



## Agenda

### City Council Committee of the Whole

Monday, September 22, 2025 at 5:00 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

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#### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

#### Zoom Webinar ID: 953 097 829 Password: 234969

<https://cityofhomer.zoom.us>  
Dial: 346-248-7799 or 669-900-6833;  
(Toll Free) 888-788-0099 or 877-853-5247

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#### CALL TO ORDER, 5:00 P.M.

**AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

#### CONSENT AGENDA

#### REGULAR MEETING AGENDA

#### DISCUSSION TOPIC(S)

- a. 2025 City of Homer Land Allocation Plan

Memorandum CC-25-228 from the Community Development Director as backup.

#### COMMENTS OF THE AUDIENCE

#### ADJOURNMENT

Next Regular Meeting is Monday, October 13, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A worksession at 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



# MEMORANDUM

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## **Resolution 25-081, A Resolution of the City Council of Homer, Alaska Approving the 2025 City of Homer Land Allocation Plan. City Manager/Community Development Director.**

**Item Type:** Action Item  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** September 22, 2025  
**From:** Julie Engebretsen, Community Development Director  
**Through:** Melissa Jacobsen, City Manager

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**Requested Action:** Adopt the 2025 Land Allocation Plan with amendments.

### **Background**

Homer City Code Title 18.08 governs how the city leases its property. Every year, the City Council decides which city land can be leased. Here's how it works:

**Main rental areas:** The Spit and airport

**Who gives advice:**

- Port and Harbor Commission (knows the Spit best)
- Economic Development Commission
- Staff

**Key Decision Points:** The Commissions advise on:

- Which specific parcels should be available for lease
- Any rules about how the property can be used or developed (such as parking or fisheries use)
- Any other land management questions that have arisen in the prior year.

This year's plan has several recommended amendments. Listed below is a synopsis of each.

- 1. Overslope Area 1 (Page A-4):** Available for lease since 2017. Only one party has ever submitted a full application. Their first application didn't make it to Council, but they've submitted a new application that's currently being reviewed. Staff recommends finishing the current review, but removing this area from future leasing.
- 2. Airport terminal space (A5)–** We continue to see change at the Homer airport and there are areas currently available for lease.

3. **Lot 88-2 (A-3):** The lease expires in November. Since zoning rules are being rewritten (finished by Spring 2026), staff recommend waiting to create new lease terms until after the new zoning code is complete. A new resolution will be brought to Council in 2026.
4. **Main Street lot (D3):** The City has received two inquiries about this property in the last year, and Council directed the Manager to review this lot during the Land Allocation Plan process. The EDC discussed the property and recommended the City retain the lot and investigate the highest and best use as opposed to selling to the highest bidder at this time.
5. **Karen Hornaday Park (E8 and 9):** With the recent purchase of additional land, the City could amend the park boundaries. Staff recommends a separate action to adequately document restrictions on the original park land and keep records clear and organized.
6. **Harry Feyer (E-24):** This lot has been for sale for 10 years. Due to several wide right-of-way easements, there is very little buildable land. Staff reached out to AK DOT to find out if they anticipate using some of this lot for Kachemak Drive improvements. It's very early in the design process, but they do think they may use at least the existing easements. In staff's estimation, this may also mean taking some of the buildable area or at least having traffic very close to a future home, making it even less desirable to develop at this time. Staff recommends not selling this lot and retaining it until the road project is complete in the future.
7. Staff recommend the Port and Harbor Commission spend some time talking about land management on the Freight Dock Road area of the Spit. While there is interest in the concepts of overslope development, parking management and leasing more city lands, conditions on the Spit are changing. Increased demand for parking and a potential harbor expansion change the dynamics of what the City should lease in the short and long term. When the Commission first identified overslope areas in 2017, there was adequate parking and this type of development seemed feasible. In subsequent years it's clear there is more demand for parking, not much demand for building this type of development, and we've begun a General Investigation for a major harbor expansion. These changing conditions merit the Commission taking a fresh look at this land area looking ahead the next 5-10 years.

**Attachments:**

1. Minutes from EDC 6/10/25 and 8/12/25 meetings
2. Minutes from 8/27 Port and Harbor Meeting
3. Draft Plan

City Council and Planning Commission have a joint worksession planned to discuss the Comprehensive Plan. Public Review Draft comes out mid-July with hearings in August with the Planning Commission. Work is being done on the Title 21 update.

**PUBLIC HEARING**

**PENDING BUSINESS**

A. New Rec Center Location

The Commission discussed the following topics in regard to the proposed location:

- Property in considered a wetland and possible effects on storm water runoff management
- Based on location – HEA lot is a better choice
- Size of lot actually needed – potential size of Rec Center, potential size of parking lot needed
- Will this investment in infrastructure actually spark private businesses to invest as well
- Possible restrictions in code for building itself
- Surrounding business owners weren't present to provide opinions
- Using this land would result in opportunity costs and lost opportunities associated with long-term use

AREVALO/DICKINSON MOVED TO FORWARD A MEMO TO CITY COUNCIL IN OPPOSITION OF THE PROPOSED LOCATION BUT WOULD LIKE TO DISCUSS ALTERNATIVE SITES.

There was no discussion.

VOTE: YES: ISAAK, NOOMAH, ZUBEK, AREVAL, DICKINSON.

VOTE: NO: MARKS.

Motion carried.

**NEW BUSINESS**

A. Land Allocation Plan

Community Development Director Engebretsen spoke on the following topics:

- Purpose of Land Allocation Plan
- Most land is out on the Spit
- City Council approves the plan to decide what land is available for lease
- One piece of property is not viable to offer for over slope lease – recommendation to remove from the list
- Space available at the airport

AREVALO/NOOMAH MOVED TO CONCUR WITH THE RECOMMENDATIONS MADE BY STAFF FOR INTENDED LAND ALLOCATION.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.



The Commission worked through the Draft Capital Improvement Plan, each suggesting their top 3 projects to recommend for inclusion in the legislative priority section of the Capital Improvement Plan. There was consensus for the following projects to be included among the Commission's priority projects:

- Homer Spit Coastal Erosion Mitigation
- Homer Harbor Critical Float System Replacement: Float Systems 4 & 1
- Comprehensive Drainage Management Plan
- Steel Grid Repair
- HERC Hazardous Material Cleanup & Revitalization Plan

ZUBEK/AREVALO MOVED TO NAME SPIT EROSION AS NUMBER ONE, HARBOR FLOATS AS NUMBER TWO, AND A THREE-WAY TIE WITH DRAINAGE MANAGEMENT, STEEL GRID, AND HERC CLEANUP.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

AREVALO/ZUBEK MOVED TO SUPPORT THE PLANNING COMMISSION'S RECOMMENDATION REGARDING THE SLOPE STABILITY PROJECT IN TAKING THAT PROJECT APART, AND INSTEAD CREATING A NEW KACHEMAK SPONGE CIP PROJECT AND A NEW CIP PROJECT FOR BAYCREST STORMWATER MANAGEMENT.

Commissioner Arevalo noted that it seems intelligent to break the larger project down into smaller-scale projects while keeping them on the community's radar.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

#### **B. Land Allocation Plan**

Community Development Director Engebretsen explained that the Commission is being tasked to come up with a recommendation as to what the city should do with the property it owns on Main Street behind Don Jose's. She provided a brief history of the subject parcel and provided various recommendations that the Commission could suggest to either City Council or the City Manager.

AREVALO/ZUBEK MOVED TO FORWARD A RECOMMENDATION TO CITY COUNCIL TO RETAIN THE LOT AND INVESTIGATE THE HIGHEST AND BEST USE AS OPPOSED TO SELLING TO THE HIGHEST BIDDER AT THIS TIME.

There was in-depth discussion about potential uses for the lot and not just selling it to the highest bidder.

Chair Marks requested the Clerk to perform a roll-call vote.

VOTE: YES: AREVALO, MARKS, NOOMAH, YOUNG, ZUBEK.

Motion carried.

#### **INFORMATIONAL MATERIALS**

**1. CALL TO ORDER, 5:30 P.M.**

Session 25-07, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Casey Siekaniec at 5:30 p.m. on August 27, 2025 in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMISSIONERS ATWOOD, FRIEND, PITZMAN & SIEKANIEC

ABSENT: COMMISSIONERS BRADSHAW, VELSKO (BOTH EXCUSED) & ROTH

CONSULTING: PORT DIRECTOR HAWKINS

STAFF: PORT ADMINISTRATIVE SUPERVISOR WOODRUFF, DEPUTY CITY CLERK LYNN & DEPUTY CITY CLERK PETTIT

**2. AGENDA APPROVAL**

Chair Siekaniec read the supplemental items into the record and requested a motion and second to approve the agenda as amended.

FRIEND/ATWOOD MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 minute time limit)**

**4. RECONSIDERATION**

**5. APPROVAL OF MINUTES**

5.A. Unapproved May 28<sup>th</sup>, 2025 PHC Minutes

5.B. Unapproved June 25<sup>th</sup>, 2025 PHC Minutes

ATWOOD/FRIEND MOVED TO APPROVE BOTH SETS OF MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**6. VISITORS/PRESENTATIONS**

6.A. Julie Engebretsen – Land Allocation Plan

Community Development Director Engebretsen presented to the Commission regarding the Land Allocation Plan. She answered questions regarding specific properties in the Land Allocation Plan, vacancies, and what happens with vacant structures.

6.B. Jenny Carroll – Capital Improvement Plan

Special Projects and Communications Coordinator Carroll presented to the Commission regarding the Capital Improvement Plan.

**7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS**

7.A. Port & Harbor FY25 YTD

Port Administrative Supervisor Woodruff noted that revenues were over expenditure by roughly \$2 million. She added that the extra money is accrued in the operating fund and can be transferred to reserves, grant match reserves, or any other reserve account. There was brief discussion regarding how transfer decisions are made.

7.B. Port & Harbor Staff Report – July/August 2025

Port Administrative Supervisor Woodruff provided the Port & Harbor Staff Report, covering the following items:

- Homer Harbor Expansion update
- System 4 Float Replacement update
- FY25 Port Infrastructure Development Program Application
- Port & Harbor Staff Divers
- Refloating DD in System 4
- Special projects status updates
- Leases/Subleases on the Spit by the numbers

**8. PUBLIC HEARING(S)**

**9. PENDING BUSINESS**

9.A. Title 18.08 City Property Lease Edits  
Memorandum PHC-25-012 from Port Administrative Supervisor as backup

Chair Siekaniec introduced the item by reading of the title and deferred to Port Administrative Supervisor Woodruff, who provided a summary explanation of her memorandum included in the packet.

PITZMAN/FRIEND MOVED TO RECOMMEND CITY COUNCIL ADOPT THE PROPOSED AMENDMENTS IN TITLE 18.08 OF THE DRAFT ORDINANCE.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 9.B. Land Allocation Plan  
Memorandum PHC-25-013 from Community Development Director as backup

FRIEND/ATWOOD MOVED TO RECOMMEND THAT CITY COUNCIL ADOPT THE 2025 LAND ALLOCATION PLAN WITH THE STAFF AMENDMENTS INCLUDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **10. NEW BUSINESS**

- 10.A. Title 21 Zoning Code Rewrite  
Memorandum PHC-25-014 from Port Administrative Supervisor as backup

The Commission reached a consensus that it was comfortable with what Agnew::Beck had put together and opted against taking any formal action.

- 10.B. Review and Recommendations on the Draft 2026-2031 Capital Improvement Plan  
Memorandum PHC-25-015 from Special Projects & Communications Coordinator as backup

Chair Siekaniec introduced the item by reading of the title. The Commissioners each provided their top three priority projects for inclusion in the legislative priority section of the Capital Improvement Plan.

PITZMAN/ATWOOD MOVED TO RECOMMEND CITY COUNCIL INCLUDE THE HOMER HARBOR EXPANSION, COASTAL EROSION, AND CRITICAL FLOAT SYSTEM REPLACEMENT IN THE LEGISLATIVE PRIORITY SECTION OF THE CAPITAL IMPROVEMENT PLAN AND PRIORITIZE THEM IN THE ORDER STATED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- 10.C. Edits to City of Homer Base Lease Template  
Memorandum PHC-25-016 from Port Administrative Supervisor as backup

ATWOOD/PITZMAN MOVED TO FORWARD THE PROPOSED EDITS TO THE BASE LEASE TEMPLATE ALONG TO CITY COUNCIL.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **11. INFORMATIONAL MATERIALS**

11.A. July/August 2025 Port Operations Report

11.B. July/August City Manager's Reports to Council

CM's Report for July 28, 2025

CM's Report for August 11, 2025

CM's Report for August 25, 2025

Chair Siekaniec noted the informational materials in the packet. There was brief discussion regarding the preliminary mid-biennium budget development schedule.

## **12. COMMENTS OF THE AUDIENCE (3 minute time limit)**

John Mink, city resident and City Council candidate, expressed appreciation for the Port's operations and requested that the public abide by leash laws due to safety concerns while roller skiing.

## **13. COMMENTS OF THE CITY STAFF**

Port Administrative Supervisor Woodruff stated that it's good to see everyone back after a couple of months off, adding that she's looking forward to digging into things this fall and winter.

Port Director Hawkins commended the staff of the Ice Plant, noting that the Ice Plant supported the Cook Inlet Fishery this year. He added that the floats in the harbor are the only areas that an individual is legally required to leash their dog within city limits.

Community Development Director Engebretsen thanked the Commission for a concise meeting. She gave a shoutout to the Ice Plant and their attentiveness during the tsunami warning during her time as Acting City Manager.

Deputy City Clerk Pettit introduced Deputy City Clerk Lynn to the Commission and thanked the Commission for a good and quick meeting.

## **14. COMMENTS OF THE MAYOR/COUNCILMEMBER**

## **15. COMMENTS OF THE COMMISSION**

Commissioner Atwood thanked the city staff for all their hard work, adding that it was a good meeting.

Commissioner Pitzman thanked city staff, noting that it was a busy summer. He thanked everyone for their work in preparation for tonight's meeting.

Commissioner Friend thanked everyone for their participation. He noted that the city has a lot going for it in terms of volunteerism and hard work.

Commissioner Siekaniec noted that he has seen the staff divers in the harbor, adding that it's great to see a well-run machine.

#### **16. ADJOURNMENT**

There being no further business to come before the Commission, Chair Siekaniec adjourned the meeting at 6:54 p.m. The next Regular Meeting is Wednesday, September 24, 2025 at 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

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Zach Pettit, Deputy City Clerk II

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

# 2025 Land Allocation Plan City of Homer

Adopted by Resolution 25-



*Beluga Lake, Dock at Ben Walters Park*

# **Table of Contents**

## **Sections**

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Port Facilities**
- D. City Facilities and other city lands**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

## **Appendix - Homer Harbor Map**

### **Statement of Purpose:**




Homer City Code Title 18 regulates municipal property management. Per HCC 18.08.020, the Council annually adopts a land allocation plan that identifies which properties are available for lease, the rate and referred lease terms, and any particular requirements or preferences. Once the plan is adopted by resolution, the City provides public notice of available real estate.

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.








# 2025 Land Allocation Plan Spit Map - draft

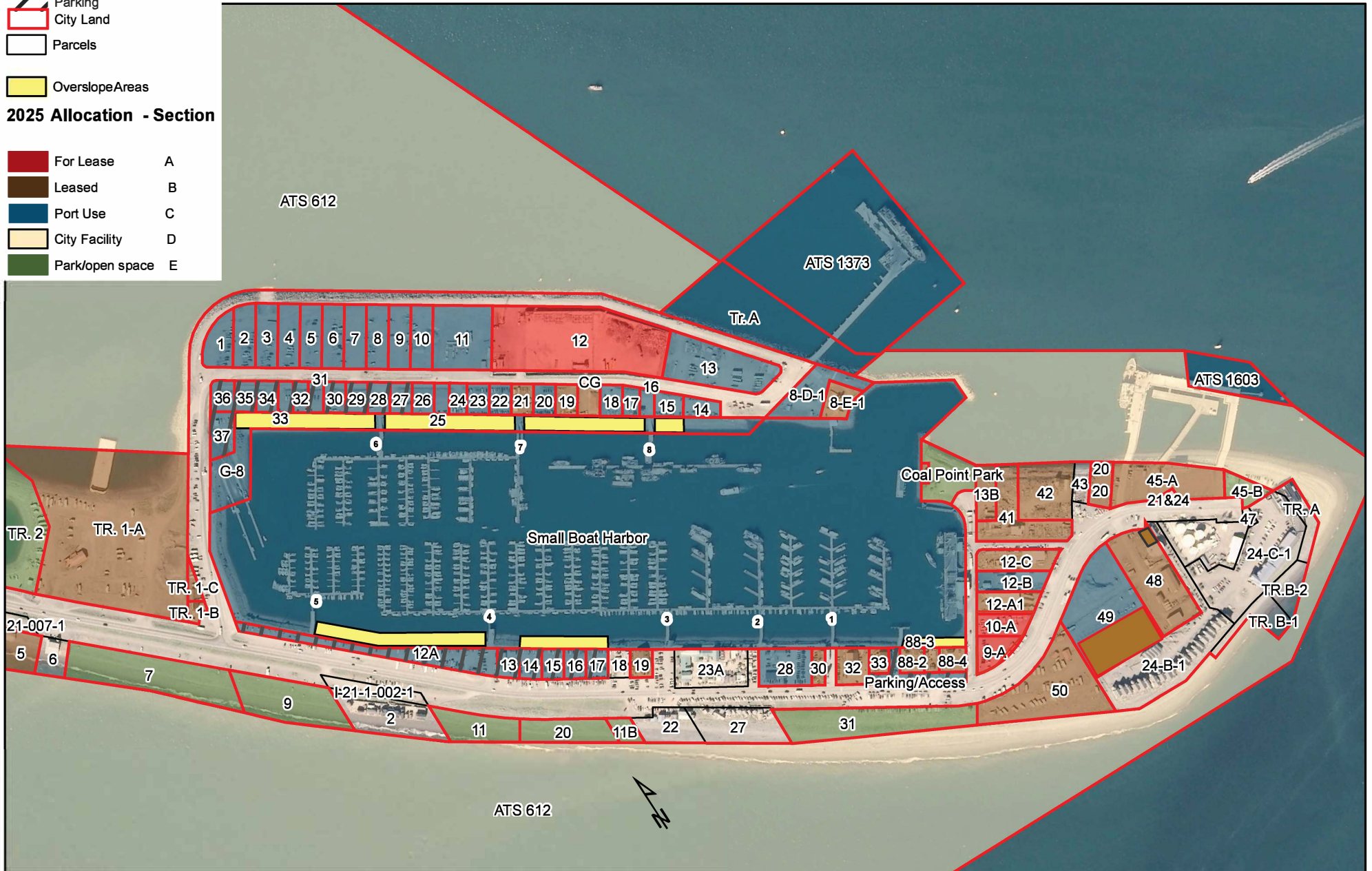
## Legend

-  Parking
-  City Land
-  Parcels

-  Overslope Areas

## 2025 Allocation - Section

-  For Lease A
-  Leased B
-  Port Use C
-  City Facility D
-  Park/open space E

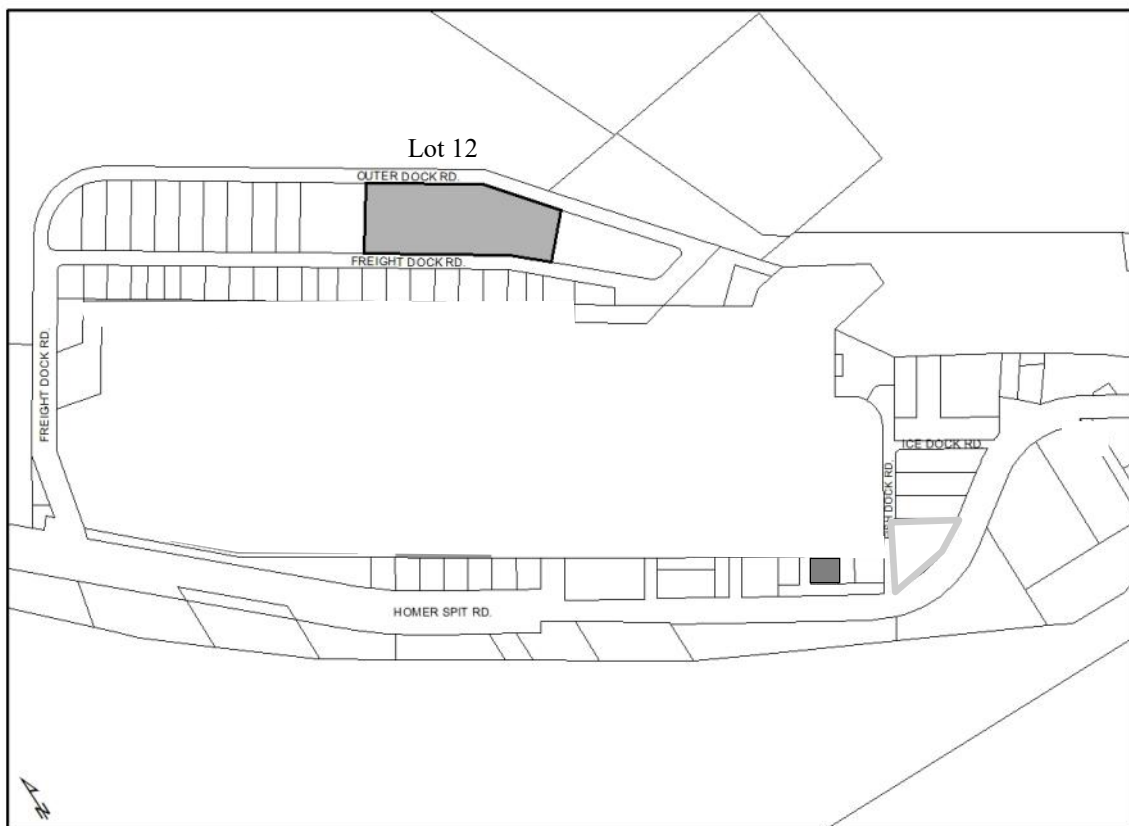


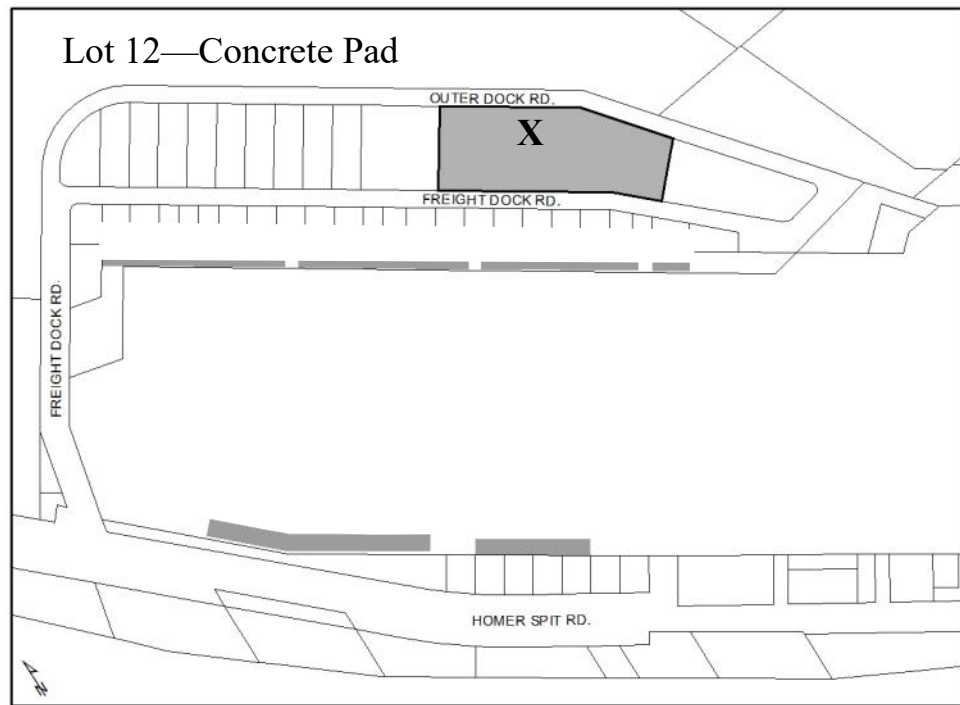
## Section A

### Lands available for lease

The following lots, and select areas within the Homer Airport are available for lease in 2025. Lease procedures follow the City of Homer City Code, Title 18.

The Port and Harbor Office provides information on long term leasing at the Homer Airport Terminal and on the Homer Spit. This includes short and long term leases and license agreements, such as vending machines, and bike rentals. For more information, contact 907-235-3160.





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

**Area:** 5 acres

**Parcel Number:** 18103220

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


**Zoning:** Marine Industrial

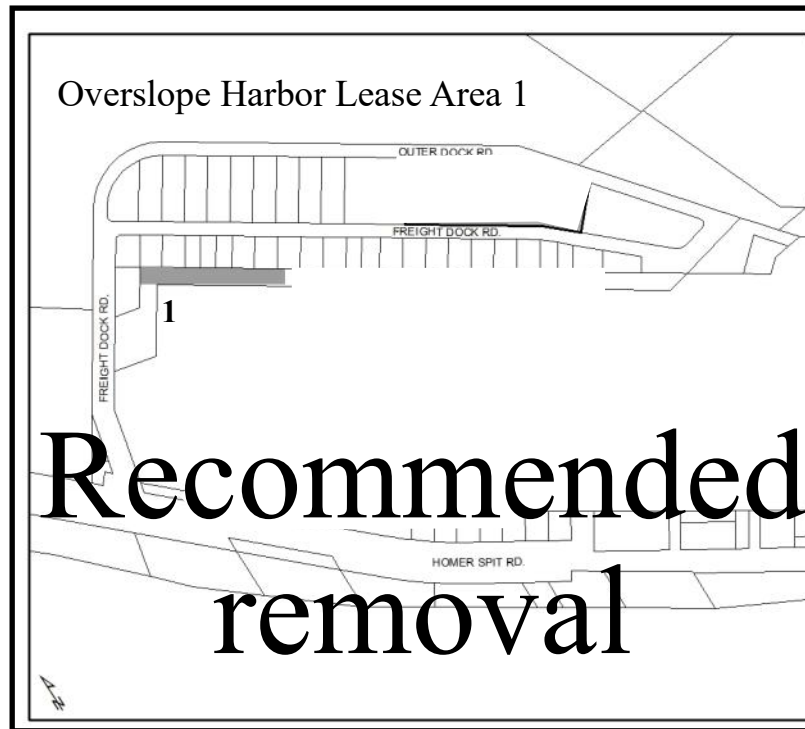
**Infrastructure:** Water, sewer, paved road access,  
fenced, security lighting

**Address:** 4380 Homer Spit Road

Notes: 1 acre portion under lease per Resolution 23-032 to Alaska Scrap and Recycling 8 year lease with two one year options for renewal.

Prior to a long-term lease the site is appraised. The appraised lease rates for up-lands is approximately \$1.05 per square foot, per annum. Lease rates vary; contact the Port at 907-235-3160.

<p>Lot 88-2</p> <p><b>HOLD FROM LEASING UNTIL COUNCIL TAKES FUTHER ACTION</b></p> 	
<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.29 acres	<b>Parcel Number:</b> 18103442
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4460 Homer Spit Road
<p><b>Leased to:</b> Lease is expiring;</p> <p><i>Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$1.05 per square foot, per annum. Lease rates vary; contact the Port at 907-235-3160.</i></p>	
<b>Finance Dept. Code:</b> 400.600.4650	



**Designated Use:** Lease  
Resolution 17-33, 23-043

**Area:**

**Parcel Number:**

**Legal Description:**

**Zoning:** Marine Commercial and Small Boat  
Harbor Overlay

**Infrastructure:**

**Address:**

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$1.05 per square foot, per annum. Lease rates vary; For more information, contact 907-235-3160.



## Homer Airport Terminal



**Designated Use:** Airport  
**Acquisition History:**

Available for lease

- The Airport has ticket counter, cargo space and concession space available.
- Lease rates are approximately \$47 per square foot.

For more information, contact 907-235-3160.

**Finance Dept. Code:**



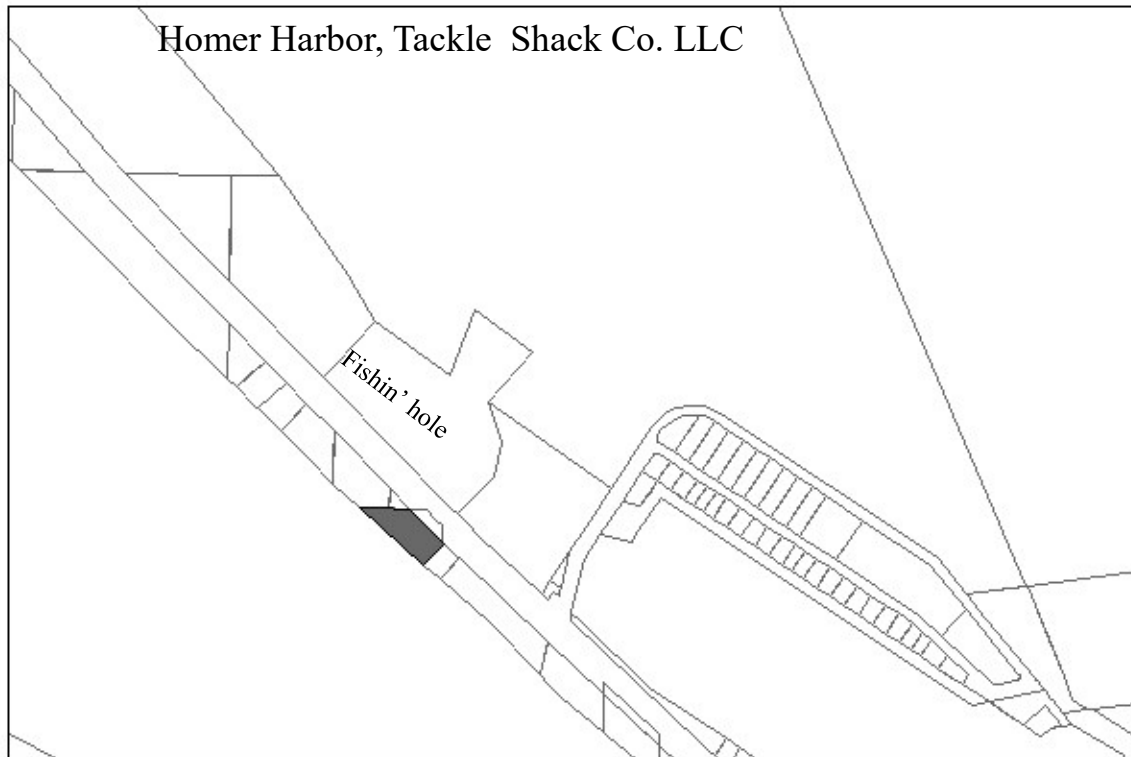
## **Section B**

### **Leased Lands**

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. Individual lease files contain information on rents and formal agreements.







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

**Area:** 1.6 acres

**Parcel Number:** 18103105, LH01

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

**Zoning:** Marine Commercial

**Wetlands:** None

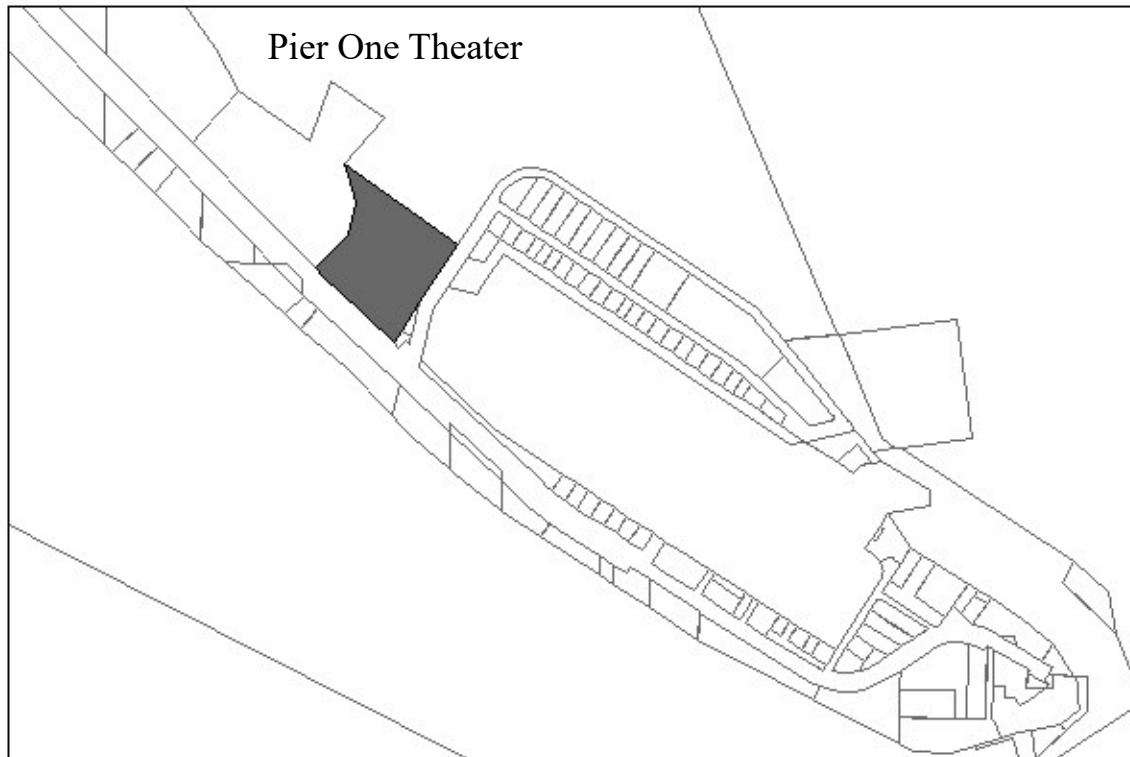
**Infrastructure:** Paved road, water and sewer.

**Address:** 3815 Homer Spit Road

**Lease:** Ord 25-26, exp 5/31/2041 with two 5 year options

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.  
 2019-2020, 2022-2023 continued erosion and parking lot damage. Fall 2024 significant road damage.

**Finance Dept. Code:**



**Designated Use:** Fishing Lagoon

**Acquisition History:** Ordinance 83-26. Purchase from World Seafood.

**Area:** 11.27 acres

**Parcel Number:** 18103117

**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

**Zoning:** Marine Industrial

**Wetlands:** N/A

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

**Address:** 3854 Homer Spit Road

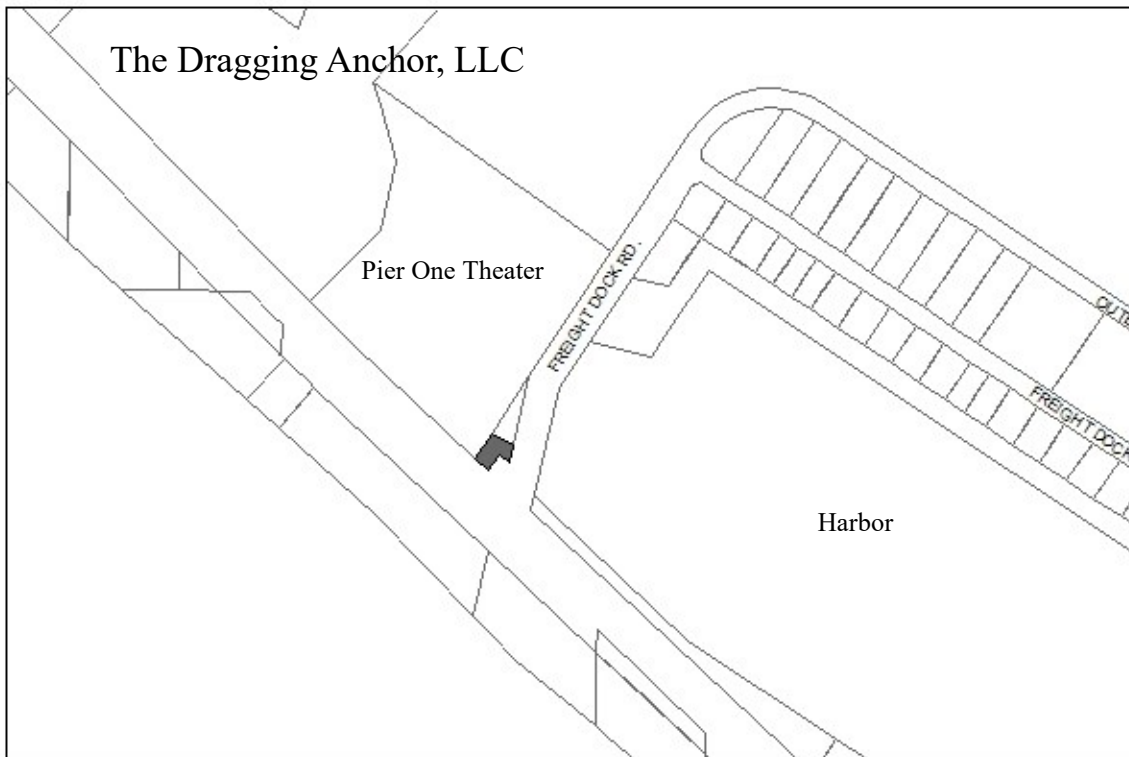
This is a large parcel that is used several ways.

- Large Vessel haul out and repair facility
- 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 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 21-060 5 year lease no options, expires in 2026.

**Finance Dept. Code:**



**Designated Use:** Leased Lands

**Acquisition History:** Ord 1983-26. Purchased from World Seafood

**Area:** 0.15 acres or 6,692 sq ft

**Parcel Number:** 18103118

**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

**Zoning:** Marine Commercial

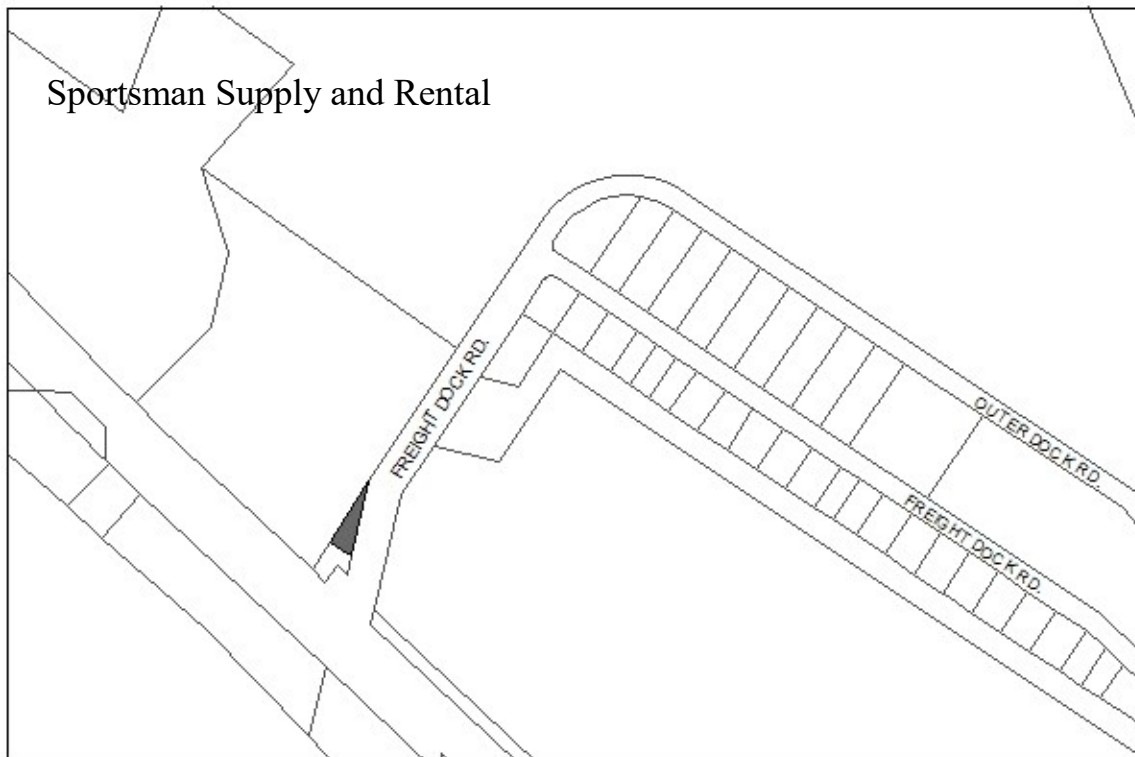
**Wetlands:** None

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

**Address:** 3978 Homer Spit Road

Leased: Resolution 25-006, lease expires 1/31/2045 with option to extend two terms of 5 years each.

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Leased Lands

**Acquisition History:** Ord 83-26 purchase from World Seafood

**Area:** 0.18 acres

**Parcel Number:** 18103119

**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2

**Zoning:** Marine Commercial

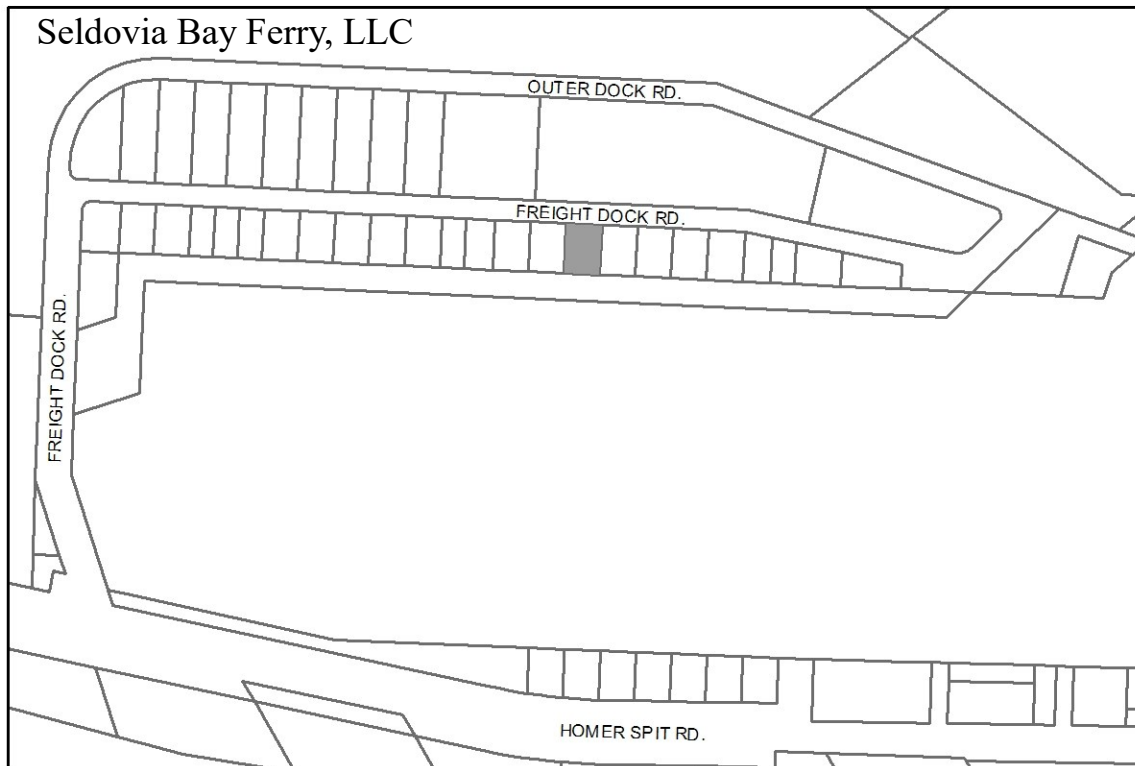
**Wetlands:** N/A

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

**Address:** 1114 Freight Dock Road

**Leased to:** L.H. and Marcia Pierce. Sportsman Supply/RV  
Expiration: April 1, 2038. No options remain.

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Leased Lands  
**Acquisition History:**

**Area:** 0.32 acres

**Parcel Number:** 18103240

**Legal Description:** Homer Spit No 5 Lot 21

**Zoning:** Marine Industrial

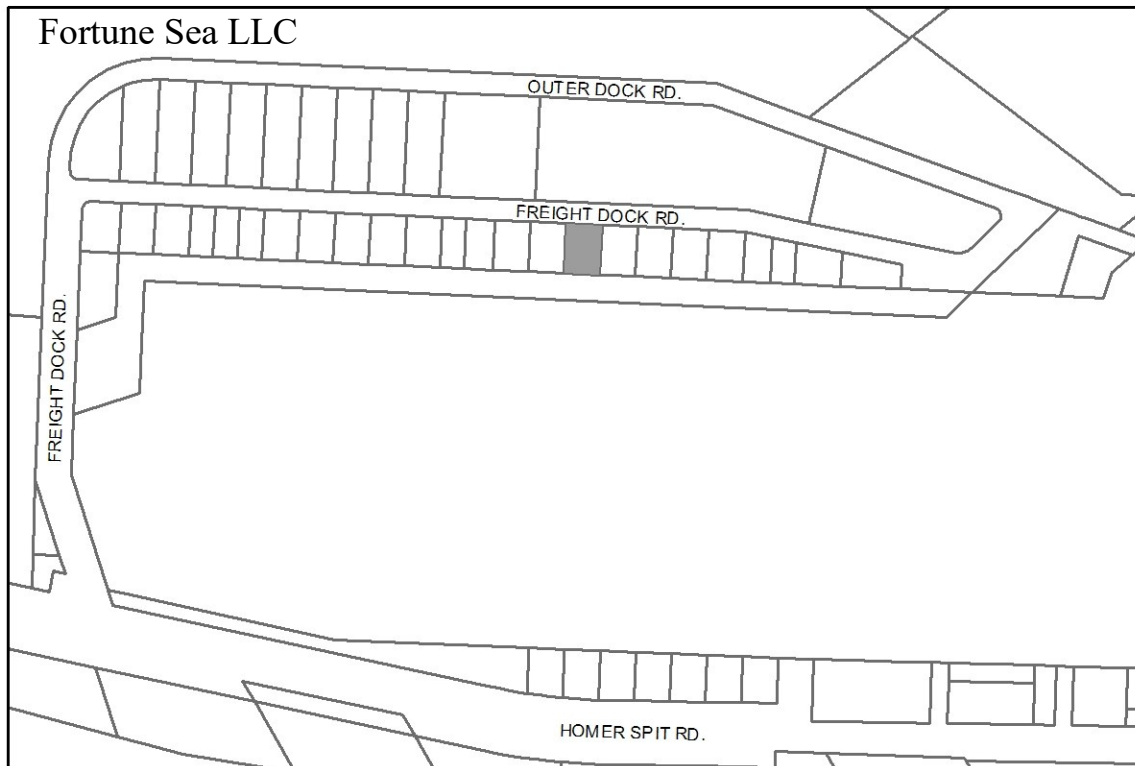
**Wetlands:** N/A

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

**Address:** 4323 Freight Dock Road

**Leased to:** Seldovia Bay Ferry, LLC  
 Resolution 10-41. Expiration May 31, 2030, two 5 year options

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Leased Lands  
**Acquisition History:**

**Area:** 0.32 acres

**Parcel Number:** 18103238

**Legal Description:** Homer Spit No 5 Lot 19

**Zoning:** Marine Industrial

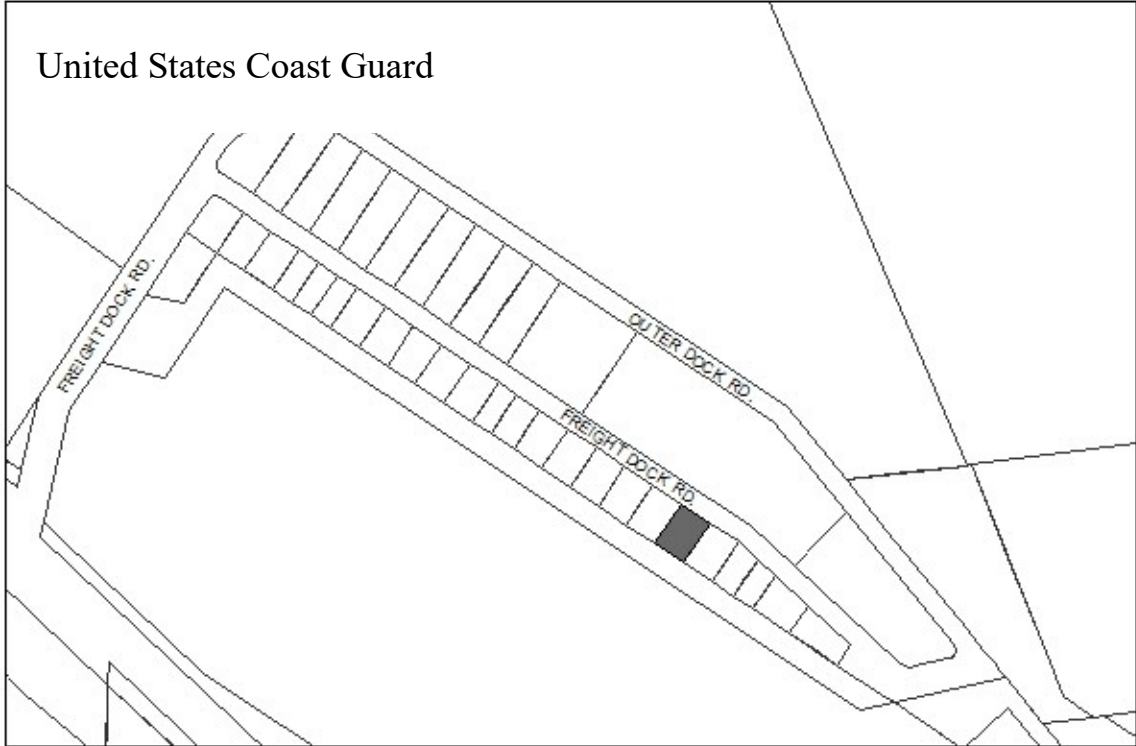
**Wetlands:** N/A

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

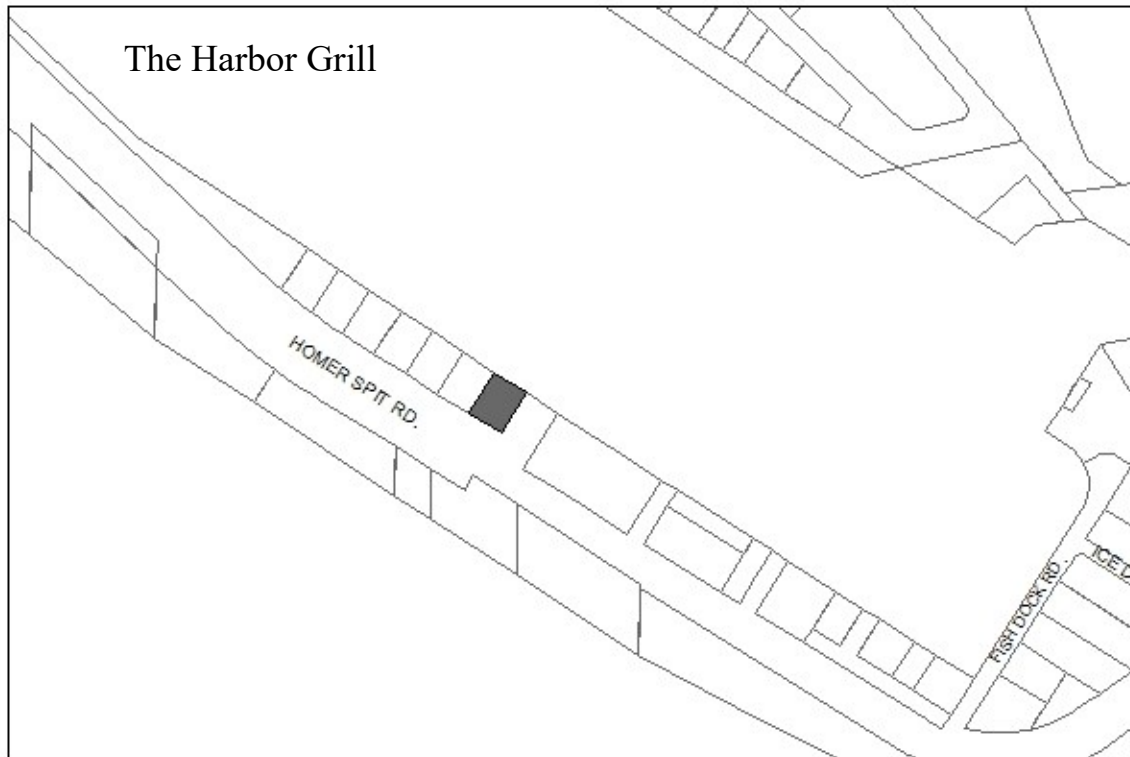
**Address:** 4357 Freight Dock Road

**Leased to:** Fortune Sea, LLC  
 Resolution 23-033. Expiration 2031. Eight year lease with two, one year extensions.

**Finance Dept. Code:** 400.600.4650

<p>United States Coast Guard</p> 	
<p><b>Designated Use:</b> Leased to USCG  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 0.34 acres</p>	<p><b>Parcel Number:</b> 18103218</p>
<p><b>Legal Description:</b> Homer Spit Four subdivision Lot 2</p>	
<p><b>Zoning:</b> Marine Industrial</p>	<p><b>Wetlands:</b> N/A</p>
<p><b>Infrastructure:</b> Water, sewer, paved road access</p>	<p><b>Address:</b> 4373 Freight Dock Rd</p>
<p><b>Leased to:</b> USCG  Lease Renewal Options: None  Expiration: August 31, 2026</p>	
<p><b>Finance Dept. Code:</b> 400.062.4631</p>	





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

**Area:** 12,632 sq ft

**Parcel Number:** 18103316

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

**Zoning:** Marine Commercial

**Wetlands:** None

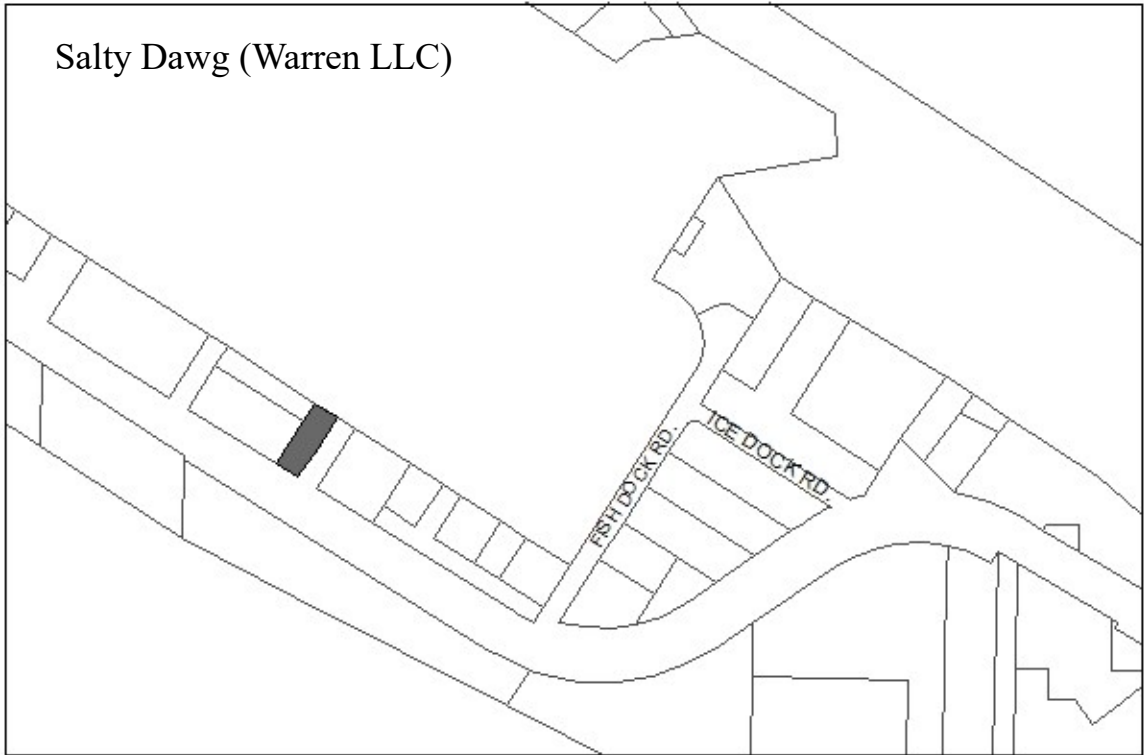
**Infrastructure:** Paved road, water and sewer

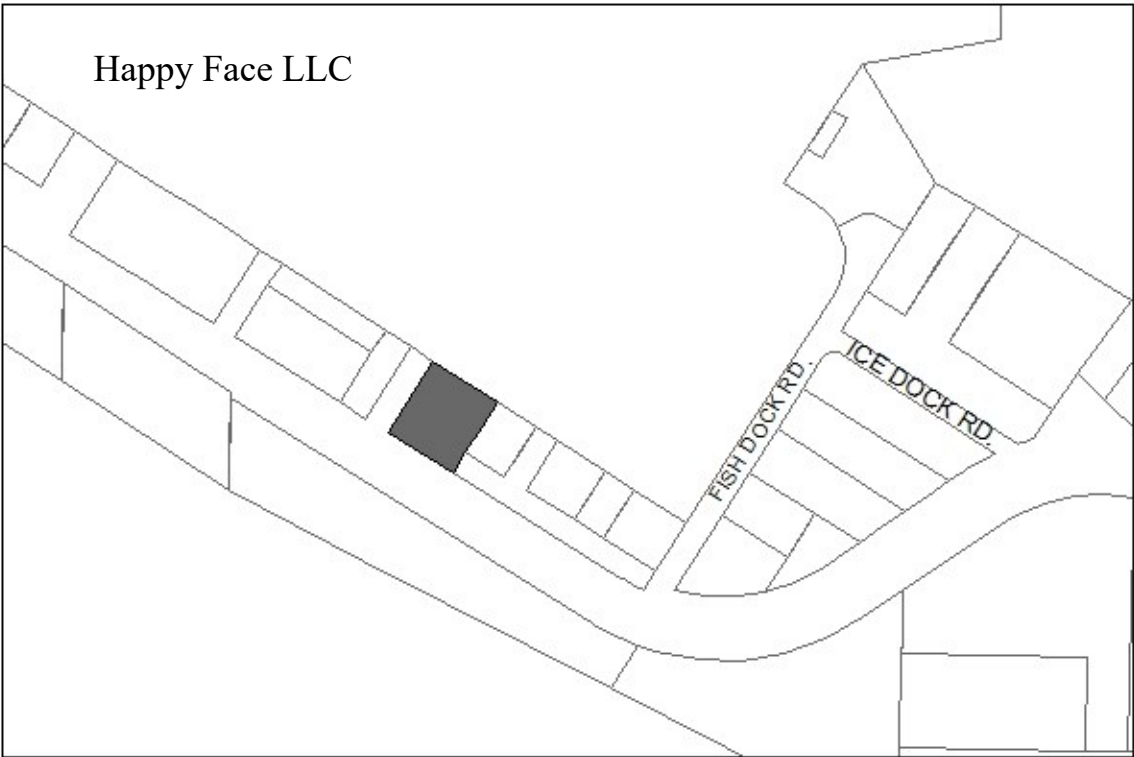
**Address:** 4262 Homer Spit Road

**Leased to:** The Harbor Grill

Expiration: Lease expires 2/1/2036, with two 5-year options.

**Finance Dept. Code:** 400.600.4650

<p><b>Salty Dawg (Warren LLC)</b></p> 	
<p><b>Designated Use:</b> Leased Lands  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 0.23 acres</p>	<p><b>Parcel Number:</b> 18103309</p>
<p><b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30</p>	
<p><b>Zoning:</b> Marine Commercial</p>	<p><b>Wetlands:</b> N/A</p>
<p><b>Infrastructure:</b> Water, sewer, paved road access</p>	<p><b>Address:</b> 4390 Homer Spit Road</p>
<p><b>Leased to:</b> Warren LLC          Expiration: 10/31/2039. No options.</p>	
<p><b>Finance Dept. Code:</b> 400.600.4650</p>	



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

**Area:** 24,639 sq ft (0.57 acres)

**Parcel Number:** 18103432

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

**Zoning:** Marine Commercial

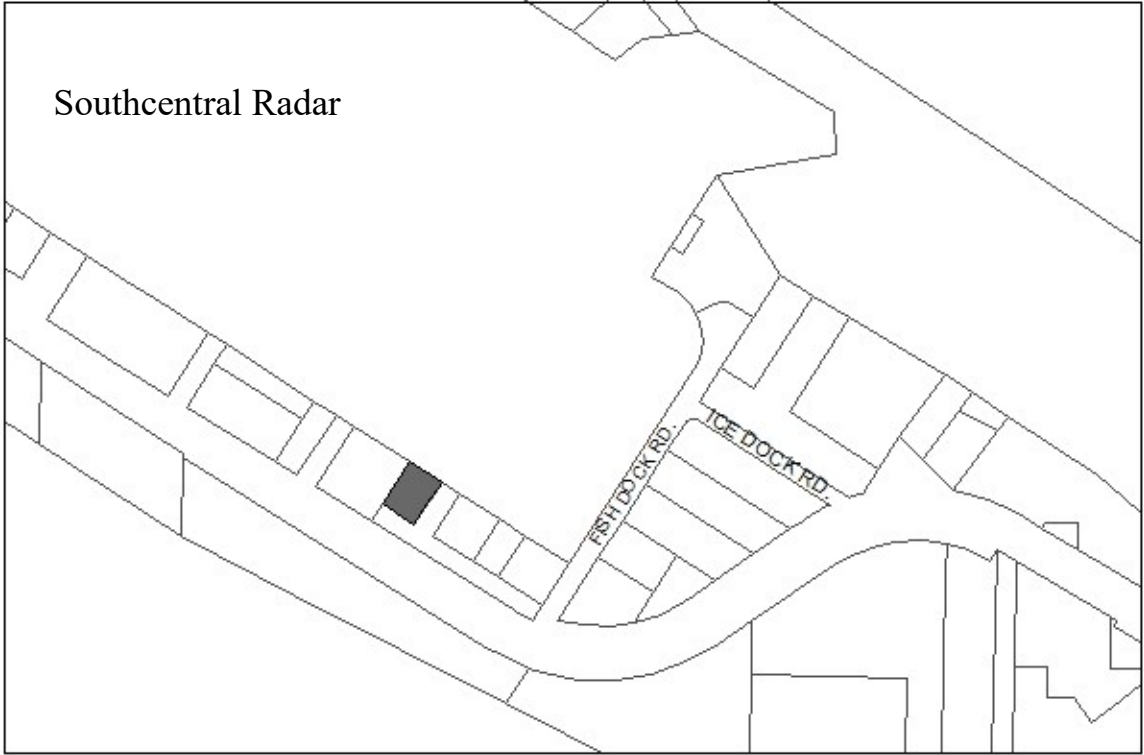
**Wetlands:** None

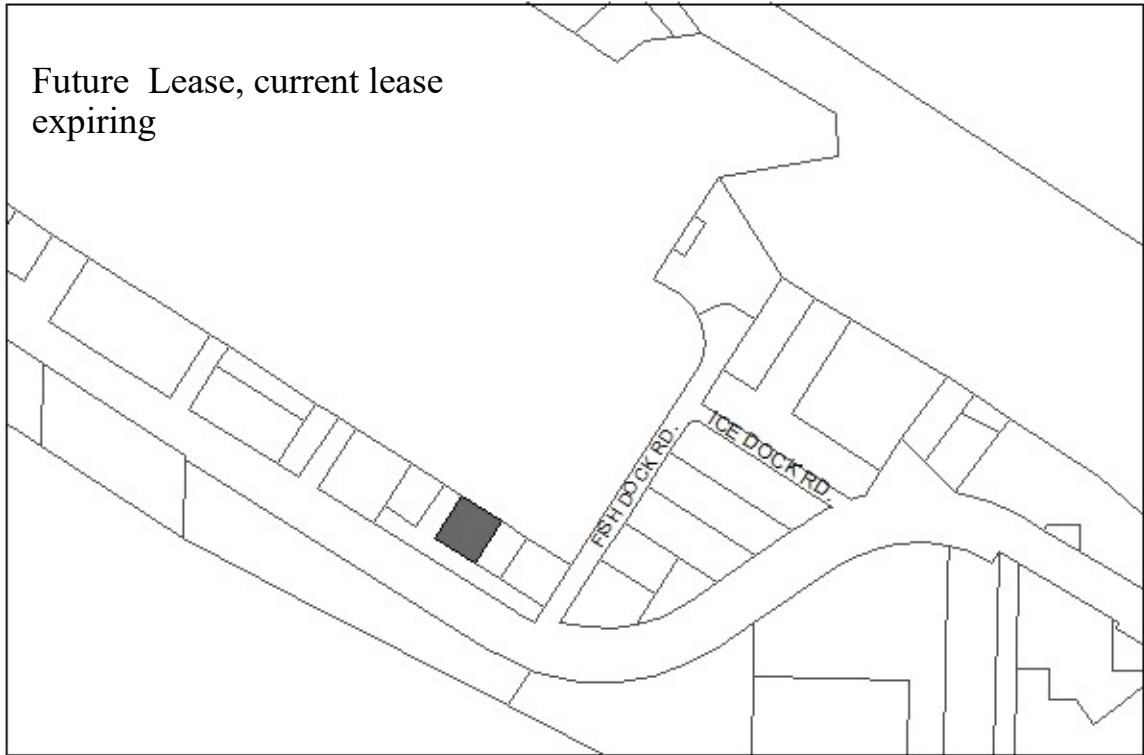
**Infrastructure:** Paved road, water and sewer.

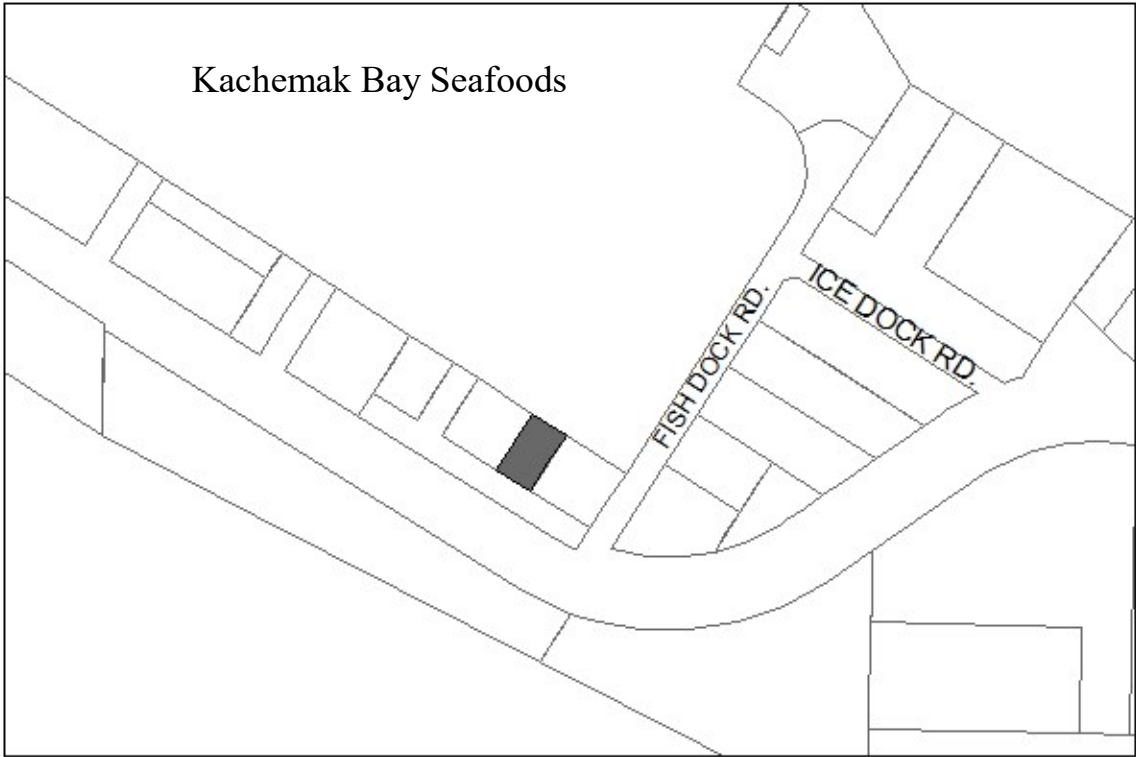
**Address:** 4400 Homer Spit Road

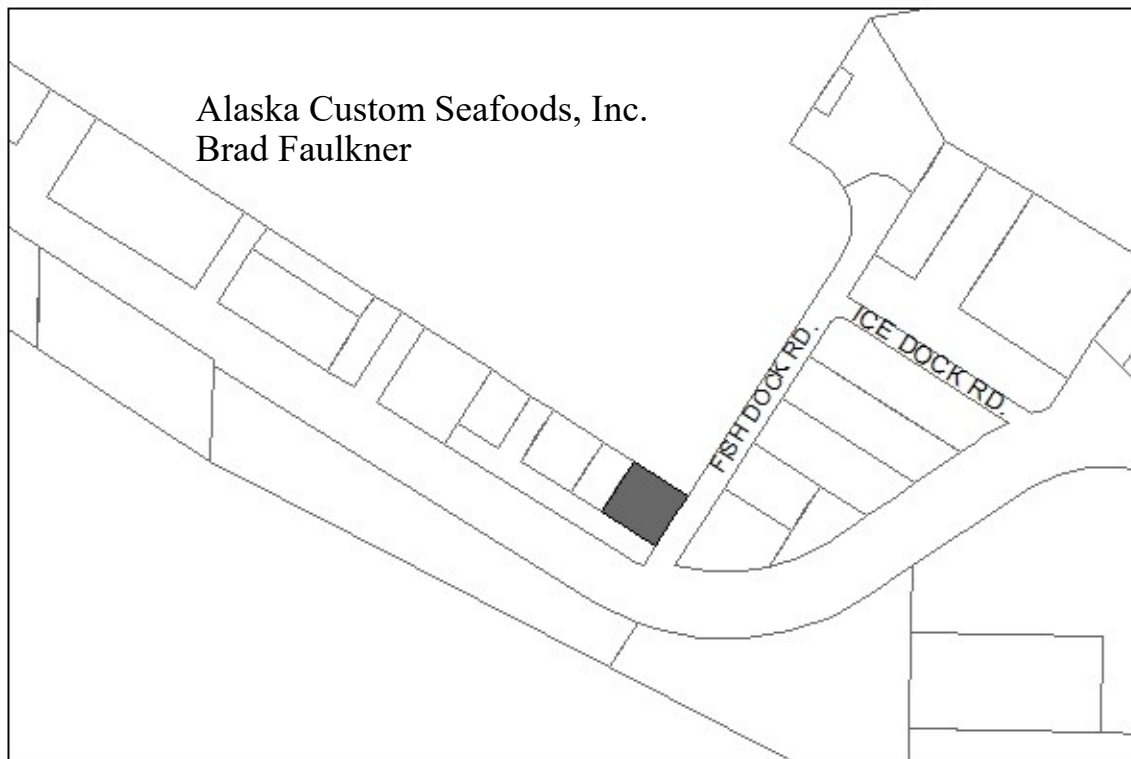
**Leased to:** Resolution 2024-068, 25-027  
Expiration: 2044 with two 5 year options.

**Finance Dept. Code:** 400.600.4650

	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 0.2 acres	<b>Parcel Number:</b> 18103431
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4406 Homer Spit Road
<p><b>Leased to:</b> Mark &amp; Laura Zeiset dba South Central Radar. Resolution 2012-086(S)          Expiration: 11/1/2032, two additional 5 year renewal options. Resolution 22-056 leased a portion of lot 88 -1 for parking.</p>	
<b>Finance Dept. Code:</b> 400.600.4650	

	
<b>Designated Use:</b> Leased Lands <b>Acquisition History:</b>	
<b>Area:</b> 0.29 acres	<b>Parcel Number:</b> 18103442
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4460 Homer Spit Road
<b>Finance Dept. Code:</b> 400.600.4650	

 <p>Kachemak Bay Seafoods</p>	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 7,749 sq ft. (0.18 acres)	<b>Parcel Number:</b> 18103443
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4470 Homer Spit Road
<b>Leased to:</b> William Sullivan dba Kachemak Bay Seafoods Expiration: Spring 2027, no options.	
<b>Finance Dept. Code:</b> 400.600.4650	



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

**Area:** 0.31 acres, or 13,383 sq ft

**Parcel Number:** 18103444

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

**Zoning:** Marine Commercial

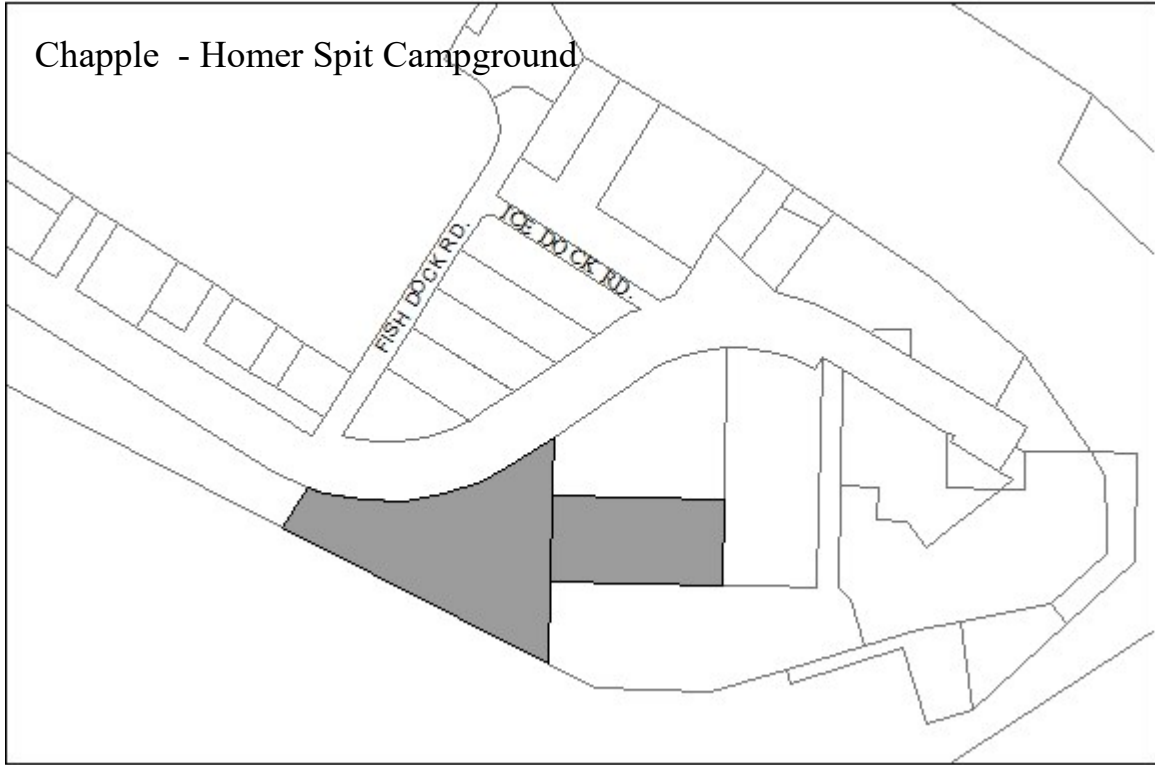
**Wetlands:** None

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

**Address:** 4474 Homer Spit Road

**Leased to:** Brad Faulkner, President, Alaska Custom Seafoods, Inc. Expires 2033, with two 5-year options.

**Finance Dept. Code:** 400.600.4650

<p>Chapple - Homer Spit Campground</p> 	
<p><b>Designated Use:</b> Leased Land  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 192,970 sq ft</p>	<p><b>Parcel Number:</b> 18103402, 03</p>
<p><b>Legal Description:</b> 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.</p>	
<p><b>Zoning:</b> Marine Industrial</p>	<p><b>Wetlands:</b> None</p>
<p><b>Infrastructure:</b> Paved road, water and sewer.</p>	<p><b>Address:</b> 4535 Homer Spit Road</p>
<p><b>Leased to:</b> Homer Spit Campground. Resolution 19-069  Expiration: 12/31/2026, two addition 3 year options.</p> <p>A portion is reserved for the Seafarers Memorial. Resolution 96-27.</p>	
<p><b>Finance Dept. Code:</b> 400.600.4650</p>	





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

**Area:** 27,470 sq ft (0.63 acres)

**Parcel Number:** 18103421

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

**Zoning:** Marine Industrial

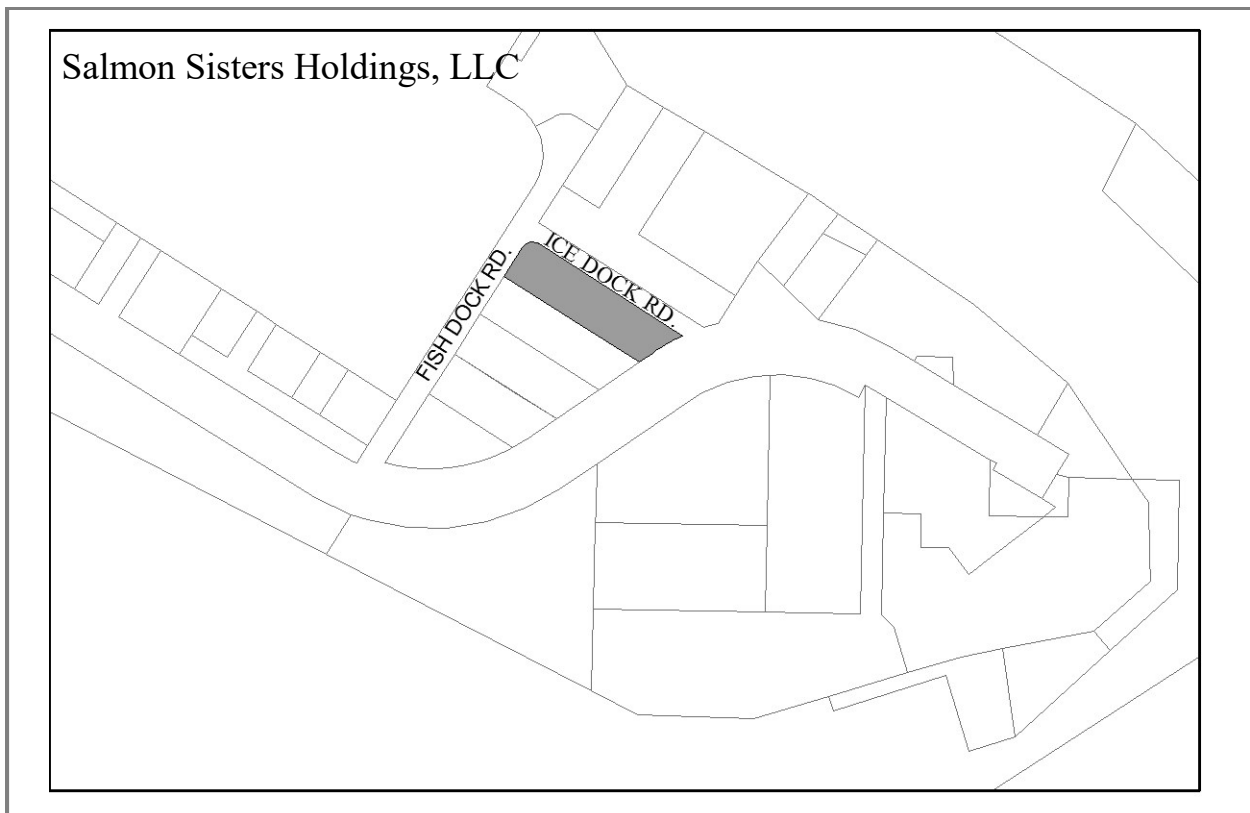
**Wetlands:** None

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

**Address:** 800 Fish Dock Road

**Leased to:** Seven Seas Fish Co LTD dba Alaskan Fish Factory Fish Factory, LLC  
 Expiration: 12/31/2036 with two 5 year options  
 Includes hook up to fish outfall line

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Lease land  
**Acquisition History:**

**Area:** 0.79 Acres

**Parcel Number:** 18103452

**Legal Description:** City of Homer Port Industrial No 2 Lot 12C

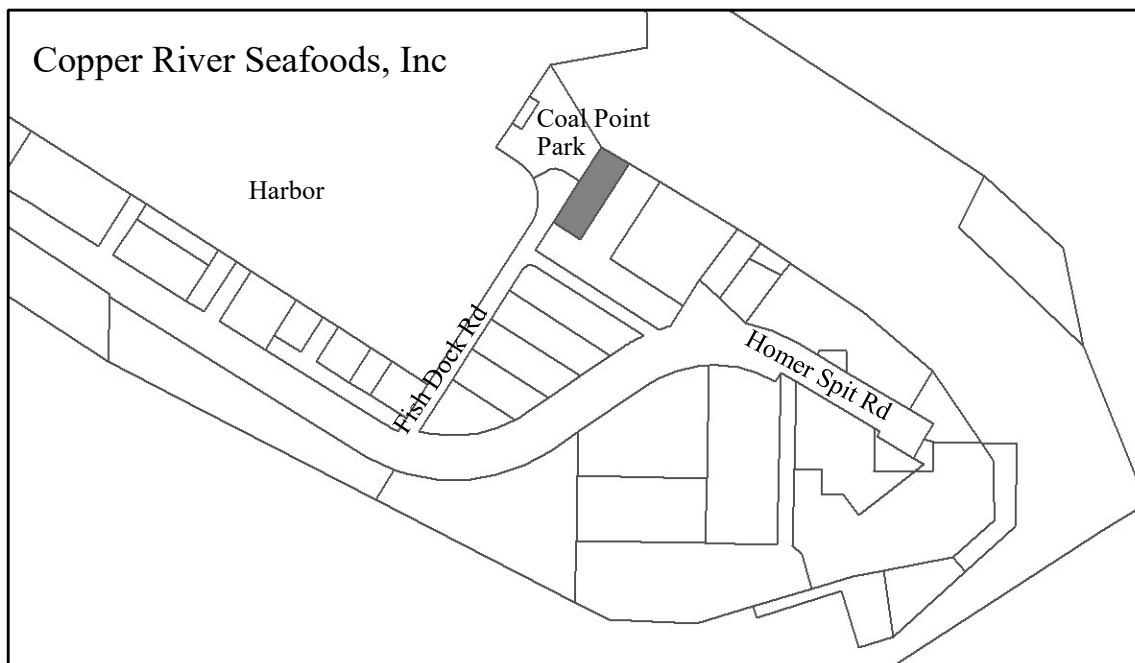
**Zoning:** Marine Industrial

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

**Address:** 4501 Ice Dock Road

Leased to Salmon Sisters Holding LLC, 2021, 20 yr lease ending 12/31/41 with two five year options.  
 Resolution 20-0135  
 Includes hook up to fish outfall line

**Finance Dept. Code:** 400.600.4650



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

**Area:** 0.52 acres

**Parcel Number:** 18103425

**Legal Description:** City of Homer Port Industrial Subdivision No 2 Lot 13B

**Zoning:** Marine Industrial

**Wetlands:** N/A

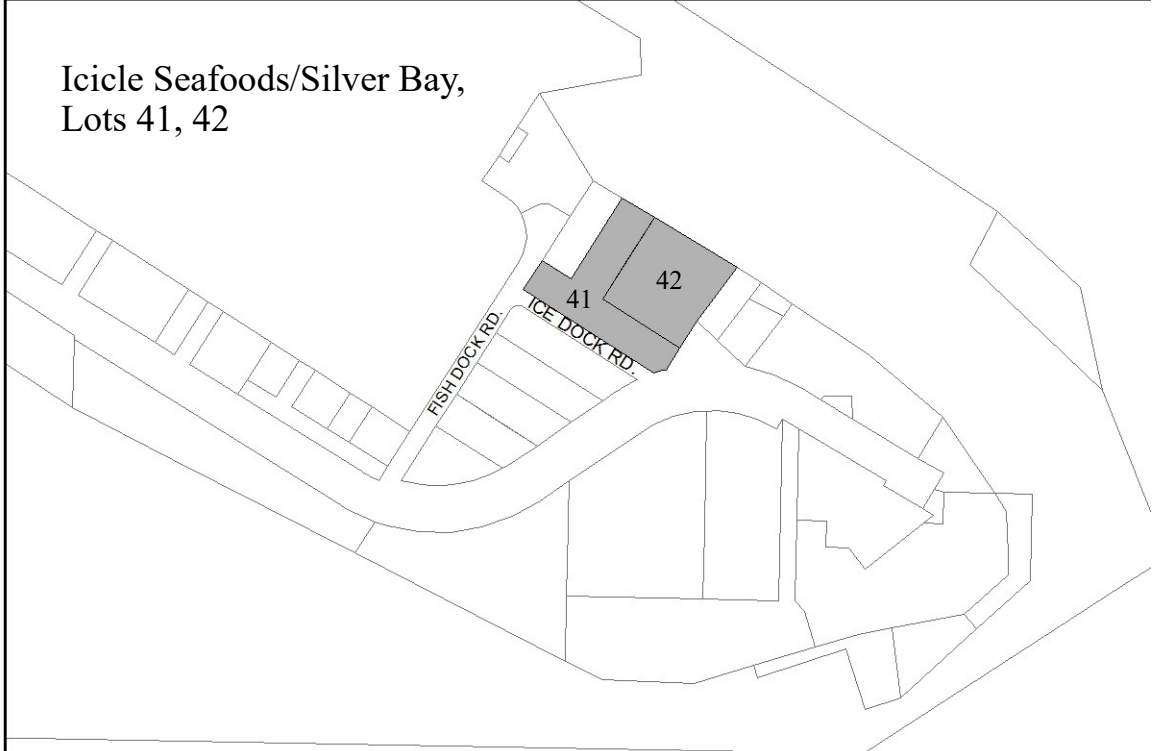
**Infrastructure:** Water, sewer, paved/gravel road access

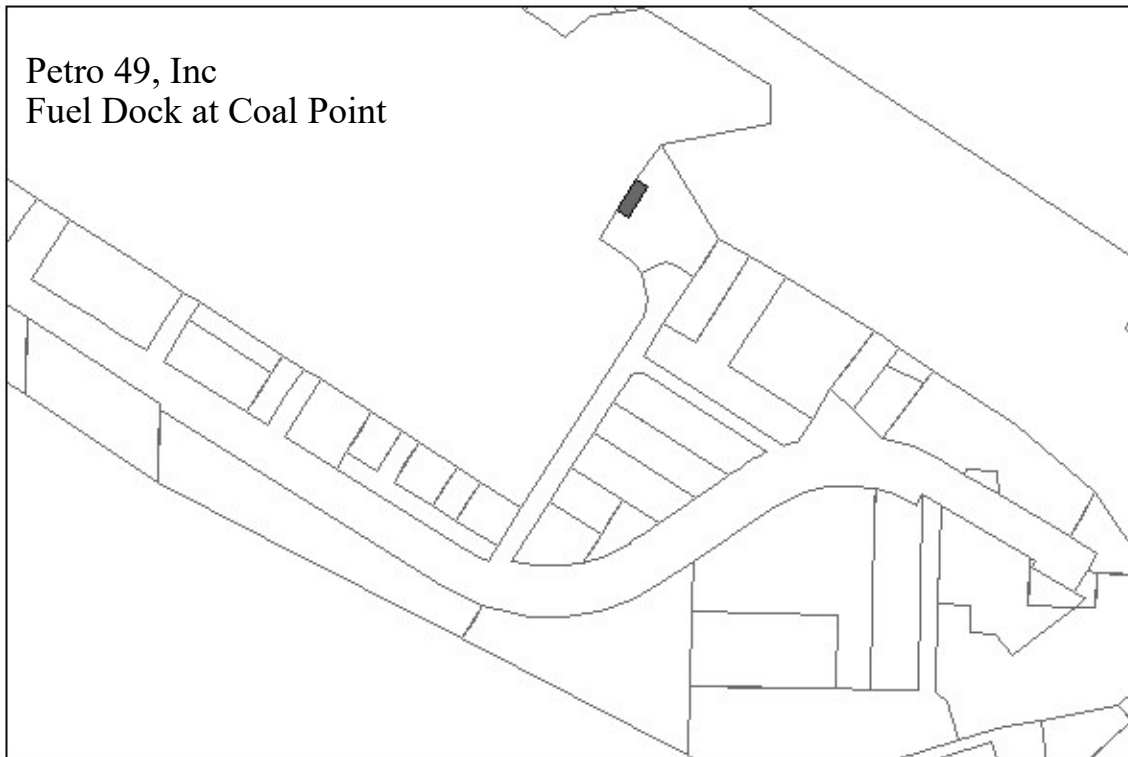
**Address:** Fish Dock Road

Fisheries use encouraged but not required.

Copper River Seafoods Lease, Resolution 22-028. Lease expires 4/30/2039. with two 5-year options.

**Finance Dept. Code:** 400.600.4650

	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b> Lot 42, ordinance 17-41	
<b>Area:</b> 2.96 acres	<b>Parcel Number:</b> 18103419, 18103418
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009) , and Lot 42	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 842 Fish Dock Road
<b>Leased to:</b> Ocean Beauty Icicle, Inc Expiration: 212/31/36 with options two 5-year options. Resolution 17-008, Resolution 20-043	
<b>Finance Dept. Code:</b> 400.600.4650	



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

**Area:** 0.07 acres

**Parcel Number:** 18103427

**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

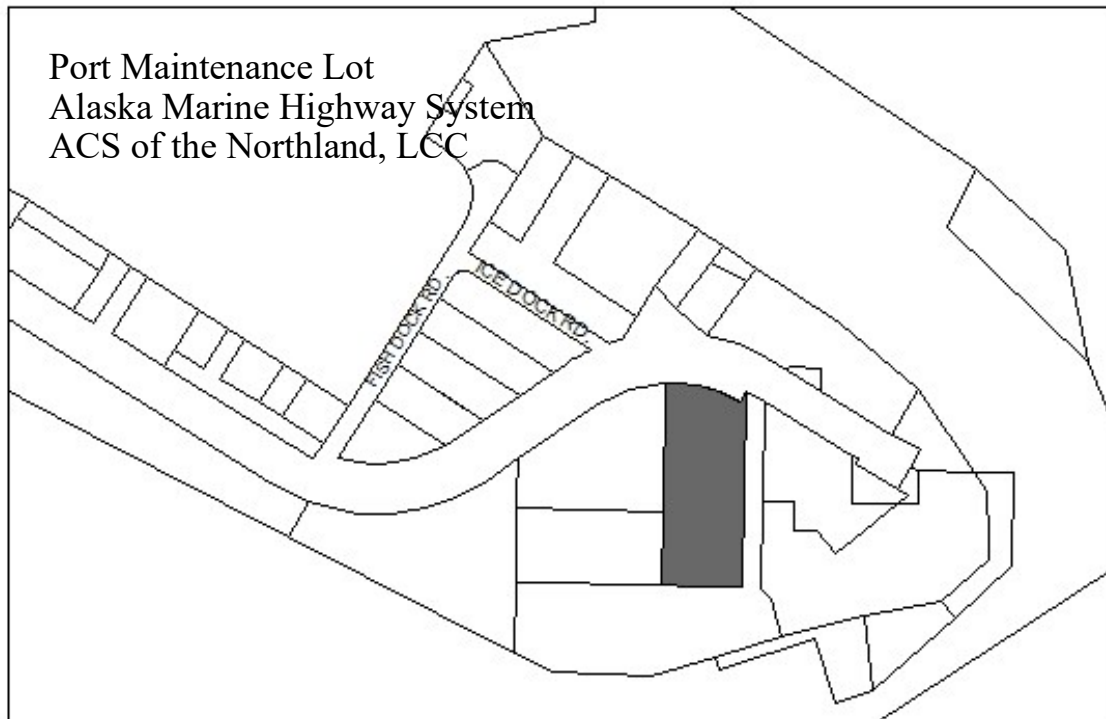
**Wetlands:** None

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

**Address:** 843 Fish Dock Road

**Leased to:** Petro 49, expires 11/30/2038 with two 5-year options to renew

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Leased Land. Also includes the Port Maintenance Shop, large water tank, and two story office structure.

**Acquisition History:**

**Area:** 2.23 acres  
(Lease is for a small portion of the lot)

**Parcel Number:** 18103404

**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98

**Zoning:** Marine Industrial

**Wetlands:** N/A

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

**Address:** 4667 Homer Spit Road

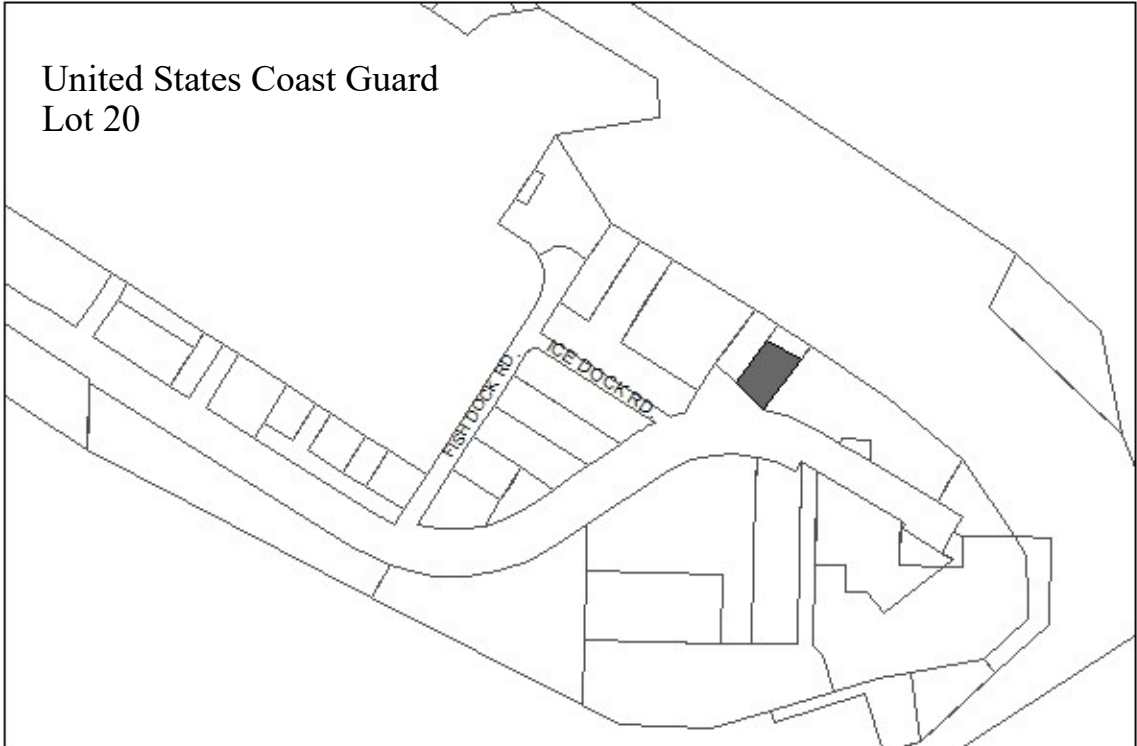
**Leased to:**

**ACS MACTel lease:** Expires 10/31/2033 with two additional one year options. (875 sq ft lease)

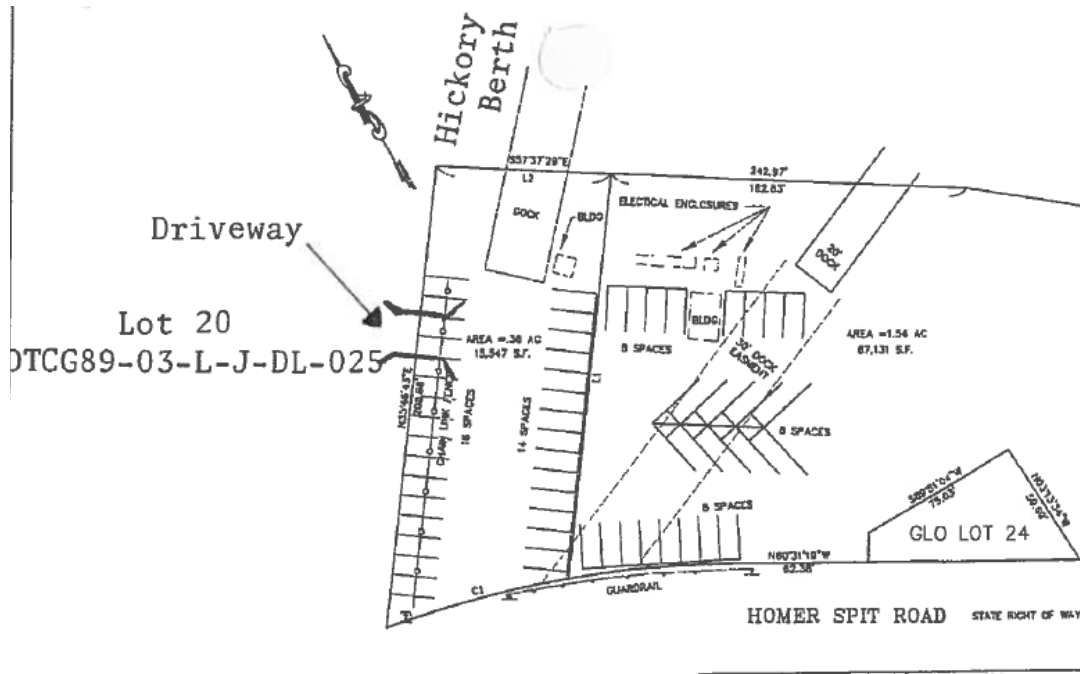
**Alaska Marine Highway lease:** Alaska Marine Highway System built a warehouse to support ferry operations, summer 2011. Lease expires 4/30/2060. (16,000 sq ft leased). MOA on file regarding ferry terminal and city maintenance shop.

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

**Finance Dept. Code:** 400.600.4560

 <p>United States Coast Guard Lot 20</p>	
<b>Designated Use:</b> Lease <b>Acquisition History:</b>	
<b>Area:</b> 0.35 acres	<b>Parcel Number:</b> 18103445
<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
<b>Leased to:</b> US Coast Guard. Resolution 15-009 approved an additional 20 year lease ending 9/30/2043	
<b>Finance Dept. Code:</b> 400.0602.4631	

## Aspen Lease



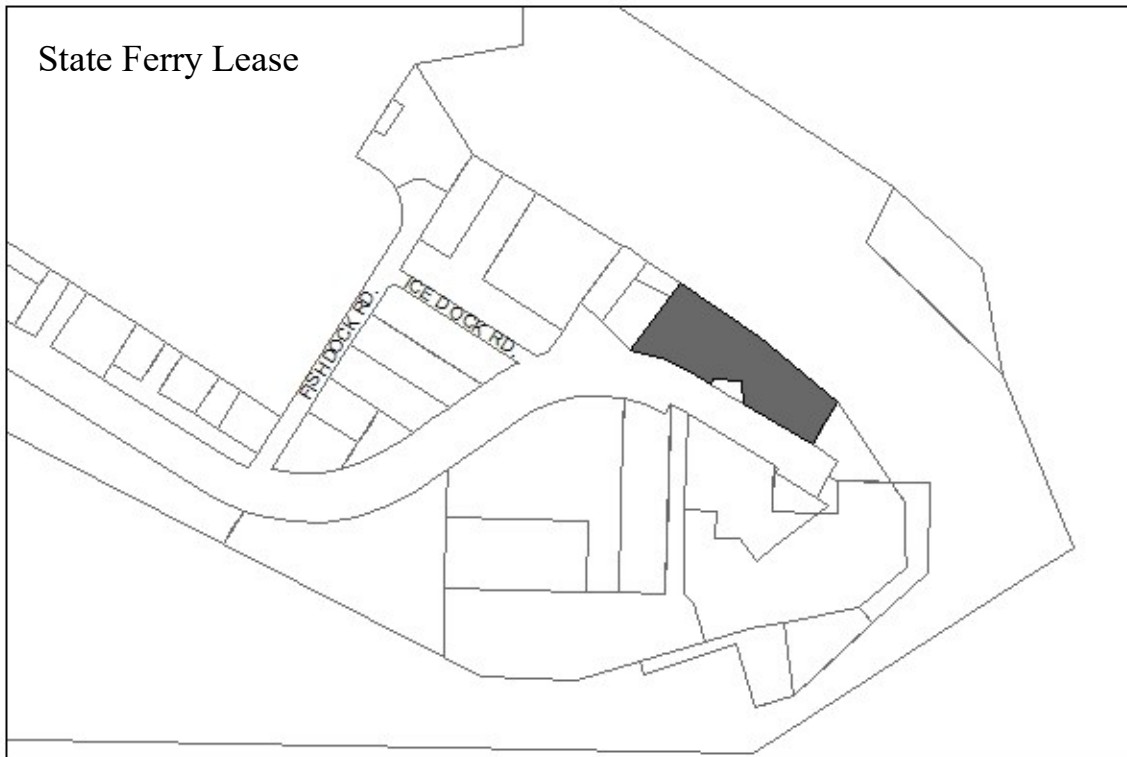
See page B-25. This lease is a portion of the Pioneer Dock.

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

**Leased to:** Coast Guard. Expiration September 30, 2022. DTCG89-03-L-J-DL-034. Now month to month, working through federal level, to work out a new long term lease.

**Finance Dept. Code: 400.0602.4631**





**Designated Use:** Ferry Terminal and Staging

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

**Area:** 1.83 acres or 79,799 sq ft

**Parcel Number:** 18103447

**Legal Description:** HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

**Zoning:** Marine Industrial

**Wetlands:** None

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

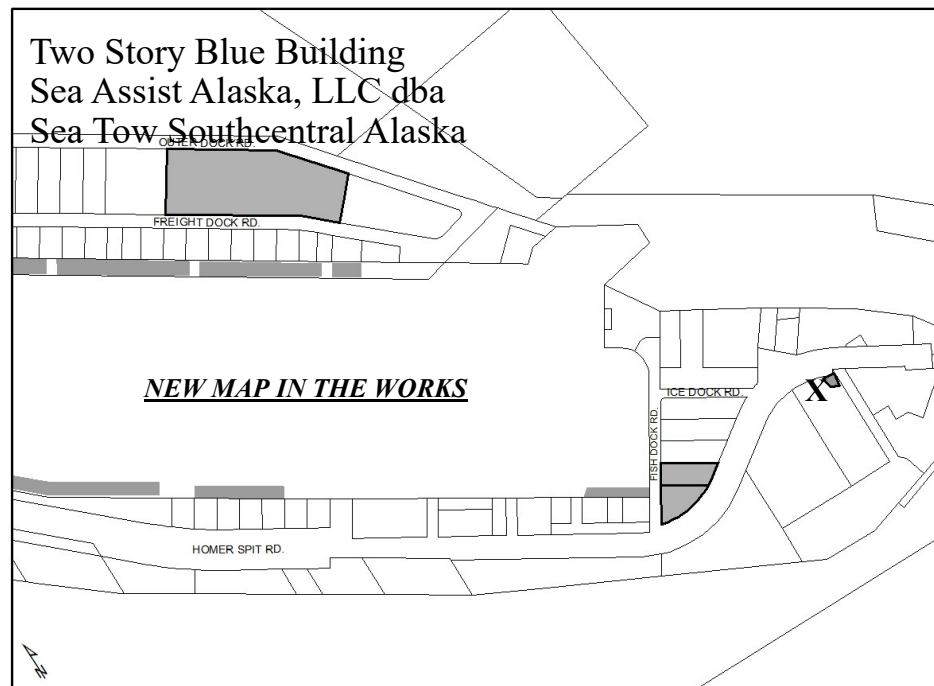
**Address:** 4690 Homer Spit Road

**Leased to:** Alaska Marine Highway

Expiration: April 30, 2060

MOA on file regarding ferry terminal and city maintenance shop.

**Finance Dept. Code:**



**Designated Use:** Leased Lands

**Acquisition History:**

**Area:** 1.05 acres (0.52 and 0.53 acres)

**Parcel Number:** 18103477, 78

**2019 Assessed Value:** Land value \$325,700

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A

**Zoning:** Marine Industrial

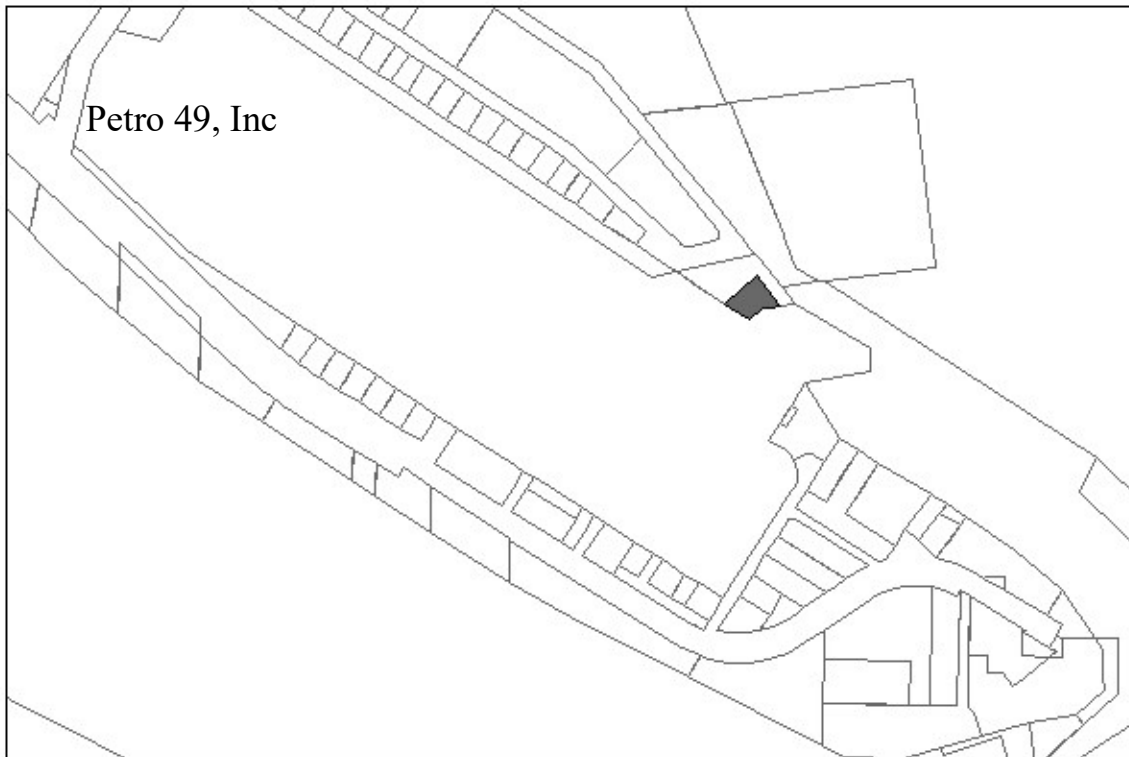
**Infrastructure:** Water, sewer, natural gas, paved road access

**Address:** 4667 Homer Spit Road

Leased to Homer Sea Tow, Resolution 20-036, expiration 3/31/2025. One year extension to 3/31/26

The lower level of the building contains a large water pump that is part of the city water infrastructure and not available for lease.

**Finance Dept. Code:**



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

**Area:** 20,000 sq ft (0.459 acres)

**Parcel Number:** 18103260

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

**Zoning:** Marine Industrial

**Wetlands:** None

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

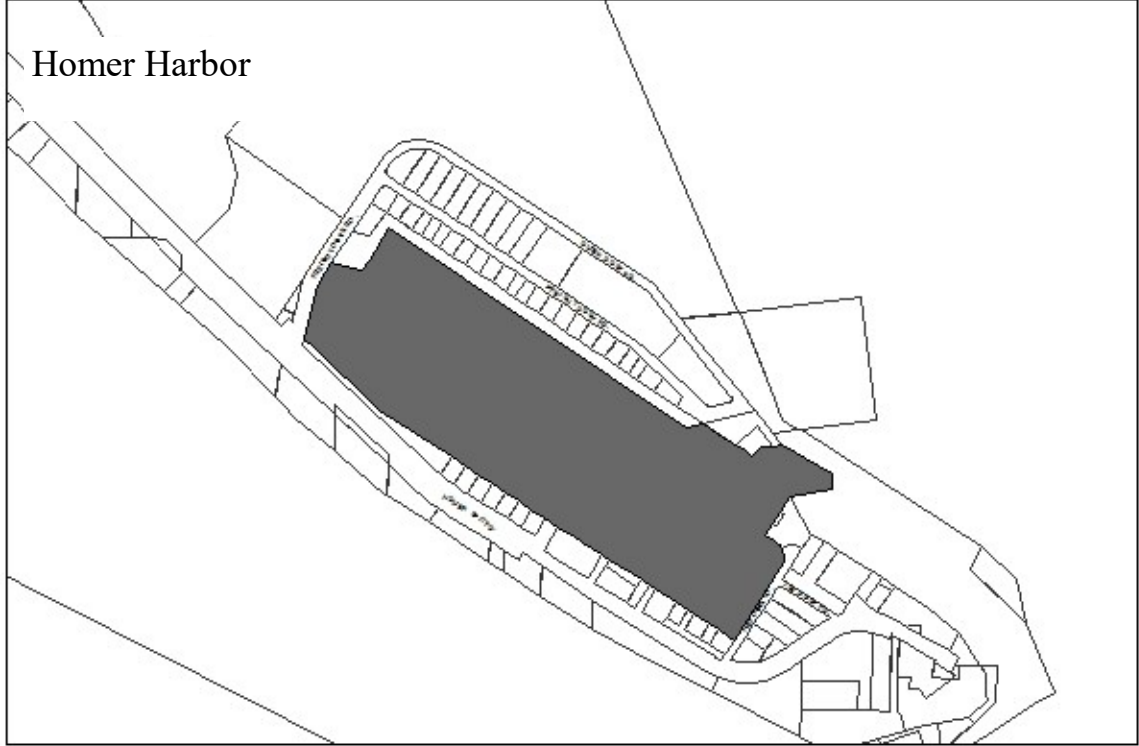
**Address:** 4607 Freight Dock Road

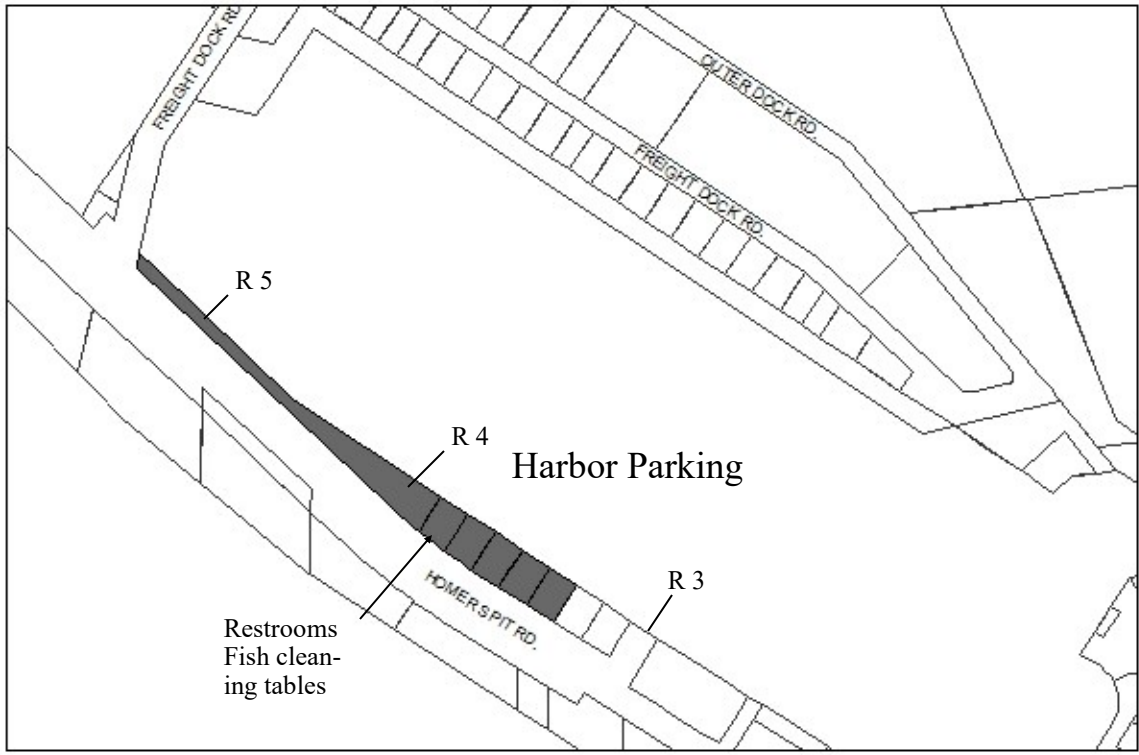
**Leased to:** Petro 49  
 Resolution 16-031(S) 11/30/38 with 2 5-year extensions

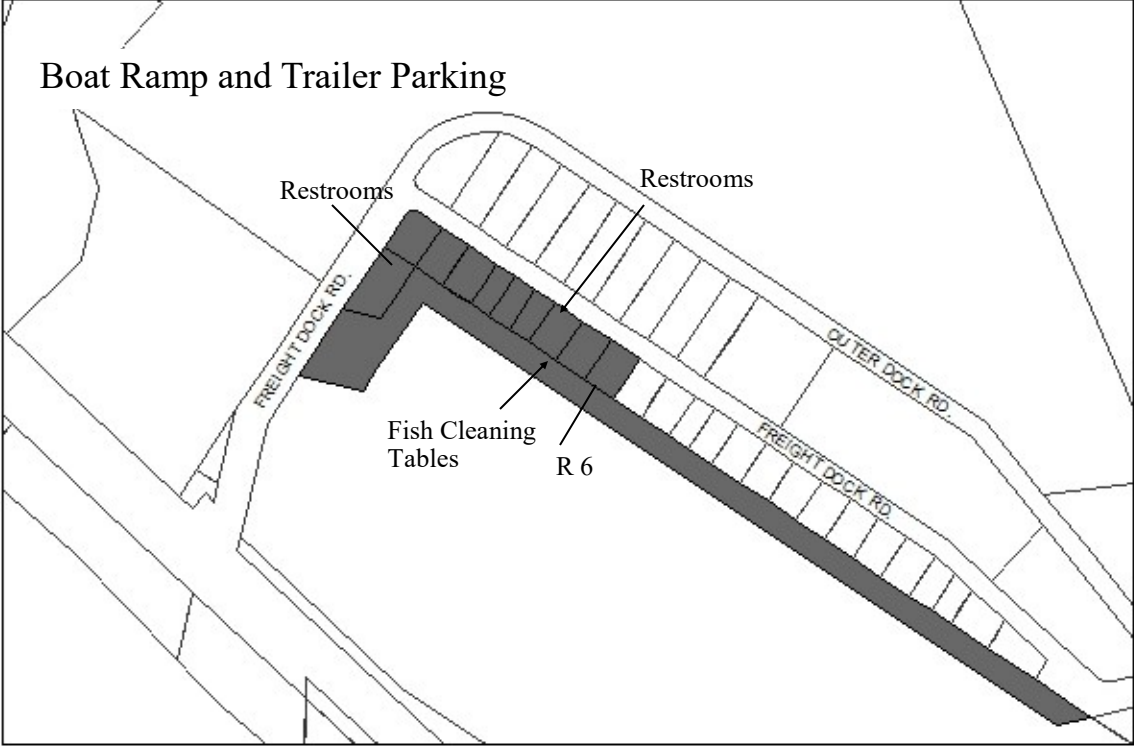
**Finance Dept. Code:** 400.600.4650

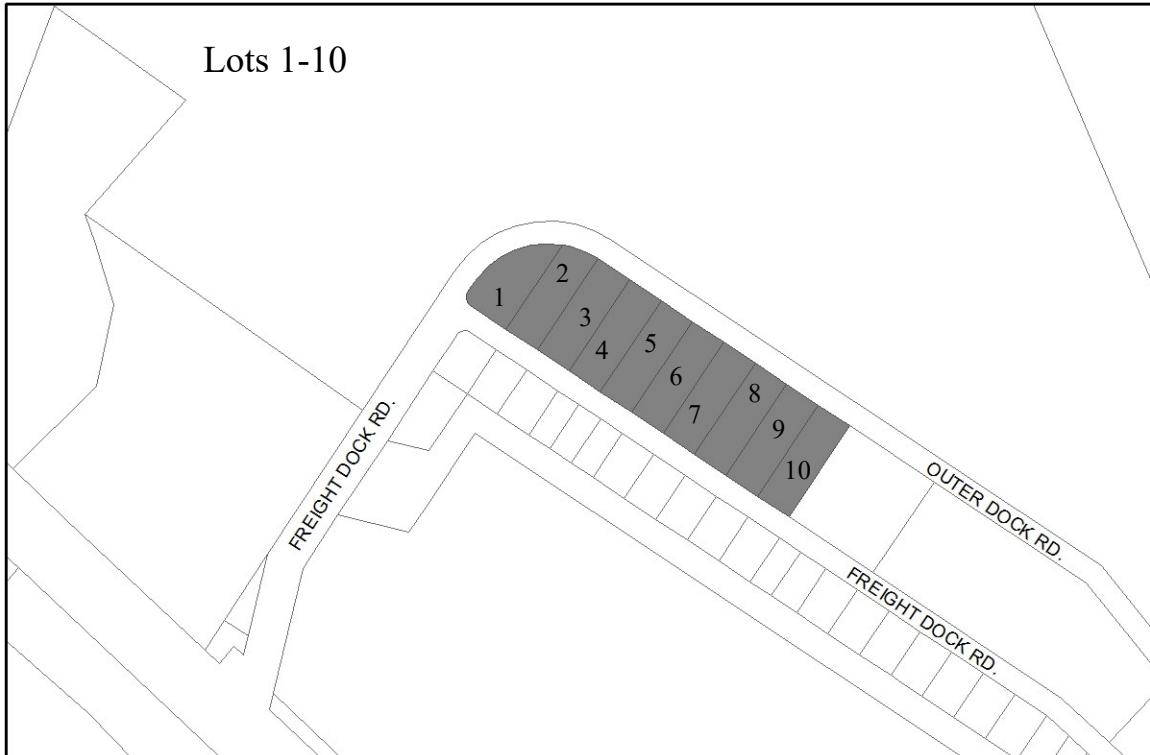
# **Section C**

## **Port Facilities**

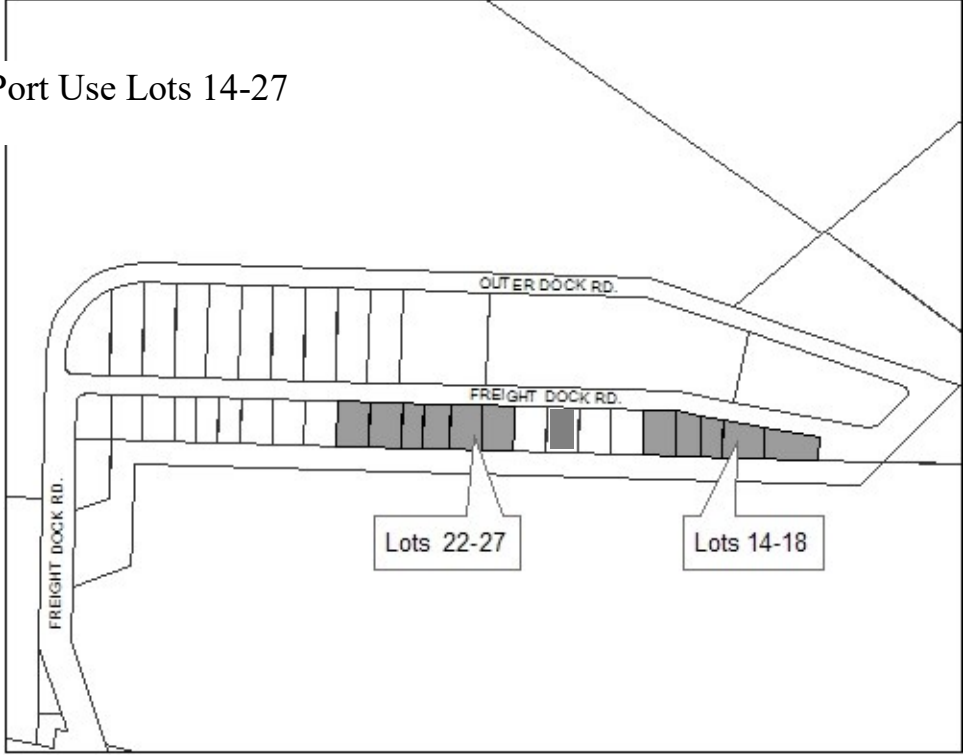
	
<b>Designated Use:</b> Homer Small Boat Harbor <b>Acquisition History:</b> Reso 99-51 Reconveyed from ACOE	
<b>Area:</b> 72.94	<b>Parcel Number:</b> 18103214
<b>Legal Description:</b> T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN	
<b>Zoning:</b> Marine Commercial/Small Boat Harbor Overlay	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> floats, road access, water and sewer	
<b>Notes:</b>          	
<b>Finance Dept. Code:</b>	

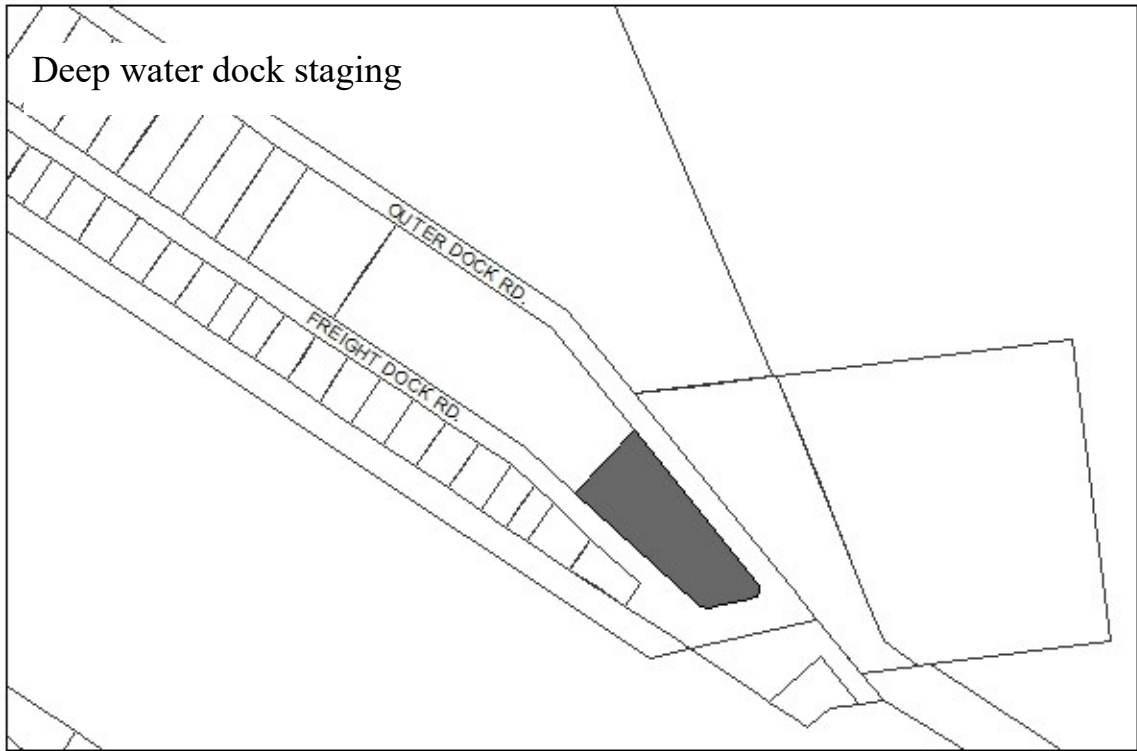
	
<b>Designated Use:</b> Parking <b>Acquisition History:</b>	
<b>Area:</b> 3.12 acres	<b>Parcel Number:</b> 181033 18-22, 24
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved road, gas, Spit Trail, water and sewer, public restrooms	
<b>Notes:</b> New restrooms at Ramp 5 constructed 2015/2016	
<b>Finance Dept. Code:</b>	

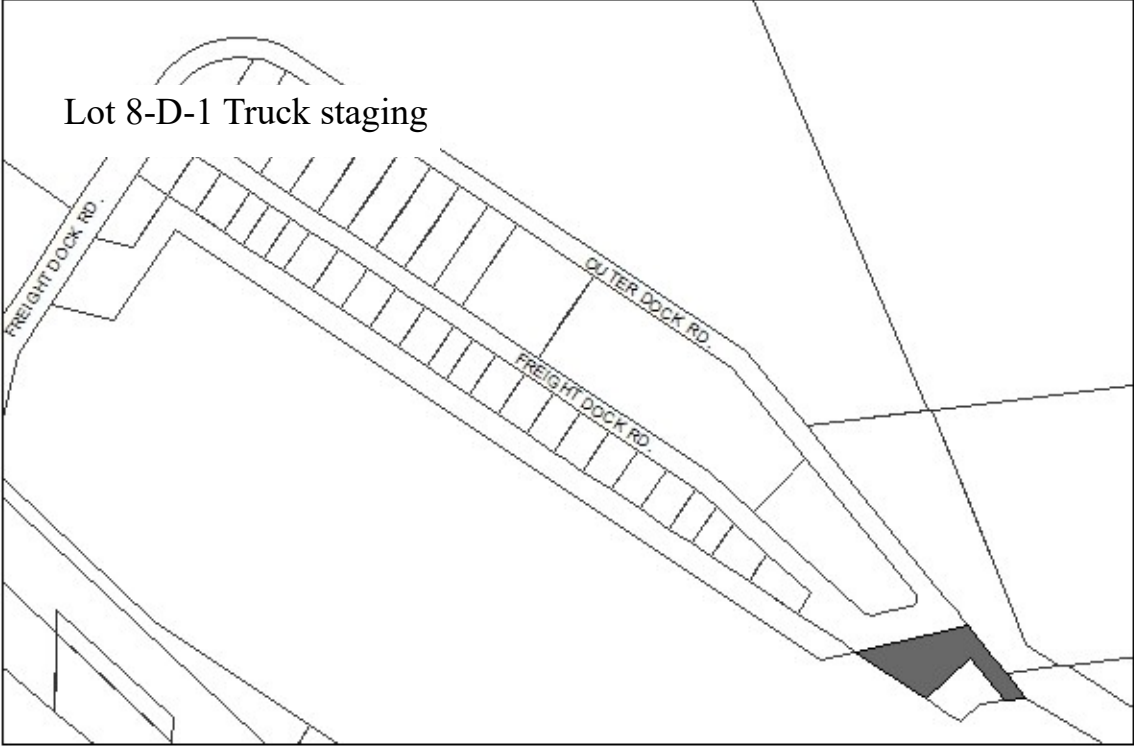
	
<b>Designated Use:</b> Boat ramp and trailer parking <b>Acquisition History:</b>	
<b>Area:</b> 8.32 acres	<b>Parcel Number:</b> 181032 47-58, 18103216
<b>Legal Description:</b> Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
<b>Zoning:</b> Marine Industrial, over slope area is Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer, public restrooms	
<b>Notes:</b> Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two 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.	
<b>Finance Dept. Code:</b>	

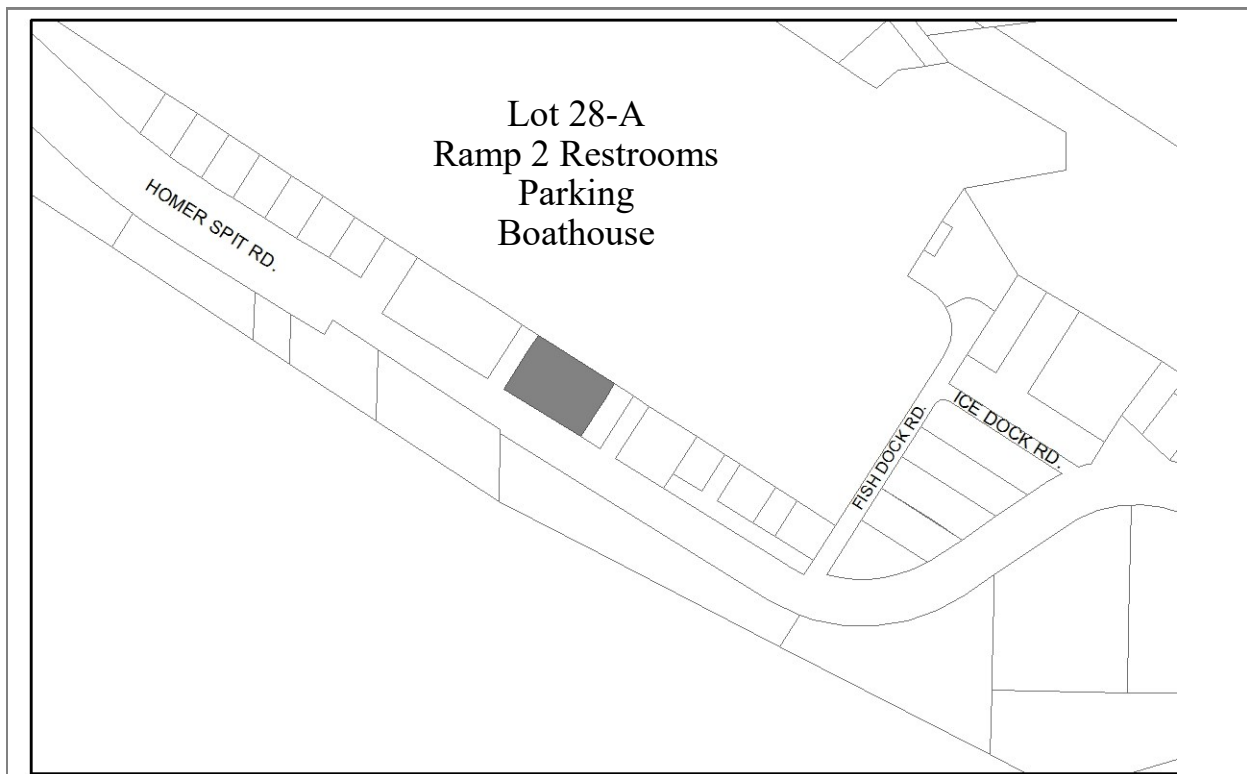
 <p>Lots 1-10</p>	
<b>Designated Use:</b> Port Use <b>Acquisition History:</b>	
<b>Area:</b> 6.67 acres	<b>Parcel Number:</b> 181032-21,22-29, 31
<b>Legal Description:</b> T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOTS 1-10	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer, Barge ramp	
<b>Notes:</b>  Lots 1,2,3: Summer boat trailer parking Resolution 14-041, Lots 9 and 10 are available for short term lease only	
<b>Finance Dept. Code:</b>	



<p>Port Use Lots 14-27</p>  <p>The map shows a waterfront area with two main roads: 'OUTER DOCK RD.' running horizontally across the top and 'FREIGHT DOCK RD.' running horizontally below it. To the left of these roads, 'FREIGHT DOCK RD.' is also labeled vertically. A series of lots are shown along the waterfront. A group of lots between the two roads is labeled 'Lots 22-27'. A group of lots further to the right is labeled 'Lots 14-18'. The area to the left of the roads is labeled 'Port Use Lots 14-27'.</p>	
<p><b>Designated Use:</b> Port Use  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 3.16 acres</p>	<p><b>Parcel Number:</b> 18103233-37, 41-46</p>
<p><b>Legal Description:</b> Homer Spit No 5 Lots 14-18, 22-27</p>	
<p><b>Zoning:</b> Marine Industrial</p>	<p><b>Wetlands:</b> N/A</p>
<p><b>Infrastructure:</b> paved road, gas, Spit Trail, water and sewer</p>	
<p><b>Notes:</b>  Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.   The harbor office completed in 2015 is on lots 22 and 23.</p>	
<p><b>Finance Dept. Code:</b></p>	

	
<b>Designated Use:</b> Deep water dock staging <b>Acquisition History:</b>	
<b>Area:</b> 2.08 acres	<b>Parcel Number:</b> 18103232
<b>Legal Description:</b> T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer	
<b>Notes:</b> Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Commercial Truck Staging <b>Acquisition History:</b>	
<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 18103259
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Gravel road access, water and sewer	
<b>Notes:</b>  Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.  2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Parking, restrooms and boathouse (Reso 16-043)

**Acquisition History:**

**Area:** 0.93 acres

**Parcel Number:** 18103397

**Legal Description:** Homer Spit Subdivision Amended Homer Boathouse Replat Lot 28-A

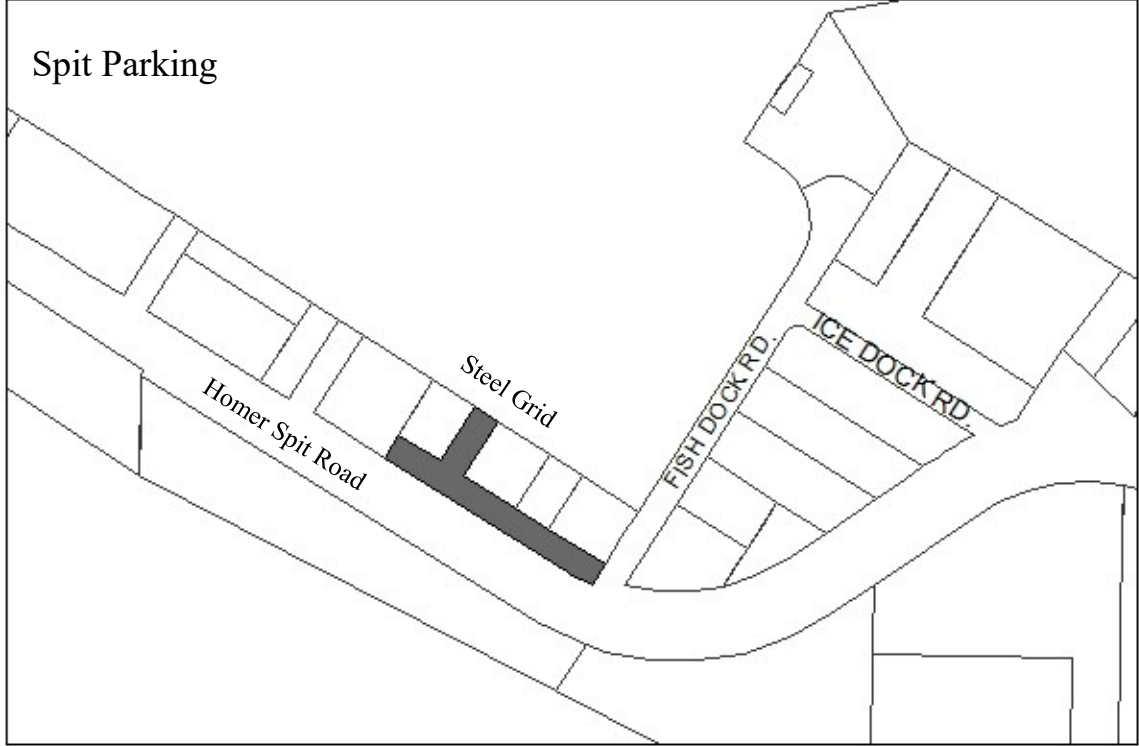
**Zoning:** Marine Commercial

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

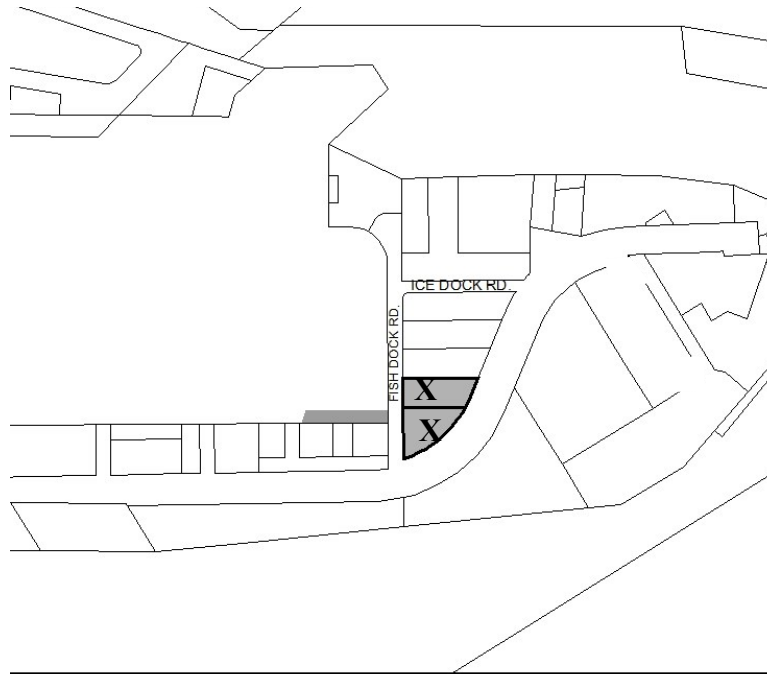
Former site of Harbormaster Office.  
Boat house constructed 2017/18 on a portion of the property.

Original Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity. New restrooms constructed 2018-2019, LWCF agreement amended.

**Finance Dept. Code:**

 <p>The map shows a coastal area with several roads: Homer Spit Road running diagonally from the top left towards the bottom right; Steel Grid, a small rectangular area adjacent to Homer Spit Road; Fish Dock Rd and Ice Dock Rd, which run parallel to each other and meet Homer Spit Road. The area is labeled 'Spit Parking' in the top left corner.</p>	
<b>Designated Use:</b> Parking and Access <b>Acquisition History:</b>	
<b>Area:</b> 0.6 acres	<b>Parcel Number:</b> 18103441
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved road	
<b>Notes:</b>  Provides parking for adjacent businesses, and harbor access.	
<b>Finance Dept. Code:</b>	

Lots 9A, 10A



**Designated Use:** Resolution 23-043 Port use for fishery use, short term leases and facility parking  
**Acquisition History:**

**Area:** 1.05 acres (0.52 and 0.53 acres)

**Parcel Number:** 18103477, 78

**2022 Assessed Value:** Land value \$333,500

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A

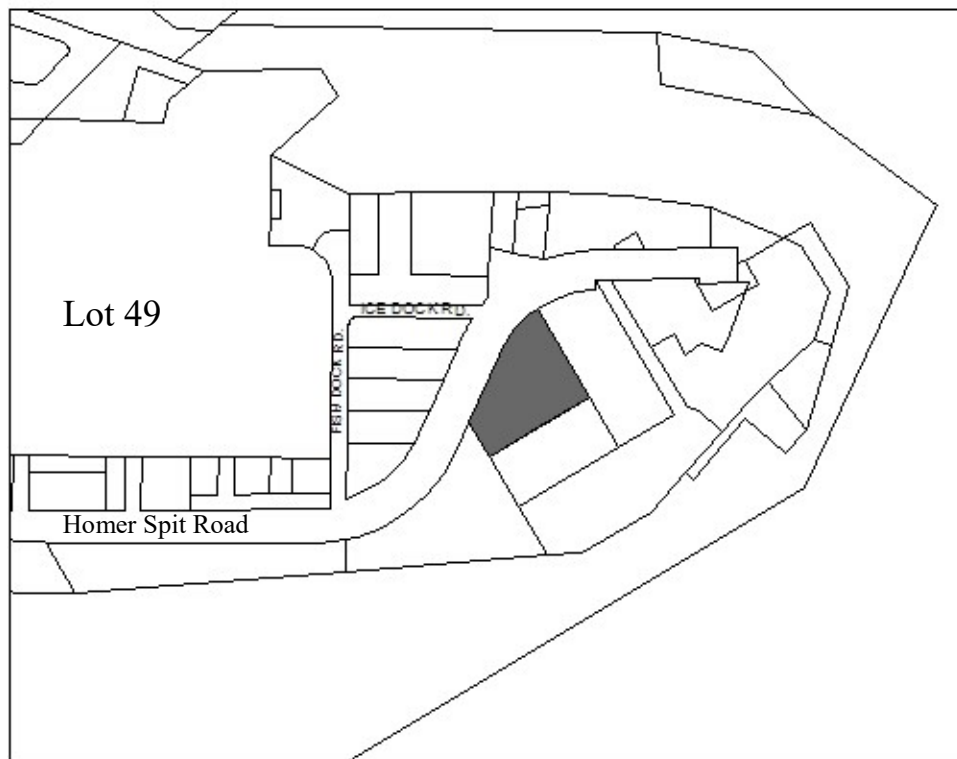
**Zoning:** Marine Industrial

**Infrastructure:** Water, sewer, gas, Spit Trail, paved road access

**Address:**

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$1.05 per square foot, per annum. Lease rates vary; contact the Port at 907-235-3106.

**Finance Dept. Code:**



**Designated Use:** Main Dock Staging  
**Acquisition History:**

**Area:** 2 acres

**Parcel Number:** 18103403

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

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

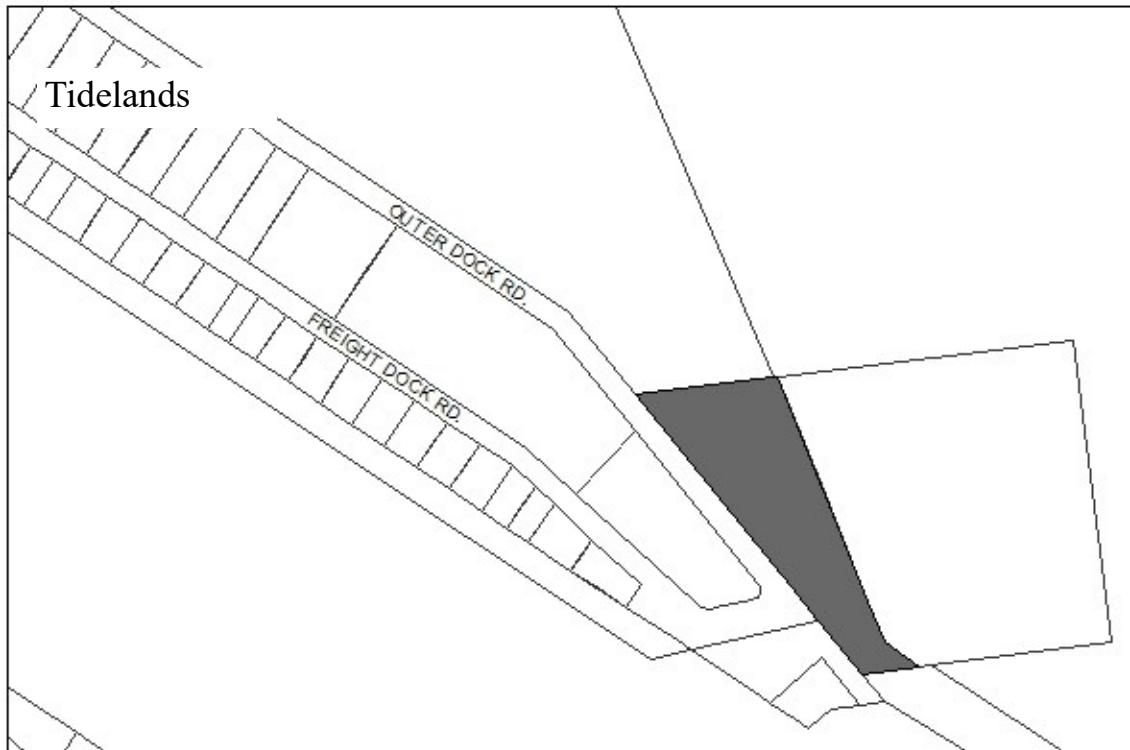
**Notes:**

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

**Finance Dept. Code:**

<b>Designated Use:</b> Leased Lands <b>Acquisition History:</b>	
<b>Area:</b> 0.68 acres	<b>Parcel Number:</b> 18103451
<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>New Fish Grinder building constructed in 2025. ADF&amp;G grant stipulations require the property be kept by the City for the intended use for 20 years, until 12/31/44.</p> <p>Drywell to be constructed to resolve drainage issues FY26.</p>	
<b>Finance Dept. Code:</b>	





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

**Area:** 4.19 acres

**Parcel Number:** 18103213

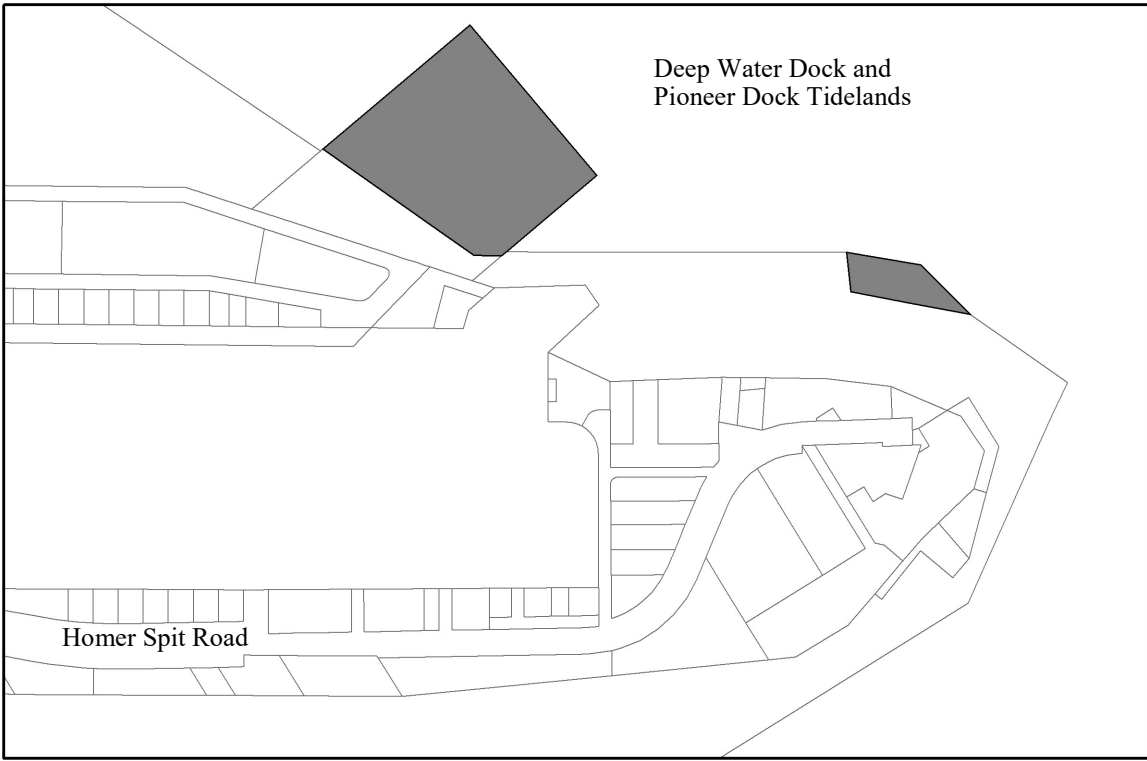
**Legal Description:** T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050  
 HOMER SPIT SUB NO TWO AMENDED TRACT A

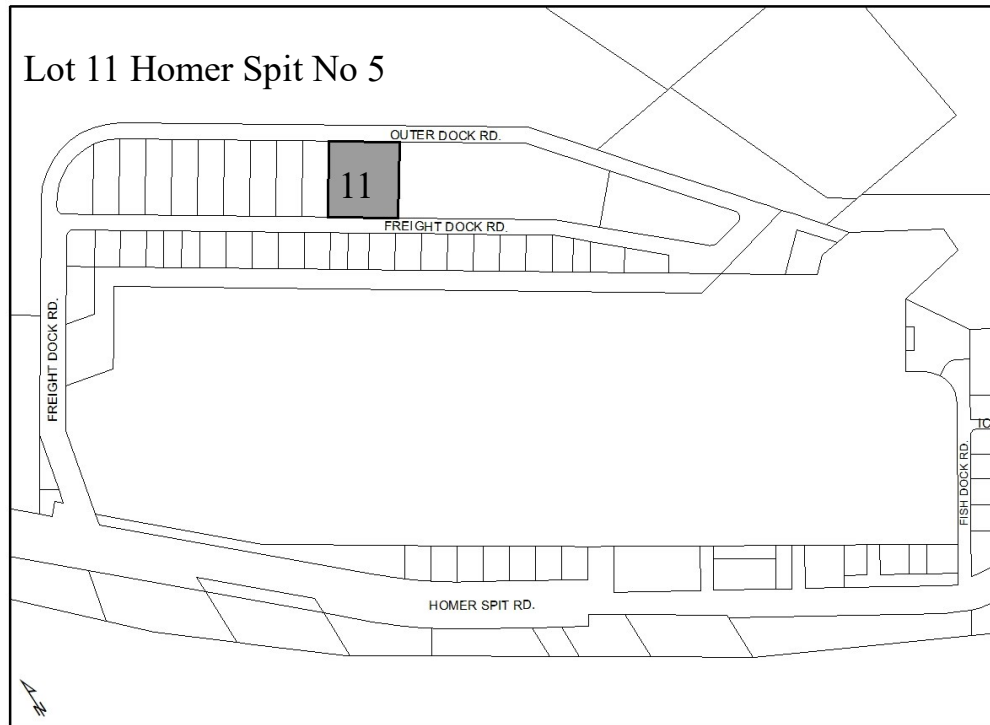
**Zoning:** Not zoned

**Wetlands:** Tidelands

**Infrastructure:**

**Finance Dept. Code:**

 <p style="margin-top: 10px;">Deep Water Dock and Pioneer Dock Tideland</p> <p style="margin-top: 10px;">Homer Spit Road</p>	
<b>Designated Use:</b> Port and Harbor Use <b>Acquisition History:</b> Resolution 17-81	
<b>Area:</b> 11.91 acres, 1.37 acres	<b>Parcel Number:</b> 18103203, 18107005
<b>Legal Description:</b> ATS 1373 and ATS 1603	
<b>Zoning:</b> Outside city limits	<b>Wetlands:</b> N/A
<b>Infrastructure:</b>	
<b>Notes:</b>  Acquired from the State of Alaska	
<b>Finance Dept. Code:</b>	



**Designated Use:** Port Facility

**Acquisition History:**

**Area:** 1.78 acres. A small portion is leased for a telecommunications tower

**Parcel Number:** 18103230

**Legal Description:** Homer Spit Subdivision No. 5 Lot 11

**Zoning:** Marine Industrial

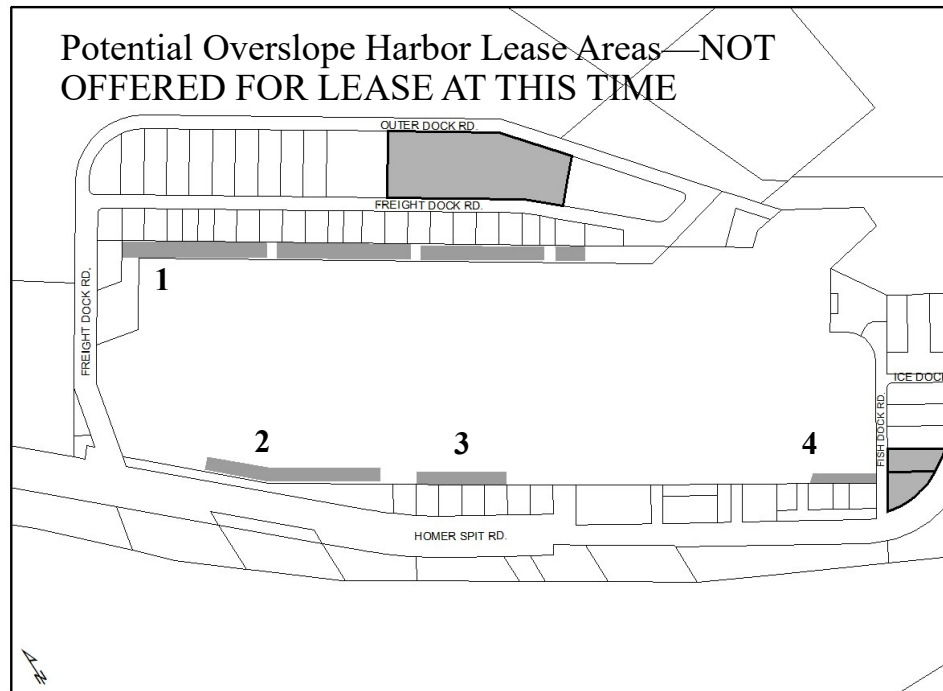
**Infrastructure:** Water, sewer, paved road access

**Address:** 4300 Freight Dock Road

A portion of Lot 11 is under lease for a telecommunications tower. (18103230LH01 )

This lot is withheld from long term lease pending the General Investigation Study with ACOE for the Large Vessel Moorage Facility. (Resolution 20-19)

**Finance Dept. Code:**



**Designated Use:** Future overslope lease areas 17-33, 23-043

**Acquisition History:**

**Area:**

**Parcel Number:**

**2022 Assessed Value:**

**Legal Description:**

**Zoning:** Marine Commercial and Small Boat Harbor Overlay

**Infrastructure:** Water, sewer, gas, Spit Trail, paved road access

**Address:**

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$1.05 per square foot, per annum. Lease rates vary; contact the Port at 907-235-3106

Only area 1 is available for lease; other areas are held as conceptual locations for future overslope development.

**Finance Dept. Code:**

**Section D**

**City Facilities and Other Lands**

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**Designated Use:**

**Area:**

**Parcel Number:**

**2015 Assessed Value:**

**Legal Description:**

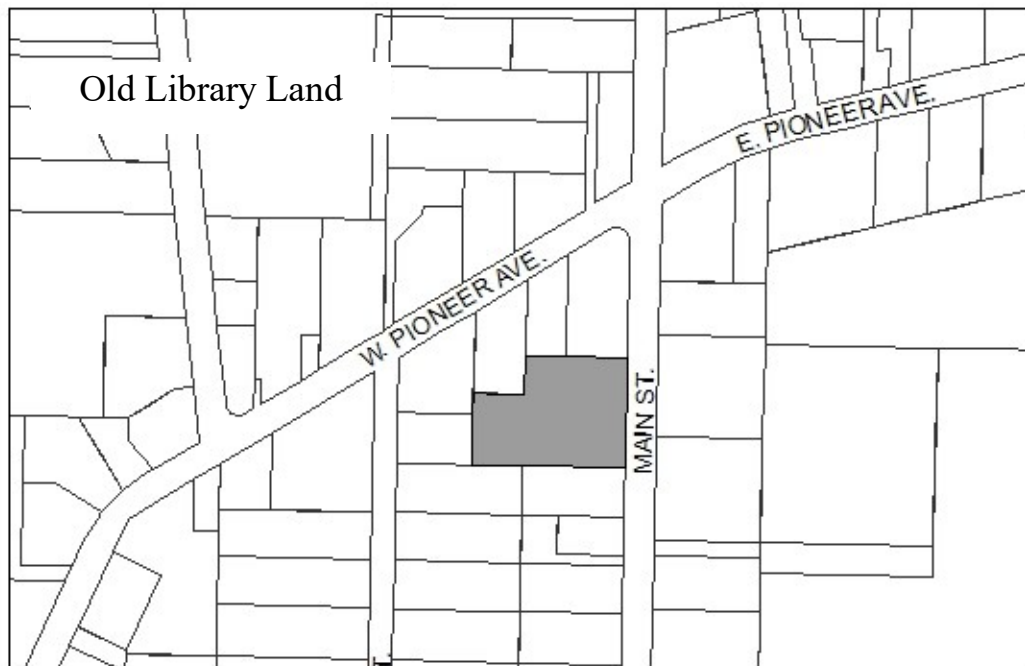
**Zoning:**

**Wetlands:**

**Infrastructure:**

**Notes:**

**Finance Dept.**



**Designated Use:** City Facility and Other Lands (Resolution 20-019)

**Acquisition History:** Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

**Area:** 1.31 acres

**Parcel Number:** 17514416

**2019 Assessed Value:** \$69,400

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

**Zoning:** Central Business District

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

**Infrastructure:** Paved road, water, sewer, natural gas

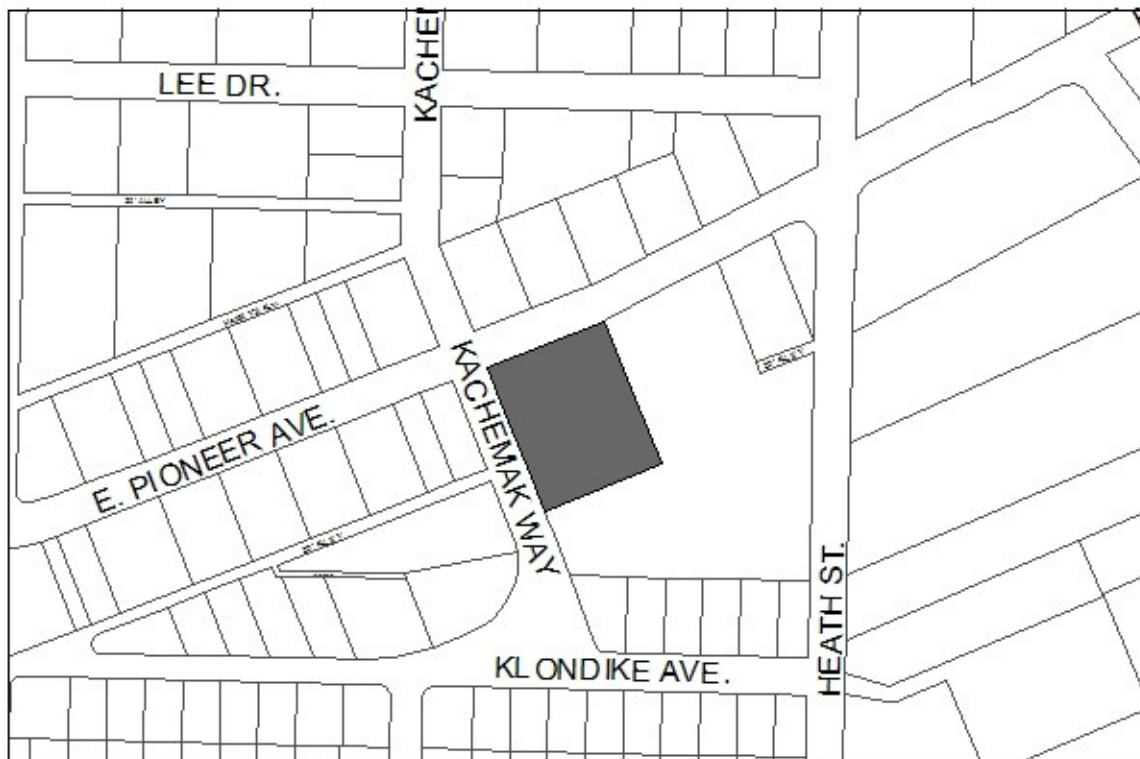
**Notes:** This land was part of the former library site. The library building was subdivided onto its own lot, and sold.

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:**

<b>Designated Use:</b> Library. Resolution 2003-72 <b>Acquisition History:</b> KPB Ord 93-09	
<b>Area:</b> 5.25 acres	<b>Parcel Number:</b> 17710739, 17710740
<b>2019 Assessed Value:</b> \$8,248,000 (Land 272,600, Structure 7,975,400)	
<b>Legal Description:</b> HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands present
<b>Infrastructure:</b> Paved road access, trail access, gas, water and sewer available.	
<b>Notes:</b> Resolution 23-030 supported improvements on the lots based on a design plan developed by Friends of the Homer Library.	
<b>Finance Dept. Code:</b>	





**Designated Use:** City Hall

**Acquisition History:** Purchased, Schoulz 12/31/86

**Area:** 1.12 acres

**Parcel Number:** 17720408

**2019 Assessed Value:** \$2,377,700 (Land 188,800 Structure 2,218,900)

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

**Zoning:** Central Business District

**Wetlands:** None

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

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

**Finance Dept. Code:**



**Designated Use:** Fire Station and former police station

**Acquisition History:** Straub Warr Deed 4/74, partial purchase Straub 4/5/74

**Area:** 1.57 acres

**Parcel Number:** 17702057

**2019 Assessed Value:** \$1,567,900 ( Land: \$224,900 Structures: \$1,303,300)

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

**Zoning:** Central Business District


**Wetlands:** N/A

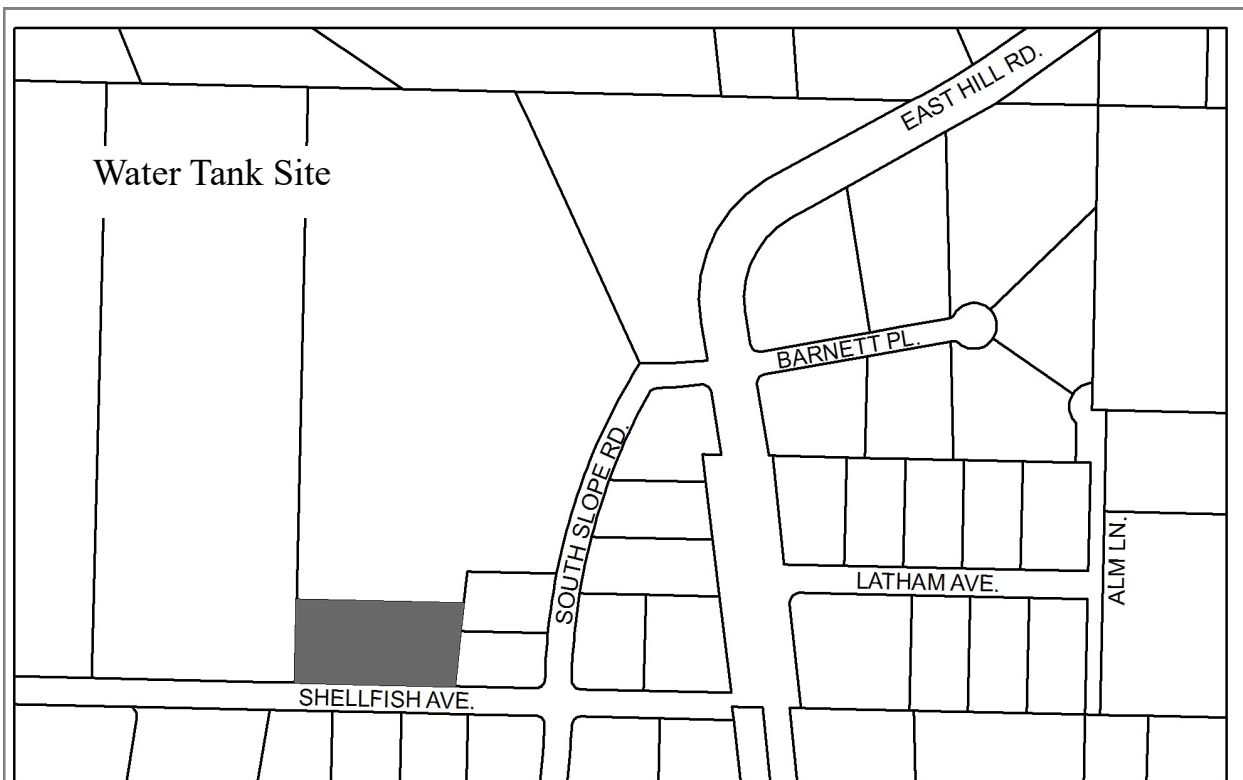
**Infrastructure:** Water, Sewer, Paved access

**Notes:** Fire hall remodel 2017/2018

Resolution 20-031 assigned management and use of the former police station to the Homer Volunteer Fire Dept

**Finance Dept. Code:**

	
<b>Designated Use:</b> Water Tank (A Frame Tank) <b>Acquisition History:</b> Dehel Deed 6/1/65	
<b>Area:</b> 0.5 acres	<b>Parcel Number:</b> 17504011
<b>2019 Assessed Value:</b> \$480,900 (Land: \$134,100, Structure: \$346,800 (water tank))	
<b>Legal Description:</b> HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Possible drainage through site
<b>Infrastructure:</b> N/A	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



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

**Area:** 1.5 acres

**Parcel Number:** 17701009

**2019 Assessed Value:** \$82,000

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

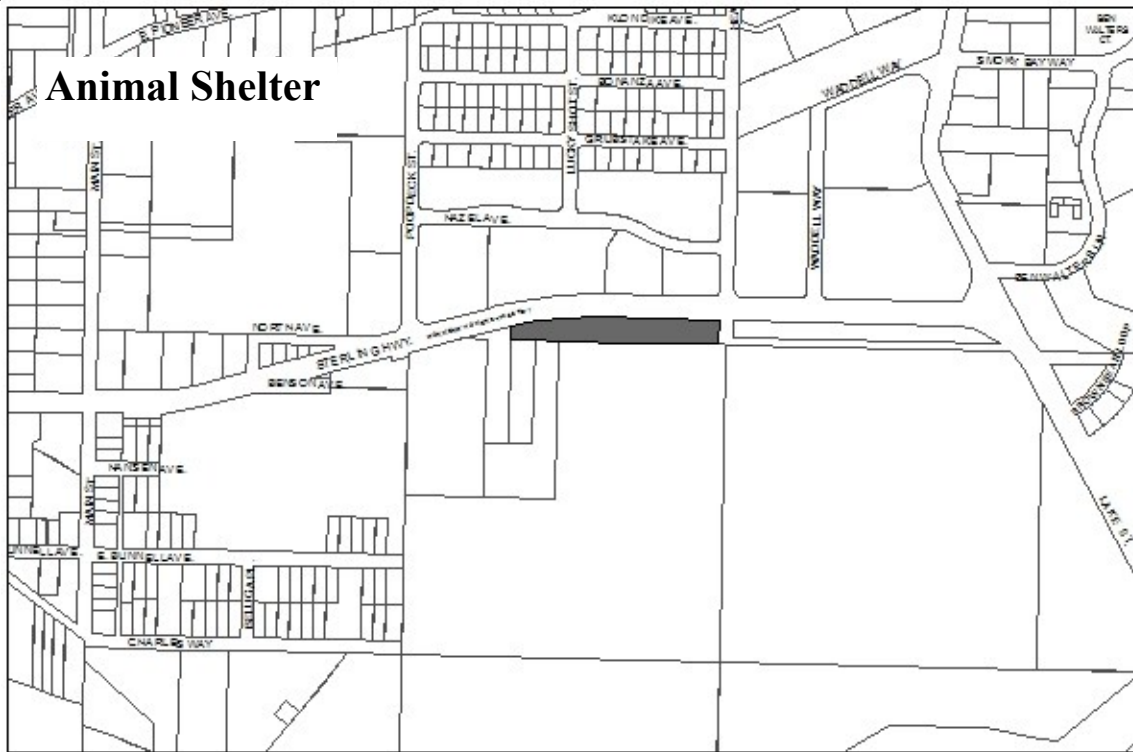
**Zoning:** Rural Residential

**Wetlands:**

**Infrastructure:** N/A

**Notes:** Future location of a new water tank. Project is shovel ready if federal funding becomes available.

**Finance Dept. Code:**



<b>Designated Use:</b> Animal Shelter
---------------------------------------

**Acquisition History:** Heath Deed 3/10/71

**Area:** 1.85 acres

Parcel Number: 17714020

**2019 Assessed Value:** \$1,474,100 (Land \$311,700, Structure \$1,162,400)

**Legal Description:** Glacier View Subdivision No 18 Lot 1

**Zoning:** Central Business District

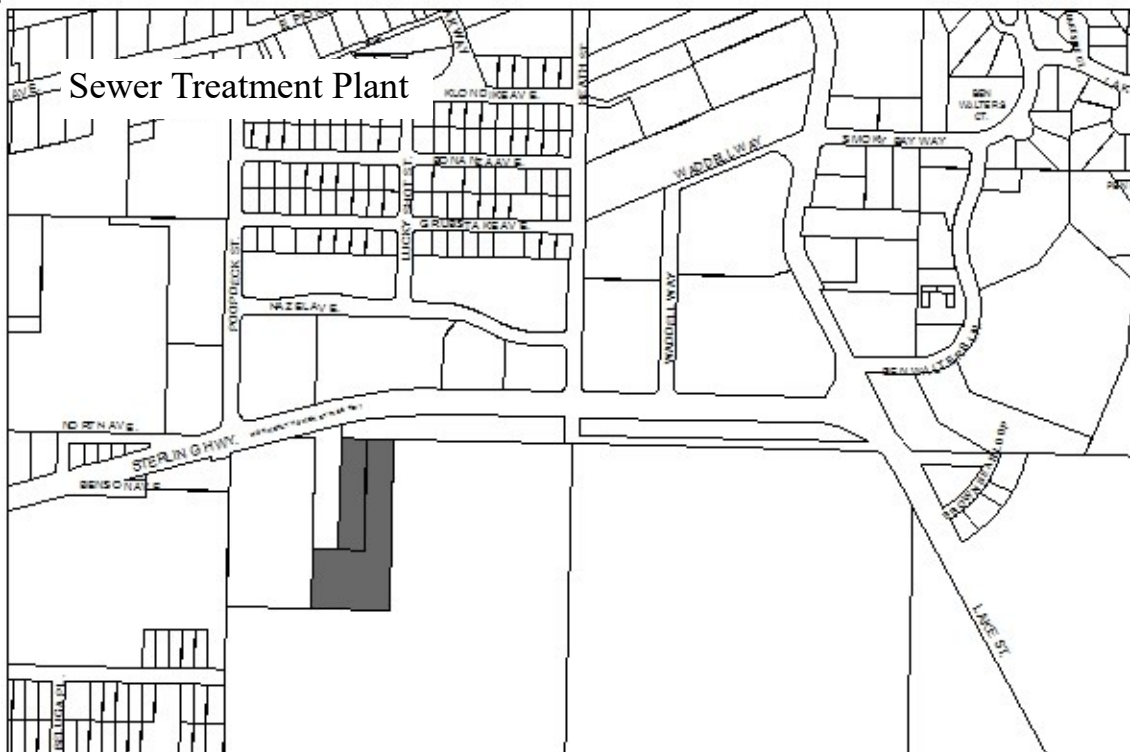
Wetlands: N/A

**Infrastructure:** Water, Sewer, gas, 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
---

**Acquisition History:** see below

**Area: 4.08 acres**

**Parcel Number:** 177140 14, 15

**2019 Assessed Value:** \$3,248,400 (Land: \$196,100 Structures/Improvements: \$3,052,300)

**Legal Description:** T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05

**Zoning:** Central Business District

Wetlands: Yes

**Infrastructure:** Water and Sewer. Access via PW complex

**Notes:**

Acquisition:

17414014: Mitchell Warr Deed 1/9/84

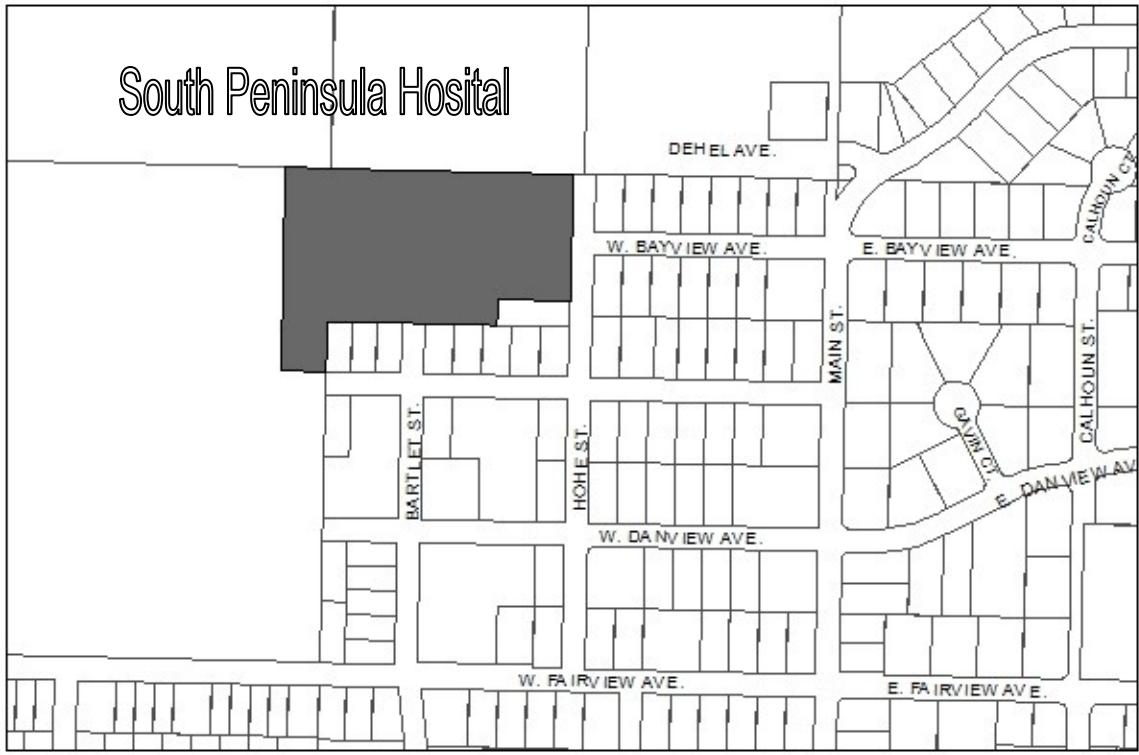
17714015: Heath/Whitmore Deed 3-71

2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line. Staff note: additional funding is required to pay for replatting.

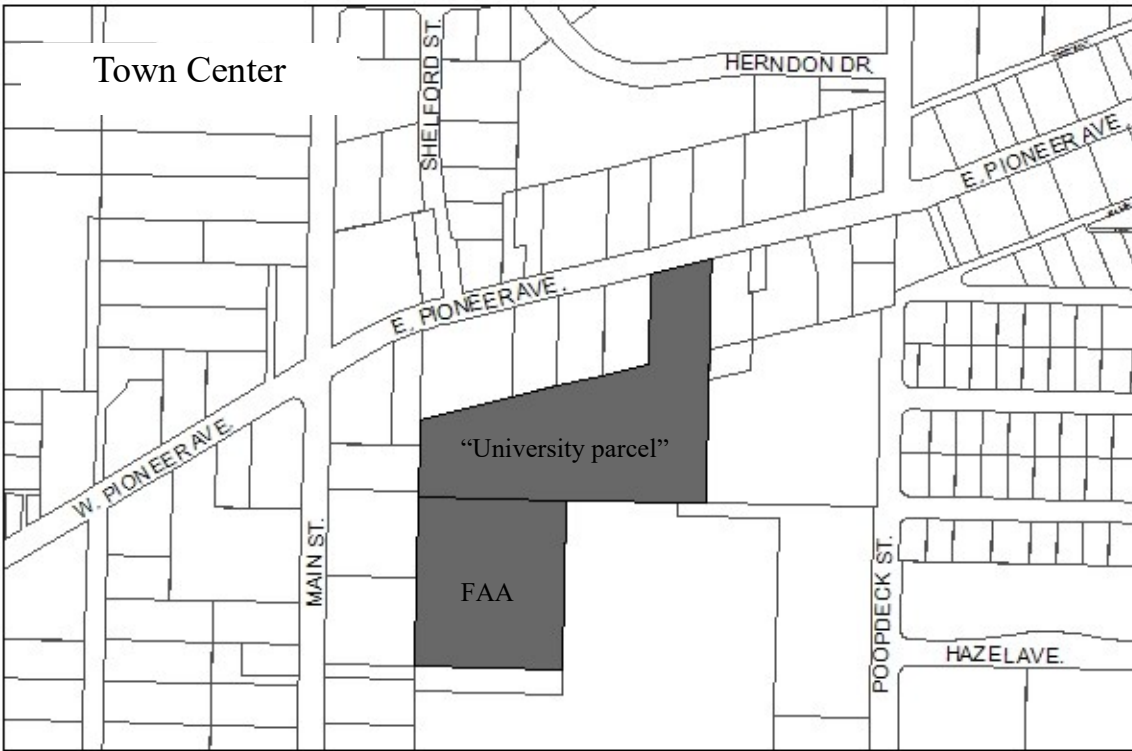
Lower section within a FEMA mapped flood hazard area. All of the property is within a Tsunami inundation zone.

**Finance Dept. Code:**

Add tsunami zone note	<p>Public Works</p> <p>Beluga Slough tidal flats. Zoned Open Space Recreation. Tidal wetland.</p>	
	<p><b>Designated Use:</b> Public Works  <b>Acquisition History:</b> Heath Dead 3/10/71</p>	
<p><b>Area:</b> 30 acres</p>	<p><b>Parcel Number:</b> 17714016</p>	
<p><b>2019 Assessed Value:</b> \$4,567,700 (Land: \$2,973,600, Structures: \$1,594,100)</p>		
<p><b>Legal Description:</b> T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 &amp; S1/2 NE1/4 SW1/4</p>		
<p><b>Zoning:</b> Central Business/Open Space</p>	<p><b>Wetlands:</b> Yes</p>	
<p><b>Infrastructure:</b> Paved Road, water and sewer</p>		
<p><b>Notes:</b></p> <p>Within a FEMA mapped flood hazard area and Tsunami inundation zone.  Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064.  2015/16: Equipment shed constructed, Conditional Use Permit 15-02.</p>		
<p><b>Finance Dept. Code:</b></p>		

	
<b>Designated Use:</b> South Peninsula Hospital <b>Acquisition History:</b>	
<b>Area:</b> 7.12 acres	<b>Parcel Number:</b> 17504024
<b>2019 Assessed Value:</b> \$87,292,800 (Land \$705,800, Structures \$86,587,000)	
<b>Legal Description:</b> HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
<b>Zoning:</b> Medical District	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	
<b>Notes:</b> Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KPB.	
<b>Finance Dept. Code:</b>	



	
<p><b>Designated Use:</b> UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.</p> <p><b>Acquisition History:</b> UA: Ord 03-61 purchase.</p>	
<b>Area:</b> 7.69 acres	<b>Parcel Number:</b> 17719234, 17708015
<b>2019 Assessed Value:</b> \$382,800	
<b>Legal Description:</b> Homer FAA Site Sub Tract 38A, UA lot: Nils O Svedlund Sub 2013 Replat lot 7-A tract B, long legal.	
<b>Zoning:</b> Town Center District	<b>Wetlands:</b> City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.
<b>Infrastructure:</b> Must be built as land is developed.	
Trail constructed on Lot 7-A, connecting north to Pioneer Ave (2019)	
<b>Finance Dept. Code:</b>	



**Designated Use:** Tidelands. Very small portion leased to Northern Enterprises for boat hoist, 2019  
**Acquisition History:**

**Area:** 6,784 acres

**Parcel Number:** 18107001, 17728001, 17528001  
 18101025, 18101026

**2019 Assessed Value:** \$12,753,300

**Legal Description:** Portions of ATS 612

**Zoning:** Not zoned

**Wetlands:**

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$96,500 assessed value. Patent title 1977, 84-25 Annexed by City.

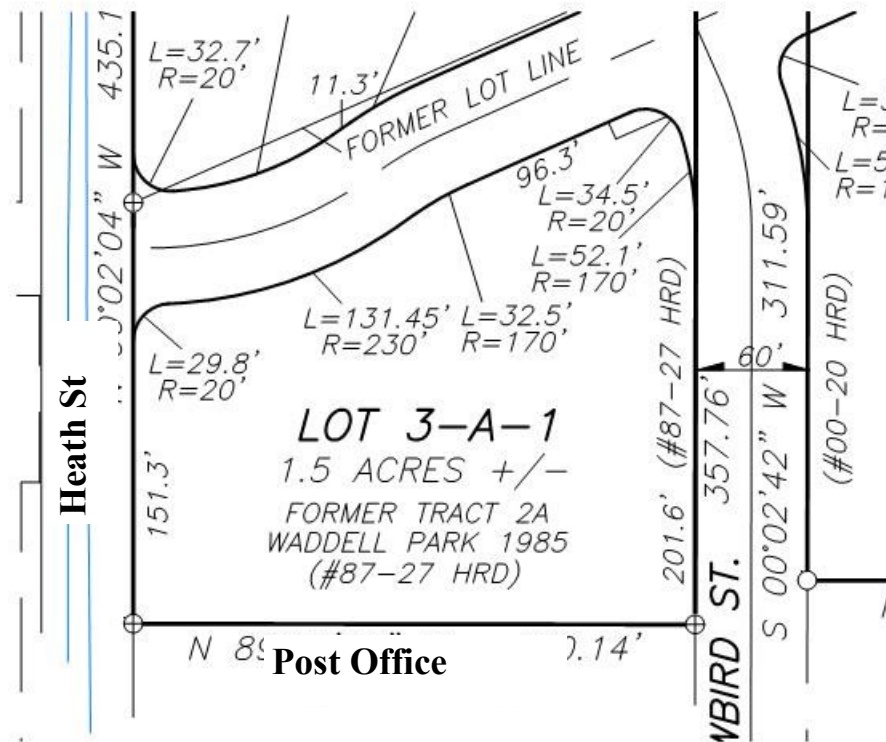
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$316,700. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$12,154,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

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

**Finance Dept. Code:**



**Designated Use:** New Police Station Resolution 18-013(A)

**Acquisition History:** Purchased

**Area:** 1.5 acres

**Parcel Number:** 17712034

**2020 Assessed Value:** \$1,922,500

**Legal Description:** T 06S R 13W SEC 20 Seward Meridian HM 2016021 WADDELL PARK 2016 REPLAT LOT 3- A-1

**Zoning:** CBD

**Wetlands:** N/A

**Infrastructure:** full utilities, Grubstake extension will include paved road and sidewalk.

**Notes:** Road construction in 2016. Project funding from State appropriation and matching City HART funds.

New police station construction 2019-2020, opened fall 2020.

**Finance Dept. Code:**



**Designated Use:** Undesignated

**Acquisition History:** Detling Deed 6/10/82

**Area:** 0.03 acres each. Total of 2,613 sq ft

**Parcel Number:** 177154 02, 03

**2019 Assessed Value:** \$2,600

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

**Zoning:** Central Business District

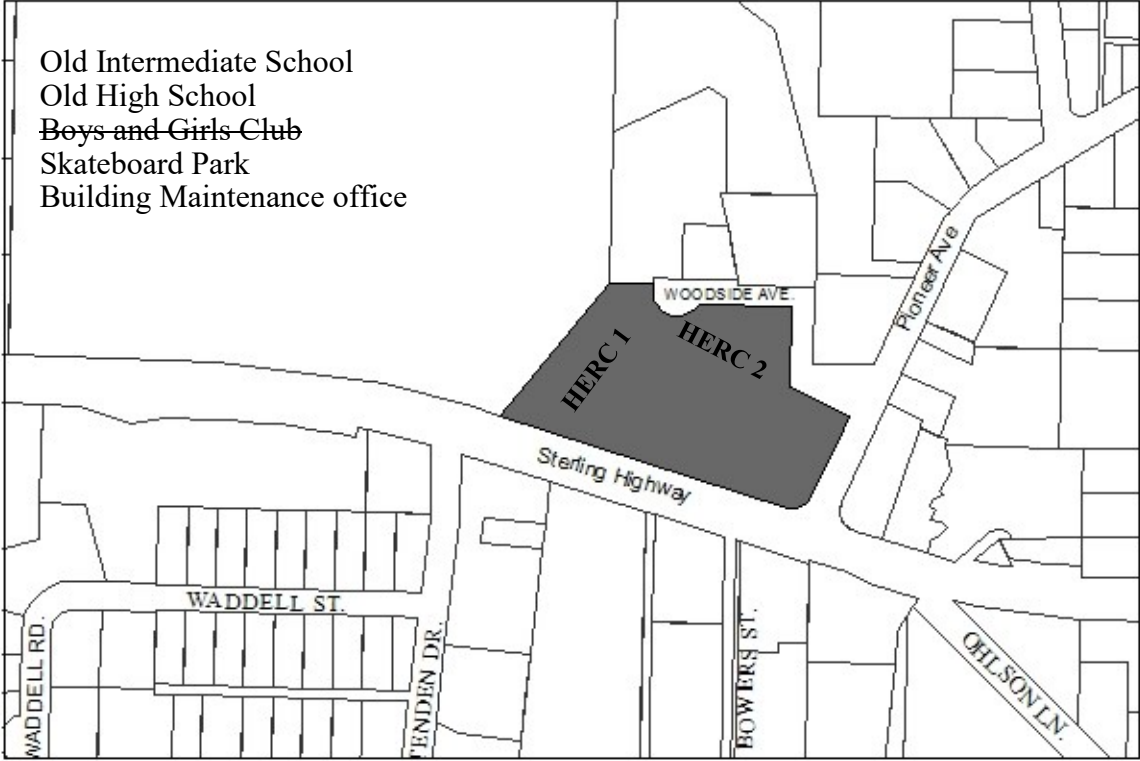
**Wetlands:** Possibly. Lots are steep.

**Infrastructure:** Paved Road and sidewalk

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

**Finance Dept. Code:**

<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>2019 Assessed Value:</b> \$77,300	
<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	
<b>Notes:</b> Public restroom constructed 2013-2014 Future road extension for Bartlett.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> City Facility and other city lands (Resolution 20-019)	
<b>Acquisition History:</b> 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
<b>2019 Assessed Value:</b> \$4,724,700 (Land \$724,700 Structure, built in 1956 25,000 sq ft \$4,000,000)	
<b>Legal Description:</b> 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
<b>Infrastructure:</b> Paved access and parking. Water and Sewer.	
<b>Notes:</b> <ul style="list-style-type: none"> <li>• Skateboard Park on premises.</li> <li>• Deed restrictions removed by Kenai Peninsula Borough, fall 2014</li> <li>• HERC 1 is the larger building</li> <li>• HERC 2 is the smaller building that contains PW Maintenance</li> </ul>	
<b>Finance Dept. Code:</b> 170.0032 175.100.05	



**Designated Use:** Storm Water Retention Area (Resolution 20-059)

**Area:** 0.32 acres

**Parcel Number:** 17510230  
935 Soundview Ave

**2020 Assessed Value:** \$0

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB  
SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 2 BLOCK 2

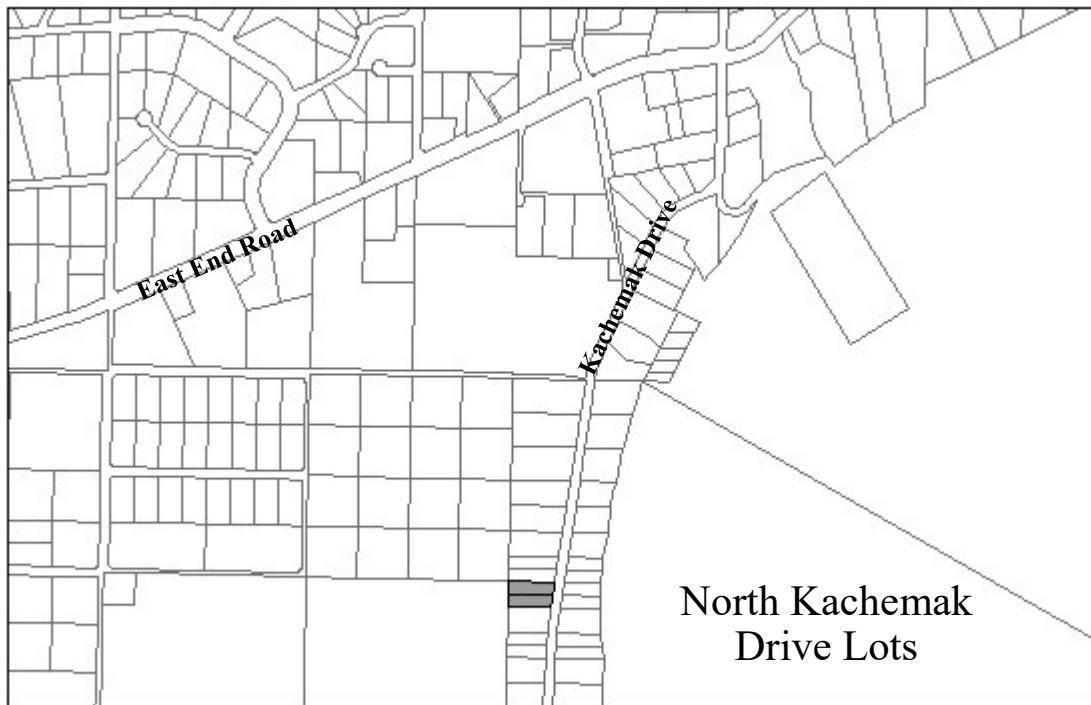
**Zoning:** Rural Residential

**Wetlands:** Yes; part of an ACOE permit

**Infrastructure:**

**Notes:** Parcel is part of the storm water infrastructure for the subdivision and is bound by an ACOE permit. Property is mostly used as a storm water retention area.

**Finance Dept.**



**Designated Use:** Ordinance 21-72 Retaining the Property for the Public Purpose of Determining the Special Assessment Liens and Creating a Clear Title to the Property. Acquired through tax KPB tax foreclosure.

**Area:** 1 acre

**Parcel Number:** 17909003, 17909004

**Legal Description:** T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0630311 SUBDIVISION OF LOT 27 & 28 SEC 14 T6S R13W LOT 28A and Lot 28D

**Zoning:** Rural Residential

**Wetlands:** Properties are wetland (and very wet)

**Infrastructure:** Part of the Kachemak Drive water and sewer SAD, and natural gas SAD

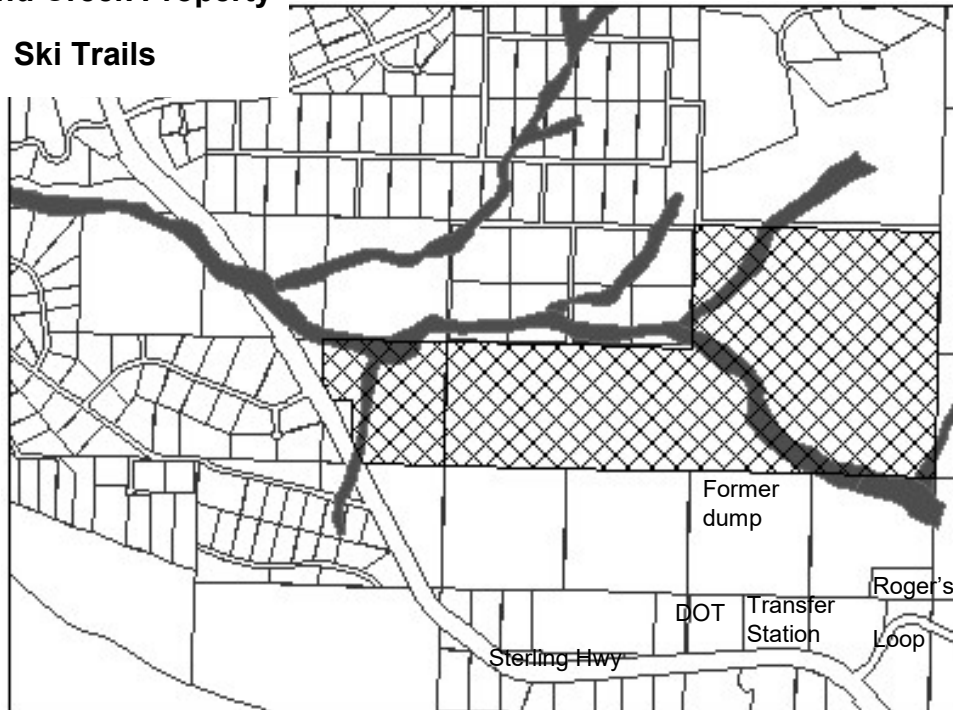
**Notes:**

**Finance Dept.**



# **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

**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. Resolution 24-066, expires 4/30/27.

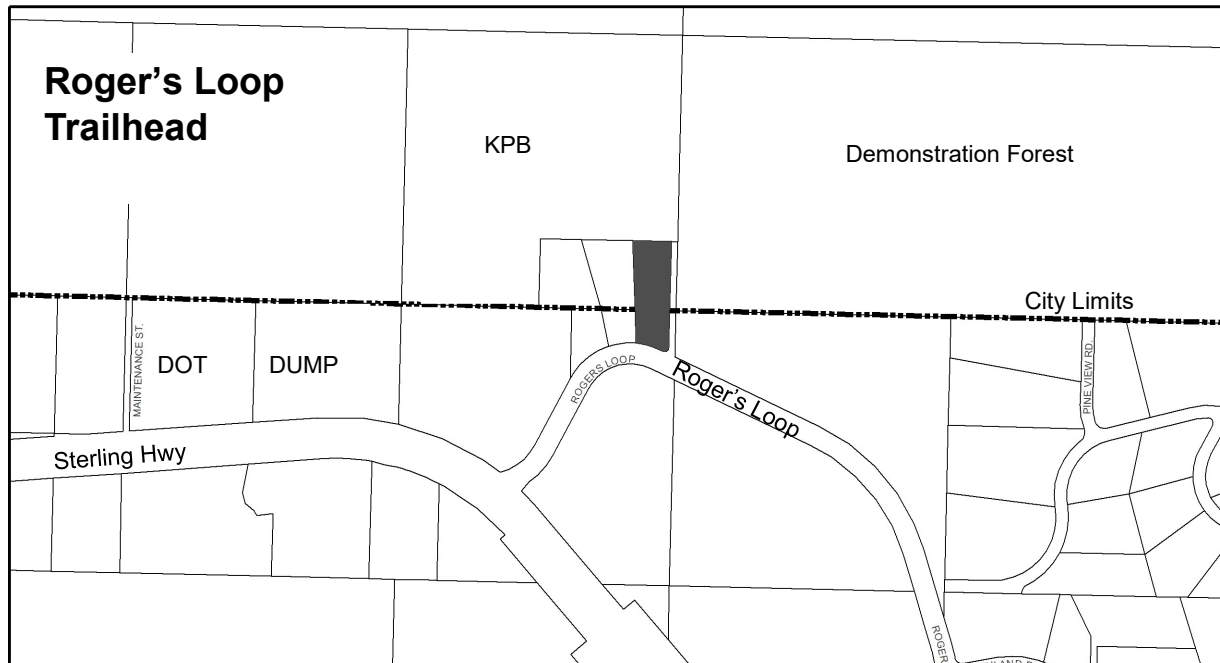
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

Conservation Easement Resolution 2010-48, Recording# 2010-003220-0

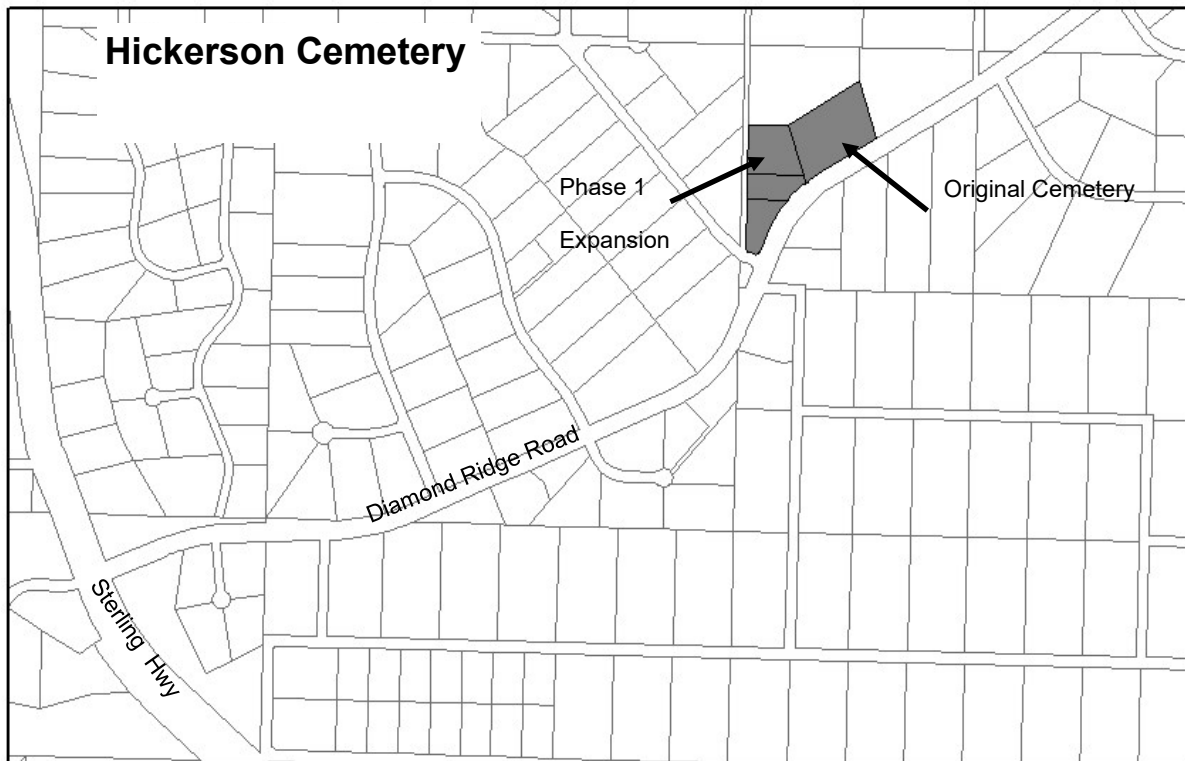
Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan

The Plan was accepted by the State of Alaska Forest Legacy Program on 11/19/2014. Management and development of the property must follow the adopted and approved plan.

**Finance Dept. Code:**



<b>Designated Use:</b> Roger's Loop Trailhead <b>Acquisition History:</b> Ordinance 14-51(A)	
<b>Area:</b> 2 acres	<b>Parcel Number:</b> 17316066, 1736067
<b>Legal Description:</b> T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1	
<b>Zoning:</b> Rural Residential. Lot is split by city limits	<b>Wetlands:</b> none
<b>Infrastructure:</b> Paved road access	
<b>Notes:</b> Purchased in 2016 with HART Trail funds (\$63,465.85). Future trailhead to city owned Diamond Creek lands  Resolution 24-066, expires 4/30/27., Kachemak Nordic Ski Club agreement	
<b>Finance Dept. Code:</b>	



**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

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

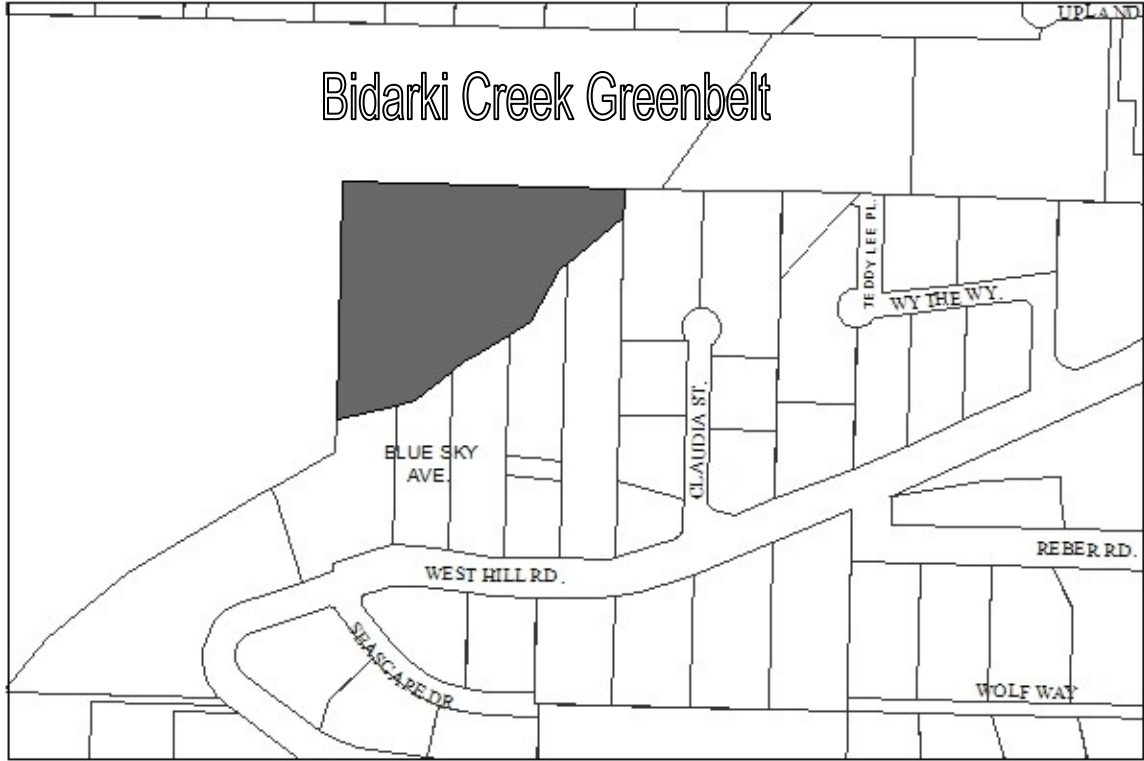
**Zoning:** Not within city limits

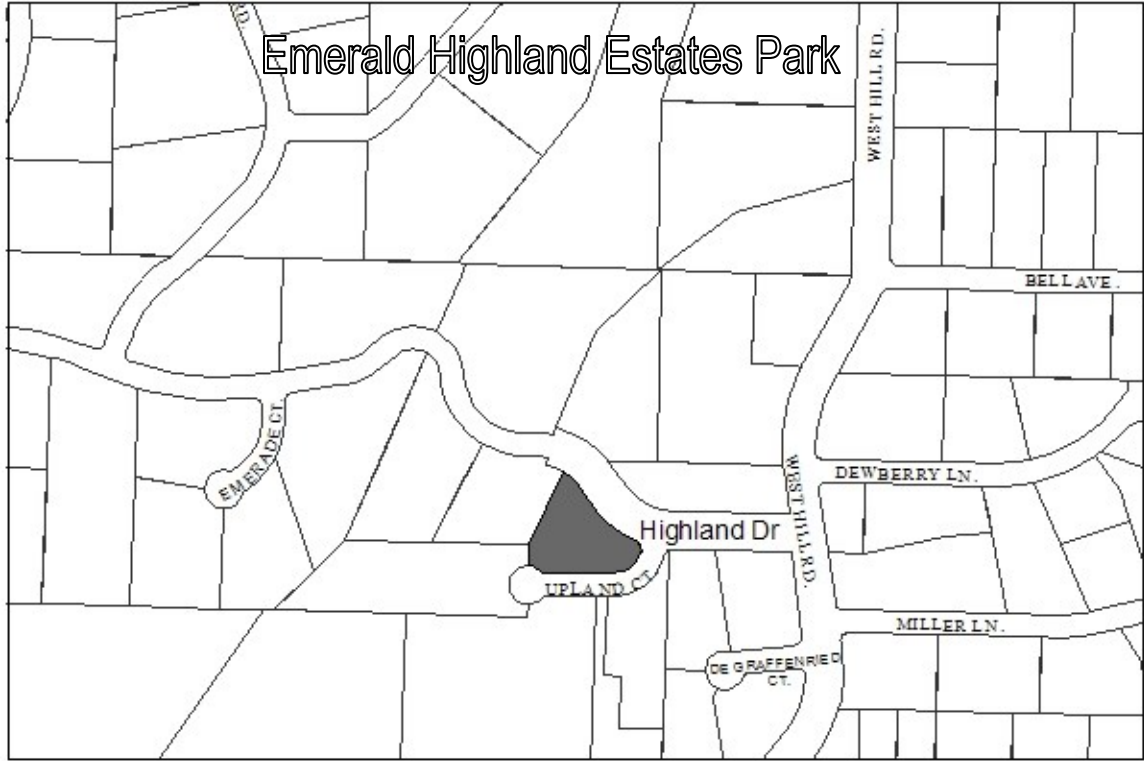
**Wetlands:** N/A

**Infrastructure:** paved access

**Notes:** Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30. 2017: Phase 1 cemetery expansion completed.

**Finance Dept. Code:**

	
<b>Designated Use:</b> Public Purpose. Retain as undeveloped Greenbelt and to protect drainage. <b>Acquisition History:</b> KPB Ordinance 83-01	
<b>Area:</b> 6.57 acres	<b>Parcel Number:</b> 17503025
<b>Legal Description:</b> HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Bidarki Creek runs through the lot
<b>Infrastructure:</b> No access, no utilities	
<b>Notes:</b> 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.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Public Use/Emerald Highland Estates Park <b>Acquisition History:</b> Gangle Deed, 12/1989	
<b>Area:</b> 1.04 acres	<b>Parcel Number:</b> 17502056
<b>Legal Description:</b> HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> The whole lot is potential wetlands. Creek present long western property line.
<b>Infrastructure:</b> Gravel road access	
<p><b>Notes:</b> This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.</p> <p><b>History:</b>            Resolution 2004-24A, Land Allocation Plan            Resolution 2007-03 Emerald Park Master Plan</p>	
<b>Finance Dept. Code:</b>	



**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

**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:**

Book 57 Page 177 Serial #70-564 Homer City Council meeting of August 24, 1970.

Park contains the gravesite of W.R. Bell.

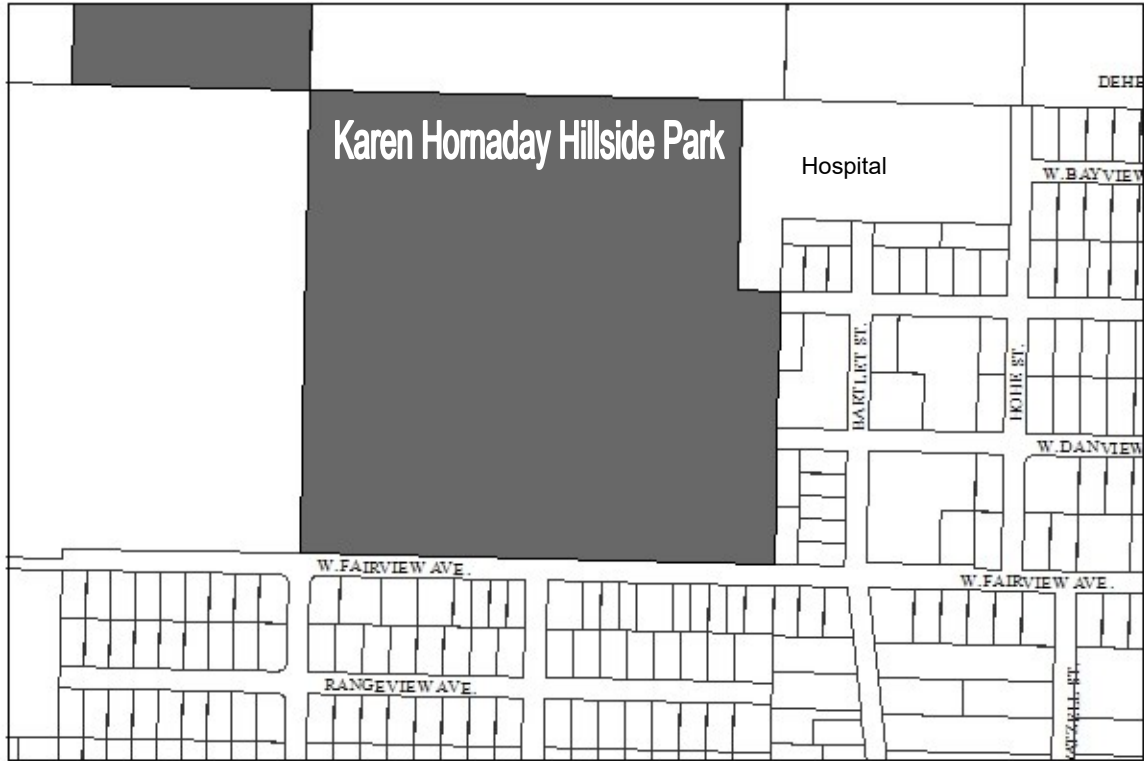
It can be expected that the land to the south will become a housing development. Some homes will be accessed from W Fairview Ave.

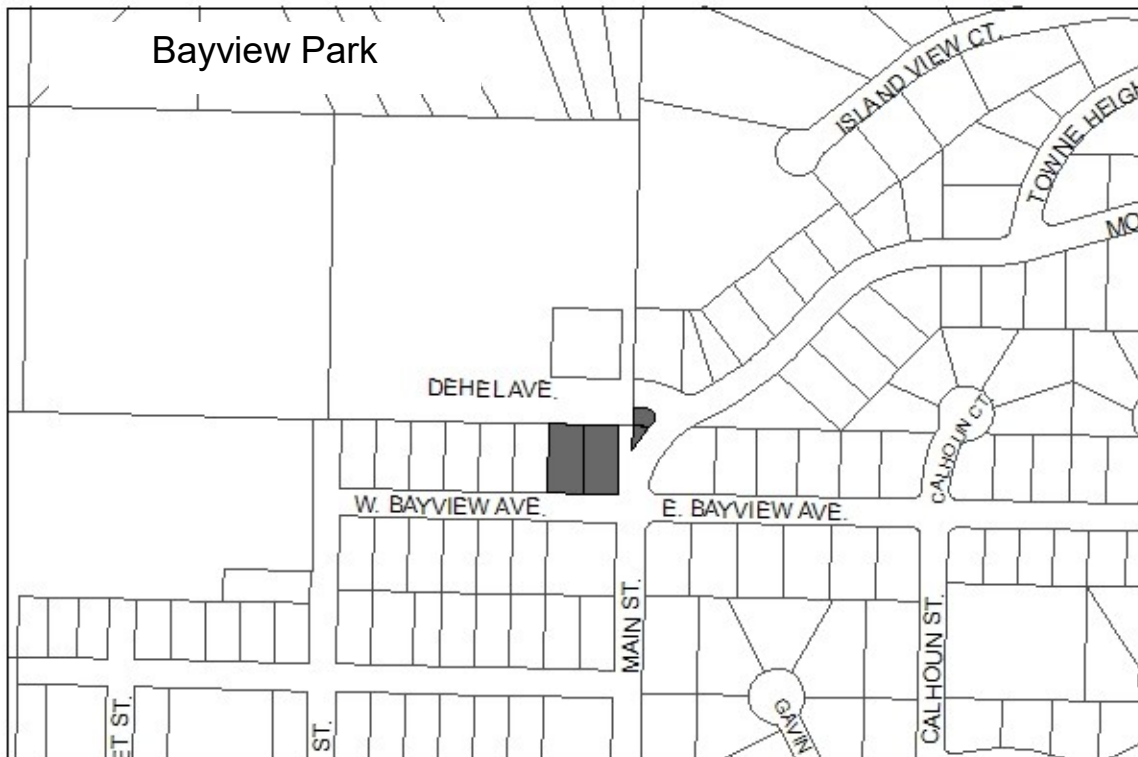
2009: Completion of Reber Trail, with HART funds and a state trails grant.

**Finance Dept. Code:**

<b>Designated Use:</b> 10 Acre lot: Retain for a future park Resolution 2011-37(A) 20 Acre Lot: Public Park Land Ordinance 25-02	
<b>Acquisition History:</b>	
<b>Area:</b> 10 acres	<b>Parcel Number:</b> 17504003
<b>Legal Description:</b> T6S R13W Sec 18 SE1/4 NE1/4 SW1/4	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Drainages and wetlands may be present
<b>Infrastructure:</b> None. No access/footpaths.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



	
<b>Designated Use:</b> Public Recreational Purpose/Karen Hornaday Hillside Park <b>Acquisition History:</b> Homer Fair Association, Deed 8/1966 with covenants	
<b>Area:</b> 38.5 acres	<b>Parcel Number:</b> 17504023
<b>Legal Description:</b> HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Some drainages
<b>Infrastructure:</b> Water, sewer and road access	
<p><b>Notes:</b> The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.</p> <p>Campground, ball fields, day use picnic and playground area.</p> <p>Resolution 09-59(A) adopted the park master plan.            Campground closed for summer 2023            Restrooms demolished in 2021</p> <p>Resolution 23-039, Little League agreement expires 12/21/28</p>	
<b>Finance Dept. Code:</b> 175.0003 (driveway, parking), 175.0007 (campground)	



**Designated Use:** Public Purpose/Bayview Park/Water tank access

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

**Area:** 0.58 acres total

**Parcel Number:** 175051 07, 08  
17726038, 17727049

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

**Zoning:** Urban Residential

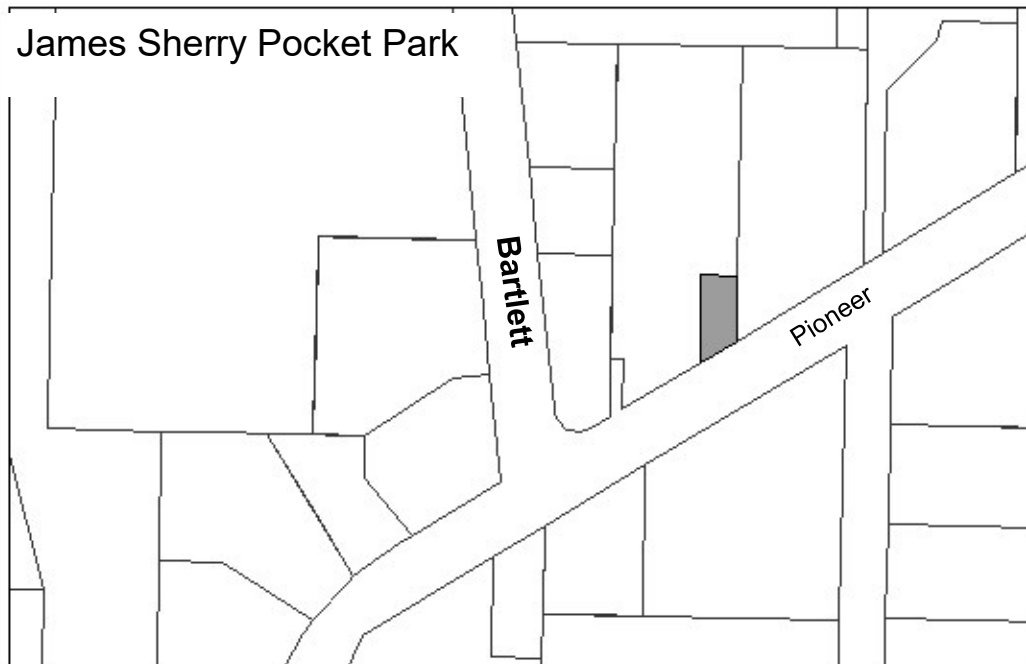
**Wetlands:** N/A

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

**Notes:** Bayview Park reconstruction and new playground equipment fall 2024

**Finance Dept. Code:**

<b>Designated Use:</b> ROW and Woodard Park <b>Acquisition History:</b> 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
<b>Legal Description:</b> LEGAL T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2020010 BUNNELL'S SUBD NO 17 2018 REPLAT TRACT A	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> Woodard Creek and wetlands present
<b>Infrastructure:</b> Paved access on Bartlett. Woodard Creek flows through much of the property.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b> 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

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

**Zoning:** Central Business District

**Wetlands:** Ditch across property

**Infrastructure:** Water and Sewer, paved sidewalk

**Notes:**

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

**Finance Dept. Code:**



**Designated Use:** WKFL Park

**Acquisition History:** Asaiah Bates Deed 3/88

**Area:** 0.31 acres

**Parcel Number:** 17720204

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

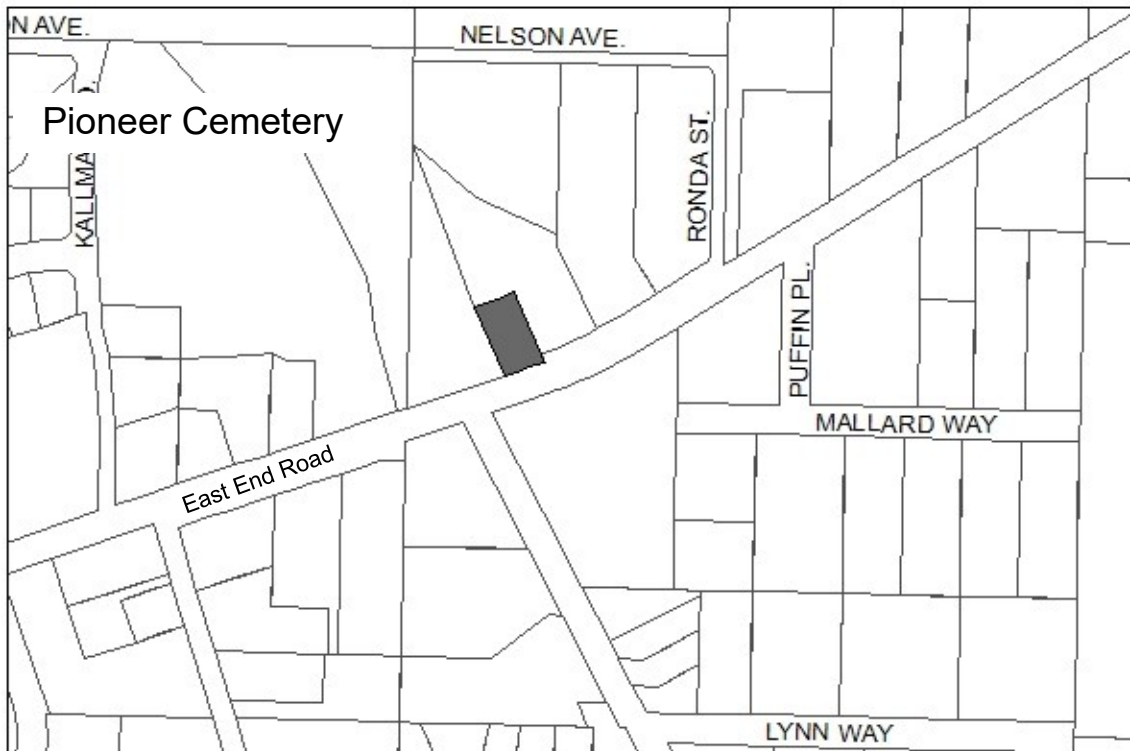
**Zoning:** Central Business District

**Wetlands:** N/A

**Infrastructure:** Water, paved road, electricity

Public restroom constructed in 2013.

**Finance Dept. Code:**



**Designated Use:** Pioneer Cemetery

**Acquisition History:** Quitclaim Deed Nelson 4/27/66

**Area:** 0.28 acres

**Parcel Number:** 17903007

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

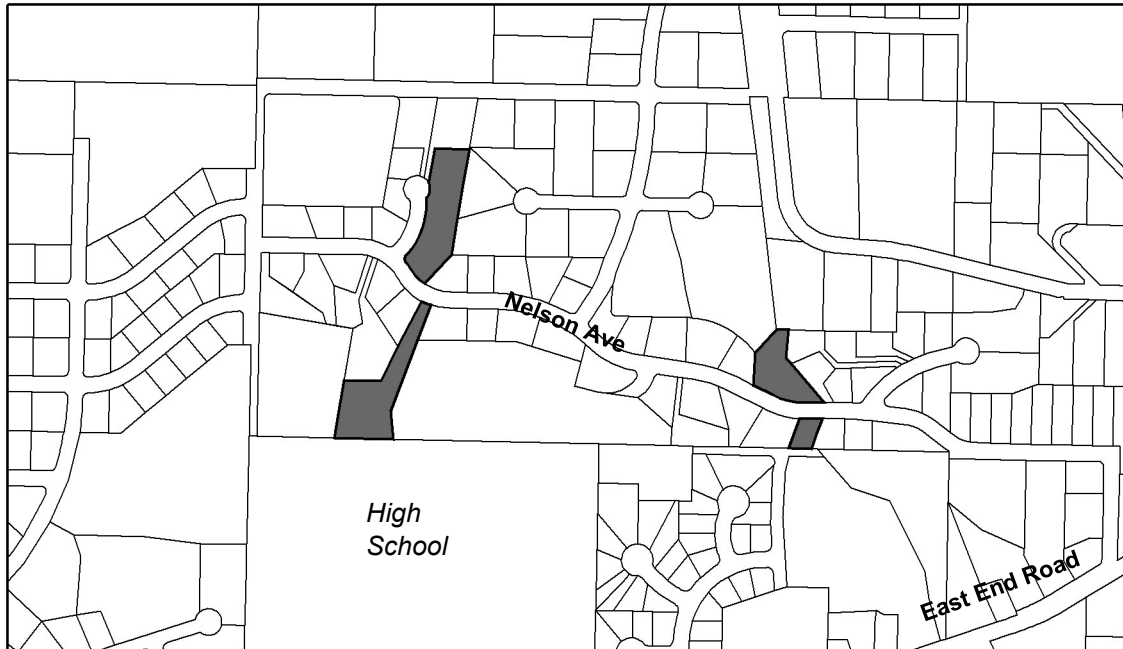
**Zoning:** Residential Office

**Wetlands:** N/A

**Infrastructure:** Paved Road

**Finance Dept. Code:**

## Quiet Creek Parks



**Designated Use:** Parks (Resolution 20-019, 22-006)

**Acquisition History:** Barnett's South Slope Subdivision Quiet Creek Park Unit 1

**Area:** 0.86 acres and 0.21 acres

**Parcel Number:** 17702112, 17702125

**Legal Description:** T 06S R 13W SEC 17 SEWARD MERIDIAN HM 2018040 BARNETT'S SOUTH SLOPE SUB QUIET CREEK PARK UNIT 2 TRACT C and TRACT D

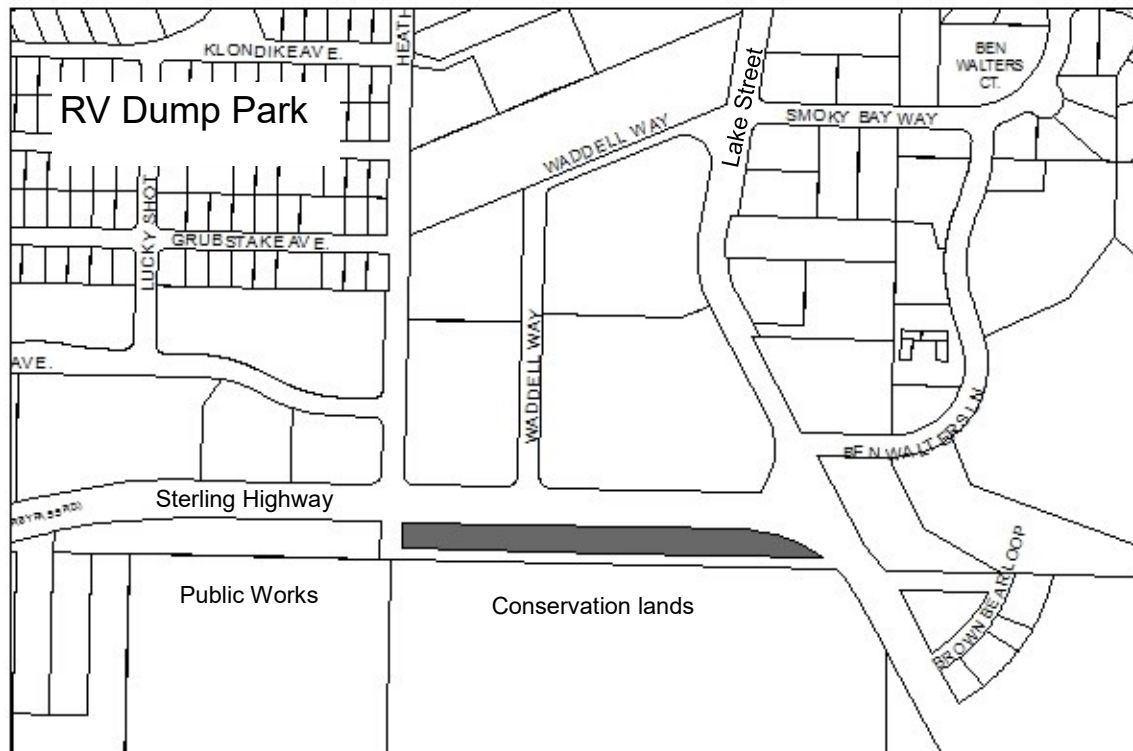
**Zoning:** Rural Residential

**Wetlands:** A creek runs through both lots

**Infrastructure:** Paved Road, water, sewer, natural gas

These lots are generally steep and contain creeks. A small portion of the northwestern lot has a usable area for a small neighborhood pocket park in the future, if requested by the neighborhood.

**Finance Dept. Code:**



**Designated Use:** RV Water/Dump station

**Acquisition History:** Deed states "Waddell Park Tract"

**Area:** 1.73 acres

**Parcel Number:** 17712014

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

**Zoning:** Central Business District

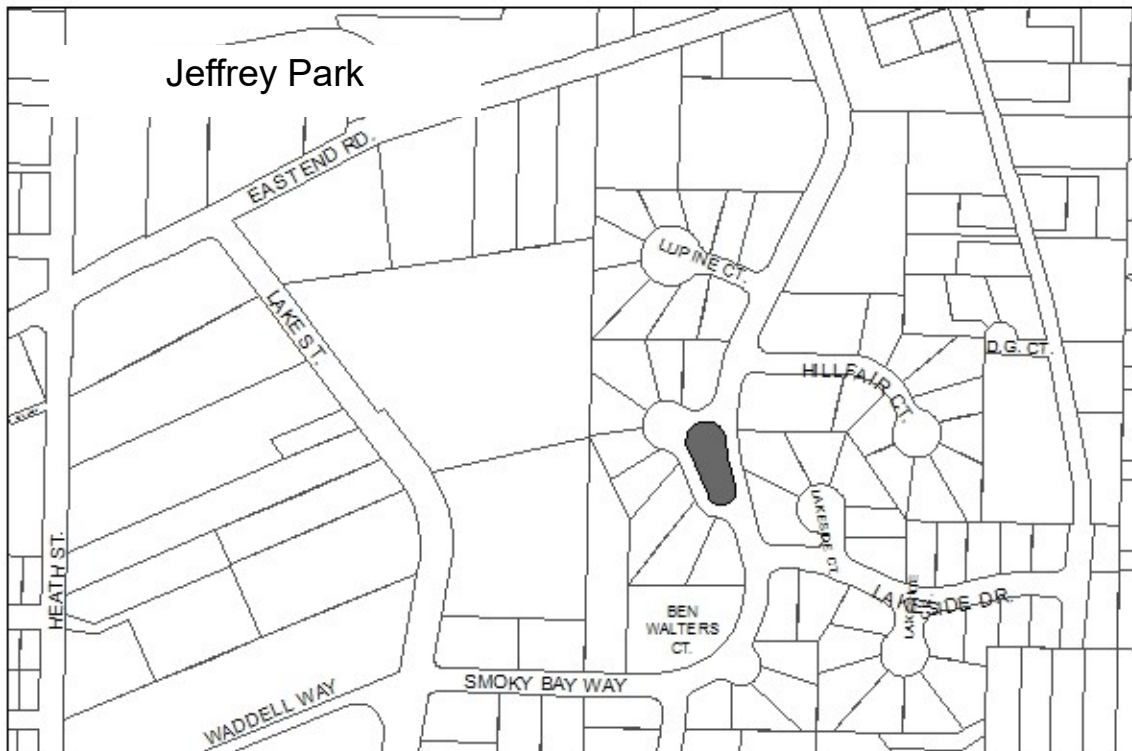
**Wetlands:**

**Infrastructure:** Water, Sewer, gravel/paved access

**Notes:** Part of Land and Water Conservation Project #02-00263.4, signed January 1983. Land to remain in park status in perpetuity.

**Finance Dept. Code:**





**Designated Use:** Public Purpose/Greenbelt/Jeffrey Park

**Acquisition History:** Ordinance 83-27 (KPB)

**Area:** 0.38 acres

**Parcel Number:** 17730251

**Legal Description:** Lakeside Village Amended Jeffrey Park

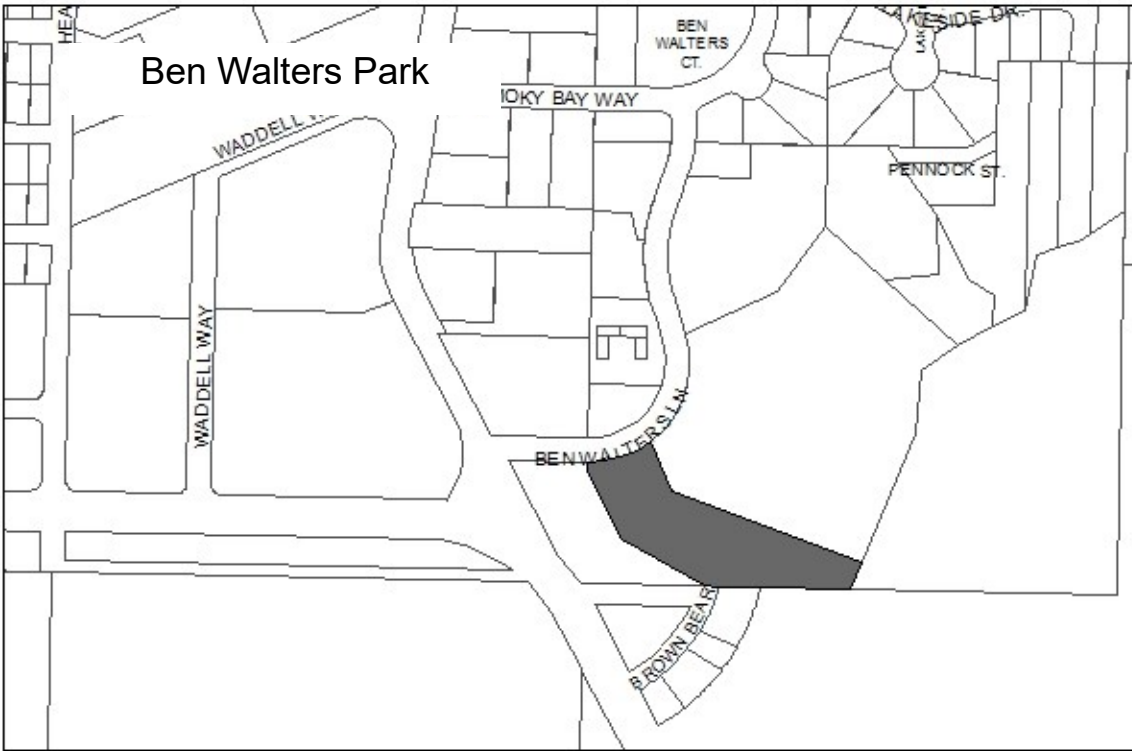
**Zoning:** Urban Residential

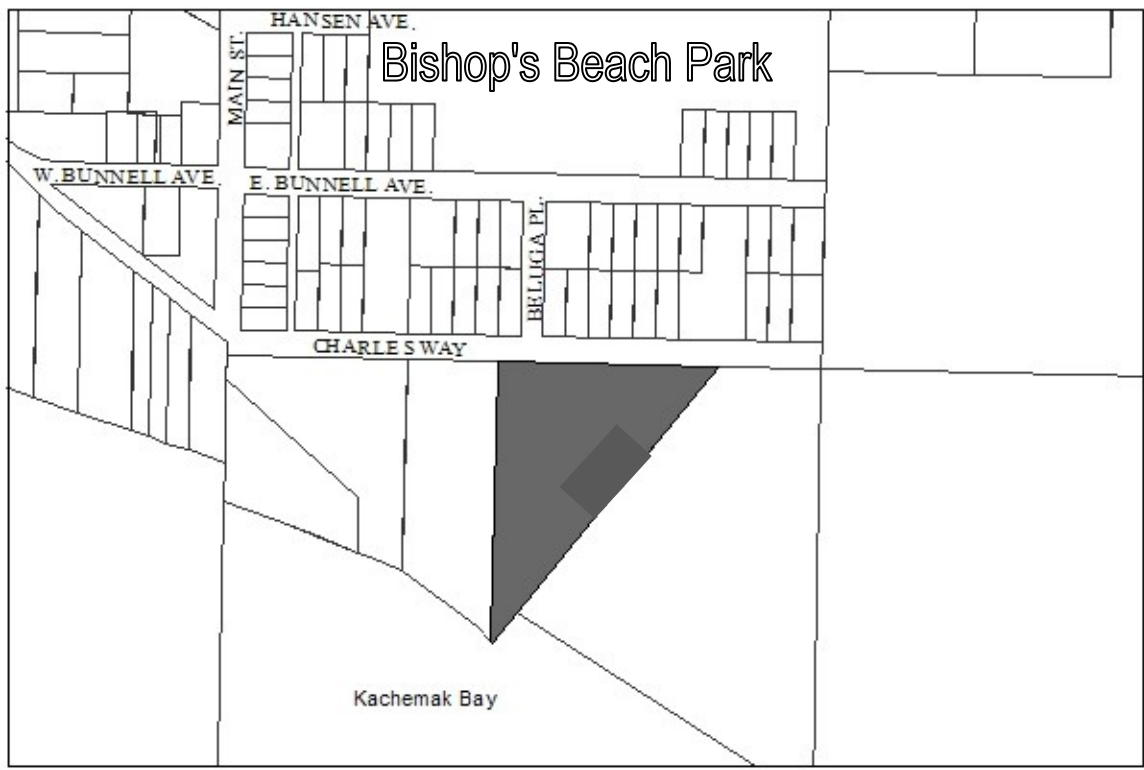
**Wetlands:**

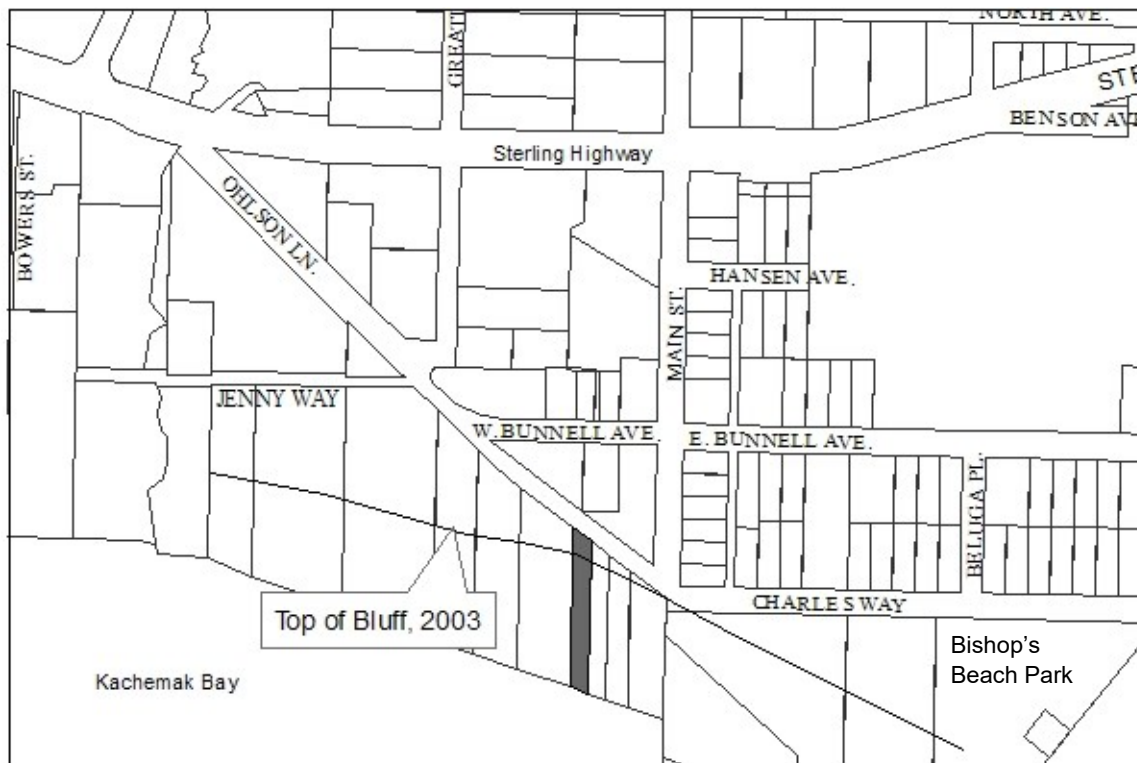
**Infrastructure:** Paved Road, water, sewer

**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:**

	
<b>Designated Use:</b> Ben Walters Park. Public park or greenbelt per deed. <b>Acquisition History:</b> 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
<b>Legal Description:</b> Lakeside Village Park Addition Replat Lot 1A-2	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 3664 Ben Walters Lane
<b>Infrastructure:</b> Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.	
<p>Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.</p> <p>Dock installed in 2009. Brushing and drainage work 2018. New playground equipment installed 2019. New swing set 2024.</p>	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Bishop's Beach Park <b>Acquisition History:</b> McKinley Warrant Deed 1/9/1984, Ordinance 2020-76(A)	
<b>Area:</b> 3.46 acres	<b>Parcel Number:</b> 17714010, 17714011
<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, AND T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER OF GL 2 TH S 89 DEG 57'30" E 1094.3 FT TO PT TH S 38 DEG 0' W 310 FT TO POB TH 90 DEG W 75 FT TO CORNER 2 TH S 38 DEG W 75 FT TO CORNER 3 TH 90 DEG E 75 FT TO CORNER 4 TH N 38 DEG E 75 FT TO POB	
<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:** City Park

**Acquisition History:** Donated by Herrick, Resolution 90-7

**Area:** 0.32 acres

**Parcel Number:** 17520009

**Legal Description:** HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE

**Zoning:** Central Business District

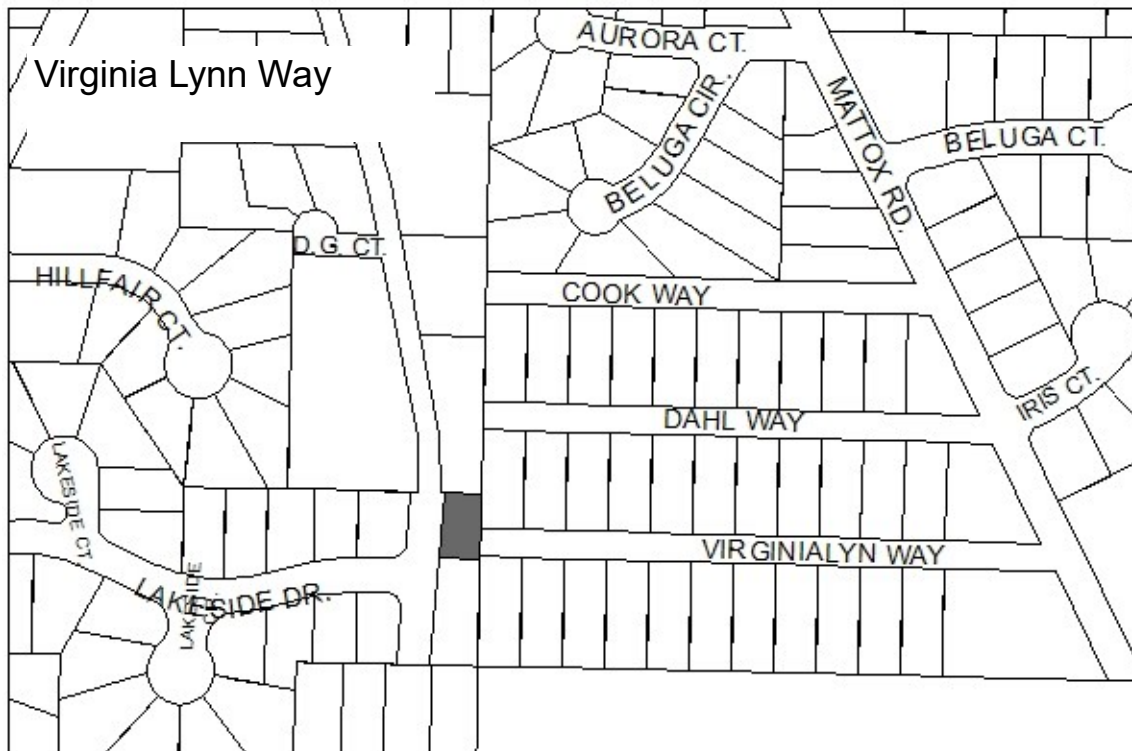
**Wetlands:** None. Bluff property.

**Infrastructure:** Gravel Road access, no water or sewer

**Notes:**

Resolution 15-030(A), Designate as park

**Finance Dept. Code:** 392.0008



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

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

**Area:** 0.21 acres

**Parcel Number:** 17730239

**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. A road was constructed across the parcel in 2020.

**Finance Dept. Code:**



**Designated Use:** Jack Gist Ball Park

**Acquisition History:** Warranty Deed Moss 8/27/98

**Area:** 14.6 acres

**Parcel Number:** 17901023

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

**Zoning:** Rural Residential

**Wetlands:** May be present. Site is mostly fill and old dump.

**Infrastructure:** Gravel road access.

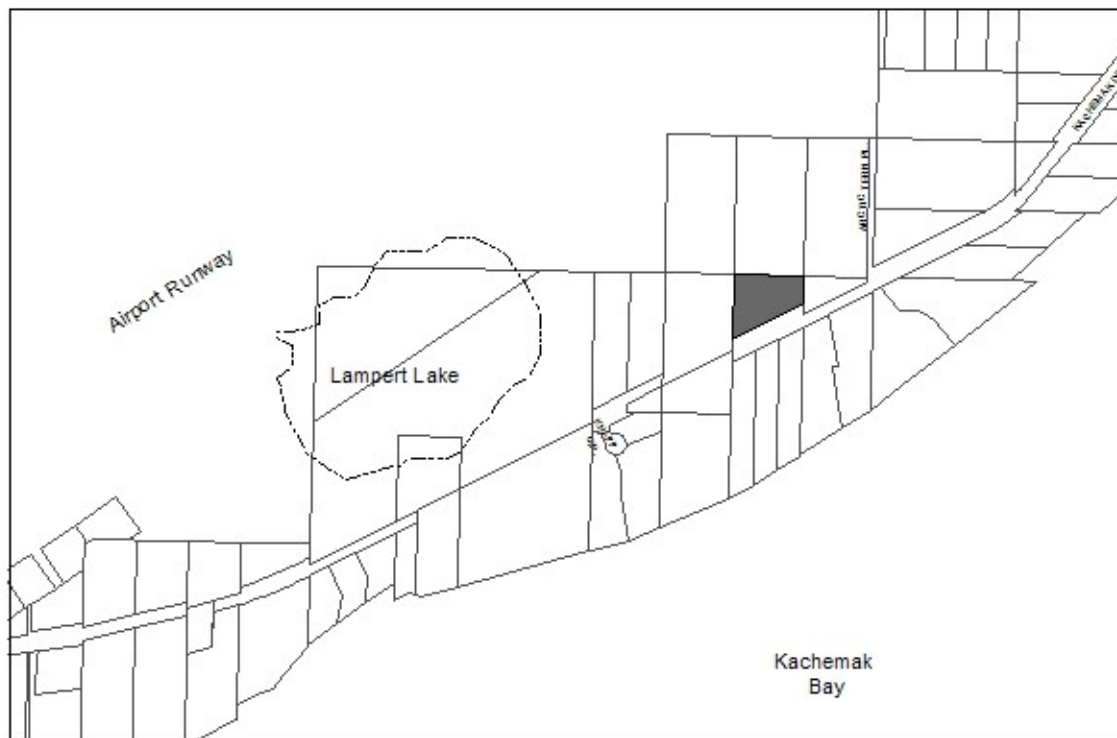
**Notes:** Former dump site. Land and Water Conservation Fund Grant Project #02-00369 for construction of 3 ball fields and parking area. Land to remain parkland in perpetuity.

Parking lot constructed in 2006. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.

2024: Adjacent property to the west is being developed into a subdivision, providing water, sewer, power and additional road access.

2025: Parking lot improvements completed and mobile restrooms installed

**Finance Dept. Code:**



**Designated Use:** Future Kachemak Drive Trail and rest area Resolution 2011-37(A)  
**Acquisition History:** Ord 96-16(A) (KPB)

**Area:** 1.65 acres

**Parcel Number:** 17936020

**Legal Description:** Scenic Bay Lot 4

**Zoning:** General Commercial 2

**Wetlands:** 100% Wetlands

**Infrastructure:** Paved Road, city water and sewer

**Notes:** Part of Kachemak Drive Phase 3 water and sewer SAD

**Finance Dept. Code:**



**Designated Use:** Resolution 15-030(A): Sell  
**Acquisition History:** Lot 1: Ordinance 97-06(S) KPB

**Area:**  
 Harry Feyer Subdivision Lot 1: 0.39 acres

**Parcel Number:** 17911005

**2019 Assessed Value:** \$16,000 (lot 1)

**Legal Description:** Harry Feyer Subdivision Lot 1

**Zoning:** Rural Residential

**Wetlands:** none known

**Infrastructure:** Paved Road access, power.

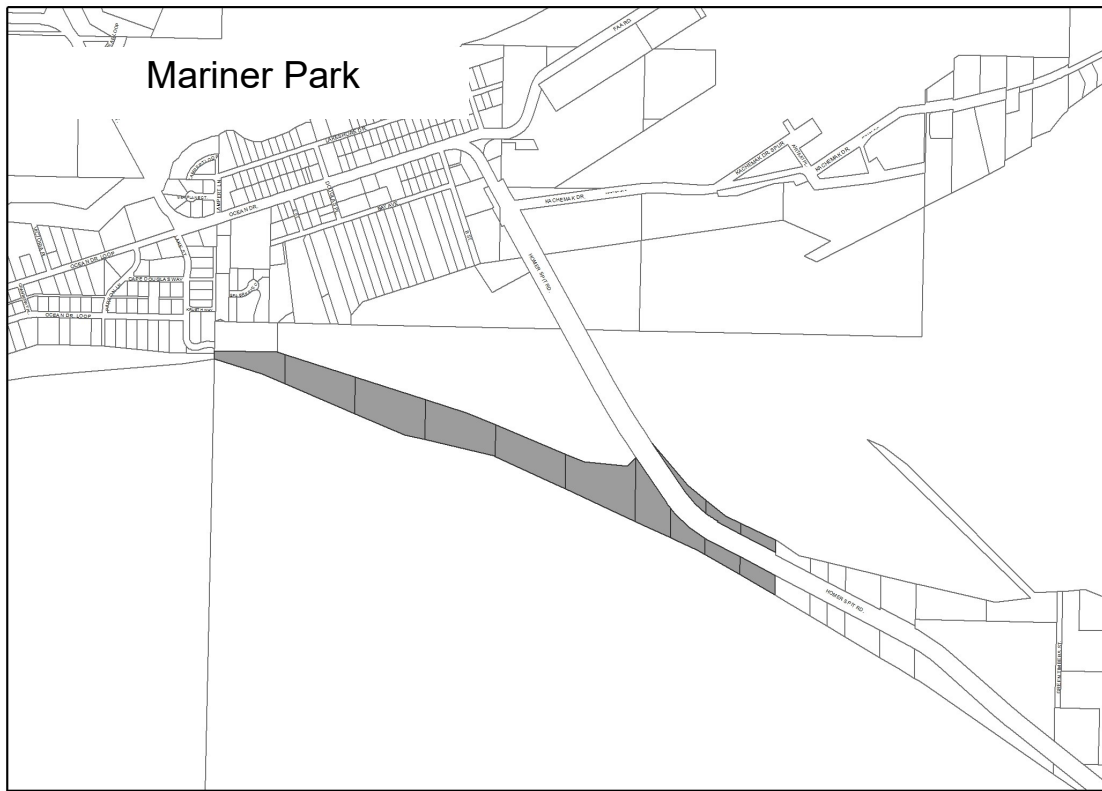
**Notes:**

Has water and sewer assessments.

Resolution 15-030(A): For sale. Lot 1 has not yet sold.

**Finance Dept. Code:**





**Designated Use:** Park

**Acquisition History:** Lot 10: Simmons purchase, 1983. Other are EVOS purchases.

**Area: 32.32 acres**

**Parcel Number:** 18101002-14

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

**Zoning:** Open Space Recreation/Conservation

Wetlands: Tidal

**Infrastructure:** No infrastructure

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

2012 Mariner Park driveway was relocated to the north.

Resolution 15-030(A): designate as park.

2016: new campground office located at Mariner Park.

12/2018: Relocated mouth of Slough away from Campground area

**Finance Dept. Code:**



**Designated Use:** Open Space (Resolution 2018-035)

**Acquisition History:** Tax foreclosure (seawall) KPB Ord 02-41

**Area:** 1.66 acres

**Parcel Number:** 177177-06, 07

**Legal Description:** Lot 43 and 44, Oscar Munson Subdivision

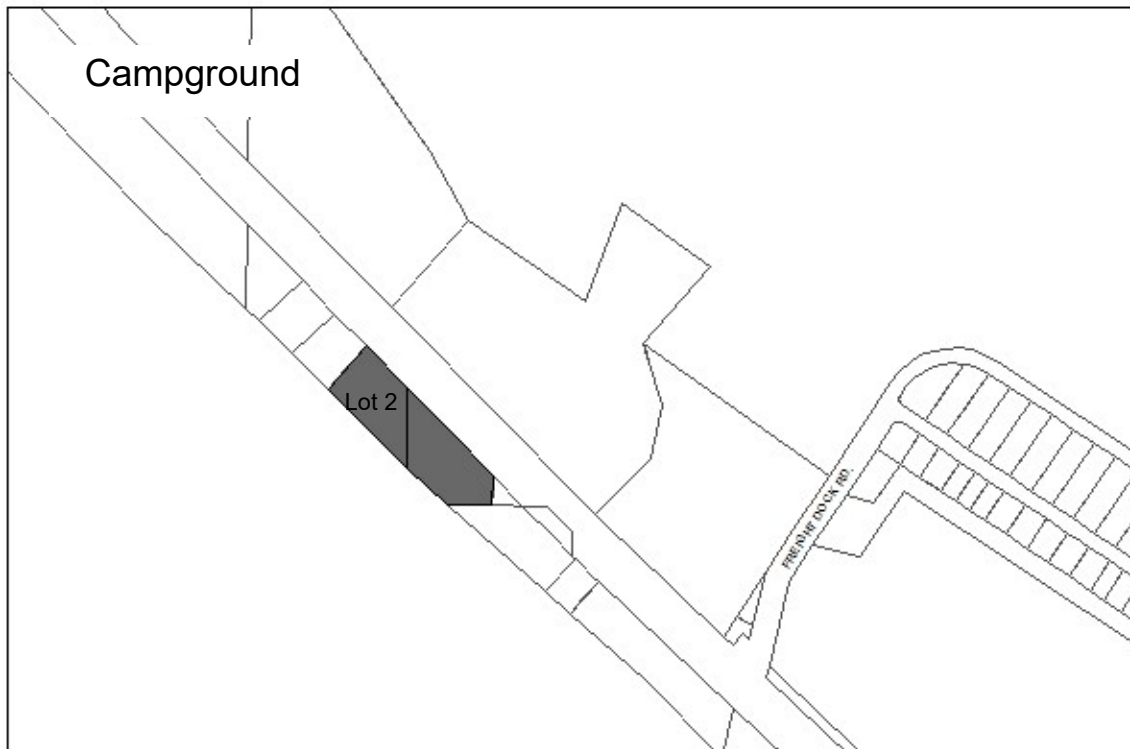
**Zoning:** Rural Residential

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

**Infrastructure:** Gravel road, water and sewer, natural gas, seawall.

**Notes:** These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and SAD assessments on these properties. Resolution 22-005 levied a seawall assessment of \$103,461.73 (combined amount for both lots).

**Finance Dept. Code:**



**Designated Use:** Camping  
**Acquisition History:**

**Area:** 3.92 acres (2.1 and 1.82 acres)

**Parcel Number:** 18103101, 02

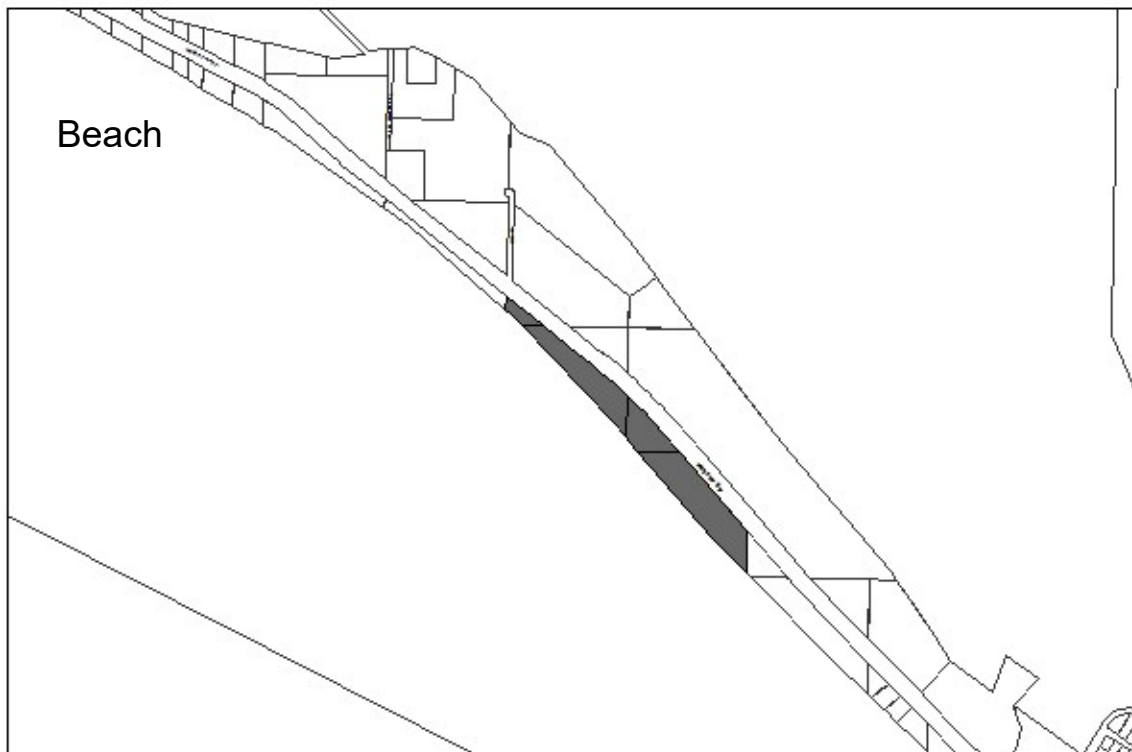
**Legal Description:** Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

**Zoning:** Open Space Recreation.

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

**Notes:** At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.  
 2016: Campground office sold and removed due to repeated erosion and storm damage.  
 2018: Campground closure due to erosion  
 2019: Significant erosion, placement of dredge spoils to protect the road. No camping permitted.  
 2024: Significant storm event, road revetment extended along Homer Spit Road the length of these properties.

**Finance Dept. Code:**



**Designated Use:** Public Use/ Open Space Recreation

**Acquisition History:** Ord 90-26 (KPB). Lot 6: EVOS purchase

**Area:** 23 acres

**Parcel Number:** 181030 02, 04, 06 18102011

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

**Zoning:** Open Space Rec

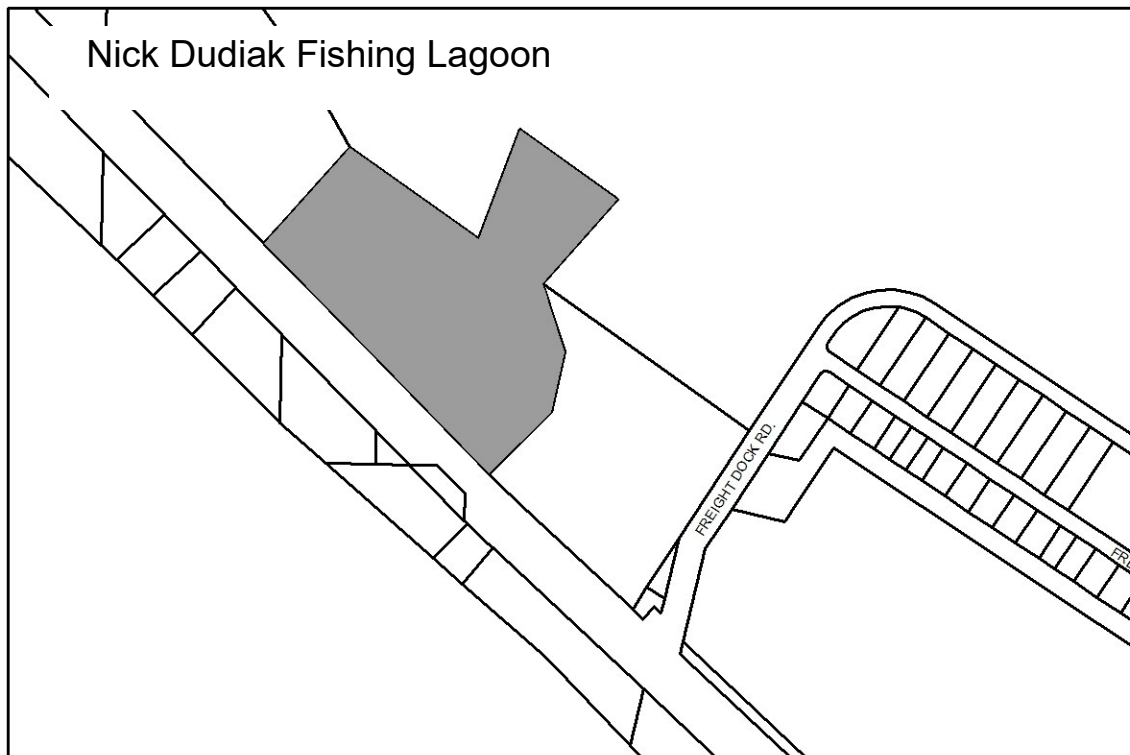
**Wetlands:** Tidal

**Infrastructure:** Paved Road access

**Notes:**

Acquisition history of lot 6 should be researched as budget allows

**Finance Dept. Code:**



**Designated Use:** Fishing Lagoon

**Acquisition History:** Ord 83-26 Purchase from World Seafood

**Area:** 17.71 acres

**Parcel Number:** 18103116

**Legal Description:** T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2

**Zoning:** Open Space Recreation

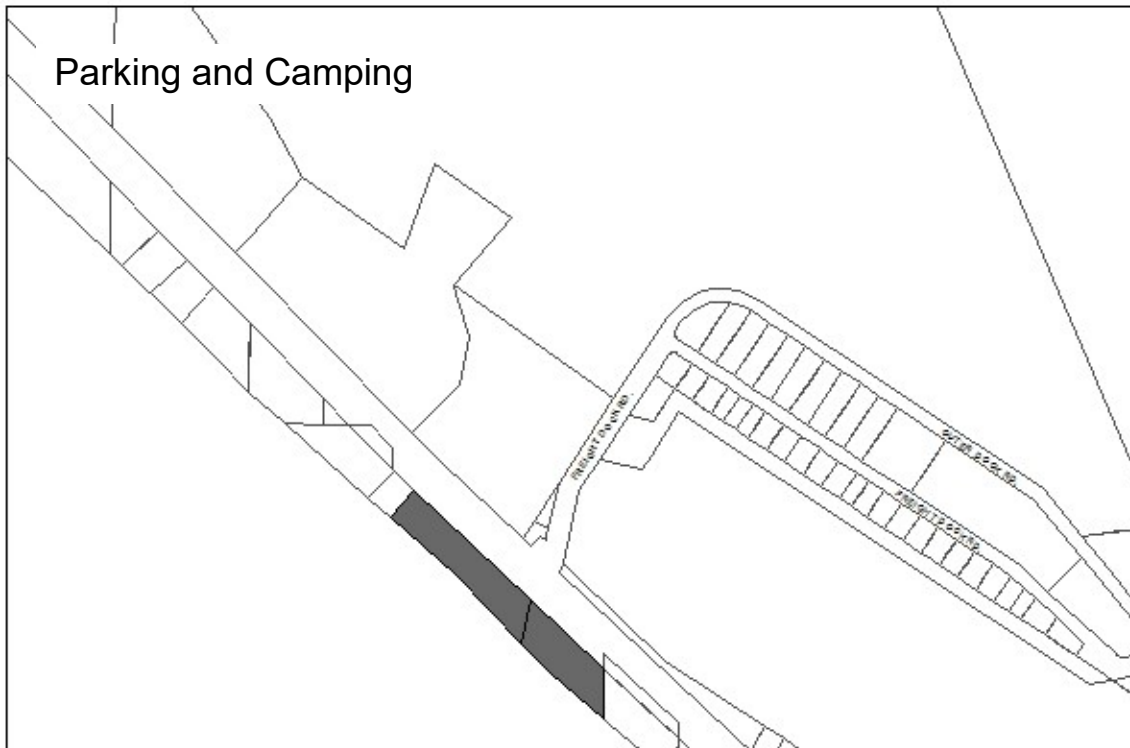
**Wetlands:** N/A. Portions in floodplain.

**Infrastructure:** City Water and Sewer, paved road access. Restroom.

**Notes:**

- Dredged in 2012
- 2016 construction of Kachemak Bay Water Trail shelter
- 2016 new fish cleaning tables built (ADFG funded)
- 2018: paved trail extended to fish cleaning tables and water trail pavilion. ADA campsites constructed.
- Dredging planned in 2023

**Finance Dept. Code:**



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

**Area:** 5.7 acres

**Parcel Number:** 18103301, 18103108

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

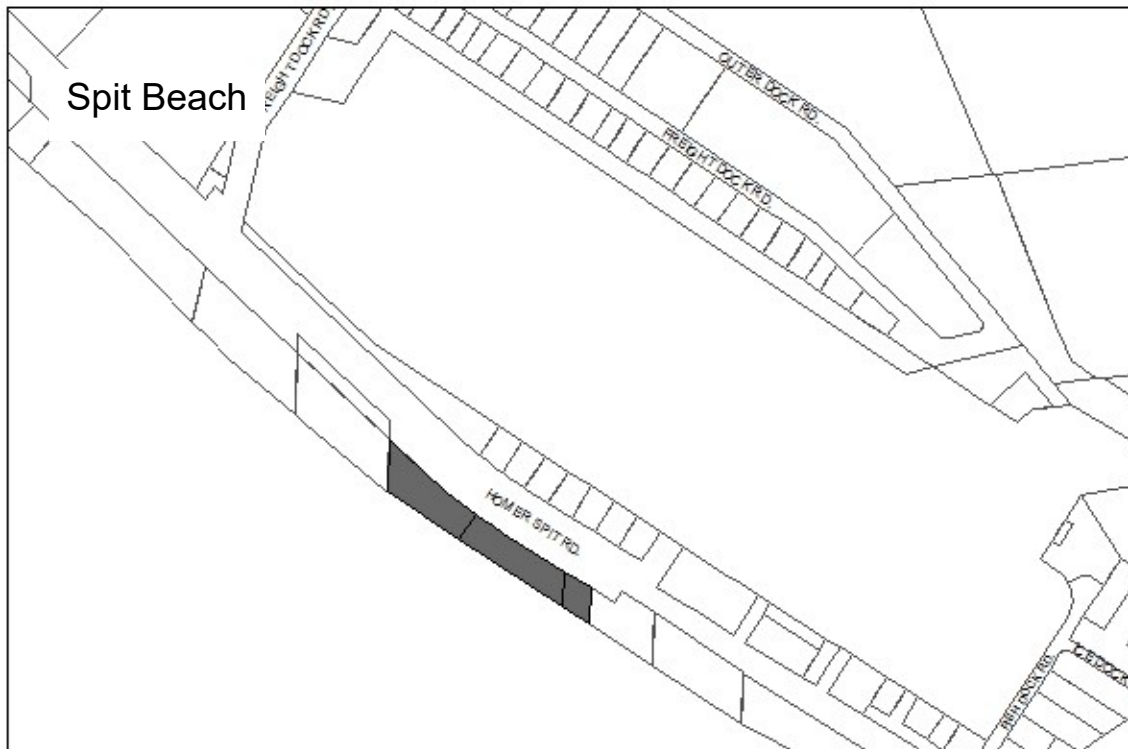
**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

Continued erosion of campground area. Dredge spoils are placed every spring to protect the highway. Starting in 2019.

**Finance Dept. Code:**



**Designated Use:** Open Space Recreation

**Acquisition History:** Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

**Area:** 2.36 acres

**Parcel Number:** 181033 4, 5, 6

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

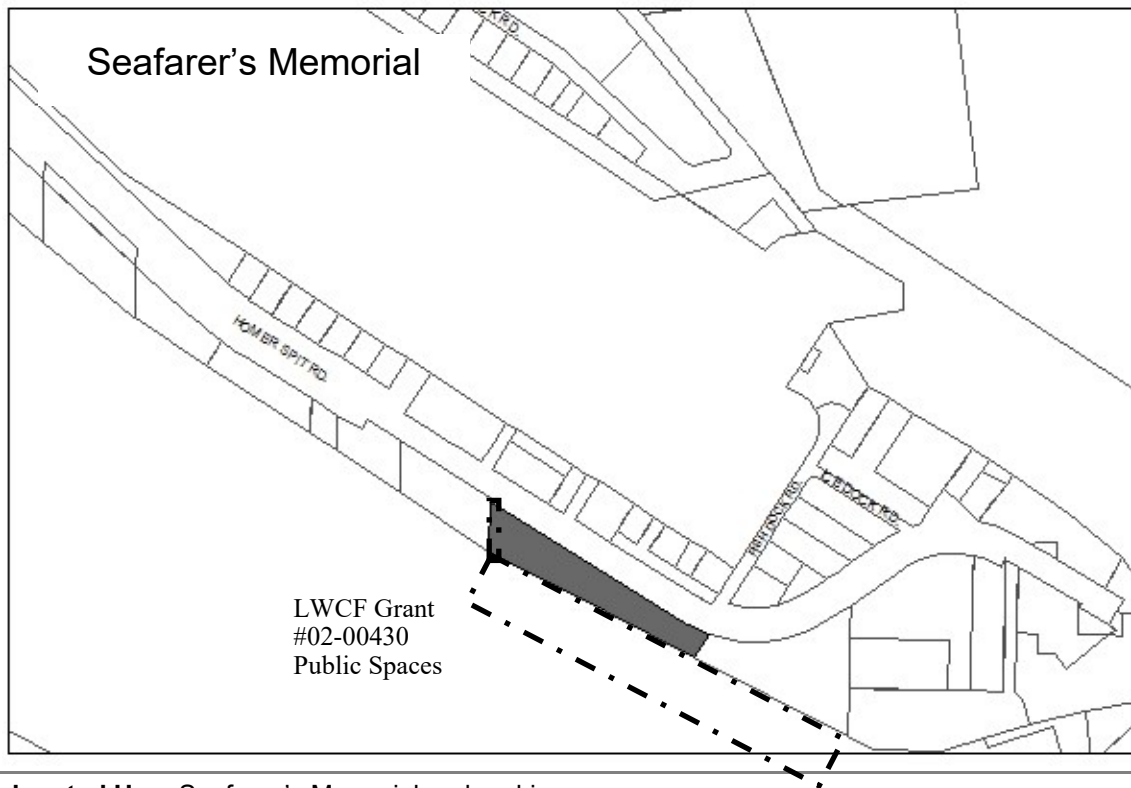
**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

**Notes:**

**Finance Dept. Code:**



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

**Area:** 2.52 acres

**Parcel Number:** 18103401

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

**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

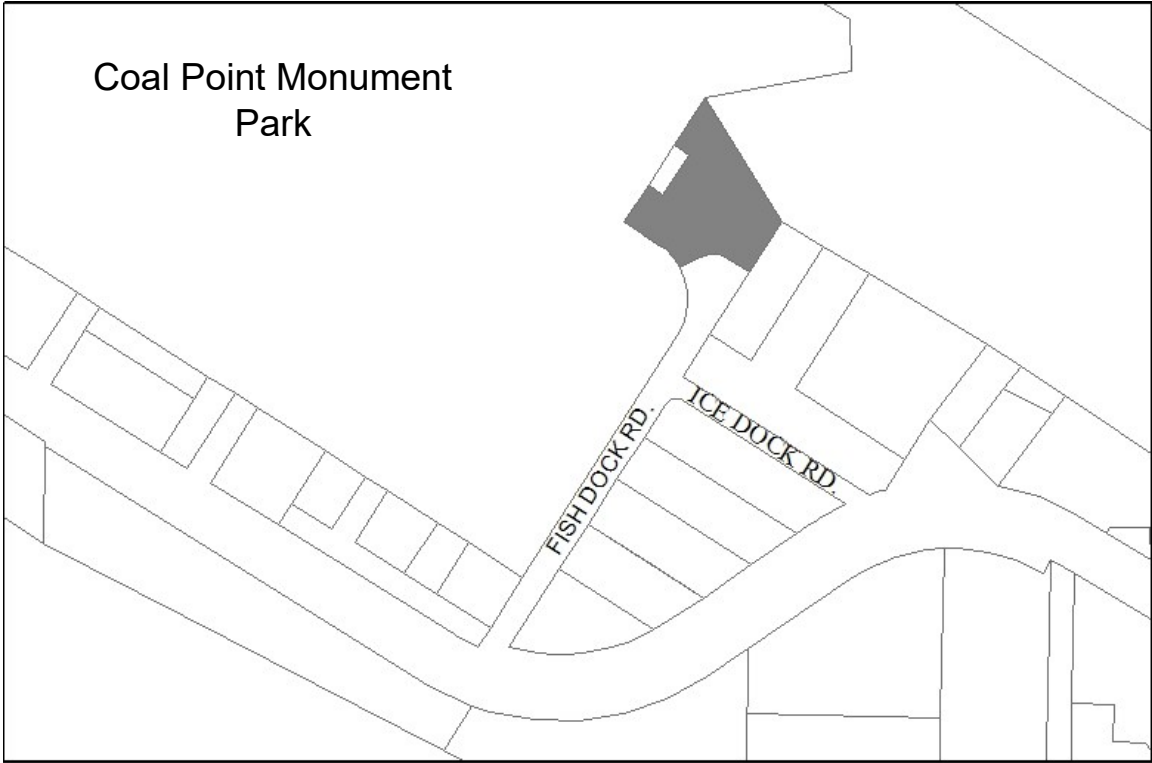
LWCF Grant #02-00430 (Ramp 2 restrooms) encumbered a 20 foot strip along the northwest property boundary to provide permanent public beach access from Homer Spit Road to the tideland parcel. Seaward of the park parcel, a 250 foot wide strip of the tideland lot was also encumbered.

Memorial is a 100x100 foot area.

Resolution 20-008(S-3)(A) adopted a land management policy for this parcel.

**Finance Dept. Code:**



	
<b>Designated Use:</b> Park <b>Acquisition History:</b>	
<b>Area:</b> 1.09 acres	<b>Parcel Number:</b> 18103426
<b>Legal Description:</b> 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	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b>
<b>Infrastructure:</b> gravel parking area	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Beachfront between Icicle and Main Dock  
**Acquisition History:**

**Area:** 0.11 acres

**Parcel Number:** 18103446

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

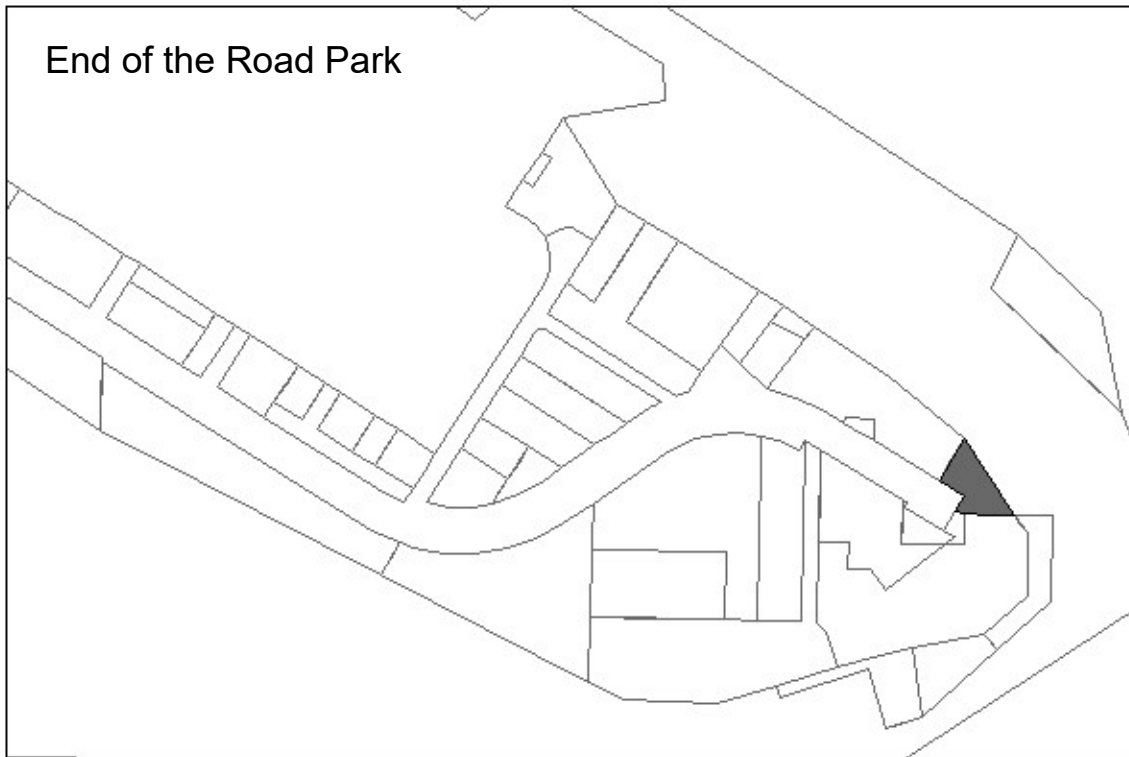
**Zoning:** Marine Industrial

**Wetlands:** N/A tidal, flood plain

**Infrastructure:**

**Notes:**

**Finance Dept. Code:**



**Designated Use:** End of the Road Park Resolution 13-032

**Acquisition History:**

**Area:** 0.43 acres

**Parcel Number:** 18103448

**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

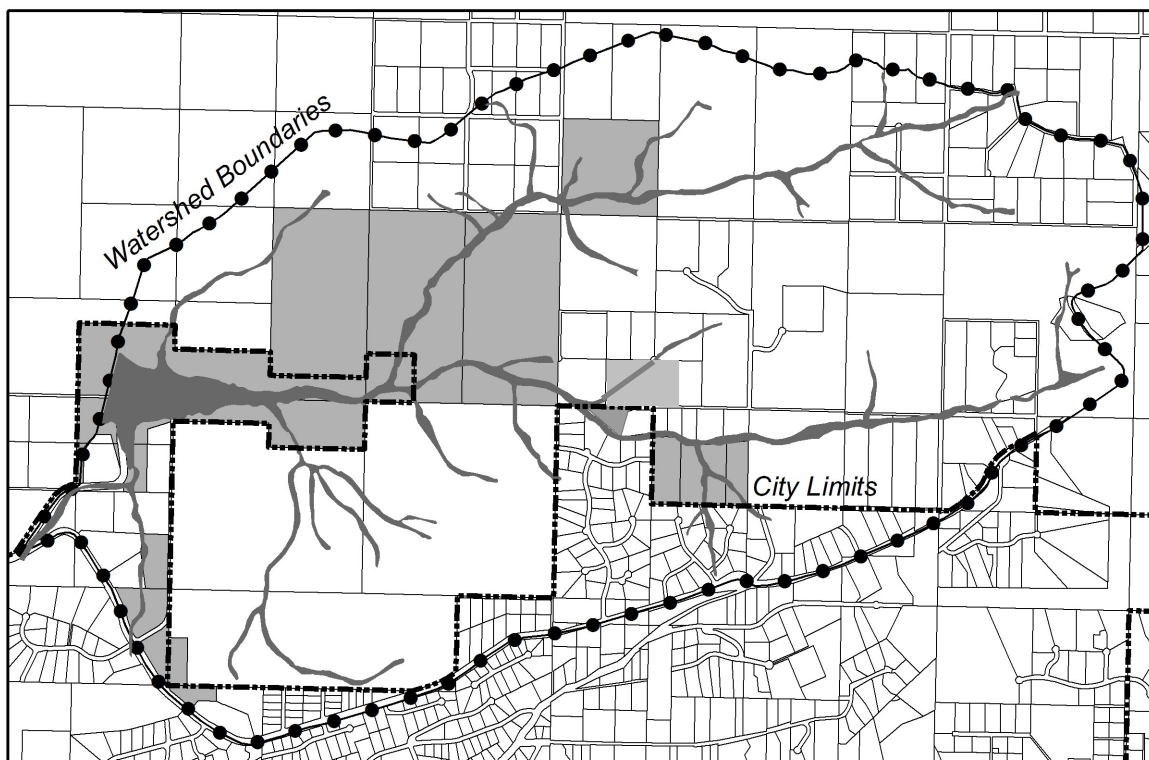
**Address:**

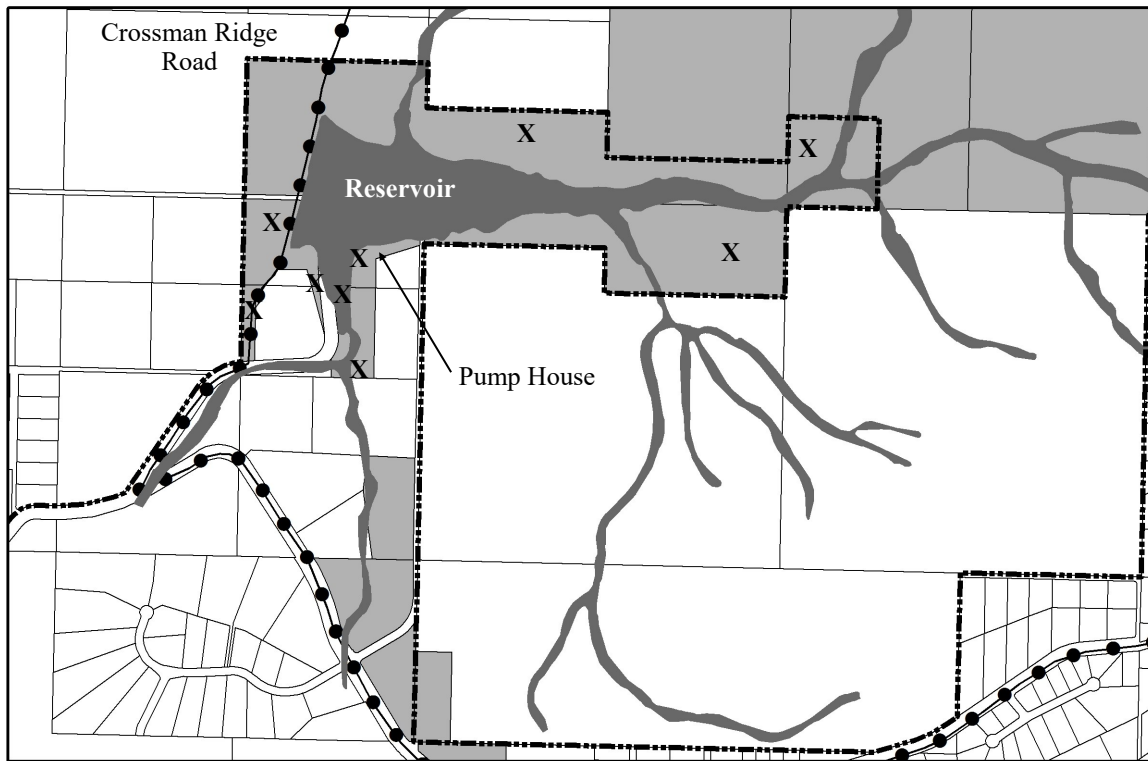
- Restroom construction 2013/14, parking lot paved, and spit trail completed
- Access easement granted to Land's End for fire egress, due to erosion of beach.

**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 25 lots totaling 452.38 acres. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.





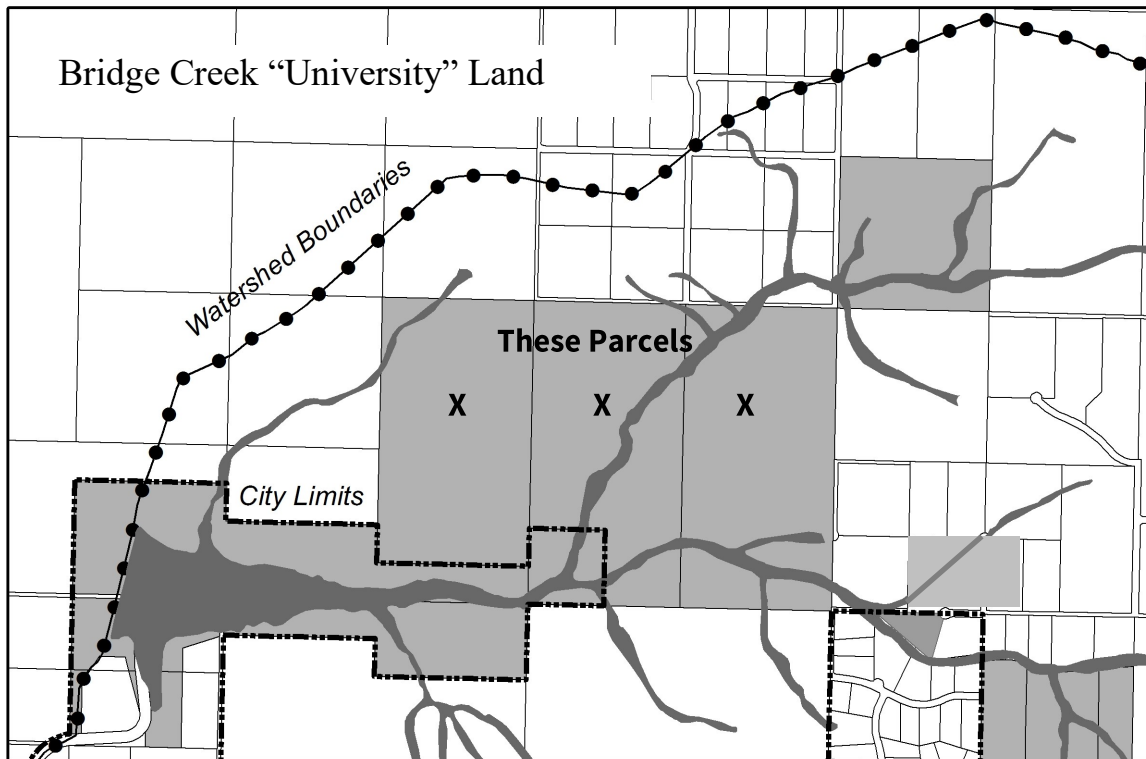
**Designated Use:** Bridge Creek Watershed, Reservoir and pump house  
**Acquisition History:**

**Area:** 120.9 acres      **Zoning:** Conservation

**PARCEL    ACREAGE    LEGAL**

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

**Finance Dept. Code:**



**Designated Use:** Bridge Creek Watershed Property

**Acquisition History:** Ordinance 2003-7(A). Purchased from UAA.

**Area:** 220 acres

**Parcel Number:** 173 052 34, 35, 17305120

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

**Zoning:** Bridge Creek Watershed Protection District. Not within City Limits.

**Wetlands:** Some wetlands. Bridge Creek flows through the property.

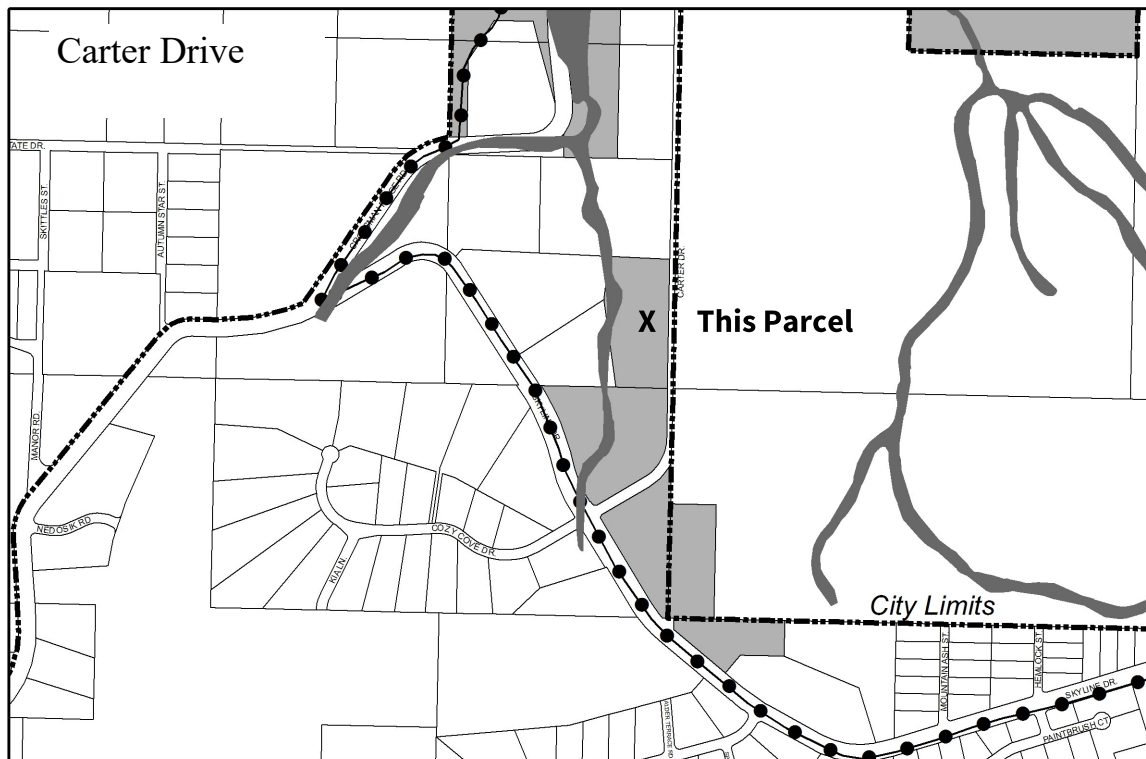
**Infrastructure:** None. Limited legal and physical access.

**Notes:**

Paid \$265,000 for land in 2003.

Fire hazard mitigation conducted in 2011.

**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

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

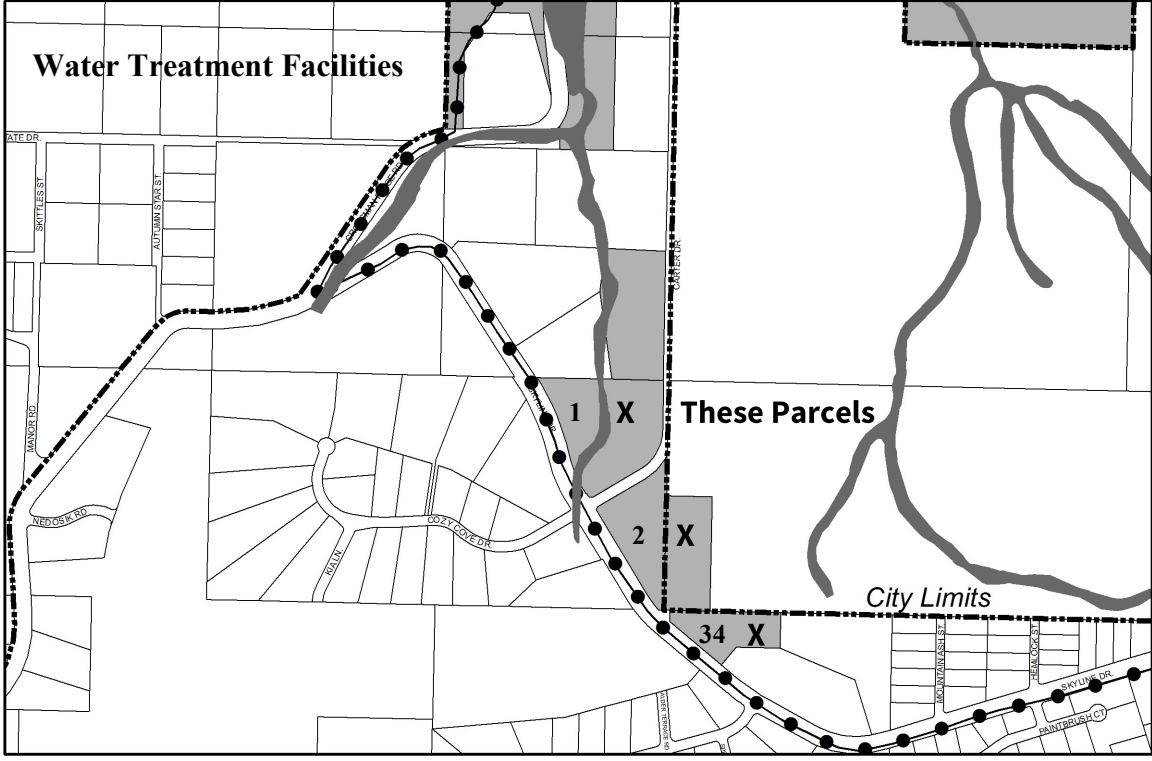
**Zoning:** Rural Residential, Bridge Creek WPD

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

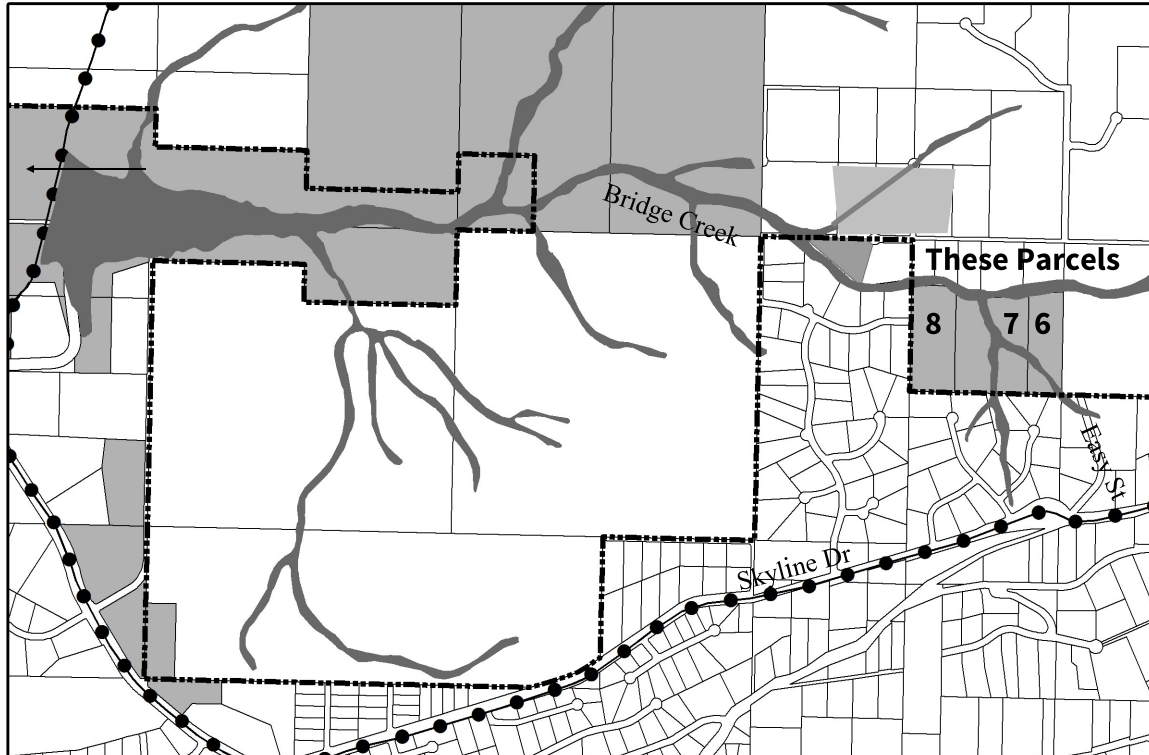
**Infrastructure:** Driveway access to property.

**Notes:** Property includes a small cabin.

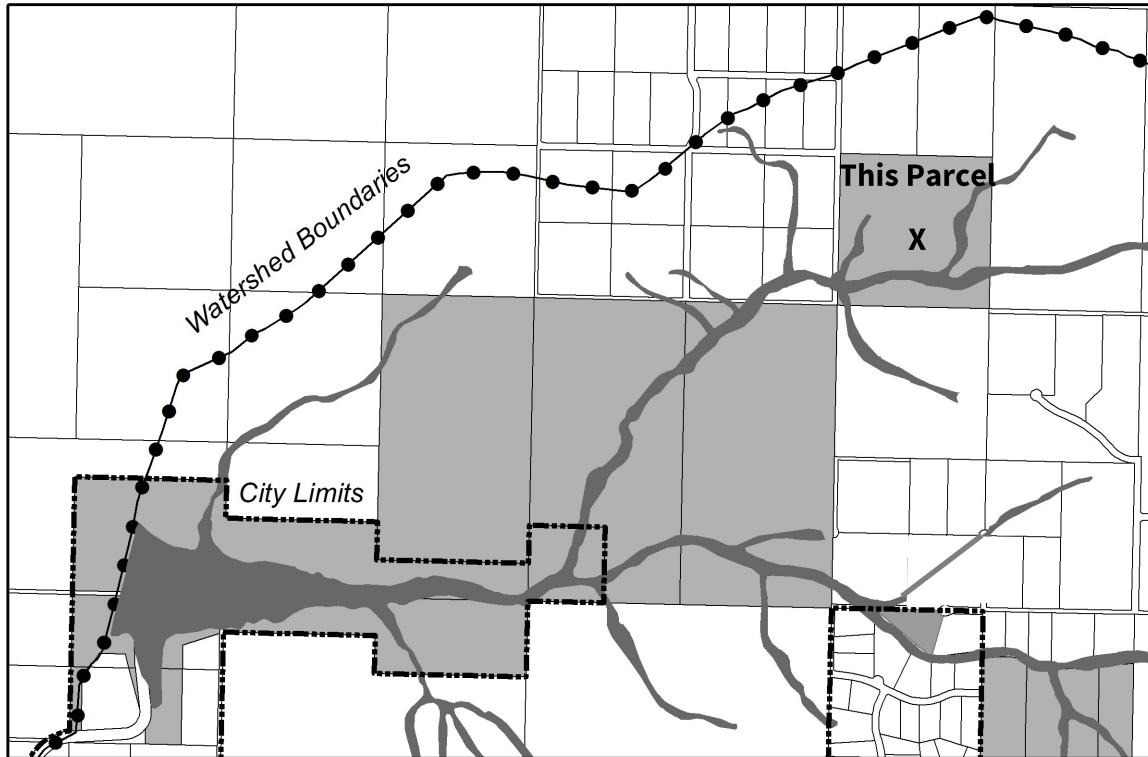
**Finance Dept. Code:**

	
<p><b>Designated Use:</b> 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.</p> <p><b>Acquisition History:</b> Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin</p>	
<p><b>Area:</b> Lot 1: 7.83 acres Lot 2: 8.34 acres Lot 34: 3 acres</p>	<p><b>Parcel Number:</b> 17307094, 95, 96, 17308034</p>
<p><b>Legal Description:</b> Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34</p>	
<p><b>Zoning:</b> Rural Residential, Bridge Creek WPD</p>	<p><b>Wetlands:</b> Some discharge slope wetland, possibly a creek to the Reservoir.</p>
<p><b>Infrastructure:</b> Paved road, electricity</p>	
<p><b>Notes:</b></p> <p>Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr Former water treatment plant site. A fire station/equipment storage was constructed in 2014. Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant. Lot 34 is the site of a 1 million gallon water tank.</p>	
<p><b>Finance Dept. Code:</b></p>	





<b>Designated Use:</b> Watershed Protection Purposes	
<b>Acquisition History:</b> Ordinance 2009-08(A)	
<b>Area:</b> Lot 6: 6.91 acres, Lot 7: 13.38 acres Lot 8: 8.89 acres Total: 28.81 acres	<b>Parcel Numbers:</b> 1736600 6, 7, 8
<b>Legal Description:</b> Lots 6,7 and 8, Roehl Parcels Record of Survey Amended	
<b>Zoning:</b> Not in city limits.	<b>Wetlands:</b> about half the land is wetland. Bridge Creek is the northern boundary of these lots.
<b>Infrastructure:</b> Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
<b>Notes:</b> Lots purchased 2/25/09 from BIA 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.  Public roadway easement granted 7/29/21 2001-002825-0 Homer Recording District	
<b>Finance Dept. Code:</b>	



**Designated Use:** Public Purpose, Watershed Protection Purposes (Reso 16-043 Ord 16-19)

**Acquisition History:** Tax foreclosure from KPB, Ordinance 15-15,

**Area:** 40 acres

**Parcel Numbers:** 17305219

**Legal Description:** T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4

**Zoning:** Not in city limits, part of the Bridge Creek WPD.

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

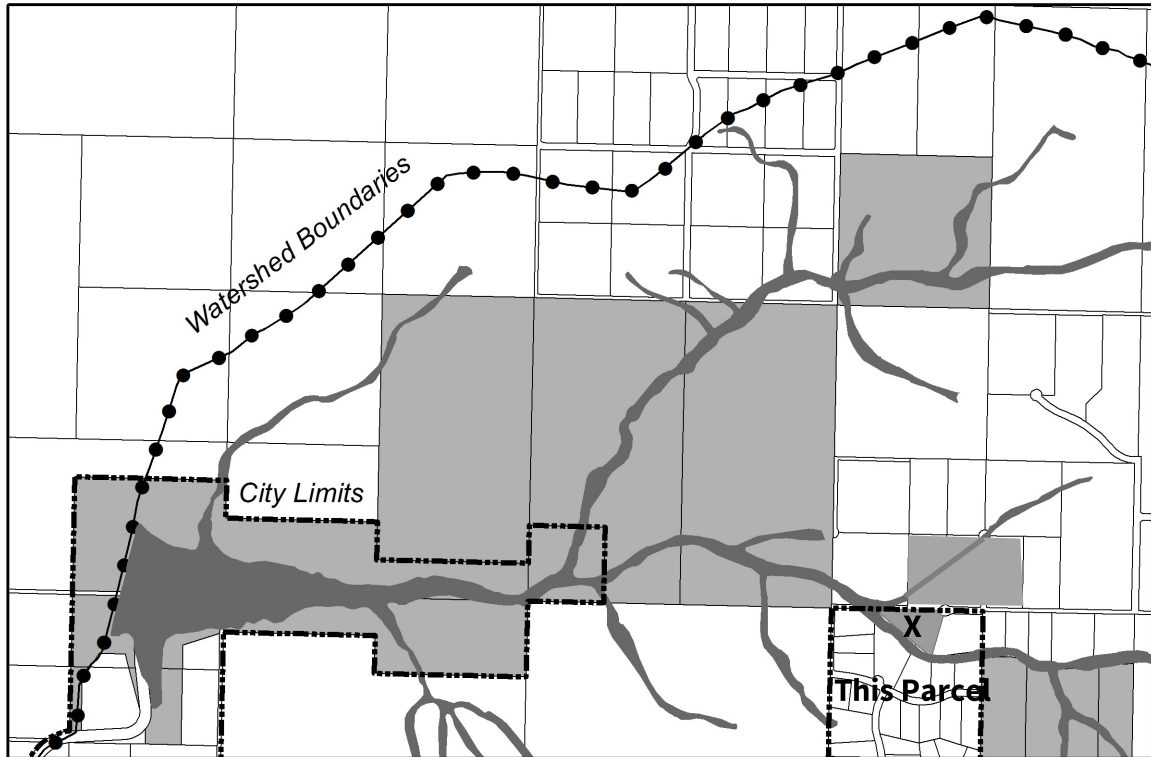
**Infrastructure:** Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

**Notes:**

Purchase cost: \$2,805.21 in 2015.

Legal and physical access to this property is difficult. Bridge Creek flows through a ravine along the bottom third of the lot, and the property is generally steep.

**Finance Dept. Code:**



**Designated Use:** Watershed Protection Purposes (Ord 17-27)

**Acquisition History:** City purchased from private land owner

**Area:** 2.86 acres

**Parcel Number:** 17305408

**Legal Description:** T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1

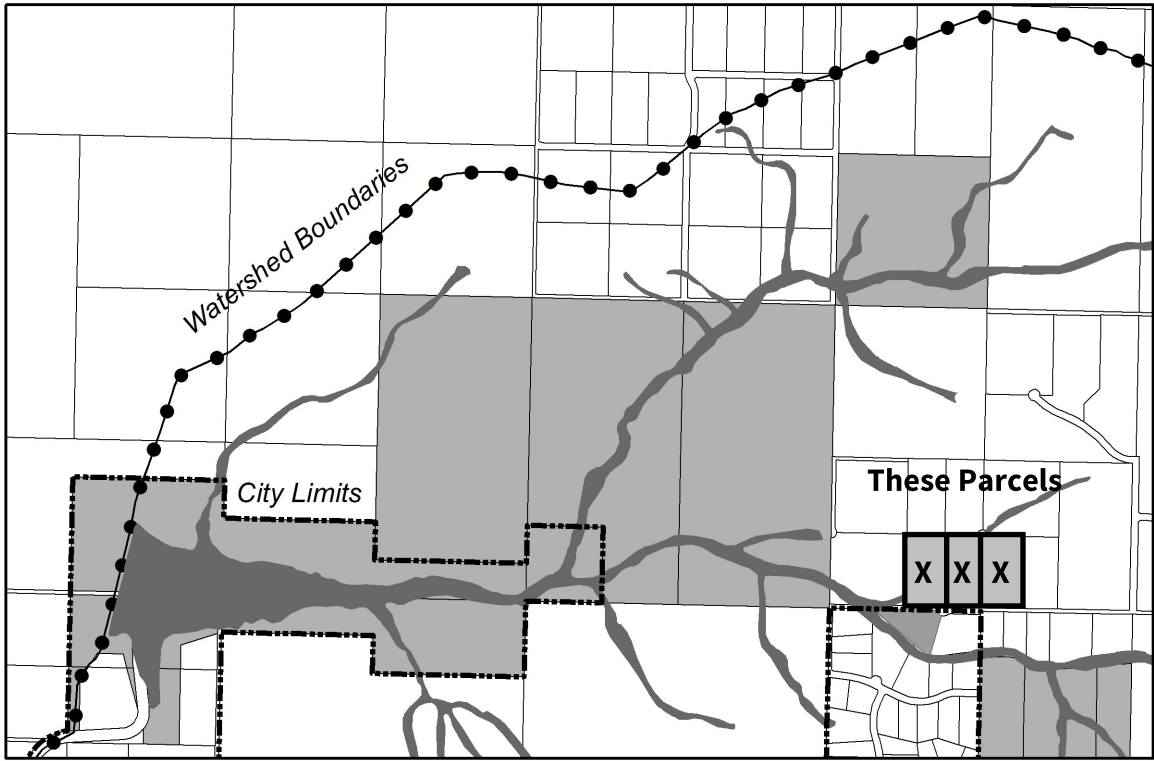
**Zoning:** RR, and part of the Bridge Creek WPD.

**Wetlands:** Lot is all wetlands. Bridge Creek runs through the valley on the south side of the lot.

**Infrastructure:** Access by foot or ATV via a section line and undeveloped right of way.

**Notes:**

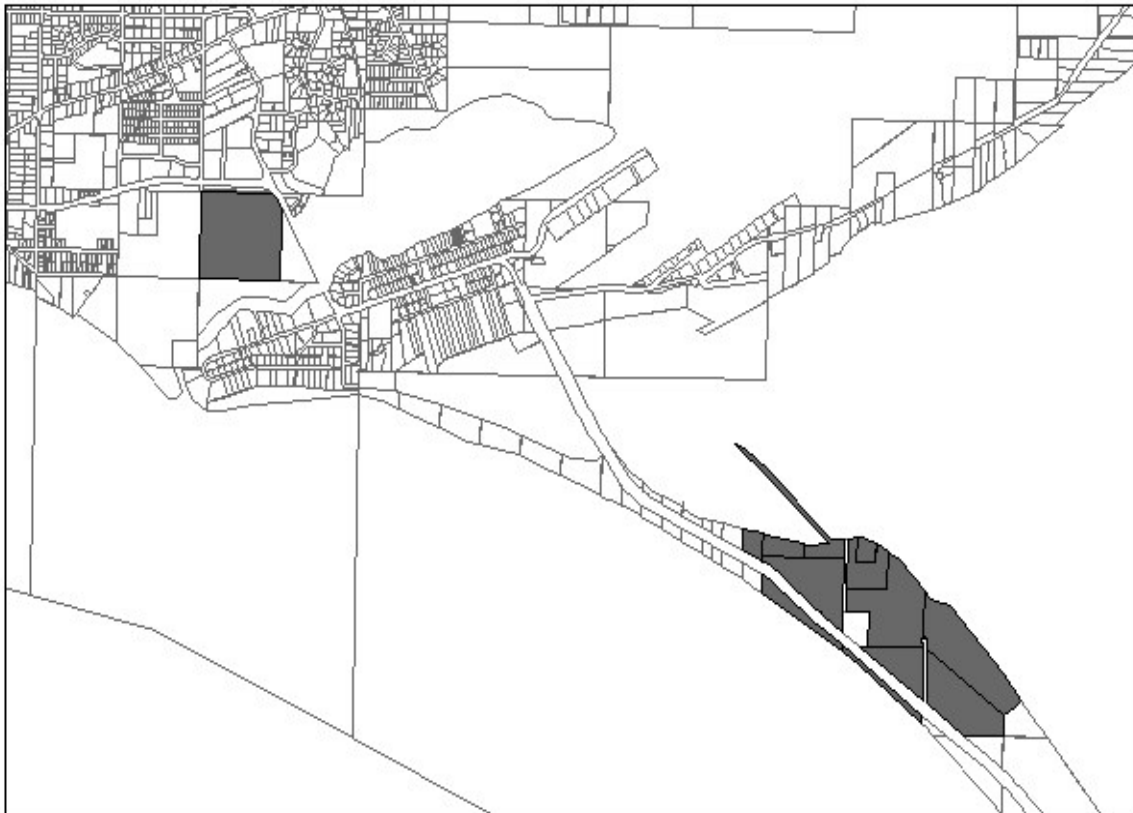
**Finance Dept. Code:**

 <p>The map displays the Bridge Creek watershed boundaries as a line with dots. A dashed line indicates the city limits. Three parcels are highlighted with a thick border and labeled 'These Parcels' with 'X X X' inside them. The map also shows various land parcels and a creek network.</p>	
<b>Designated Use:</b> Watershed Protection Purposes (Ord 22-01(A) and 23-02(A)) <b>Acquisition History:</b> City purchased from private land owner	
<b>Area:</b> 13.86 acres	<b>Parcel Number:</b> 17370003, 04, 05
<b>Legal Description:</b> T 6S R 13W SEC 4 SM Bridge Creek Cooperative Sub Lots 6,7,8	
<b>Zoning:</b> Bridge Creek WPD.	<b>Wetlands:</b> Wetlands present, and a tributary to Bridge Creek.
<b>Infrastructure:</b> Access by foot or ATV via a section line and undeveloped right of way.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	

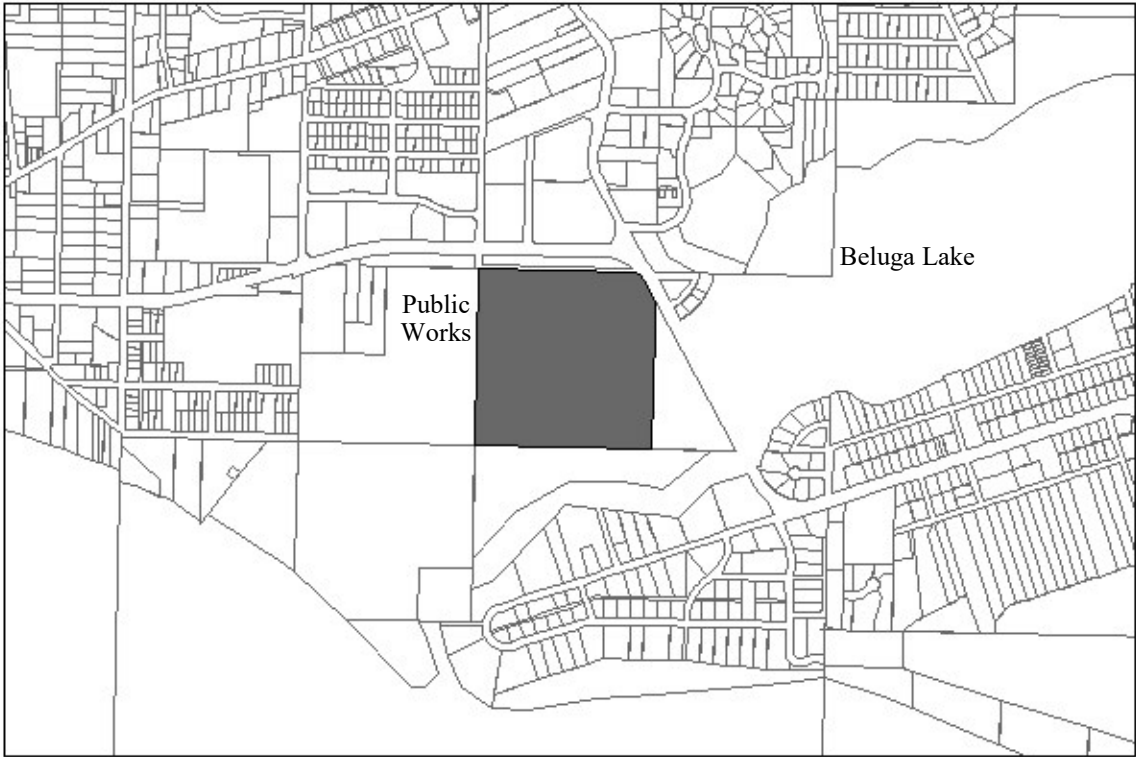
## Homer Conservation Easement Lands

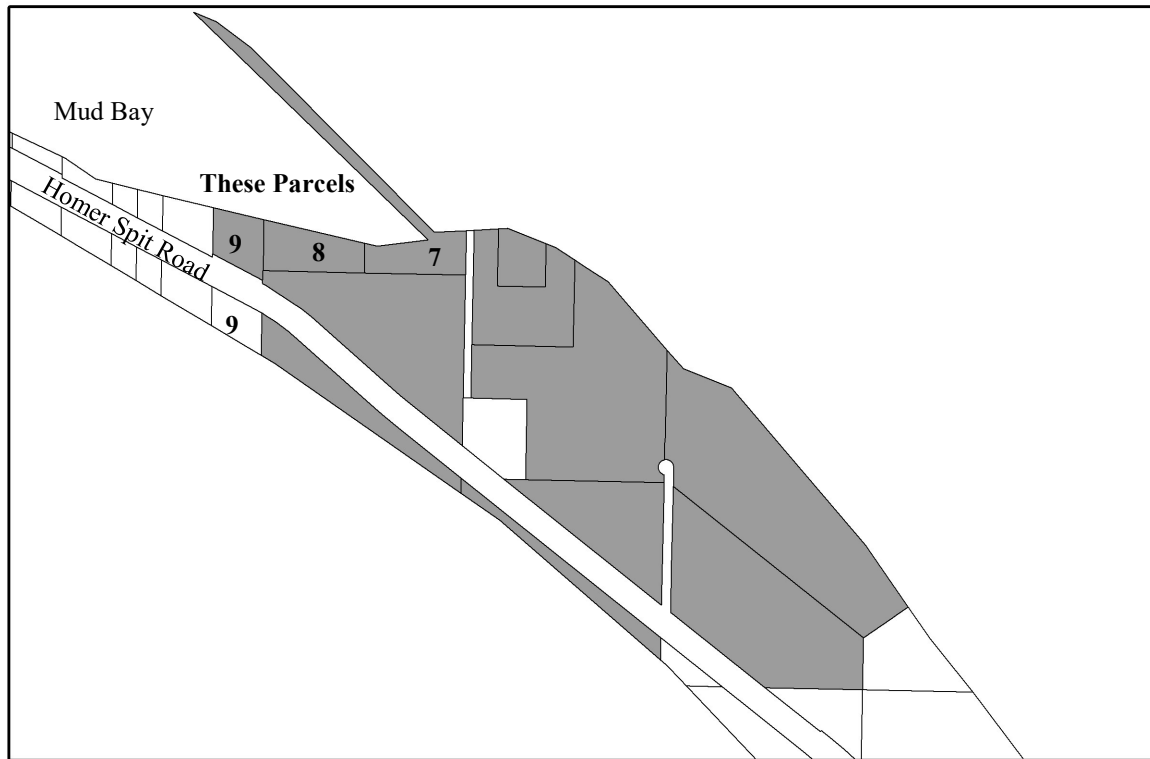
Most conservation lands in Homer were acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust. In 2020, The Nature Conservancy donated a 2.62 acre parcel along the Homer Spit to the city.

Total acreage: 172.34 acres.



This section updated 11/30/2020

	
<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>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 recorded in Book 0275, Page 243, Homer Recording District, 4/21/98.</li> <li>• Parcel is within a FEMA-mapped floodplain.</li> <li>• Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network</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

**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

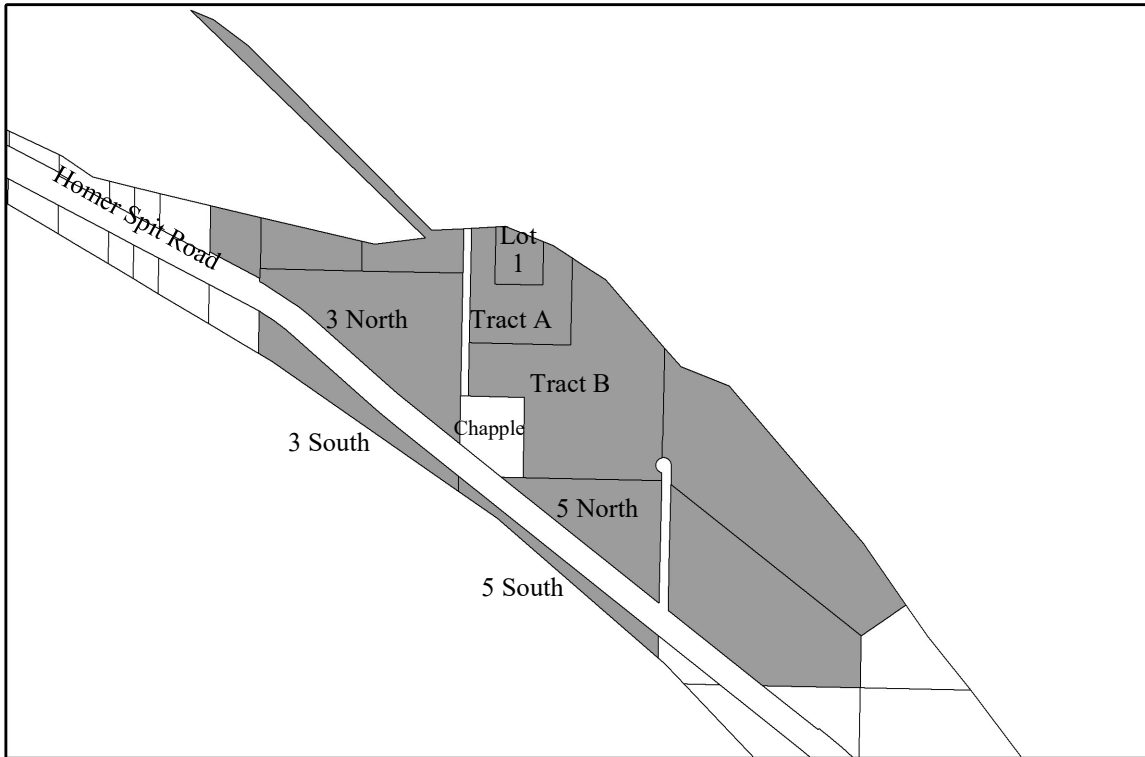
**Zoning:** Conservation—lots 7 and 8  
 Open Space Recreation—Lot 9

**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.

**Area:** Total: 70.97 acres

**Parcel Number:** 18102 03, 04, 05, 06, 09, 10,14

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

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

**Zoning:** Conservation

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

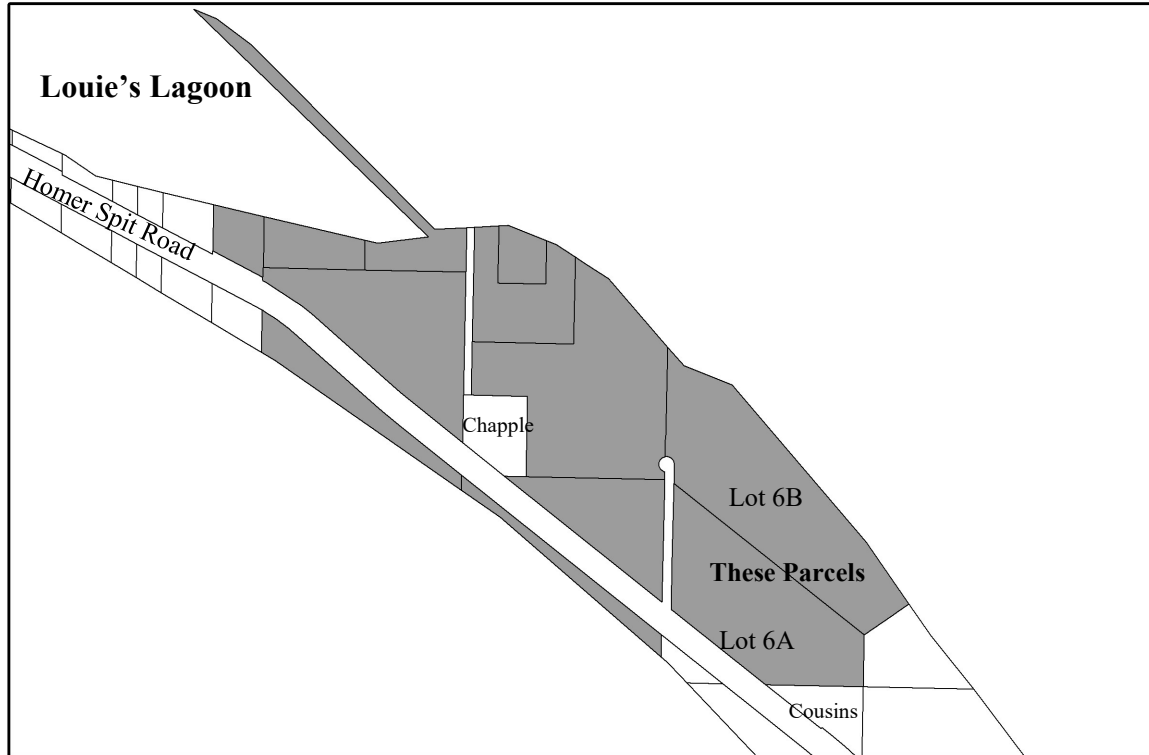
**Environment:** State Critical Habitat Area below 17.4 ft. mean high tide line.

**Notes:**

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

**Finance Dept. Code:**



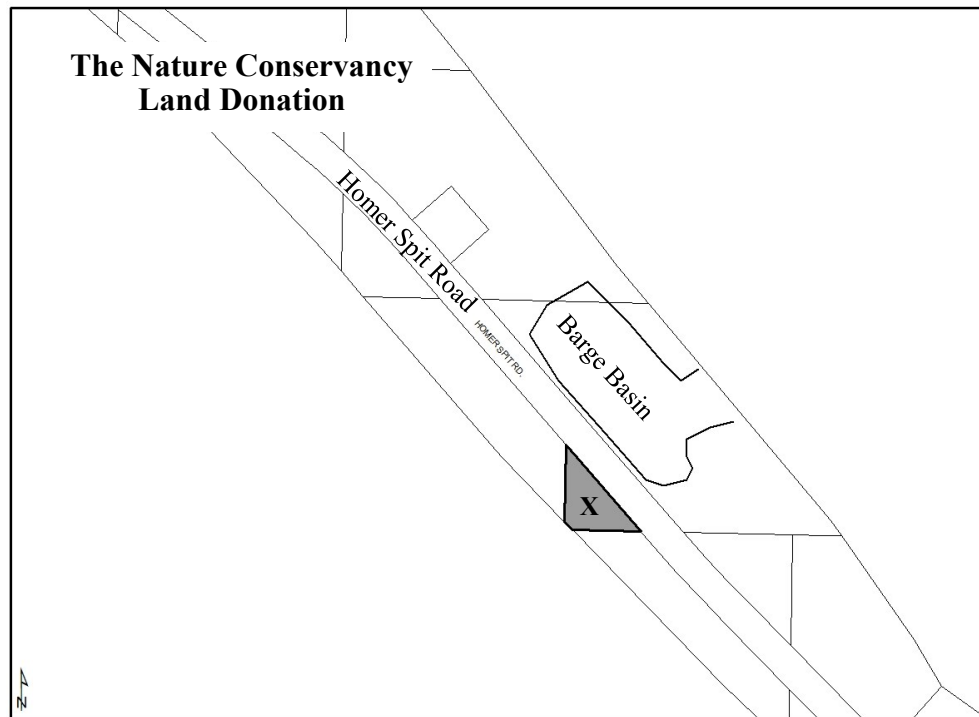
**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** Total: 45.47 acres**Parcel Number:** 181-020 - 18, 19

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

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



**Designated Use:** Conservation

**Acquisition History:** Land donation from The Nature Conservancy, Resolution 20-006

**Area:** Total: 2.62 acres

**Parcel Number:** 18103007

**Legal Description:** T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHWEST OF THE HOMER SPIT RD

**Zoning:** Open Space Recreation

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

**Notes:**

- Property is bound by the original grant agreement terms between the US Fish and Wildlife Service and the Nature Conservancy under Agreement Number 98210-0-G70. The North American Conservation Fund funds used by The Nature Conservancy to purchase the property require the parcel to be held in perpetuity as conservation land.
- Parcel is within a FEMA-mapped flood hazard area.
- Recording information: 2020-003888-0 11/10/2020, 2020-00300889-0

**Finance Dept. Code:**