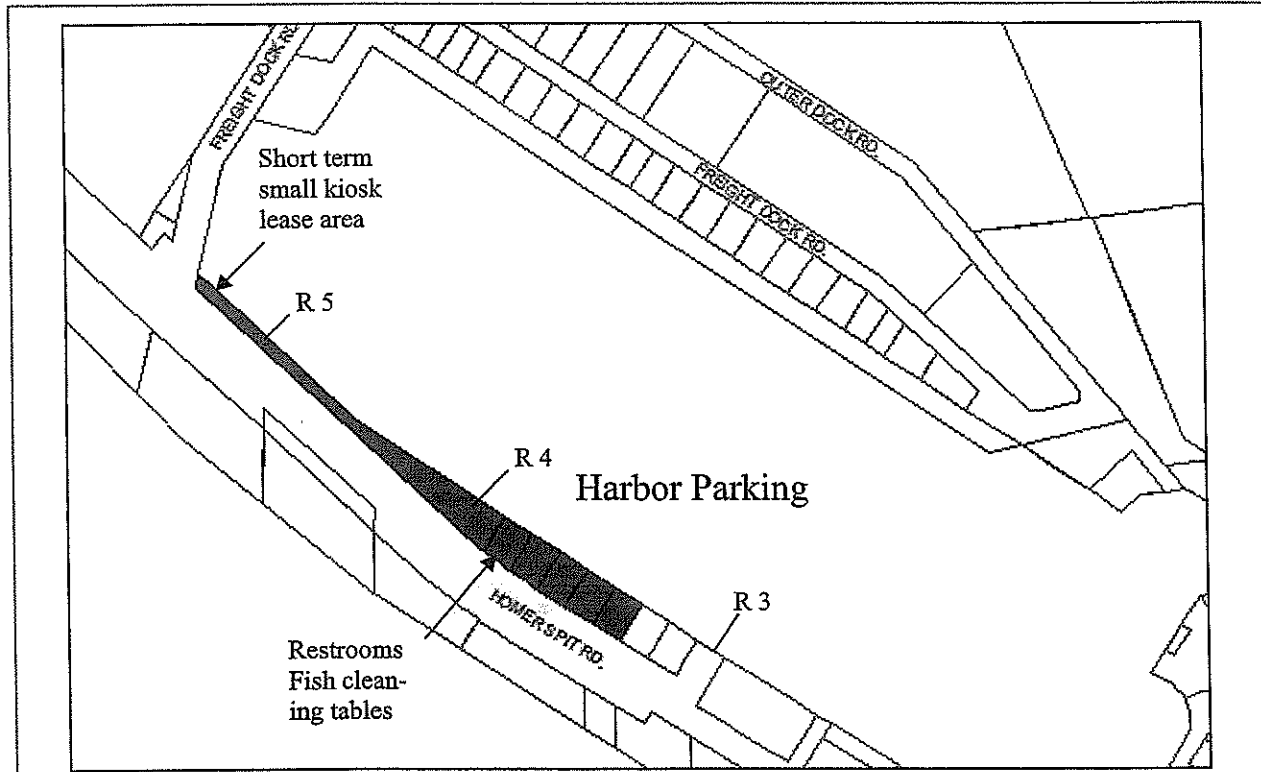
**Legal Description:** T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> 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

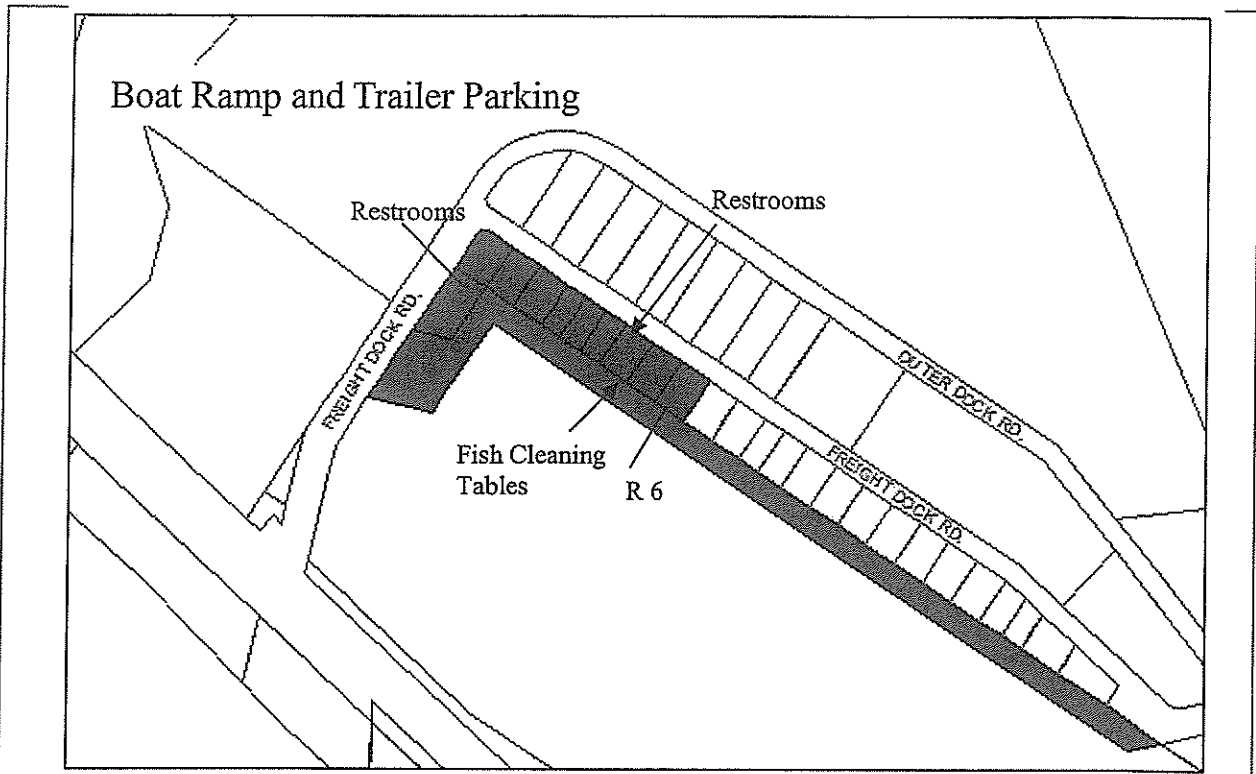
**Zoning:** Marine Commercial

**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

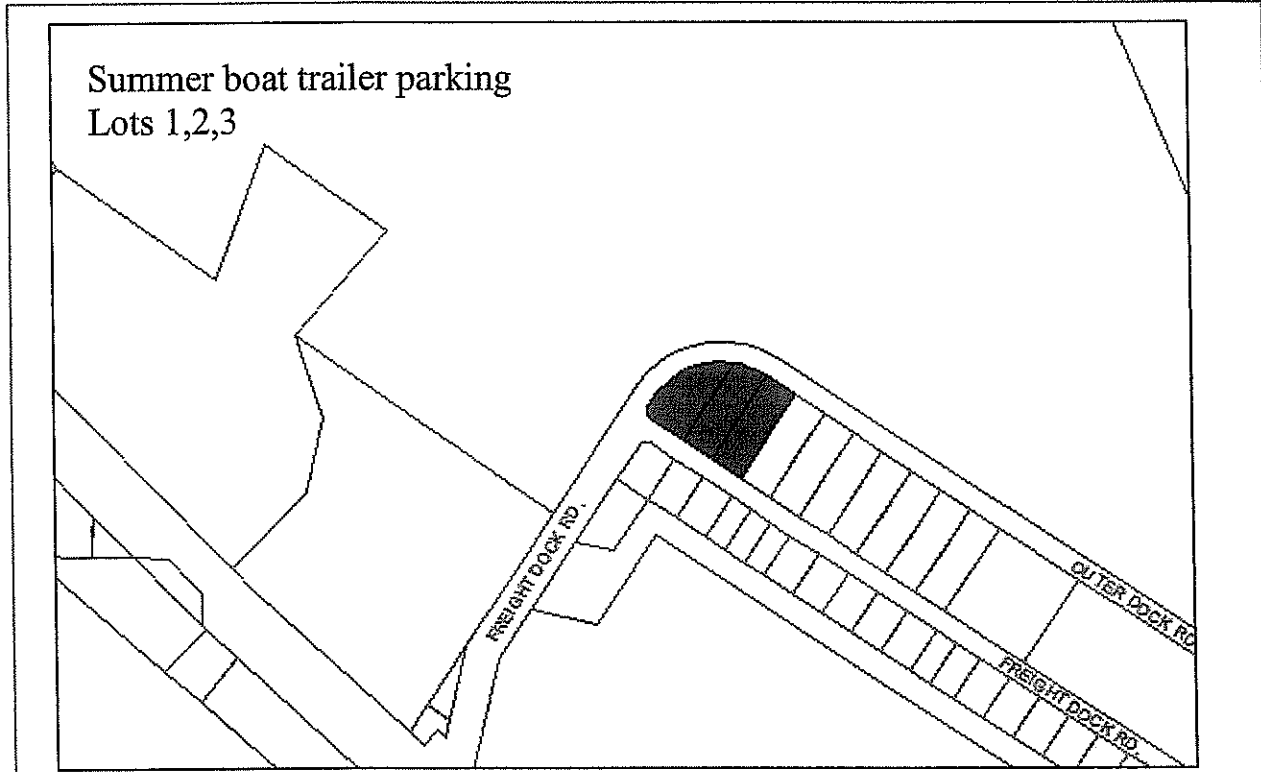
**Infrastructure:** Gravel road access, water and sewer, public restrooms

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

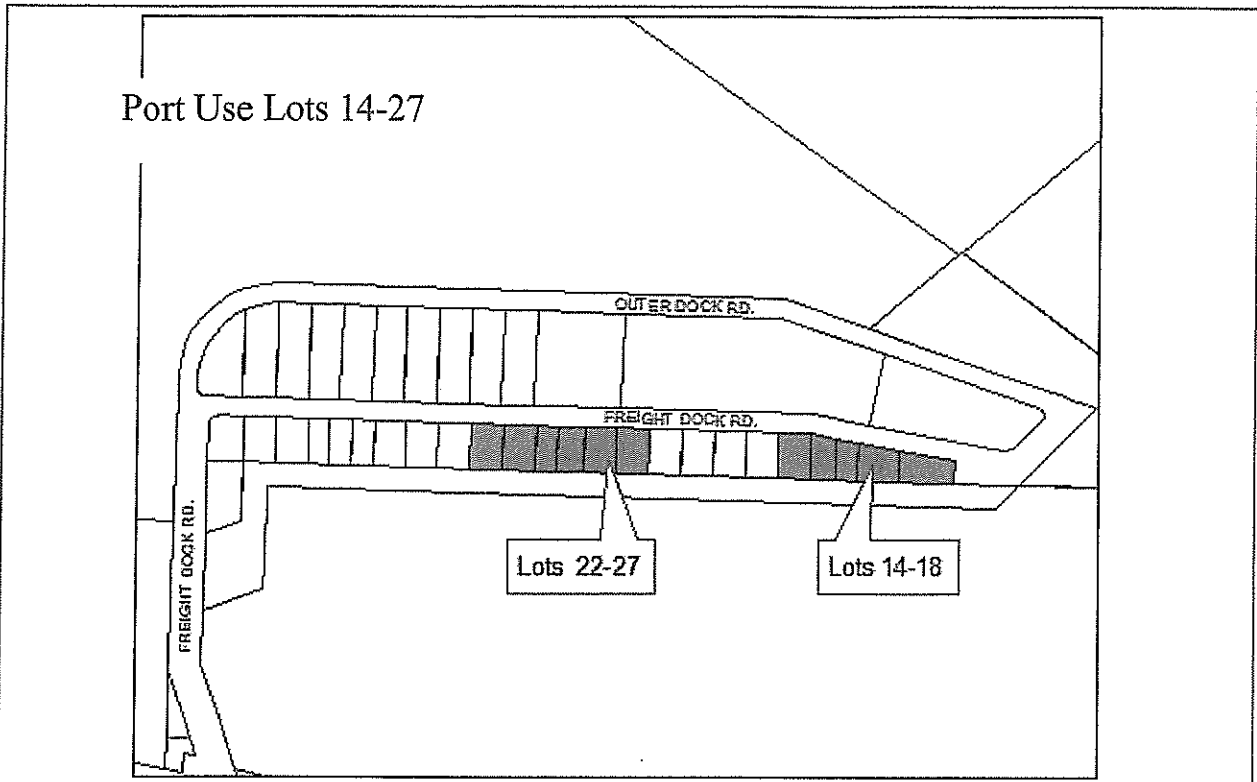
Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

**Finance Dept. Code:**





<b>Designated Use:</b>	
<b>Acquisition History:</b>	
<b>Area:</b> 1.98 acres	<b>Parcel Number:</b> 181032-21,22,31
<b>2009 Assessed Value:</b> \$698,600	
<b>Legal Description:</b> 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	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Gravel road, water and sewer, Barge ramp	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**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

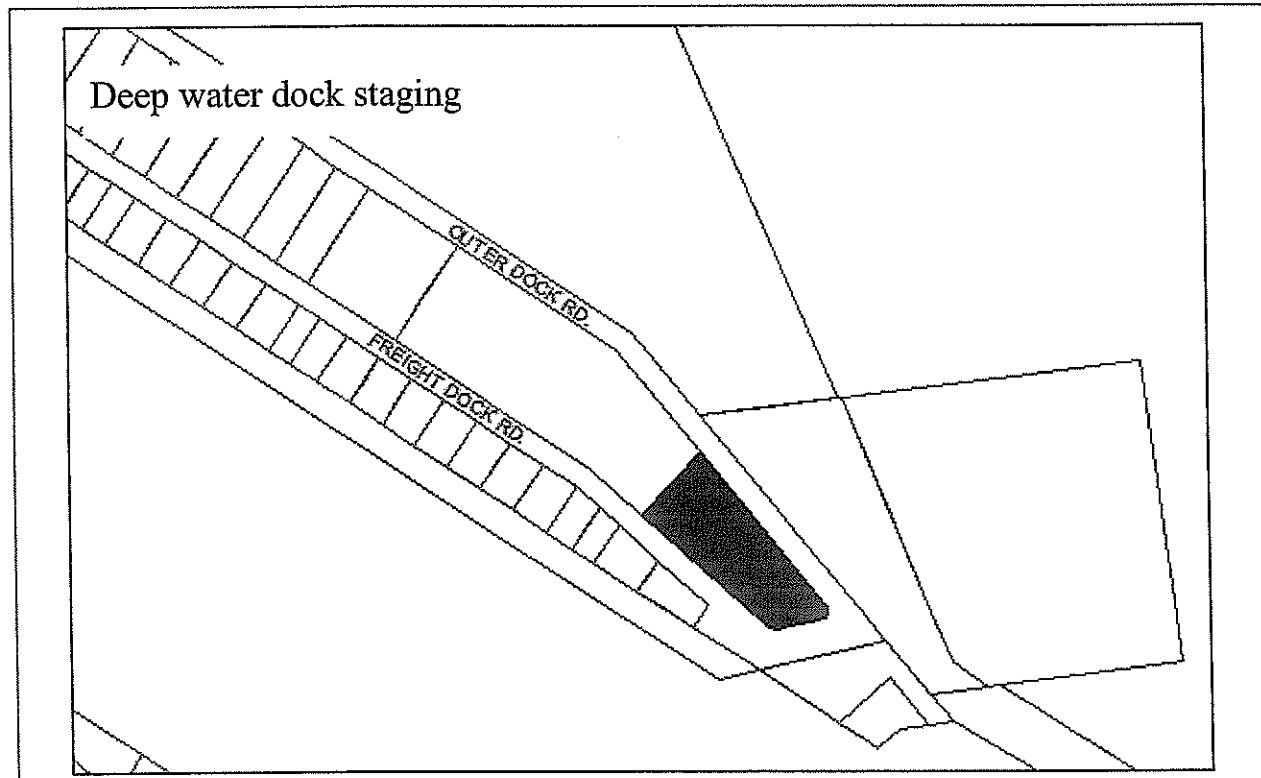
**Infrastructure:** gravel road, water and sewer

**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

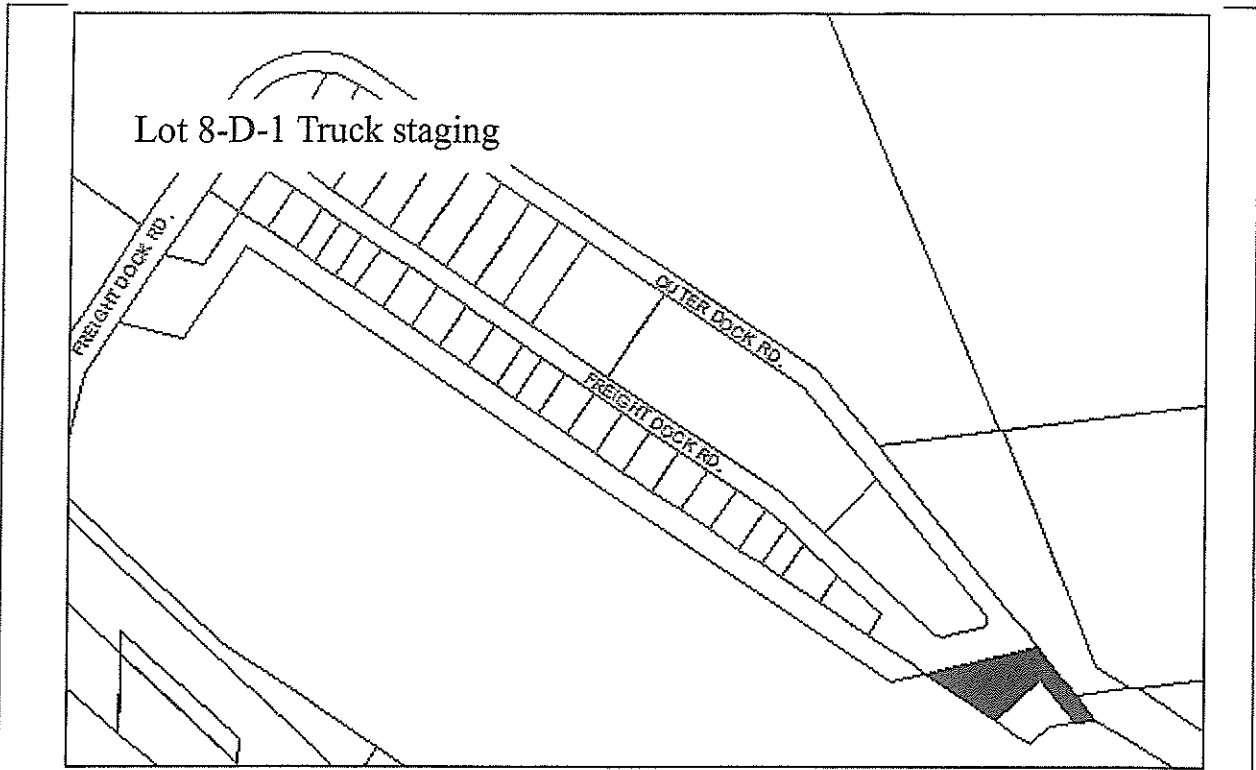
**Wetlands:** N/A

**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

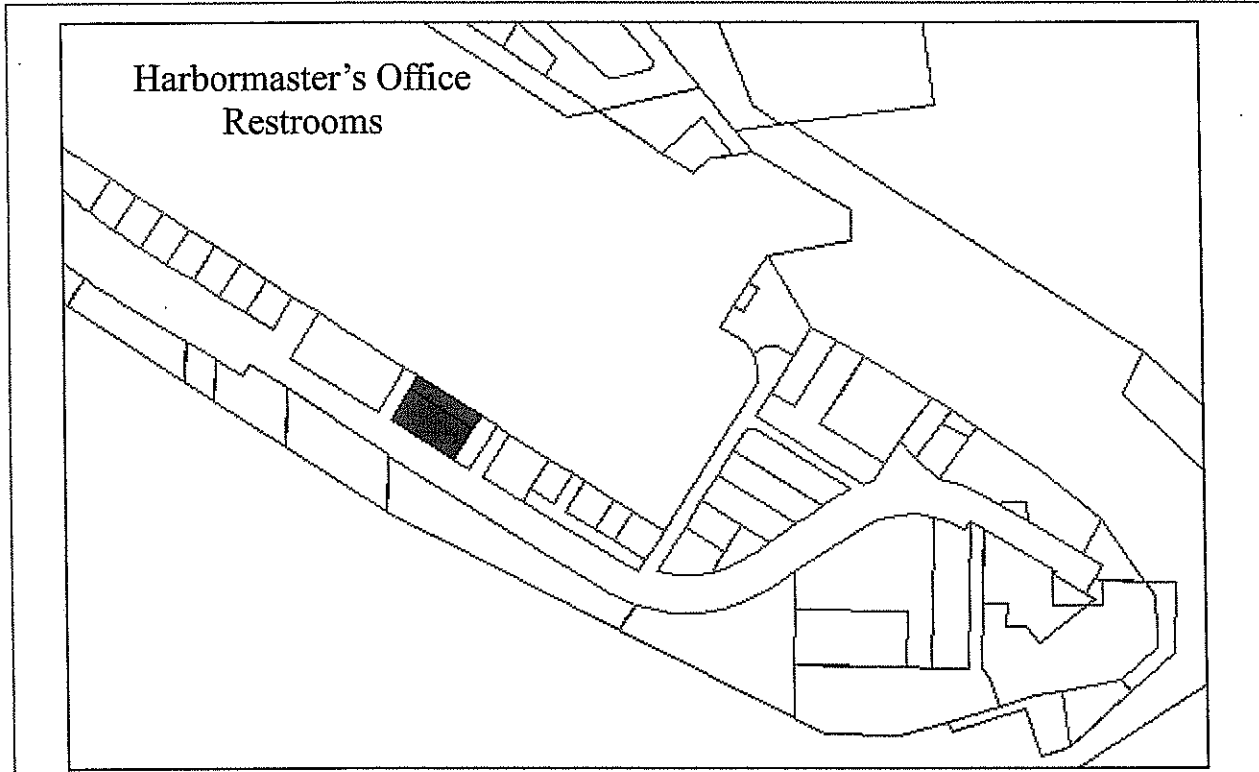
**Wetlands:** N/A

**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)

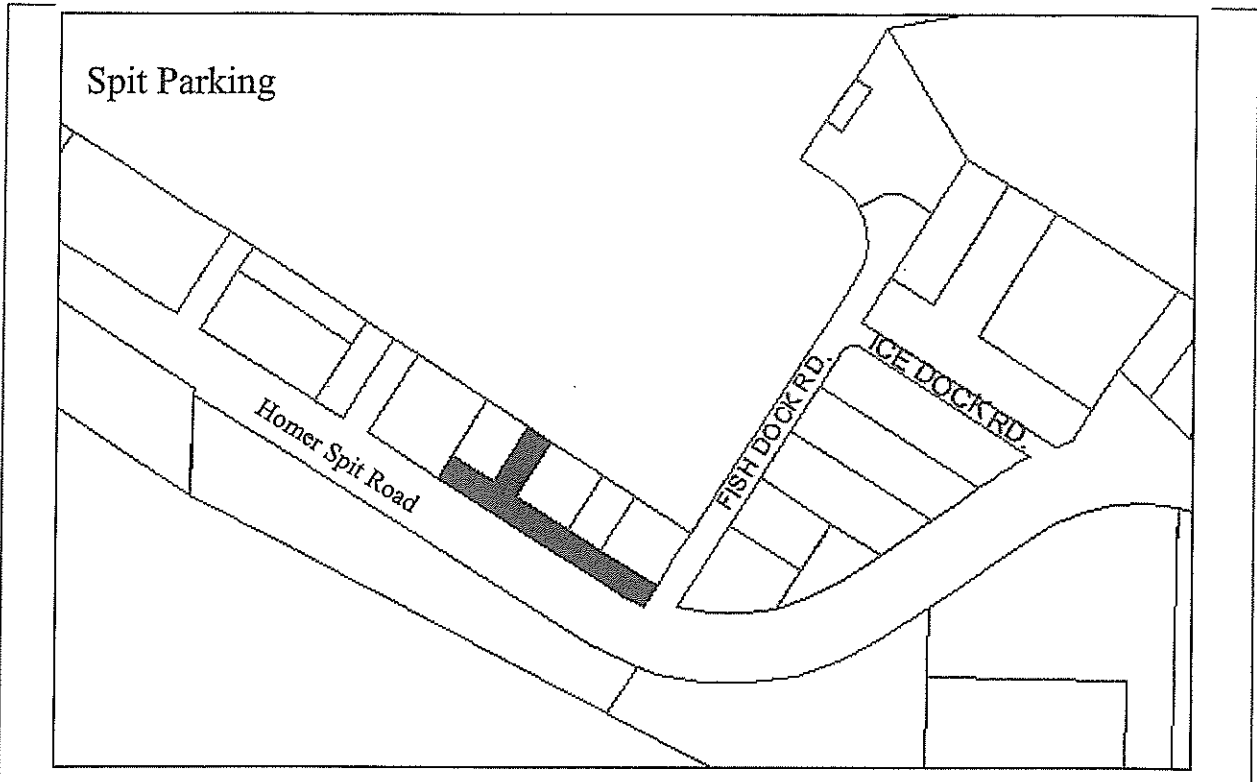
**Legal Description:** Homer Spit Subdivision Amended, Lots 28 and 29

**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:**

<b>Area:</b> 0.6 acres	<b>Parcel Number:</b> 18103441
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**2009 Assessed Value:** \$217,000

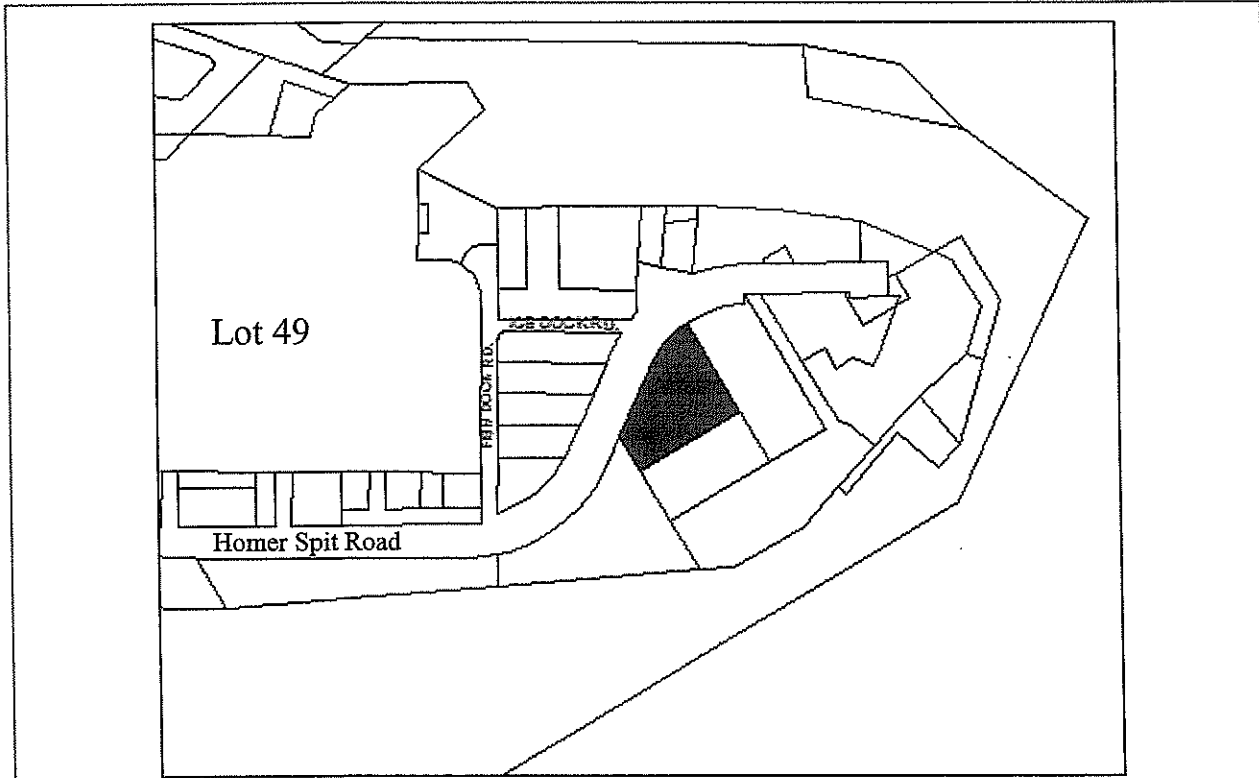
**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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**Infrastructure:** Paved road

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

**Finance Dept. Code:**



<b>Designated Use:</b> Main Dock Staging	
<b>Acquisition History:</b>	
<b>Area:</b> 2 acres	<b>Parcel Number:</b> 18103436
<b>2009 Assessed Value:</b> \$688,400 (Land: \$651,200 Structure: \$37,200)	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved road, water and sewer	
<b>Notes:</b> Resolution 2007-51: Continue to use for dredge material dewatering.	
<b>Finance Dept. Code:</b>	

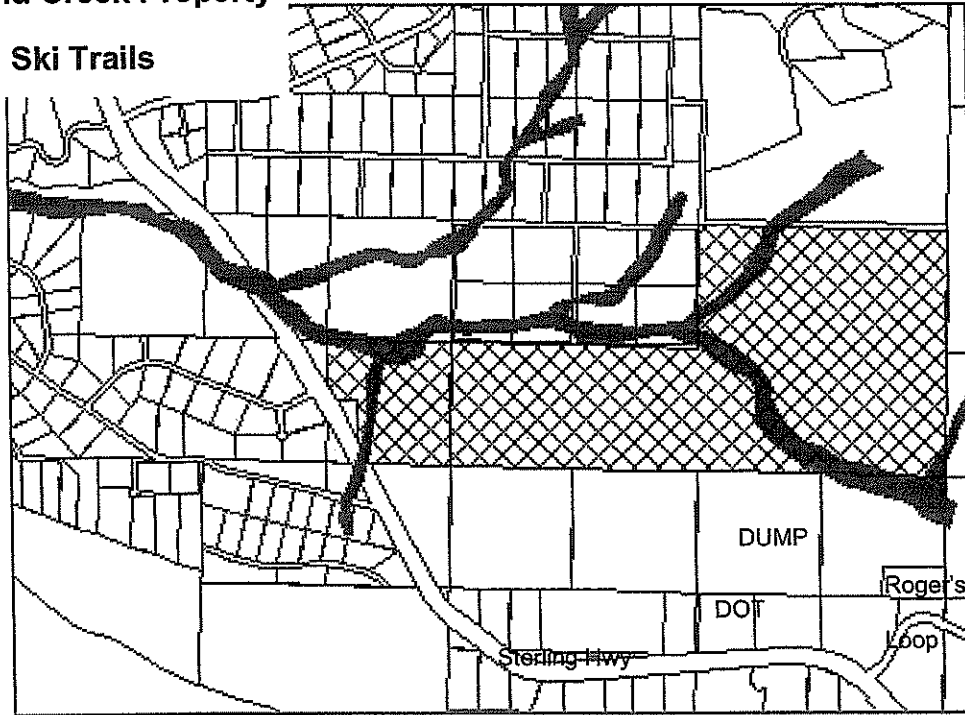
# Section E

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

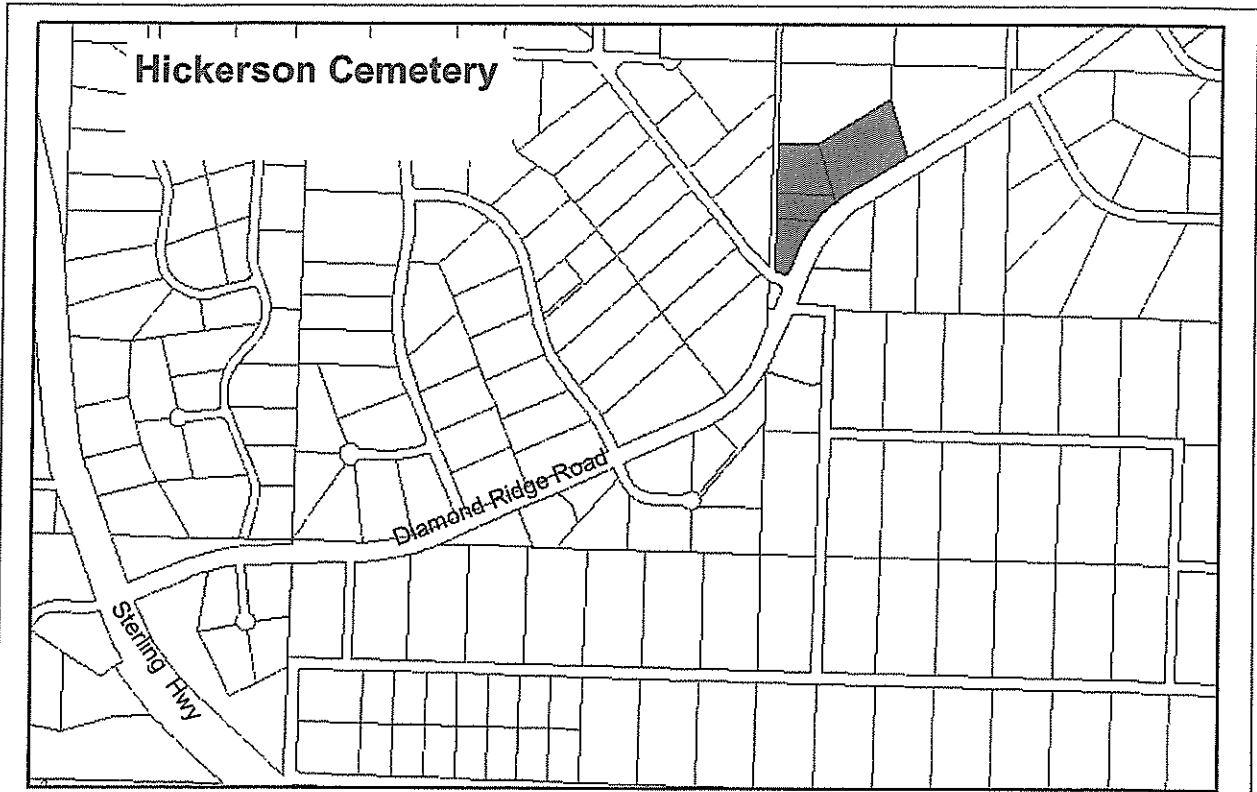
**Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.

**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

**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

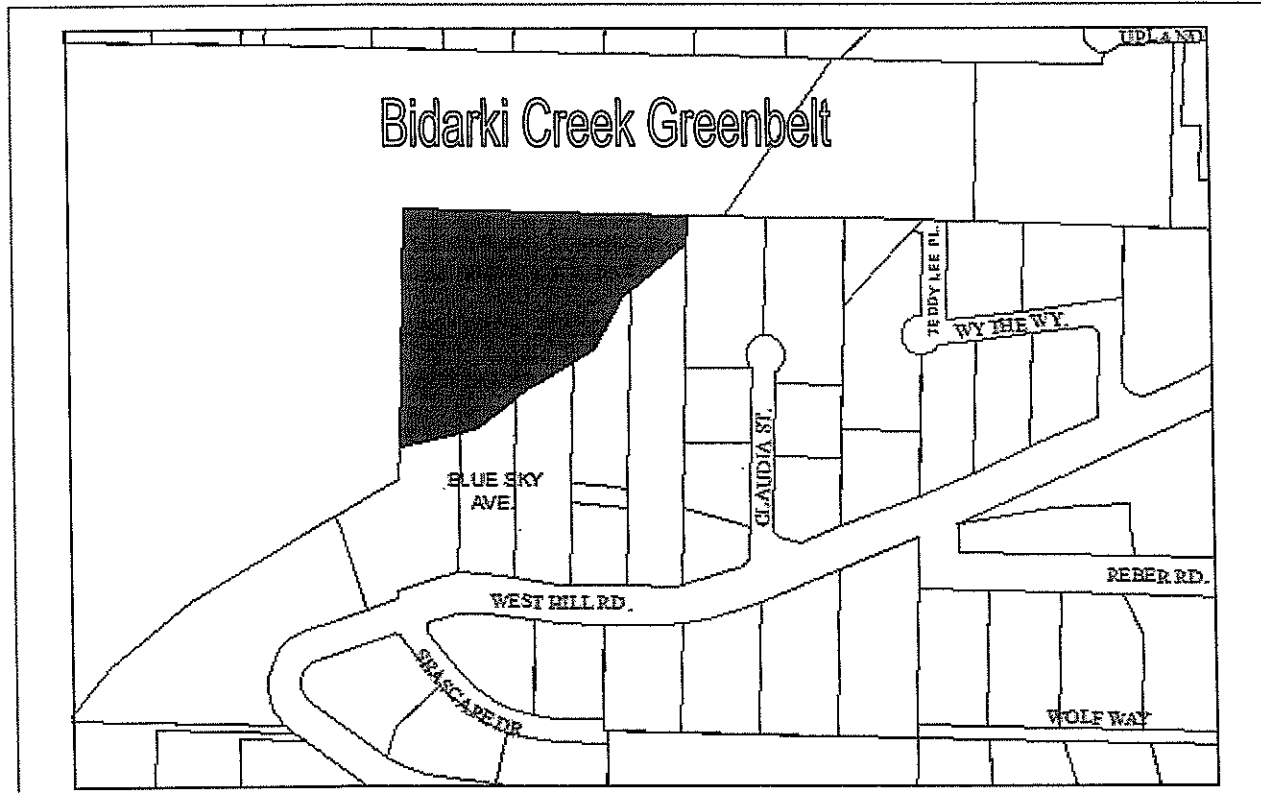
**Zoning:** Not within city limits

**Wetlands:** N/A

**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

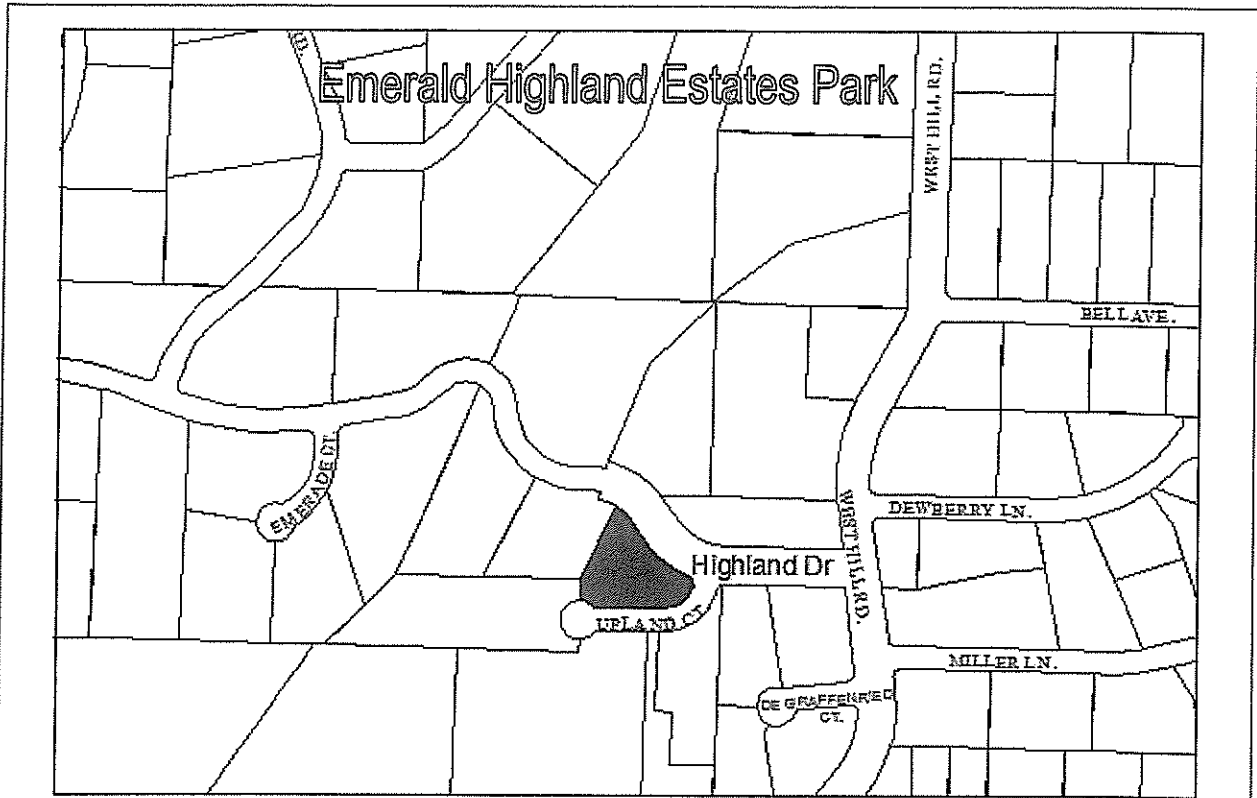
**Zoning:** Rural Residential

**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.

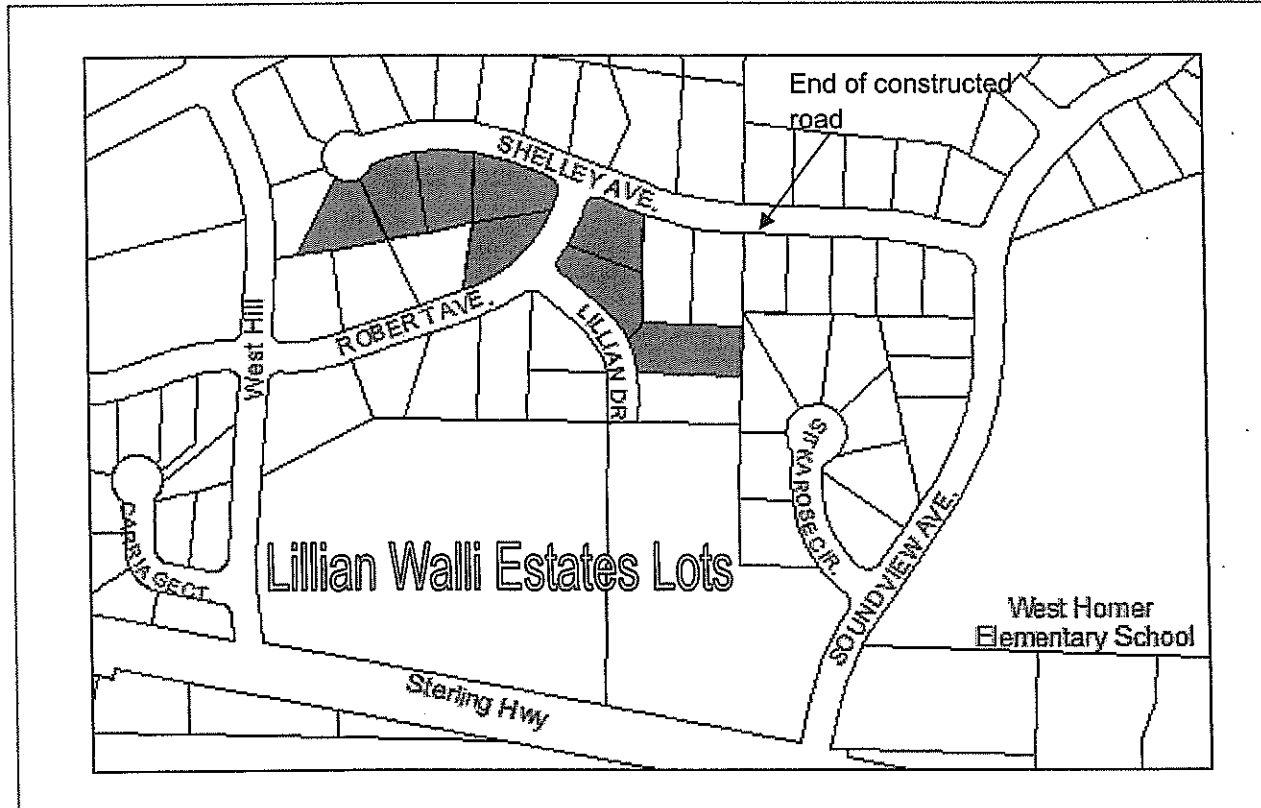
**Infrastructure:** Gravel road access

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

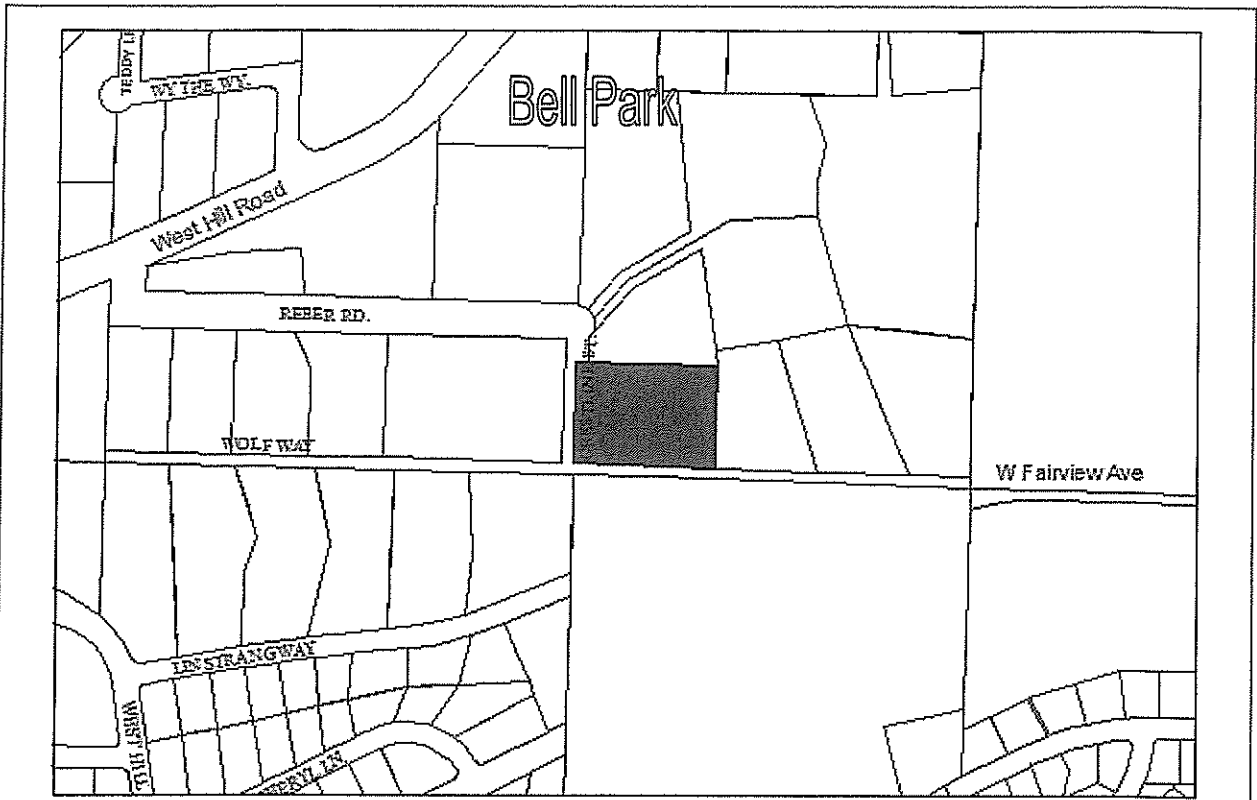
**History:**

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

**Finance Dept. Code:**



<b>Designated Use:</b> Public Purpose	
<b>Acquisition History:</b> Tax foreclosure. Eight lots, KPB Ord 93-09, 93-147, and 94-2(A)	
<b>Area:</b> East lot is just over a third of an acre. <b>Total Acreage:</b> 3.02 acres.	<b>Parcel Number:</b> 175241-10-12, 26-30
<b>2006 Assessed Value:</b> \$7,800-\$8,400 per lot. Total: \$56,000	
<b>Legal Description:</b> HM0880016 T06S R14W S24 LILLIAN WALLI ESTATE SUB LOT 60, 65, 66, 67, 70, 57, 58, 59.	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> All lots mapped as potential wetlands
<b>Infrastructure:</b> No roads, water or sewer immediately adjacent to these lots.	
<b>Notes:</b> <b>Resolution 2004-24A:</b> The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park.	
<b>Resolution 2012-50(S):</b> 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.	
<b>Finance Dept. Code:</b> 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.

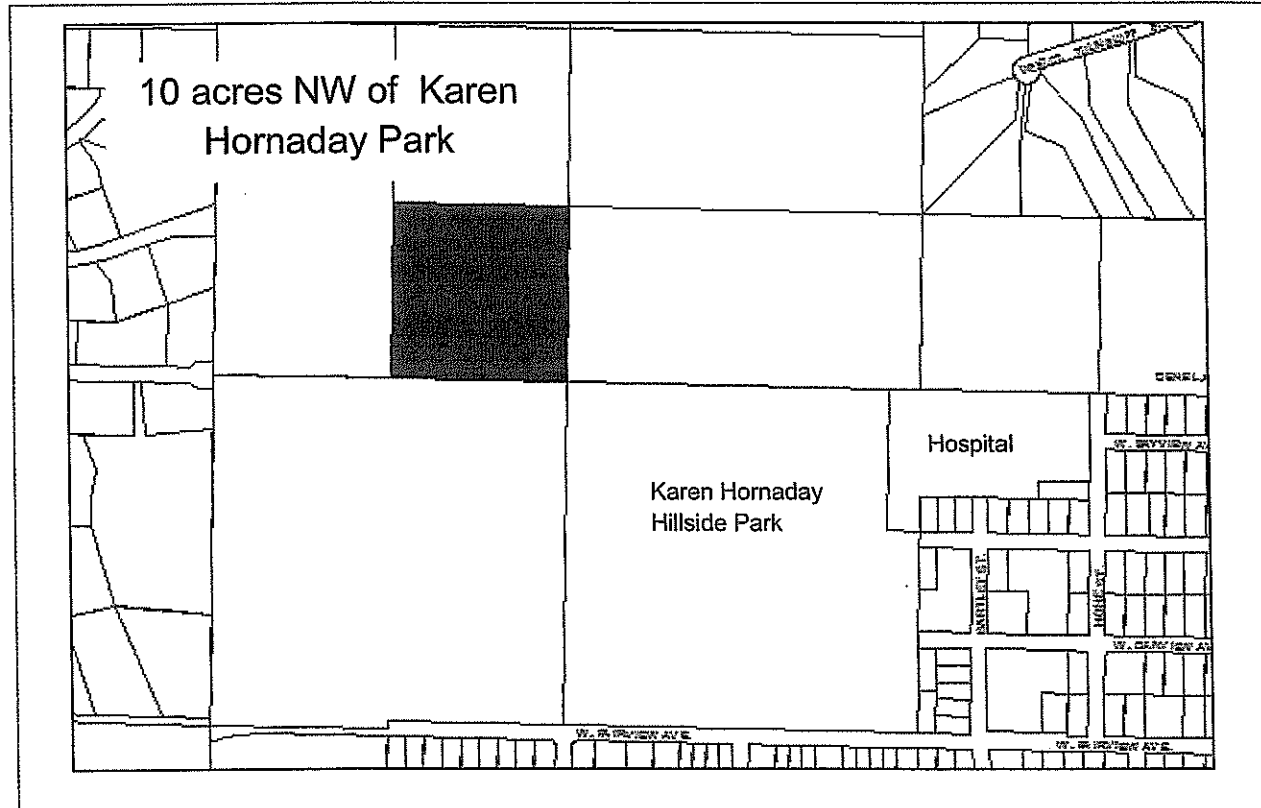
**Notes:**

Park contains the gravesite of W.R. Bell.

It can be expected that the land to the south will be come a housing development. Some homes will be accessed from W Fairview Ave.

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

**Finance Dept. Code:**



**Designated Use:** Retain for a future park Resolution 2011-37(A)

**Acquisition History:**

**Area:** 10 acres

**Parcel Number:** 17504003

**2009 Assessed Value:** \$64,300\*

**Legal Description:** T6S R13W Sec 18 SE1/4 NE1/4 SW1/4

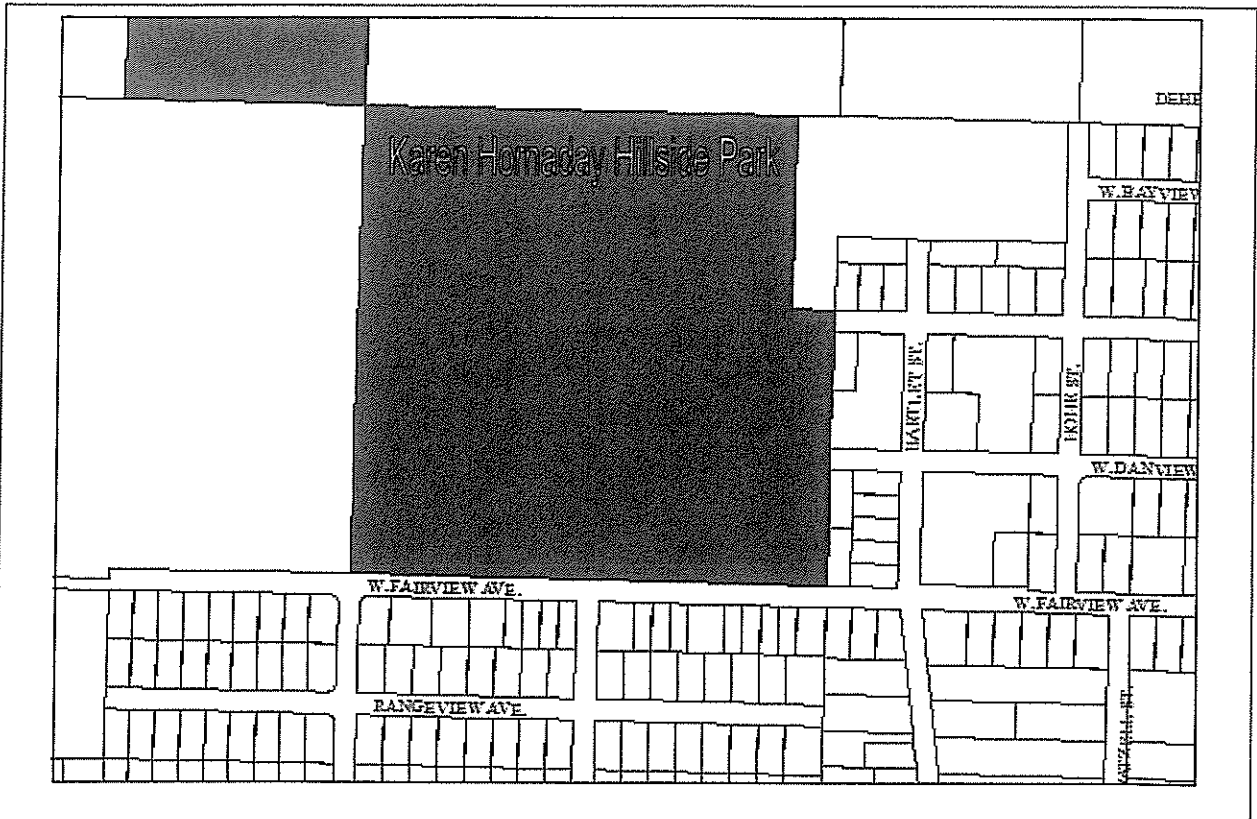
**Zoning:** Rural Residential

**Wetlands:** Drainages and wetlands may be present

**Infrastructure:** None. No access.

**Notes:** \*2007—Land could not be appraised due to lack of legal access.

**Finance Dept. Code:**



**Designated Use:** Public Recreational Purpose/Karen Hornaday Hillside Park  
**Acquisition History:** Homer Fair Association, Deed 8/1966 with covenants

**Area:** 38.5 acres **Parcel Number:** 17504023

**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

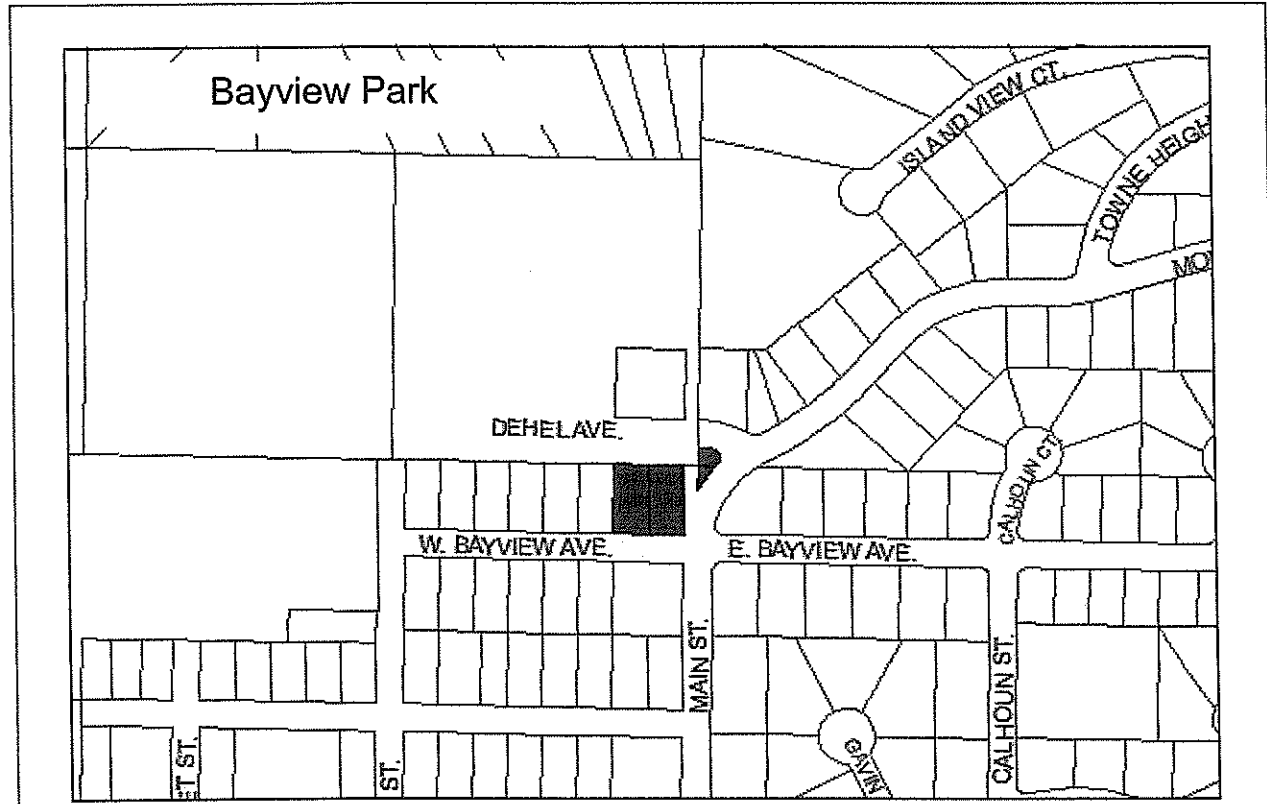
**Infrastructure:** Water, sewer and road access

**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

<b>Area:</b> 0.58 acres total	<b>Parcel Number:</b> 175051 07, 08 17726038, 17727049
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**2006 Assessed Value:** \$91,700 total

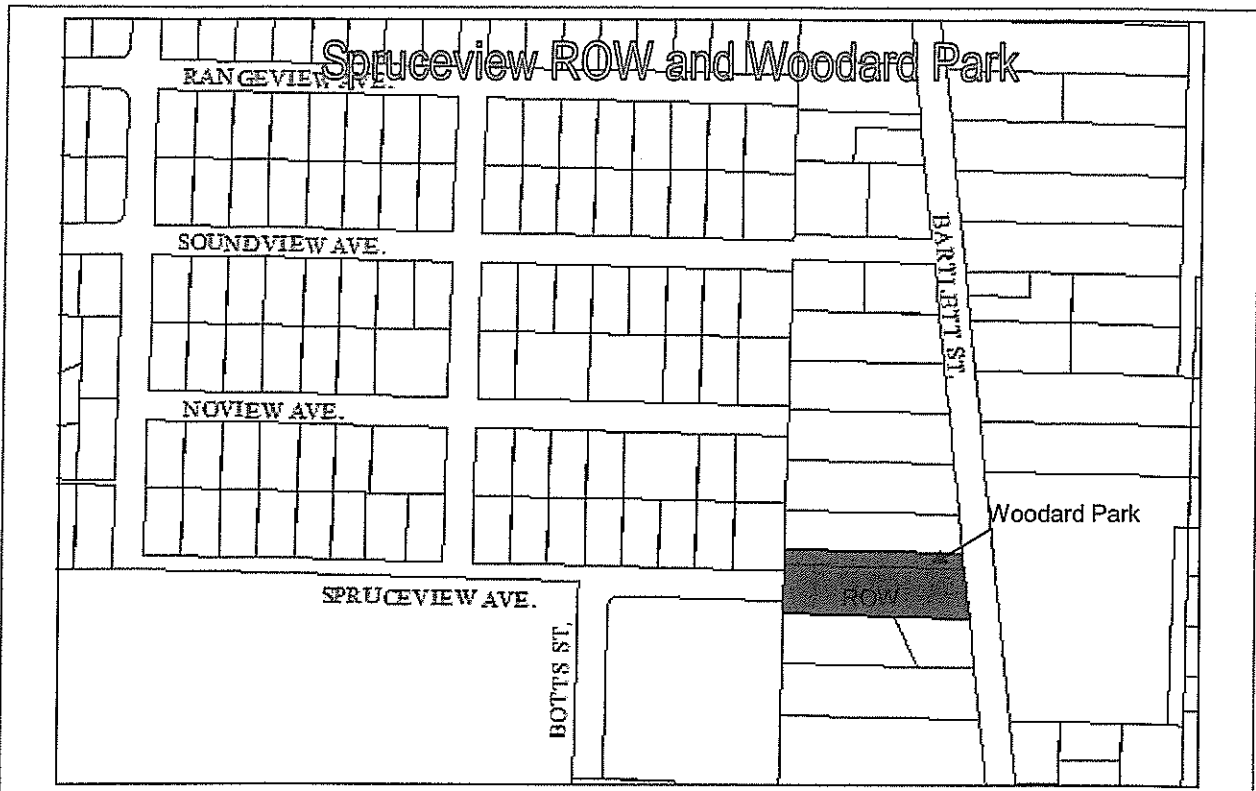
**Legal Description:** 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2  
 17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1  
 17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE  
 17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> N/A
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**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

<b>Area:</b> ROW 0.85 acres Woodard Park: .025 acres	<b>Parcel Number:</b> 17513329 17513328
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**2006 Assessed Value:** ROW: \$61,400, Park: \$36,200

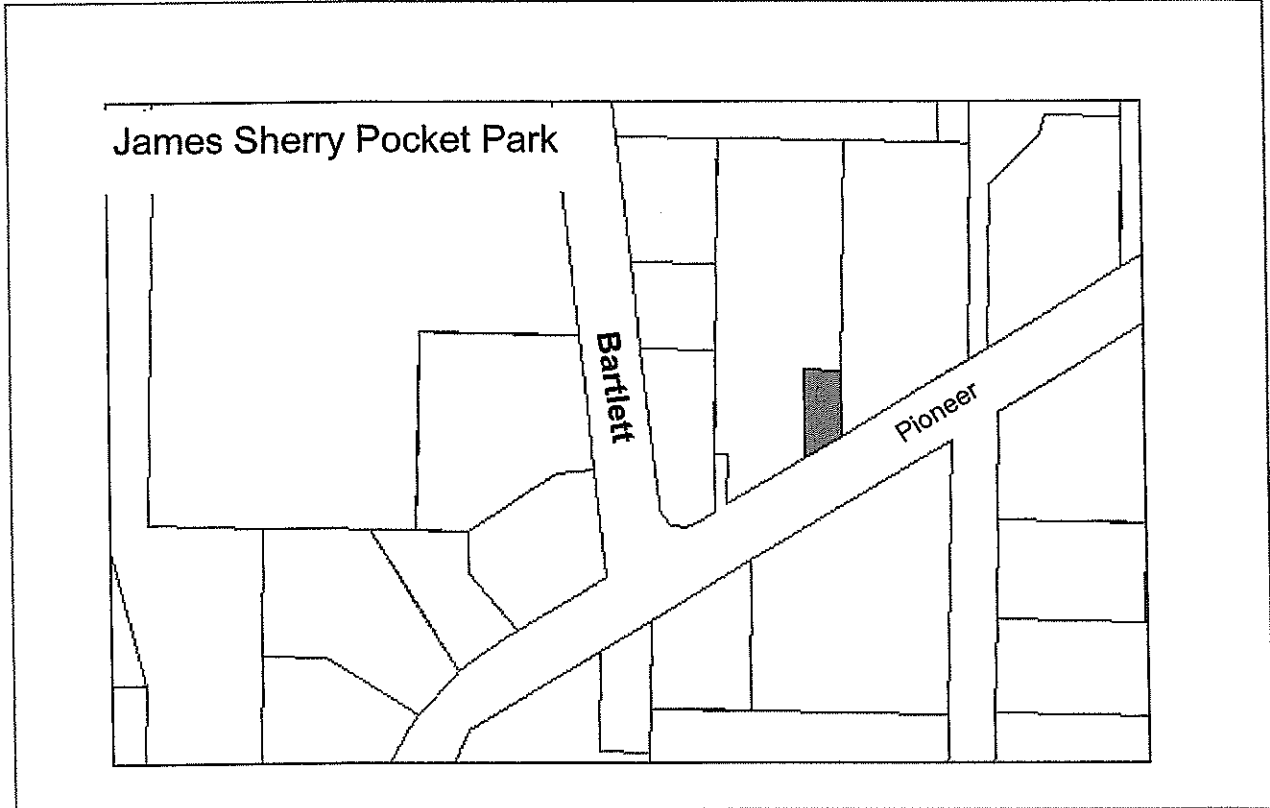
**Legal Description:** ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A  
 Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B

<b>Zoning:</b> Residential Office	<b>Wetlands:</b> 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

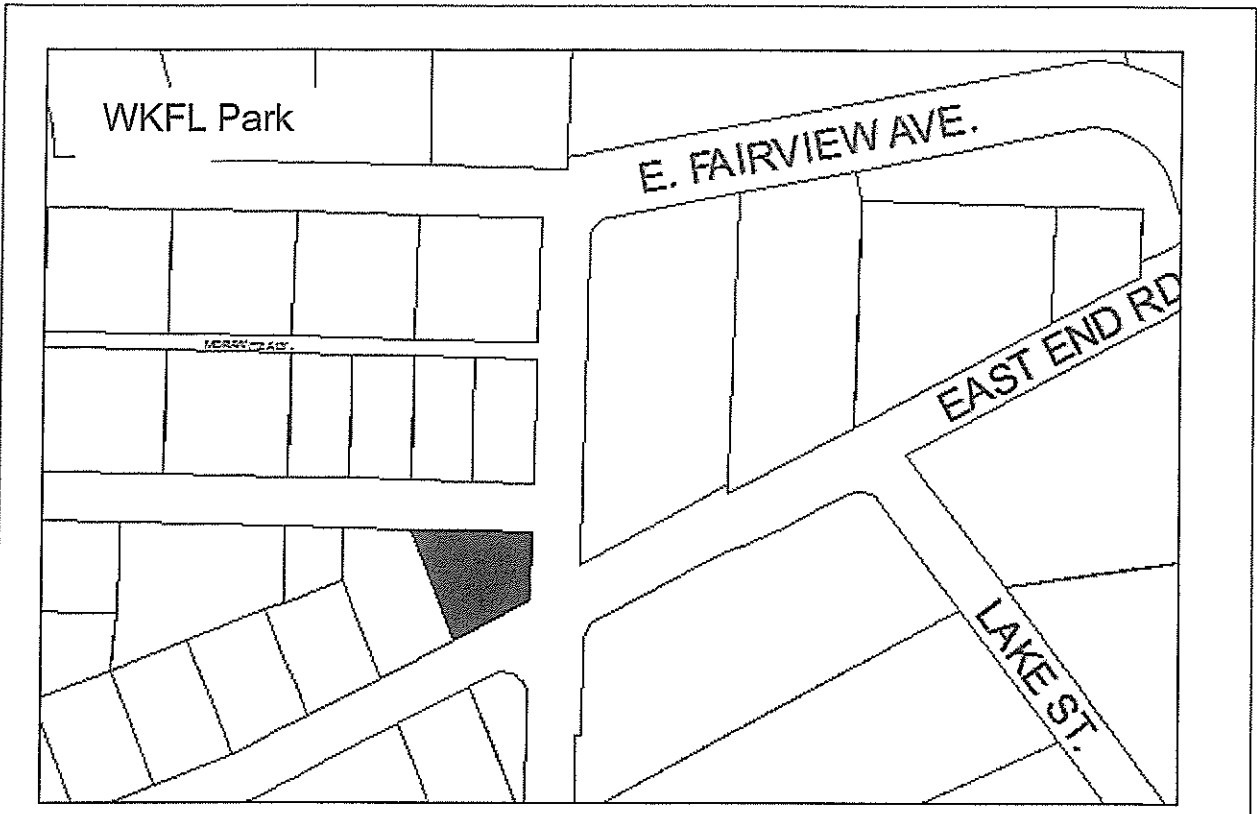
**Wetlands:** Ditch across property

**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

<b>Area:</b> 0.31 acres	<b>Parcel Number:</b> 17720204
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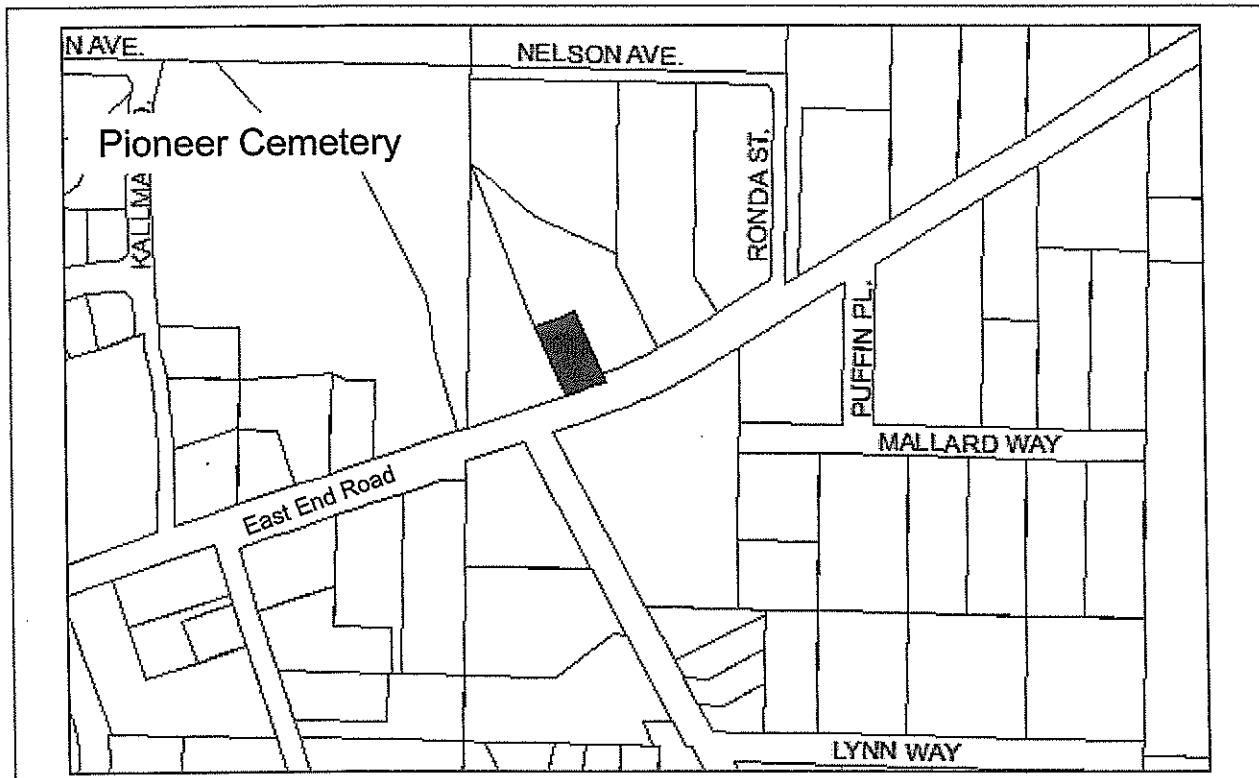
**2009 Assessed Value:** \$95,600

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

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 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

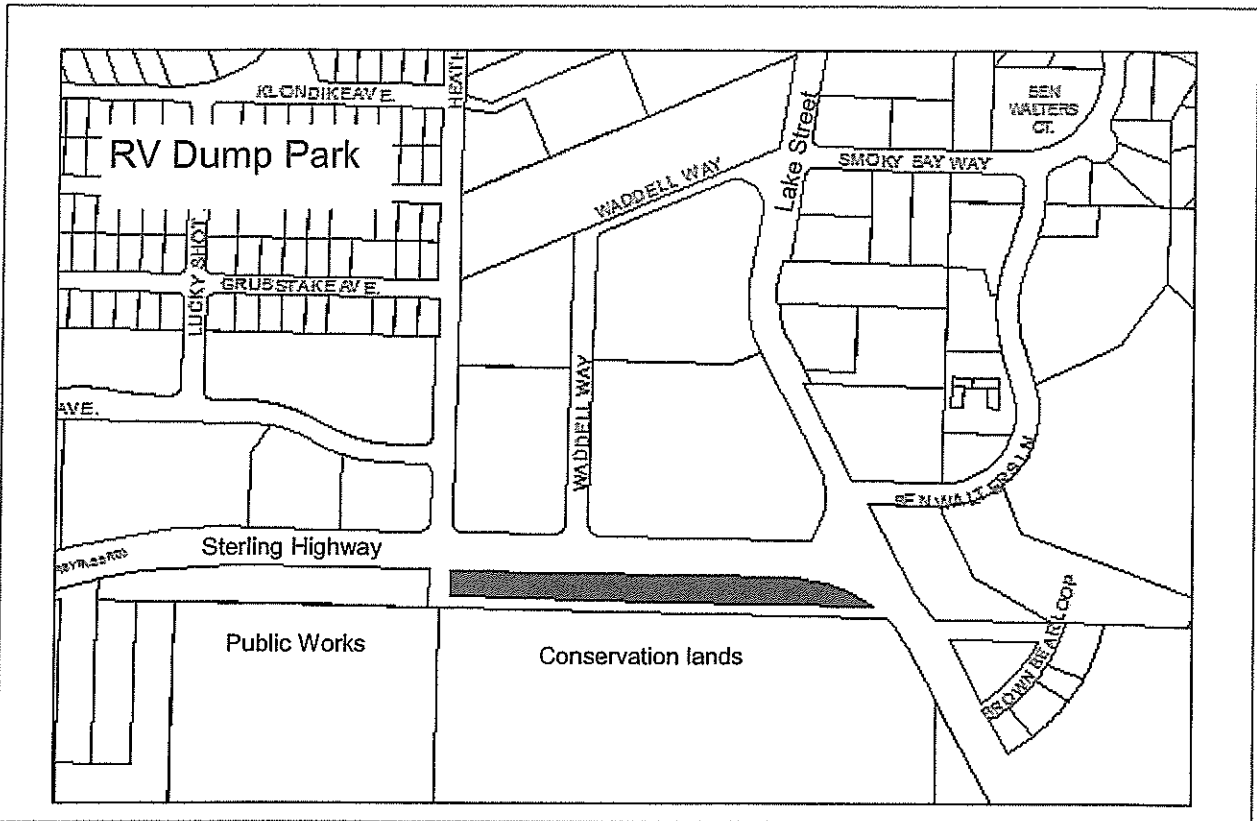
**Legal Description:** James Waddell Survey of Tract 4 Lot 4A

**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"

<b>Area:</b> 1.73 acres	<b>Parcel Number:</b> 17712014
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**2009 Assessed Value:** \$215,800

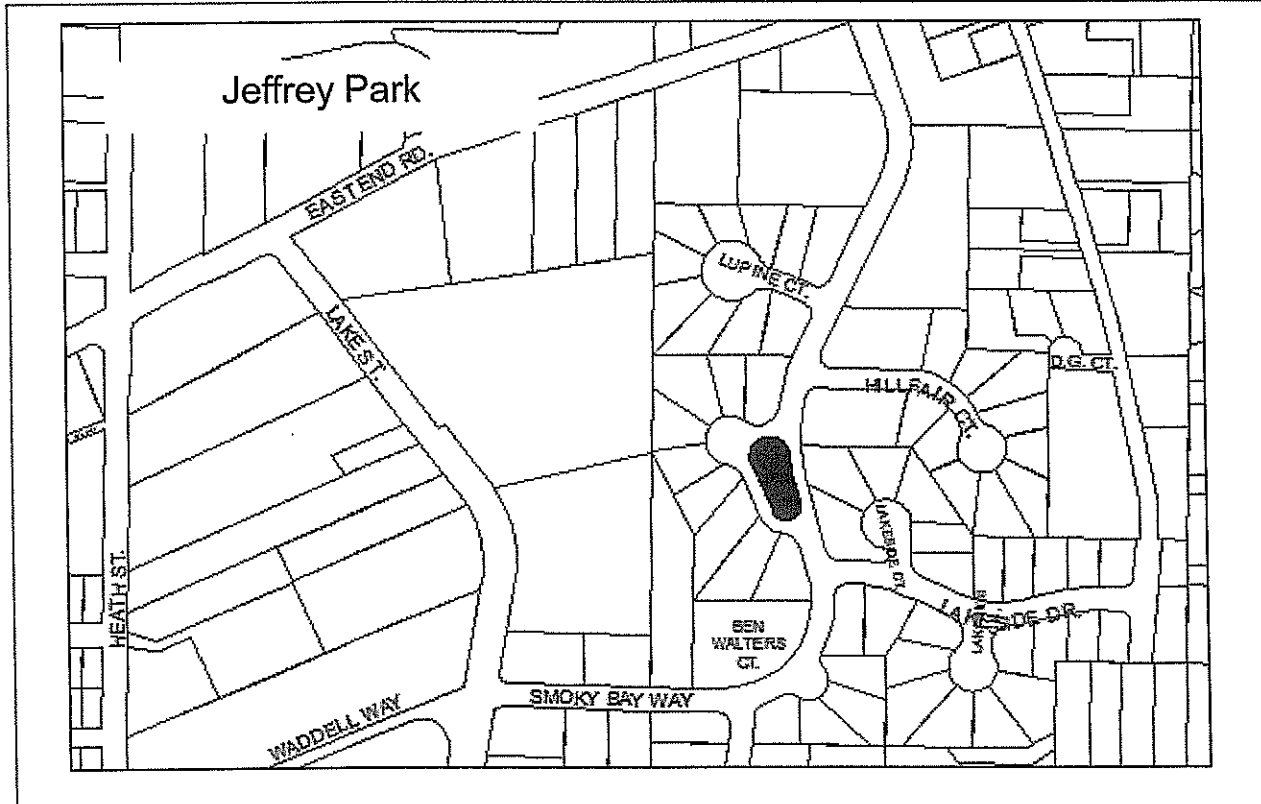
**Legal Description:** Waddell Subdivision, portion S of Homer Bypass Road

<b>Zoning:</b> Central Business District	<b>Wetlands:</b>
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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

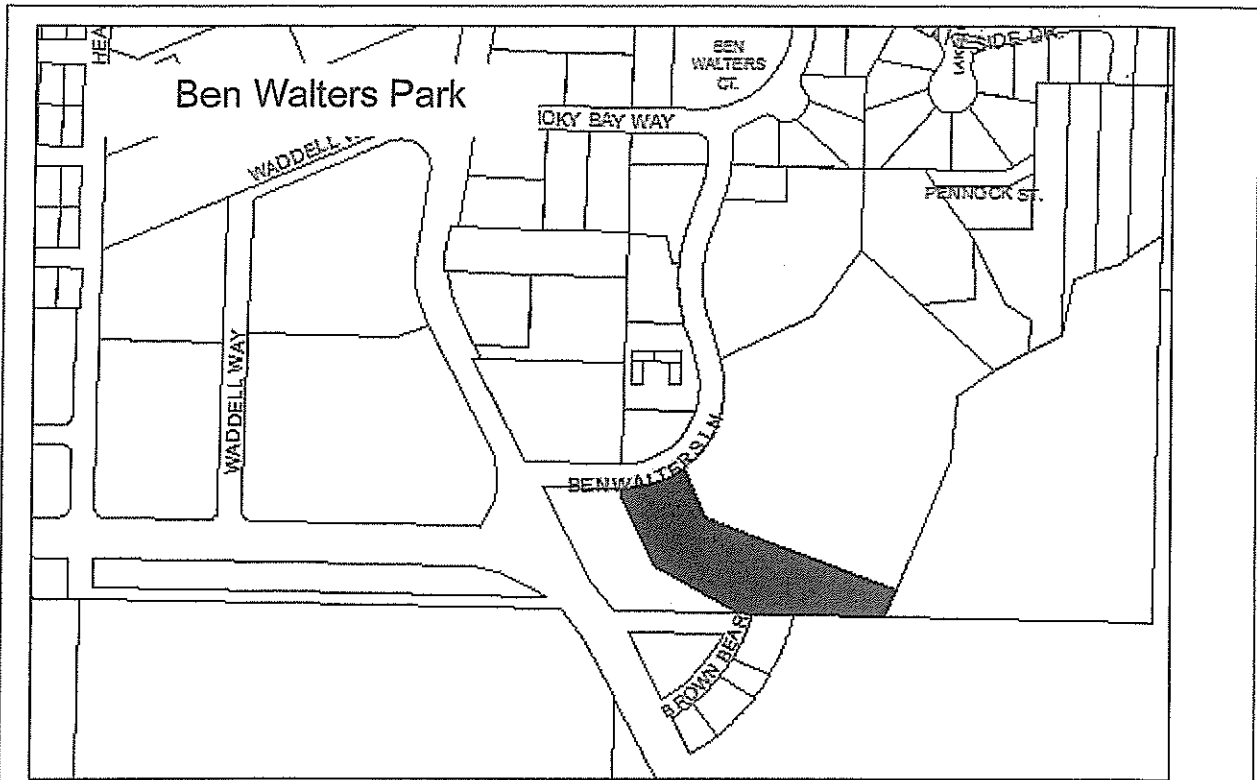
**Zoning:** Urban Residential

**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.

<b>Area:</b> 2.48 acres	<b>Parcel Number:</b> 17712022
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**2009 Assessed Value:** \$435,200 (Land \$386,100, Structure \$49,100)

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

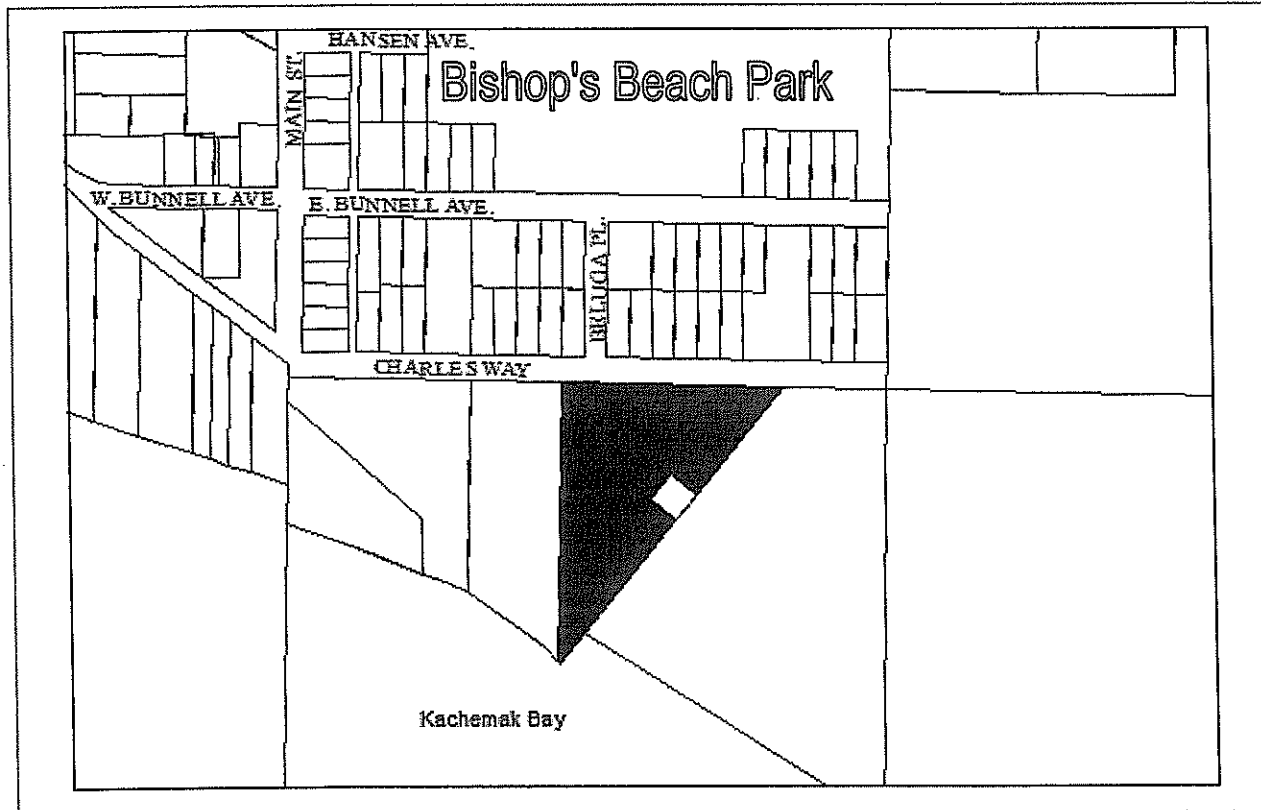
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 3664 Ben Walters Lane
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**Infrastructure:** Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

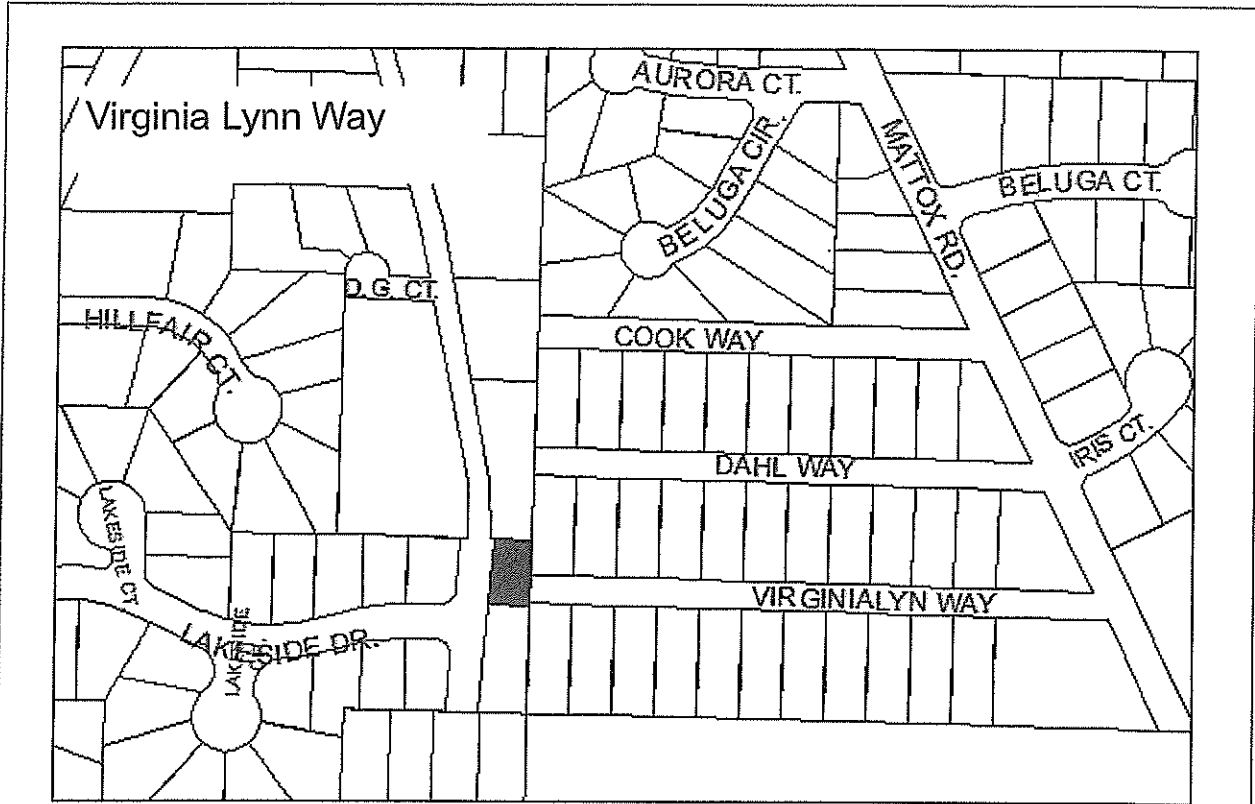
Notes: New swing set installed, 2008. New dock installed in 2009.

**Finance Dept. Code:**





<b>Designated Use:</b> Bishop's Beach Park	
<b>Acquisition History:</b> McKinley Warrant Deed 1/9/1984	
<b>Area:</b> 3.46 acres	<b>Parcel Number:</b> 17714010
<b>2009 Assessed Value:</b> \$56,600 (Land \$45,300, Structure \$11,300)	
<b>Legal Description:</b> 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	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands (along boardwalk). Flood hazard area.
<b>Infrastructure:</b> Paved road access. No water or sewer. City maintained outhouses.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**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

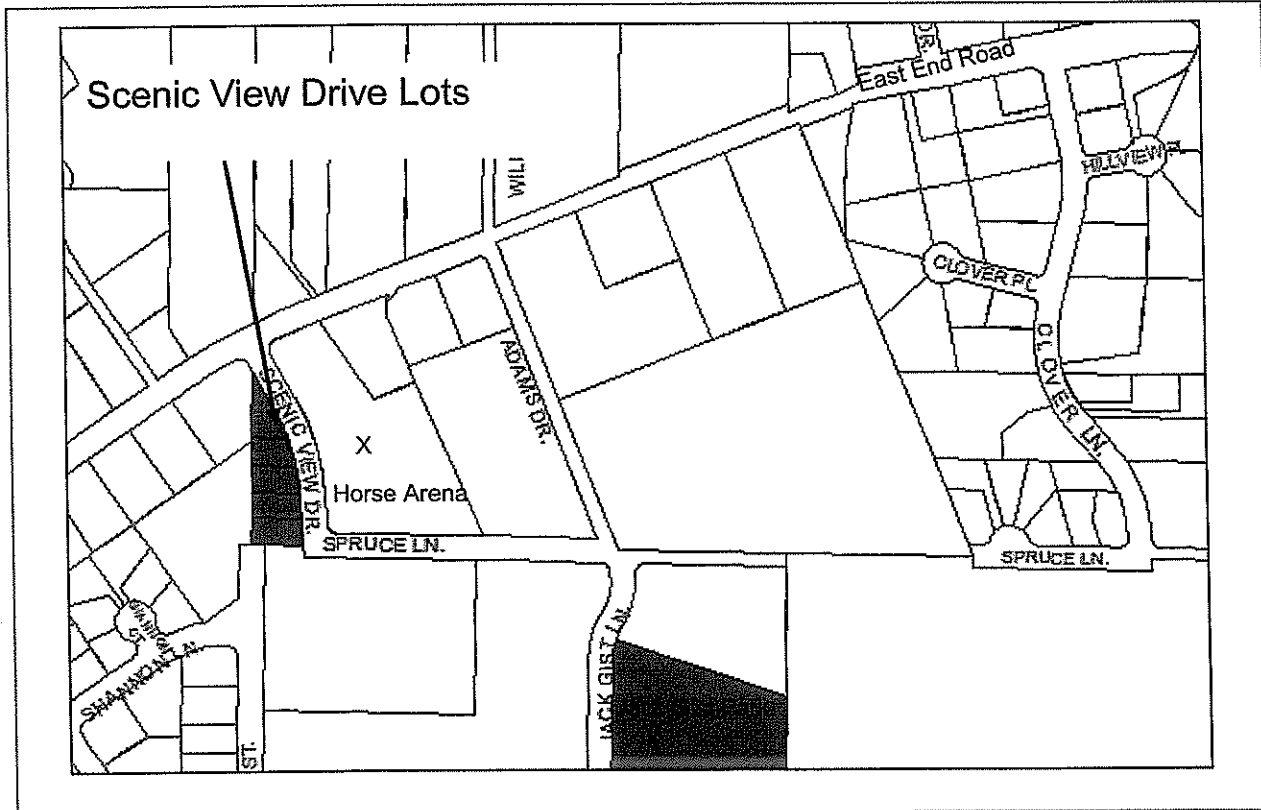
**Wetlands:** possibly on a small portion

**Infrastructure:** Road access

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

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

**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.

<b>Area:</b> 0.89 acres total	<b>Parcel Number:</b>
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**2009 Assessed Value:** \$43,400

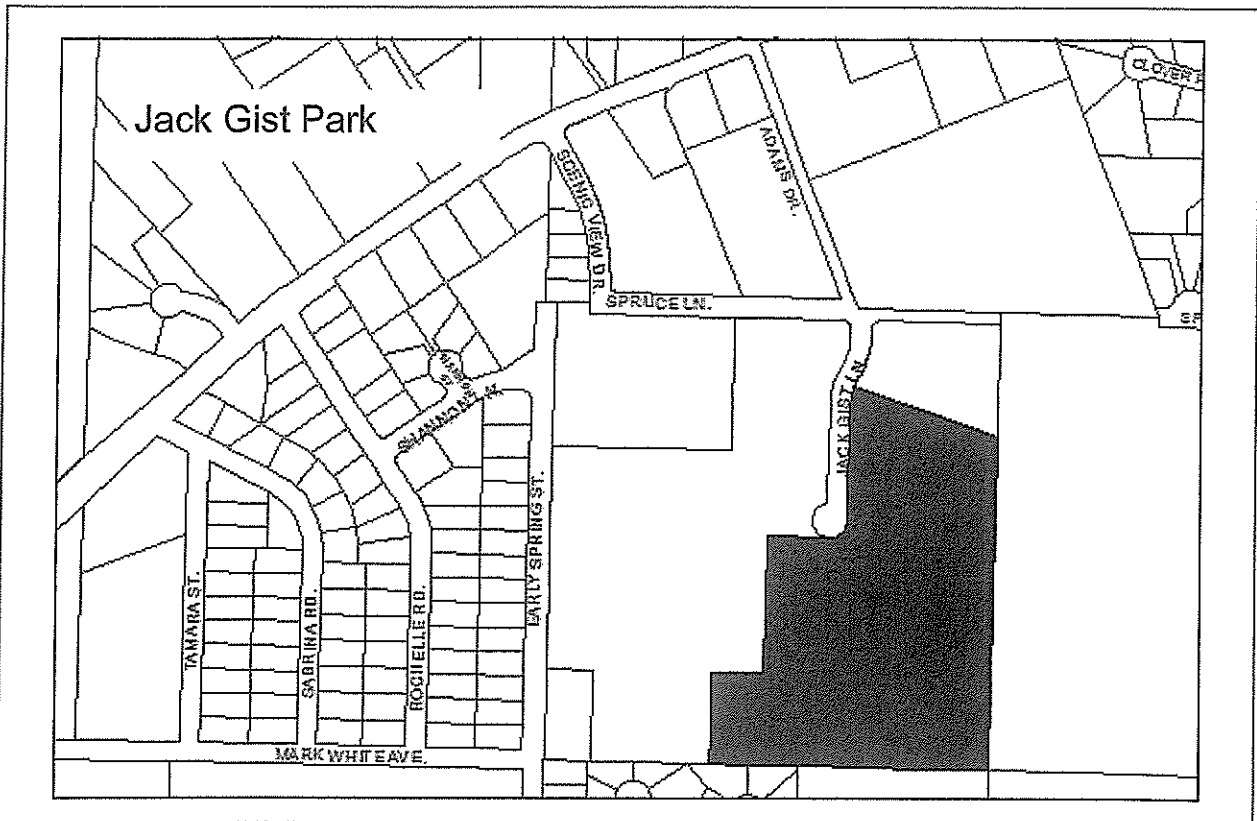
**Legal Description:** Scenic View Subdivision No. 6 Lots 1-5

<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> 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

<b>Area:</b> 14.6 acres	<b>Parcel Number:</b> 17901023
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**2009 Assessed Value:** \$86,900

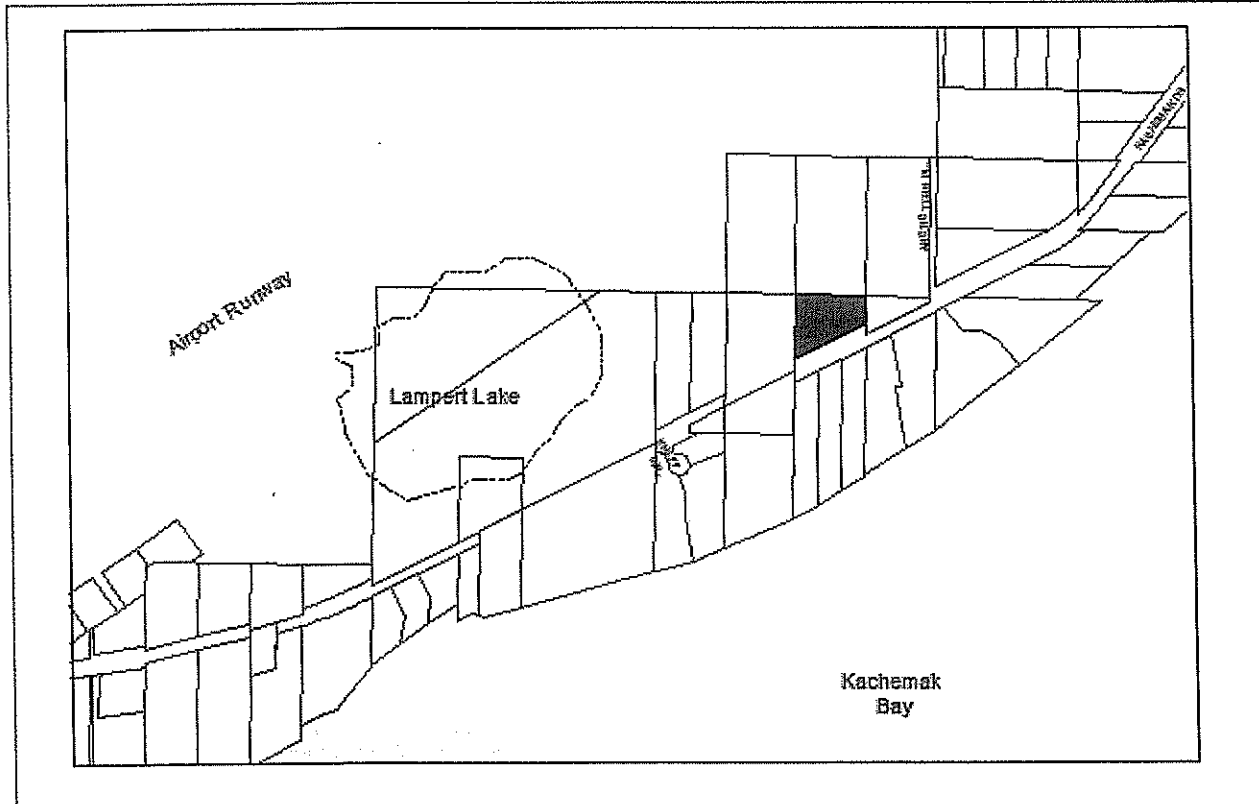
**Legal Description:** HM0990063 T06S R13W S15 JACK GIST SUB LOT 2

<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> 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)

<b>Area:</b> 1.65 acres	<b>Parcel Number:</b> 17936020
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**2009 Assessed Value:** \$10,500

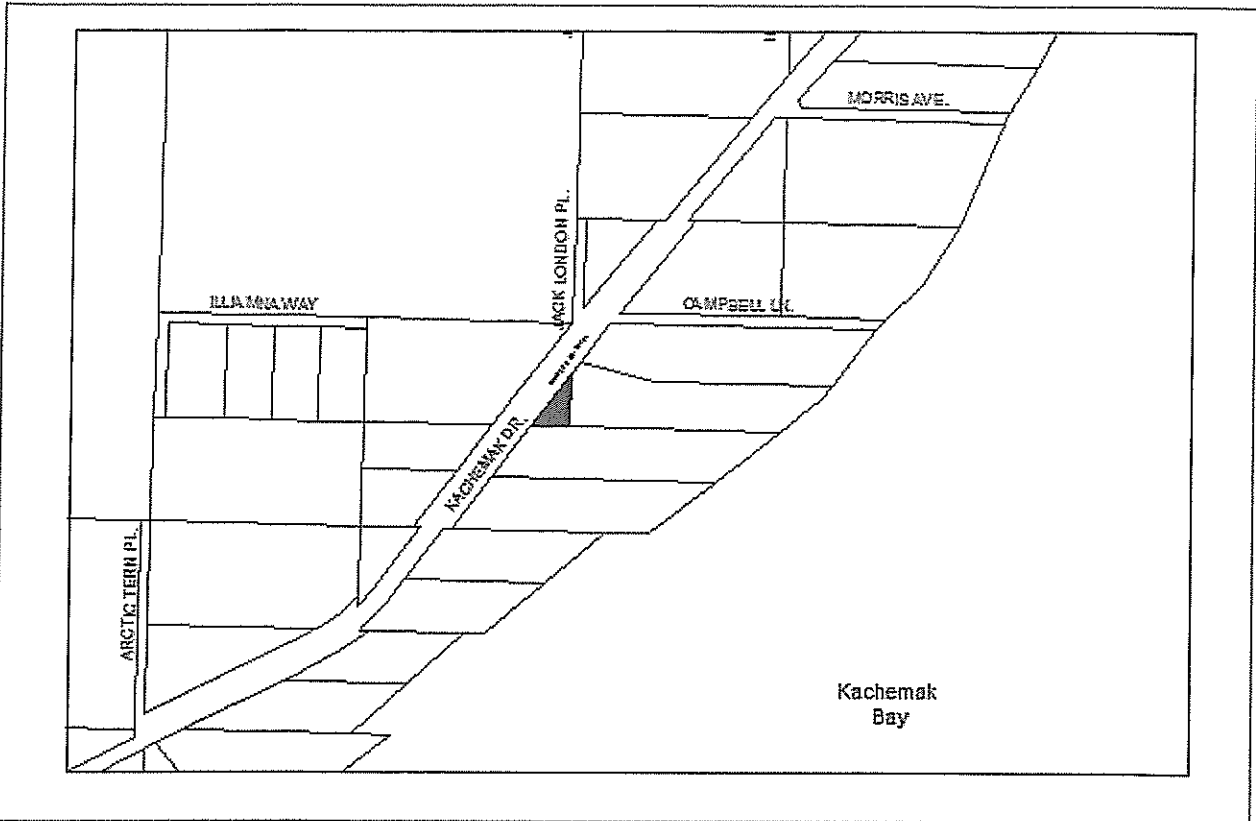
**Legal Description:** Scenic Bay Lot 4

<b>Zoning:</b> General Commercial 2	<b>Wetlands:</b> 100% Wetlands
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**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

**2009 Assessed Value:** \$18,200

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

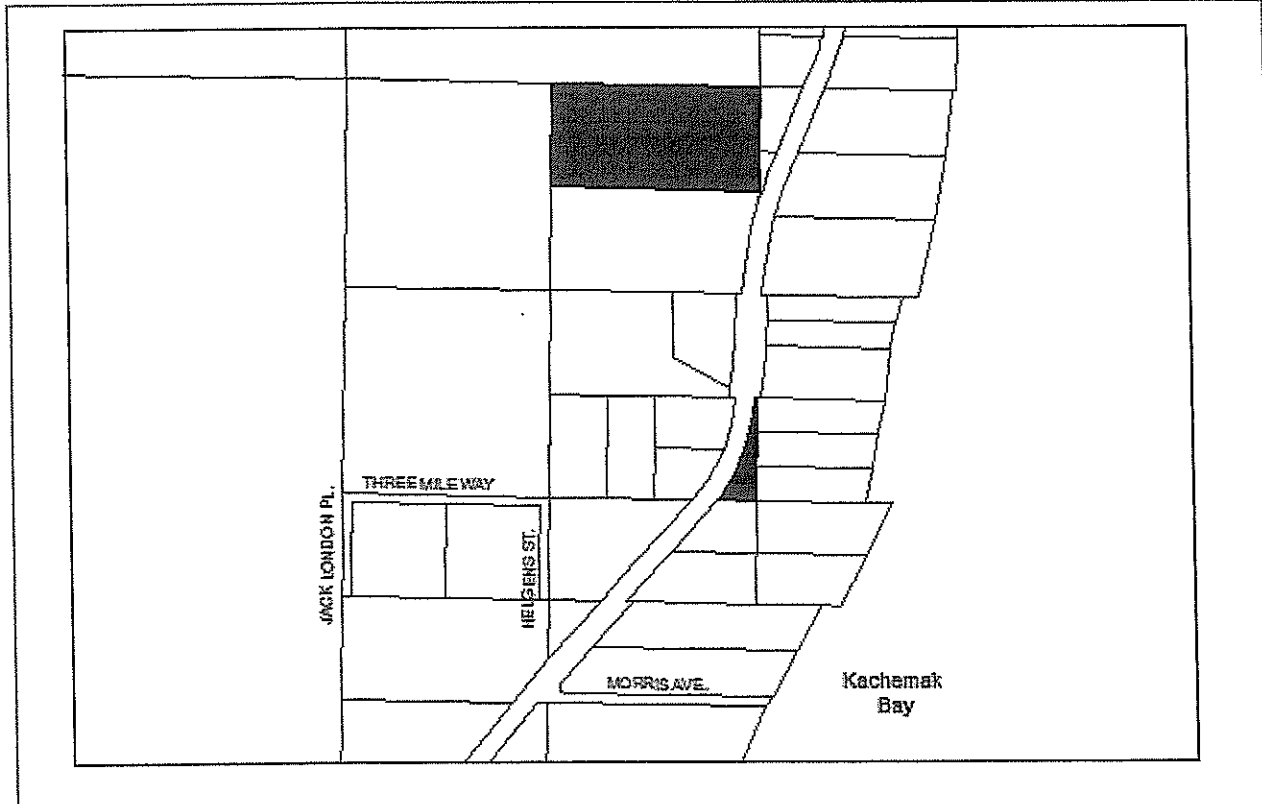
**Zoning:** Rural Residential

**Wetlands:** No wetlands

**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

<b>Area:</b> Gov't Lot 36: 5 acres Harry Feyer Subdivision Lot 1: 0.39 acres	<b>Parcel Number:</b> 17910001, 17911005
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**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

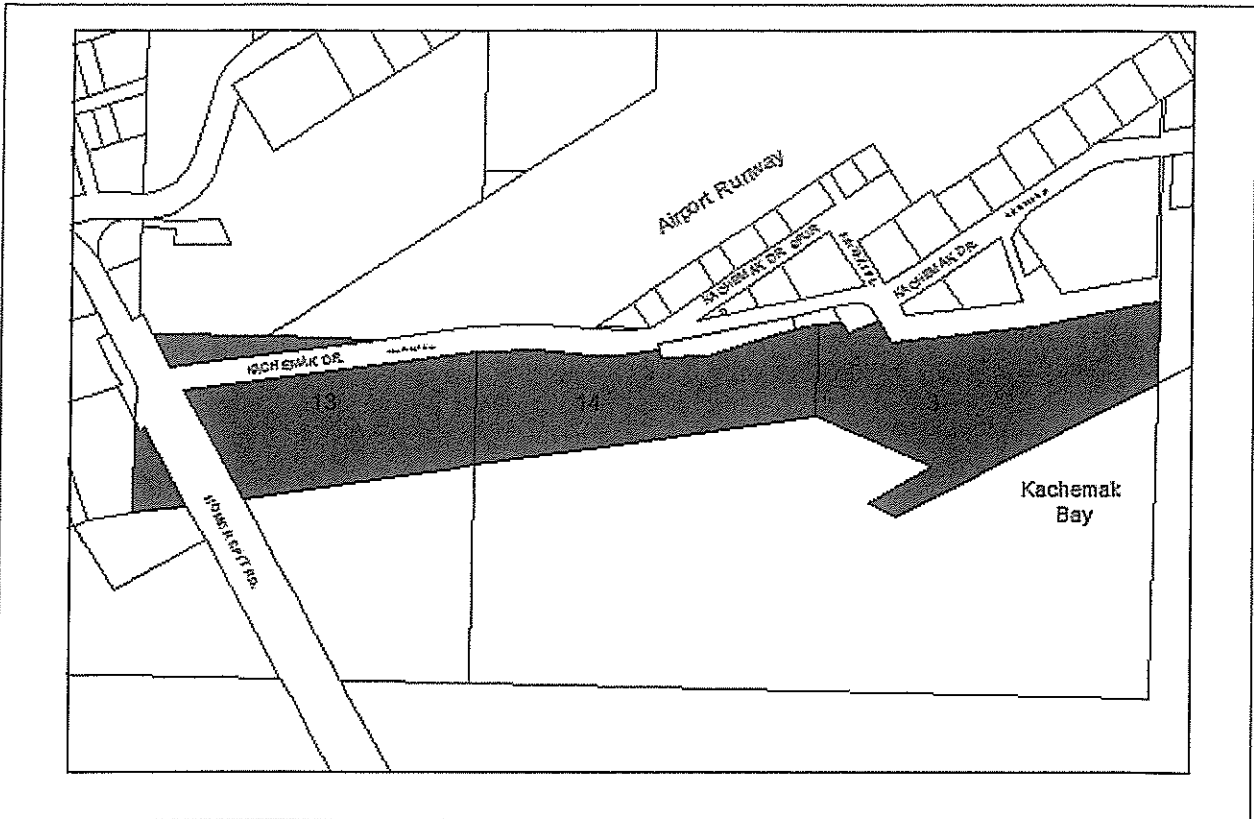
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Lot 36 is wetland. Lot 1 is not.
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**Infrastructure:** Paved Road access, power.

**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, Kachemak 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

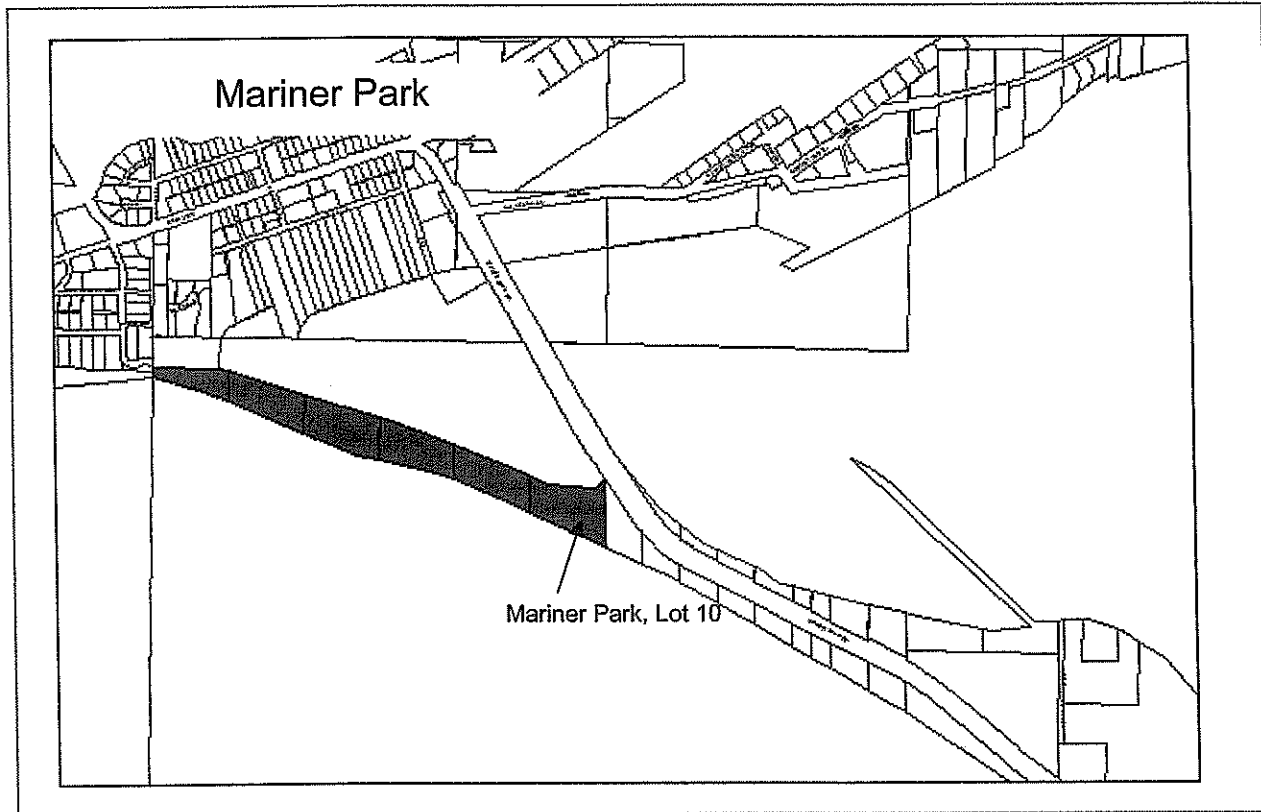
**Notes:** Spit trailhead parking lot expanded in 2009.

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/>

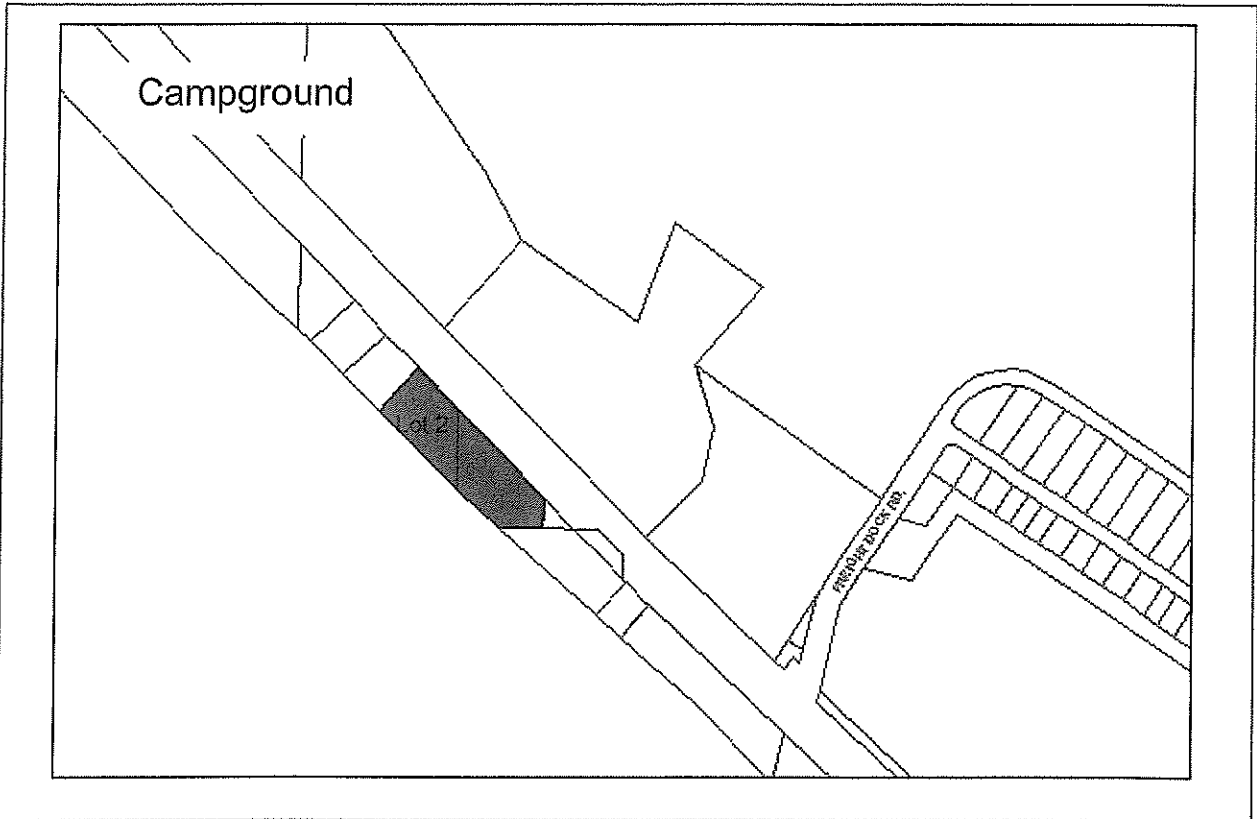
See also section C page 9.

**Finance Dept. Code:**





<b>Designated Use:</b> Undesignated	
<b>Acquisition History:</b> Lot 10: Simmons purchase, 1983. Other are EVOS purchases.	
<b>Area:</b> 32.32 acres	<b>Parcel Number:</b> 18101002-07
<b>2009 Assessed Value:</b> \$144,700	
<b>Legal Description:</b> T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 10-15	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Tidal
<b>Infrastructure:</b> No infrastructure	
<p><b>Notes:</b> 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. <a href="http://www.whsrn.org/">http://www.whsrn.org/</a></p> <p>2012 mariner Park driveway was relocated to the north.</p>	
<b>Finance Dept. Code:</b>	



**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)

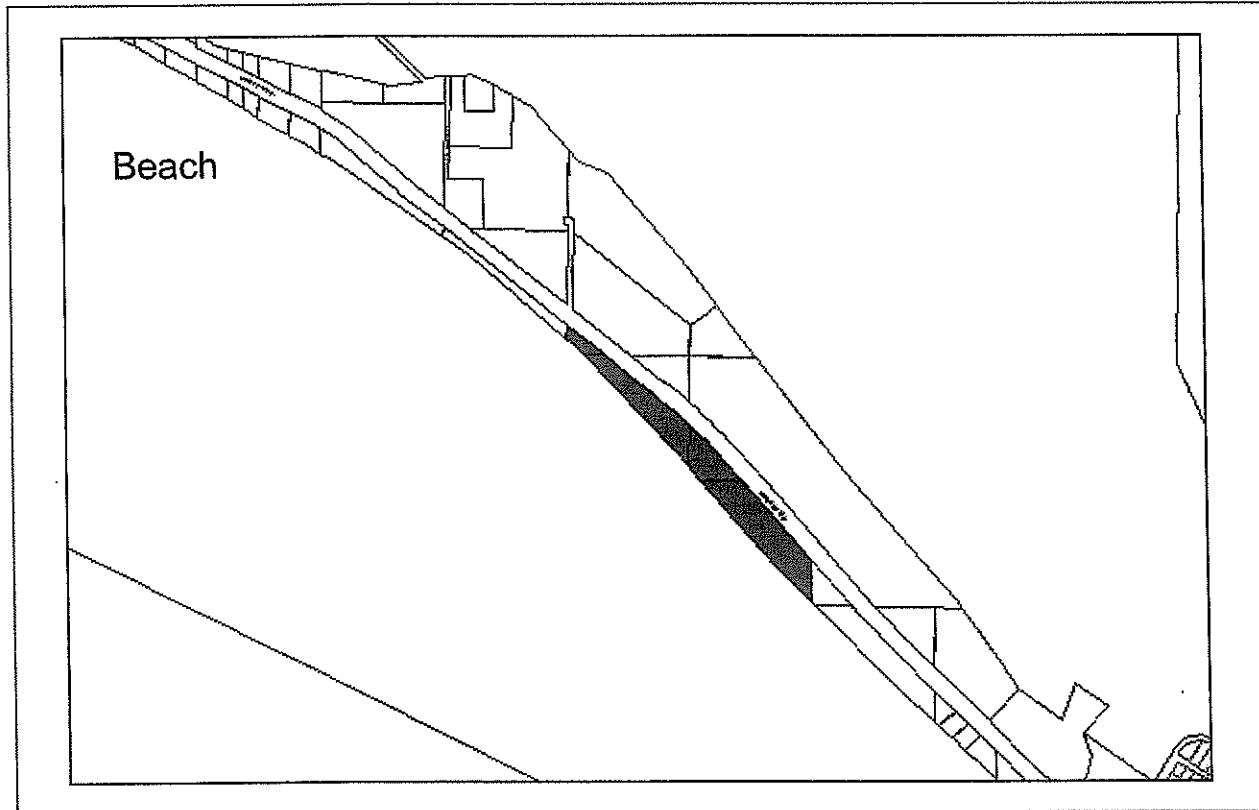
**Legal Description:** Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

**Zoning:** Lot 2: Open Space Recreation. Lot 14: Marine Industrial

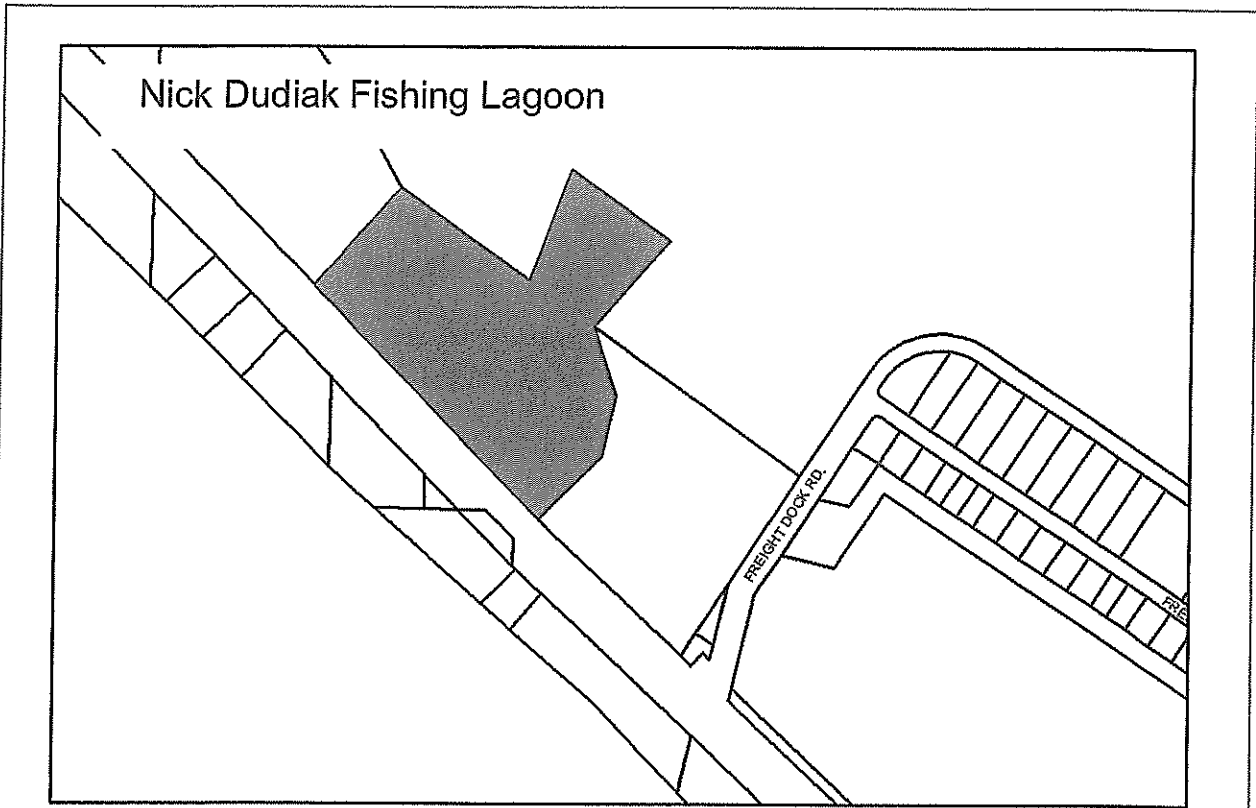
**Infrastructure:** Paved road, water and sewer

**Notes:** At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.

**Finance Dept. Code:**



<b>Designated Use:</b> Public Use/ Open Space Recreation	
<b>Acquisition History:</b> Ord 90-26 (KPB). Lot 6: EVOS purchase	
<b>Area:</b> 23 acres	<b>Parcel Number:</b> 181030 02, 04, 06 18102011
<b>2009 Assessed Value:</b> \$262,200	
<b>Legal Description:</b> 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	
<b>Zoning:</b> Marine Industrial. Lot 6: Open Space Rec	<b>Wetlands:</b> Tidal
<b>Infrastructure:</b> Paved Road access	
<b>Notes:</b> Acquisition history of lot 6 should be researched.	
<b>Finance Dept. Code:</b>	



**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

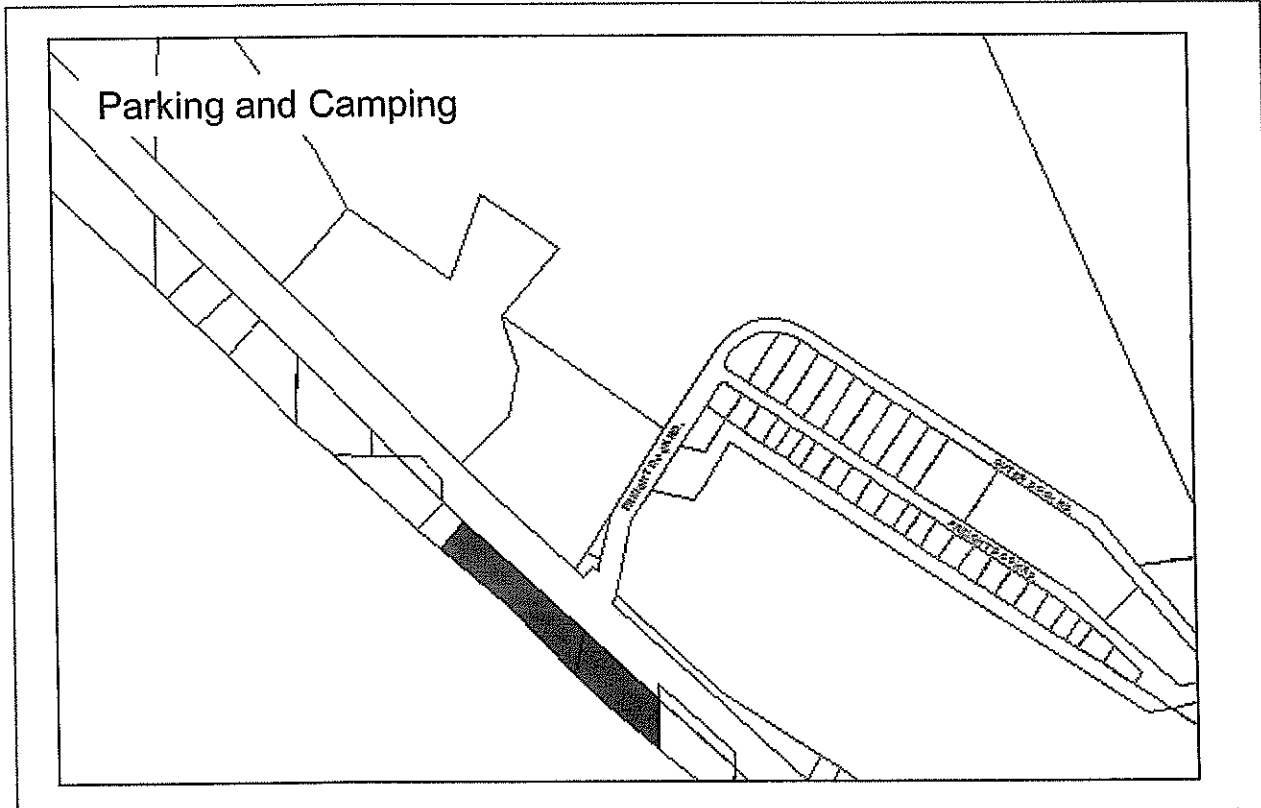
**Zoning:** Open Space Recreation

**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

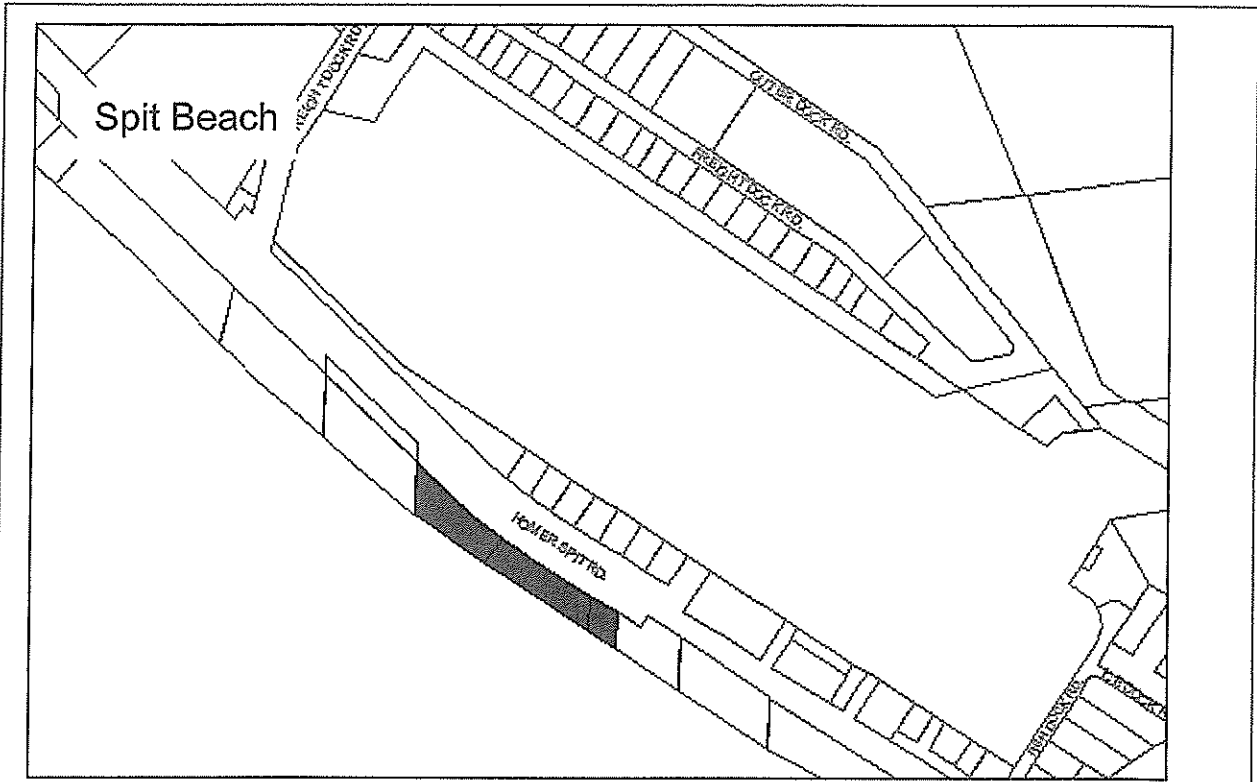
**Legal Description:** Homer Spit Amended Lots 7 and 9

**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.

<b>Area:</b> 2.36 acres	<b>Parcel Number:</b> 181033 4, 5, 6
-------------------------	--------------------------------------

**2009 Assessed Value:** \$414,000

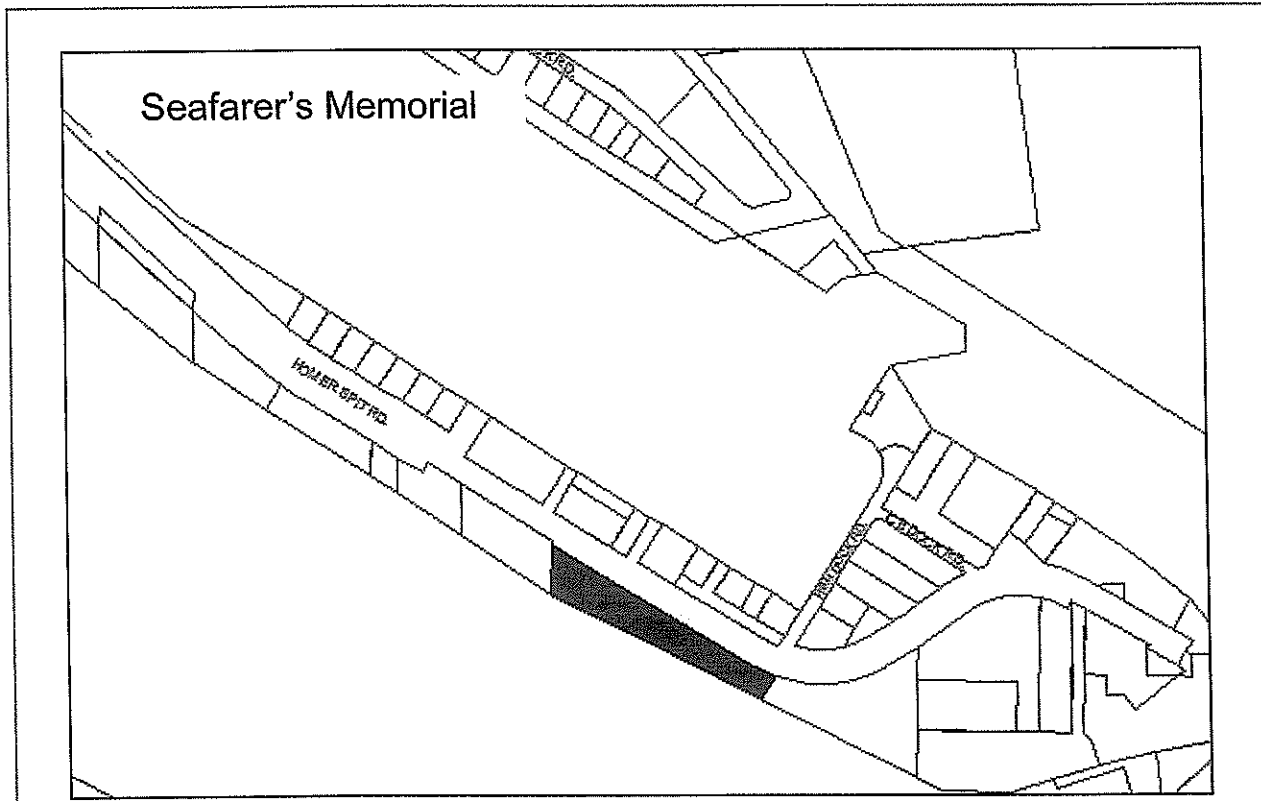
**Legal Description:** Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> 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

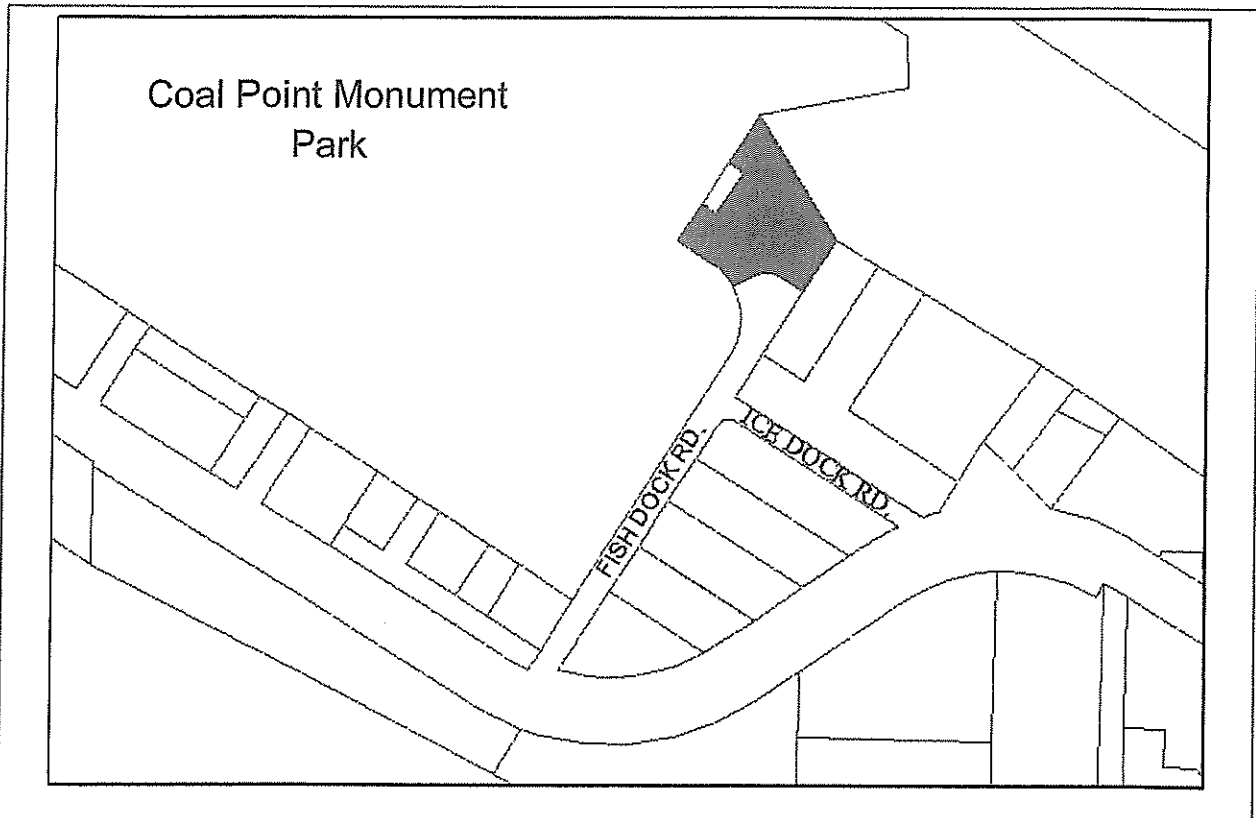
**Legal Description:** Homer Spit Amended Lot 31

**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

**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

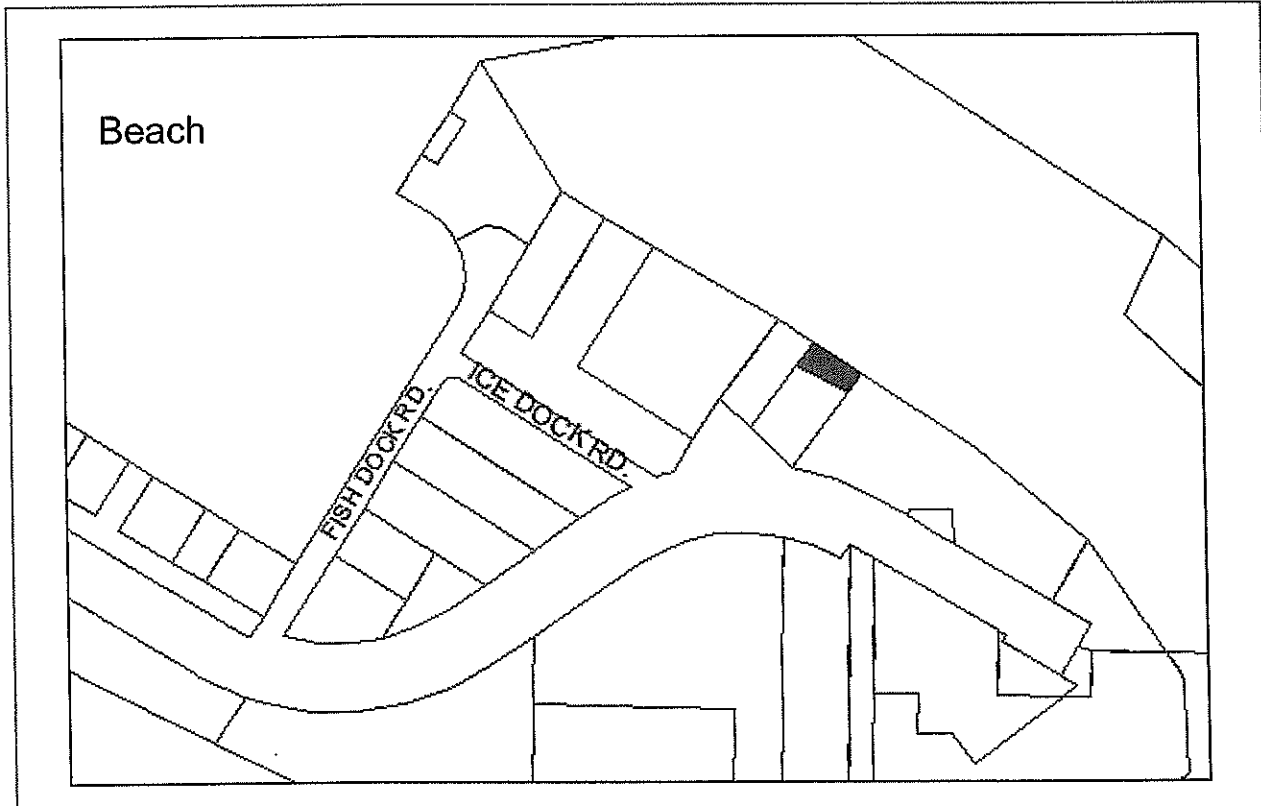
**Wetlands:**

**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

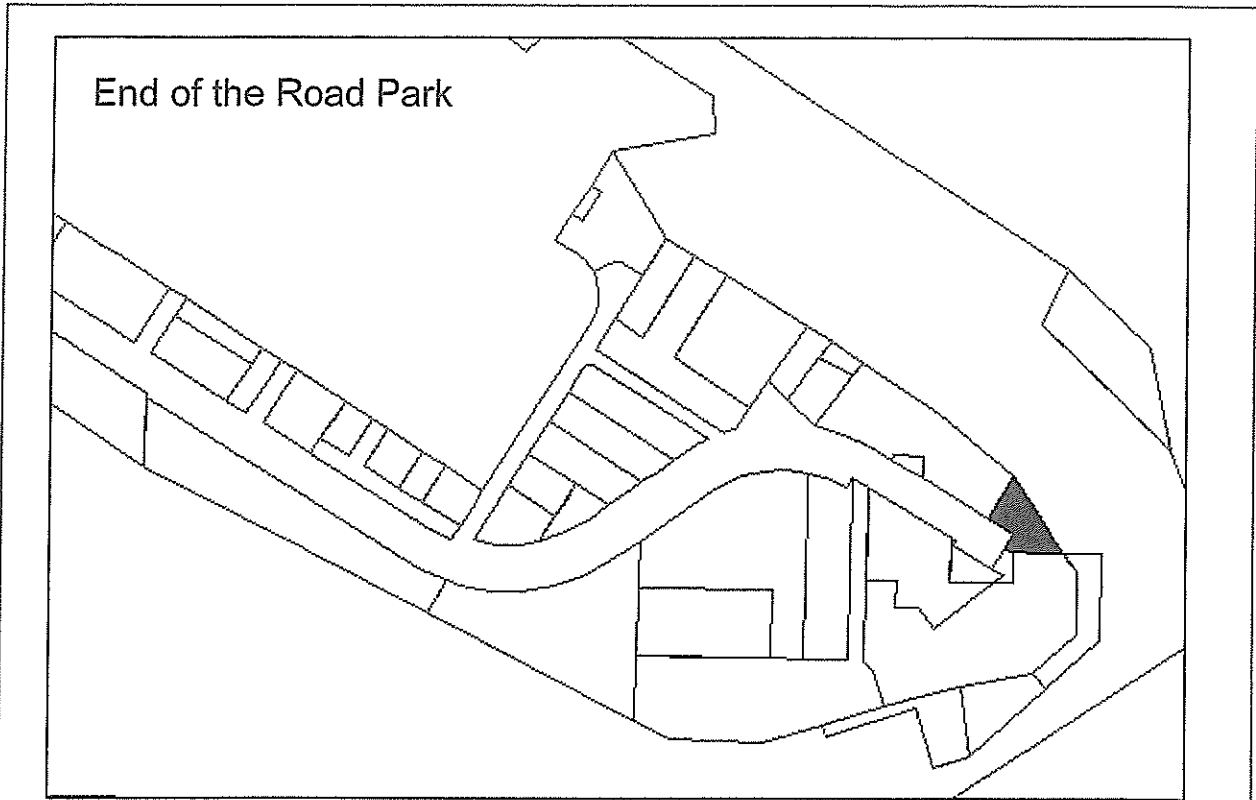
**Zoning:** Marine Industrial

**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:**

- The land is used as End of the Road Park.

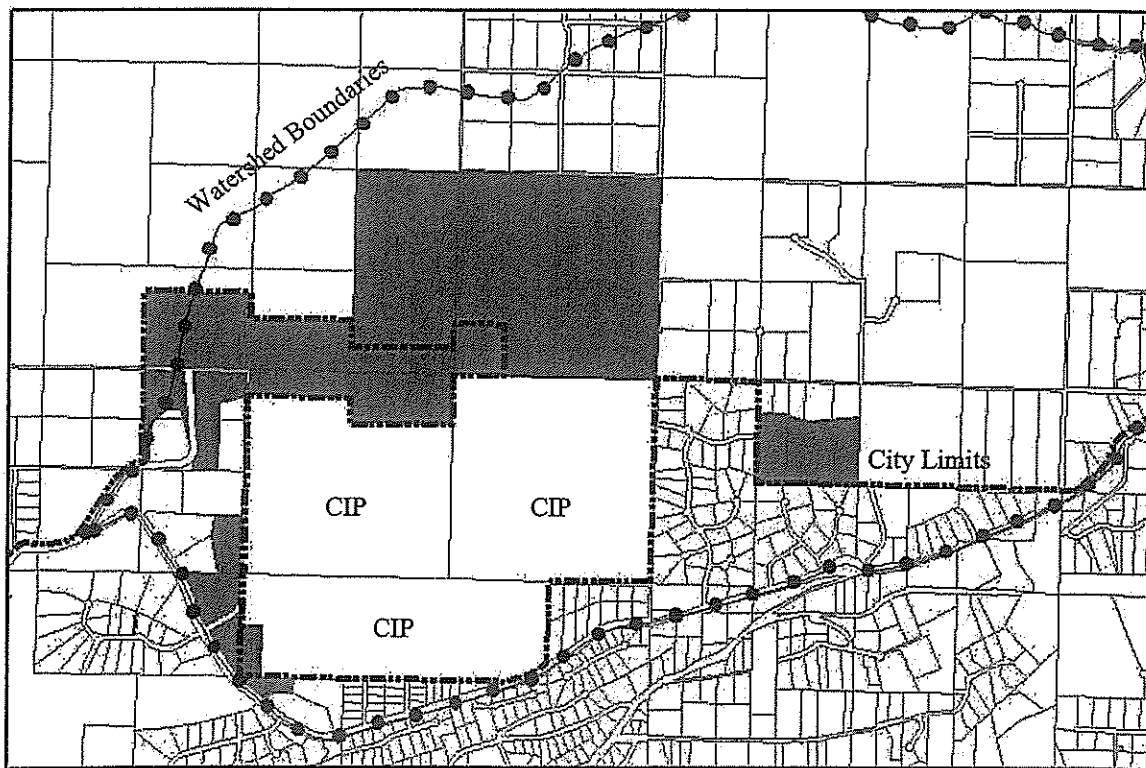
**Finance Dept. Code:**



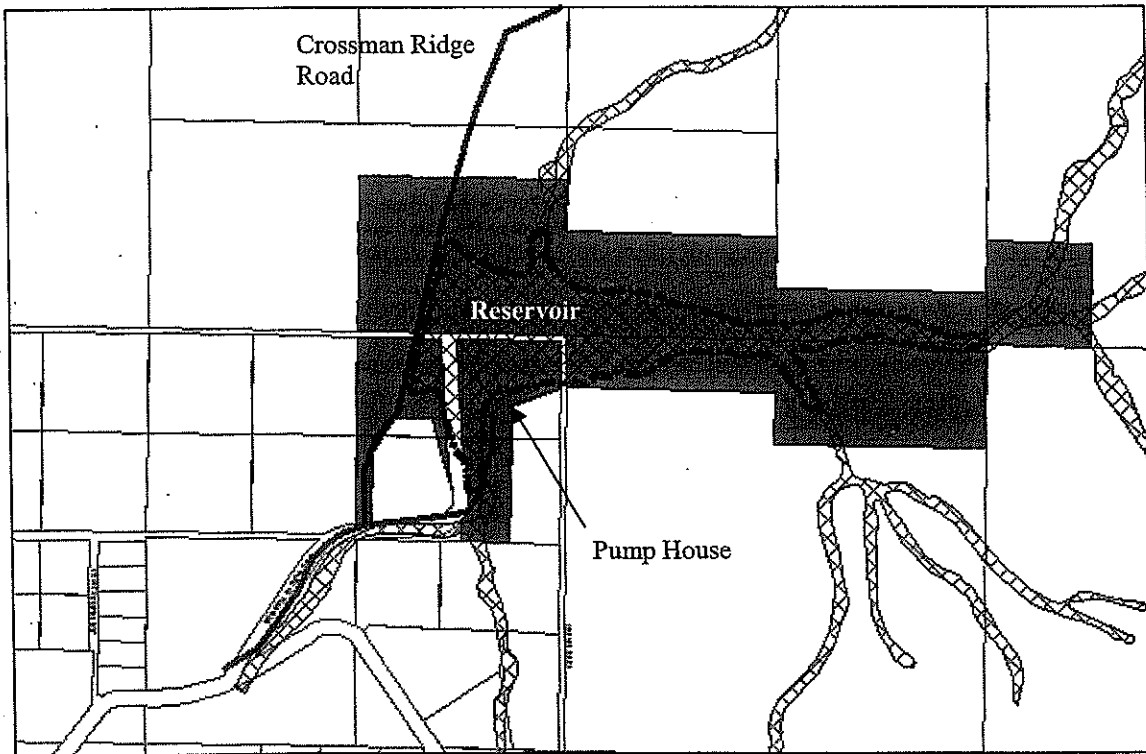
### City Lands within the Bridge Creek Watershed Protection District

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



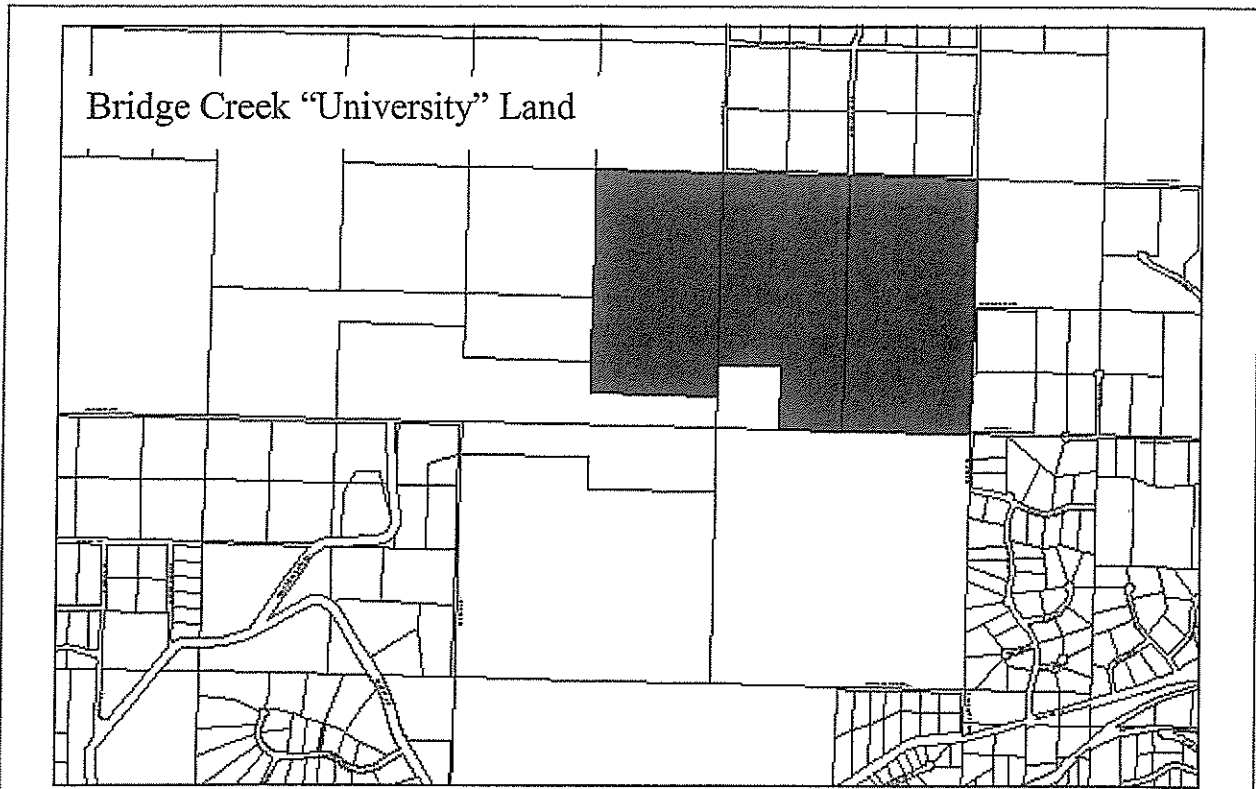
**Designated Use:** Bridge Creek Watershed, Reservoir and pump house  
**Acquisition History:**

**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.

<b>Area:</b> 220 acres	<b>Parcel Number:</b> 173 052 34, 35, 17305120
------------------------	--

**2012 Assessed Value:** \$184,100

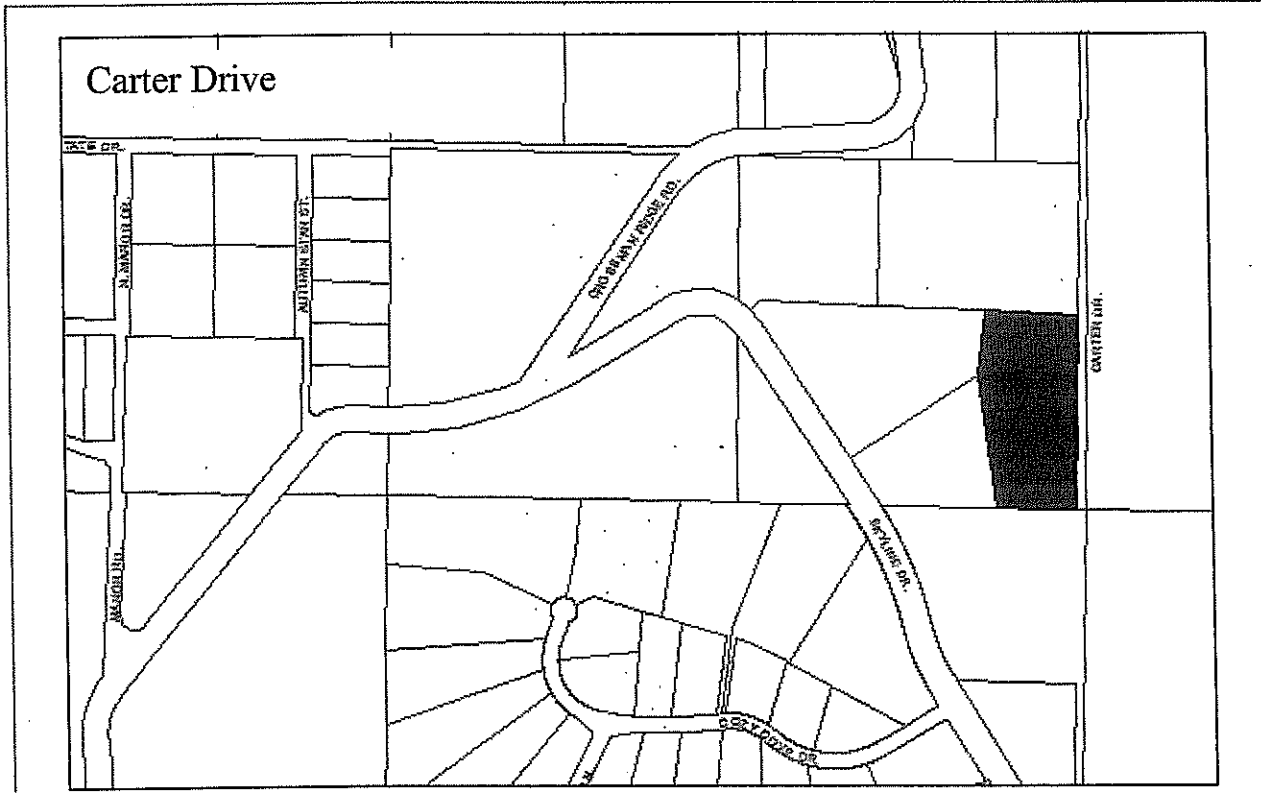
**Legal Description:** The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and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

<b>Zoning:</b> Bridge Creek Watershed Protection District. Not within City Limits.	<b>Wetlands:</b> 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

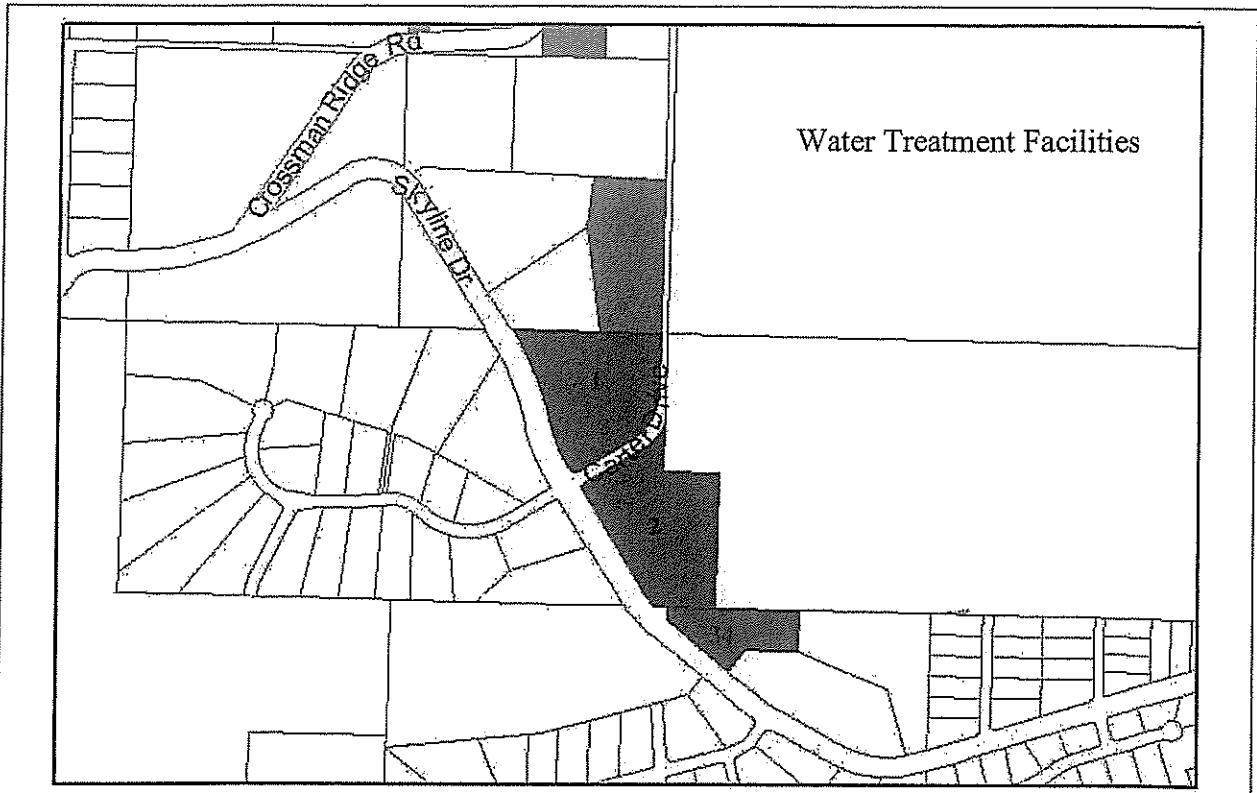
**Zoning:** Rural Residential, Bridge Creek WPD

**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

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

**Parcel Number:** 17307094, 95, 96, 17308034

**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

**Zoning:** Rural Residential, Bridge Creek WPD

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

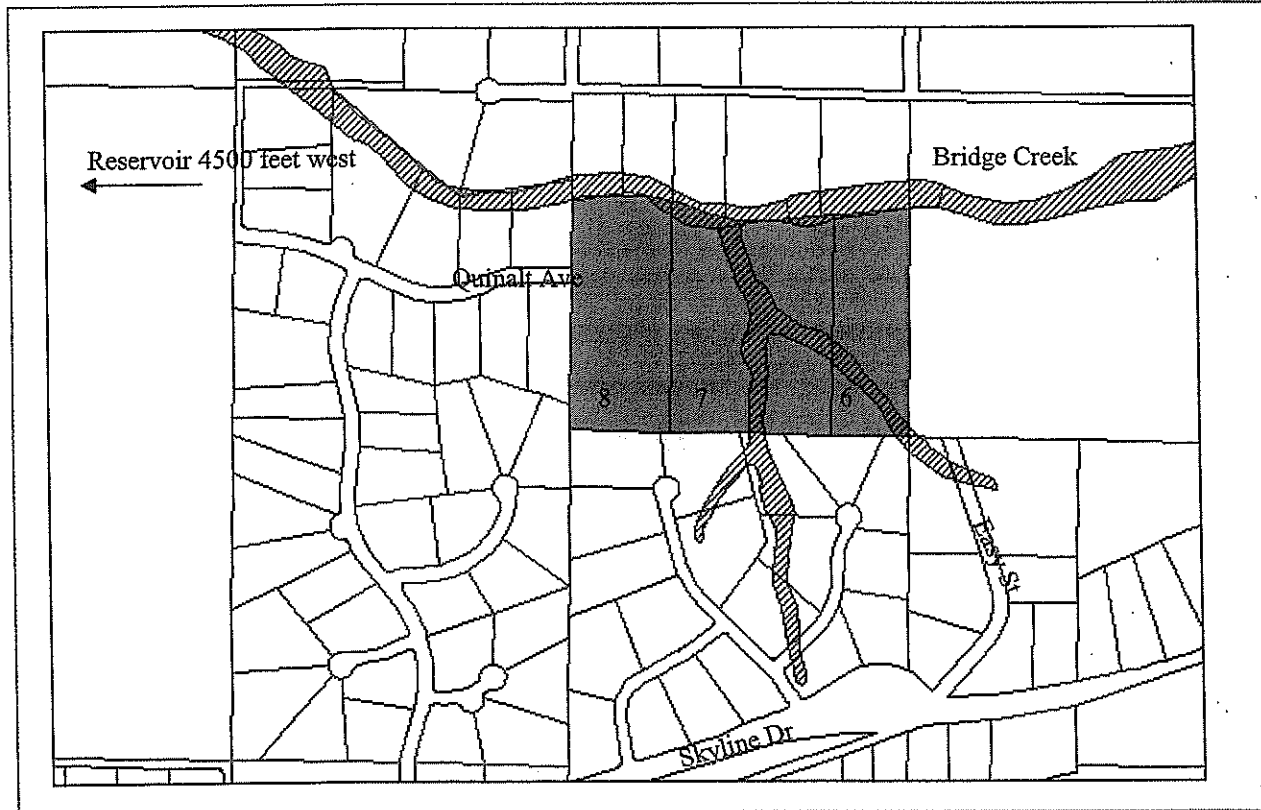
**Infrastructure:** Paved road, electricity

**Notes:**

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr  
 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

**20012 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:**

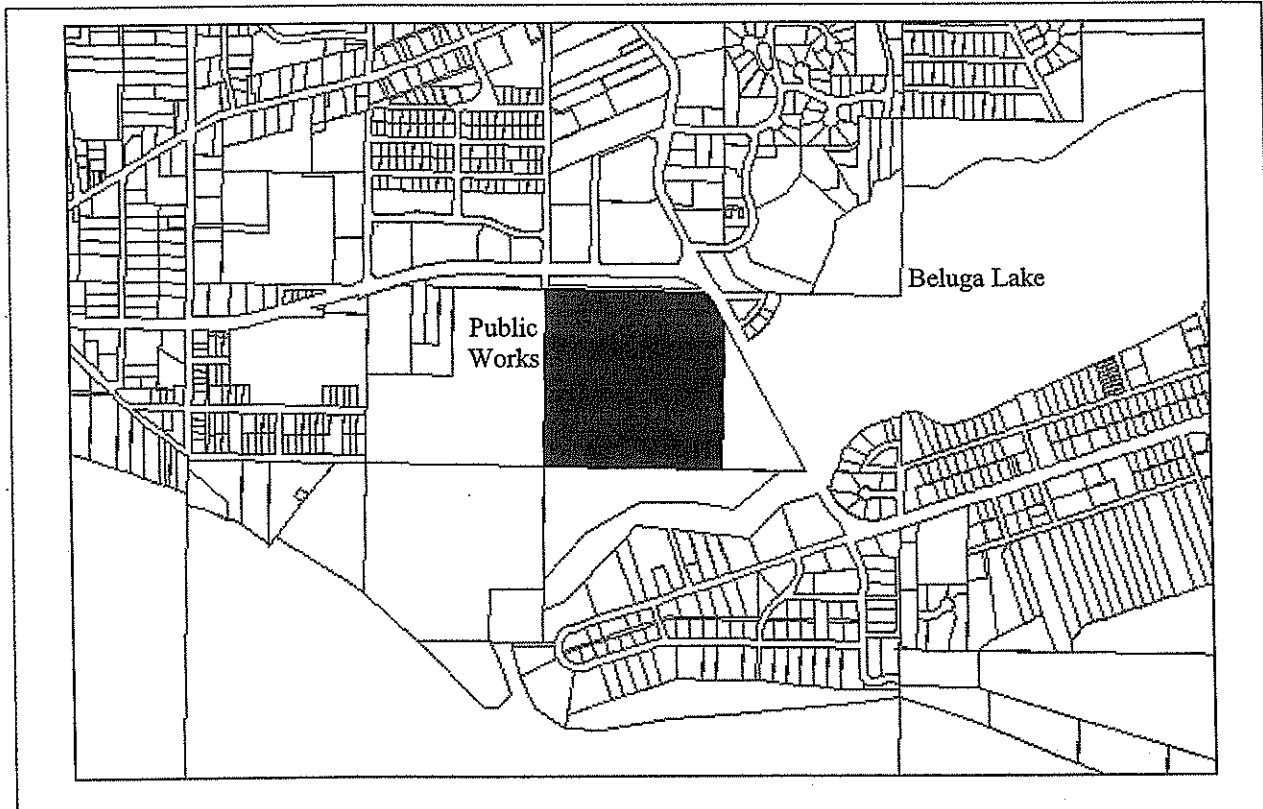
## Homer Conservation Easement Lands

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.

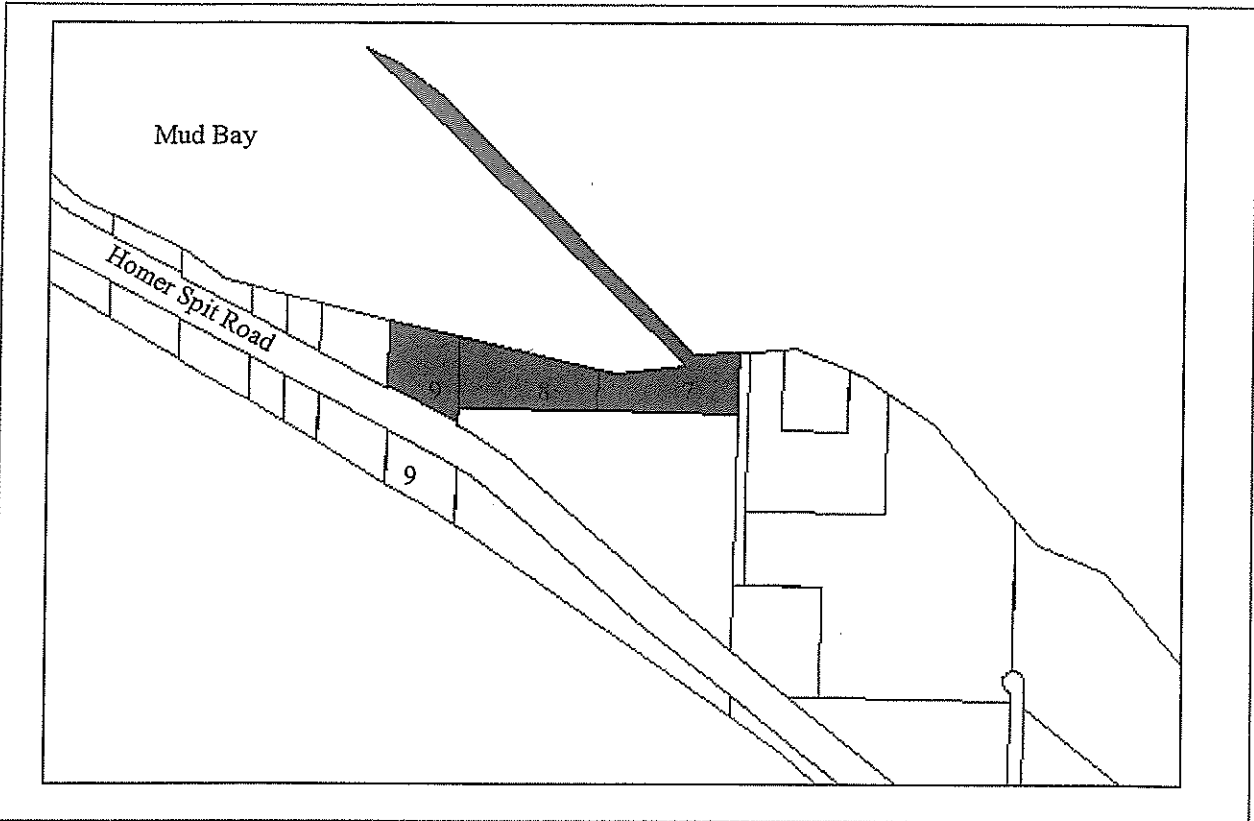
Total acreage: 169.72 acres.



This section updated 1/27/2012



<b>Designated Use:</b>	
<b>Acquisition History:</b> EVOS purchase and conservation easement.	
<b>Area:</b> 39.24 acres	<b>Parcel Number:</b> 17714006
<b>2009 Assessed Value:</b> \$48,400	
<b>Legal Description:</b> HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
<b>Zoning:</b> Conservation	<b>Wetlands:</b> Beluga Slough Estuary
<b>Notes:</b> <ul style="list-style-type: none"> <li>• Conservation Easement document recoded in Book 0275, Page 243, Homer Recording District, 4/21/98.</li> <li>• Parcel is within a FEMA-mapped floodplain.</li> </ul>	
<b>Finance Dept. Code:</b> 392.0013	



**Designated Use:**

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

**Area:** Lot 7: 7.1 acres  
 Lot 8: 3.94 acres  
 Lot 9: 3.00 acres  
 Lot 9 S of Road: 2.16 acres (no EVOS Conservation Easement)

**Parcel Number:** 181020 02, 01, 18101023, 24

**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

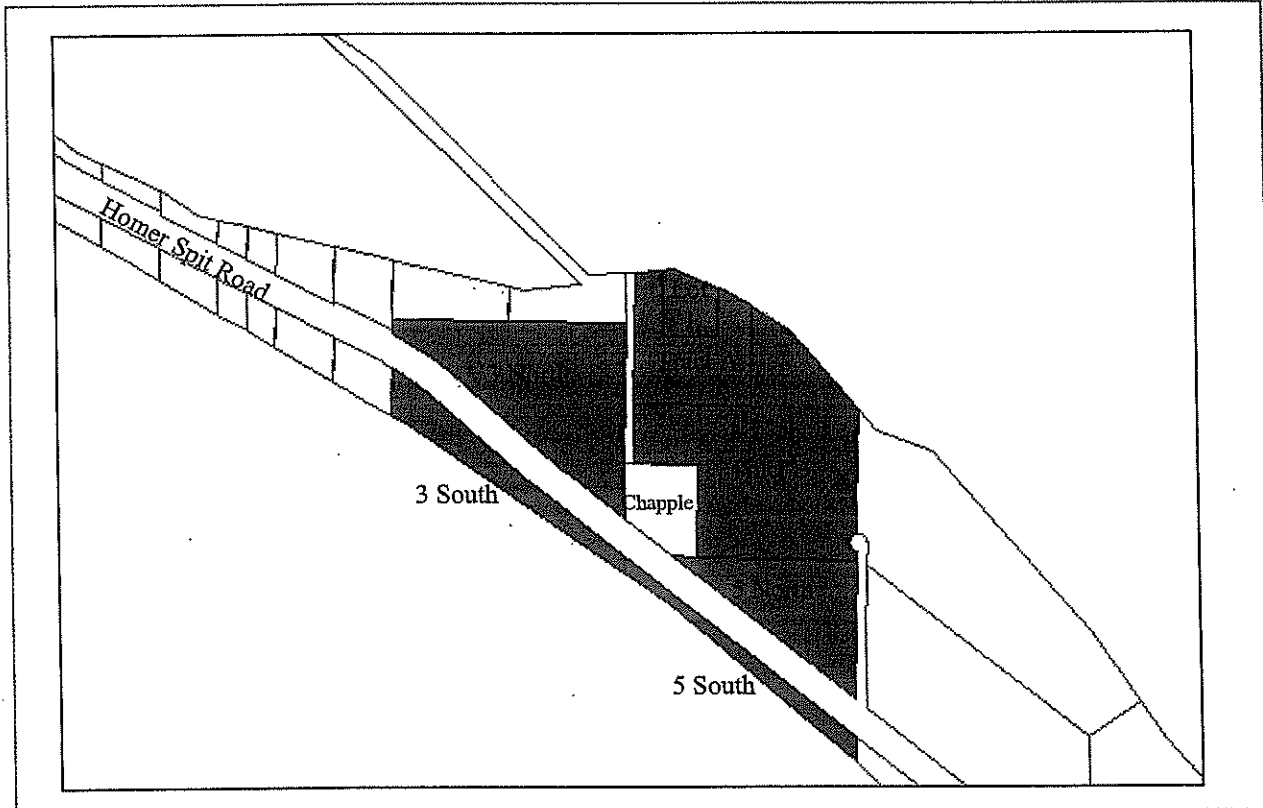
**Zoning:** Conservation—lots 7 and 8  
 Open Space Recreation—Lot 9

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

**Notes:**

- 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.

<b>Area:</b> Total: 70.97 acres	<b>Parcel Number:</b> 18102 03, 04, 05, 06, 09, 10, 14
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**2009 Assessed Value:** Total: \$989,500

**Legal Description:** T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

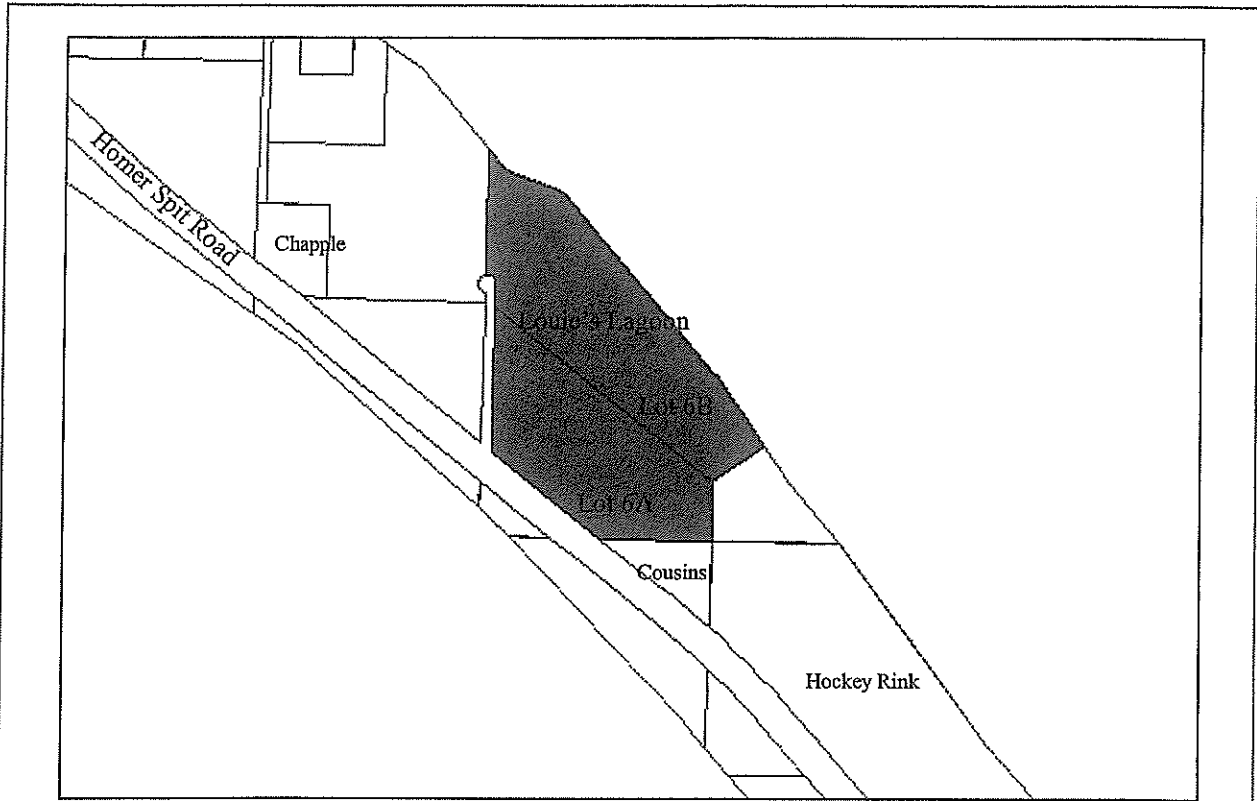
- 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
- THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
- PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
- 0770055 WALTER DUFOUR SUB TRACT B TRACT B

<b>Zoning:</b> Conservation South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.	<b>Environment:</b> State Critical Habitat Area below 17.4 ft. mean high tide line.
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**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.

<b>Area:</b> Total: 45.47 acres	<b>Parcel Number:</b> 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

<b>Zoning:</b> Conservation	<b>Environment:</b> 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

## City Lands

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 BENSON SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	C-4
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	C-5
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	C-5
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 O 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

## City Lands

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

## City Lands

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

## City Lands

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

## City Lands

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 LF 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 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 FOR 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

## City Lands

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 HOMER SPIT SUB AMENDED LOT 2	E-27
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-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	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



## City Lands

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	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-8
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-9

## City Lands

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 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 OF SEC 6	F-2
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 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

## City Lands

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

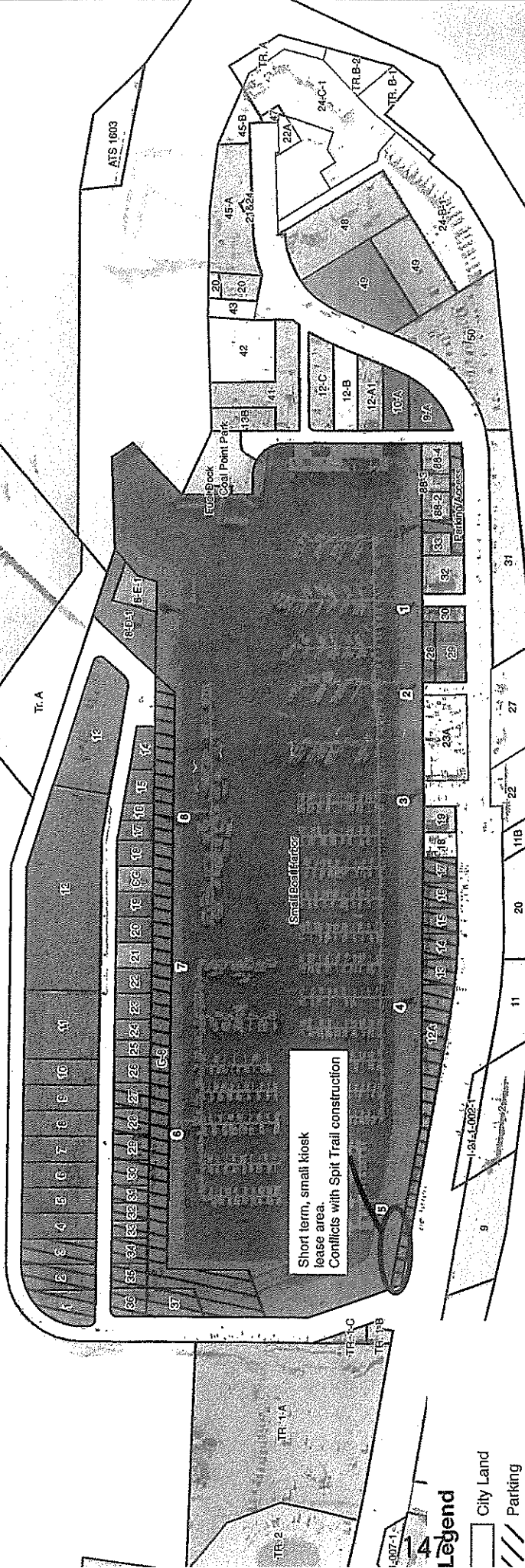
## City Lands

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

ATS 612



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

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.

## Legend

- City Land
- Parking

## Parcels

## 2013 Allocation - Section

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

City property outlined in red. Photo taken in 2005. Agency file # 2013-15

ATS 612



# Port & Harbor

## Monthly Statistical & Performance Report

For the Month of: **January 2013**

<u>Moorage Sales</u>	<u>2013</u>	<u>2012</u>	<u>Stall Wait List</u>	<u>2013</u>	<u>2012</u>
Daily Transient	31	14	No. on list at Month's End		
Monthly Transient	42	45	18' Stall	0	1
Semi-Annual Transient	1	0	20' Stall	1	1
Annual Transient	5	4	24' Stall	9	6
Annual Reserved	2	1	32' Stall	15	36
			40' Stall	28	29
			50' Stall	15	16
			75' Stall	7	5
			<b>Total:</b>	<u>75</u>	<u>94</u>
<u>Grid Usage</u>	<u>2013</u>	<u>2012</u>	<u>Docking &amp; Beach/Barge Use</u>	<u>2013</u>	<u>2012</u>
1 Unit = 1 Grid Tide Use			1 Unit = 1 or 1/2 Day Use		
Wood Grid	3	0	Deep Water Dock	51	16
Steel Grid	0	0	Pioneer Dock	19	18
			Beach Landings	10	0
			Barge Ramp	1	2
<u>Services &amp; Incidents</u>	<u>2013</u>	<u>2012</u>	<u>Wharfage (in short tons)</u>	<u>2013</u>	<u>2012</u>
Vessels Towed	2	0	In Tons, Converted from Lb./Gal.		
Vessels Moved	2	0	Seafood	186	456
Vessels Pumped	10	1	Cargo/Other	5,803	0
Vessels Sunk	0	0	Fuel	33,332	769
Vessel Accidents	0	2			
Vessel Impounds	0	0			
Equipment Impounds	0	0			
Vehicle Impounds	0	0			
Property Damage	4	1			
Pollution Incident	1	1			
Fires Reported/Assists	0	0			
EMT Assists	0	1			
Police Assists	1	0			
Public Assists	5	6			
Thefts Reported	0	0			
<u>Parking Passes</u>	<u>2013</u>	<u>2012</u>	<u>Crane Hours</u>	<u>2013</u>	<u>2012</u>
Long-term Pass	3	1		70.5	66.8
Monthly Long-term Pass	0	n/a			
Seasonal Pass	0	0			
			<u>Ice Sales</u>	<u>2013</u>	<u>2012</u>
			For the Month of January	*	*
			*Shut Down for Maintenance		
			Year to Date Total	0	0
			<u>Difference between</u>		
			<u>2012 YTD and 2013 YTD:</u>	<u>0 tons</u>	





**WEEKLY CRANE TIME / TONS OF ICE  
City of Homer - Fish Dock 2013**

Date From	Date To	Crane Hours (Weekly)	YTD Crane	Tons of Ice (Weekly)	YTD Ice
12/31/2012	1/6/2013	15.7	15.7	shut down for maintenance	
1/7/2013	1/13/2013	15.5	31.2	shut down for maintenance	
1/14/2013	1/20/2013	9.8	41	shut down for maintenance	
1/21/2013	1/27/2013	12.5	53.5	shut down for maintenance	
1/28/2013	2/3/2013	17	70.5	shut down for maintenance	
2/4/2013	2/10/2013	19.8	90.3	shut down for maintenance	
2/11/2013	2/17/2013	11.1	101.4	shut down for maintenance	
2/18/2013	2/24/2013			shut down for maintenance	
2/25/2013	3/3/2013			shut down for maintenance	
3/4/2013	3/10/2013			shut down for maintenance	
3/11/2013	3/17/2013				
3/18/2013	3/24/2013				
3/25/2013	3/31/2013				
4/1/2013	4/7/2013				
4/8/2013	4/14/2013				
4/15/2013	4/21/2013				
4/22/2013	4/28/2013				
4/29/2013	5/5/2013				
5/6/2013	5/12/2013				
5/13/2013	5/19/2013				
5/20/2013	5/26/2013				
5/27/2013	6/2/2013				
6/3/2013	6/9/2013				
6/10/2013	6/16/2013				
6/17/2013	6/23/2013				
6/24/2013	6/30/2013				
7/1/2013	7/7/2013				
7/8/2013	7/14/2013				
7/15/2013	7/21/2013				
7/22/2013	7/28/2013				
7/29/2013	8/4/2013				
8/5/2013	8/11/2013				
8/12/2013	8/18/2013				
8/19/2013	8/25/2013				
8/26/2013	9/1/2013				
9/2/2013	9/8/2013				
9/9/2013	9/15/2013				
9/16/2013	9/22/2013				
9/23/2013	9/29/2013				
9/30/2013	10/6/2013				
10/7/2013	10/13/2013				
10/14/2013	10/20/2013				
10/21/2013	10/27/2013				
10/28/2013	11/3/2013				
11/4/2013	11/10/2013				
11/11/2013	11/17/2013				
11/18/2013	11/24/2013			shut down for maintenance	
11/25/2013	12/1/2013			shut down for maintenance	
12/2/2013	12/8/2013			shut down for maintenance	
12/9/2013	12/15/2013			shut down for maintenance	
12/16/2013	12/22/2013			shut down for maintenance	
12/23/2013	12/29/2013			shut down for maintenance	

















2013 Homer City Council Meetings  
Port & Harbor Advisory Commission Attendance

It is a 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 the Council approves the consent agenda, there is a spot for visitors, and then agenda item number seven, announcements, reports from Commissions, the Borough, etc. That is when you would jump up and speak. If the mayor moves on to public hearings, you have waited too long! Typically if there is no visitor or special presentation, you would be talking within the first half hour (or less) of the Council meeting. The Regular meeting start time is 6:00 p.m.

Each commissioner is assigned a month and is responsible for attending one of the two council meetings, ***OR finding another commissioner to do it in their place*** if they will not be attending the meeting.

<u>Meeting Date</u>	<u>Commissioner</u>
January 14, 28	<u>CARROLL</u>
February 11, 25	<u>STOCKBURGER</u>
March 11, 26(Tuesday)	<u>ZIMMERMAN</u>
April 8, 22	<u>HARTLEY</u>
May 13, 28(Tuesday)	<u>HOWARD</u>
June 10, 24	<u>ULMER</u>
July 22	<u>WEDIN</u>
August 12, 26	<u>CARROLL</u>
September 9, 23	<u>STOCKBURGER</u>
October 14, 21	<u>ZIMMERMAN</u>
November 25	<u>HARTLEY</u>
December 9	<u>HOWARD</u>

Budget is given to department heads in July, August to return to city manager for first presentation to council on September.

Budget related council meetings, check schedule at that time:           October, November, December

The regular December meeting is when the Budget is finally approved by City Council.

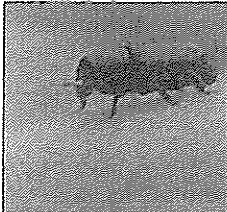
Any Special Meetings are usually schedule the first Monday of the month.



# NWSATURDAY

DANCE > A REVIEW OF COMPAGNIE MARIE CHOUINARD > B3

## BARK BEETLE ISN'T CULPRIT IN SEVERE FIRES, SAY SCIENTISTS



STEVE RINGMAN / SEATTLE TIMES  
A bark-beetle infestation is killing trees throughout the West.

### PUBLISHED PAPER

#### Droughts coupled with climate change cited

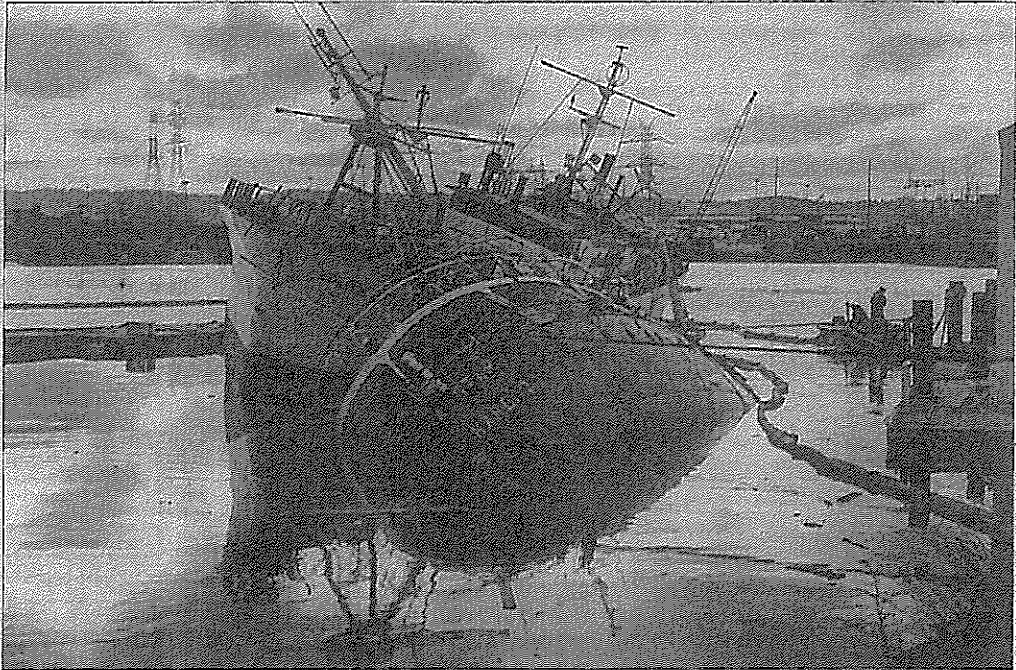
By LYNDIA V. MAPLES  
Seattle Times staff reporter

Don't blame bark beetles for catastrophic wildfires such as the blaze that blackened more than 23,000 acres of Kititas County last summer, some scientists say.

In a peer-reviewed paper published this week in *Natural Areas Journal*, scientists say they found through a literature review that bark beetles do not substantially increase the risk of crown fire in lodgepole pine and spruce forests, as commonly assumed. Instead, they concluded, the fires are primarily caused by dry conditions exacerbated by climate change. And as long as severe droughts continue, so will wildfires, regardless of beetle populations, the scientists determined.

The paper's findings are similar to those reached by University of Wisconsin researchers in 2010. That research team used NASA satellite data to identify large swaths of beetle-killed forests

# State in deep water over derelict boats



ELLEN MC BANNER / THE SEATTLE TIMES

A spill-response team for Ballard Drilling in Seattle puts a second containment boom in place around two slips that sank early Friday along the Hylebos Waterway in Tacoma.

## 2 SHIPS SINKING IN TACOMA WATERWAY

### Abandoned boats prove costly to state

By MAUREEN O'HAGAN  
Seattle Times staff reporter

It began as a Dutch coastal freighter, was later seized in a marijuana-smuggling operation, then

went through a series of owners before winding up moored in Tacoma, waiting to be scrapped.

Then early Friday, the 167-foot *Helena Star* sank in the Hylebos Waterway. By afternoon, gawkers could see its stern still sticking out of the water at Mason Marina. Nearby, the 130-foot *Golden West*, which was tied up to the *Helena Star*, was sitting on its side, too. The incident is the latest in a

series of problems with derelict vessels that have been left rotting or abandoned all over the state's waterways. Last May, a 140-foot former fishing vessel, the *Deep Sea*, caught fire and sank in Penn Cove, spilling fuel in the pristine water. It cost the state and federal government nearly \$5.4 million to clean the mess and dispose of the craft. Earlier this month, the Department of Natural Resources (DNR)

seized a 180-foot derelict ship at Port Ludlow and towed it across Puget Sound to Seattle to be dismantled before it became a safety or environmental problem. The owner was unable to carry out a plan to scrap it in Mexico.

A 431-foot barge that buckled in the Columbia River near Camas, Clark County, in January 2011 leaked oil and cost about \$20

See > SINKING, B4

## < Sinking

FROM B1

### ABANDONED BOATS SINK IN TACOMA

#### Derelict vessels often hazardous

million in a federally funded cleanup overseen by the Coast Guard.

It's unclear at this point how much it will cost to deal with the Helena Star — or even whether it will be raised. It was in the process of being scrapped, an elaborate process that can cost hundreds of thousands of dollars for vessels of that size.

A containment boom was placed around the ships in Tacoma on Friday, and the situation will be monitored over the weekend, according to Dieter Bohrmann, a spokesman for the state Department of Ecology.

About 20,000 gallons of fuel had been pumped off the vessels by the Coast Guard last March.

"So, the pollution threat is limited," Bohrmann said.

The Coast Guard set aside \$40,000 for this initial work, said Petty Officer Nathan

Bradshaw. The vessels are not a hazard to navigation.

Vessel owners are responsible for them — but in this case, that's not so simple as it may seem.

Years ago, the Helena Star was owned by marijuana smugglers. In 1978 the Coast Guard seized the freighter with 37 tons of pot aboard, the region's largest-ever pot bust.

After a series of ownership transfers, the Helena Star and the Golden West were owned more recently by Mason Marine.

The company filed for bankruptcy last year, and its phone was not working Friday afternoon.

Mason might have recently sold the vessels, according to Toni Weyman Droscher, a DNR spokeswoman.

"We're not sure really who the owner is," she said. "Finding out who that is is going to be challenging."

For now, there are no plans to move the ships, but ultimately it may be up to government officials to decide what to do.

The incident did not come as a complete surprise to state officials. The vessels were among some 230 on the state's Derelict Vessel list.

Most are sailboats or power boats in the 25- to 30-foot range that owners were unable to maintain.

The bigger ships are the most dangerous and costly. "It's a constant battle with prioritizing the ships that are the most environmental danger or obstruction to navigation," Droscher said.

The cost of safely removing both ships in Tacoma is likely close to \$1 million, she added. The department has about \$200,000 in its Derelict Vessel Removal Account. The account is funded by a \$3 boat-registration fee.

The fund got a \$3 million boost from Jobs Now Act money in the current budget, but that was eaten up by the Deep Sea and other vessels.

The state would like to work with ship and boat owners to hold them accountable and prevent vessels from being abandoned.

"People dream big dreams when they get a boat that's a good deal, but chances are it's not," Droscher said.

"There's a saying that a boat is a hole in the water that you throw money into."

*Information from The Associated Press is included in this report.  
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or mohagan@seattletimes.com*