



Homer City Hall
491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

City of Homer Agenda

Economic Development Advisory Commission Regular Meeting

Tuesday, December 8, 2020 at 6:00 PM

City Hall Cowles Council Chambers via Zoom

Webinar ID: 990 0366 1092 Password: 725933

Dial: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, PLEDGE OF ALLEGIANCE, 6:00 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 Minute Time Limit)

RECONSIDERATION

APPROVAL OF MINUTES

A. November 10, 2020 Regular Meeting Minutes **Page 3**

VISITORS/PRESENTATIONS (10 Minute Time Limit)

A. Jan Kaiser, Public Works Director – Introduction & City Green Infrastructure **Page 10**

PUBLIC HEARING

STAFF & COUNCIL REPORT/COMMITTEE REPORTS (5 Minute Time Limit)

A. EDC Staff Report **Page 15**

B. Chamber Director Report

C. Homer Marine Trades Association Report

D. Pioneer Avenue Task Force Report

E. Kenai Peninsula Economic Development District Report

PENDING BUSINESS

A. EDC Strategic Plan/Goals Update **Page 16**

i. DRAFT 2020-2021 Strategic Plan/Goals **Page 17**

B. Comprehensive Economic Development Strategy (CEDS) Update **Page 19**

i. Public Outreach Ideas & Ways to Gather Input **Page 20**

<u>C.</u>	Wayfinding & Streetscape Plan	Page 22
	i. Memo to City Council Re: Request to move forward on the Wayfinding Streetscape Capital Project	Page 23
<u>D.</u>	Revisions to Community Design Manual	Page 25
	i. Staff Report PL 20-73 to Planning Commission Re: CDM Review	Page 26

NEW BUSINESS

<u>A.</u>	Land Allocation Plan	Page 46
	i. HCC 18.08.020 LAP Property available for lease	Page 47
	ii. DRAFT 2021 Land Allocation Plan	Page 48
<u>B.</u>	COVID Questionnaire for Businesses	Page 171

INFORMATIONAL MATERIALS

<u>A.</u>	Memo 20-190 Appointment of Jay Cherok to the Economic Development Advisory Commission	Page 172
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<u>C.</u>	EDC 2021 Meeting Calendar	Page 185
<u>D.</u>	Commissioner Attendance at 2020 City Council Meetings	Page 186
<u>E.</u>	Commissioner Attendance at 2021 City Council Meetings	Page 187

COMMENTS OF THE AUDIENCE (3 Minute Time Limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE CITY COUNCILMEMBER (if present)

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **TUESDAY, JANUARY 12, 2021 at 6:00 p.m.** All meetings scheduled to be held via Zoom Webinar in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 20-07 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:00 p.m. on November 10, 2020 at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom webinar, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS MARKS, BROWN, RICHARDSON, SPEAKMAN, JOHNSON, MINK, AREVALO

STAFF: DEPUTY CITY PLANNER ENGBRETSSEN
DEPUTY CITY CLERK TUSSEY

Chair Marks welcomed new commissioner Debbie Speakman to the Economic Development Advisory Commission, who was in attendance for the meeting.

AGENDA APPROVAL

Chair Marks called for a motion to approve the agenda.

BROWN/SPEAKMAN MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

- A. September 8, 2020 Regular Meeting Minutes
- B. October 13, 2020 Regular Meeting Minutes

Chair Marks pointed out a correction to the October 13, 2020 meeting minutes. On page three of the minutes, second sentence in the second paragraph, it should read "...the timeframe/deadline for working on local efforts is December 2020 to March 2021..." instead of June.¹

AREVALO/JOHNSON MOVED TO APPROVE THE MINUTES FROM SEPTEMBER AND OCTOBER.

¹ Deputy City Clerk Tussey confirmed that during the October 13th meeting Chair Marks had said June 2021, not December-March 2021. It was clarified with the Chair that the context of that date was in reference to the public input timeframe. The October 13, 2020 meeting minutes were corrected to state: "...the timeframe for working on public input is through the end of June 2021..."

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. Deputy City Planner Staff Report

Deputy City Planner Engebretsen introduced herself as the new staff person for EDC and shared her background with the City, economic development, and her expertise as an “economic geographer”. She explained how she will respond to questions in her written staff report and that it is there for the commissioners to read; they can discuss any questions during that time but she won’t be reading through the staff report during the meetings.

Commissioner Johnson commented on the info she provided regarding “zoom towns” and how it related to their efforts to promote workers. In response to Chair Marks asking if that subject fit Homer, Mr. Johnson opined that Homer can be that kind of place given its beauty, people’s desire to live here over Anchorage, and as long as the internet is good.

B. Chamber Director Report

Brad Anderson, Chamber Director, provided a verbal report highlighting the following topics:

- Renovating their website and membership program to be much more competitive, and help local businesses recover from a poor year due to COVID.
- Update on AK Cares Program; provided statistics from borough and state grant programs on how many applications have been approved and the amount of funding coming into Homer.
- Food trucks will be in Homer this weekend as part of the Food Network’s Great Food Truck Race show; the network TV coverage of Homer is invaluable and will air in March 2021.
- Planning Chamber events for next year with COVID-19 in mind.
- Airport is close to opening up; they were asked to remove all their printed materials to limit touch points and are looking to set up monitors or other alternatives to share info.
- Using their committees to do more legislative work in the economic development sector.

C. Homer Marine Trades Association Report

Chair Marks noted the HMTA meeting minutes in the packet.

D. Pioneer Avenue Task Force Report

Chair Marks reported that the peony planting packages have been picked up by various Pioneer avenue businesses and are all planned out. Not much going to happen with the PATF until February.

E. Kenai Peninsula Economic Development District Report

Chair Marks commented that more would be discussed later in the meeting.

PUBLIC HEARINGS

PENDING BUSINESS

A. EDC Strategic Plan/Goals Update
i. EDC 2020-2021 Strategic Plan/Goals

Chair Marks introduced the item by reading the title and deferred to Deputy City Planner Engebretsen.

Ms. Engebretsen spoke to the EDC's near term goals and whose responsibility it is to complete those tasks: the commissions or staffs. Extra lines were added to make it easy for commissioners to review the goals and see exactly what they can do to move a certain goal forward. She facilitated discussion with the commission, taking in feedback, on the following near term goals:

- Goal #1 – The commission supported the idea of having field trips to the green space areas in town to become more familiar with the concept, and potential future green space areas.
- Goal #2 – Staff hopes to have the Planning Commission and EDC work closer together. Chair Marks noted there were comments made about zoning in the 2017 BR&E that the commission hasn't fully looked into.
- Goal #3 – Commissioners can bring new ideas on how to outreach to specific groups of people.
- Goal #4 – How would EDC like to implement this goal? Suggestions given include:
 - A simple online survey
 - Have a spot on the agenda under reports where commissioners can give their updates
 - Having 3-4 commissioners visit business groups to get an initial (Ms. Brown visit B&B's, Ms. Marks visit Pioneer Avenue businesses, Ms. Arevalo visit restaurants, Mr. Johnson visit college/nonprofits, Ms. Speakman visit marine trades)
 - Asking businesses open-ended questions to get a feel for any attainable needs; Mr. Richardson will provide draft questions to Ms. Engebretsen for distribution.
- Goal #5 – Clarification on what commissioners meant by "boots on the ground" projects. EDC wishes to engage with the other commissions/boards and would like the staff person to make the commission aware of opportunities where they can assist other advisory bodies.

B. Comprehensive Economic Development Strategy (CEDS) Update
i. Public Outreach Ideas & Ways to Gather Input

Chair Marks introduced the item by reading the title and deferred to Deputy City Planner Engebretsen.

Ms. Engebretsen spoke to the public outreach ideas she compiled into a list, and requested if there were any digital outreach ideas the commission has come across that have worked/not worked.

Discussion ensued on the following subjects:

- Sharing experiences with certain online meeting features particularly the issues with Zoom Webinars
- Tourism messaging via Instagram and YouTube with locally made ads
- Using focus groups in addition to online surveys
- The City's social media policies and if the EDC could have their own Facebook account
- Ways to connect with public on economic development topics, primarily through the Chamber of Commerce and the KPEDD's consultant outreach

Chair Marks noted for the next meeting in December she will have more details on what KPEDD is doing and Ms. Engebretsen should have additional specifics as well.

NEW BUSINESS

- A. Economic Development Advisory Commission 2021 Meeting Schedule
i. DRAFT Resolution 20-XX Approving the 2021 Public Meeting Schedule

Chair Marks introduced the item by reading the title. She spoke to how in the past they have removed regular meetings from the schedule or left them on, and opened the floor for discussion.

RICHARDSON/BROWN MOVED TO APPROVE THE 2021 MEETINGS EXCEPT JULY.

Commissioner Speakman suggested they not cancel the July meeting. She noted they can always cancel the meeting if it's not needed, but should keep it scheduled in case they need an opportunity to work with other advisory bodies. Commissioner Brown pointed out that the May meeting needed to be changed to the 11th.

VOTE: YES: MARKS, RICHARDSON
NO: AREVALO, BROWN, SPEAKMAN, JOHNSON
ABSTAIN: MINK

Motion failed.

BROWN/AREVALO MOVED TO APPROVE THE MEETINGS FOR 2021.

There was no discussion.

VOTE: YES: RICHARDSON, BROWN, JOHNSON, SPEAKMAN, AREVALO, MARKS
ABSTAIN: MINK

Motion carried.

- B. Request for Wayfinding & Streetscape Project to Move Forward in 2021
i. Resolution 20-050

- ii. Ordinance 19-54 (S-2)(A-2)
- iii. Memorandum 19-161
- iv. Memorandum 19-148

Chair Marks introduced the item by reading the title and deferred to Deputy City Planner Engebretsen.

Ms. Engebretsen gave background information on City Council's decision in May to pause most major projects with the expectation that COVID-19 would have a negative impact on City tax revenues. Since May, Council has approved several projects that use HART funds, which is sales tax specifically used for roads and trails projects. The Wayfinding and Streetscape project will utilize this funding source, so if the commission would like to see this project move forward in 2021, they would need to make a recommendation to Council to re-approve the funding. She further explained how the funding is good for three years; if the funds aren't used by 2021 then they would have to ask for funding again.

BROWN/JOHNSON MOVED TO REQUEST THAT CITY COUNCIL ALLOW THE WAYFINDING AND STREETScape PROJECT CONTINUE IN 2021.

There was no discussion.

VOTE: YES: AREVALO, MARKS, SPEAKMAN, RICHARDSON, JOHNSON, BROWN
ABSTAIN: MINK

Motion carried.

Chair Marks requested that staff confirm if this will be an ordinance or resolution and at what City Council meeting it will be at.

- C. Revisions to Community Design Manual
 - i. Staff Report PL 20-71 to Planning Commission Re: Revisions to the Community Design Manual

Chair Marks introduced the item by reading the title and deferred Deputy City Planner Engebretsen.

Ms. Engebretsen explained how the Planning Commission is working on the Community Design Manual, primarily design standards concerning commercial development and all things that require a Conditional Use Permit. They would like to condense the 35 page document into 5-7 pages that are the most important design requirements; what are hard and fast rules and what aren't. She hopes to have the Planning Commission's draft to EDC by their January meeting to get the commission's input on.

There was brief discussion on the in-depth design details the manual oversees, and the Planning Commission's responsibility to review those details. Ms. Engebretsen responded to Commissioner Brown's questions regarding the use of Gig Harbor's design manual for the template. Chair Marks noted how the outdoor furniture design sounded like Streetscape Design, and inquired with Ms. Engebretsen if Public Works would be overseeing that aspect.

D. Green Infrastructure in Homer (10 Minute Time Limit)

Chair Marks introduced the item by reading the title and deferred to Deputy City Planner Engebretsen.

Ms. Engebretsen explained how she had been in communication with Jan Keiser, Public Works Director, who is interested in meeting the commission to discuss Green Infrastructure. Public Works recently installed story maps on green infrastructure at rain gardens, such as the ones near the college, City Hall, and the new police station. Ms. Engebretsen encouraged the commission to request additional info on the subject and future meetings.

INFORMATIONAL MATERIALS

- A. Memo 20-158 Appointment of Debbie Speakman to the Economic Development Advisory Commission
- B. Ordinance 20-64(A) Amending HCC 2.76 Duties of EDC
- C. EDC Bylaws – Adopted September 28, 2020
- D. City Manager’s Report for October 12, 2020
- E. City Manager’s Report for October 26, 2020
- F. EDC 2020 Meeting Calendar
- G. Commissioner Attendance at 2020 City Council Meetings

Chair Marks noted the informational materials provided. Chair Marks thanked Commissioner Mink for his time and participation in the EDC. Ms. Marks requested any commissioners who have additions to the EDC calendar’s Annual Topics/Events column to make those suggestions for the next meeting, and for commissioners to attend the next City Council meeting to report.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Deputy City Clerk Tussey thanked Commissioner Mink and wished him well in his future endeavors.

Deputy City Planner Engebretsen thanked the commission as their new staff person. She welcomed Commissioner Speakman and thanked Commissioner Mink for serving.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Marks thanked Ms. Engebretsen for the information provided in the packet. She thanked Commissioner Mink and welcomed Commissioner Speakman.

COMMENTS OF THE COMMISSION

Commissioner Johnson thanked Commissioner Mink and thanked Deputy City Planner Engebretsen for her work and being their new staff person.

Commissioner Arevalo thanked Deputy City Planner Engebretsen for including the information on the Community Design Manual and Green Infrastructure. She looks forward to additional materials on the subjects. Ms. Arevalo notified the commission Alaska Food Policy Council's Alaska Food Conference just happened this past weekend via Zoom; it was an interesting conference on Alaska's food sovereignty and presentation recordings are available for anyone interested in checking them out. She also noted the Homer Center of Environmental Conservation District and the Natural Resource Conservation Service are teaming up again to host "Know Your Land" talks; free opportunities for anyone interested in topics that may affect land.

Commissioner Mink commented it was a pleasure to serve on the commission and thanked everyone. He commented that the Kevin Bell Arena was now open.

Commissioner Speakman thanked everyone for the warm welcome and her goal for serving.

Commissioners Richardson and Brown had no additional comments.

ADJOURN

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 7:42 p.m. The next Regular Meeting is Tuesday, December 8, 2020 at 6:00 p.m. All meetings scheduled to be held via Zoom webinar in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RACHEL TUSSEY, DEPUTY CITY CLERK I

Approved: _____

GREEN INFRASTRUCTURE – WHAT COMES NEXT?

JANETTE KEISER
PUBLIC WORKS DEPARTMENT
OCTOBER 21, 2020

TOPICS

- My story
- Where we are
- What tools we have to work with
- What more do we need
- Next Steps

MY STORY:

- Grew up in Alaska – Fairbanks, Kodiak, Soldotna, Anchorage, Valdez, Homer
- BS - Civil Engineering, UAF; MS – Engineering Management – UAA; JD – UW
- Job history – U.S. PHS, City of Valdez, Skagit County, Sound Transit, JKA LLC
- Homer’s City Engineer from 1981 – 1985
- Public Works Director – March 16, 2020

WHERE WE ARE - THERE’S A LOT OF STUDY!

- Stormwater Master Plan 1979
- Drainage Study – 1980’s
- Homer Stormwater & Meltwater Management & Mitigation Handbook – Allegra Bukojemsky & David Scheer, 2007
- Beluga Area Planning Reference – Soil & Water Cons. District – 2014
- Comprehensive Plan 2018
- Low-Impact Development Planning – Kinney Engineering – 2020

OPPORTUNITIES FOR CONFLICTS ABOUND!

STUDIES RECOMMEND:

- Slow water down
- Use natural vegetation as filter
- Use natural drainage pathways
- Sustainability matters
- Save the trees

DEVELOPMENT PRESSURES:

- Get water away from road ASAP
- Clear the ROW
- Pathways change with development
- Cost often rules
- Open the view

TOOLS

- Comprehensive Plan
- Subdivision Development Standards
- Drainage Easements
- Road Assessment Plan
- Culvert Inventory
- Contract with Homer Soil & Water Conservation District

WHAT MORE DO WE NEED?

- Updated Drainage Management Plan
- Focused review of subdivision plans to address drainage issues
- Assessment of recommendations from earlier plans
- Conservation easement program
- Verify needs for, locations of, drainage easements
- Green Infrastructure BMPs – What's feasible for Homer?

NEXT STEPS

- Review our existing tools and identify opportunities for improvement
- Deploy Homer Soil & Water Conservation District
 - CECSL Training
 - Review Drainage Management Plan Update
 - Help create sustainable practices that make sense
 - Help create public education regarding green infrastructure

MORE NEXT STEPS

- Identify need for drainage easements
 - Study culvert inventory
 - Develop policy & language
 - Present recommended policy to City Council
- Develop policy, language & incentives for conservation easements
- Identify additional opportunities for Green Infrastructure

THANK YOU!

jkeiser@ci.homer.ak.us

435-3141



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Planning

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TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: December 2, 2020
SUBJECT: December Staff Report

Hello EDC!

Public participation methods, social media policies

At the last meeting we discussed public outreach methods and the City social media policy. I will provide a verbal update at the meeting. No action is needed at this time.

Speakers for EDC Meetings

It's helpful for Commissions to host a presenter at maybe half the meetings a year. It allows a Commission to hear directly from the source on topics you are interested in. For December, Public Works Director Jan Kaiser will speak to you about Green Infrastructure, and upcoming city projects. In February, Tim Dillion Kenai Peninsula Economic Development District Executive Director will speak with the Commission, in conjunction with the CEDS update. If there is someone you would like to hear from, just send me an email and we'll schedule something.

COVID: Financial relief programs at the City and Borough level are wrapping up. Most if not all funds are supposed to be spent by the end of the year. The City is experiencing cases in the workplace, and quarantine of staff. We are working hard to limit spread in the work place so we can continue to provide basic service without interruption.



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TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: December 8, 2020
SUBJECT: Strategic Plan

Requested Action: Move to approve the implementation plan for the Near Term Goals.

At the last meeting, the Commission worked through how to accomplish the near term goals. I have drafted those comments into the document. No further discussion is needed unless I missed something!

Attachments

Draft Strategic Plan

**ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2020-2021 STRATEGIC PLAN/GOALS**

Annually, the EDC prioritizes a list of ongoing, short, medium and long-term goals to aid the commission in charting a general course for the year and keeping on-task.

2020-2021 EDC GOALS

<p>Ongoing Goals</p>	<ol style="list-style-type: none"> 1. Be available for short-term requests from the City for assistance- boots on the ground. 2. Keep our ears to the ground and seek out areas of "lack." Confer with Julie about communicating with City Council and advising them on ways to overcome barriers- "the nexus of economic goals."
<p>Near Term Goals < 6 Months</p>	<ol style="list-style-type: none"> 1. Familiarize with smart growth principles and best practices, and also green infrastructure concepts. Have these in our toolbox when development decisions come our way for consideration. <i>Commission role:</i> Be familiar with and make comments on CIP projects <i>Staff role:</i> Provide snapshots of these concepts, share where/how the city is doing it, and opportunities for doing more. Coordinate EDC with Planning Commission. 2. Research any zoning recommendations to forward to Planning Commission. <i>Commission:</i> Review the packet, ask questions prior to the meeting <i>Staff:</i> Bring items to the EDC, provide written information in the meeting packet 3. Assist KPEDD in development of the Kenai Peninsula regional CEDS (public outreach, information gathering, collaborate with Chamber of Commerce, include public meeting). <i>Commission:</i> Bring new ideas of how to outreach to specific groups of people <i>Staff:</i> Put together the usual outreach methods (radio/print/social media) 4. Do some outreach to local businesses to see what immediate needs are (6+ months into COVID). <i>Commission:</i> Develop questions and ask local businesses. <i>Staff:</i> ? add this as a report item on the agenda, quarterly? 5. Ask Julie every three months if there's any boots on the ground work needed by the City that our commission can assist with. <i>Commission:</i> Work with other commission on relevant issues (economics related) <i>Staff:</i> Include EDC in opportunities to work with other Commissions regarding economic goals and BR&E results
<p>Mid Term Goals 1 - 3 Years (2020 – 2023)</p>	<ol style="list-style-type: none"> 1. Assess jobs training needs and workforce development. Communicate to KPC. 2. Do an analysis of City objectives, develop recommended priorities and identify specific alternatives if possible (from our bylaws and City's Comp. Plan Ch.7, items 1-6). If more public input is warranted, consider doing that. (fall 2021 at the earliest) 3. Downtown vitalization momentum and wayfinding/streetscape plan- gain public input, offer input to RFP, etc. (Spring 2021, tentatively)

	4. EDC promotes our assistance and capacity in recovery from economic damages within our community due to global pandemic fallout.
Long Term Goals 5 Years or More (2025+)	1. Economic resiliency planning
	2. Multipurpose community center
	3. BR&E

OVERALL EDC DUTIES AND RESPONSIBILITIES

The Economic Development Advisory Commission will act in an advisory capacity to the City Manager and the City Council on the overall economic development planning for the City of Homer in accordance with Homer City Code Chapter 2.76; www.codepublishing.com/AK/Homer. The EDC also assists with official City planning documents including the following:

- Kenai Peninsula Economic Development District (KPEDD) – Regional Comprehensive Economic Development Strategy (link will bring you to all KPEDD reports): <https://kpedd.org/reports>
- Homer’s Comprehensive Economic Development Strategy (CEDS): www.cityofhomer-ak.gov/economicdevelopment/comprehensive-economic-development-strategy
- Business Retention and Expansion Survey Report (BR&E): <https://www.cityofhomer-ak.gov/economicdevelopment/2017-business-retention-expansion-survey-report>
- Homer Comprehensive Plan: <https://www.cityofhomer-ak.gov/planning/comprehensive-plan>

DUTIES OF COMMISSION/STAFF

Commissioners

- Attend City Council meetings as assigned.
- Attend work sessions and training opportunities.
- Come prepared to make a motion for action at meetings, or ask staff before the meeting for more information.
- Communicate with City Council members to gain support on EDC-related projects that need sponsorship at the Council level.

Staff (Julie Engebretsen)

- Aid the Chair in setting the agenda.
- Compile packet material from commissioners, write backup memos, and submit to Clerk.
- Provide information on items the commission needs to review annually.
- Inform the Commission of City Council actions and discussion of economic development related issues.

Clerk’s Office

- Aid Staff in compiling packet materials and print/distribute them to the Commission.
- Aid Staff and Chair in setting the agenda.
- Tracking yearly items such as reappointments and elections.
- Help the Commission learn to be more efficient and effective in their meetings.
- Support the Commission’s ability to communicate with the Mayor and City Council (through Memorandums, Resolutions, and Ordinances).



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TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: December 8, 2020
SUBJECT: CEDS Update

Requested Action: None at this meeting. Stay informed about the CEDS process. If you have not visited the site, take a look at <https://kpedd.org/reports/> or <https://kpedd.org>.

Introduction: The five year update of the Comprehensive Economic Development Strategy (CEDS) is high on the EDC's list for early next year.

Part of the CEDS process is gathering input from the public and from businesses. KPEDD (Kenai Peninsula Economic Development District) will provide two surveys. One survey will be targeted for the general public to focus on quality of life, optimism about the future, and economic vision. The second survey will focus on the business community with questions on business climate, workforce needs, infrastructure and other needs.

Karin and I are looking at ways the EDC can supplement the work that KPEDD will be doing... not duplicate efforts! Probably around February/March, one of the best things the Commission can do is get the word out about the surveys. (The EDC has that list of public outreach methods from the last meeting.) In March, we can take stock of what the outreach has been in Homer, and then focus our efforts on filling in the gaps. We want to ensure that all the various sectors of our local economy participate in the survey.

Timeline:

January 6th 11-1: there will be a virtual Industry Forum hosted by KPEDD. It would be ideal if commissioners can attend, but if not, we will have a recap at our meeting the following week. A meeting link will be provided.

Feb 9th EDC meeting: Tim Dillion will speak with the Commission. KPEDD will be doing outreach and surveys for the plan. The local outreach in Homer is something the EDC can help with! Our partner organizations include the marine trades, Chamber, City social media and other commissions, civic groups and nonprofits. The February/March timeframe is also where the Commission can identify if there are gaps for Homer and encourage those sectors to participate.

Attachments

Public Outreach Doc

1 **Public Outreach Ideas and ways to gather input**

2 (11.3.2020 version)

3

4 **Typical City media outreach**

5 Radio: KBBI

6 Print: Homer News paid advertising

7 Online: City website, city online calendar

8 Social Media: Facebook via the various city departments – library, police, community recreation

9 Include fliers in City meeting packets

10 Include in City Manager’s report to Council

11

12 **Input Methods:**

13 Comment sheets at meetings and in public places (library, city hall lobby)

14 Public comment at meetings, sometimes public hearings

15 Written comments at public meetings

16 Citizen phone calls on the issue

17

18

19 **Occasional City Outreach** (paid advertising usually costs several hundred dollars per media
20 method)

21 All of the usual outreach above, AND:

22 Radio: Paid radio advertising on KBBI and KPEN/KWAVE etc

23 Print: larger advertising in the Homer News, color, more weeks. Newspaper inserts.

24 Mailings: Postcards or letters to land owners or mailing lists

25 Inclusion in Chamber newsletters (reaches a large number of businesses)

26 Mass emails to city emails and contacts (really rare)

27 Radio shows, typically KBBI Coffee Table but can also include other radio stations and shows

28 Presentations at civic or industry groups – Rotary, Chamber luncheon, Realtors.... Etc

29 Presentations to City Council or other city bodies

30

31

32 **Input Methods:**

33 Surveys: Mass email of a survey monkey for outreach

34 Telephone survey, statistically valid by a survey firm (\$10,000 +)

35 Focus group conversations

36 Phone calls or personal interviews

37 In person public hearings (really formal)

38 Neighborhood meetings (more casual) in person or zoom

39 Open house, or presentation at a work session or casual forum meeting. Q&A sessions.

40

- 41 Not so useful ideas
- 42 Hang fliers around town (time consuming, not well read)
- 43
- 44 **NEW IDEAS**
- 45 Zoom
- 46 Digital bulletin boards (like facebook)
- 47 Better websites with more information
- 48 Downloadable pdfs of presentations
- 49 Pre-recorded presentations, playable on demand (like utube)
- 50
- 51 Other ideas???
- 52
- 53
- 54
- 55



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TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: December 2, 2020
SUBJECT: Wayfinding and Street Scape Plan

Requested Action: None for this meeting

At the last meeting, the EDC moved to request Council approve going forward with the wayfinding and streetscape project in 2021. Council verbally agreed, and will follow up with a memo in their next packet. (Provides a paper trail). Success!

How can the EDC help? By hosting the public process!

Normally when the City does a plan, we hold several public meetings and open houses... staff and commissions go to a lot of effort, usually with minimal public response. Rather than having a separate task force and yet another set of meetings, I'd like to use meeting time with the EDC to accomplish the process. There are some decisions, like style of trash cans, that should be left to the people who will be responsible for emptying them: the Parks division. We can use the expertise of groups like Pioneer Ave and Old Town businesses for things like plant types. But the overall vision of colors and the feel of the wayfinding is a larger conversation that the EDC can be a platform for. For the next meeting I will provide a process methodology, suggested timeline and a revised draft RFP for your comments.

Attachments

Memo from EDC to CC



City of Homer

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Planning

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Memorandum

TO: Mayor Castner and Homer City Council

THROUGH: Julie Engebretsen, Deputy City Planner

FROM: Economic Development Advisory Commission

DATE: November 19, 2020

SUBJECT: Request to move forward on the Wayfinding Streetscape Capital Project

Due to COVID-19, the City Council paused most major capital projects in May. Council passed Resolution 20-05, Conserving Operational Spending, until there is a clearer picture of the economic impacts to the City budget. This pause included the Wayfinding Streetscape project.

Since May, the Council has approved several projects that use HART funds. The Commission requests authorization for the Wayfinding Street Scape project to move forward in 2021, as it also utilizes HART funds.

Commission Recommendation: Request the City Council allow the Wayfinding and Streetscape project continue in 2021

Attachments

1. Minutes Excerpt from the November 10th, EDC Meeting:
2. Resolution 20-050
3. Ordinance 19-54 (S-2)(A-2)
4. Memorandum 19-161
5. Memorandum 19-148

Minutes Excerpt from the November 10th, EDC Meeting:

Chair Marks introduced the item by reading the title and deferred to Deputy City Planner Engebretsen.

Ms. Engebretsen gave background information on City Council's decision in May to pause most major projects with the expectation that COVID-19 would have a negative impact on City tax revenues. Since May, Council has approved several projects that use HART funds, which is sales tax specifically used for roads and trails projects. The Wayfinding and Streetscape project will utilize this funding source, so if the commission would like to see this project move forward in 2021, they would need to make a recommendation to Council to re-approve the funding. She further explained how the funding is good for three years; if the funds aren't used by 2021 then they would have to ask for funding again.

BROWN/JOHNSON MOVED TO REQUEST THAT CITY COUNCIL ALLOW THE WAYFINDING AND STREETScape PROJECT CONTINUE IN 2021.

There was no discussion.

VOTE: YES: AREVALO, MARKS, SPEAKMAN, RICHARDSON, JOHNSON, BROWN
ABSTAIN: MINK

Motion carried.



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TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: December 2, 2020
SUBJECT: Revisions to the Community Design Manual

Requested Action: None for this meeting

The Planning Commission continues to work on the Community Design Manual. After the last EDC meeting Commissioner Richardson provided some comments about fencing; they included in the 12/2 report for the Planning Commission. The Commission said thank you for the input! They appreciate hearing different viewpoints on development.

At the 12/2 Commission meeting they worked through the next set of edits. This will mostly finish work on the site design section of the manual.

Attachments

SR 20-73 December 2, 2020



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Staff Report PL 20-73

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: December 2, 2020
SUBJECT: CDM Review

Introduction

Staff provided the previous CDM staff report to the Economic Development Commission. They appreciated an opportunity to see the Planning Commission's work and being part of the conversation. After the meeting, Dr. Richardson, EDC member, provided some comments about fencing. I appreciate his perspective as costs are something that the Planning Commission does not talk about during the development process, but are on the forefront of our small business minds.

At the last Planning Commission meeting, we reviewed the Site Design section from fences to the end. At this meeting, we will cover pages 21-31 of the CMD. I have provided line numbers for easy reference.

Scenic Gateway Corridor Overlay District (SGCOD)

As I was revising the Site Design section, it became apparent that extra attention is paid to the SGCOD along the Sterling Highway, from Pioneer Ave west to Roger's Loop. It's disjointed to have these extra guidelines tucked away like this. I'd like to have a section just for this district that has these extra guidelines. Please let me know if you have any objections.

Analysis

Site Design

Please review the draft CDM and see strikeouts and notes. Please bring up any items you disagree with, or things you would like to further discuss.

Line 40: struck reference to outdoor furnishings as this section was about furniture in rights of way and not a planning function.

Line 46: Scenic Gateway Overlay District: there is a whole section here that only applies to this district. Staff recommends creating a section in this document of all this items that only apply to this area, AND then review if it's appropriate to all development greater than a duplex.

Line 55: Strike #9 regarding non-motorized trails along the Sterling Highway.

Line 68-101: secondary walkways: do we need this? The provisions for secondary walkways are good, but I can't think of an example where we have needed this in the CDM. HCC 21.73.020 Level One Site Plan applies to all zoning permits. (g) and (h) require showing onsite traffic and pedestrian circulation systems, and then pedestrian access to adjacent public lands, waters, walkways and trails. These code requirements are not quite the same as requiring walkways between buildings on a site, but, we don't generally see office park type development on one lot where you would have people walking between buildings.

Staff recommendation: Strike Secondary walkways section.

Lines 101-155- keep. Helps developers understand what the community is looking for and the level of flexibility in meeting the guideline.

Line 156, about outdoor seating: Strike. This is duplicate with line 115, where trash cans and seating and/or tables are required in the common area.

Staff recommendation: Strike lines 156-158.

Line 165: outdoor area activities. Staff comment; the idea of vendor carts etc. is really nice, however, it implies that special activities can be held in the common area (like outdoor sales) that are outside the zoning code. Additionally, MOST development in Homer is small, so the size of the common area is limited. Staff recommends striking lines 165-179 regarding allowed activities in common areas.

Commercial Streetscape Section

Line 93: 50% of the primary structure must be near the front setback line.

Staff comments: This language is pretty rigid. And it's not a guideline that developers have been able to meet very often. Downtown Homer is on a hillside. Daylight basement design is common both uphill and down hill (think City Hall, Nomar, Kachemak Center, College and the book store). Most of these buildings have front and rear parking, but the buildings themselves are not near the front lot line. The other issue is that if the primary entrance is near the street, people need a place to park near that front entrance. Where possible we do want to encourage a pedestrian friendly entrance and side parking... such as at the Grog shop, or Wells Fargo.

Recommendation: change language to say Homer encourages buildings have their primary entrance near the front setback line, and that parking be along the side or rear of the buildings when possible.

Lines 206-215: Staff is working with Public Works to determine what language is already in code. Most of this has been City policy for a very long time; this section may be a duplicate of existing regulation.

Line 233: awnings and this type of architectural detail is rare in Homer. Suggest cutting.

Line 237: We have a sign code and signs are regulated by it. This section should be removed.

Landscaping and Screening

After the PC makes edits, I will reorganize this section into landscaping, and then screening. Right now it jumps back and forth between topics and could be clearer.

252: Comment: how a lot is developed usually is determined by the use of the building and how it can fit on the site. This whole landscaping and screening section is a balance between planning around vegetation and views, and planning for the building use.

Lot 266-270: Strike. It's duplicate to line 310.

Line 272: What is significant vegetation? Is the alder patch that has grown up on the Aspen Hotel site significant vegetation? Is it spruce trees of certain caliper (diameter?) I'd like some Commission discussion on what you feel is significant vegetation, and also what do to over time. (Spruce tree dies, do I have to replant or can I enjoy the new view?) This also fits into line 296-298 – replacement of lost trees.

Line 315: See revised language

Lines 339-345, strike. Already in code, or not enforceable.

Line 348-354: Strike. This clearing limit on vacant parcels has no weight in the CDM. The CDM only applies when a CUP is being applied for, not to vacant land that a landowner might wish to log or otherwise disturb the vegetation. Depending on the district, we have Development Activity Plans and Storm Water Plans that apply. The design manual is not the right home for land clearing requirements on vacant parcels.

Staff Recommendation: Review staff report and attachments. Bring forward and concerns or items you would like the Commission to discuss.

Attachments

CDM Site Design section beginning to fences

Fence information from Dr. Bill Richardson 11.13.2020

SITE DESIGN

Applicable Areas and Uses:

**Within Areas Zoned Central Business District; Gateway Business District:
All non-residential uses and uses with more than 12 residential units.**

**Within Areas Zoned Scenic Gateway Corridor Overlay District:
All uses except single family dwellings and duplexes.**

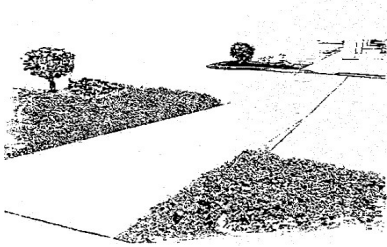
Commented [JE1]: Revisit what is required in SCGOD. Is triplex and above a reasonable threshold for CDM? When is a CUP required? Revisit when we have SGCOD section.

ON-SITE WALKWAYS

Primary Walkways:

Primary walkways are intended to link a building's main entrance to the public right-of-way and to facilitate and enhance the pedestrian environment.

- 1. Link commercial buildings and the public right-of-way with primary walkways.** Commercial buildings must be served by primary walkways which directly link the building's main entrance to the public right-of-way.



- 2. Assure that primary walkway width is proportionate to scale of project.** Primary walkways must be a minimum of 5 feet on small-scale projects; wider walkways may be required for larger scaled projects.
- 3. Differentiate walkway surface.** Walkways must be visually distinct from parking lot and driveway surfaces and may include textured or colored materials. Paint or striping will not suffice to meet this requirement. Walkways must be functionally separate from parking lots and driveways except where they cross driveways.
- 4. Accent walkway with significant landscaping.** One side of the primary walkway must be landscaped except where it crosses a driveway. The width of the landscaping shall be sufficient to maintain a proper planting environment. Planting strips must have an average width of 3 feet. Wider planting strips may be required for larger scaled projects.



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~~5. Accent walkway with lighting and seating areas.~~ Walkways longer than 100 feet must include lighting and seating as per lighting standards on page 30 ~~and outdoor furniture standards on page 32.~~

~~6.5. Identify historic events or structures.~~ Plaques, signs or art work with applicable information about historic events or structures associated with the site are encouraged.

In addition to the above, development in the Scenic Gateway Overlay District will also include:

~~7. Pedestrian circulation systems will be incorporated into the site design to assure that pedestrians can travel safely year-round and easily on the site and to adjacent public pedestrian ways. (CUT)~~

~~8. Major buildings and on-site open spaces will be connected by pedestrian ways.~~

~~9. Non-motorized trails parallel to the Sterling Highway are considered normal frontage improvements for new developments. They should be consistent with the Homer Non-Motorized Trails and Transportation Plan and will be developed in cooperation with Alaska DOT, Kenai Peninsula Borough, the City of Homer and private property owners.~~

Commented [JE2]: Not a code requirement. If we want to talk about sense of place, perhaps we could tie in a wayfinding plan when we have one.

Commented [JE3]: Again, another buried caveat about the SCGOL. Seems like these items should be in code, not buried here.

Commented [JE4]: It seems like this is a duplicate thought. The site is already required to have primary and secondary walkways.

Commented [JE5]: Mmm how does this play out? What is a major building, and which on-site open spaces do we mean? Revisit in context of SGO

Commented [JE6]: There is a sidewalk along one side of the Sterling highway the entire length of the district. Additionally, the Sterling Highway has a sidewalk on both sides closer to Pioneer Ave. Since we would not encourage and AVT trail along the highway, not are horse trails common, perhaps this should be struck. The HNMTP does not appear to recommend any other type of non-motorized access along the corridor. (A wide outside lane for bikes is recommended but is already in place?)

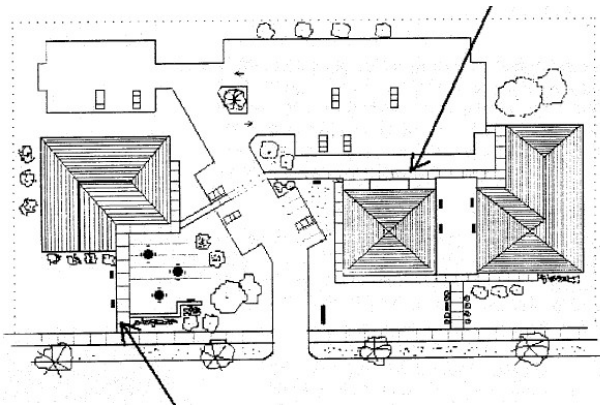
68 Secondary Walkways:

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70 All commercial and multi-family parcels shall include an on-site pedestrian system that provides
71 pedestrian movement between buildings without depending on parking lots for this purpose.
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- 73 1. **Link each building with walkways.** All buildings designed for residential occupancy or
74 business access shall be linked to each other by a secondary walkway system. Public sidewalks
75 may be considered part of the walkway system if they provide convenient movement
76 between structures.
- 77 2. **Assure adequate walkway width.** Secondary walkways must be wide enough for their
78 intended purpose.
- 79
- 80 3. **Differentiate walkway surface.** Walkways must be visually distinct from the parking lot and
81 driveway surfaces. Where walkways are flush with driveways or parking lot surfaces, textured
82 or colored materials can provide visual distinction. Paint or striping will not suffice to meet this
83 requirement.
- 84
- 85 4. **Avoid walkways which cross parking stalls.** Walkways may not be used for parking
86 stalls. However, the ramp or loading area of a handicap-stall may be part of the walkway, subject
87 to ADA conformance.
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Commented [JE7]: Do we need this? Not sure it has even been used

90 *Secondary walkways connect*
91 *each building and are distinct*

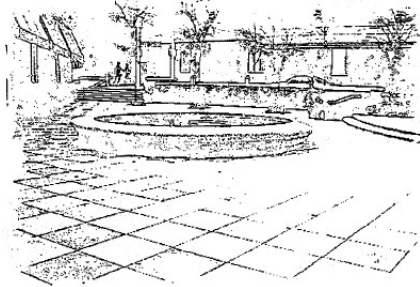


94 *Primary walkway connects building's main entrance with the public*
95 *sidewalk. Notice how the outdoor plaza provides a visual focus to the*
96 *site while enhancing the pedestrian environment.*
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101 **OUTDOOR COMMON AREAS**

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103 A common area is a designed outdoor space which encourages outdoor activities and leisure in
104 outdoor spaces associated with commercial development. Required common areas must be provided
105 on-site, but may be enlarged and extended into city rights-of-way to connect with the sidewalk,
106 subject to City of Homer approval.



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109 **1. Provide common area of a size proportionate to development.** Commercial development
110 greater than 5000 square feet in floor area shall include common areas equal to 5% of the
111 gross floor area of the building to which they apply, excluding garages, warehouses, and
112 similar support structures.

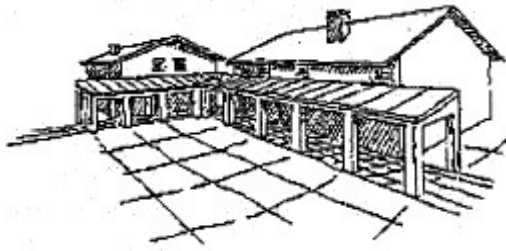
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114 **2. Choose type of common area best suited to development.** Common areas must include
115 trash receptacles and casual seating and/or tables. Common areas must be one of (or a combination
116 of) the following:

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118 a. Balcony, terrace or covered colonnade - providing a minimum walking width
119 of 8 feet and which also incorporates seating areas.

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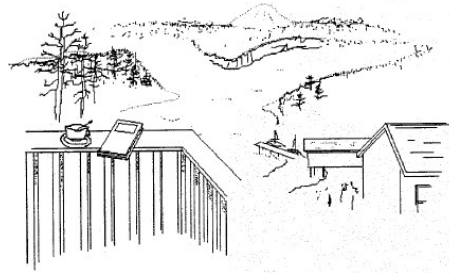
123 b. Plaza - with colored or textured pavement surface, e.g., brick, stone,
124 exposed aggregate concrete or colored and textured concrete. To provide
125 pattern and enhance the texture of the pavement, concrete surfaces shall be
126 scored or otherwise divided into smaller sections.

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- c. Pocket park - developed between or in front of buildings which include landscaped areas of grass, trees, shrubbery and flowers, combined with limited paths and pavement areas for casual tables and/or seats.
- d. Scenic View Area - consistent with these design standards. Viewing platforms intended for public access shall be identified with signage located at the edge of the public right-of-way.
- e. Off site common areas - For structures with less than 10,000 square feet of floor area, any of the above common areas which are within 250 feet of the subject site and are at least as large as the required common area for the subject site meet common area requirements and do not have to be repeated. This does not imply that the off site common area must be accessible for the subject site's use. It merely develops an appropriate density for outdoor common areas in a given district.



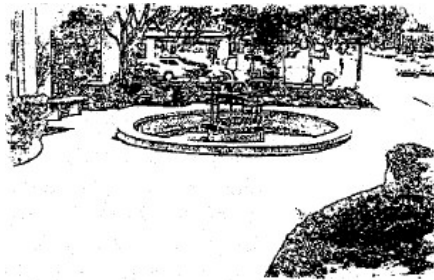
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- 3. Locate common areas in view corridors. Where view corridors occur on a site, common areas shall be located within the view corridor. Use care in the selection of landscape plantings so as to preserve views.
- 4. Provide direct access to common areas with pedestrian walkways. Common areas (or outdoor stairs leading to common areas) shall be easily accessible to customers from the

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public right-of-way by either primary or secondary walkways.

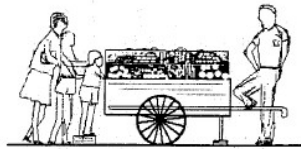
~~5. Provide outdoor seating where people want to sit. Pedestrian seating is encouraged in locations which allow enjoyment of sun and protection from wind and rain. Locate seating so that users can observe the activities of the street or enjoy a scenic view.~~



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~~6.5. Consider allowed activities in common areas.~~ To assure full use and benefit of common areas to the property owner, the following activities are allowed in common areas:

- a. Vendor carts - limited to one portable handcart per 500 square feet of common area, up to a maximum of 4 carts, provided such carts do not impede pedestrian flow. Carts shall be on private paved common area, subject to owner approval. Carts must be portable and be stored away after hours.



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- b. Temporary art displays - allowed in private common areas, subject to owner approval.
- c. Outdoor sales - (e.g., farmers market) allowed one day per week.
- d. Outdoor dining -- Common areas used for outdoor dining may add up to one seat per 20 square feet of common area without any additional parking being required. Such seating may not impede pedestrian flow.

Commented [JE8]: Fairly duplicate with #2 above. The decision where to put the outdoor area is usually driven by the building location and its function, not the other way around.

Commented [JE9]: Recommend striking the section on activities in common areas.

186 **COMMERCIAL STREETSCAPE**

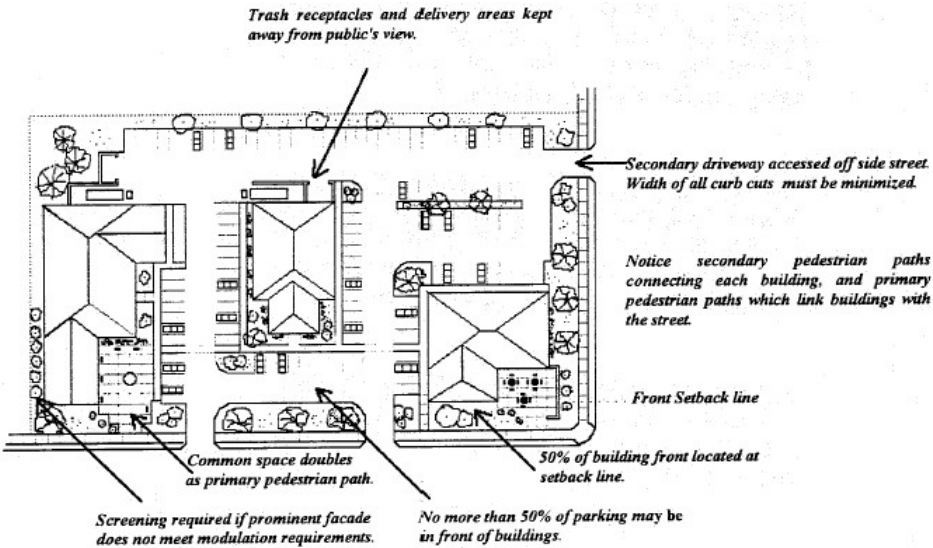
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188 To enhance the visual quality and the pedestrian environment of commercial streets and activity
189 centers, an increased emphasis should be placed on landscaping, pedestrian walkways and
190 architecture. Parking lots and service areas should be visually diminished by keeping them to the
191 side or rear of the buildings.

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193 **1- Locate structure near front setback line.** At least 50 percent of the primary structure's front
194 facade shall be placed near the front setback line. The remaining portion of the building may be
195 stepped back to accommodate common areas or parking. *However, no more than 50 percent of*
196 *required parking may be located in front of a building (see parking standards on pg. 28).*

Commented [JE10]: Parking is discussed below

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198 **2-1. Orient service and delivery areas away from the street.** Where possible, service and delivery
199 bays, including warehouses and mini-storage units, may not be oriented to the street. These
200 areas should be separated from public access routes and parking areas whenever practical.

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206 **3-2. Limit the number of curb cuts.** To maximize landscaping at the street face, curb cuts for
207 driveways shall be limited to one cut per parcel frontage or one cut per 200 feet of parcel
208 frontage, subject to Public Works driveway separation requirements. An additional cut is
209 allowed if the driveway is one-way. Where available, side streets or alleys should be used for
210 additional access needs.

Commented [JE11]: What is code requirement? Update needed?

211

212 **4-3. Limit width of driveways to 15, 24 or 34 feet.** To further maximize landscaping at the
213 street face, one lane driveways may be no wider than 15 feet, two lane driveways may be no
214 wider than 24 feet and three lane driveways are limited to 34 feet except that necessary
215 flaring of the driveway may occur between the inner edge of the sidewalk and the gutter.

Commented [JE12]: Code requirements?

216
217 **5-4. Link dissimilar buildings with common site amenities.** Visual continuity can be
218 achieved between dissimilar buildings by emphasizing common elements of site design. (e.g.,
219 landscaping, screening, furnishings, light standards, decorative paving materials). Similar
220 colors of structures can also provide visual continuity to the streetscape.

221
222 **6-5. Provide covering over walkways where appropriate.** Encourage pedestrian use of
223 walkways by providing canopies, marquees and awnings on building fronts which abut a
224 sidewalk.

225
226 **7-6. Place no more than 50% of required parking in front of buildings.** Where practical, no
227 more than 50% of required parking may be located in front of the building. In this context,
228 the front shall be the building side facing the street providing primary access to a site.

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230 **8-7. Avoid parking in front of building entrance.** Parking spaces in front of the main building
231 entrance interfere with entrance visibility and access. These shall be avoided.

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233 **9. Choose awning designs appropriate to building style.** Awnings, canopies and marquees
234 may not obscure architectural details of the facade.

Commented [JE13]: Not really sure what this means. Placement... in architecture not streetscape. Also a rare feature in Homer, lets simplify

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237 **10. Ground signs should be constructed from natural materials.** Grass, flowers and shrubs should be
238 placed around the sign to provide color and visual interest.

Commented [JE14]: Signs should follow the sign code, which has been amended since the manual was adopted.

239 240 241 **LANDSCAPING & SCREENING**

242
243 Formal landscaping provides a pleasing transition between the natural setting and the built
244 environment and between adjacent built environments. Landscaping may not be considered
245 adequate compensation for poor site or building design; it shall be used to enhance new development
246 (regardless of how attractive the buildings on a site may be) and to soften the visual impacts of such
247 urban necessities as parking lots and mechanical equipment. Natural vegetation, together with
248 existing views of the water and land views is an integral part of the Homer setting and should
249 be preserved on both developed and vacant parcels. Views through or framed by natural vegetation
250 may be achieved while retaining the existing vegetation which characterizes Kachemak Bay.

Commented [JE15]: Re-organize this section so there is landscaping, and screening, not mixing the two topics.

251
252 **1. Development should be located so as to preserve, to the maximum extent possible, the**
253 **best and most attractive natural features of the site.** Development should avoid areas of
254 environmental sensitivity and minimize negative impacts and alteration of natural features.

Commented [JE16]: Is this captured in building siting? Should be in one place

255 **2. Control vegetation to preserve existing significant views.** The following standards promote
256 retention of existing views and apply to both commercial and residential properties:

257
258 a. **Selective thinning** - Larger tree stands which, over time, have closed off

259 significant views may be selectively thinned. Limit thinning to maintain a balance
260 of timber and continuous canopy.
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Commented [JE17]: Where do we talk about removal of diseased trees, or replanting?

Trees make up an integral part of this view. A balance between trees and view should be retained



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263 b. Trees within view - Allow trees to be a part of the view. Limited numbers of trees
264 should not be considered an obstruction to a view.

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266 ~~c. Trimming trees. When trimming or limbing up trees to preserve views, maintain~~
267 ~~a healthy balance between the crown and trunk of the trees.~~

Commented [JE18]: Duplicate, see below pages

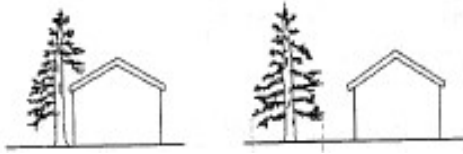
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269 ~~d. Tree Topping. Avoid topping or trimming which alters the natural symmetry of~~
270 ~~a tree unless necessary for safety reasons or as emergency situations dictate.~~

271
272 3. **Avoid removing significant vegetation.** Complete removal of significant vegetation to
273 create new views where views do not currently exist, or to create panoramic views out of
274 existing limited views is not permitted.

Commented [JE19]: What is significant vegetation?
Local/nativespruce? Willow? Alder?

275
276 4. **Provide adequate room for retained vegetation.** Identify how retained trees will be
277 protected both during and after construction.

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279 a. Location of structures. Buildings, retaining walls, utilities and paved surfaces must be far
280 enough away from retained trees to allow room for construction activities (including
281 grading and excavation) and to assure a proper growth environment after construction.



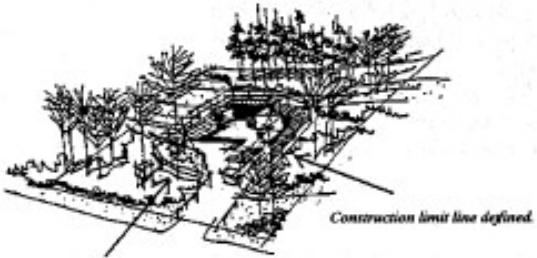
Neither the building footprint or the area of construction should encroach into the drip line of trees to be protected

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- b. Area of construction. In no case shall construction activities take place within the drip line of the tree (root zone) without extra precautions.
- c. Tree well. Provide a tree well or other form of protection where the surrounding grade must be raised.

5. **Protect existing trees during construction.** Significant vegetation to be retained must be protected during construction by installation of an effective system. The system must be approved by the Public Works Department, and must be in place during construction.

Limits of disturbance must be carefully defined and delineated. Areas of nondisturbance must be protected.



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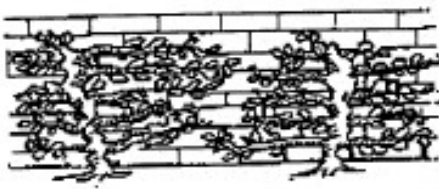
- 6. **Replace lost trees which were intended to be retained.** Any tree proposed or required to be retained and which is subsequently lost or destroyed must be replaced with at least three 6-foot trees of an appropriate species.
- 7. **Choose plantings which are compatible with existing vegetation.** Plantings must be of a type which will thrive amid existing vegetation without killing or overtaking it. Avoid mixing incompatible plants which require different planting environments or micro-climates. Avoid haphazard mixture of textures, colors and plant types.
- 8. **Locate vegetation to preserve significant views.** Views and vistas from public rights-of-way shall be considered when determining placement of vegetation. While it is not the intent to avoid all trees in the foreground of a view, consideration should be given to the expected

308 height of trees and how they might be located to "frame" the view.

309
310 9. **Retain the natural symmetry of trees.** Trimming of trees shall be done in a manner that
311 preserves the tree's natural symmetry. Topping shall be avoided unless required for
312 health/safety reasons. Limbing-up may be appropriate if sufficient crown is retained to
313 preserve the tree's health.

314
315 10. **Use shrubs or vines on blank walls.** ~~Blank walls shall include a narrow planting area with~~
316 ~~shrubs or vines giving coverage to the wall.~~ Revision: Landscape along blank walls. Shrubs,
317 vines or other plantings can be used to provide either coverage or grouped plantings along
318 otherwise plain walls.

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Shrubs and vines provide good coverage to walls which lack architectural interest

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322 11. **Outside storage of materials and equipment and trash, if otherwise allowed, should be**
323 **screened from view from adjacent streets and residential areas.** Such screens should be
324 opaque and may consist of walls, fences, landscaped berms, evergreen plantings, or any
325 combination thereof.

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327 12. **Enclosed storage of materials, equipment and trash is encouraged.** The enclosure will
328 be built to be complementary to the primary structure or landscaped or located so as to not
329 be visible from the street.

330
331 13. **Elements such as, but not limited to; HVAC units, telephone boxes, fuel tanks and**
332 **electrical transformers, shall be integrated into the site design through the use of**
333 **landscaping, berms or fences and should be as unobtrusive as possible.**

334
335 14. **Landscaping will be planned in such a way as to preserve views from public rights-of-**
336 **way.** Consideration will be given to the expected height of trees and how they might be
337 located to frame the view.

338
339 ~~15. Landscape plants will be chosen to be compatible with existing native vegetation and~~
340 ~~to thrive in Homer's climate.~~

341
342 ~~16. All disturbed lands will be revegetated within nine months or the next growing season,~~
343 ~~whichever is sooner.~~

344
345 17. ~~Conform to all other landscape criteria in the Homer City Code.~~

346

Commented [JE20]: Keep this here

Commented [JE21]: Make AK appropriate. Not a lot of successful vines for our climate.

Commented [JE22]: Cut graphic

Commented [JE23]: We don't ask for a specific plant list or follow up on specific shrub plantings over the life of the CUP.

Commented [JE24]: See code

Commented [JE25]: Already a code requirement.

347

348 ~~Vacant Parcels in All Zones:~~

349

350 ~~Limit Clearing to no more than 50% of significant vegetation and retain vegetation in all~~
351 ~~required buffers and setbacks. Clearing limitations apply to all vacant parcels with no~~
352 ~~approved Development Activity Plan, Storm Water Plan, or Zoning permit for development~~

353

354

Commented [JE26]: If not a CUP, this doc does not apply.
So unless I had a vacant lot CUP, it makes no sense.

R I C H A R D S O N D M D , I N C
4 1 2 E P i o n e e r A v e . S u i t e # 2
H o m e r A l a s k a 9 9 6 0 3

(9 0 7) 2 2 6 - 2 2 1 8 O f f i c e

(9 0 7) 2 2 6 - 2 3 1 0 F a x

11/13/2020

INRE: COMMUNITY DESIGN MANUAL CITY OF HOMER EDC PACKET PAGES 46,47,48 "FENCES"
WITH COMMENTS; COMMUNITY DESIGN MANUAL CITY OF HOMER PAGES 31,32,33

Time Spent on Review, Research and Comment: 3 hour 20 minutes

Dear Julie,

Thank you for sharing information with the Economic Development Commission regarding revisions of the Community Design Manual, specifically Fencing. I have put together some basic research and comments to help foster conversation about how to best update this portion of the manual.

Fencing is most often thought of as a physical barrier

Fencing may be the oldest means of traffic management and property division, whether intended to herd pre historic caribou, route the enemy on beachheads, or protect property from theft. The use of fencing for cosmetic purposes likely constitutes a lesser proportion of use than for crowd control or exclusion. Still cosmetic uses are discussed and appear in far more diverse form than the structural uses.

As Britannica online points out "**Fence**, barrier erected to confine or exclude people or [animals](#), to define boundaries, or to decorate. Timber, [soil](#), [stone](#), and [metal](#) are widely used for [fencing](#)."¹ [See Article History](#)

** It is important to recognize that a large proportion of building owners will be planning fencing as a physical barrier rather than as a cosmetic addition. The Homer Community Design Manual addresses fencing largely as a cosmetic addition to a Suburban neighborhood outside of a big city.

¹ <https://www.britannica.com/technology/fence-barrier>

Fencing Height and Safety

Some communities have specific language referring to fencing height as a safety barrier.

For example, fencing used at school buildings, pools or sport fields often have clearly defined characteristics to achieve an appropriate barrier.

“Child Care Learning Center: 591-1-1-.26(4) - Playgrounds shall be protected from traffic or other hazards by a four (4) foot or higher secure fence or other barrier approved by this Department. Fencing material shall not present a hazard to children and shall be maintained so as to prevent children from leaving the playground area by any means other than through an approved access route. Fence gates shall be kept closed except when persons are entering or exiting the area.”²

Fencing Type and height used as barriers may be business specific and not easily outlined in city manuals. For example, slat type fencing that is three feet tall may be inappropriate for a dog grooming business.

Certain fencing products and shorter heights of fence may be a danger to Moose, and people riding snow machines, especially when the base layer of snow covers the fence.

Privacy Fencing

There is no mention of privacy fencing in the Homer Community Manual. There verbiage regarding fencing blocking the view of streets would somewhat address business to business privacy fencing.

In communities that have limited real estate to develop, it is not uncommon to have privacy fencing appear. Privacy fencing is fairly common in the lower 48 to separate office buildings where the windows look into the windows of the adjacent building.

Privacy fencing can often be visible from the road and is usually greater than 5 feet high. It is not uncommon for privacy fencing to be placed between the street and the business.

² <http://www.decal.ga.gov/documents/attachments/PlaygroundFencingTips.pdf>

Cost of Installing Fencing³

To fence the perimeter of approx. 1 acre of property [210 x 210 feet- approx. 1 acre]:

- Silver Galvanized including 1 Drive Thru Gate, 2 pedestrian Gates: \$17,800 installed ³
 - \$18/Square foot - installed
 - Install (1) 16 foot drive through gate - \$2200 – included above
 - Install (2) Pedestrian Gates - \$300/Each – included above
- Colored Galvanized Fence add 20% to Silver price
- Wood Cedar 6 foot Slat Fence no Gates - \$33,600 Installed.
 - \$40/linear foot - installed

** possible significant increase in metal and wood material price next year.

Approximate Cost for frontage only – 210 Feet Road frontage w/ installation

- 210 feet 4' silver x \$18 per sq/ft no gates = \$3780 w/installation
- 210 Feet 4' colored no gates \$3780x1.2 [20% more than silver]= \$4536 w/installation
- 210 Feet 6' Cedar no gates \$40*210 = \$8400 w/installation

Approximate Cost for frontage only – 210 Feet Road Frontage – No Installation

- 210 Feet 4' Home Depot Vinyl Picket Fence Panels \$156*26 panels \$4056 - no gate⁴

** Costs above assume ideal ground conditions and access to areas where fencing installed.

Life span of fencing

- Chain link – unlimited until damaged – ie tree falls, snow and ice damage, vehicle impact
- Cedar – require every 3 year coating to keep from graying – replacement time depends on moisture levels and conditions.
- Vinyl Picket – unknown life span – depending on color may need cleaning.

³ Hypothetical for 1 acre - Phone Estimated provided by McKinley Fence [Jason] 907 357 3731 – 1 acre calculated as 43,500 sq feet with 210 road frontage or 840 linear feet of property line.

⁴ <https://www.homedepot.com/p/Weatherables-Cheyenne-4-ft-H-x-8-ft-W-White-Vinyl-Fence-Picket-EZ-Pack-PWPI-THD3-4x8DE/205068281#product-overview>

Recommendations for the Community Design Manual on Fencing:

- Security, Safety and Function should outweigh Cosmetics when the fence is intended as a barrier. The Manual already alludes to this. In addition - even if the Fence is in view of the street.
- Cosmetics should prevail when the fencing has no other function.
- The fencing section of the manual does not have a discussion about privacy fencing, barbwire or razor wire.
- Planning needs to maintain significant latitude when a business has a justified function for a barrier regardless of the verbiage in the manual.
- Items such as veneered smooth face cinder block, select rock, wrought iron and brick are very expensive and may be unobtainable by many cottage businesses. Expanding affordable options beyond coated chain link on wood framing would be helpful.
- The Community Design Manual should have a sentence regarding maintenance of the fence.

I hope you find this information helpful.

Sincerely

Dr. Bill Richardson DMD.

Time Log

Call Triple A Fence in Anchorage 10 min

Call McKinley Fence 10 min

Web Research 10:00 to 11:20- 1 hour 20 min

Web Research, Letter Draft, Phone Calls 11:45 to 12:15 - 30 min

Letter Draft, phone call 5:30 to 7:00 – 1 hour 30 min



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

TO: Economic Development and Port and Harbor Advisory Commissions
FROM: Julie Engebretsen, Deputy City Planner
DATE: December 1, 2020
SUBJECT: 2021 Draft Land Allocation Plan

Requested Action:

1. Review lands currently available for long term lease (Section A). Are there any recommended changes?

Background

Homer City Code Title 18.08 regulates city property leases. Each year, the City Council reviews and passes a resolution on which lands should be available for lease. Council will have a work session with the Port and Harbor and Economic Development Advisory Commissions, tentatively in January, to discuss any changes.

Most City leasing occurs on the Spit and at the airport terminal. The Port and Harbor Commission usually provides the most detailed comments about the Spit, as they typically are most familiar with area operations and long-term leases. The Port and Harbor and Economic Development Commissions provide comments by memorandum to the Council. The kinds of comments that code solicits include: which parcels should be available for lease, the lease rate, preferred length of the lease term, and any requirements, preferences or restrictions regarding use and or development.

Requested Actions:

1. Recommend any changes to lands available for long term lease.

Attachments:

1. HCC 18.08.020
2. 2020 Draft Land Allocation Plan
3. Map, City lands on the Homer Spit

18.08.020 Land allocation plan – Property available for lease.

a. Unless dedicated or reserved to another purpose, all real property including tide, submerged or shore lands to which the City has a right, title and interest as owner or lessee, or to which the City may become entitled, may be leased as provided in this chapter. In the case of any conflict between this chapter and any local, State or Federal law governing the leasing of City tide and submerged lands, the law governing the leasing of City tide and submerged lands shall prevail.

b. The City administration shall maintain a list of all City-owned properties authorized for lease by Council. This list shall be adopted annually and contain the information required under this chapter. The list may be called the land allocation plan and will be made available to the public at the City Clerk's office.

c. Council shall adopt a land allocation plan that identifies:

1. City-owned property available for lease;
2. The property description, lease rate, preferred length of the lease term for each available parcel; and
3. Any requirements, preferences or restrictions regarding use and/or development.

d. Council may identify property in the land allocation plan that is subject to competitive bidding. Property subject to competitive bidding in the land allocation plan need only identify the property description in the land allocation plan but all other terms required in subsection (c) of this section shall be identified in the request for proposal for such properties.

e. Prior to the adoption of the land allocation plan, Council shall hold a work session. Commission members and City staff may provide recommendations to Council during the work session regarding City-owned property available for lease and the terms of such leases.

f. The City shall provide public notice of the adoption of the land allocation plan and the City-owned real property available for lease no more than 60 days after its adoption.

g. All uses and activities on City-owned real property available for lease are subject to all applicable local, State, and Federal laws and regulations.

h. The Council may restrict specific City-owned properties to certain uses or classes of use that serve the City's best interest. [Ord. [18-16\(S\)\(A\)](#) § 1, 2018].

2021 Land Allocation Plan City of Homer

Adopted by Resolution 21-XX



Cutting the ribbon on Homer's long awaited Police Station

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**

Index—City lands listed by parcel number
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.

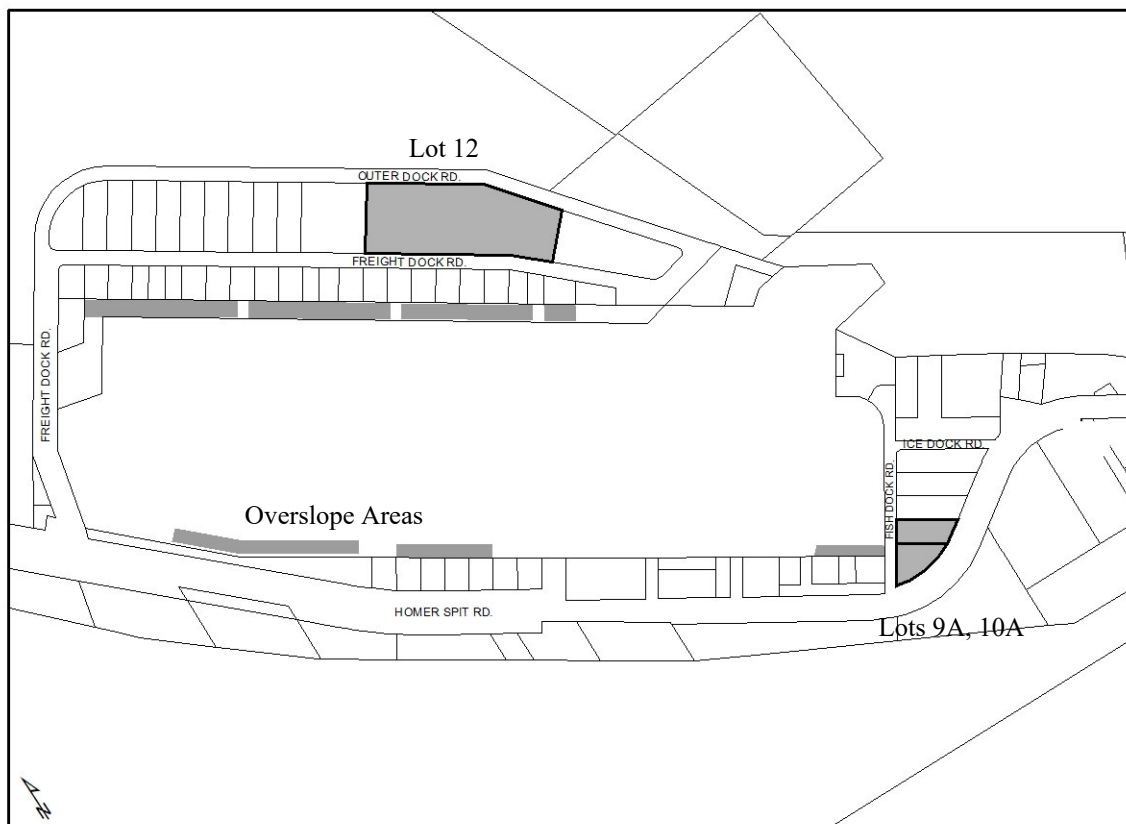
Section A

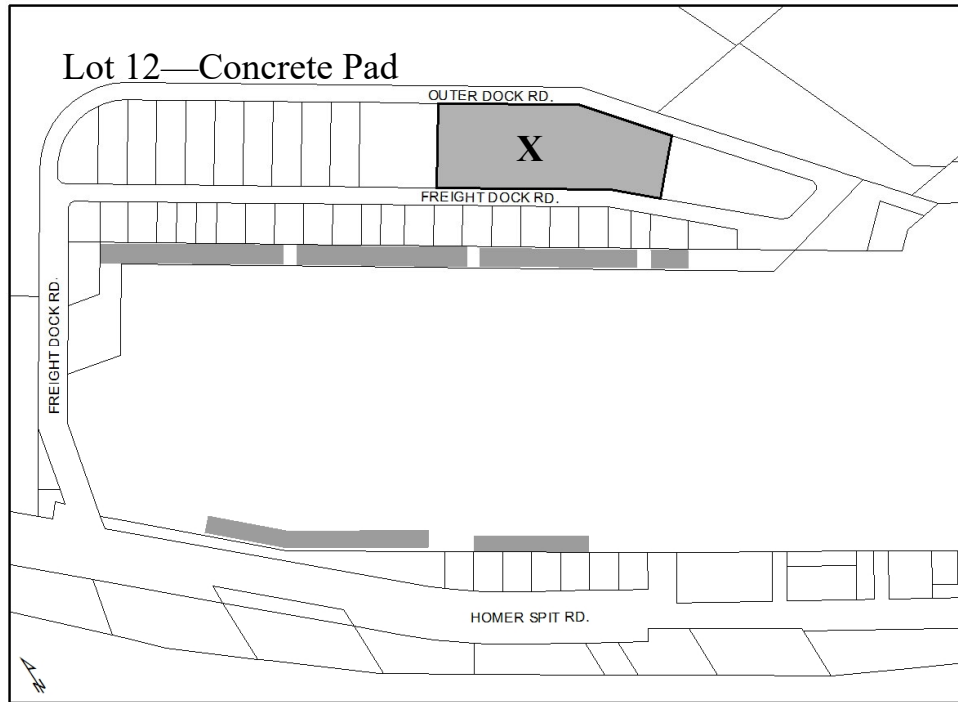
Lands available for lease

The following lots, and select areas within the Homer Airport are available for lease in 2020. Lease procedures follow the City of Homer City Code, Title 18.

The Port and Harbor Office provides information on long term leasing on the Homer Spit. The Harbor also manages short term leases and license agreements, such as vending machines, bike rentals and itinerant merchants. For more information, contact 907-235-3160.

The City Manager's Office handles airport terminal leasing. For more information, contact 907-235-8121 ext 2222.





Designated Use: Lease
Acquisition History:

Area: 5 acres

Parcel Number: 18103220

2019 Assessed Value: \$841,600 (Land: \$495,600, Structure/Improvements: \$346,000)

Legal Description: Homer Spit Subdivision no 5 Lot 12

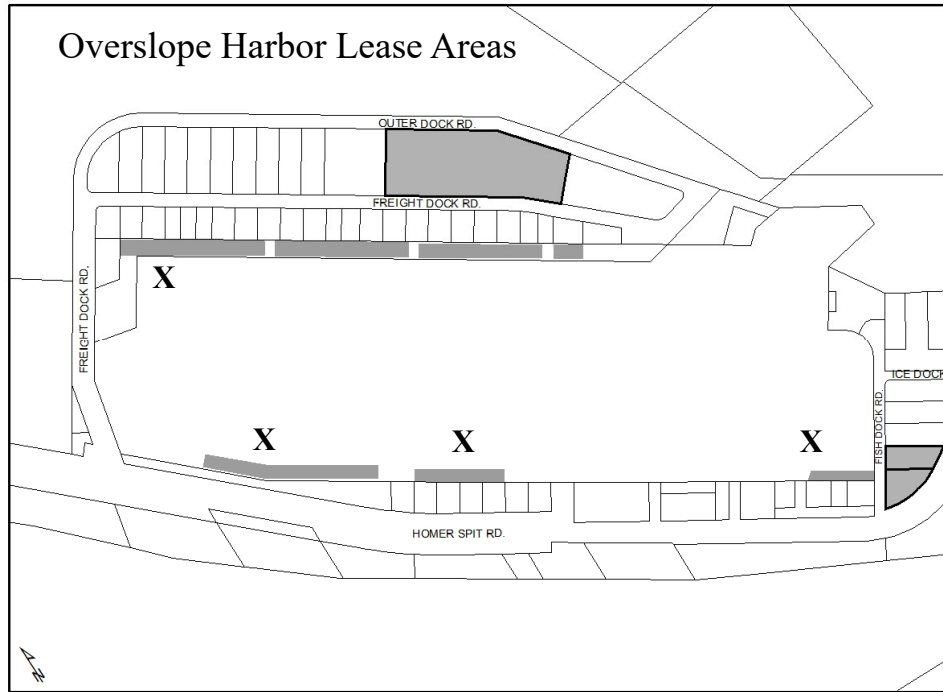
Zoning: Marine Industrial

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

Address: 4380 Homer Spit Road

Notes: 1 acre portion under lease per Resolution 18-084 to Alaska Scrap and Recycling, 5 year lease

Prior to a long-term lease the site is appraised. The appraised lease rates for up-lands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.



Designated Use: Lease
Resolution 17-33

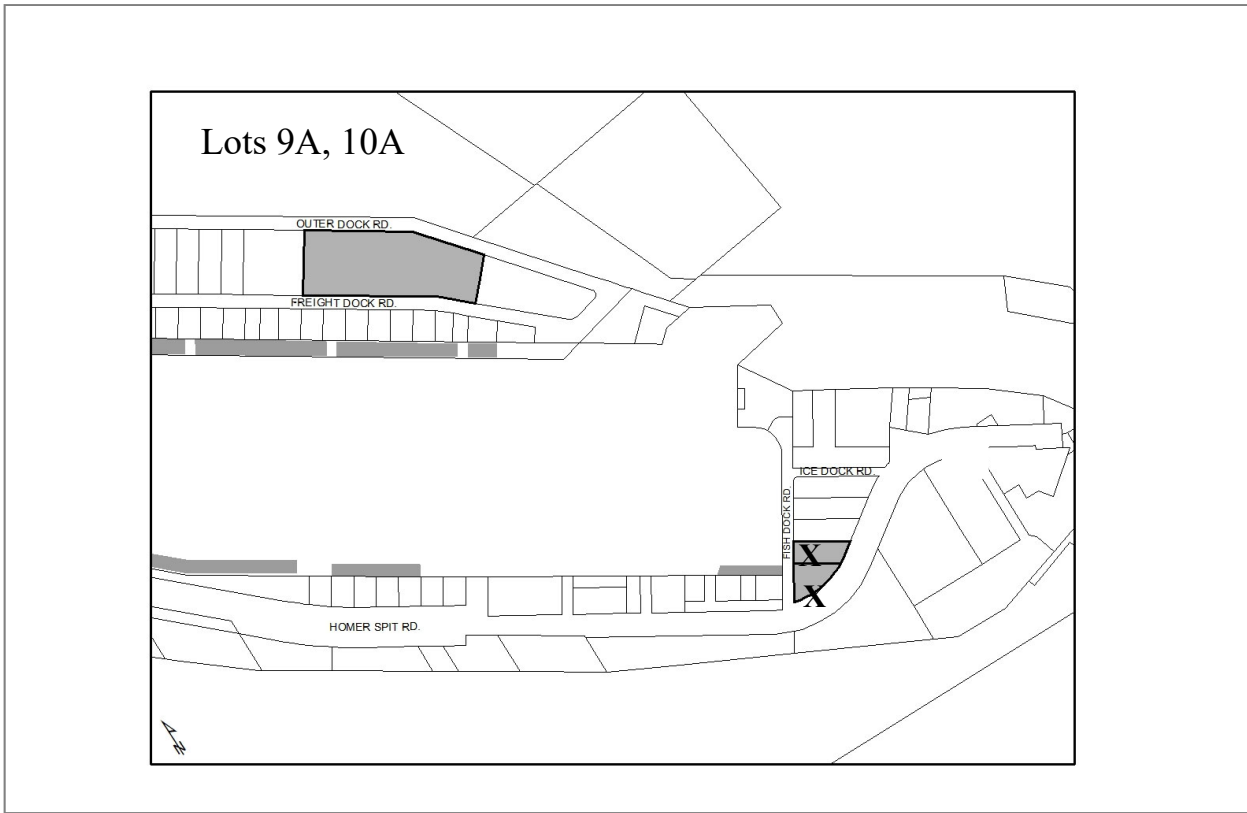
Area:	Parcel Number:
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Legal Description:

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

Infrastructure:	Address:
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Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.



Designated Use: Lease 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, gas, Spit Trail, paved road access	Address:
<p>Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.</p>	
Finance Dept. Code:	

Homer Airport Terminal



Designated Use: Airport
Acquisition History:

Available for lease

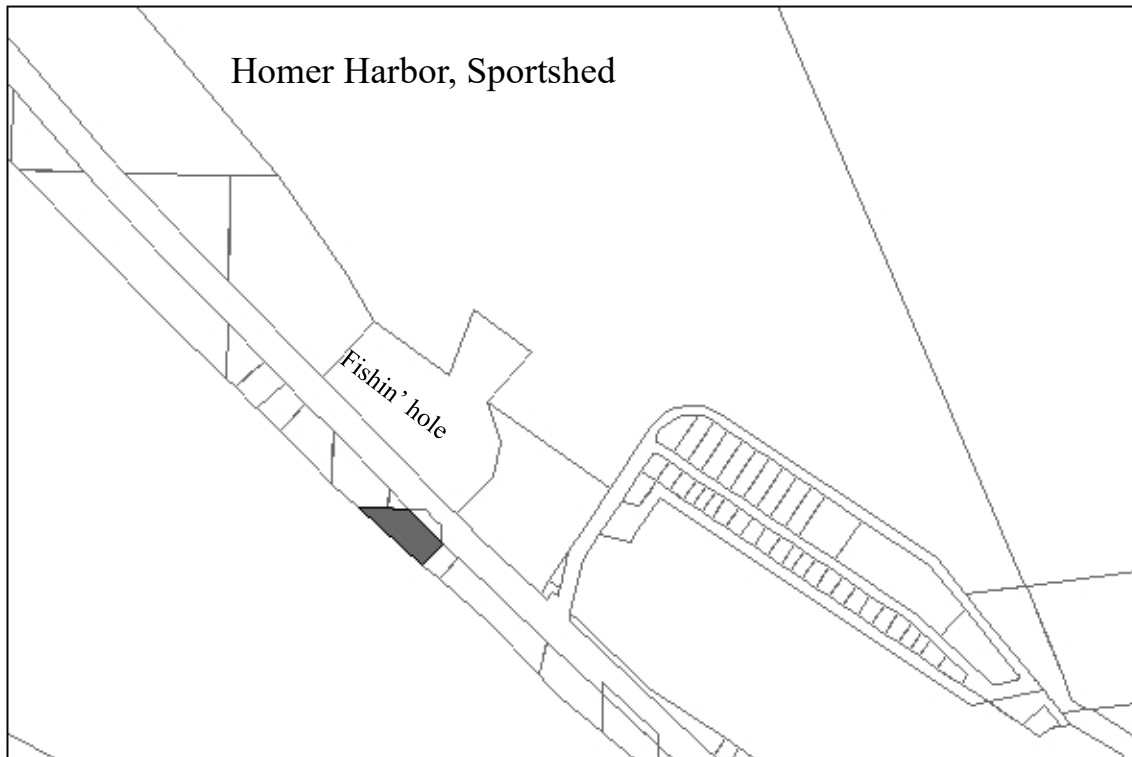
- Concession area across from baggage claim, 110 square feet, \$2/psf plus concession fees plus taxes.
- Ticket Counter, office and baggage enplanement area, 700 sq ft for \$2,600 per month plus taxes.
- One cargo area at the west end of the airport, 768 sq ft \$2,850 per month plus taxes.

Contact the City Manager's office at 907-235-8121 ext. 2222 for more information

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

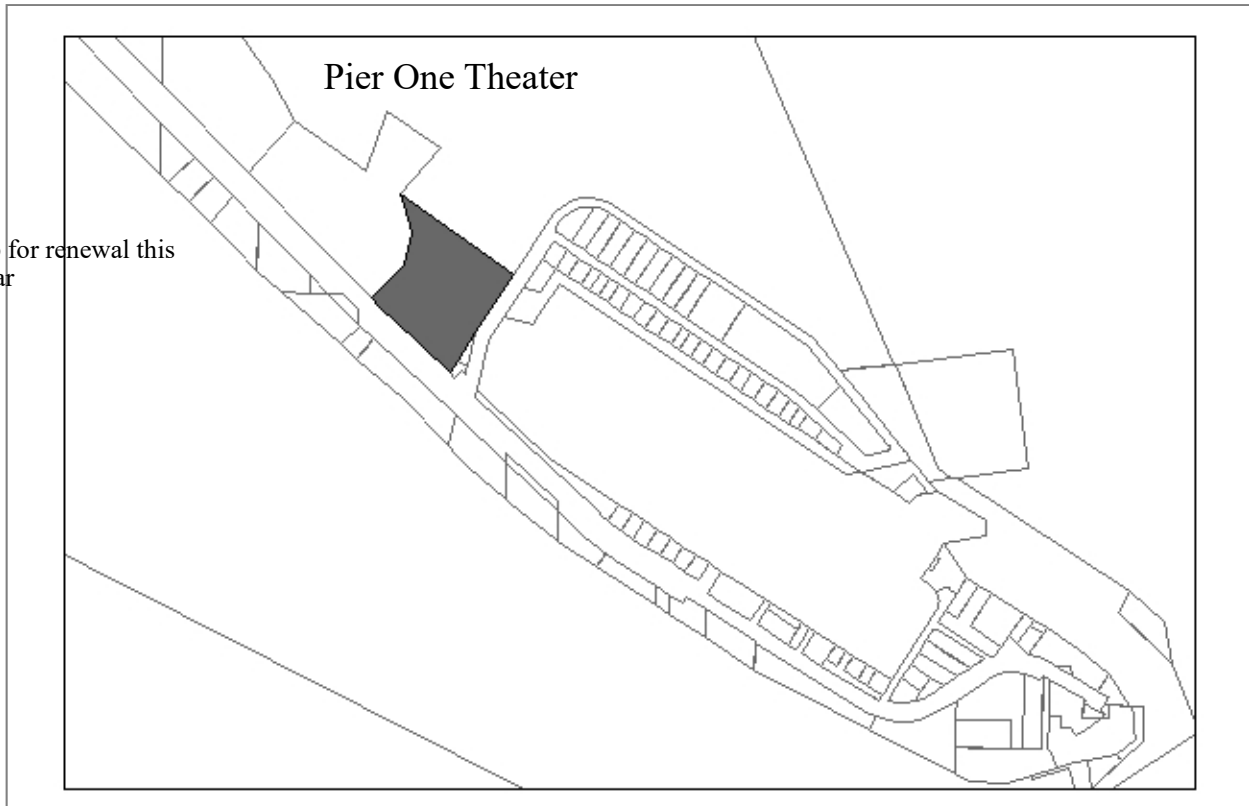
Infrastructure: Paved road, water and sewer.

Address: 3815 Homer Spit Road

Lease: Resolution 20-081, leased to Homer Enterprises LLC for the remaining term of 18 years 4 months with two 5 year options.

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.
 2019-2020, continued erosion and parking lot damage

Finance Dept. Code:



Designated Use: Fishing Lagoon
Acquisition History: Ordinance 83-26. Purchase from World Seafood.

Area: 11.27 acres	Parcel Number: 18103117
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Legal Description: HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

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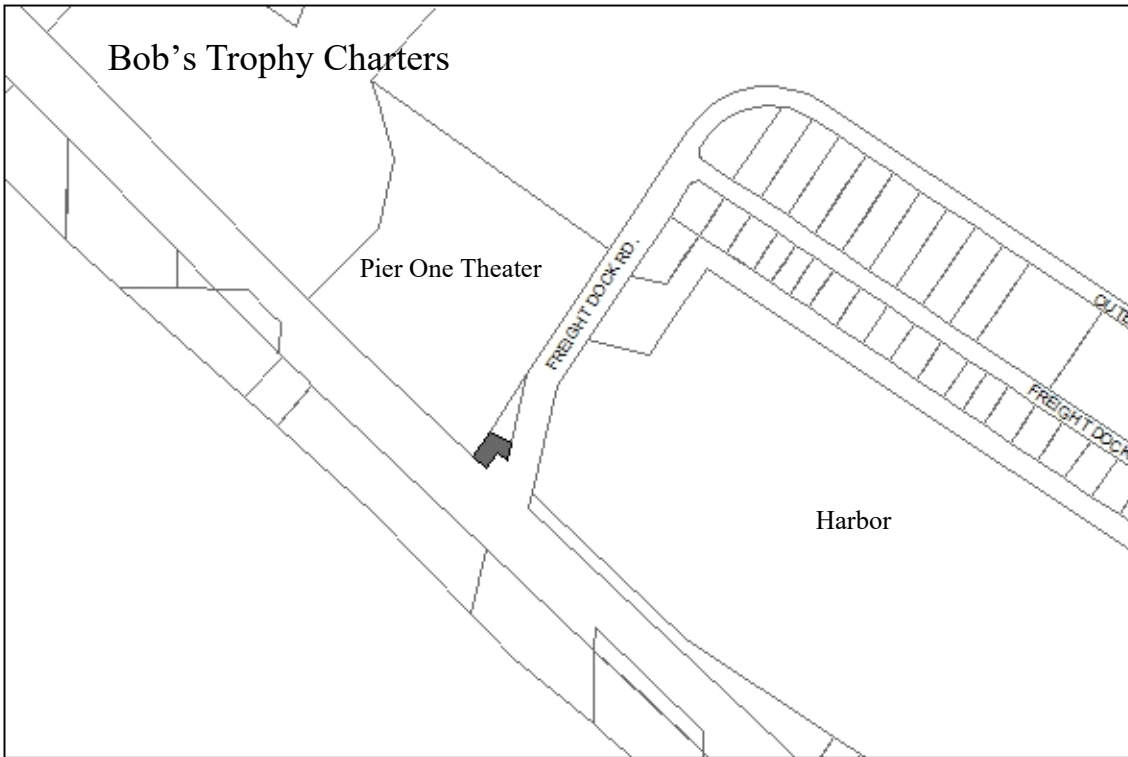
This is a large parcel that is used several ways.

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

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 2016- 118, 5 Year lease.

Finance Dept. Code:



Designated Use: Lease
Acquisition History: Ord 1983-26. Purchased from World Seafood

Area: 0.15 acres or 6,692 sq ft	Parcel Number: 18103118
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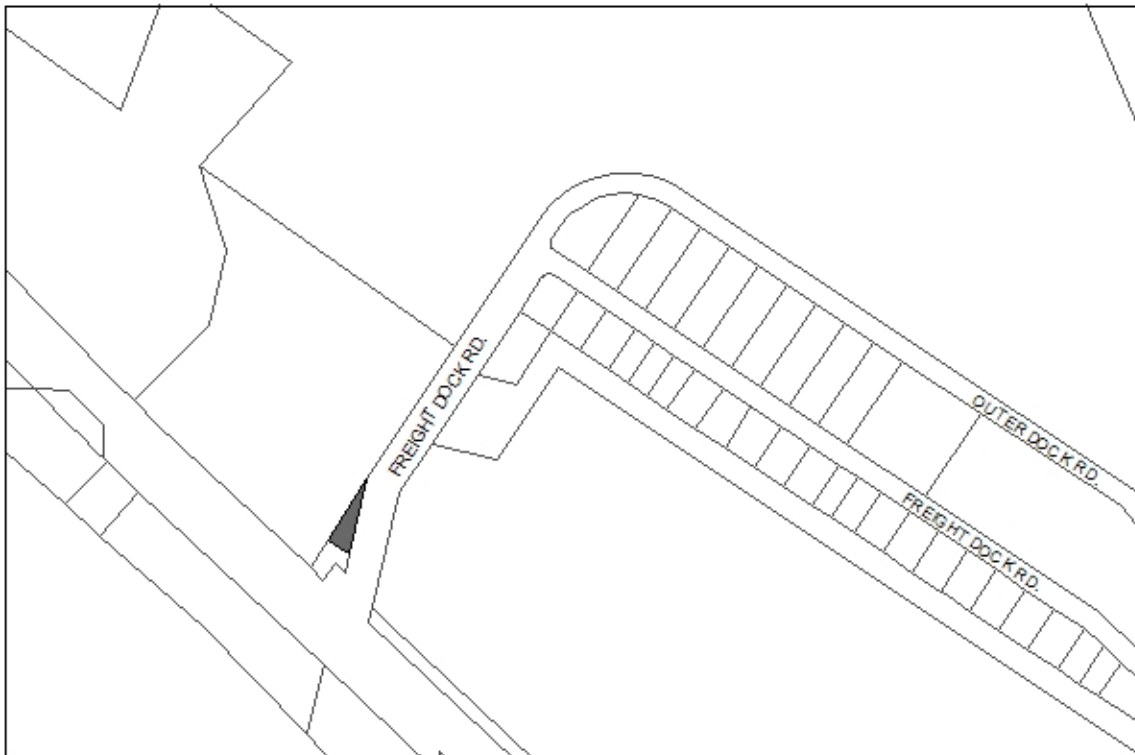
Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

Zoning: Marine Commercial	Wetlands: None
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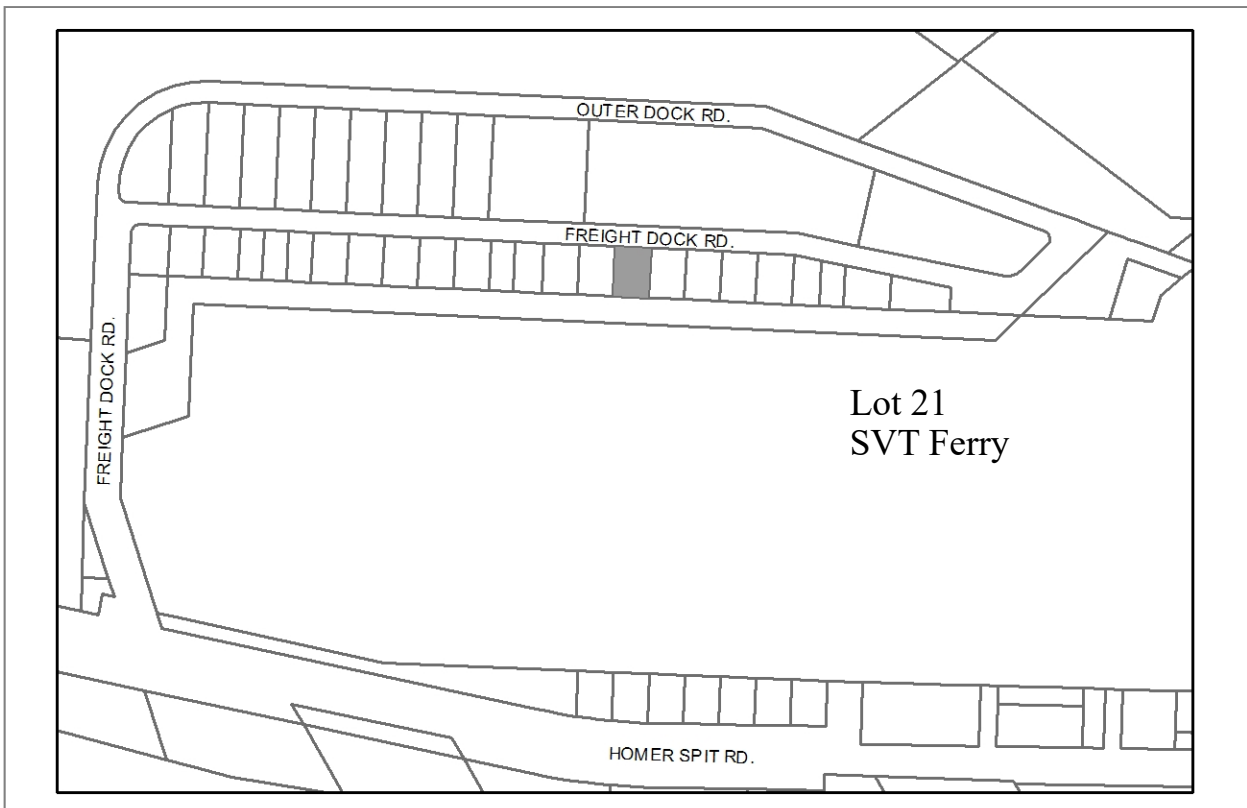
Infrastructure: Paved road, water and sewer.	Address: 3978 Homer Spit Road
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Leased: Resolution 16-116 authorized a new lease with the new owner for 20 years with two 5 year options.. Lease expires 2036.

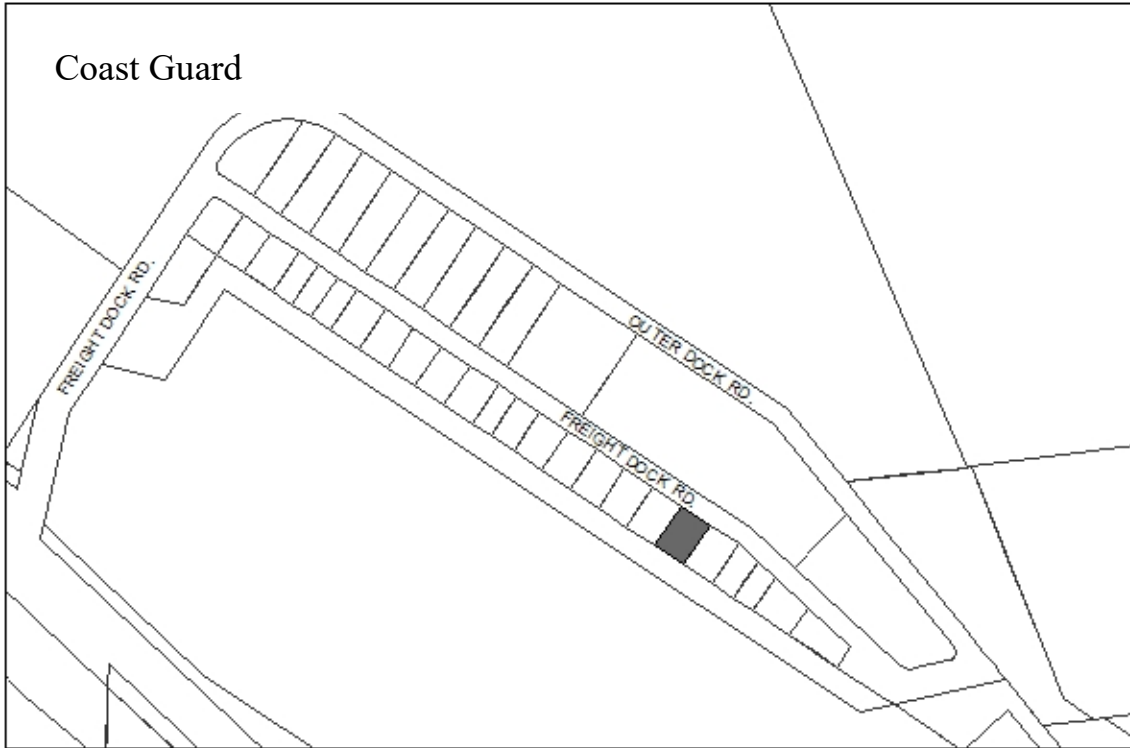
Finance Dept. Code: 400.600.4650



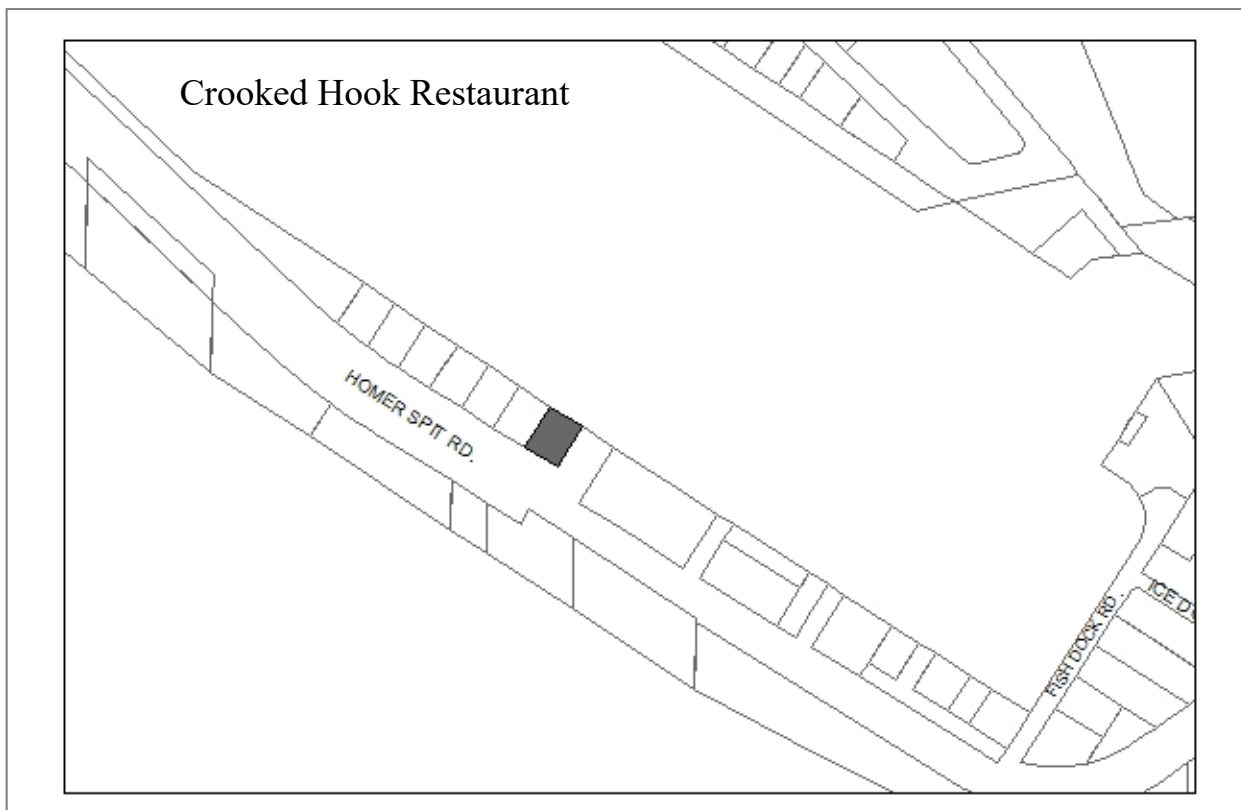
Designated Use: Leased Lands	
Acquisition History: Ord 83-26 purchase from World Seafood	
Area: 0.18 acres	Parcel Number: 18103119
Legal Description: HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 1114 Freight Dock Road
Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV Expiration: April 1, 2038.	
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 Village Tribe, for Kachemak Bay Ferry Resolution 10-41. Expiration May 31, 2030, two 5 year options	
Finance Dept. Code: 400.600.4650	



Designated Use: Leased to USCG	
Acquisition History:	
Area: 0.34 acres	Parcel Number: 18103218
Legal Description: Homer Spit Four subdivision Lot 2	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4373 Freight Dock Rd
Leased to: USCG Lease Renewal Options: None Expiration: September 30, 2026	
Finance Dept. Code:	



Designated Use: Leased Land	
Acquisition History:	
Area: 12,700 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
<p>Leased to: Harbor Bar & Grill Expiration: Lease expires 2/1/2046, no options.</p>	
Finance Dept. Code:	



Designated Use: Leased Lands
Acquisition History:

Area: 0.23 acres	Parcel Number: 18103309
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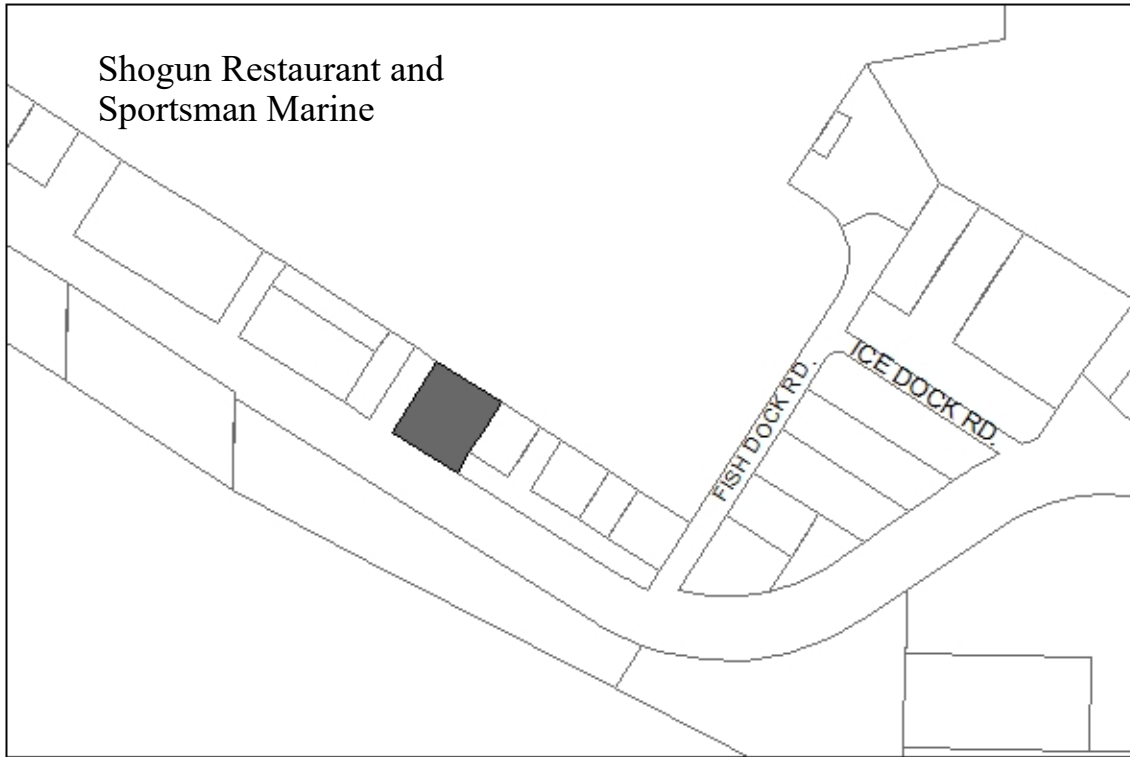
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30

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

Infrastructure: Water, sewer, paved road access	Address: 4390 Homer Spit Road
--	--------------------------------------

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

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 24,639 sq ft (0.57 acres)

Parcel Number: 18103432

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

Zoning: Marine Commercial

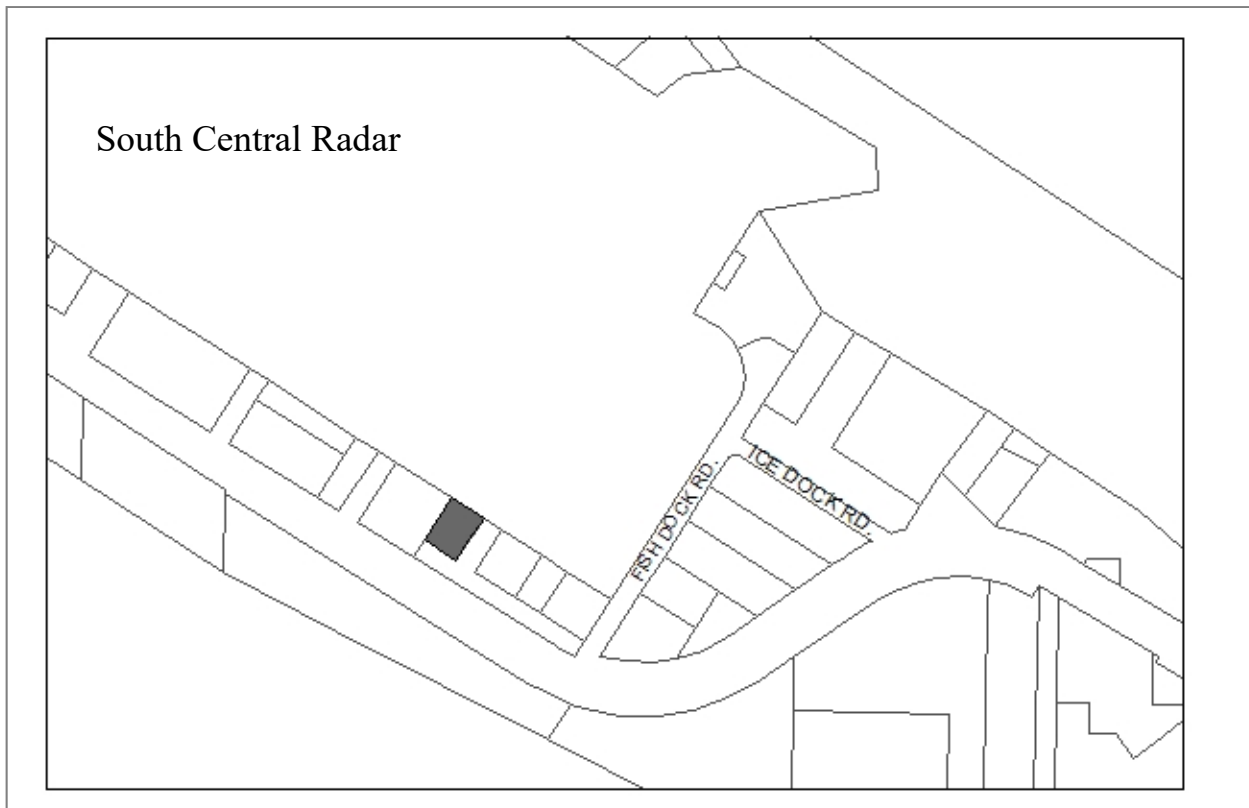
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4400 Homer Spit Road

Leased to: Shogun Restaurant and Sportsman Marine. Resolution 2019-02
 Expiration: 2039 with two 5 year options.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 0.2 acres	Parcel Number: 18103431
------------------------	--------------------------------

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1

Zoning: Marine Commercial	Wetlands: N/A
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Infrastructure: Water, sewer, paved road access	Address: 4406 Homer Spit Road
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Leased to: Mark & Laura Zeiset dba South Central Radar. Resolution 2012-086(S)
 Expiration: 11/1/2032, two additional 5 year renewal options

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

Area: 0.29 acres	Parcel Number: 18103442
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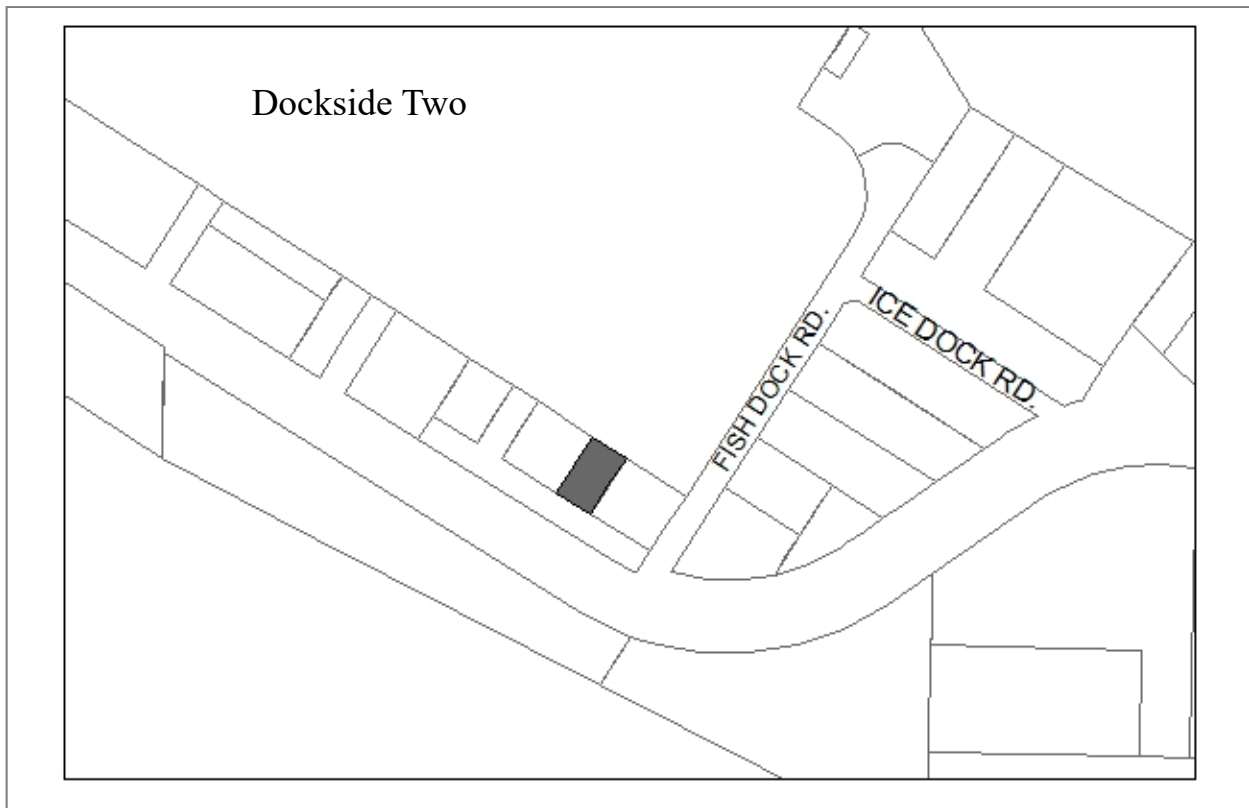
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2

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

Infrastructure: Water, sewer, paved road access	Address: 4460 Homer Spit Road
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Leased to: Mike Yourkowski
 Lease Renewal Options: one 10 year renewal option.
 Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 7,749 sq ft. (0.18 acres)	Parcel Number: 18103443
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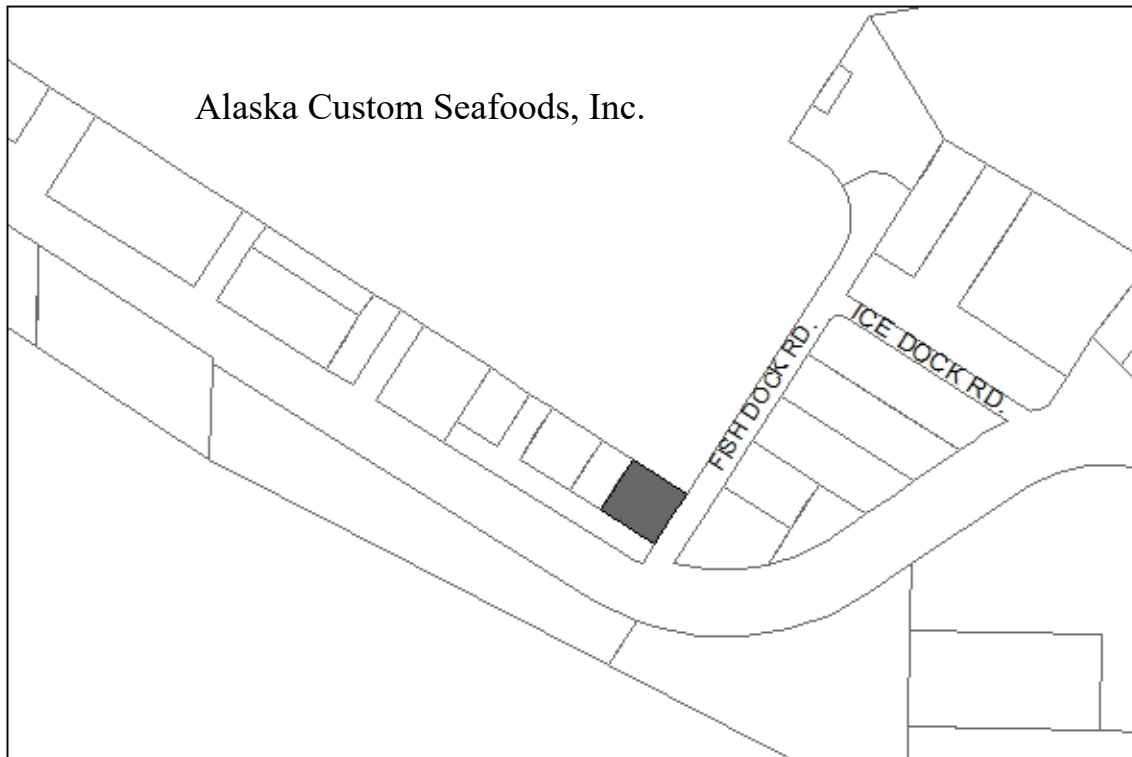
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

Zoning: Marine Commercial	Wetlands: None
----------------------------------	-----------------------

Infrastructure: Paved road, water and sewer.	Address: 4470 Homer Spit Road
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Leased to: William Sullivan dba Docks Two dba Kachemak Bay Seafoods
 Expiration: 2027, no options.

Finance Dept. Code:



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

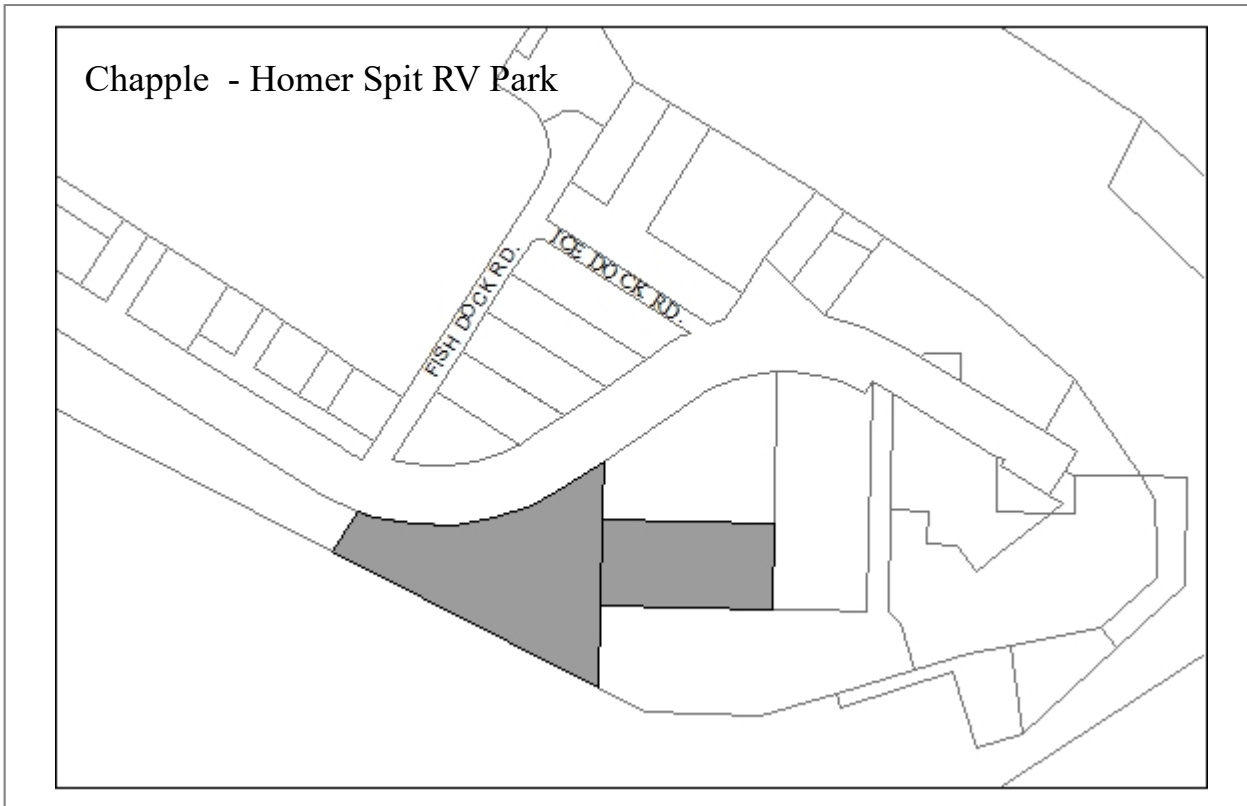
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc. Expires 2043.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 192,970 sq ft	Parcel Number: 18103402, 03
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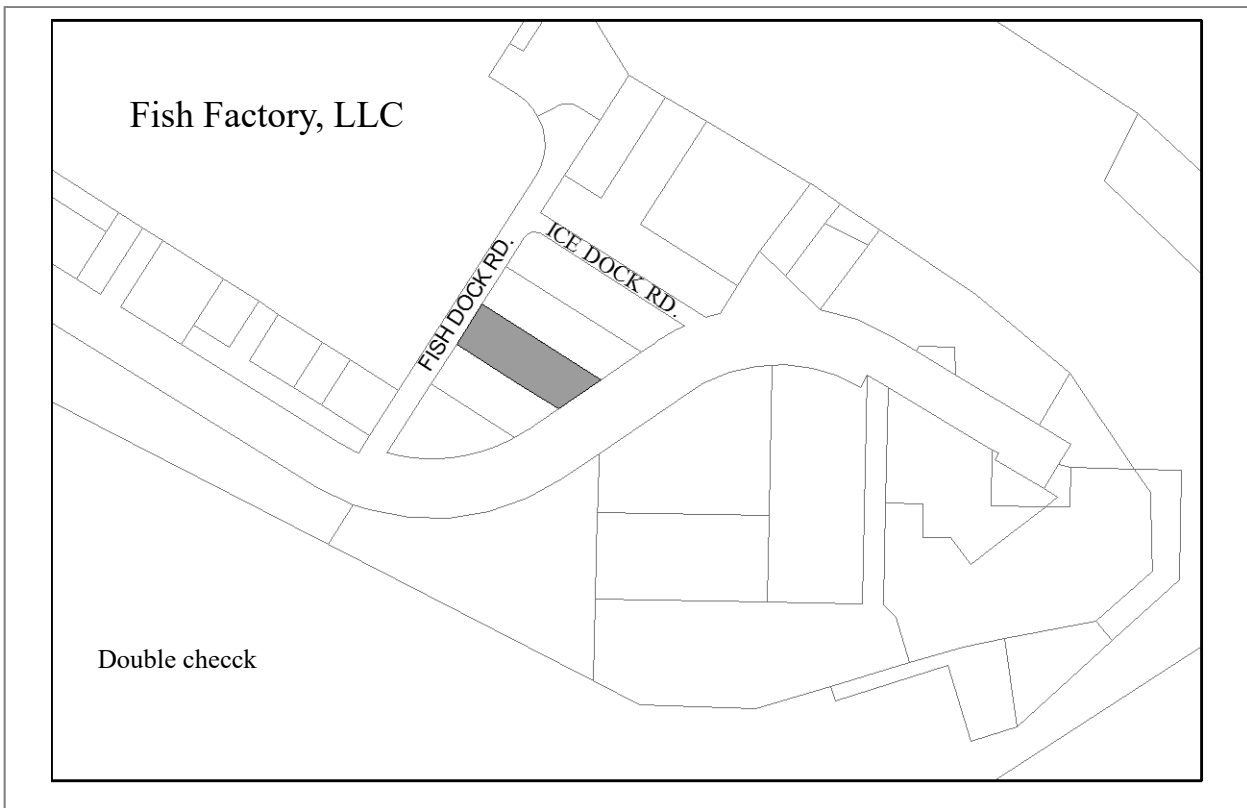
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50. HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 205/928.

Zoning: Marine Industrial	Wetlands: None
----------------------------------	-----------------------

Infrastructure: Paved road, water and sewer.	Address: 4535 Homer Spit Road
---	--------------------------------------

Leased to: Truxton Management Inc. Homer Spit Campground. Resolution 19-069
 Expiration: 12/31/2026, two addition 3 year options.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Land
Acquisition History:

Area: 27,470 sq ft (0.63 acres)	Parcel Number: 18103421
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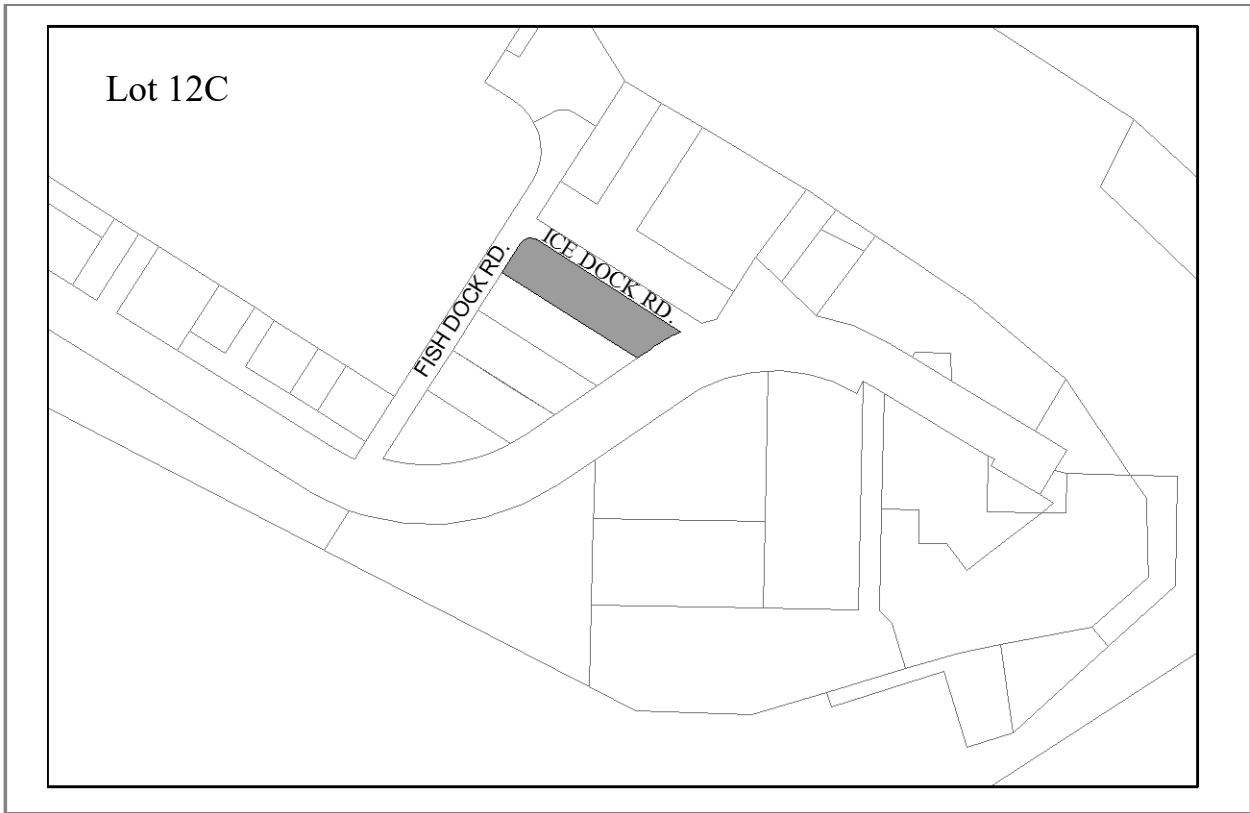
Legal Description: HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1

Zoning: Marine Industrial	Wetlands: None
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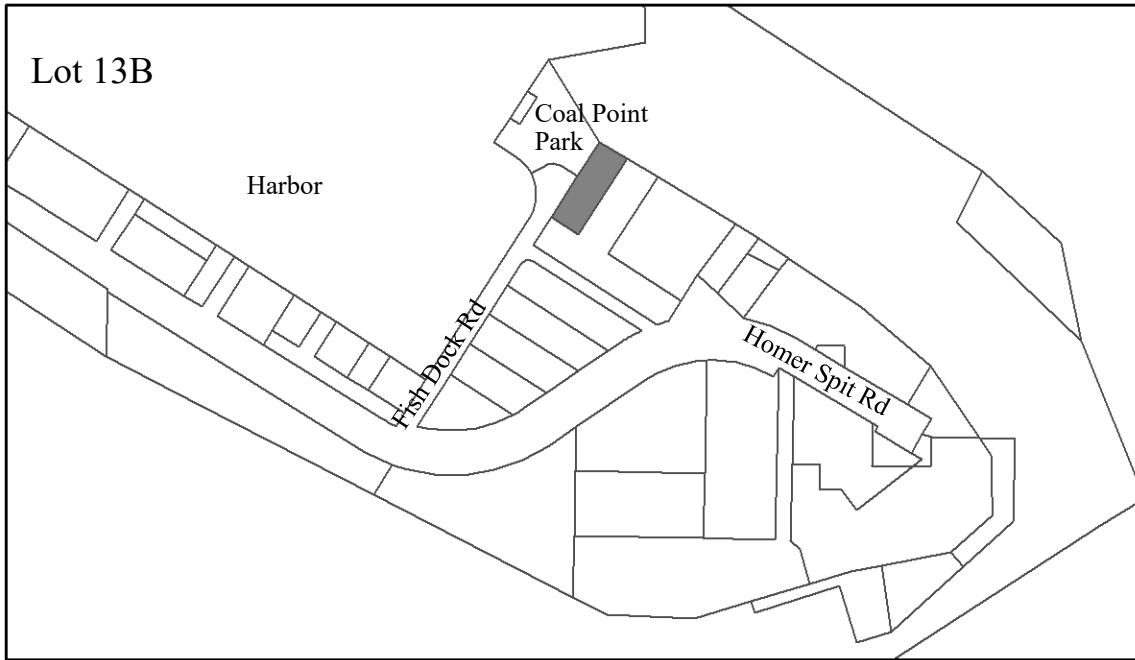
Infrastructure: Paved road, water and sewer.	Address: 800 Fish Dock Road
---	------------------------------------

Leased to: Fish Factory, LLC
 Expiration: 12/31/2036 with two 5 year options

Finance Dept. Code:



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 by Resolution 2008-37 to Harbor Leasing (Auction Block) Expiration: 3/31/2028 Options: two additional 5 year options FORECLOSED	
Finance Dept. Code:	



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

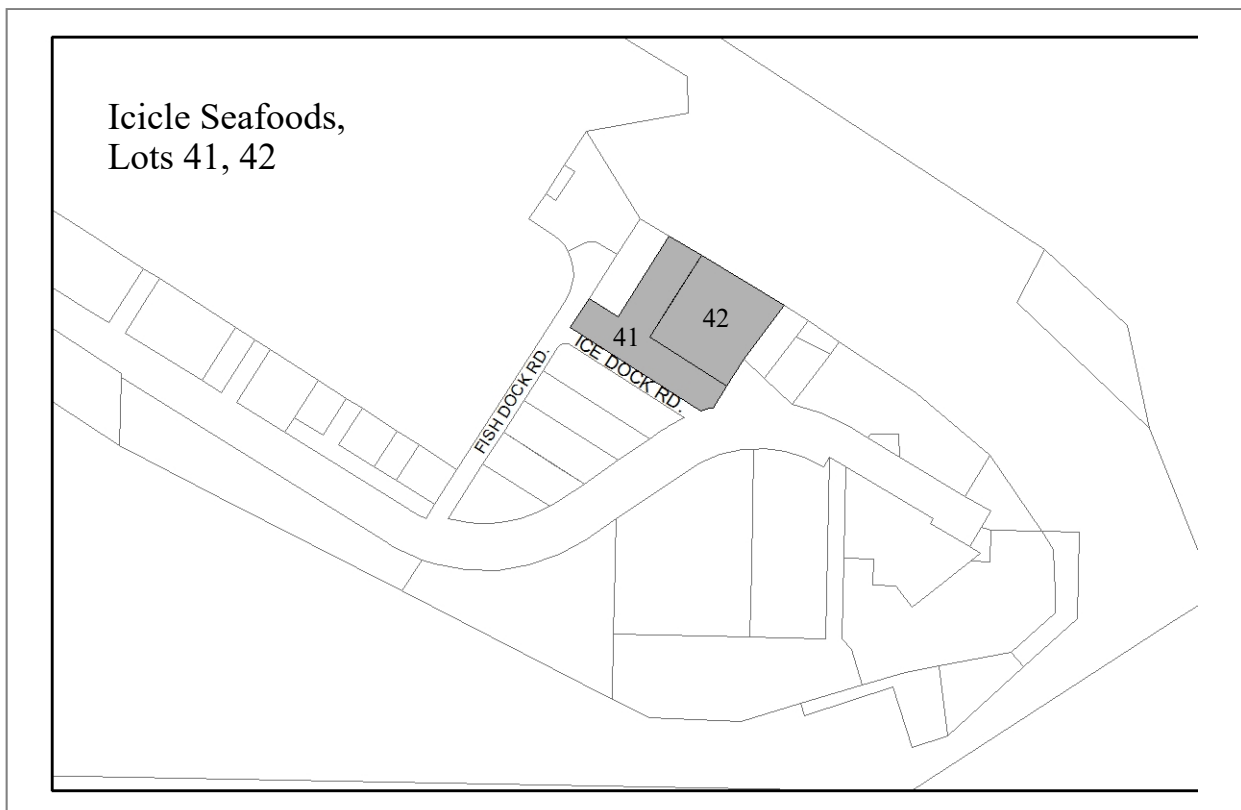
Infrastructure: Water, sewer, paved/gravel road access

Address: Fish Dock Road

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

Copper River Seafoods

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History: Lot 42, ordinance 17-41

Area: 2.96 acres	Parcel Number: 18103419, 18103418
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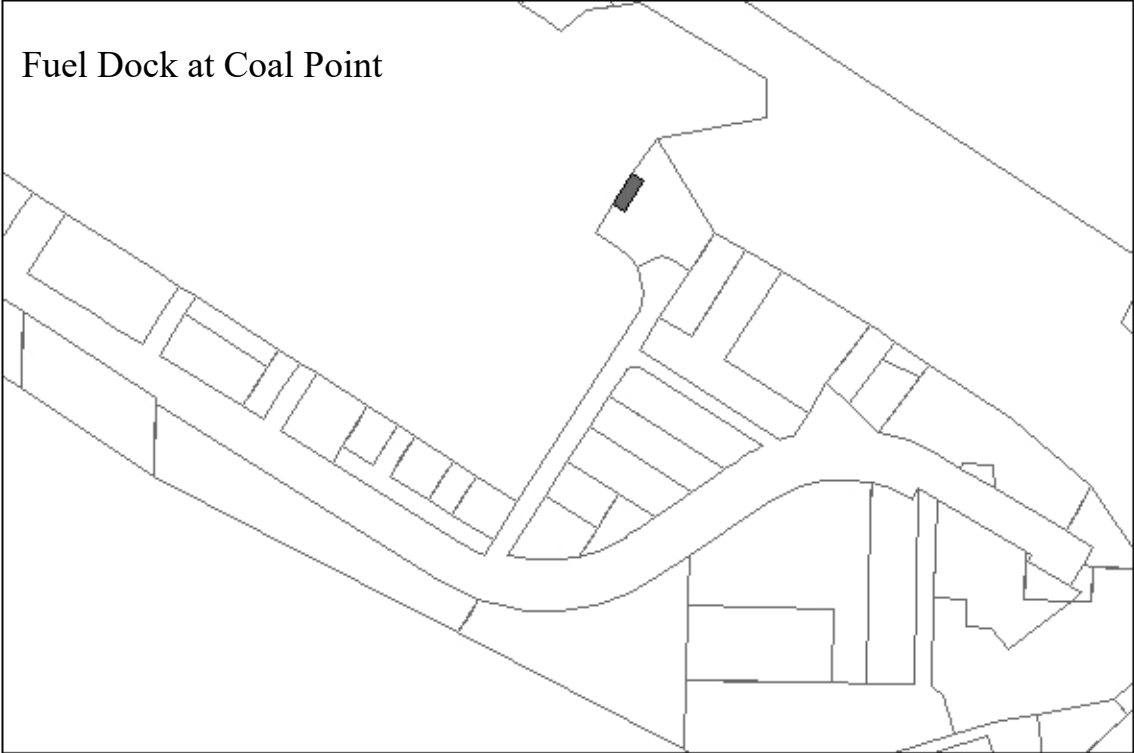
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009) , and Lot 42

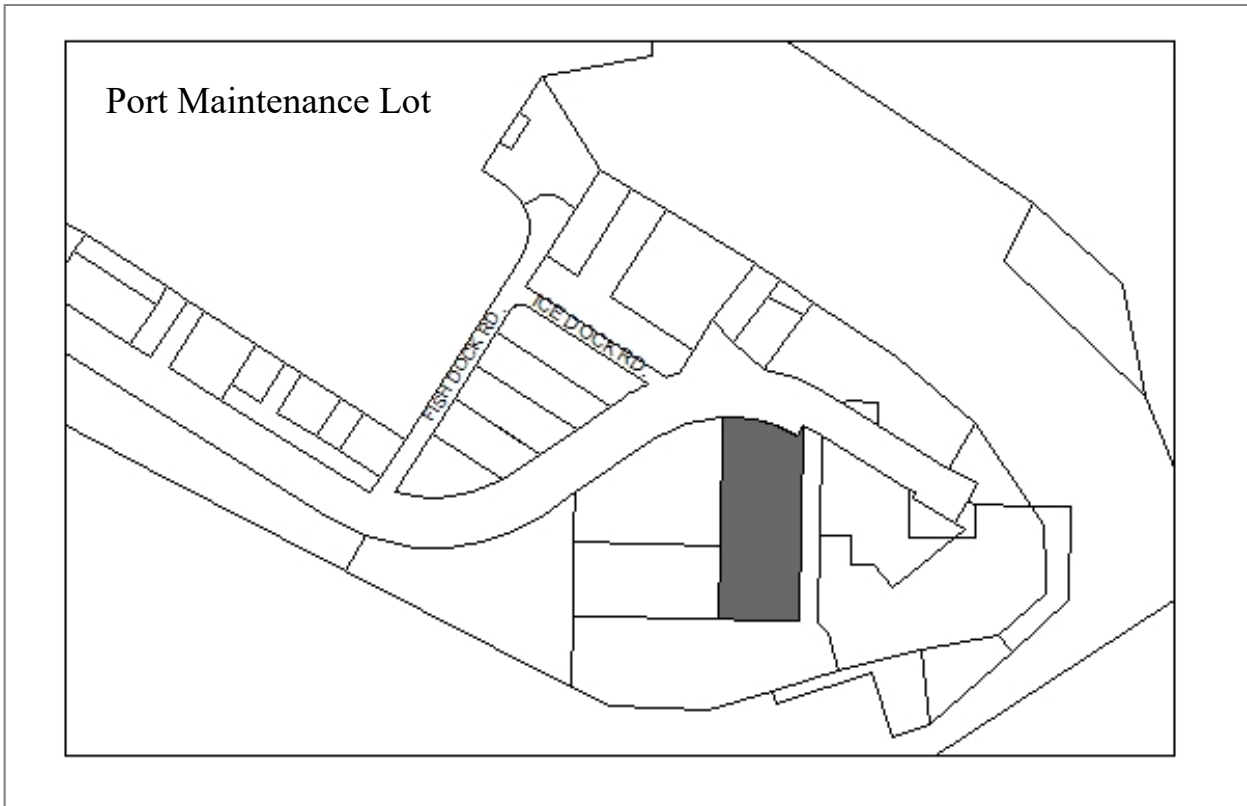
Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: Water, sewer, paved road access	Address: 842 Fish Dock Road
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Leased to: Ocean Beauty Icicle, Inc
 Expiration: 2039 with options. Resolution 17-008, Resolution 20-043

Finance Dept. Code:

 <p>Fuel Dock at Coal Point</p>	
<p>Designated Use: Leased Land Acquisition History:</p>	
<p>Area: 0.07 acres</p>	<p>Parcel Number: 18103427</p>
<p>Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921</p>	
<p>Zoning: Marine Industrial</p>	<p>Wetlands: None</p>
<p>Infrastructure: Paved road, water and sewer.</p>	<p>Address: 843 Fish Dock Road</p>
<p>Leased to: Petro 49, expires 11/30/2038</p>	
<p>Finance Dept. Code:</p>	



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

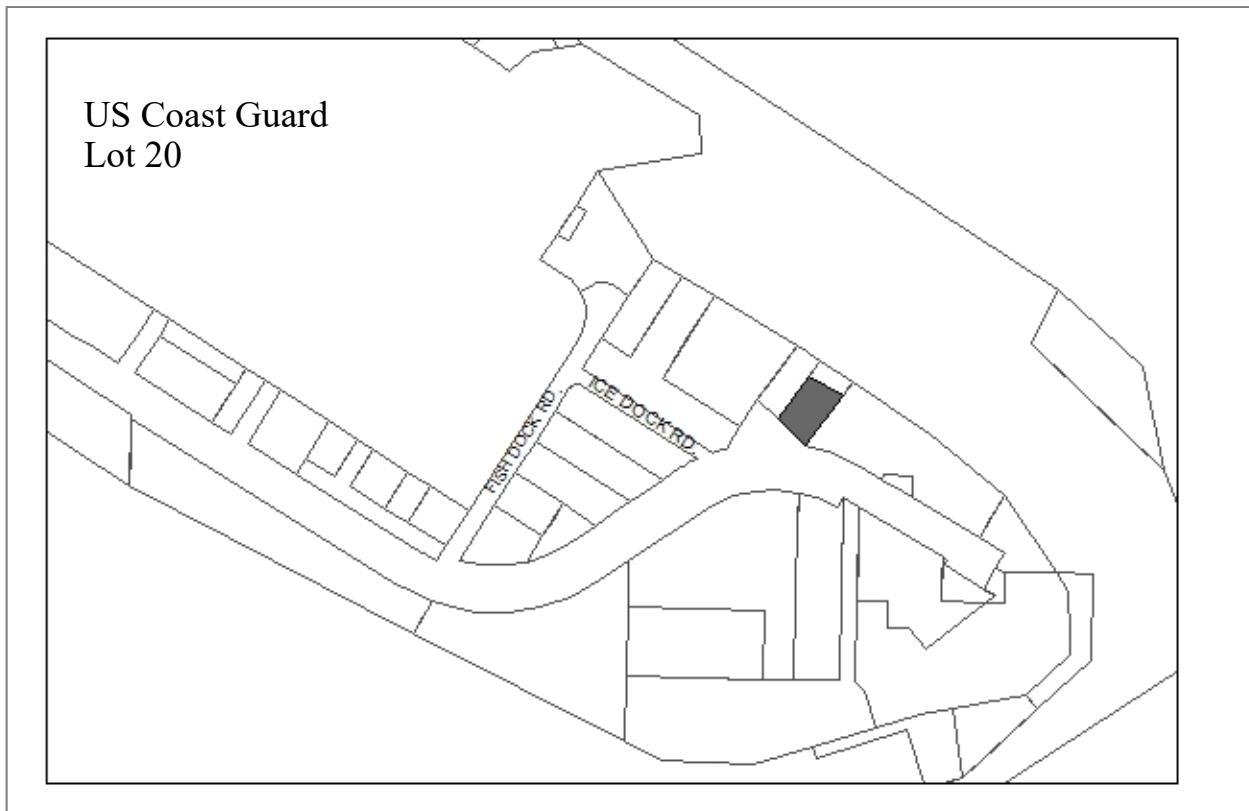
Leased to:

ACS MACTel lease: Expires 11/21/2033 with two additional one year options. (875 sq ft lease)

Alaska Marine Highway lease: Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

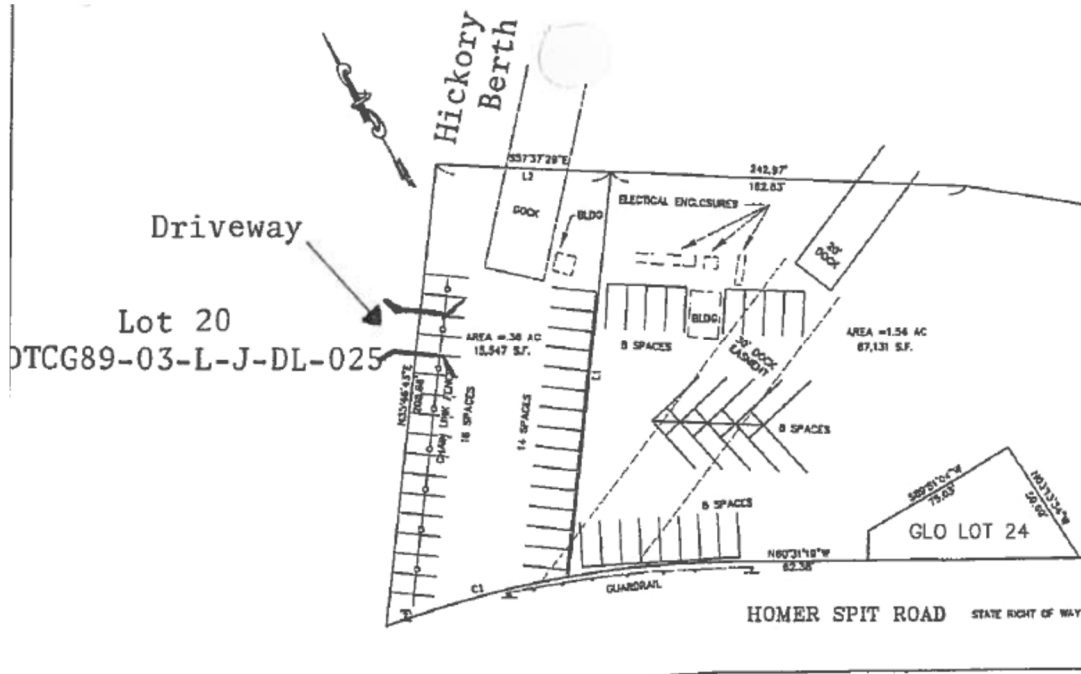
The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

Finance Dept. Code:



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

Hickory Lease

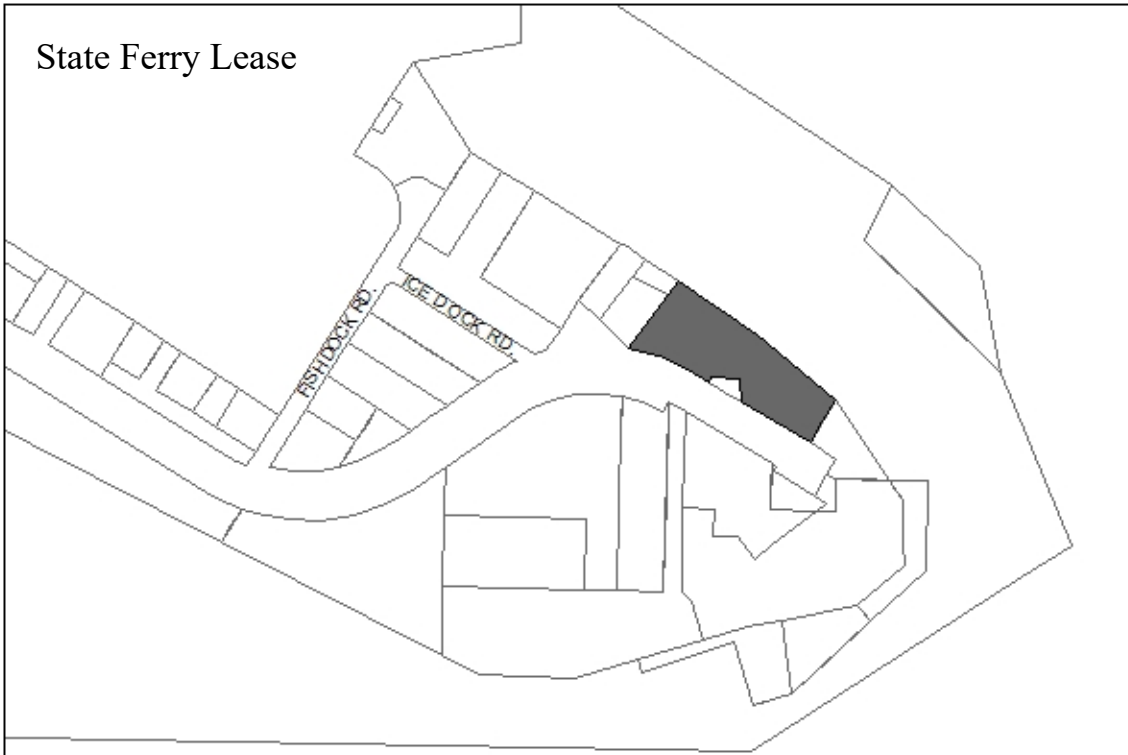


See page B-25. This lease is a portion of the Pioneer Dock.

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

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

Finance Dept. Code:



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

Area: 1.83 acres or 79,799 sq ft

Parcel Number: 18103447

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

Zoning: Marine Industrial

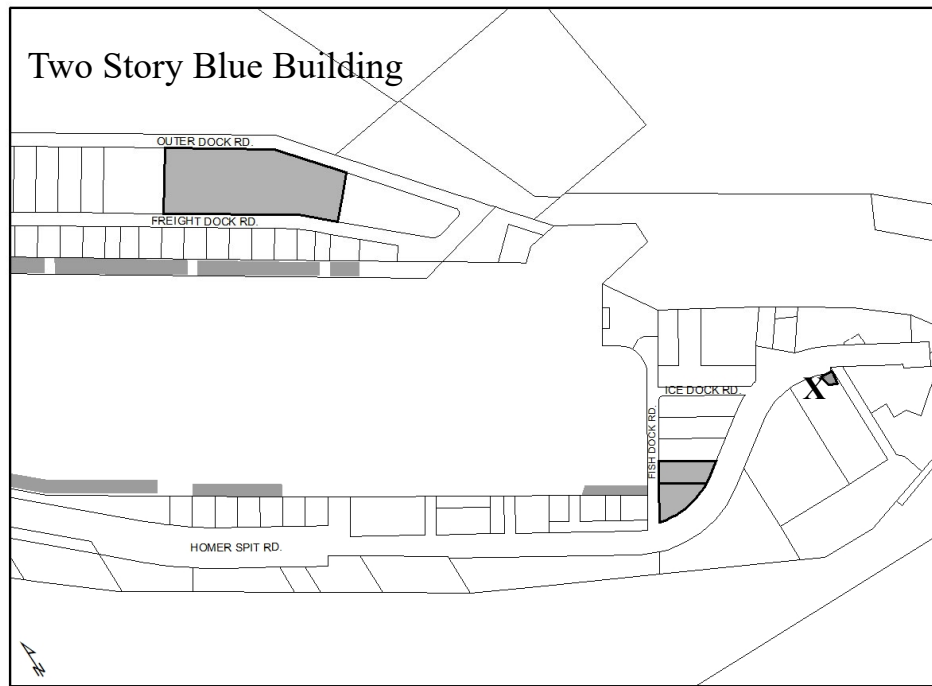
Wetlands: None

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

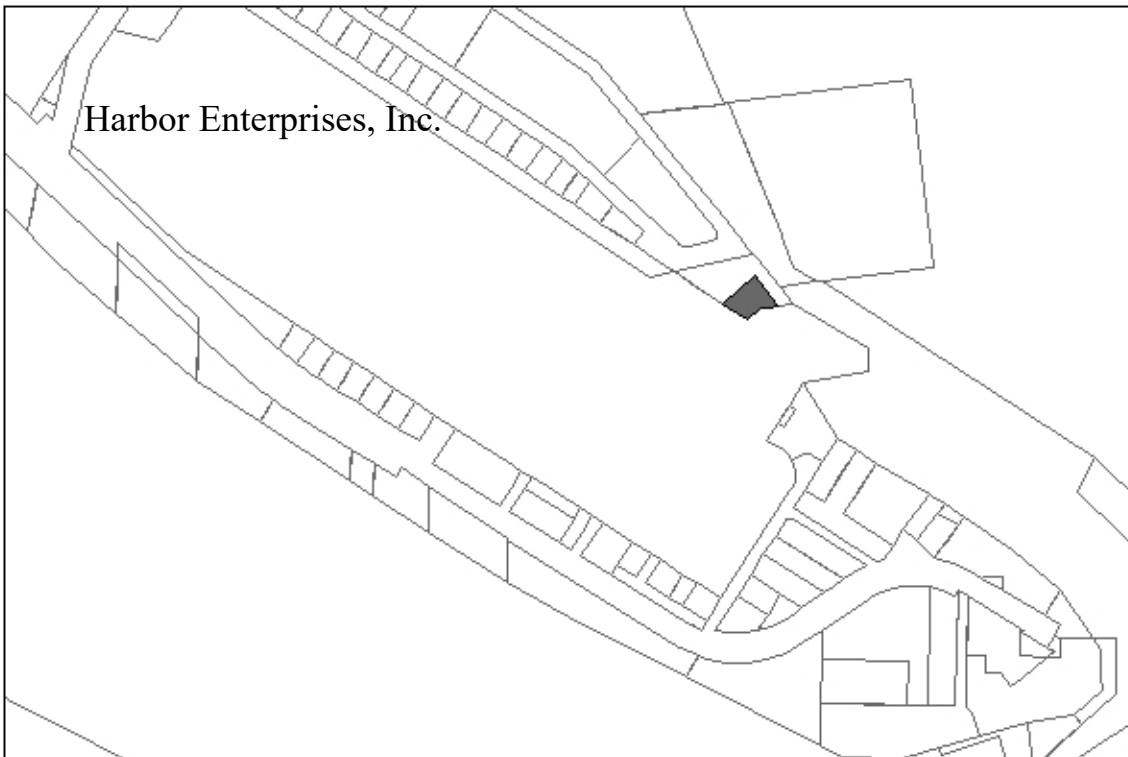
Infrastructure: Water, sewer, natural gas, paved road access

Address: 4667 Homer Spit Road

Leased to Homer Sea Tow, Resolution 20-036, expiration 3/31/2025

Lower level of the building contains a large water pump and is part of the city water infrastructure. That portion of the building is 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

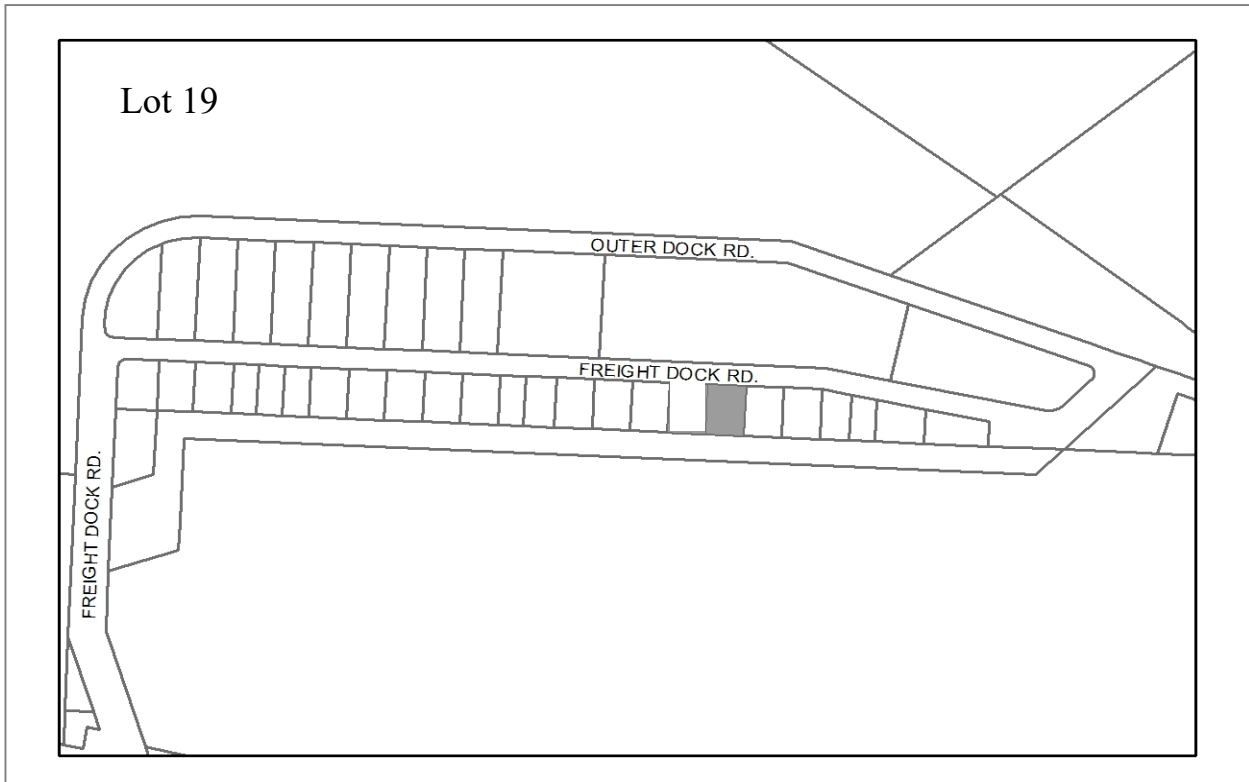
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4607 Freight Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales
 Resolution 16-031(S) 20 yr lease

Finance Dept. Code:



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

Area: 0.96 acres, 0.32 acres

Parcel Number: 181032 38

Legal Description: Homer Spit No 5 Lots 19

Zoning: Marine Industrial

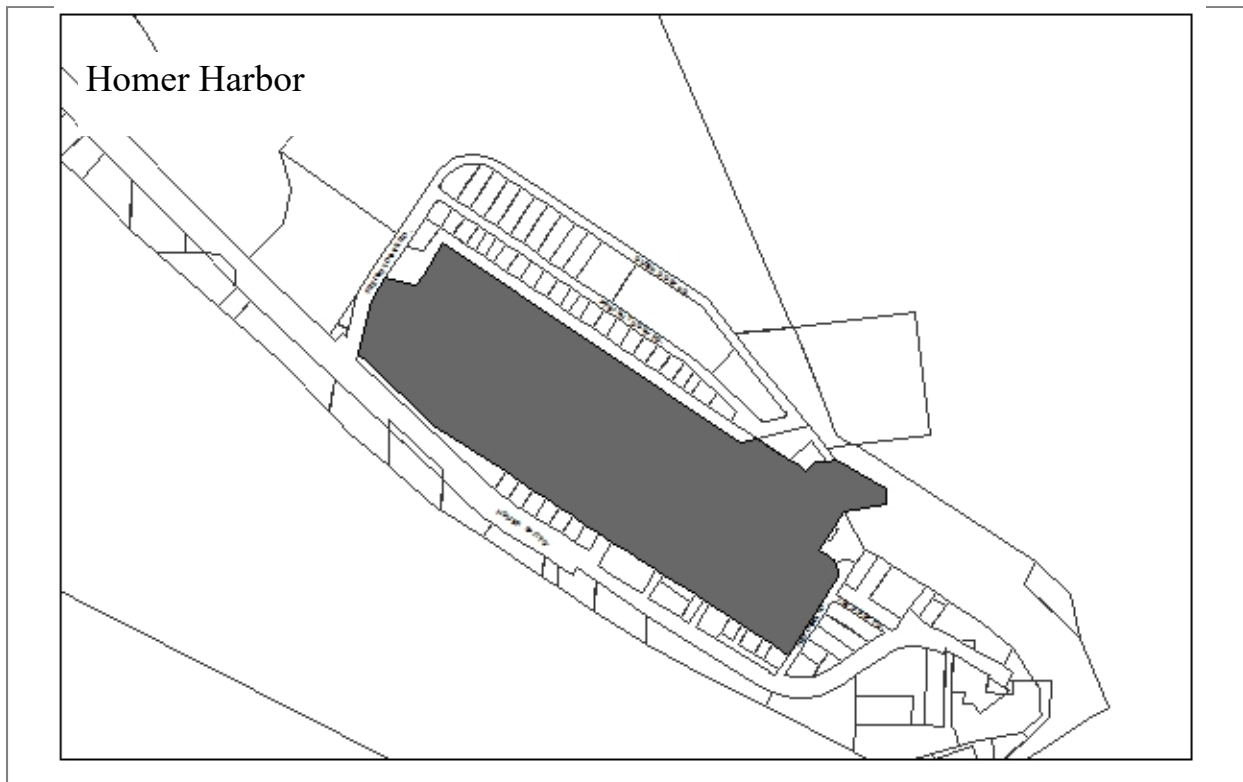
Wetlands: N/A

Infrastructure: paved road, water and sewer

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

Finance Dept. Code:

Section C
Port Facilities



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

Area: 72.94	Parcel Number: 18103214
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2019 Assessed Value: \$5,782,800

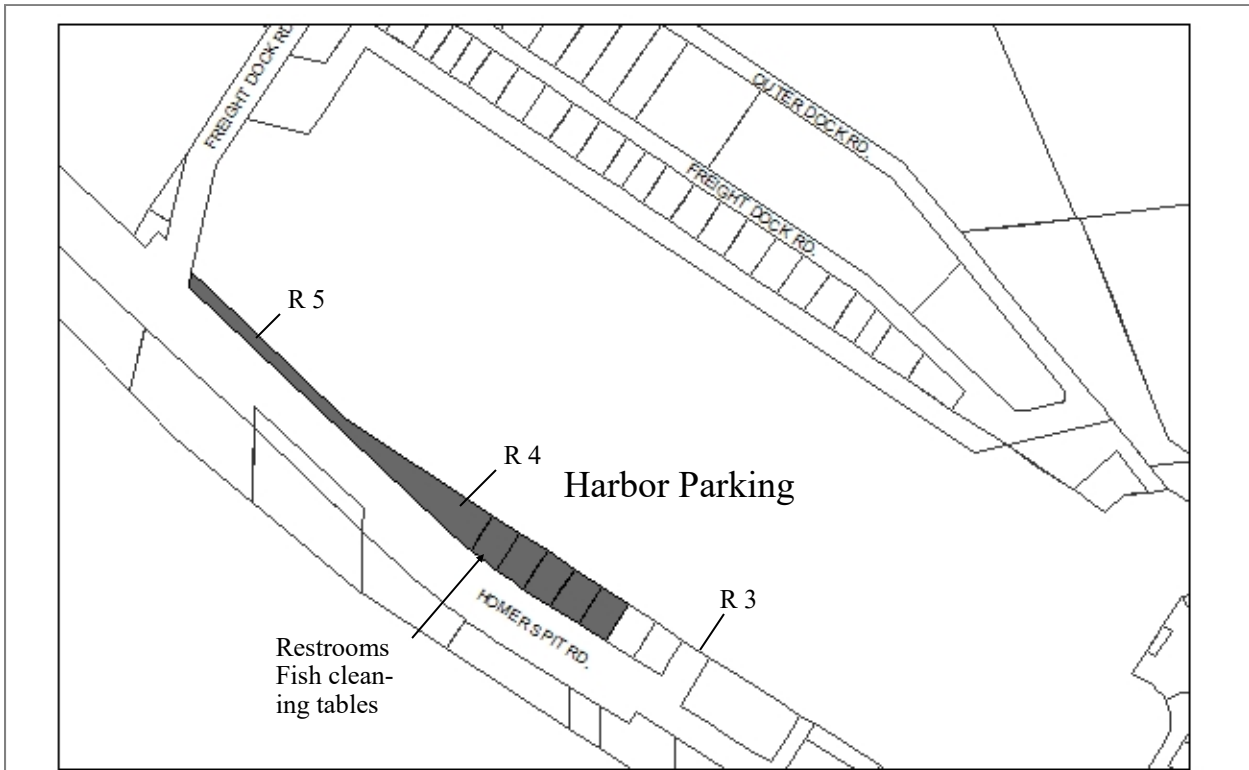
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

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

Notes:

Finance Dept. Code:



Designated Use: Parking
Acquisition History:

Area: 3.12 acres

Parcel Number: 181033 18-22, 24

2019 Assessed Value: \$1,464,800 (Land: \$1,182,200, Structures: \$282,400)

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

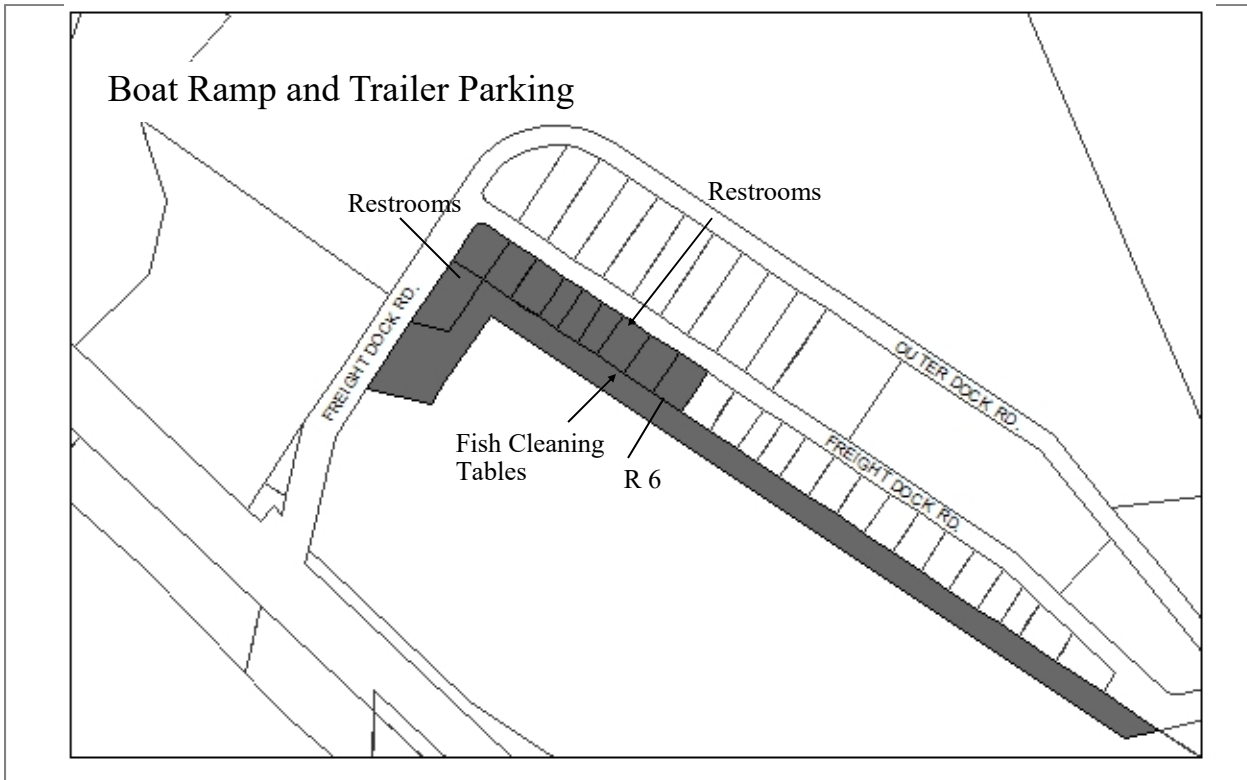
Zoning: Marine Commercial

Wetlands: N/A

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

Notes: New restrooms at Ramp 5 constructed 2015/2016

Finance Dept. Code:



Designated Use: Boat ramp and trailer parking
Acquisition History:

Area: 8.32 acres	Parcel Number: 181032 47-58, 18103216
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2019 Assessed Value: \$2,472,900

Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8

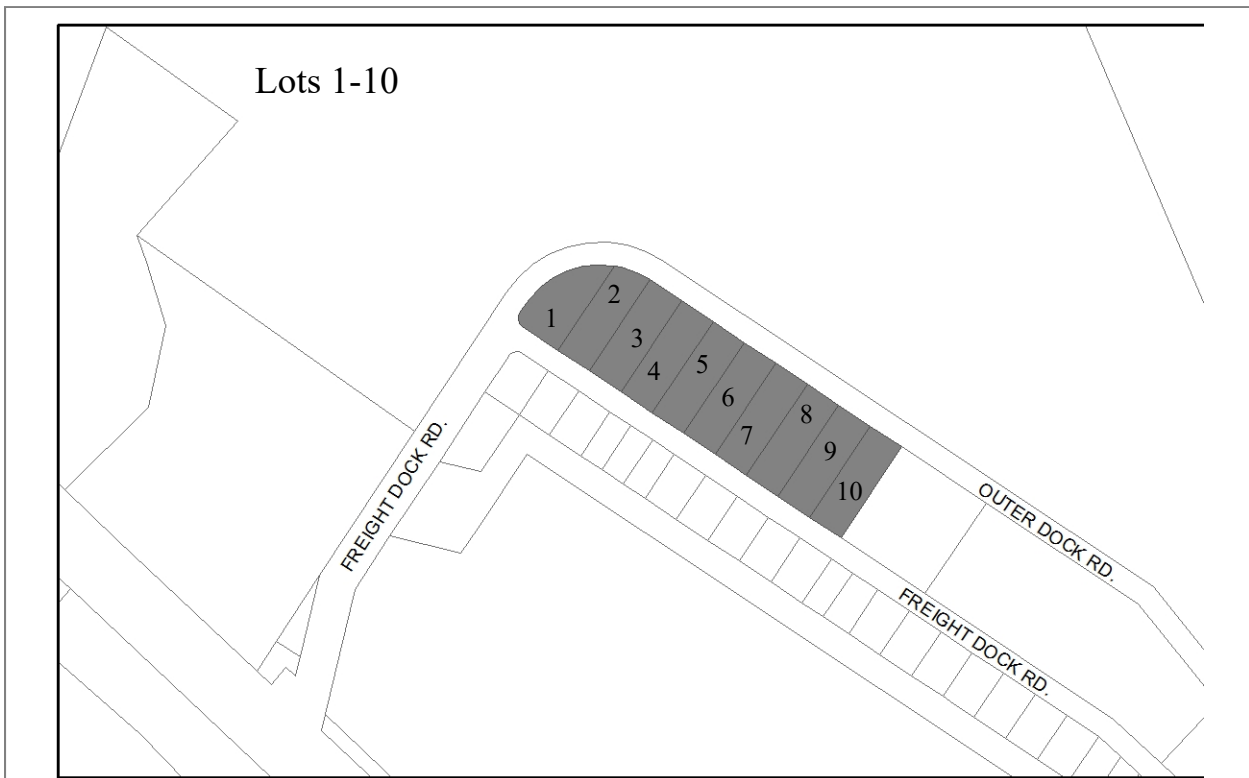
Zoning: Marine Industrial, over slope area is Marine Commercial	Wetlands: N/A
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Infrastructure: paved road, gas, water and sewer, public restrooms

Notes: 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.

Finance Dept. Code:



Designated Use: Port Use
Acquisition History:

Area: 6.67 acres

Parcel Number: 181032-21,22-29, 31

2019 Assessed Value: \$1,686,800

Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOTS 1-10

Zoning: Marine Industrial

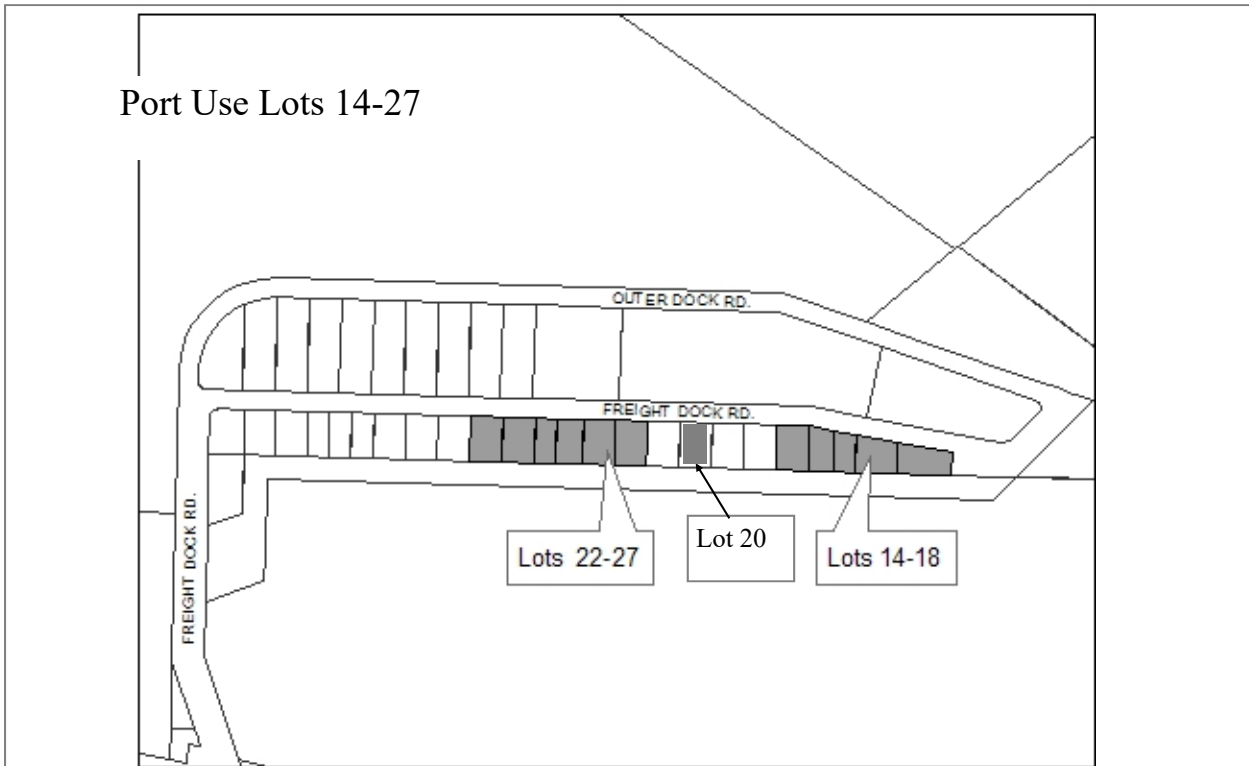
Wetlands: N/A

Infrastructure: paved road, gas, water and sewer, Barge ramp

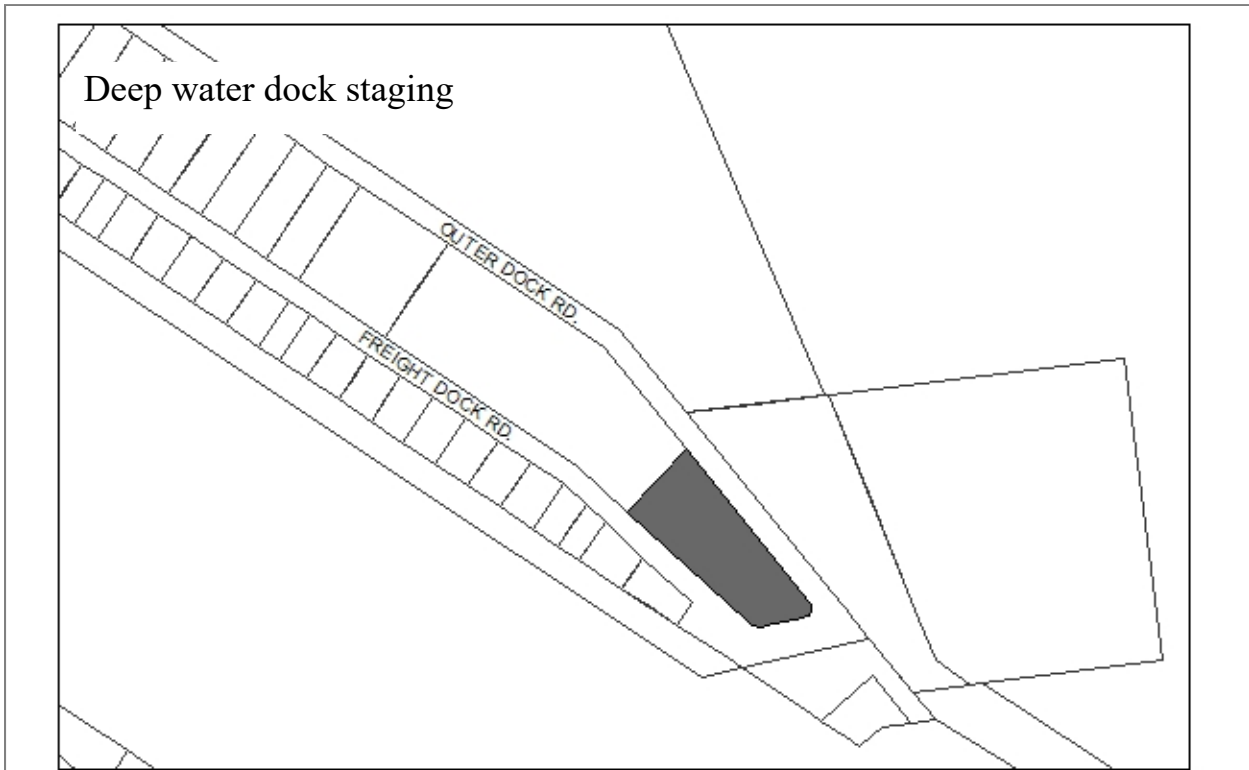
Notes:

Lots 1,2,3: Summer boat trailer parking
 Resolution 14-041, Lots 9 and 10 are available for short term lease only

Finance Dept. Code:



Designated Use: Port Use	
Acquisition History:	
Area: 3.16 acres	Parcel Number: 18103233-37, 41-46
2019 Assessed Value: \$3,560,200	
Legal Description: Homer Spit No 5 Lots 14-18, 22-27	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: paved road, gas, Spit Trail, water and sewer	
<p>Notes: Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.</p> <p>The harbor office completed in 2015 is on lots 22 and 23.</p> <p>Lot 20 reserved for future travel lift Resolution 13-032</p>	
Finance Dept. Code:	



Designated Use: Deep water dock staging
Acquisition History:

Area: 2.08 acres

Parcel Number: 18103232

2019 Assessed Value: \$206,200

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

Zoning: Marine Industrial

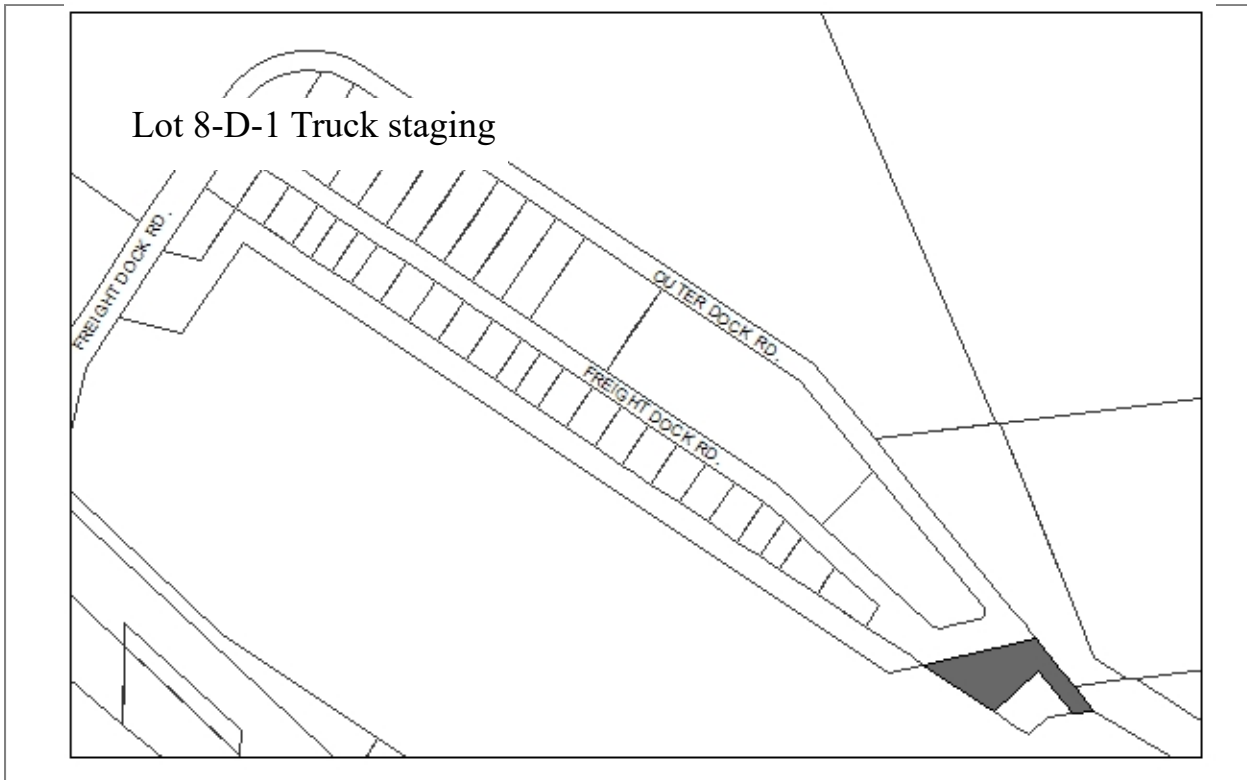
Wetlands: N/A

Infrastructure: paved road, gas, water and sewer

Notes:

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

Finance Dept. Code:



Designated Use: Commercial Truck Staging
Acquisition History:

Area: 1.12 acres

Parcel Number: 18103259

2019 Assessed Value: \$467,900

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

Zoning: Marine Industrial

Wetlands: N/A

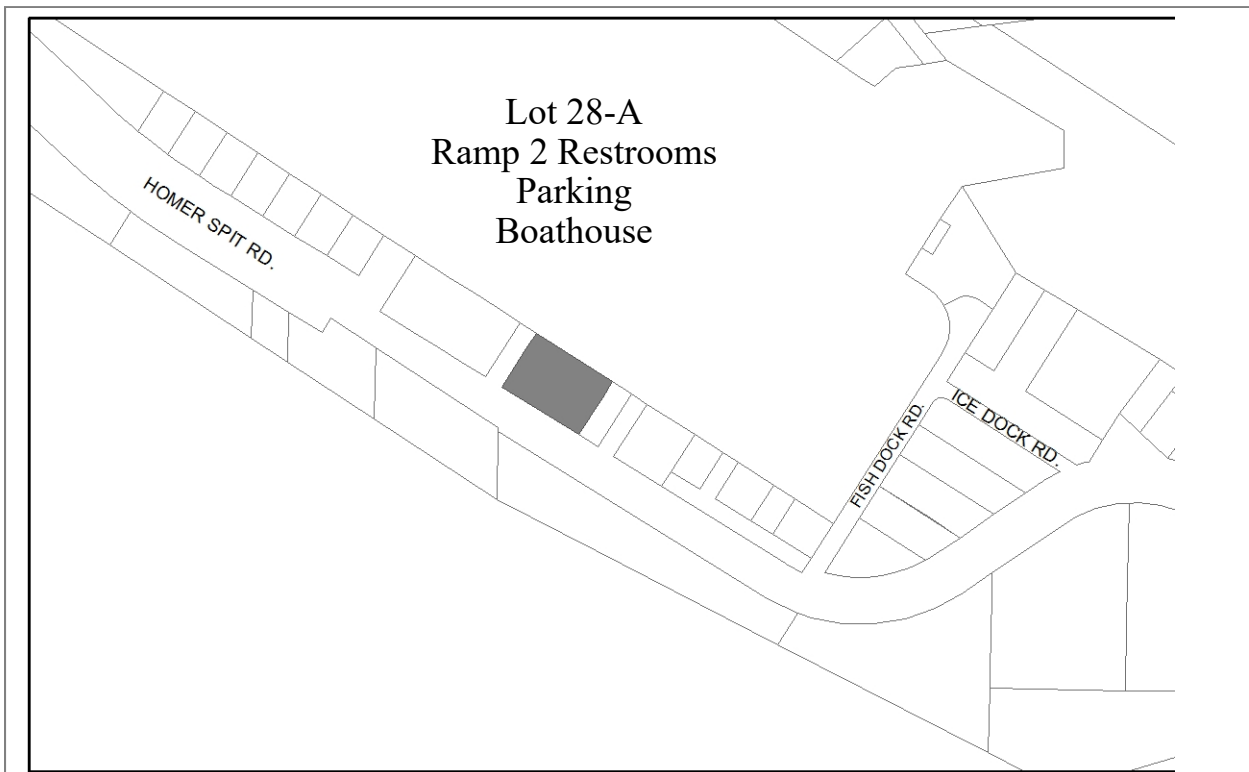
Infrastructure: Gravel road access, water and sewer

Notes:

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

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

Finance Dept. Code:



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

Area: 0.93 acres

Parcel Number: 18103397

2019 Assessed Value: \$827,500 (Land: \$177,00 Structures: \$650,500)

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

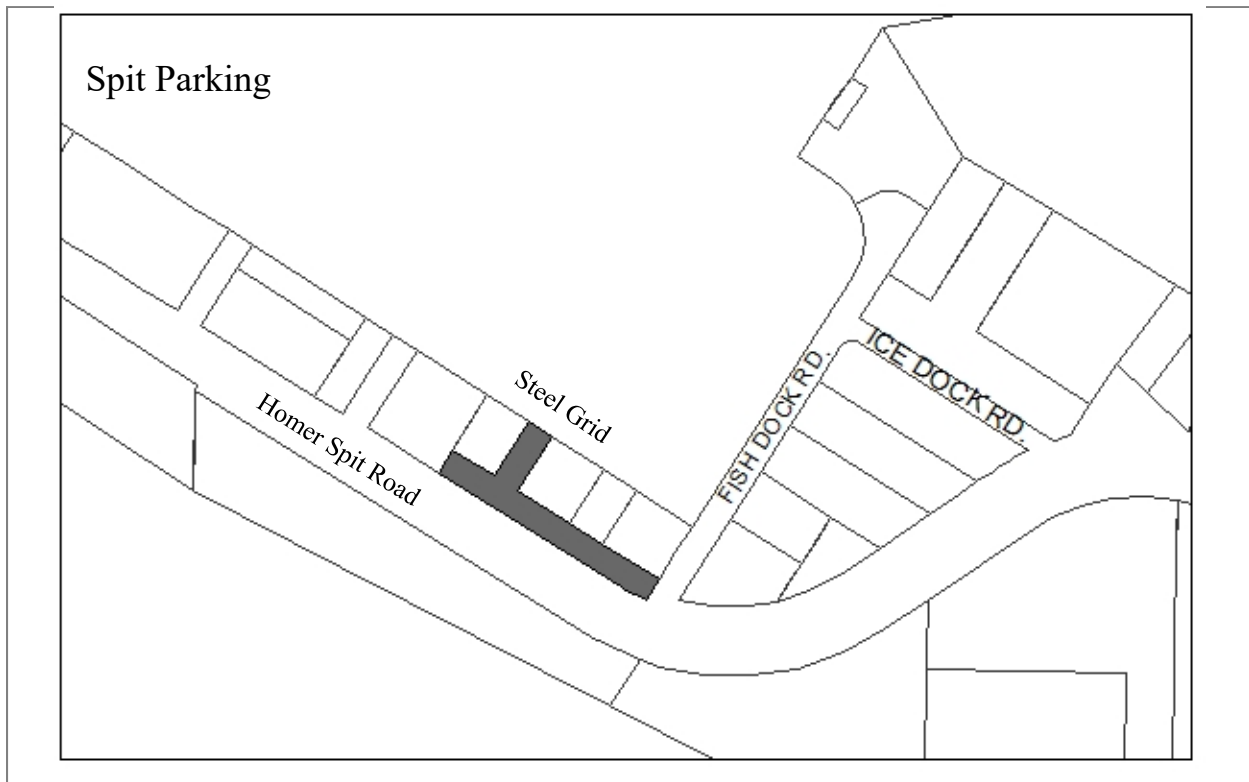
Zoning: Marine Commercial

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:



Designated Use: Parking and Access
Acquisition History:

Area: 0.6 acres

Parcel Number: 18103441

2019 Assessed Value: \$165,300

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

Zoning: Marine Commercial

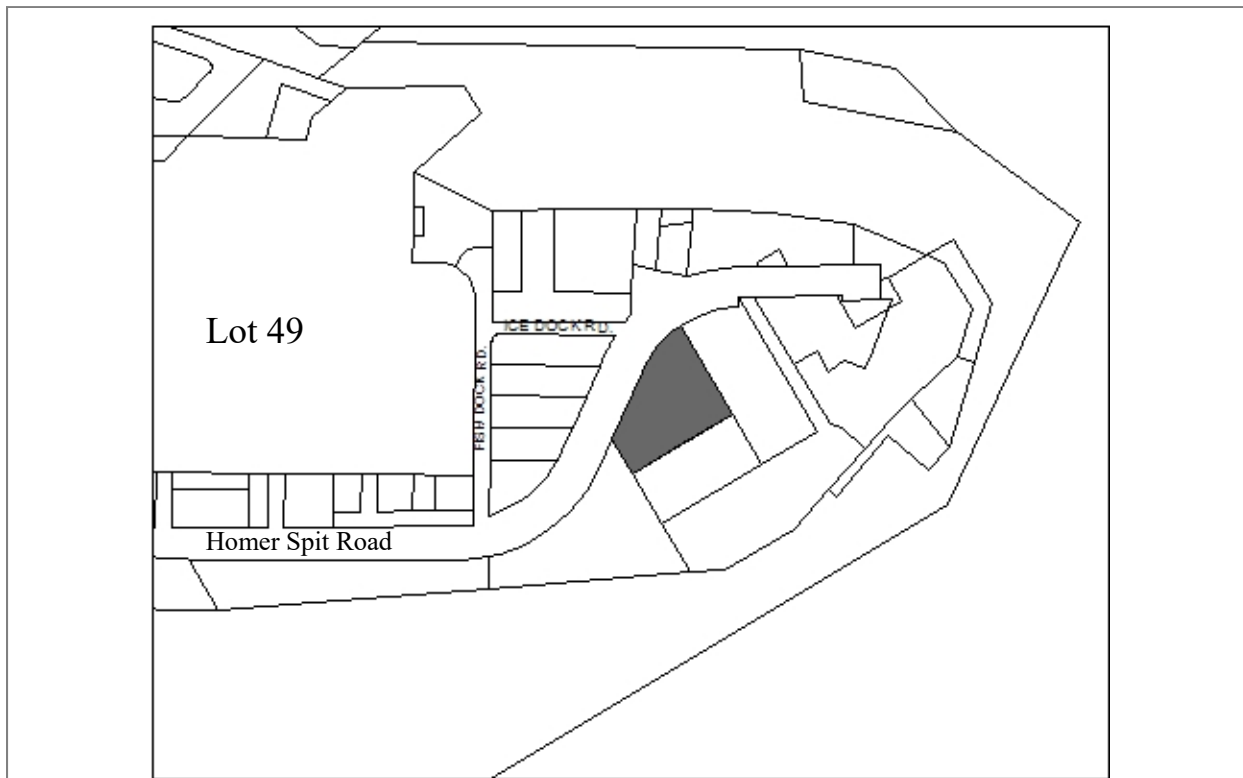
Wetlands: N/A

Infrastructure: Paved road

Notes:

Provides parking for adjacent businesses, and harbor access.

Finance Dept. Code:



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres	Parcel Number: 18103403
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2019 Assessed Value: \$346,900

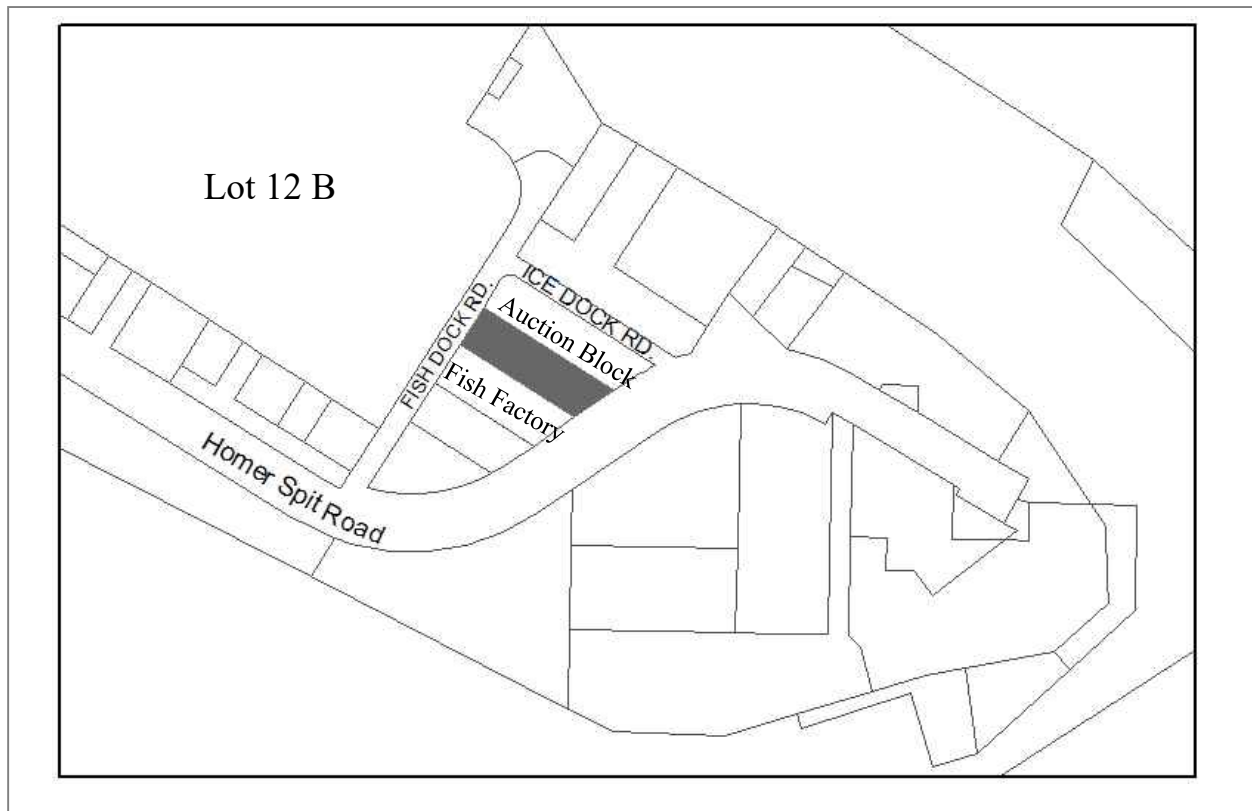
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49

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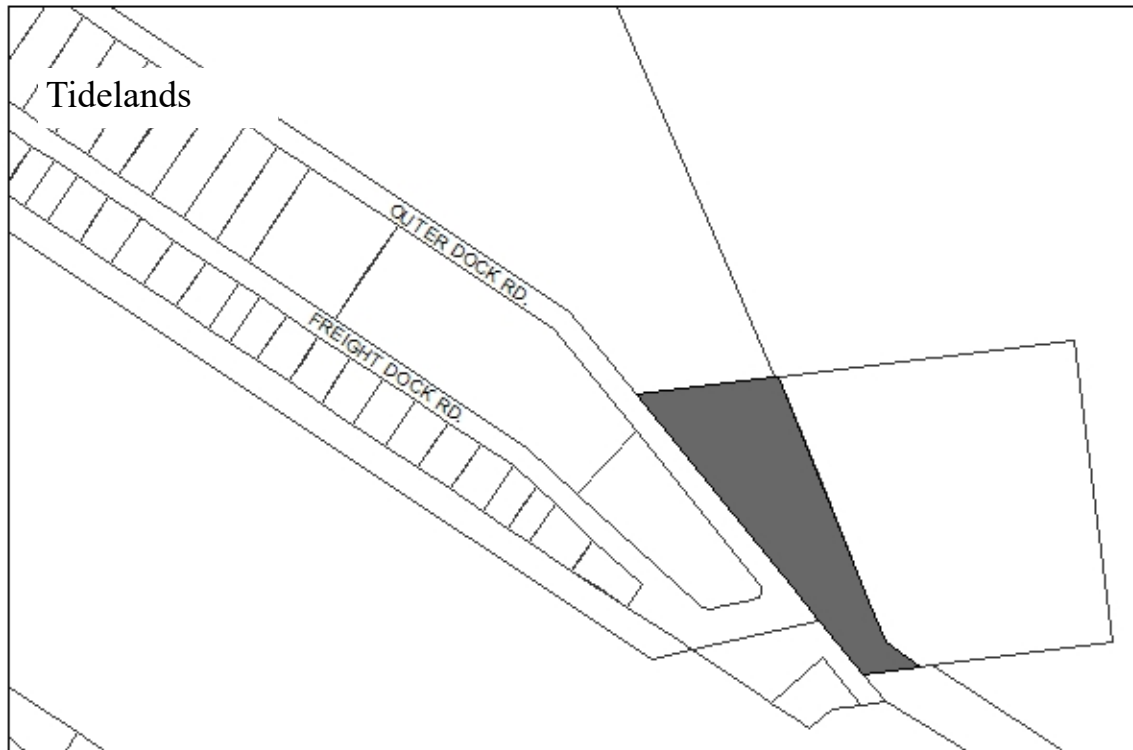
Infrastructure: Paved road, gas, water and sewer

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

Finance Dept. Code:



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.68 acres	Parcel Number: 18103451
2019 Assessed Value: \$196,200	
Legal Description: City of Homer Port Industrial Subdivision No 4 Lot 12-B	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address:
<p>Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.</p> <p>Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.</p> <p>Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.</p>	
Finance Dept. Code:	



Designated Use: Tidelands
Acquisition History:

Area: 4.19 acres

Parcel Number: 18103213

2019 Assessed Value: \$5,000

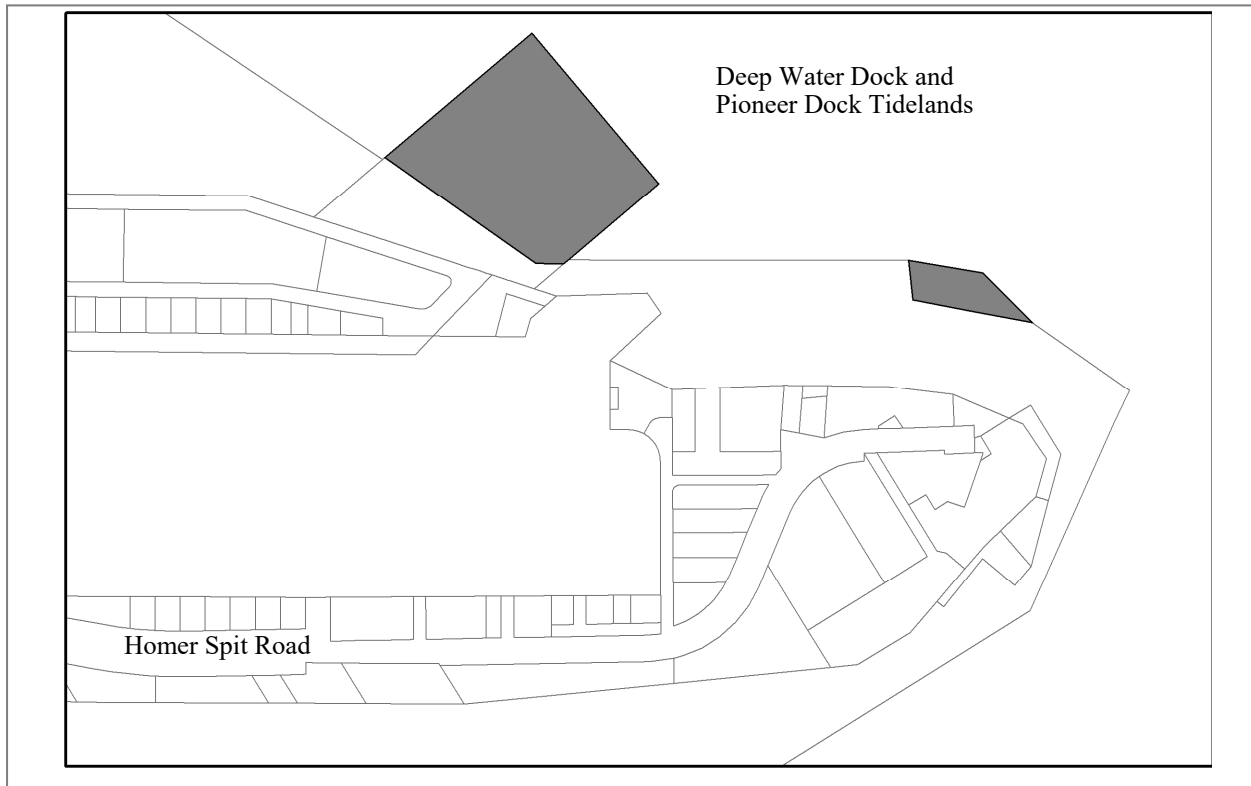
Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A

Zoning: Not zoned

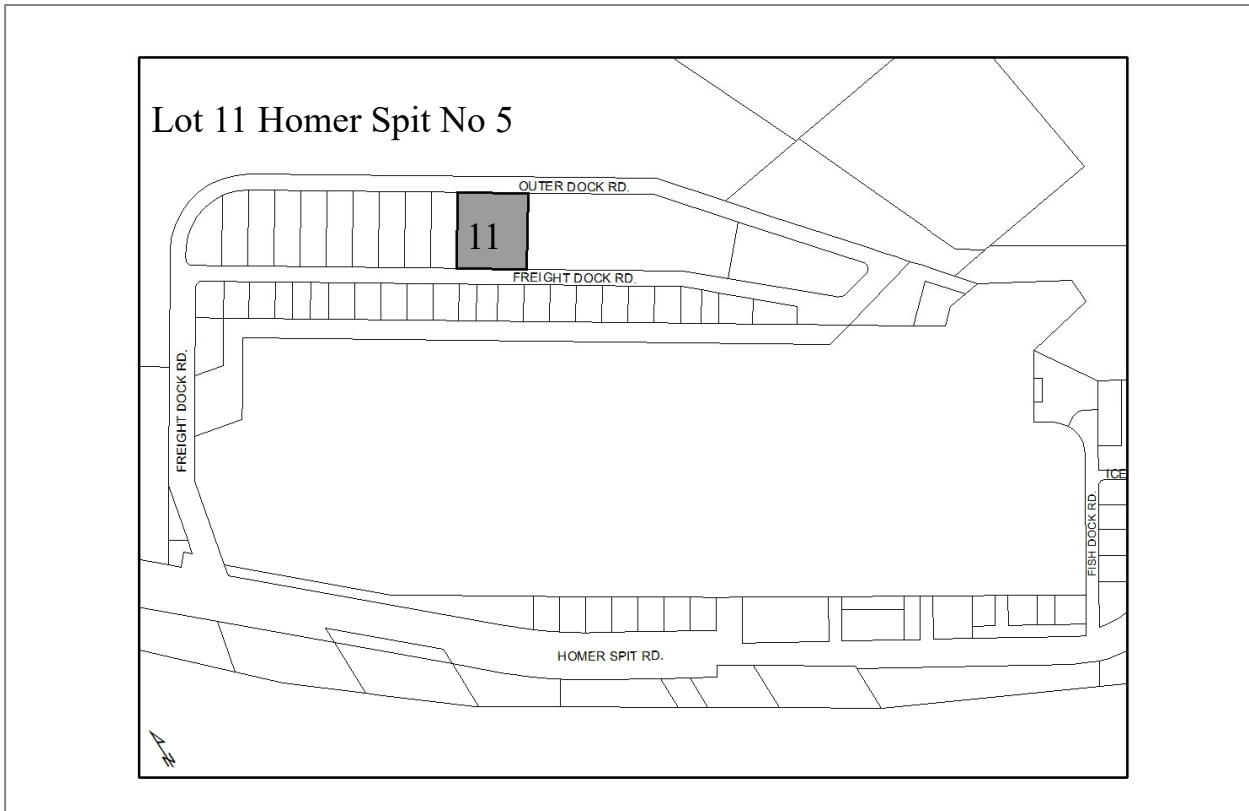
Wetlands: Tidelands

Infrastructure:

Finance Dept. Code:



Designated Use: Port and Harbor Use	
Acquisition History: Resolution 17-81	
Area: 11.91 acres, 1.37 acres	Parcel Number: 18103203, 18107005
2019 Assessed Value: \$5,754,500	
Legal Description: ATS 1373 and ATS 1603	
Zoning: Outside city limits	Wetlands: N/A
Infrastructure:	
Notes: Acquired from the State of Alaska	
Finance Dept. Code:	



Designated Use: Port Facility	
Acquisition History:	
Area: 1.78 acres. A small portion is leased for a telecommunications tower	Parcel Number: 18103230
2019 Assessed Value: \$194,900	
Legal Description: Homer Spit Subdivision No. 5 Lot 11	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4300 Freight Dock Road
<p>A portion of Lot 11 is under lease for a telecommunications tower. (18103230LH01)</p> <p>This lot is withheld from long term lease pending the General Investigation Study with ACOE for the Large Vessel Moorage Facility. (Resolution 20-19)</p>	
Finance Dept. Code:	

Section D

City Facilities and Other Lands

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Designated Use:

Area:

Parcel Number:

2015 Assessed Value:

Legal Description:

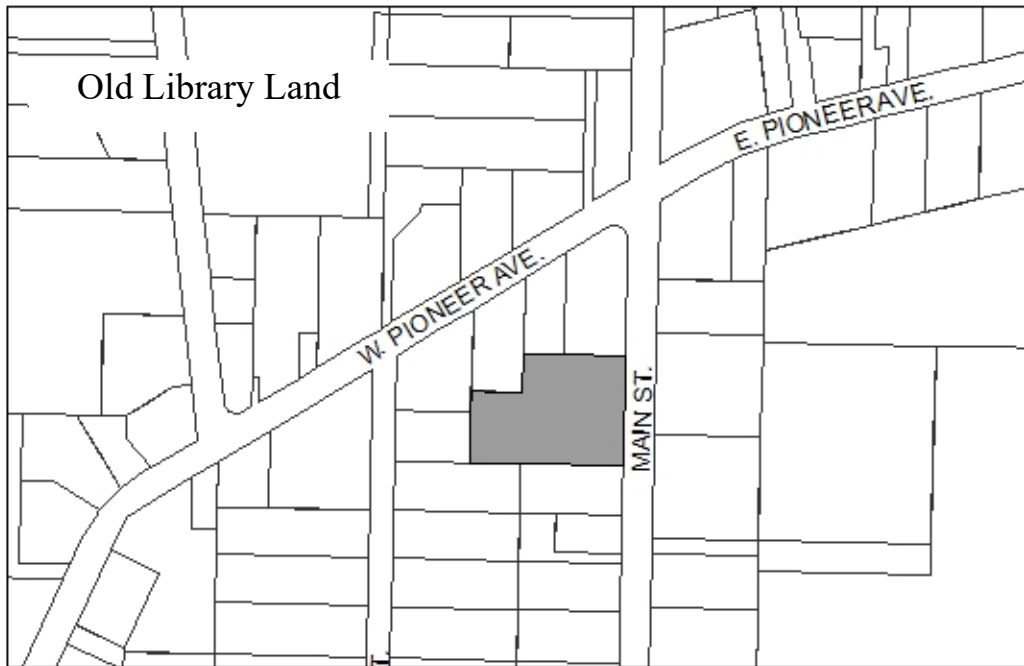
Zoning:

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

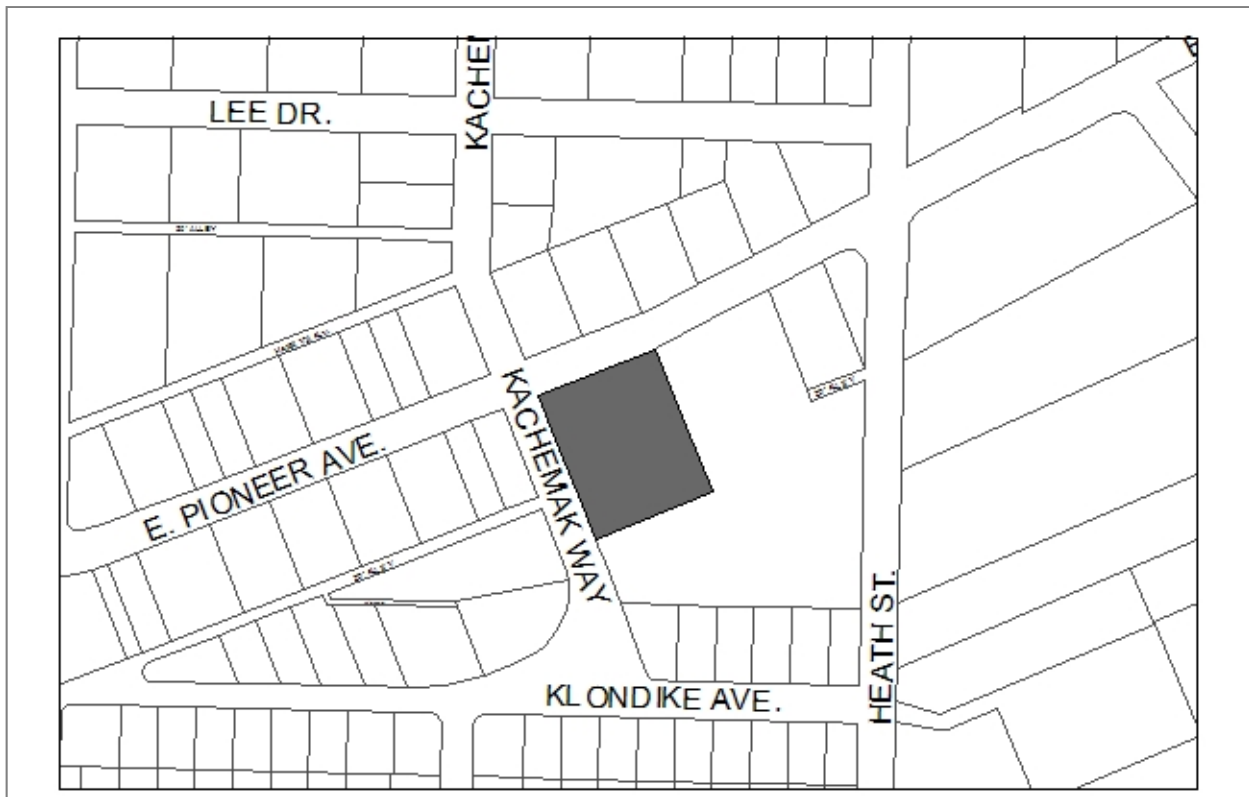
Notes: This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold.

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:



Designated Use: Library. Resolution 2003-72	
Acquisition History: KPB Ord 93-09	
Area: 5.25 acres	Parcel Number: 17710739, 17710740
2019 Assessed Value: \$8,248,000 (Land 272,600, Structure 7,975,400)	
Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
Zoning: Central Business District	Wetlands: Some wetlands present
Infrastructure: Paved road access, trail access, gas, water and sewer available.	
Notes:	
Finance Dept. Code:	



Designated Use: City Hall
Acquisition History: Purchased, Schoulz 12/31/86

Area: 1.12 acres	Parcel Number: 17720408
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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
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Infrastructure: Paved road access, gas, water and sewer.

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

Finance Dept. Code:



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

Area: 1.57 acres	Parcel Number: 17702057
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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

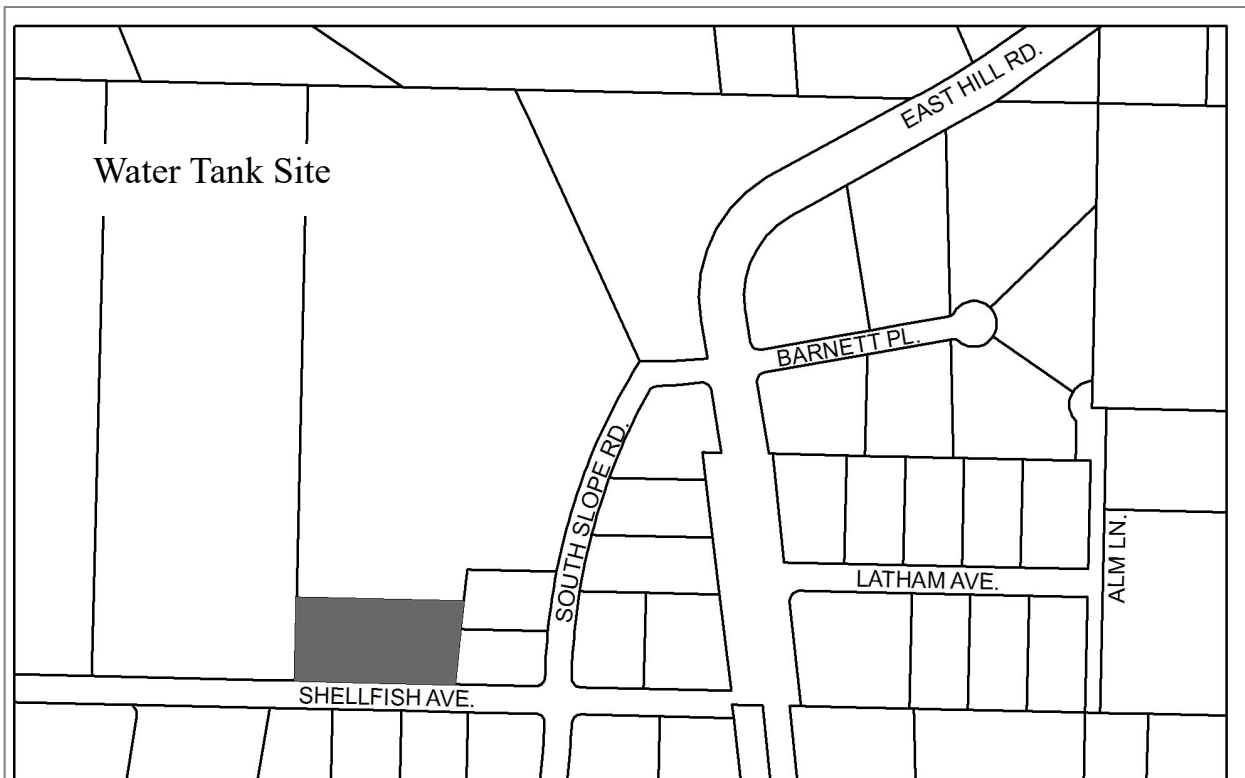
Zoning: Central Business District	Wetlands: N/A
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Infrastructure: Water, Sewer, Paved access

Notes: Fire hall remodel 2017/2018

Finance Dept. Code:

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



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

Area: 1.5 acres	Parcel Number: 17701009
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2019 Assessed Value: \$82,000

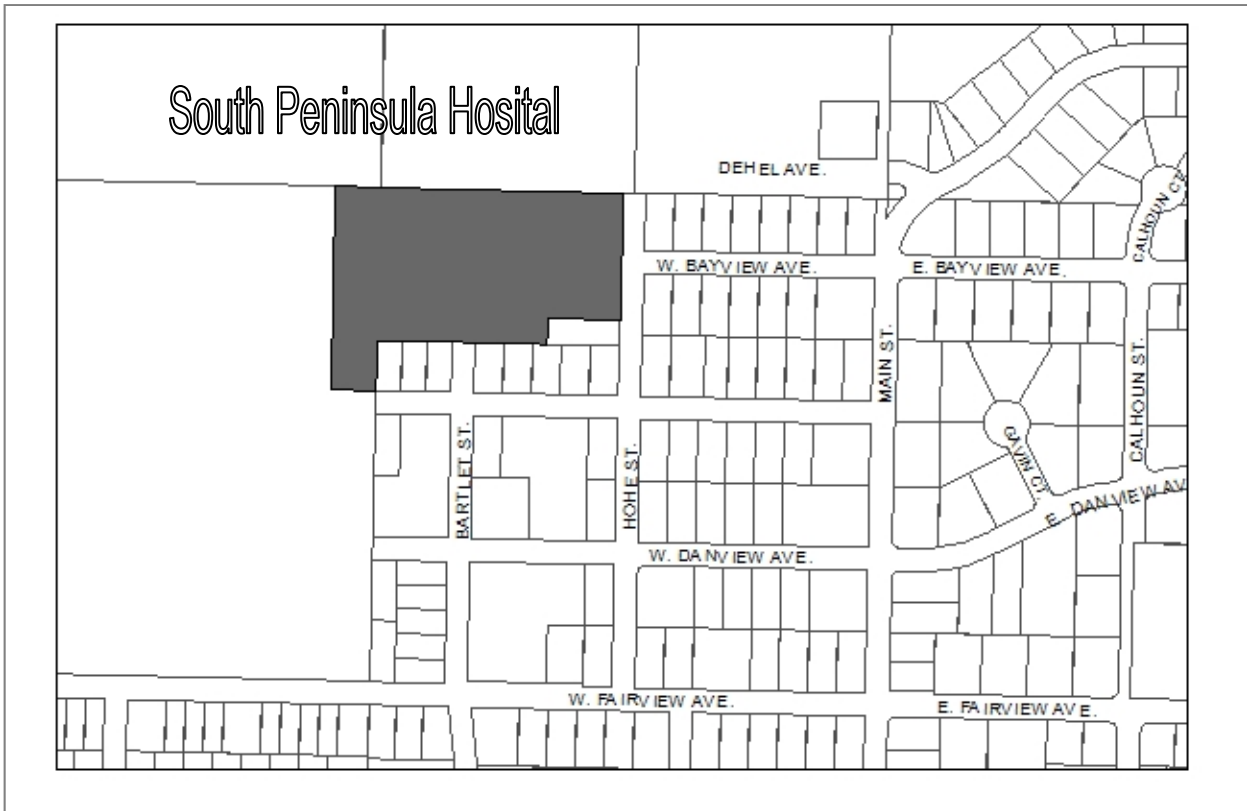
Legal Description: T6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2

Zoning: Rural Residential	Wetlands:
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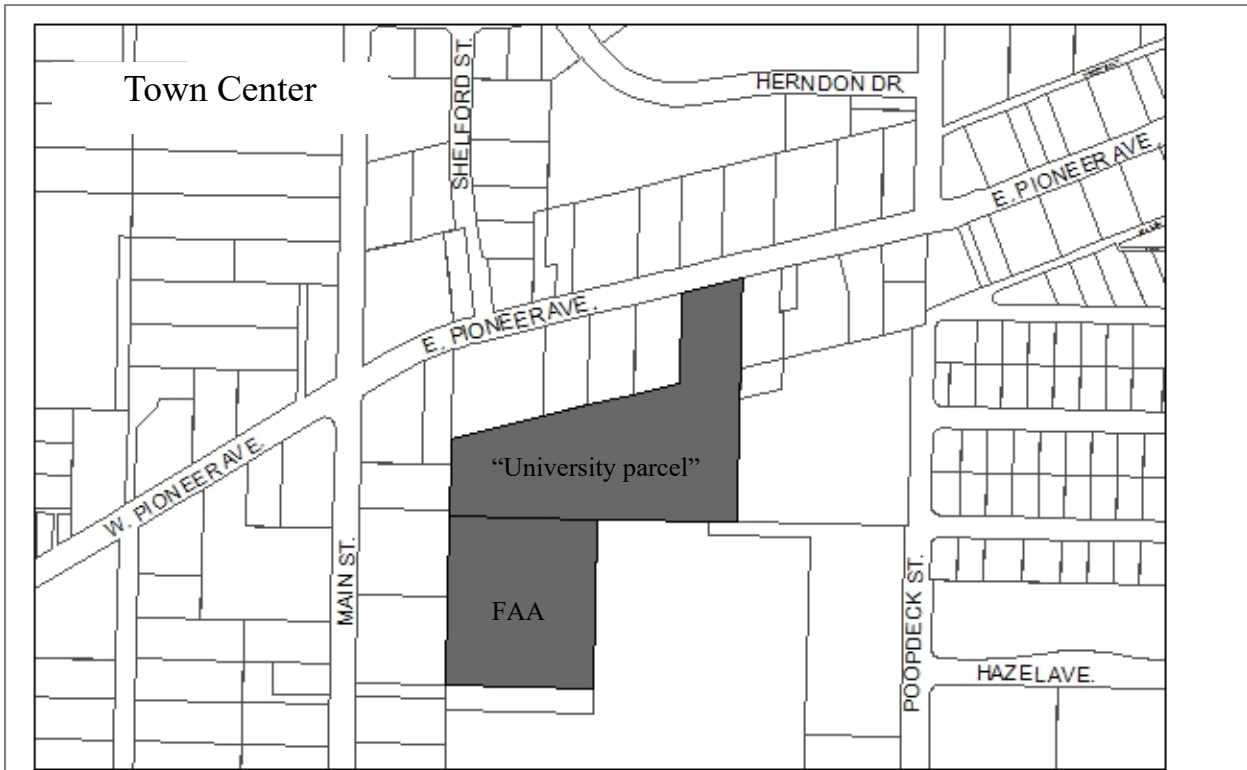
Infrastructure: N/A

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

Finance Dept. Code:



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



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

Acquisition History: UA: Ord 03-61 purchase.

Area: 7.69 acres

Parcel Number: 17719234, 17708015

2019 Assessed Value: \$382,800

Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Nils O Svedlund Sub 2013 Replat lot 7-A tract B, long legal.

Zoning: Town Center District

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

Infrastructure: Must be built as land is developed.

Trail constructed on Lot 7-A, connecting north to Pioneer Ave (2019)

Finance Dept. Code:



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.

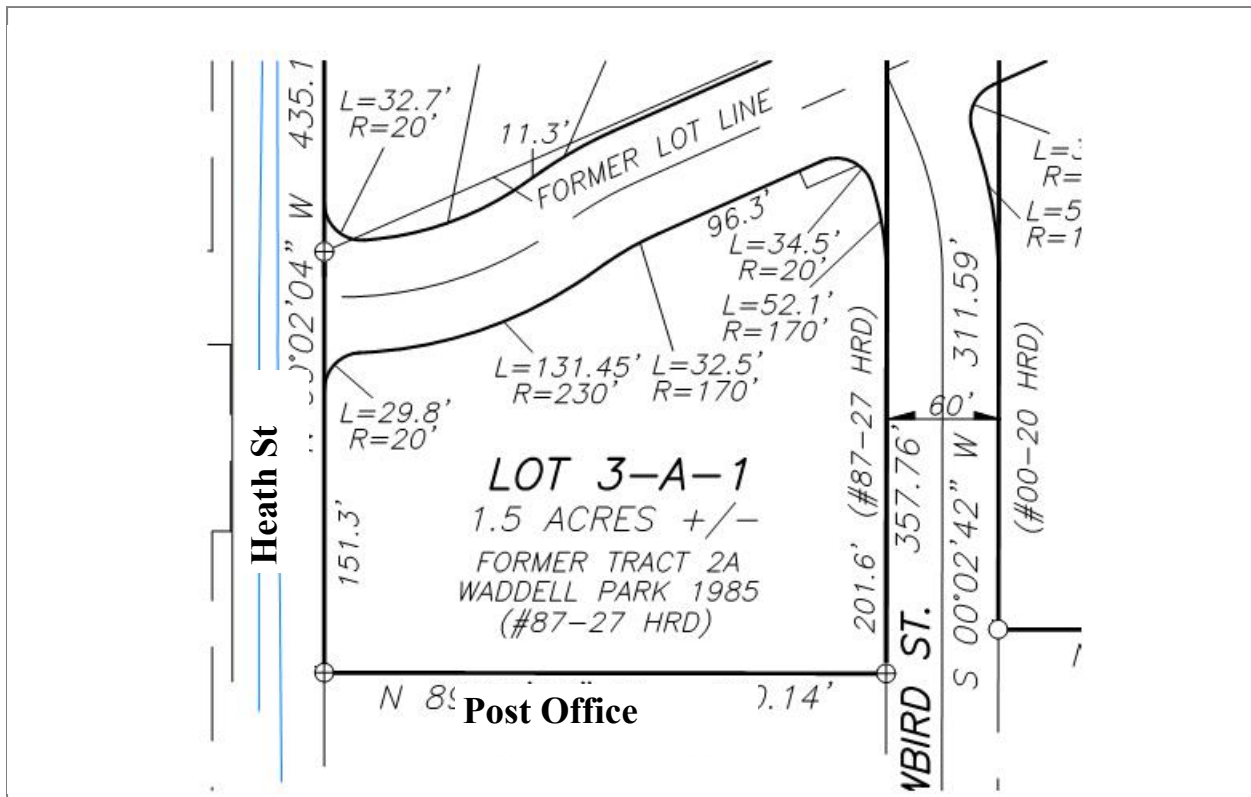
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$316,700. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

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

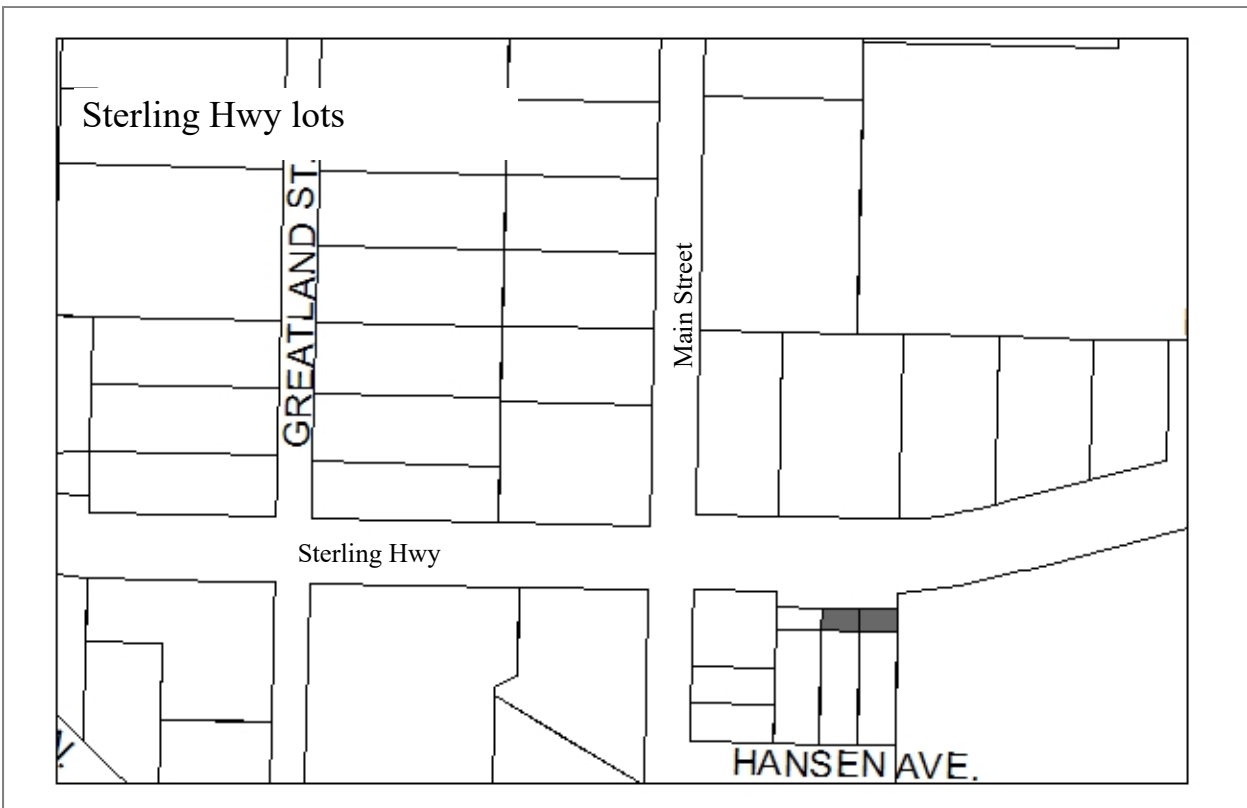
Patent 1974 002459-0 Book 80 Page 171

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
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2019 Assessed Value: \$2,600

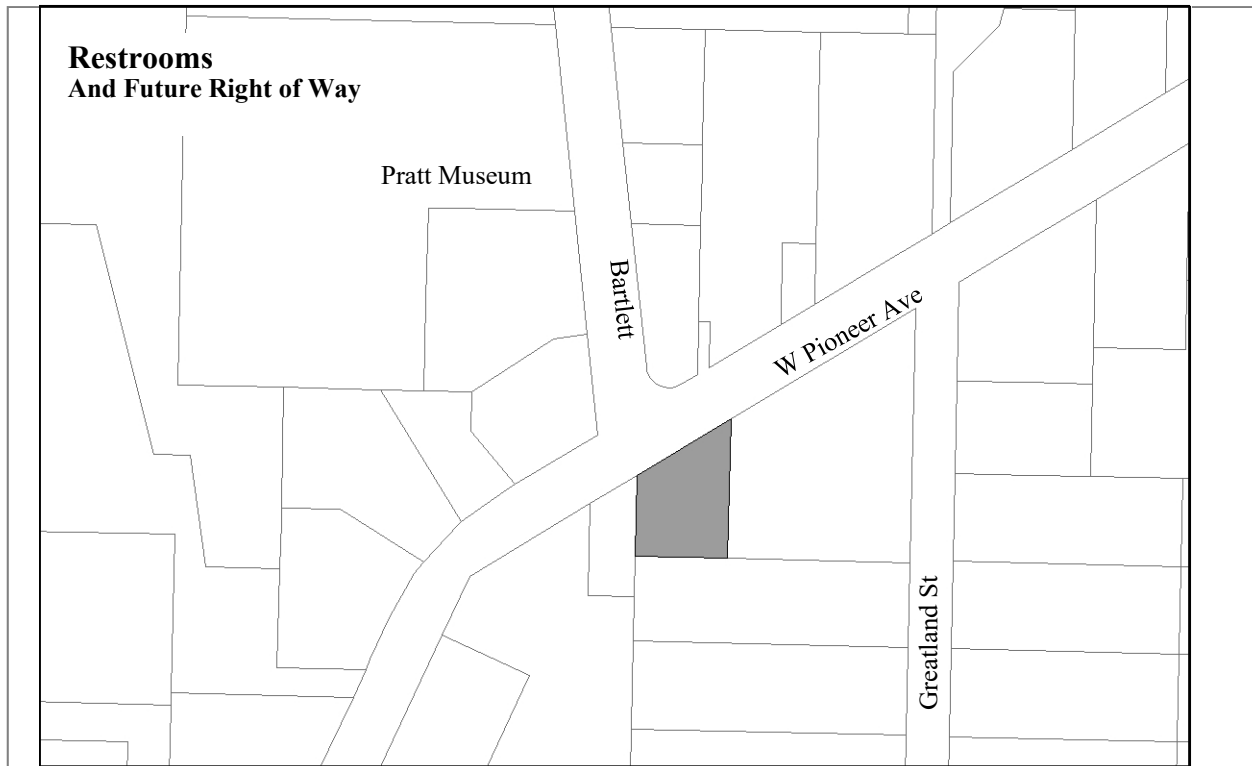
Legal Description: T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*

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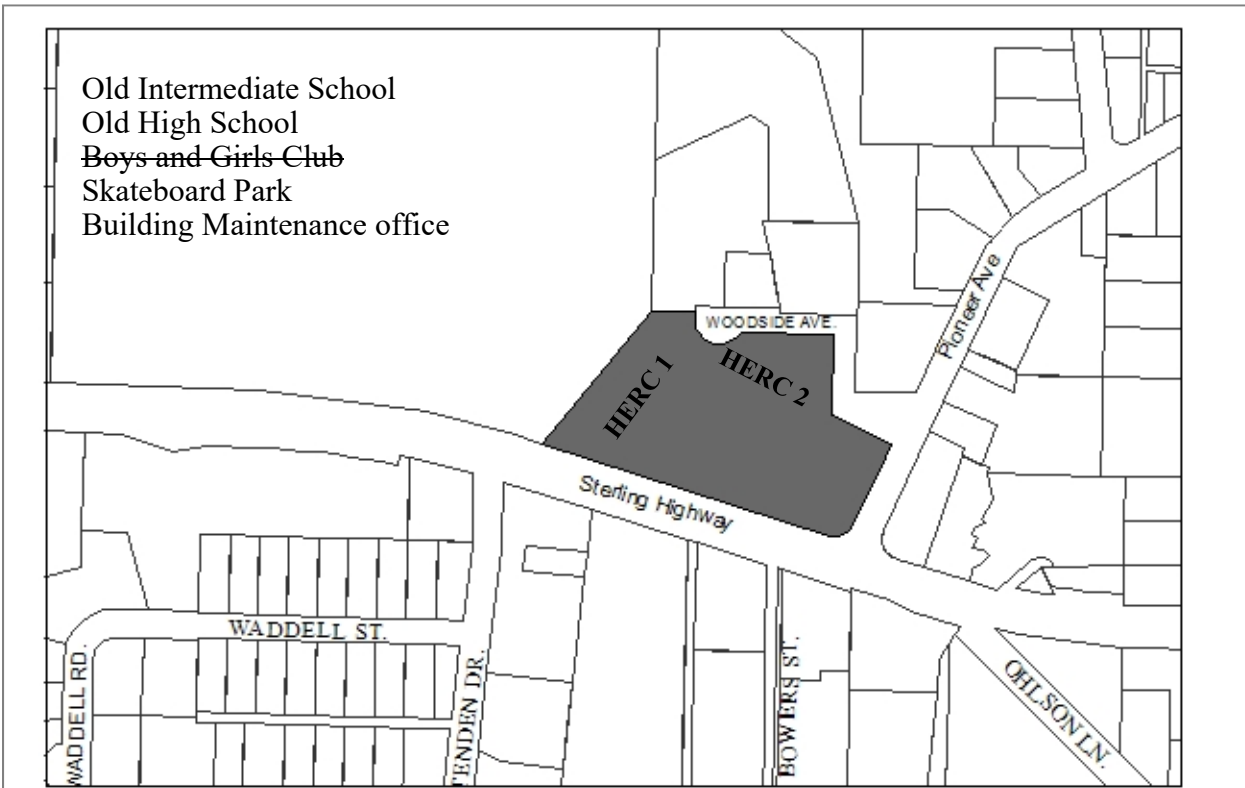
Infrastructure: Paved Road and sidewalk

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

Finance Dept. Code:



Designated Use: Restroom and Future right of way	
Acquisition History: Ordinance 2012-42	
Area: 0.27 acres	Parcel Number: 17514301
2019 Assessed Value: \$77,300	
Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 000049 BUNNELLS SUB LOT 75	
Zoning: Central Business District	Wetlands: Yes
Infrastructure: Paved Road, water and sewer	
<p>Notes: Public restroom constructed 2013-2014 Future road extension for Bartlett.</p>	
Finance Dept. Code:	



Designated Use: City Facility and other city lands (Resolution 20-019)

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

Area: 4.3 acres	Parcel Number: 17510070
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2019 Assessed Value: \$4,724,700 (Land \$724,700 Structure, built in 1956 25,000 sq ft \$4,000,000)

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

Zoning: Central Business District	Wetlands: Creek on western edge
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Infrastructure: Paved access and parking. Water and Sewer.

Notes:

- Skateboard Park on premises.
- Deed restrictions removed by Kenai Peninsula Borough, fall 2014
- HERC 1 is the larger building
- HERC 2 is the smaller building that contains PW Maintenance

Finance Dept. Code: 170.0032 175.100.05



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

Area: 0.32 acres	Parcel Number: 17510230 935 Soundview Ave
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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
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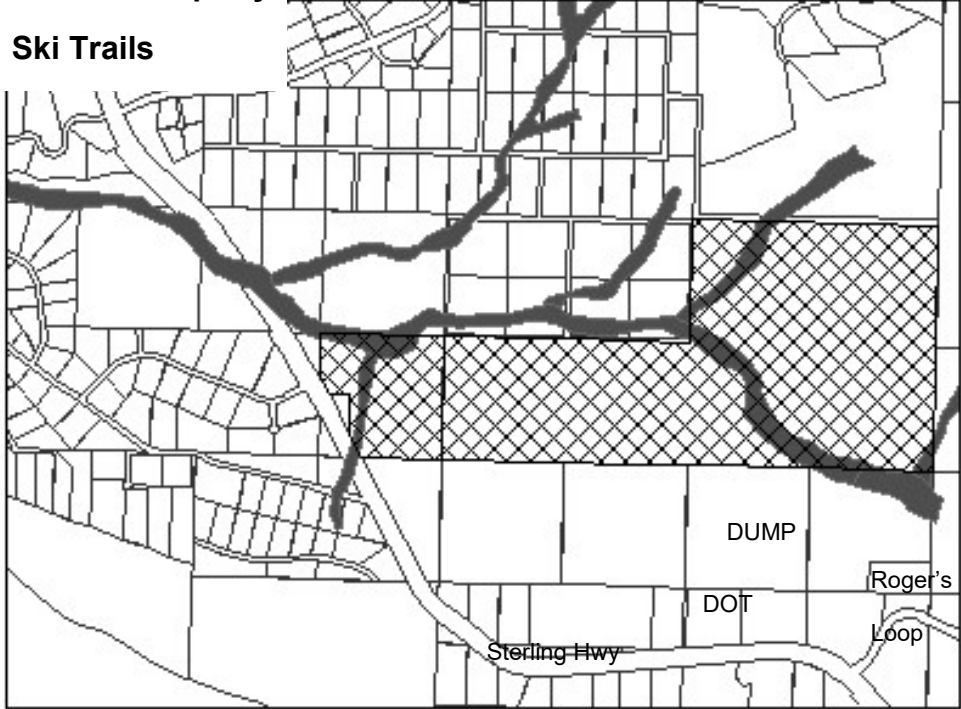
Infrastructure:

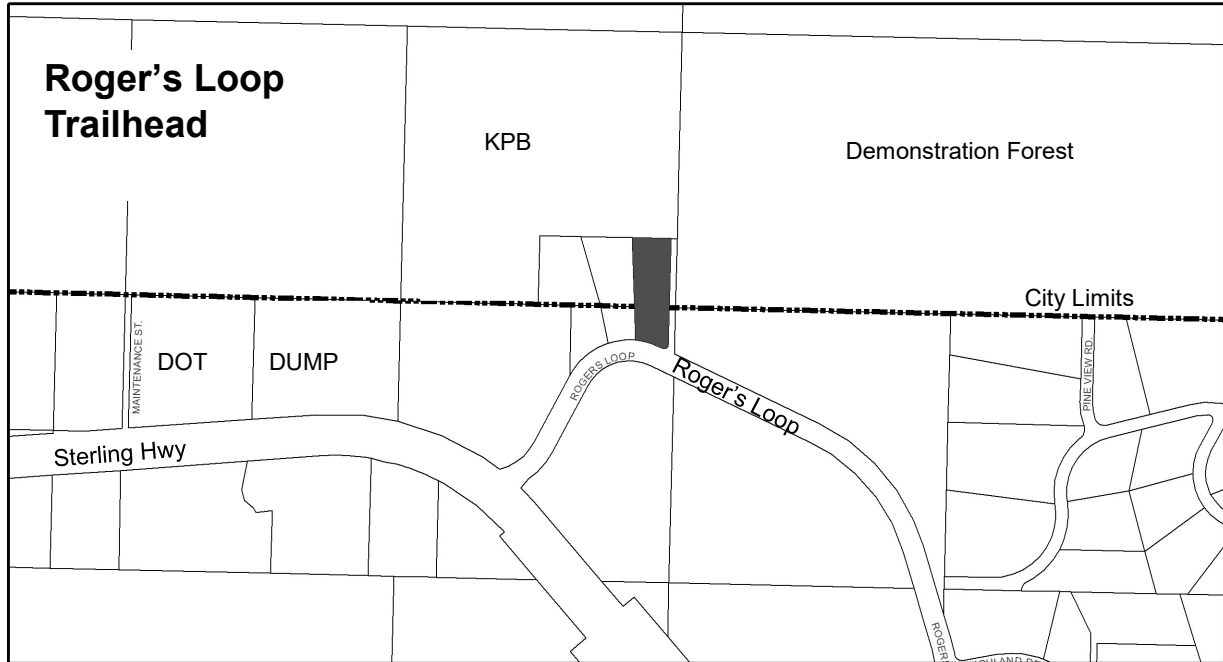
Notes: Parcel is part of the storm water infrastructure for the subdivision and is bound by an ACOE permit. Property is mostly used as a storm water retention area.

Finance Dept.

Section E

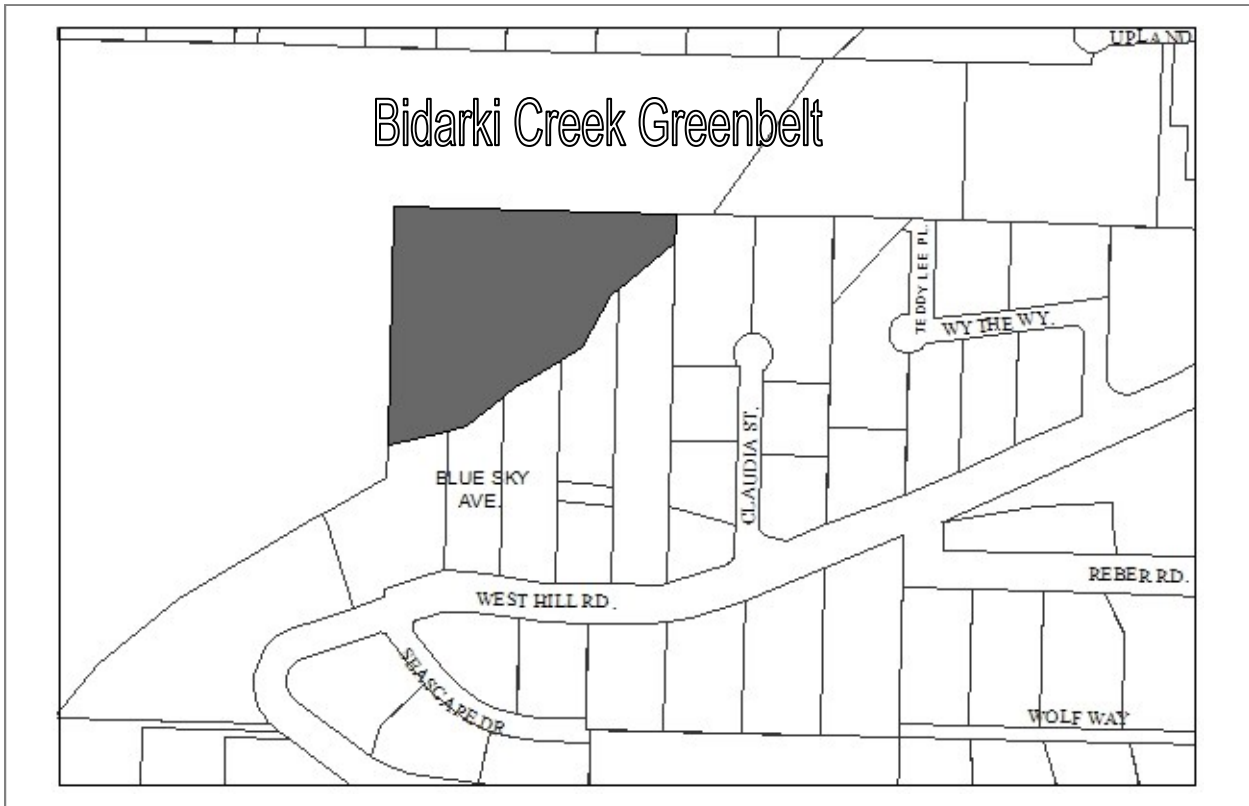
Parks + Beaches
Cemeteries + Green Space

<p>Diamond Creek Property</p> <p>Ski Trails</p> 	
<p>Designated Use: Public Purpose for park land Acquisition History: Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership</p>	
<p>Area: 273 acres (240 acres and 33 acres)</p>	<p>Parcel Number: 17302201, 17303229</p>
<p>2019 Assessed Value: \$241,900</p>	
<p>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.</p>	
<p>Zoning: Not in city limits</p>	<p>Wetlands: Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.</p>
<p>Infrastructure: Limited legal and physical access. Western lot has Sterling Highway frontage.</p>	
<p>Notes: Ski trails, managed by Kachemak Nordic Ski Club</p> <p>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.</p> <p>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.</p>	
<p>Finance Dept. Code:</p>	



Designated Use: Roger's Loop Trailhead	
Acquisition History: Ordinance 14-51(A)	
Area: 2 acres	Parcel Number: 17316066, 1736067
2019 Assessed Value: \$45,600	
Legal Description: T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1	
Zoning: Rural Residential. Lot is split by city limits	Wetlands: none
Infrastructure: Paved road access	
Notes: Purchased in 2016 with HART Trail funds (\$63,465.85). Future trailhead to city owned Diamond Creek lands	
Finance Dept. Code:	

<p>Designated Use: Hickerson Memorial Cemetery Acquisition History: Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30</p>	
<p>Area: 6.91 acres</p>	<p>Parcel Number: 17321011, 13, 14, 15</p>
<p>2019 Assessed Value: \$217,800</p>	
<p>Legal Description: HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C</p>	
<p>Zoning: Not within city limits</p>	<p>Wetlands: N/A</p>
<p>Infrastructure: paved access</p>	
<p>Notes: Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30. 2017: Phase 1 cemetery expansion completed.</p>	
<p>Finance Dept. Code:</p>	



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

Area: 6.57 acres

Parcel Number: 17503025

2019 Assessed Value: \$6,700

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

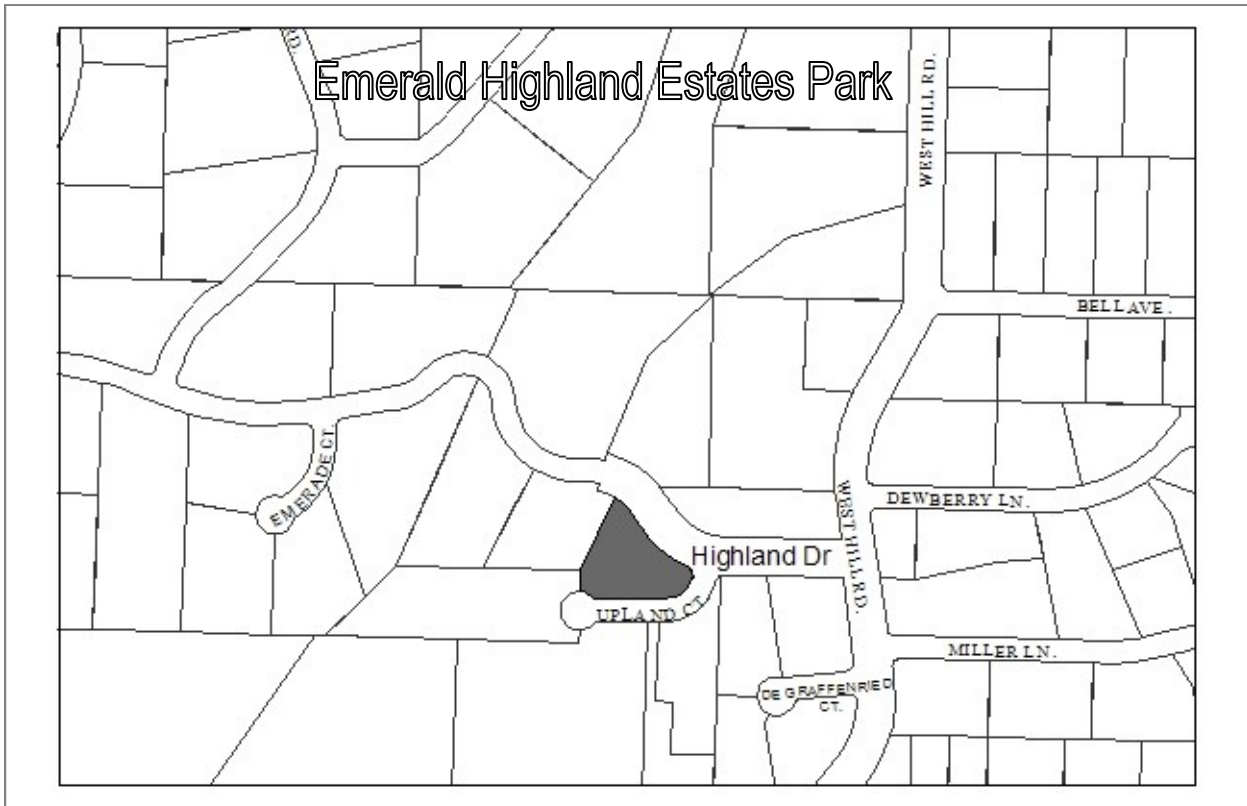
Zoning: Rural Residential

Wetlands: Bidarki Creek runs through the lot

Infrastructure: No access, no utilities

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

Finance Dept. Code:



Designated Use: Public Use/Emerald Highland Estates Park
Acquisition History: Gangle Deed, 12/1989

Area: 1.04 acres

Parcel Number: 17502056

2019 Assessed Value: \$36,100

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

Zoning: Rural Residential

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

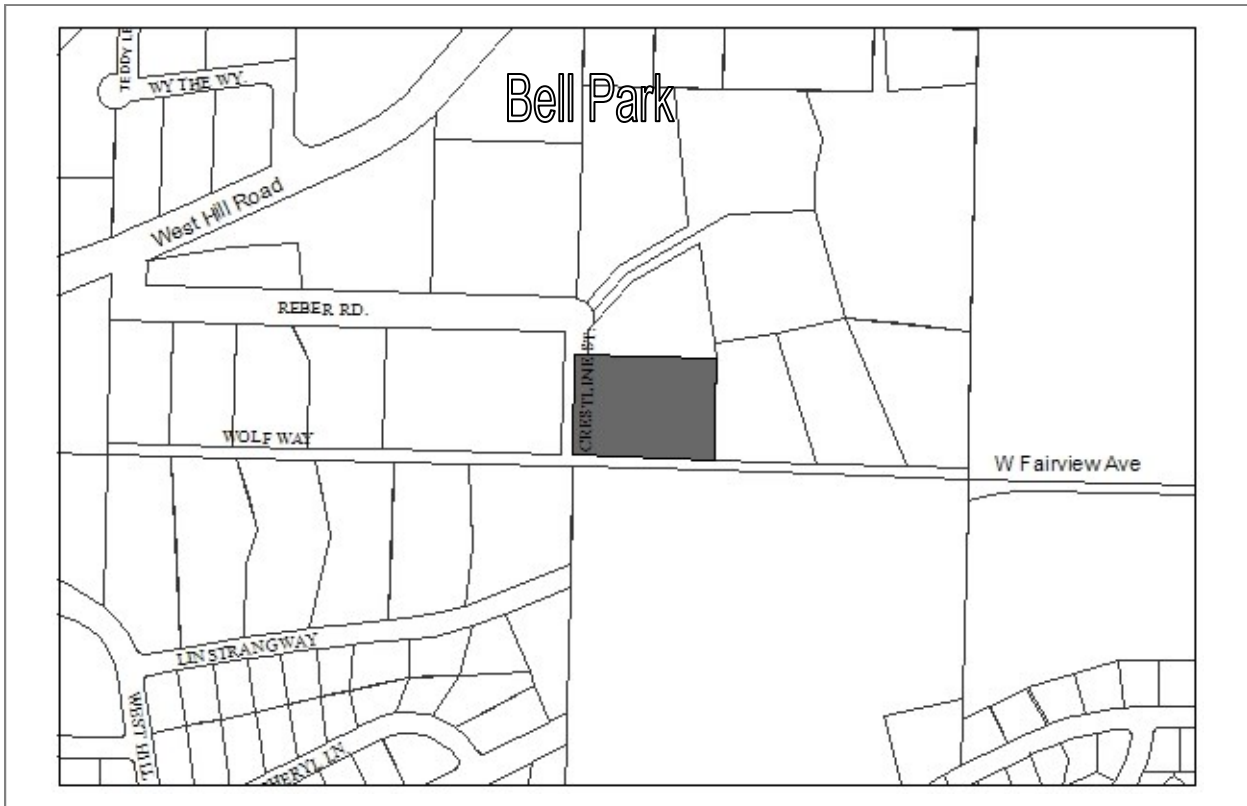
Infrastructure: Gravel road access

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

History:

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

Finance Dept. Code:



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

Area: 2.75 acres	Parcel Number: 17524006
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2019 Assessed Value: \$90,200

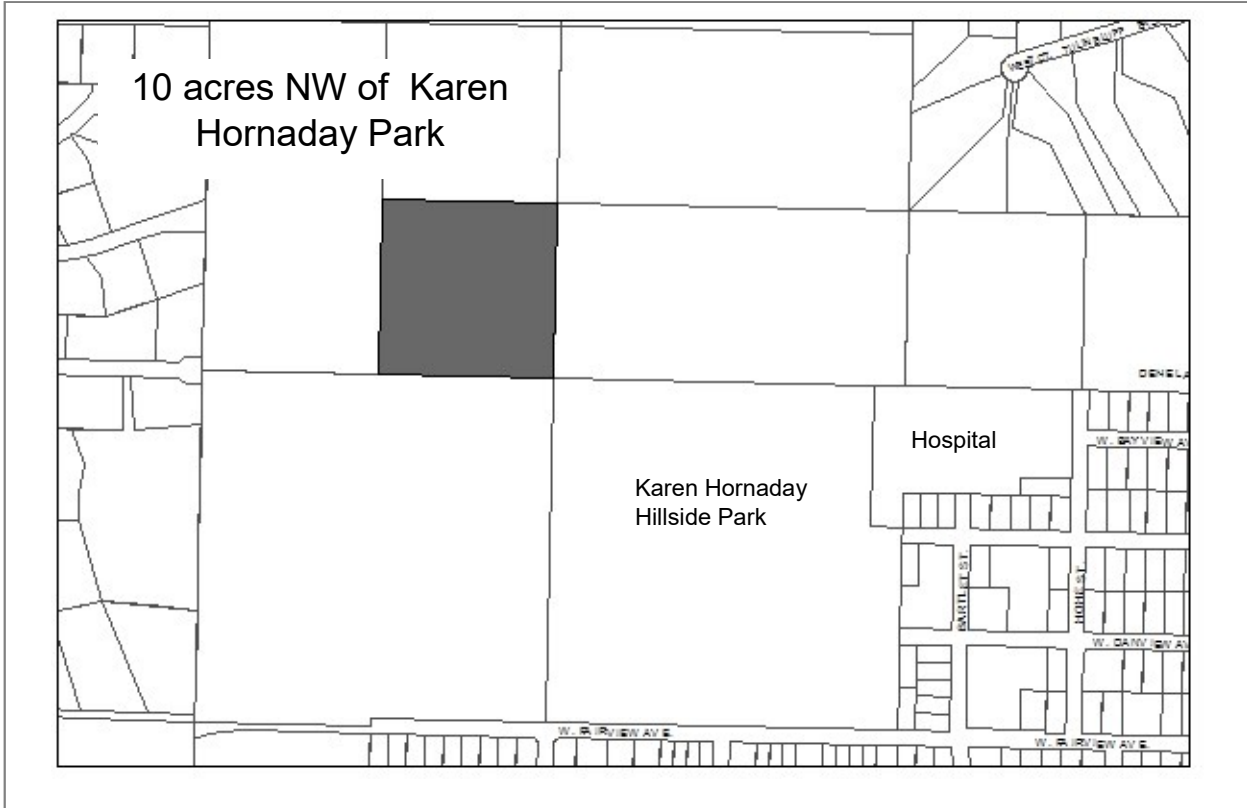
Legal Description: HM0700402 T06S R13W S18 TRACT E W R BELL SUB

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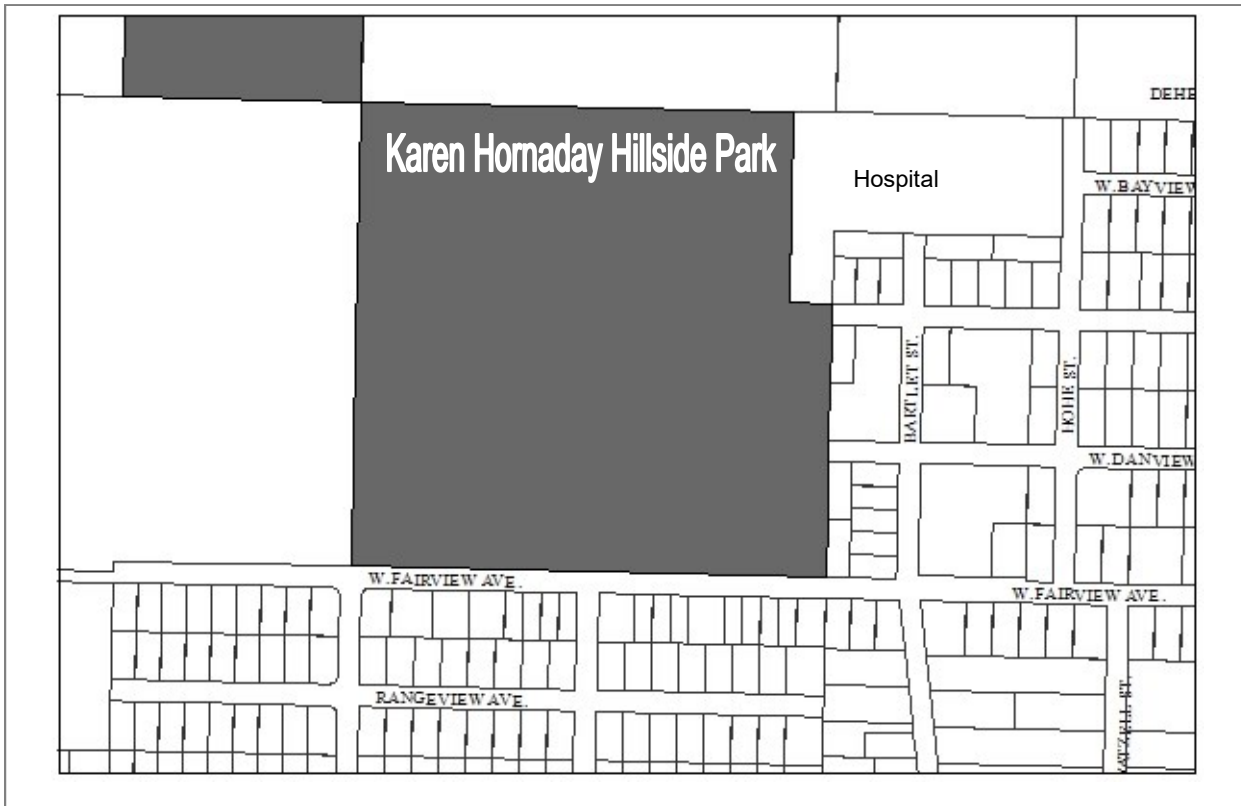
Infrastructure: Gravel road access. Rough trails across property.

Notes:
 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 be come a housing development. Some homes will be accessed from W Fairview Ave.
 2009: Completion of Reber Trail, with HART funds and a state trails grant.

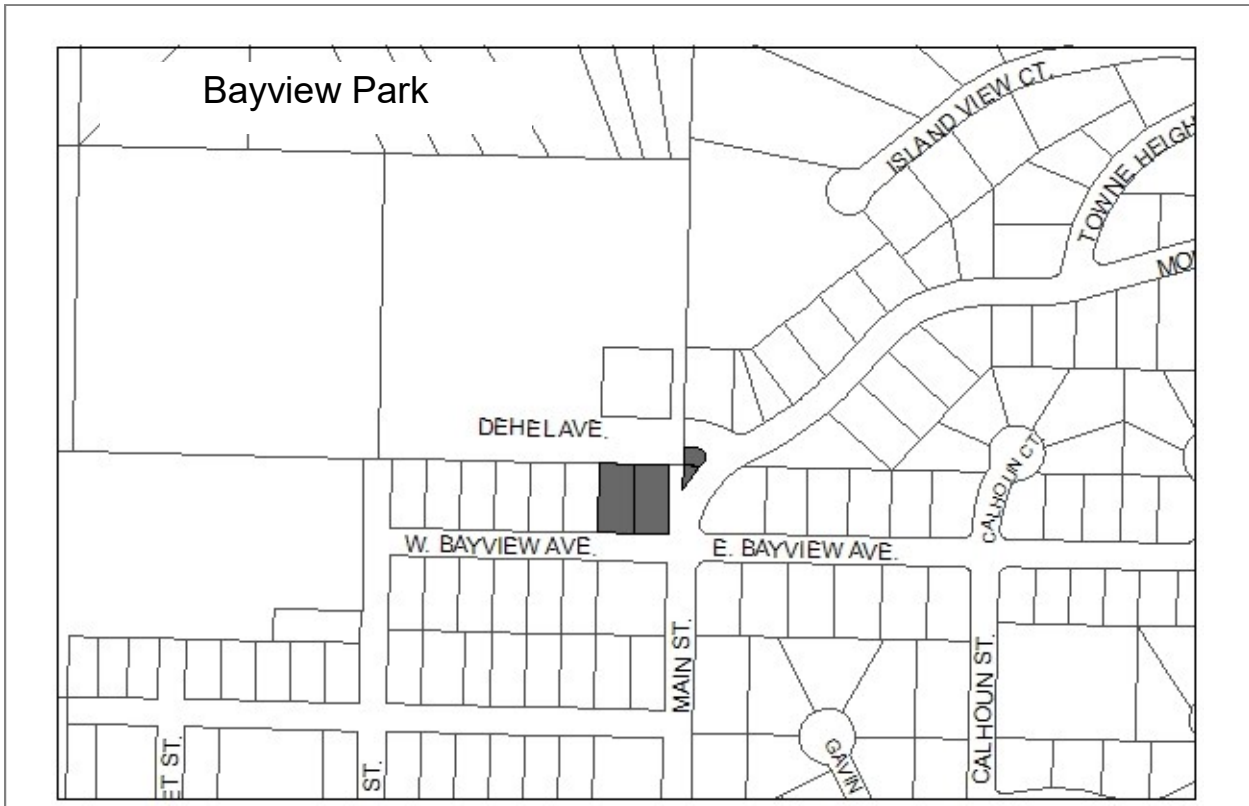
Finance Dept. Code:



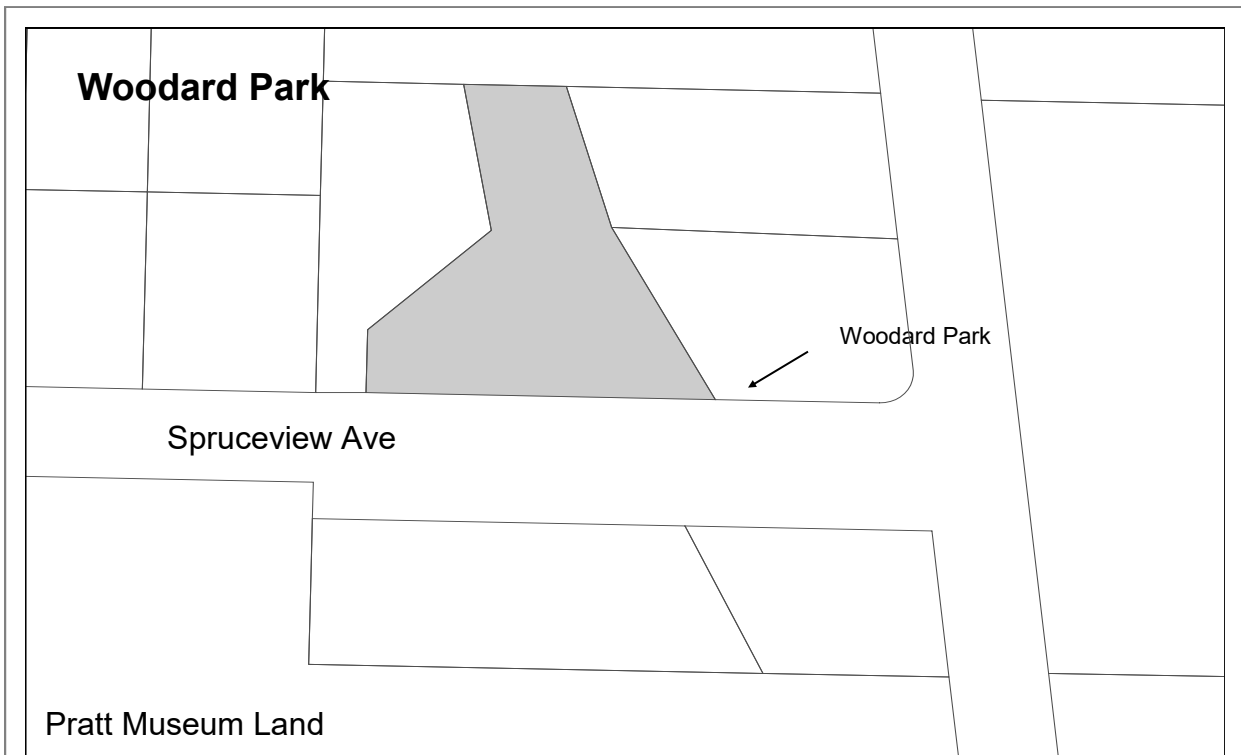
Designated Use: Retain for a future park Resolution 2011-37(A)	
Acquisition History:	
Area: 10 acres	Parcel Number: 17504003
2019 Assessed Value: \$80,700*	
Legal Description: T6S R13W Sec 18 SE1/4 NE1/4 SW1/4	
Zoning: Rural Residential	Wetlands: Drainages and wetlands may be present
Infrastructure: None. No access.	
Notes: *2007—Land could not be appraised by private appraisal due to lack of legal access.	
Finance Dept. Code:	



Designated Use: Public Recreational Purpose/Karen Hornaday Hillside Park	
Acquisition History: Homer Fair Association, Deed 8/1966 with covenants	
Area: 38.5 acres	Parcel Number: 17504023
2019 Assessed Value: \$3,802,400 (Land \$3,651,800 Structure \$150,600)	
Legal Description: HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Adn	
Zoning: Open Space Recreation	Wetlands: Some drainages
Infrastructure: Water, sewer and road access	
<p>Notes: The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.</p> <p>Campground, ball fields, day use picnic and playground area.</p> <p>Resolution 09-59(A) adopted the park master plan.</p>	
Finance Dept. Code: 175.0003 (driveway, parking), 175.0007 (campground)	



Designated Use: Public Purpose/Bayview Park/Water tank access	
Acquisition History: Large lots: Klemetsen Warranty Deed 5/8/67. Water tank access and part of Bayview Park.	
Area: 0.58 acres total	Parcel Number: 175051 07, 08 17726038, 17727049
2019 Assessed Value: \$105,400 total	
Legal Description: 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2 17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1 17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE 17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK	
Zoning: Urban Residential	Wetlands: N/A
Infrastructure: Paved road access, water, sewer	
Notes:	
Finance Dept. Code:	



Designated Use: ROW and Woodard Park
Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53

Area: ROW 0.85 acres Woodard Park: .025 acres	Parcel Number: 17513329 17513328
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2020 Assessed Value: not yet assessed

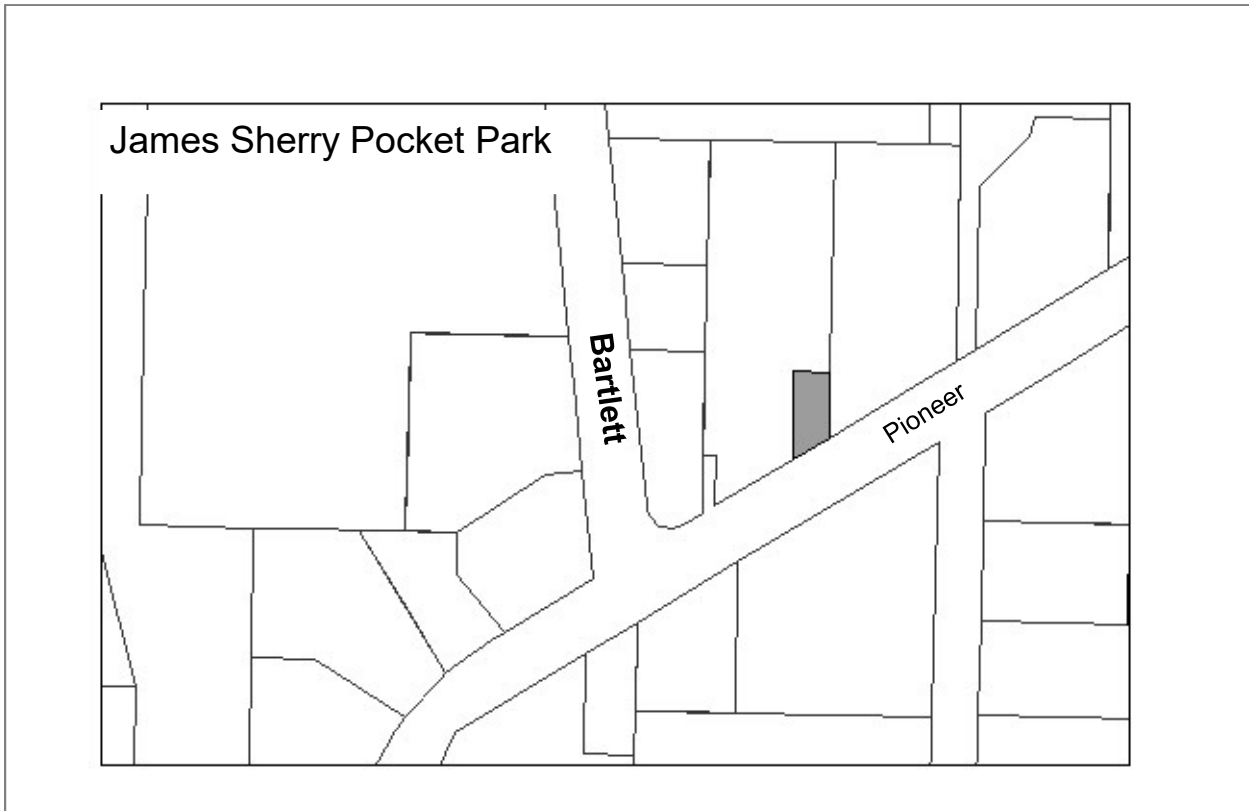
Legal Description: LEGAL T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2020010 BUNNELL'S SUBD NO 17 2018 REPLAT TRACT A

Zoning: Residential Office	Wetlands: Woodard Creek and wetlands present
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Infrastructure: Paved access on Bartlett. Woodard Creek flows through much of the property.

Notes:

Finance Dept. Code: ROW: 500.0051 Park:



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

Area: 0.06 acres or 2,766 sq ft	Parcel Number: 17514235
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2019 Assessed Value: \$26,000

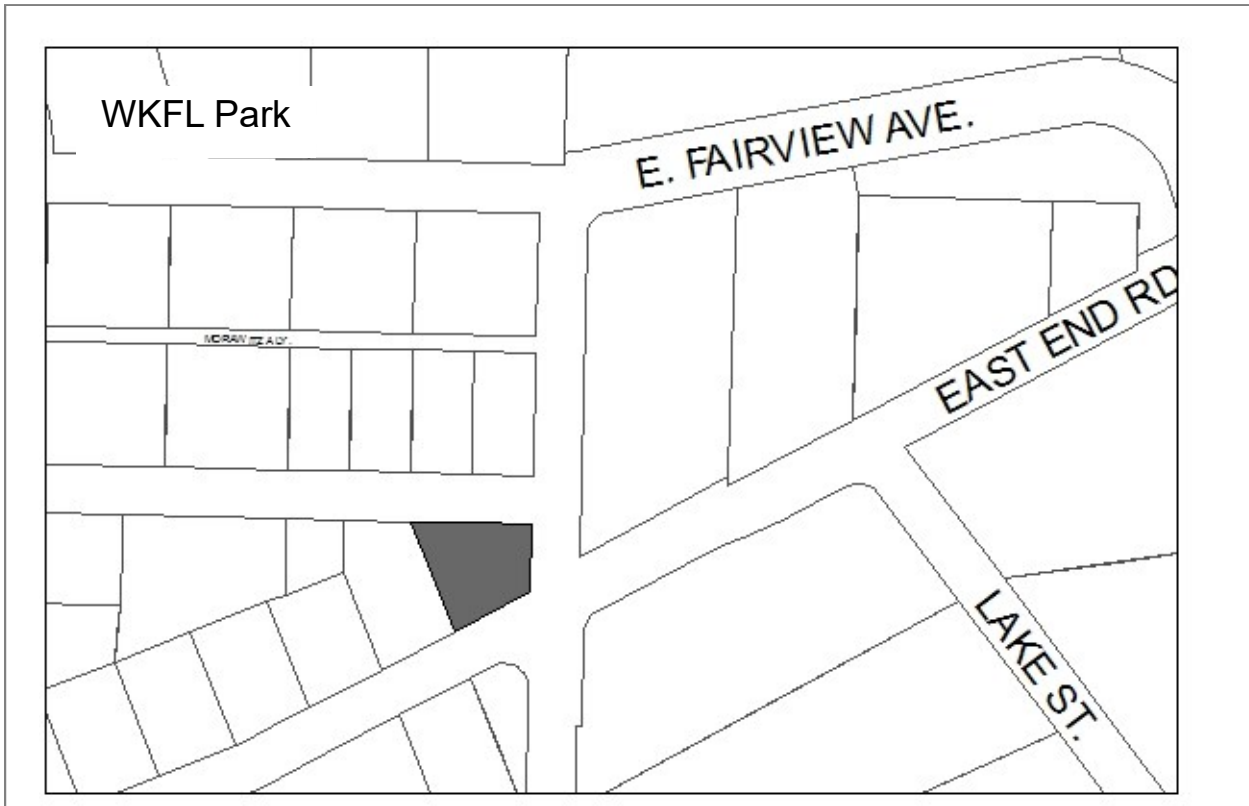
Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

Zoning: Central Business District	Wetlands: Ditch across property
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Infrastructure: Water and Sewer, paved sidewalk

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

Finance Dept. Code:



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

Area: 0.31 acres	Parcel Number: 17720204
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2019 Assessed Value: \$169,300

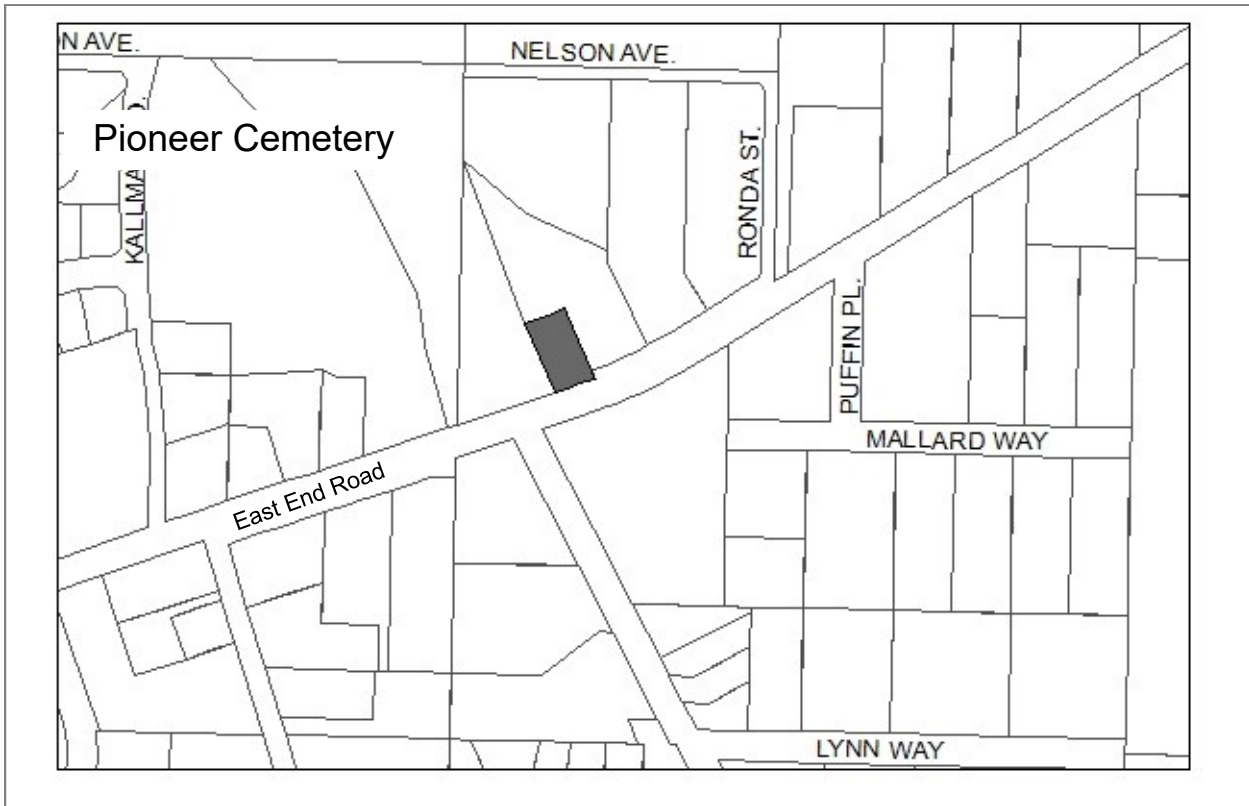
Legal Description: Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

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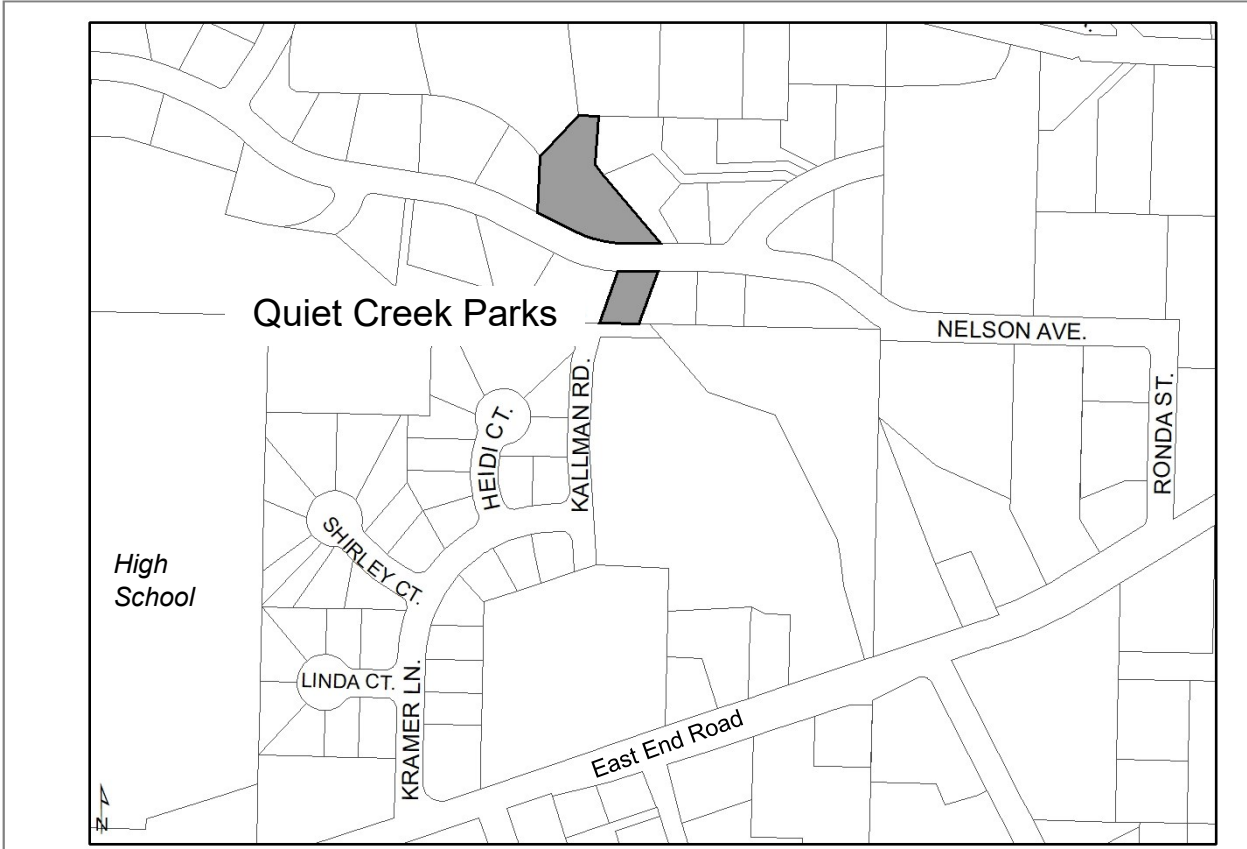
Infrastructure: Water, paved road, electricity

Public restroom constructed in 2013.

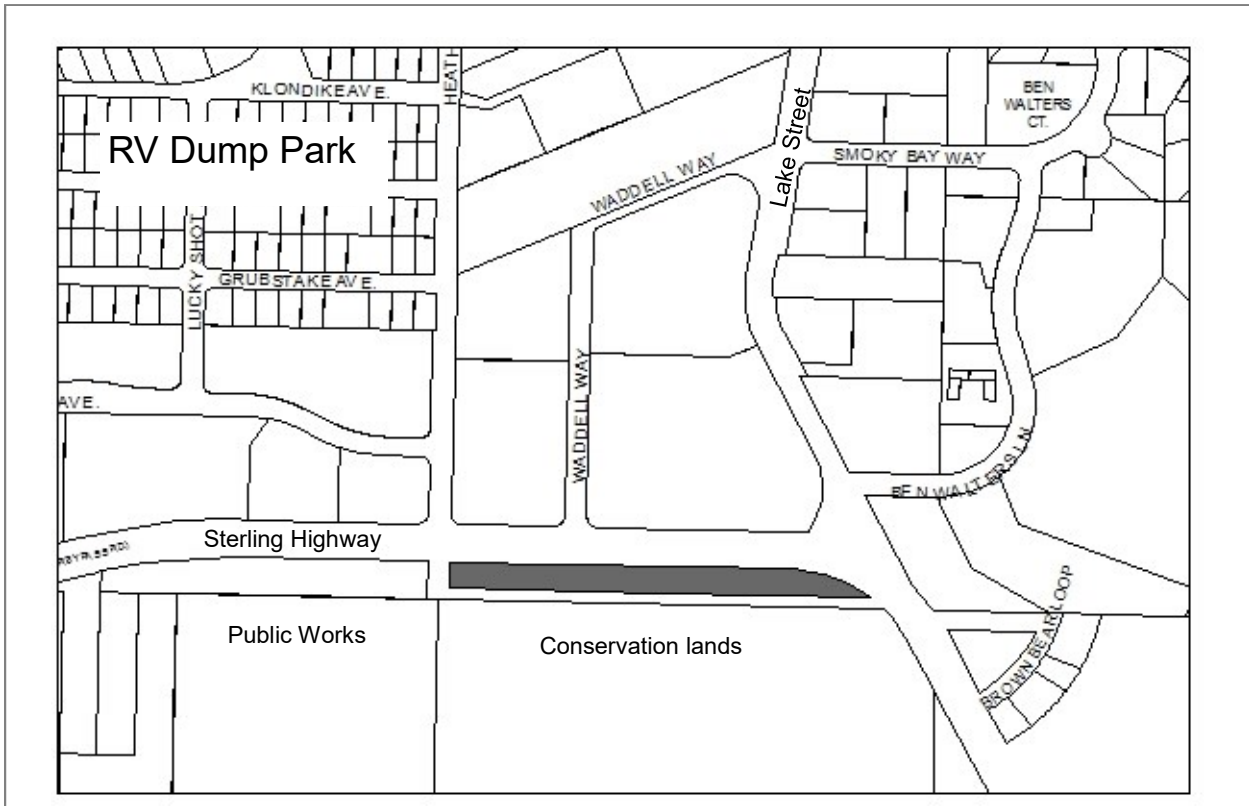
Finance Dept. Code:



Designated Use: Pioneer Cemetery	
Acquisition History: Quitclaim Deed Nelson 4/27/66	
Area: 0.28 acres	Parcel Number: 17903007
2019 Assessed Value: \$21,200	
Legal Description: James Waddell Survey of Tract 4 Lot 4A	
Zoning: Residential Office	Wetlands: N/A
Infrastructure: Paved Road	
Finance Dept. Code:	



Designated Use: Parks (Resolution 20-019)	
Acquisition History: Barnett's South Slope Subdivision Quiet Creek Park Unit 1	
Area: 0.86 acres and 0.21 acres	Parcel Number: 17702112, 17702125
2019 Assessed Value: \$45,600 and \$31,600	
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	
<p>Tract C is a large wooded ravine with a creek, and tract D is a smaller steep lot with a creek. The Parks Art Recreation and staff will present a park plan to Council in 2021, as two other properties will also be donated as parks to the City via the platting process in the near future.</p>	
Finance Dept. Code:	



Designated Use: RV Water/Dump station
Acquisition History: Deed states "Waddell Park Tract"

Area: 1.73 acres	Parcel Number: 17712014
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2019 Assessed Value: \$208,200

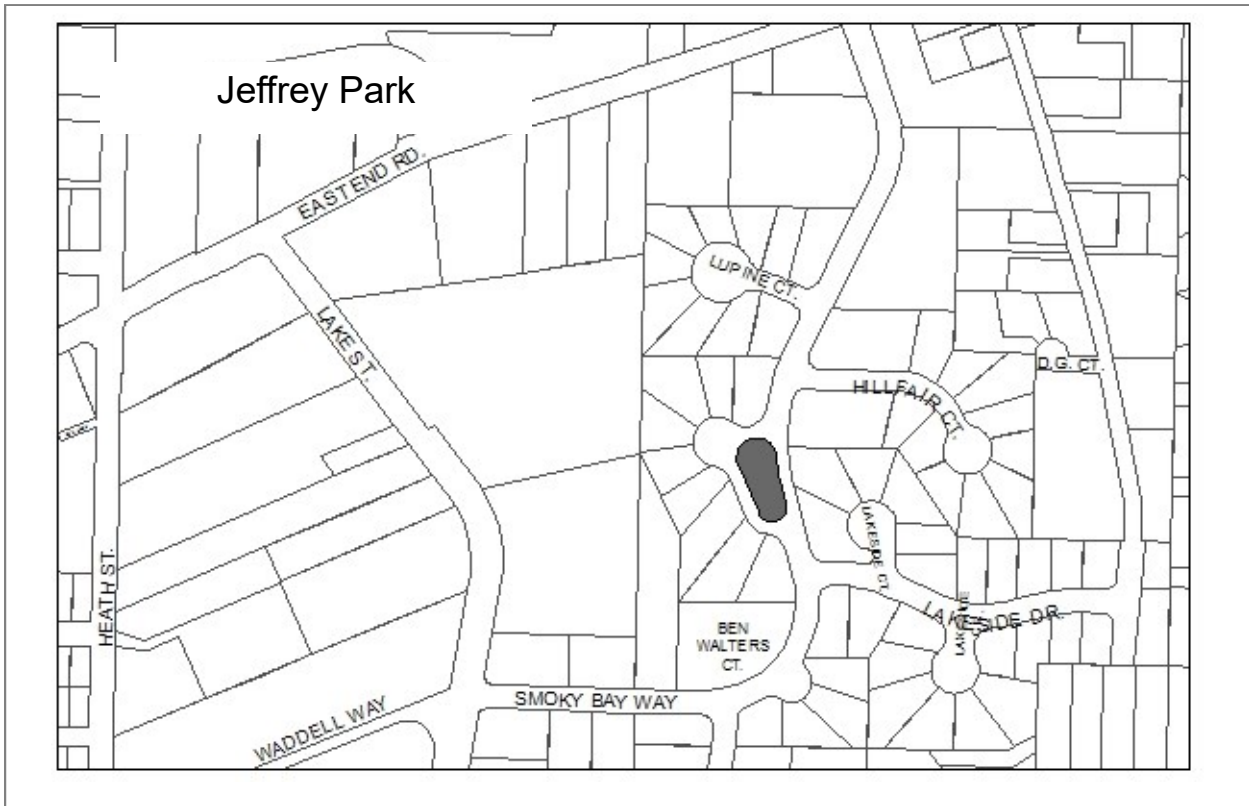
Legal Description: Waddell Subdivision, portion S of Homer Bypass Road

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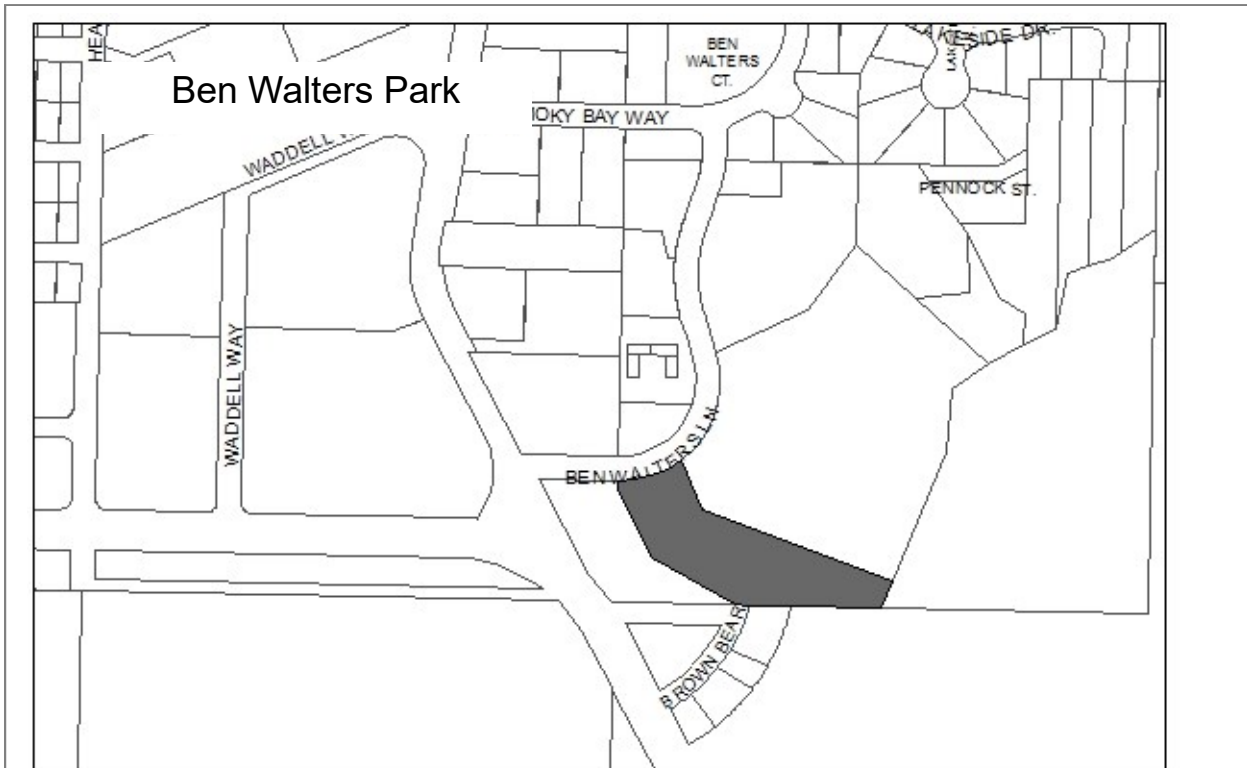
Infrastructure: Water, Sewer, gravel/paved access

Notes: 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
2019 Assessed Value: \$43,700	
Legal Description: Lakeside Village Amended Jeffrey Park	
Zoning: Urban Residential	Wetlands:
Infrastructure: Paved Road, water, sewer	
Notes: Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.	
Finance Dept. Code:	



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

Area: 2.48 acres	Parcel Number: 17712022
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2019 Assessed Value: \$333,700 (Land \$286,900, Structure \$46,800)

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

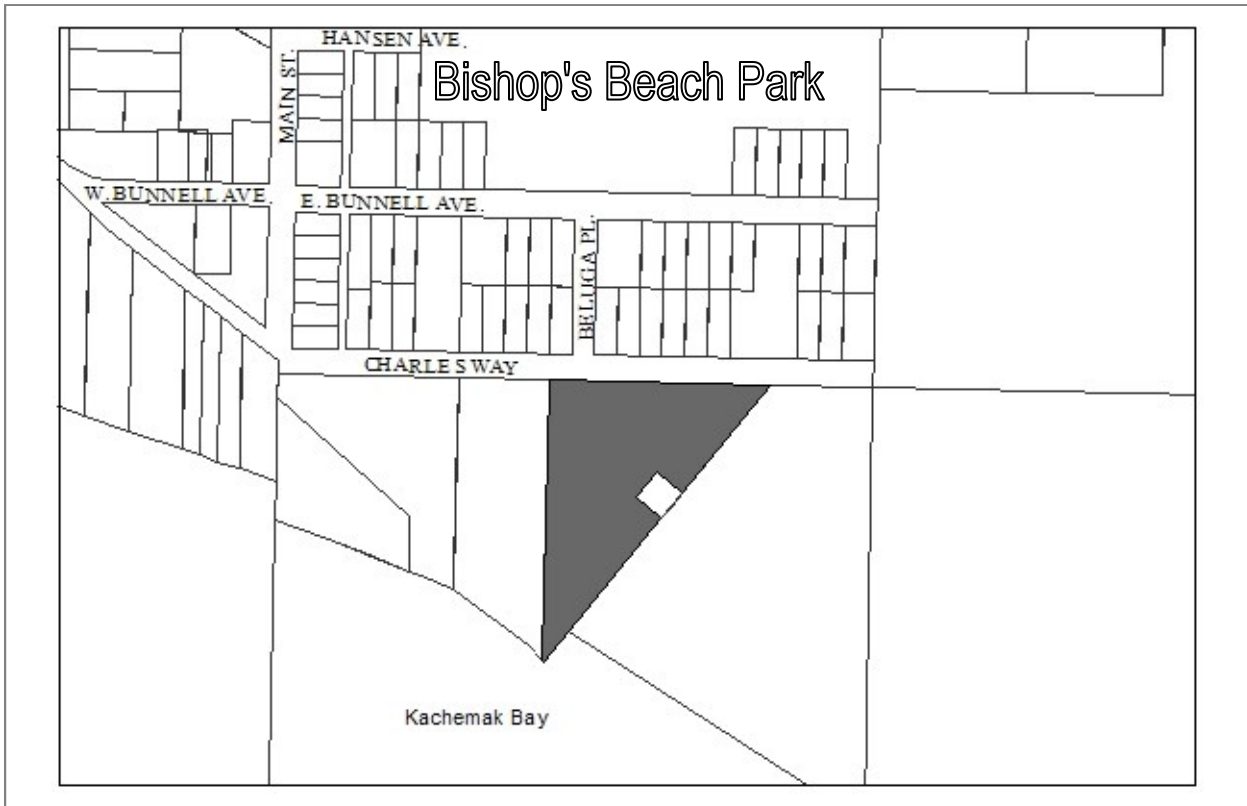
Zoning: Central Business District	Wetlands: 3664 Ben Walters Lane
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Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

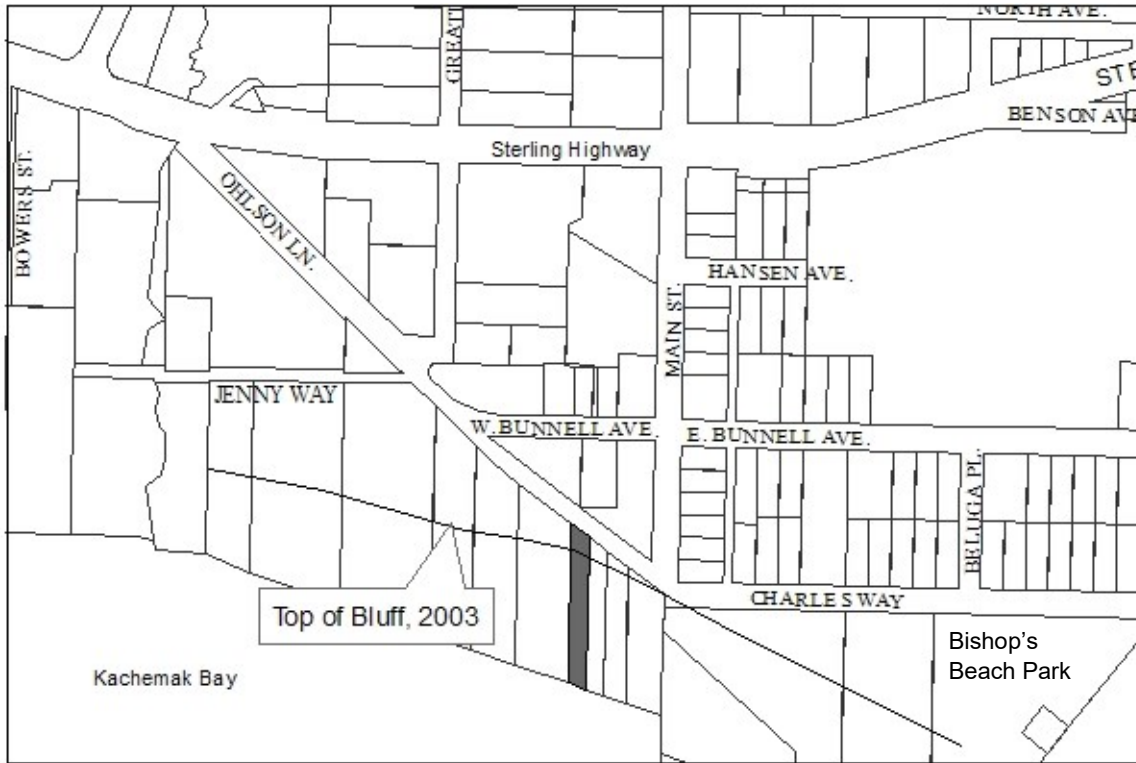
Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.

New swing set installed, 2008. New dock installed in 2009. Brushing and drainage work 2018. New playground equipment scheduled installed 2019.

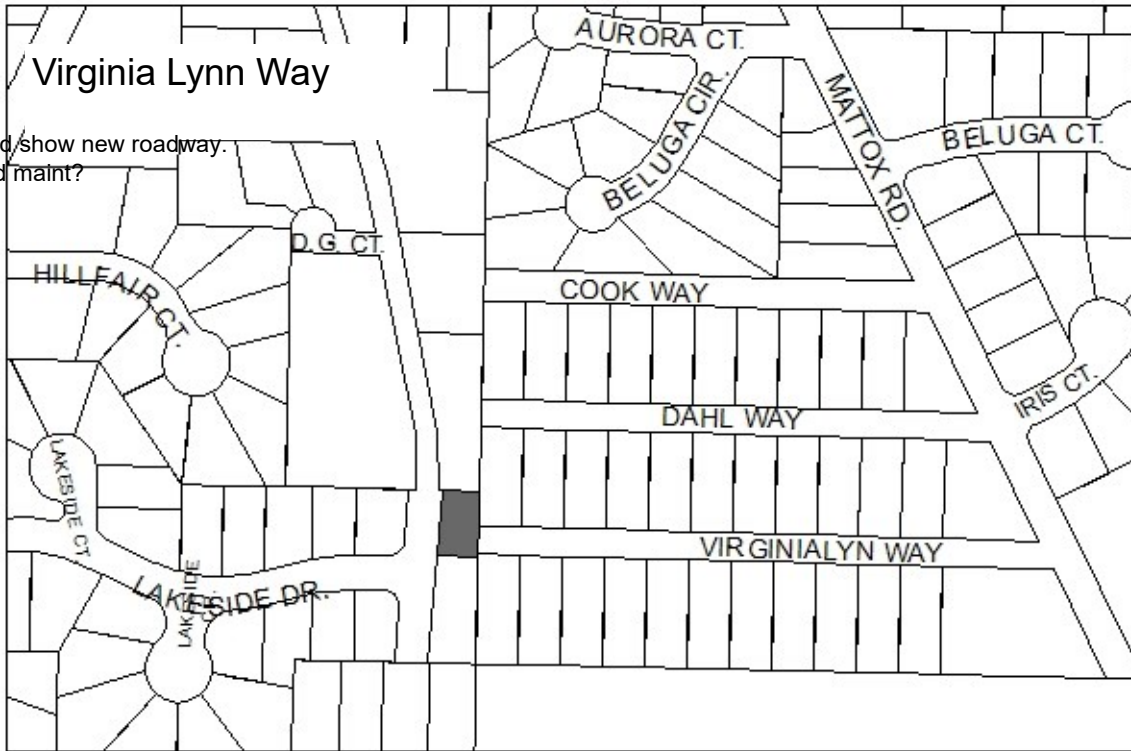
Finance Dept. Code:



Designated Use: Bishop's Beach Park	
Acquisition History: McKinley Warrant Deed 1/9/1984	
Area: 3.46 acres	Parcel Number: 17714010
2019 Assessed Value: \$527,300 (Land \$382,100, Structures/Boardwalk \$145,200)	
Legal Description: HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E	
Zoning: Central Business District	Wetlands: Some wetlands (along boardwalk). Flood hazard area.
Infrastructure: Paved road access. No water or sewer. City maintained outhouses.	
Notes:	
Finance Dept. Code:	



Designated Use: City Park	
Acquisition History: Donated by Herrick, Resolution 90-7	
Area: 0.32 acres	Parcel Number: 17520009
2019 Assessed Value: \$1,700	
Legal Description: HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
Zoning: Central Business District	Wetlands: None. Bluff property.
Infrastructure: Gravel Road access, no water or sewer	
Notes: Resolution 15-030(A), Designate as park	
Finance Dept. Code: 392.0008	



Revise notes and show new roadway.
 Adopted for road maint?

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

2019 Assessed Value: \$34,000

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

Zoning: Urban Residential

Wetlands: possibly on a small portion

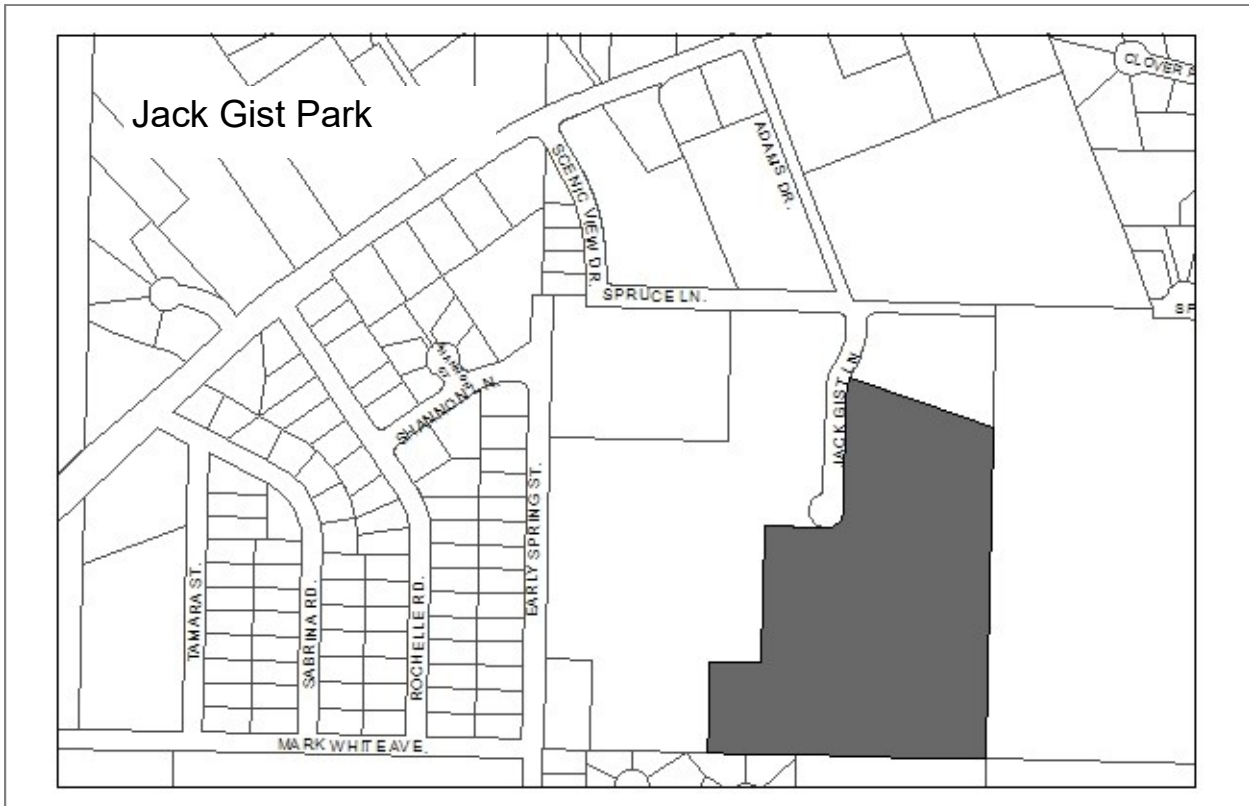
Infrastructure: Road access

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

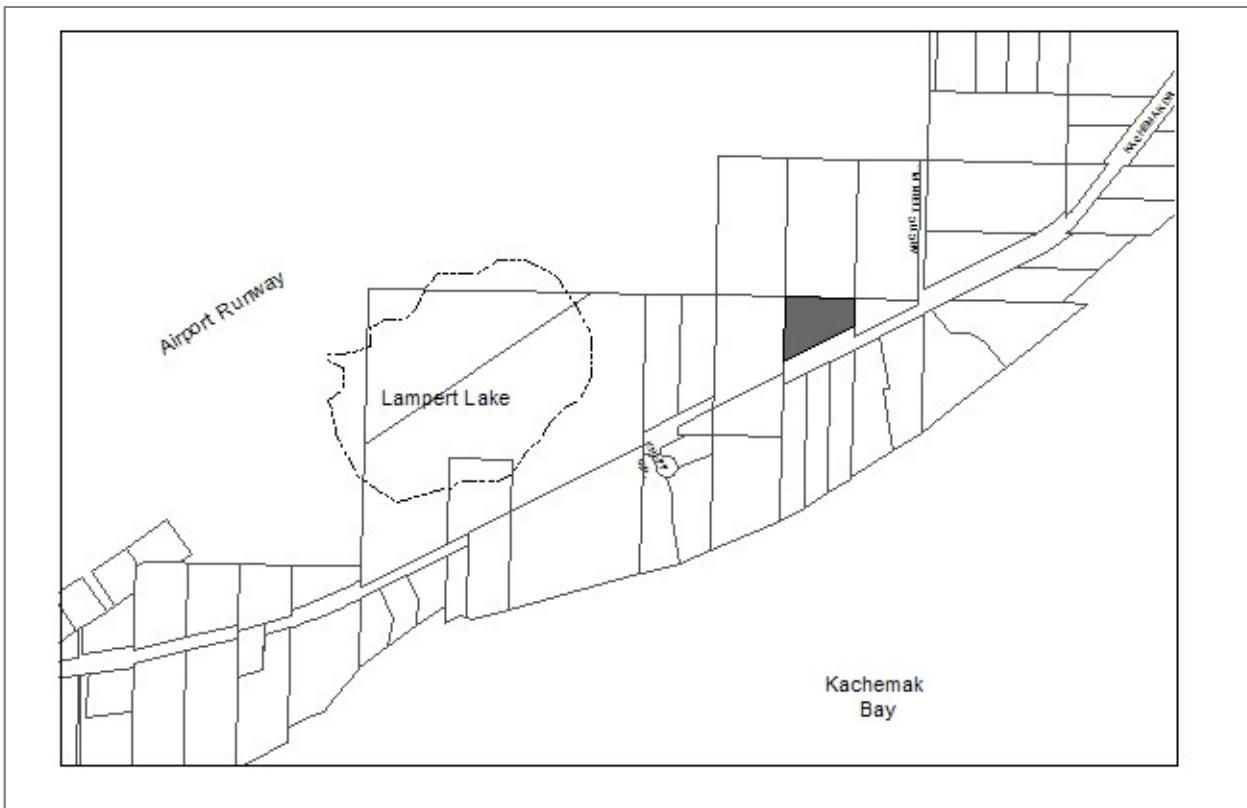
Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. 2010: professional opinion was given that no right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

2020: Road construction across the parcel is complete. New homes are under construction to the east.

Finance Dept. Code:



Designated Use: Jack Gist Ball Park	
Acquisition History: Warranty Deed Moss 8/27/98	
Area: 14.6 acres	Parcel Number: 17901023
2019 Assessed Value: \$148,500	
Legal Description: HM0990063 T06S R13W S15 JACK GIST SUB LOT 2	
Zoning: Rural Residential	Wetlands: May be present. Site is mostly fill and old dump.
Infrastructure: Gravel road access.	
<p>Notes: Old dump site. Land and Water Conservation Fund Grant Project #02-00369 for construction of 3 ball fields and parking area. Land to remain parkland in perpetuity.</p> <p>No water or sewer to service the new ball fields. Parking lot constructed in 2006. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.</p> <p>2020: Adjacent property to the west may be developed into a subdivision, providing water, sewer, power and additional road access to the park in the next 2-4 years.</p>	
Finance Dept. Code:	



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

Area: 1.65 acres	Parcel Number: 17936020
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2019 Assessed Value: \$55,100

Legal Description: Scenic Bay Lot 4

Zoning: General Commercial 2	Wetlands: 100% Wetlands
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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
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2019 Assessed Value: \$16,000 (lot 1)

Legal Description: Harry Feyer Subdivision Lot 1

Zoning: Rural Residential	Wetlands: none known
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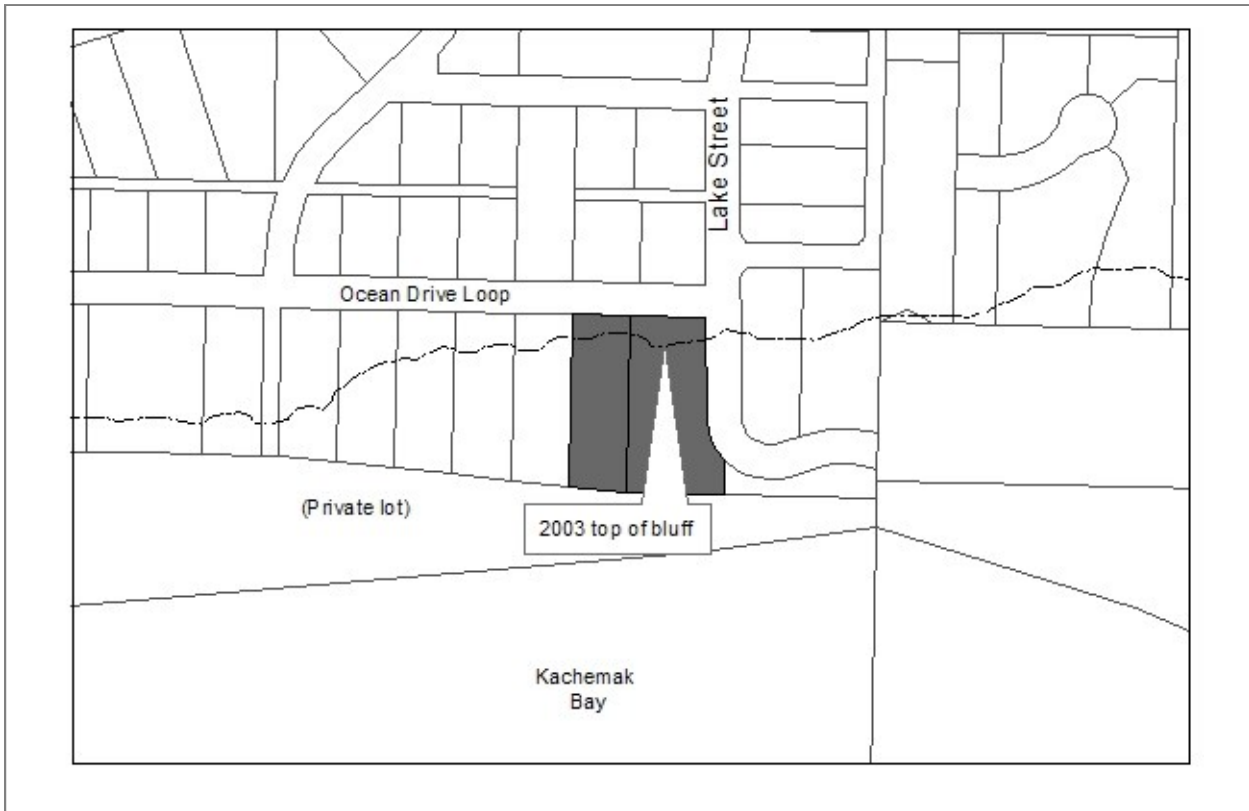
Infrastructure: Paved Road access, power.

Notes:

Has water and sewer assessments.

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

Finance Dept. Code:



Designated Use: Open Space (Resolution 2018-035)

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

Area: 1.66 acres

Parcel Number: 177177-06, 07

2019 Assessed Value: \$4,700 (combined value)

Legal Description: Lot 43 and 44, Oscar Munson Subdivision

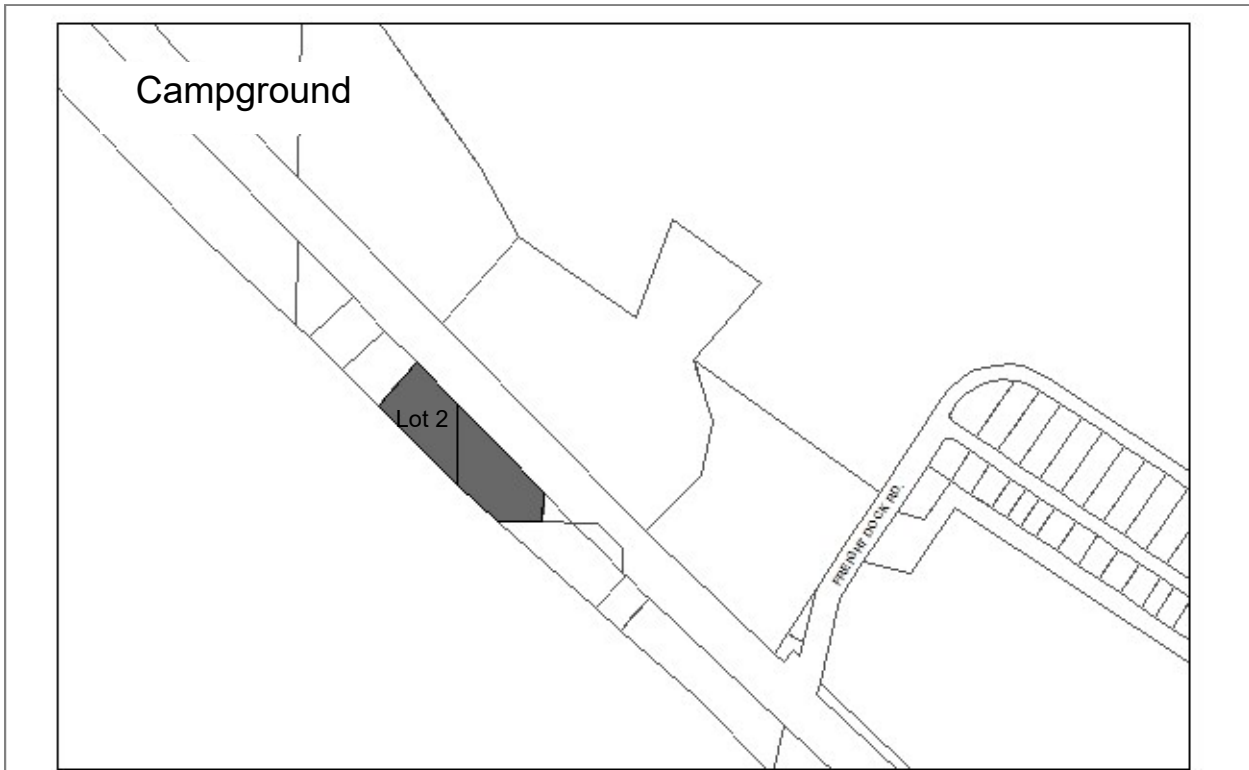
Zoning: Rural Residential

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

Infrastructure: Gravel road, water and sewer, 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. A new seawall assessment of approximately \$83,000 may be levied as part of a new SAD.

Finance Dept. Code:



Designated Use: Camping
Acquisition History:

Area: 3.92 acres (2.1 and 1.82 acres)	Parcel Number: 18103101, 02
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2019 Assessed Value: \$512,300

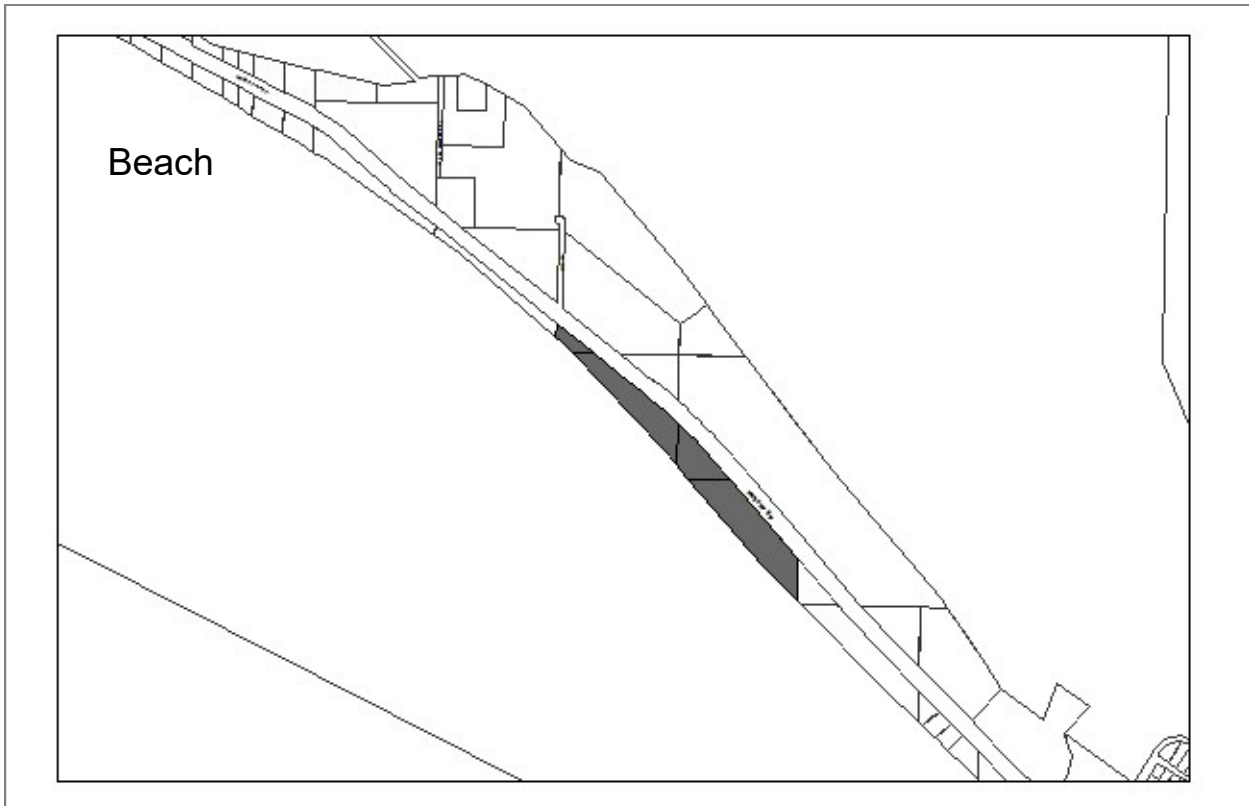
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

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.

Finance Dept. Code:



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

Area: 23 acres	Parcel Number: 181030 02, 04, 06 18102011
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2019 Assessed Value: \$22,500

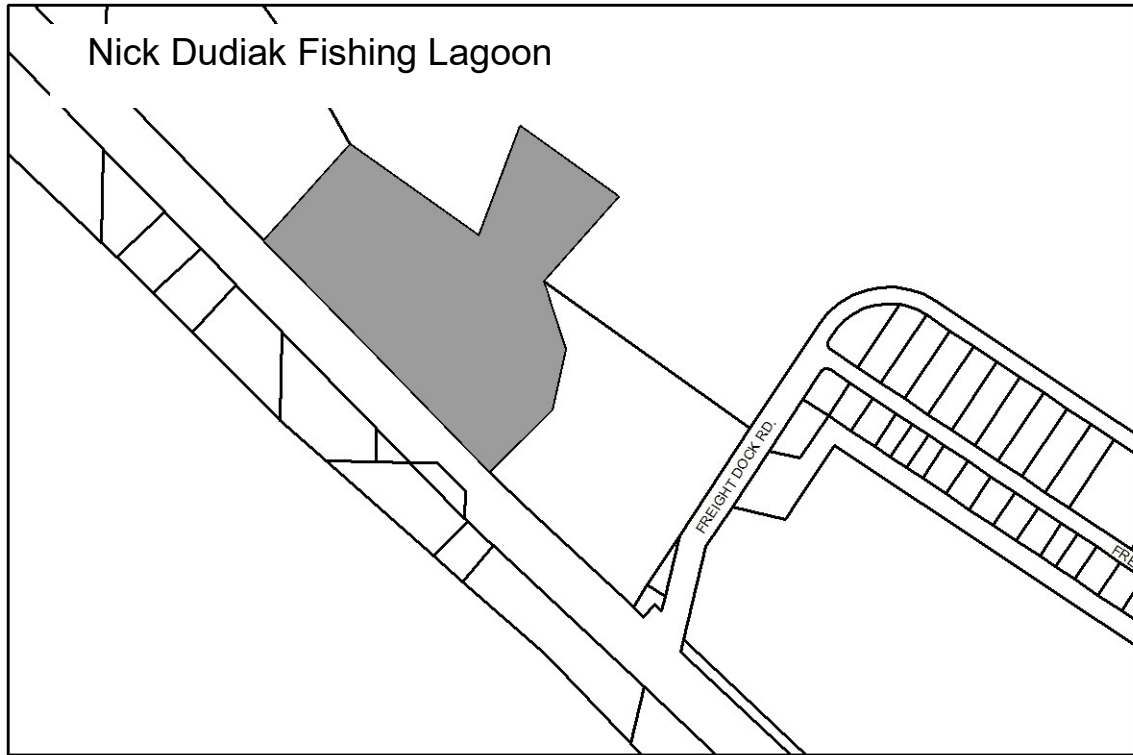
Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

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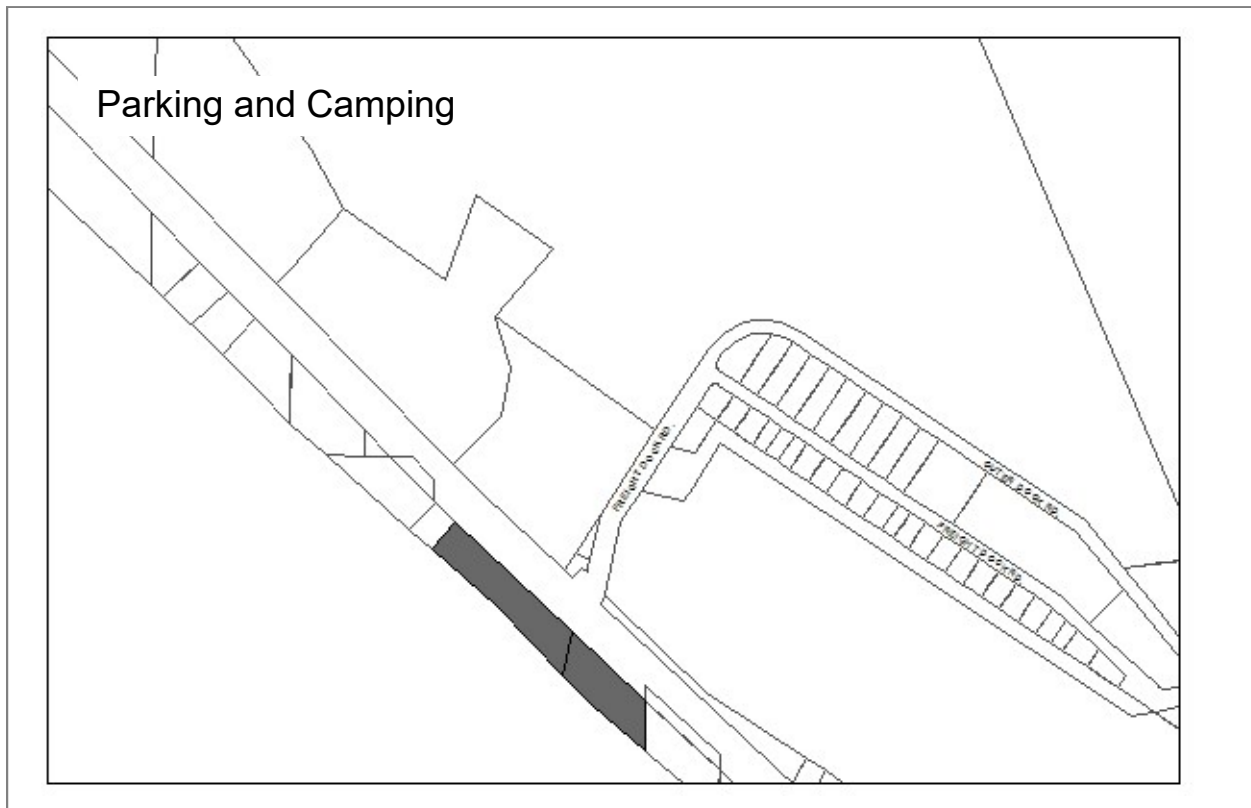
Infrastructure: Paved Road access

Notes:
 Acquisition history of lot 6 should be researched 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
2019 Assessed Value: \$2,482,600	
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.	
<p>Notes:</p> <ul style="list-style-type: none"> • 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. 	
Finance Dept. Code:	



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

Area: 5.7 acres	Parcel Number: 18103301, 18103108
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2019 Assessed Value: \$665,900

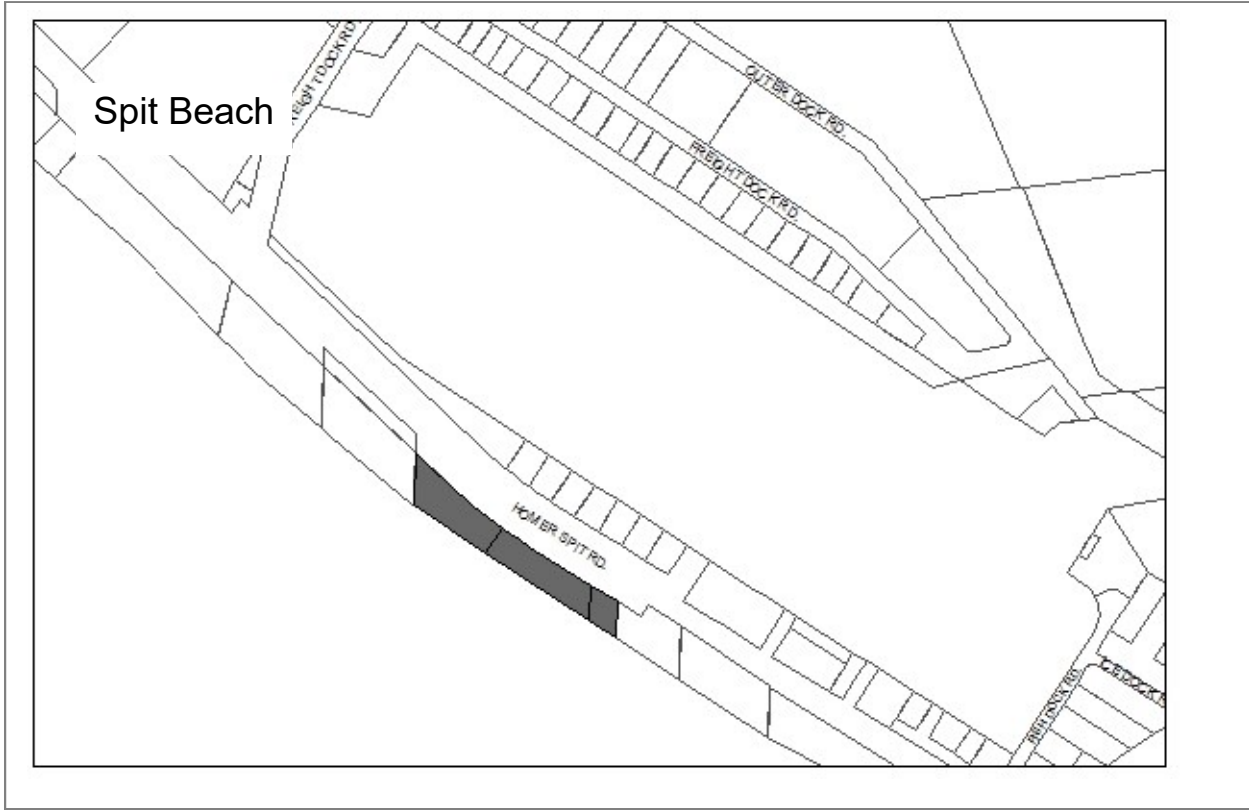
Legal Description: Homer Spit Amended Lots 7 and 9

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

Continued erosion of campground area

Finance Dept. Code:



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

Area: 2.36 acres	Parcel Number: 181033 4, 5, 6
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2019 Assessed Value: \$450,800

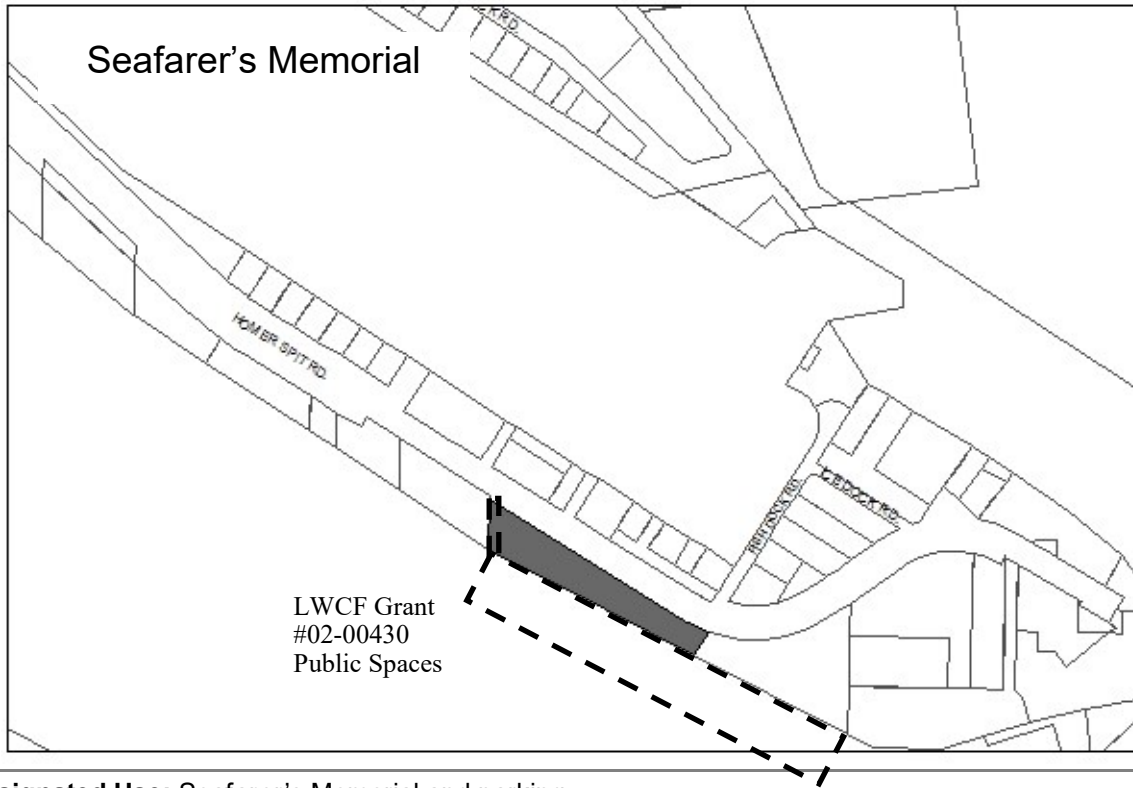
Legal Description: Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

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

Notes:

Finance Dept. Code:



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

Area: 2.52 acres

Parcel Number: 18103401

2019 Assessed Value: \$144,400

Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation

Wetlands: N/A

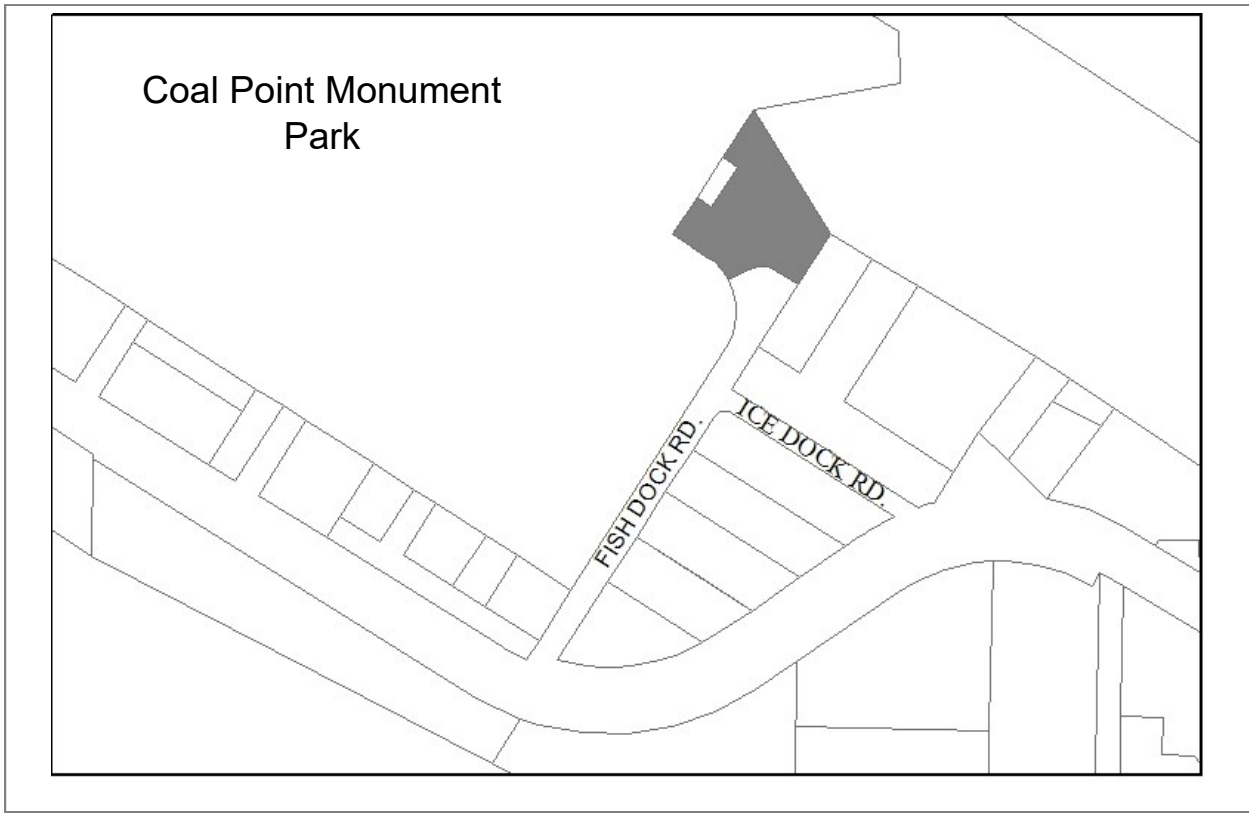
Infrastructure: Paved Road

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:



Designated Use: Park
Acquisition History:

Area: 1.09 acres	Parcel Number: 18103426
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2019 Assessed Value: \$255,800

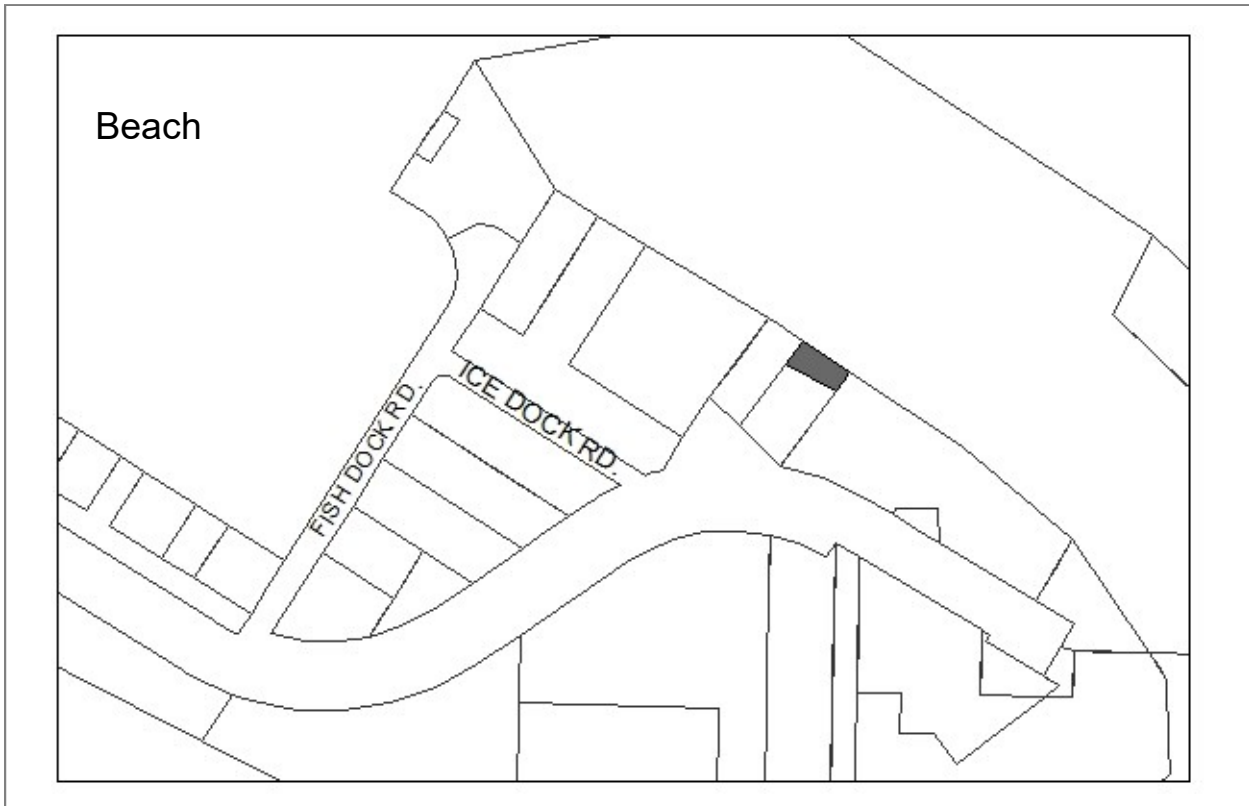
Legal Description: LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921

Zoning: Marine Industrial	Wetlands:
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Infrastructure: gravel parking area

Notes:

Finance Dept. Code:



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

Area: 0.11 acres	Parcel Number: 18103446
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2019 Assessed Value: \$169,900

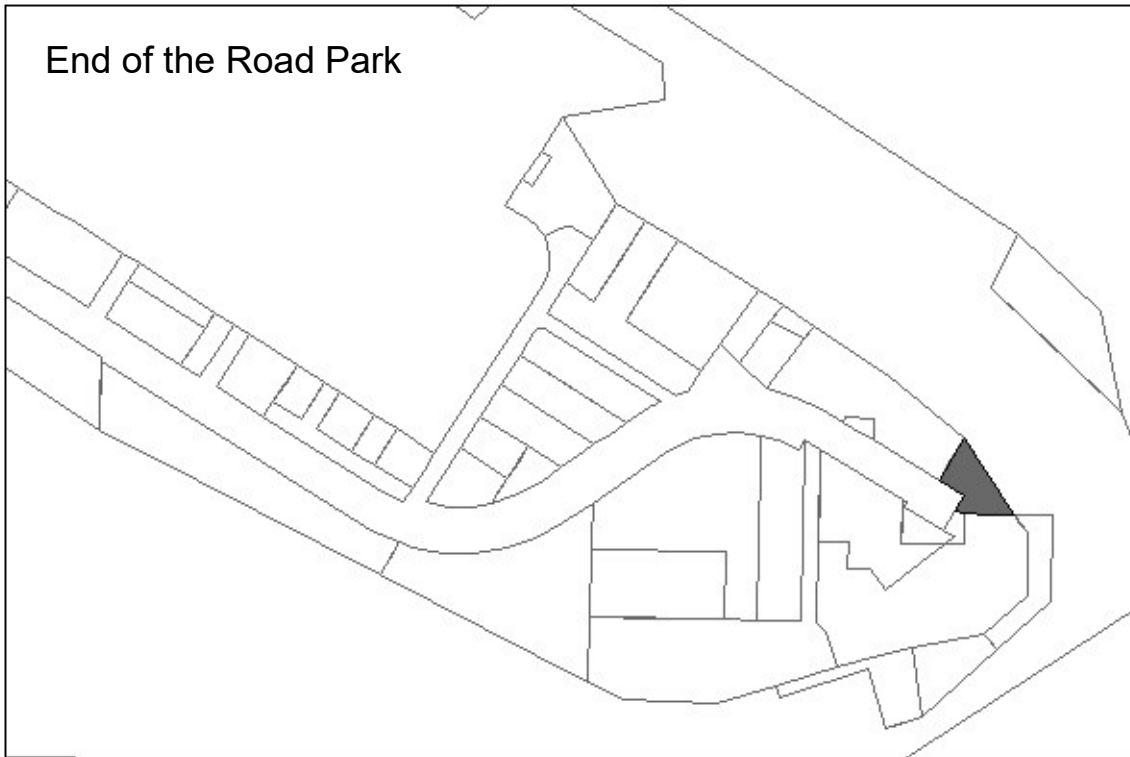
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

Zoning: Marine Industrial	Wetlands: N/A tidal, flood plain
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Infrastructure:

Notes:

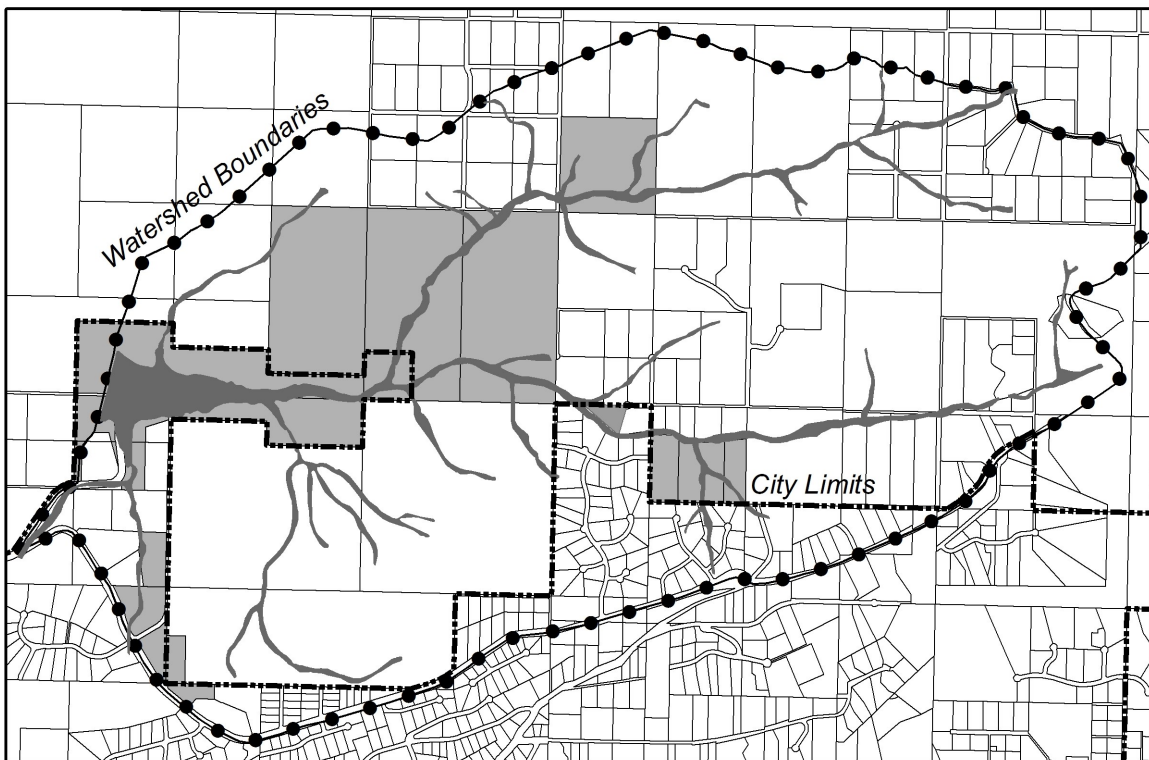
Finance Dept. Code:



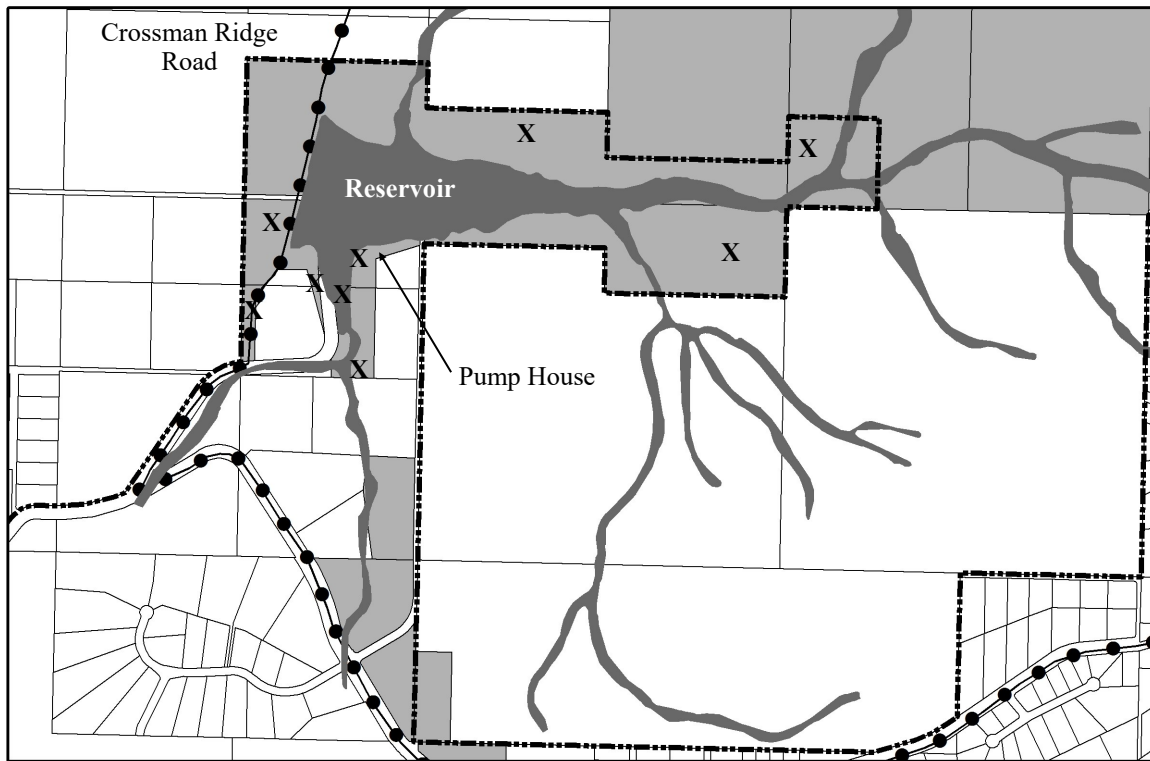
Designated Use: End of the Road Park Resolution 13-032	
Acquisition History:	
Area: 0.43 acres	Parcel Number: 18103448
2019 Assessed Value: \$319,300	
Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address:
<ul style="list-style-type: none"> • Restroom construction 2013/14, parking lot paved, and spit trail completed • Access easement granted to Land's End for fire egress, due to erosion of beach. • Coastal Erosion occurring, 2018— 	
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 22 lots totaling 438.46. 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.



Section updated November 30, 2020



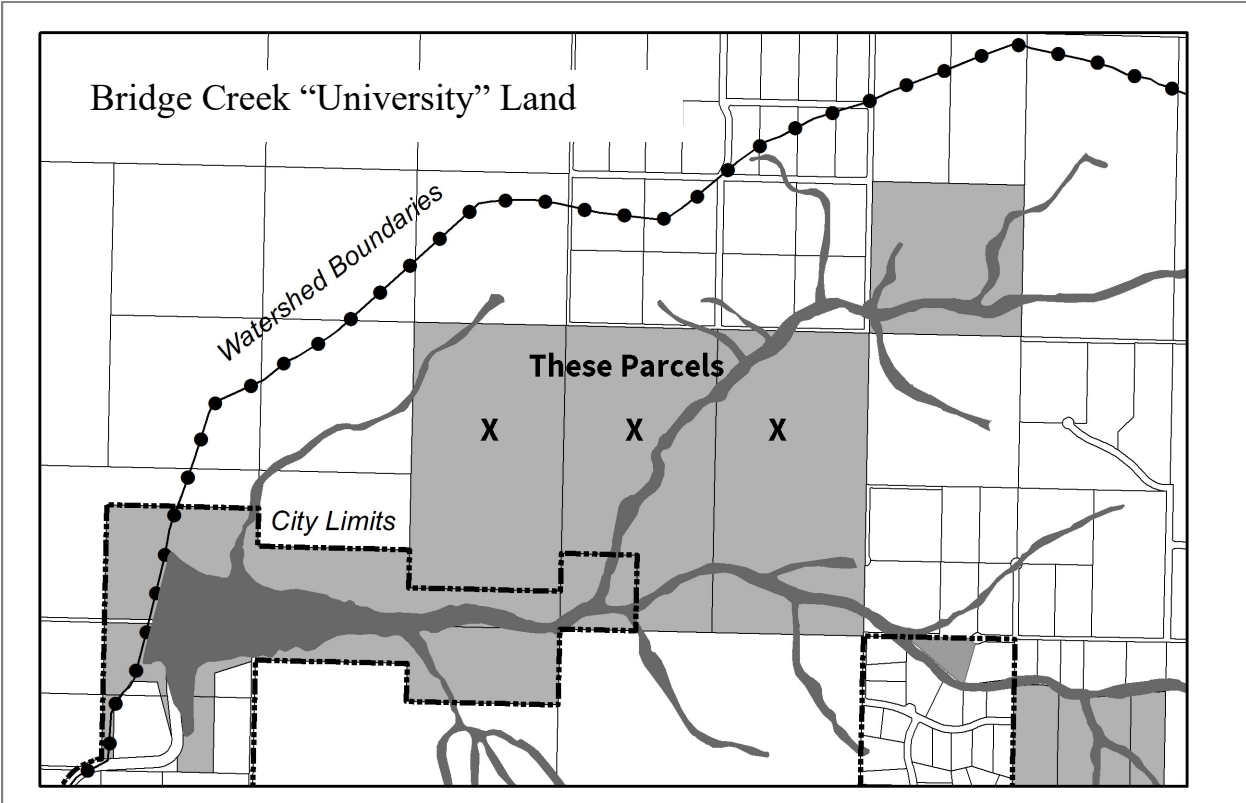
Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

Area: 120.9 acres **Zoning:** Conservation **2020 Assessed Value:** \$873,900

PARCEL ACREAGE LEGAL

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

Finance Dept. Code:



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

Area: 220 acres	Parcel Number: 173 052 34, 35, 17305120
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2020 Assessed Value: \$132,600

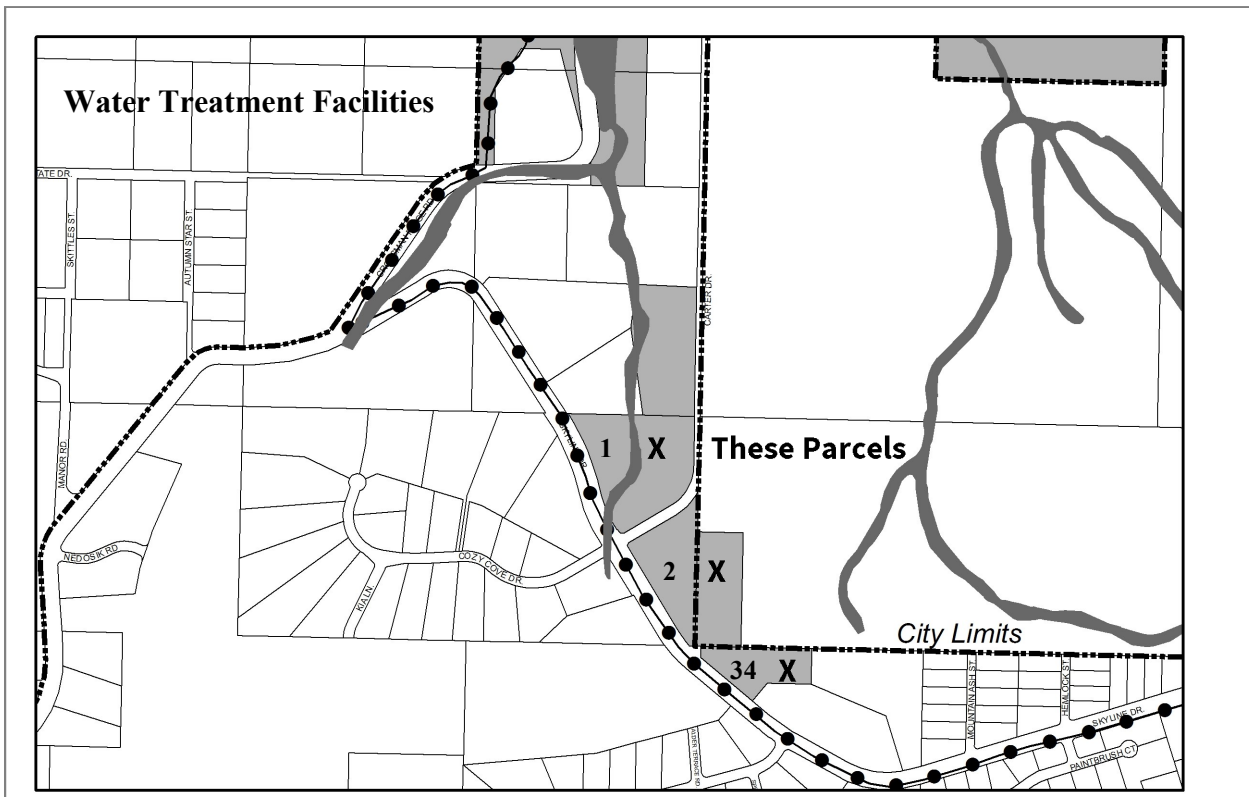
Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the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

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

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

Finance Dept. Code:



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

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

Area: Lot 1: 7.83 acres Lot 2: 8.34 acres Lot 34: 3 acres	Parcel Number: 17307094, 95, 96, 17308034
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2020 Assessed Value: Lot 1: land \$87,100 Lot 2: Land \$112,600, improvements \$3,694,100
Lot 34: land \$84,900, Improvements \$754,700,

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

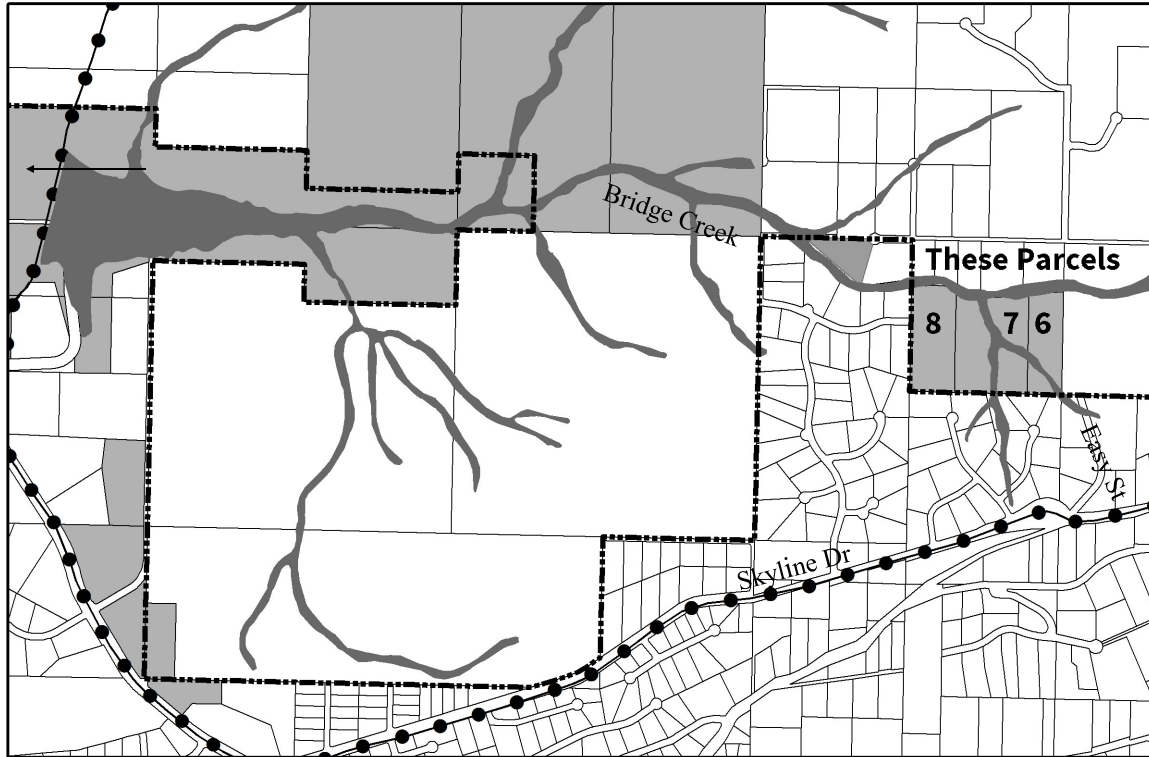
Zoning: Rural Residential, Bridge Creek WPD	Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.
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Infrastructure: Paved road, electricity

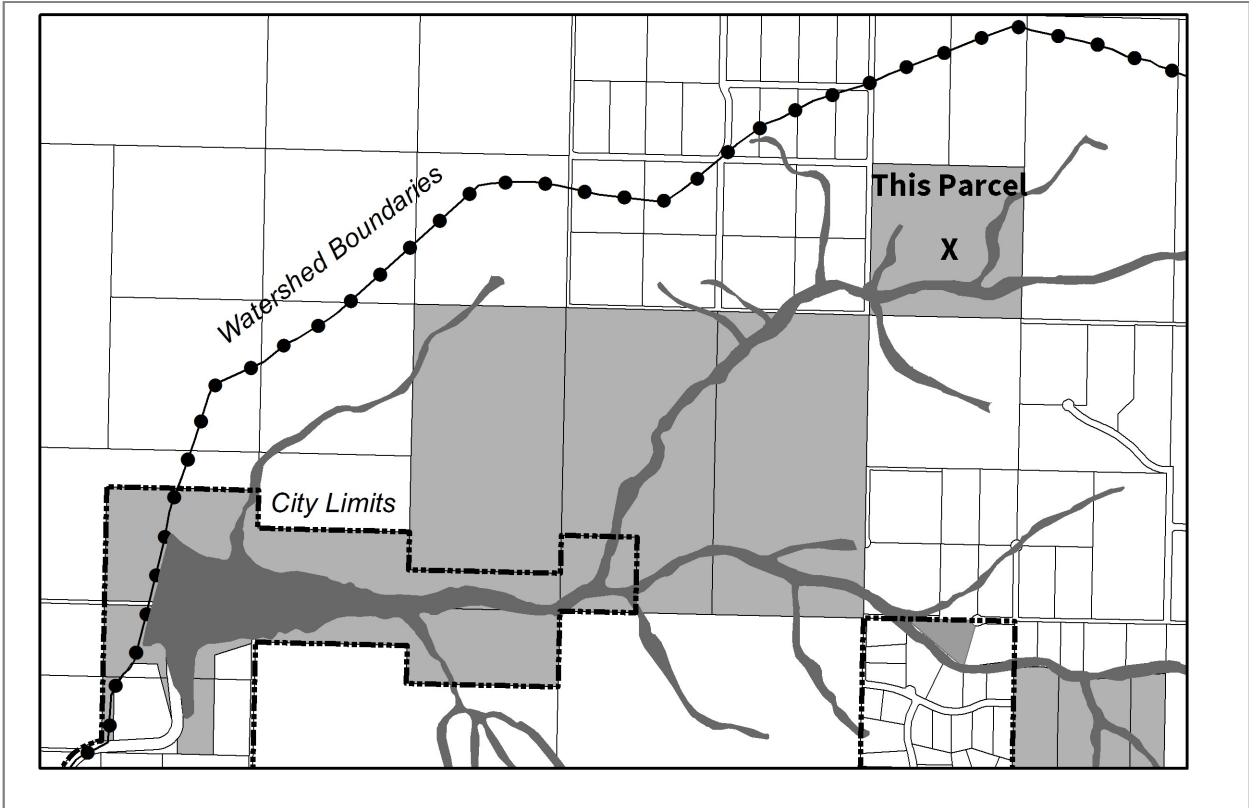
Notes:

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

Finance Dept. Code:



Designated Use: Watershed Protection Purposes	
Acquisition History: Ordinance 2009-08(A)	
Area: Lot 6: 6.91 acres, Lot 7: 13.38 acres Lot 8: 8.89 acres Total: 28.81 acres	Parcel Numbers: 1736600 6, 7, 8
2020 Assessed Value: \$121,500	
Legal Description: Lots 6,7 and 8, Roehl Parcels Record of Survey Amended	
Zoning: Not in city limits.	Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
Notes: Lots purchased 2/25/09 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.	
Finance Dept. Code:	



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

2020 Assessed Value: \$19,800

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.

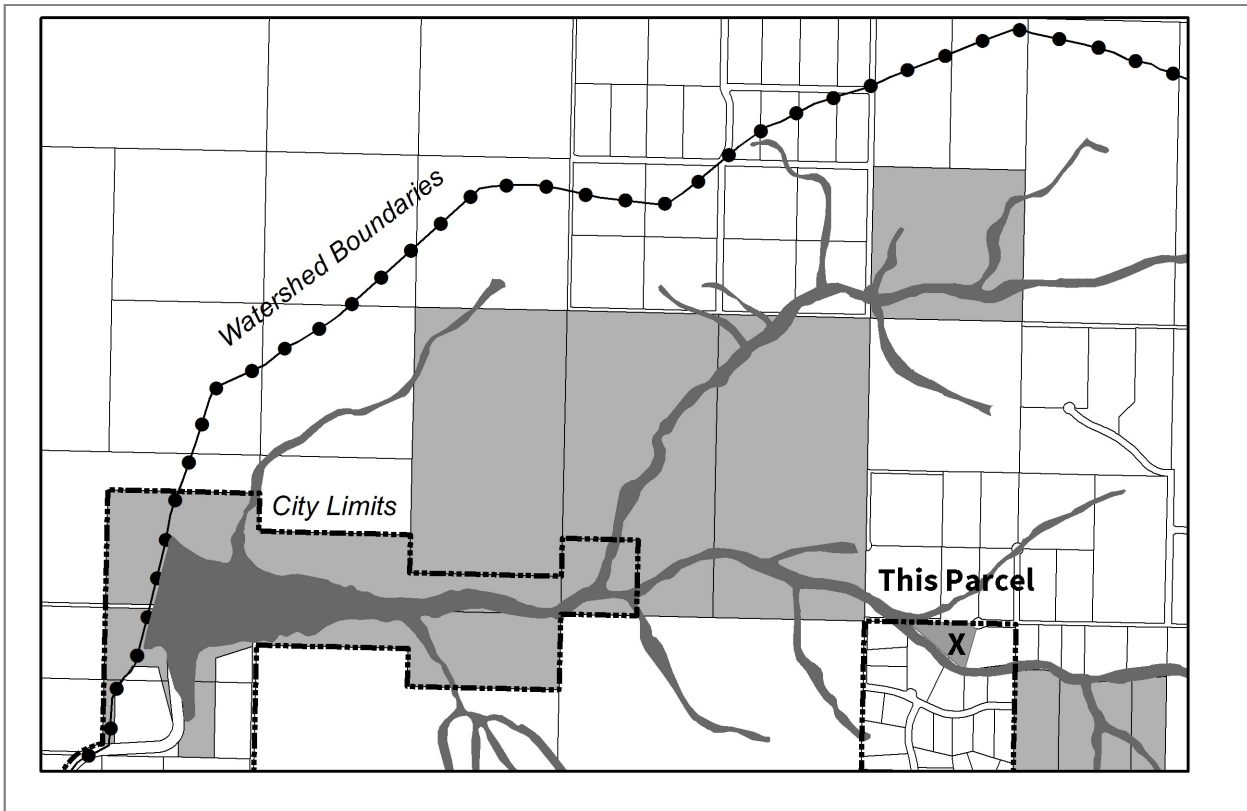
Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.

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

2020 Assessed Value: \$12,100

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:

Purchase cost: \$21,000 in 2017. KPB assessed values have fluctuated quite a bit over time.

Finance Dept. Code:

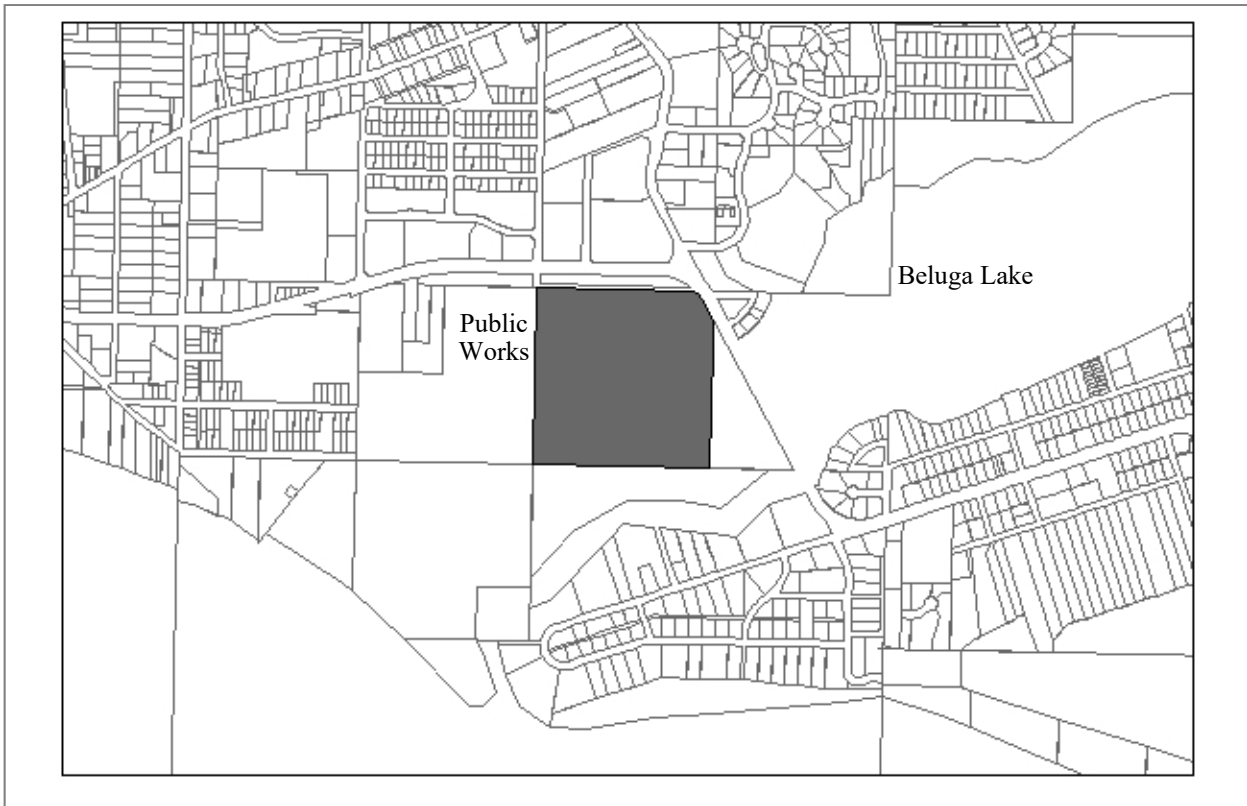
Homer Conservation Easement Lands

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



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

Area: 39.24 acres	Parcel Number: 17714006
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2019 Assessed Value: \$13,900

Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD

Zoning: Conservation	Wetlands: Beluga Slough Estuary
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Notes:

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

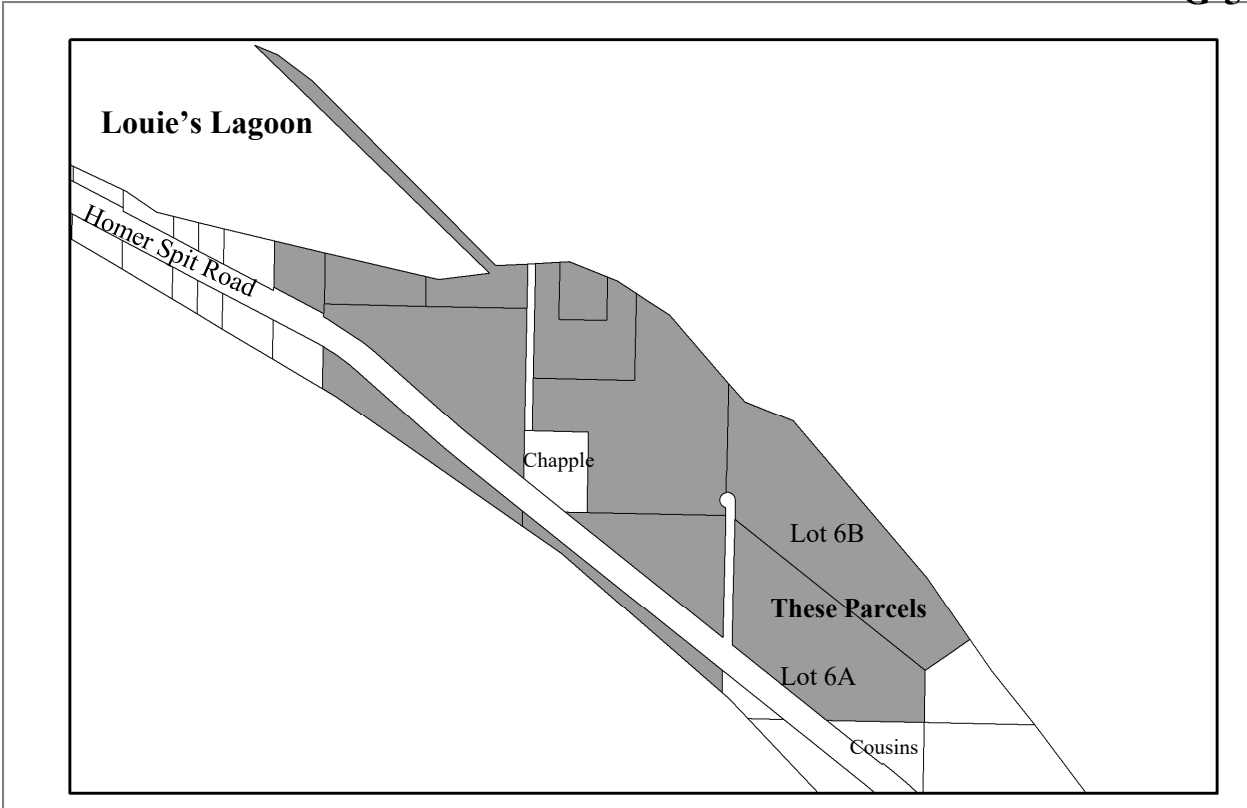
Finance Dept. Code: 392.0013



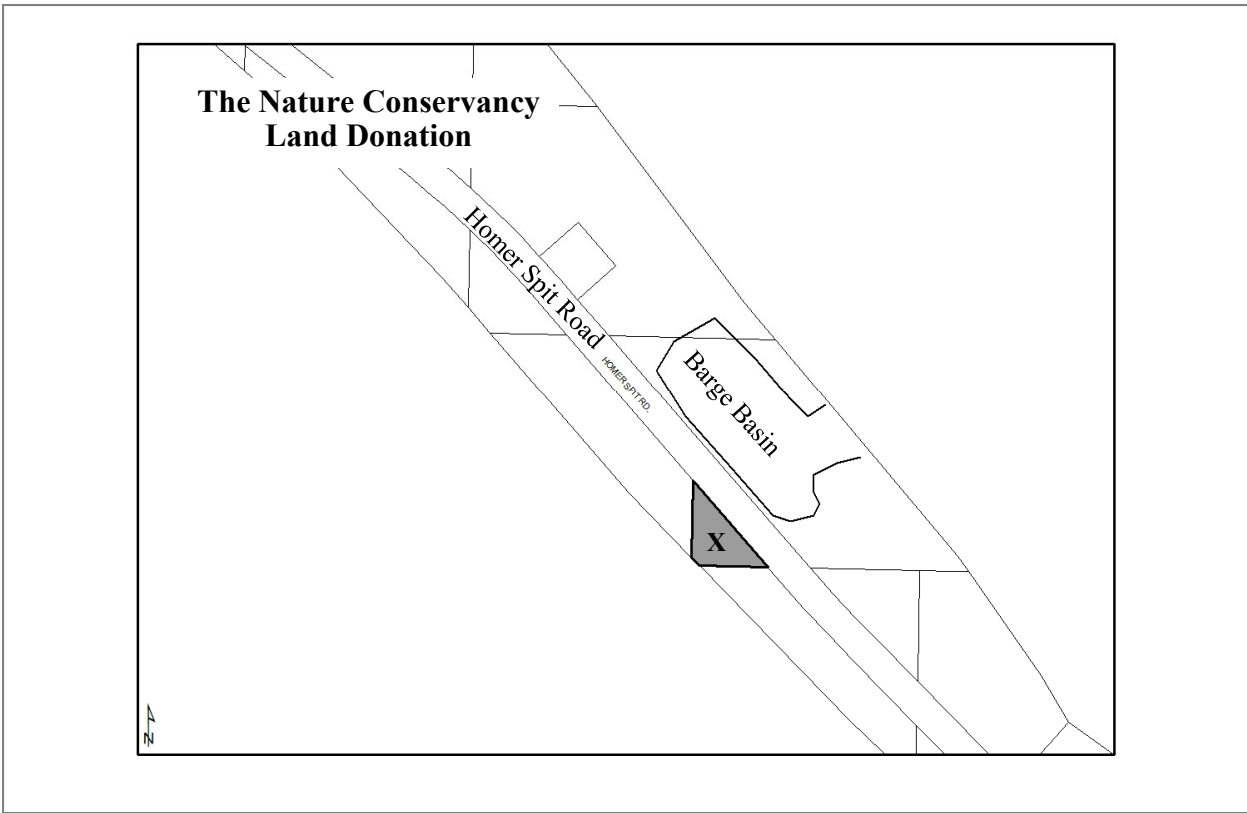
Designated Use:	
Acquisition History: EVOS purchase and conservation easement. Resolution 97-72 and 104.	
Area: Lot 7: 7.1 acres Lot 8: 3.94 acres Lot 9: 3.00 acres Lot 9 S of Road: 2.16 acres (no EVOS Conservation Easement)	Parcel Number: 181020 02, 01, 18101023, 24
2019 Assessed Value: Lot 7: \$5,200 Lot 8: \$94,600 Lot 9: \$160,500 Lot 9S: \$3,800	
Legal Description: HM T06S R13W S27 GOV'T LOT 7 (east) and 8 (west) HM T06S R13W S28 THAT PORTION OF GOV'T LOT 9 LYING NORTH OF HOMER SPIT RD	
Zoning: Conservation—lots 7 and 8 Open Space Recreation—Lot 9	Environment: State Critical Habitat Area below 17.4 ft . mean high tide line.
Notes:	
<ul style="list-style-type: none"> • Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. • Parcels are within a FEMA-mapped flood hazard area. 	
Finance Dept. Code:	



Designated Use:	
Acquisition History: EVOS purchase and conservation easement.	
Area: Total: 70.97 acres	Parcel Number: 18102 03, 04, 05, 06, 09, 10,14
2017 Assessed Value: Total: \$281,800	
Legal Description: T 6S R 13W SEC 27 SEWARD MERIDIAN HM:	
<ul style="list-style-type: none"> • 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:	
<ul style="list-style-type: none"> • 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
2019 Assessed Value: Total: \$202,400	
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:	
<ul style="list-style-type: none"> • 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
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2020 Assessed Value: \$4,000

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.
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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:

2021 Land Allocation Plan Spit Map

Legend

- Parking
- City Land
- Parcels
- Overslope

Parcels

2021 Allocation - Section

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



City property outlined in red.
Property lines are not exact - use with care
P. & Z. 2/19/20, UE



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: December 8, 2020
SUBJECT: COVID Questionnaire for Businesses

Introduction: At the last meeting the EDC discussed the strategic plan. Near Term Goal #4 states: “Do some outreach to local businesses to see what immediate needs are (6+ months into COVID). The Commission determined a questionnaire would be a good place to start. Commissioner Richardson provided me with a draft list of questions.

Staff Recommendation: Whittle this list down to about four questions. Each Commissioner speak with 2-3 businesses (or non-profits) in your area of interest. Report back verbally at the next meeting. These informal conversations will help guide the EDC on if a more people need to be contacted in early 2021, or if some common themes have come up.

Considerations

We are in the worst economic downturn in Alaska’s history. One in 5 jobs has been affected between COVID and low oil prices. It could be a decade until we again have the same number of jobs in this state as we had pre-COVID. (Grim!) So we know things are bad on the employment front. As you work through these questions, please be aware that the EDC is in a position to help form future city programs. What if there is new federal stimulus money? How can the city spend or distribute that money to benefit businesses, nonprofits and residents? What will help businesses keep their doors open until next summer?

Draft Questions:

1. Has the COVID pandemic effected your business?
2. What is the main way that your business was effected?
3. Do you have as many staff members or more in 2020 than in 2019
4. How have you researched aid for your business during the epidemic? Internet, Talk to Friends, Went to Chamber of Commerce, Visited SBA website
 - Staff suggestion: This winter, what’s the best way for the city to share information with you on economic aid? (city website, chamber newsletter, radio/print/social media?)
5. How can the city of Homer assist you in this economic down turn?
6. How can City of Homer Economic Development Commission help you?

Requested Action: Refine the questions, identify the type of businesses or sector each commissioner will survey. Report back at the January meeting.



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

Memorandum 20-190

TO: HOMER CITY COUNCIL
FROM: MAYOR CASTNER
DATE: NOVEMBER 17, 2020
SUBJECT: APPOINTMENT OF JAY CHEROK TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION

Jay Cherok is appointed to the Economic Development Advisory Commission to fill the seat vacated by John Mink. The term expires April 1, 2022.

Recommendation: Confirm the appointment of Jay Cherok to the Economic Development Advisory Commission.



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

November 24, 2020

Jay Cherok
P.O. Box 933
Homer, AK 99603

Dear Jay,

Congratulations! City Council confirmed/approved your appointment to the Economic Development Advisory Commission during their Regular Meeting of November 23, 2020 via Memorandum 20-190. Your term will expire April 1, 2022.

Included is the 2020 Public Official Conflict of Interest Disclosure Statement. Please complete this form and return it to the City Clerk's Office at your earliest convenience. The Public Official Conflict of Interest Disclosure Statement is a public document that may be requested by a member of the public. In the event it is requested, you will be notified of the requestor's name.

Also included is the EDC's Orientation Packet which provides important guidelines and information for your role as a commissioner.

Thank you for your willingness to serve the City of Homer on the Economic Development Advisory Commission. There certainly are exciting times ahead!

Cordially,

Ken Castner, Mayor

Enclosed: Memorandum 20-190
Certificate of Appointment
2020 Public Official Conflict of Interest Disclosure Statement
EDC Orientation Packet

Cc: Economic Development Advisory Commission

City of Homer

Homer, Alaska

Mayor's Certificate of Appointment

Greetings

Be It Known That

Jay Cherok

Has been appointed to

serve as

“Commissioner”

on the

“Economic Development Advisory Commission”

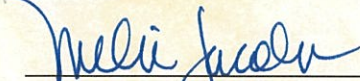
This appointment is made because of your dedication to the cause of good government, your contributions to your community and your willingness to serve your fellow man.

*In Witness whereof I hereunto set my hand
this 23rd day of November 2020.*



Ken Castner, Mayor

Attest:



Melissa Jacobsen, MMC, City Clerk





CITY OF HOMER
APPLICATION TO SERVE ON ADVISORY BODY
COMMISSION, BOARD, COMMITTEE, TASK FORCE

CITY CLERK'S OFFICE
CITY OF HOMER
491 E. PIONEER AVE
HOMER, AK 99603
PH. 907-235-3130
FAX 907-235-3143
clerk@cityofhomer-ak.gov

The information below provides some basic background for the Mayor and Council
This information is public and will be included in the Council Information packet

Name: Jay Cherok Date: 7-22-20

Physical Address: 58865 Dietz Lane

Mailing Address: PO Box 933

Phone #: 412-527-5234 Cell #: Same Work #: 907-235-7473

Email Address: jccst2@gmail.com

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the advisory body that you are interested in serving on by marking with an X.
You may select more than one.

<input type="checkbox"/> ADVISORY PLANNING COMMISSION 1ST & 3RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM	<input checked="" type="checkbox"/> ECONOMIC DEVELOPMENT ADVISORY COMMISSION 2ND TUESDAY OF THE MONTH AT 6:00 PM
<input type="checkbox"/> PARKS ART RECREATION & CULTURE ADVISORY COMMISSION 3RD THURSDAY OF THE MONTH AT 5:30 PM NO MEETINGS IN JANUARY, JULY & DECEMBER	<input type="checkbox"/> CITY COUNCIL 2ND & 4TH MONDAY OF THE MONTH SPECIAL MEETINGS & WORKSESSIONS AT 4:00 PM COMMITTEE OF THE WHOLE AT 5:00 PM REGULAR MEETING AT 6:00 PM
<input type="checkbox"/> PORT & HARBOR ADVISORY COMMISSION 4th WEDNESDAY OF THE MONTH OCT-APRIL AT 5:00 PM MAY - SEPT AT 6:00 PM	<input type="checkbox"/> LIBRARY ADVISORY BOARD 1ST TUESDAY OF THE MONTH AT 5:30 PM NO MEETINGS IN JANUARY, JUNE AND JULY
<input type="checkbox"/>	<input type="checkbox"/> OTHER - PLEASE INDICATE _____
<input type="checkbox"/>	

I have been a resident of the city for 5 years. I have been a resident of the area for 7 years.

I am presently employed at Summit Physical Therapy

Please list any special training, education or background you may have which is related to your choice of advisory body.

Managed Several Successful Healthcare/physical therapy clinics around the country, Doctorate degree educated in physical therapy, currently own & operate two businesses in AK.

Have you ever served on a similar advisory body? If so please list when, where and how long:

Saint John the Baptist Catholic Church Finance council
6+ months.

Why are you interested in serving on the selected advisory body?

Interested in growing our economy, creating & maintaining jobs in Homer, & making Homer a better place for my children & fellow community members

Please list any current memberships or organizations you belong to related to your selection(s): To live.

Please answer the following only if you are applying for the Advisory Planning Commission:
Have you ever developed real property other than a personal residence, if so briefly explain:

N/A

Please answer if your are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis?

Yes No What is your primary use? Commercial Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

I love Homer & I see the potential there is here for economic growth. My experience managing businesses around the country in multiple cities has provided me with diverse knowledge of how to attract, retain, & grow successful businesses.

When you have completed the application please review and return to the City Clerk's Office. You may also email this to clerk@cityofhomer-ak.gov or fax 907-235-3143. Thank you for applying!



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: November 19, 2020
SUBJECT: City Manager's Report for November 23rd Council Meeting

Melissa Jacobsen Awarded Clerk of the Year by Alaska Association of Municipal Clerks

I am very excited to extend congratulations to City Clerk Melissa Jacobsen for being recognized as Alaska's Clerk of the Year. I have been continually impressed by the high level of work that comes out of the Clerk's Office since arriving in Homer, and I'm glad to see that her peers throughout the state also recognize the value she provides to both her local community and the statewide network of city clerks. Nothing works without clerks, and I'm very happy to have such an exceptional City Clerk on our team.

Good Luck and Goodbye to Rachel Friedlander

I also want to extend congratulations to Rachel Friedlander who is preparing to transition into the position of City Manager for the City of Seldovia. Rachel has served the City of Homer as Executive Assistant to the City Manager for the last two years and has been an absolute all-star for our organization. I'm very grateful for the support she has provided me in the early days of my tenure here in Homer. I look forward to having her as a colleague and hope that our two communities will benefit from the strong working relationship we've forged here in City Hall.

Greetings from Consul Aniya

Mayor Castner received a letter dated November 3rd from Consul Aniya who was appointed as Head of the Consular Office of Japan in Anchorage May of this year. Last year, Mayor Castner convened a group of three members of the public interested in furthering the relationship Homer has with its sister city, Teshio. One of the members, Megumi, has assisted the City with translation of correspondence sent to the Mayor of Teshio and even brought gifts from Homer for his office when she traveled to Japan at the beginning of the year. The City has yet to receive a response from Teshio however Consul Aniya's engagement with Homer could be yet another way to strengthen relations with our sister city. Staff are helping the Mayor make arrangements with Consul Aniya's office to participate in the future "Japan-Alaska Sister City forum" he mentions in his letter and will provide updates to Council as this moves forward.

Intersection of Soundview and Sterling Highway

Prior to the pandemic, there had been some outreach by community members and local schools to improve safety conditions at the intersection of Soundview and Sterling Highway. Councilmembers Lord and Venuti revived this issue with my office and I did some outreach to AKDOT. I have sent them a letter indicating the existence of a safety concern. The letter also requests a safety assessment and recommendations for improvements from their team. After the review and recommendations are complete, I will assess the path forward and inform Council of the outcome.

De-escalation Training

As a follow up to my last report, arrangements are being made through AMLJIA to provide de-escalation training to staff later this month. We'll be digitally hosting three 90-minute sessions to try and capture as many participants as possible.

Virtual Conferences

The Alaska Municipal League and Alaska Municipal Management Association held virtual conferences which spanned the last two weeks. I participated in select sessions from both conferences.

COVID-Related Updates

COVID Framework Reviews

I continue to meet with staff to review our risk status according to the framework. I have a review scheduled for the afternoon of the 19th (after I submit this report for publication). If any changes in risk level are determined through that process I will communicate that to Council.

Council Chambers COVID Remodel

The Council Chambers remodel is well underway. Much of the new dais has been constructed and the old dais will be removed from Chambers the week of the 23rd. Work will begin shortly on the clerk's desk and podium. IT is wrapping up the details for the tech upgrades.

Enclosures:

1. Employee Anniversaries
2. AAMC Clerk of the Year – Melissa Jacobsen
3. Letter from Consul Aniya and Mayor Castner's response
4. Letter to AKDOT regarding intersection of Soundview and Sterling Highway



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: Andrea Browning
DATE: November 23, 2020
SUBJECT: November Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Dave Shealy,	Police	23	Years
Lisa Ellington,	Port	14	Years
Jenna deLumeau,	Finance	11	Years
Ian Overson,	Police	9	Years
Rachel Friedlander,	Admin	2	Years



Clerk of the Year Award

2020 Clerk of the Year Melissa Jacobsen, MMC

Homer City Clerk Melissa Jacobsen, MMC, received the prestigious Clerk of the Year Award on November 17, 2020, at the Alaska Association of Municipal Clerks (AAMC) Business Meeting held virtually due to the COVID-19 pandemic.

This award was established in 2000 to recognize Alaska municipal clerks who have made significant contributions toward furthering the municipal clerk profession, improving municipal government, continuing professional development through education, demonstrating leadership, and making significant contributions to the quality of life in their community.

Below are remarks prepared by the 2018 Clerk of the Year Award recipient Nova Javier when presenting the award to Melissa:

"This year's awardee was nominated by elected officials, manager, co-workers, and community members based on her leadership, ethics, professionalism, and excellence. She is described as a leader during one of the most challenging and muddled times in modern history.



The awardee furthered the municipal clerk profession by remaining positive and steadfast working on behalf of AAMC to ensure the spirit of our association remained strong during this pandemic.

This year's recipient is praised for her dedication in improving individual access and participation to the democratic process. She has made strategic and systemic changes and introduced new technology. She has lead in moving her City's "paper catacombs" into the digital age. She is a person who strives every day to be the change she wants to see in the world as she CONTRIBUTES greatly to her community. Council members and community members alike commend her positive attitude and calm demeanor. Watching her run an election during a pandemic has highlighted the hard work she puts into ensuring every member of the public has access to the polls while encouraging best practices and up to date safety measures.

This year's recipient started her service as a Deputy Clerk in 2004 and became the Clerk in 2017. She is a Master Municipal Clerk and she exemplifies one deserving of the AAMC Clerk of the Year award for her interest in lifelong learning, her knowledge, and her enthusiasm.

This year's 2020 Clerk of the Year award goes to our current AAMC President, Melissa Jacobsen. Congratulations Melissa!"

About the Award

The purpose of the Clerk of the Year (COTY) Committee is to select a clerk who has been nominated to be recognized for their outstanding achievements and contributions to their community. This award is presented to the selected clerk, during the annual AAMC banquet. The tradition of selecting a Clerk of the Year began in 2000 and carries on to this day.

Award Recipients

2020: Melissa Jacobsen, MMC, City of Homer
 2019: Kacie Paxton, MMC, Ketchikan Gateway Borough
 2018: Nova Javier, MMC, Kodiak Island Borough
 2017: Jamie Newman, MMC, City of Wasilla
 2016: Johni Blankenship, MMC, Kenai Peninsula Borough
 2015: Debra Marlar, MMC, City of Kodiak
 2014: Jo Johnson, MMC, City of Homer
 2013: Katy Suiter, MMC, City of Ketchikan
 2012: Janey Hovenden, MMC, City of Fairbanks
 2011: Laurie Sica, MMC, City & Borough of Juneau
 2010: Jean Lewis, CMC, City of Seward
 2009: Sheri Pierce, MMC, City of Valdez
 2008: Colleen Ingman, MMC, City and Borough of Sitka
 2007: Marjorie Harris, CMC, Municipality of Skagway
 2006: Kristie Smithers, MMC, City of Wasilla
 2005: No Recipient Awarded
 2004: Bertha Panigeo, CMC, North Slope Borough
 2003: Sandra Dillon, CMC, Matanuska-Susitna Borough
 2002: Linda Murphy, MMC, Kenai Peninsula Borough
 2001: Mary Calhoun, CMC, City of Homer
 2000: Mona Lisa Drexler, CMC, Fairbanks North Star Borough

Consular Office of Japan

3601 C Street, Suite 1300

Anchorage, AK 99503

PHONE: (907) 562-8424

FAX: (907) 562-8434

Dear Mr. Ken Castner, Mayor of Homer,

November 3, 2020

My name is Masaru Aniya, and I was appointed as the Director of the Consular Office of Anchorage in June this year. I will do my best to promote friendship between Japan and Alaska with my wife, Yukiko. Thank you for your cooperation.

I understand that Homer City and Teshio Cho have promoted friendly relations between citizens through the exchanges. Citizen exchange plays a very important role in bilateral relations. It transcends political and economic relationships, which are sometimes influenced by changing times, and plays a major role in the field of education, which focuses the eyes of young people on international relations.

There is a famous Beethoven saying, from when he wrote the 9th Symphony and released it to the world, in which he expressed, "From the Heart - May it go back to the Heart".

I think that particles of joyful emotion are scattered in the hearts of everybody in the world. I think we can share those particles of joyful emotion within the group of sister cities. It is like if someone says, "I was moved by the film about Fred Rogers," and someone who heard that saw the film, and was moved again. Though it is a small matter, this is a very important moment which could change the direction of someone's life.

Sister city relations will continue to be developed by the independent initiatives of both cities. As sister city relations are being promoted between Japanese municipalities and Alaska, the Consular Office of Japan in Anchorage would also like to start activities to promote this important bond as a whole. Our Office has decided to launch the "Japan-Alaska Sister City Forum" to promote bilateral exchanges while casually discussing and sharing wisdom, so that exchanges can continue despite the COVID-19 pandemic. In the near future, we would like to hold an online meeting (using an app such as Microsoft Teams or Zoom) with persons in charge of each sister city relationship. Therefore, I would greatly appreciate it if you would let us know the name and contact information (email address) of the person who manages your sister city relationship.

Although it is the last note but not the least, I pray for your good health and further achievements in the future.



Masaru Aniya

Consular Office of Anchorage



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

November 12, 2020

Honorable Masaru Aniya, Director
Consular Office of Japan
3601 C Street, Suite 1300
Anchorage, Alaska 99503

Dear Mr. Aniya:

How delightful to receive your letter, and congratulations on your appointment. The pandemic of the novel virus has placed many unwelcomed restraints on our lives and activities, and the mandates of distancing have strained relationships we took for granted.

Your idea of a forum is a good one. Shortly before the onset of the viral spread, we delivered a New Year's greeting to our Sister City of Teshio. We hoped that 2020 would bring us back together in Japan for a personal exchange of peace and goodwill and the continued commitment to achieve the goals you so elegantly speak of in your letter.

Meetings over the internet (Zoom) have become our "new normal" and we would be delighted to introduce our Sister City Committee to you and have a discussion about planning a wider-attended forum.

Should the occasion arise that you think you could safely travel, we would welcome a visit in Homer with you and your wife. We would very much like to meet you.

Rachel Friedlander is employed by the City of Homer, and she would be the one to handle the arrangements. I will ask her to make acquaintance with Mr. Hughes of your office.

With very best wishes and prayers for good health,

Ken Castner, Mayor
City of Homer

cc: Sister City Committee
cc: Mr. Michael Hughes, via email



City of Homer

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(f) 907-235-3148

November 13, 2020

Joselyn Biloon

Kenai Area Planner, AKDOT&PF

PO Box 196900

Anchorage, AK 99519

Electronically submitted: joselyn.biloon@alaska.gov

Ms. Biloon,

The City of Homer has a safety concern regarding the intersection of Soundview Avenue and the Sterling Highway. This intersection is used by many drivers, cyclists, and pedestrians. Schools including West Homer Elementary and Fireweed Academy are located nearby and there is a significant amount of activity at this intersection while parents are picking up or dropping off their children. The Homer Police Department has received several complaints over the past five years about this intersection, almost all from the school district. The main complaint is very slow moving traffic when students are either showing up or leaving. As the vehicles leave the school, most go to the intersection and turn left to come back into town.

I would like to request assistance from the Alaska Department of Transportation and Public Facilities in the form of a safety assessment, including traffic counts of all types of road users, and recommendations for safety improvements regarding the intersection of the Sterling Highway and Soundview Avenue.

If I can be of any assistance in providing additional information, please let my office know.

Best regards,

Rob Dumouchel, City Manager

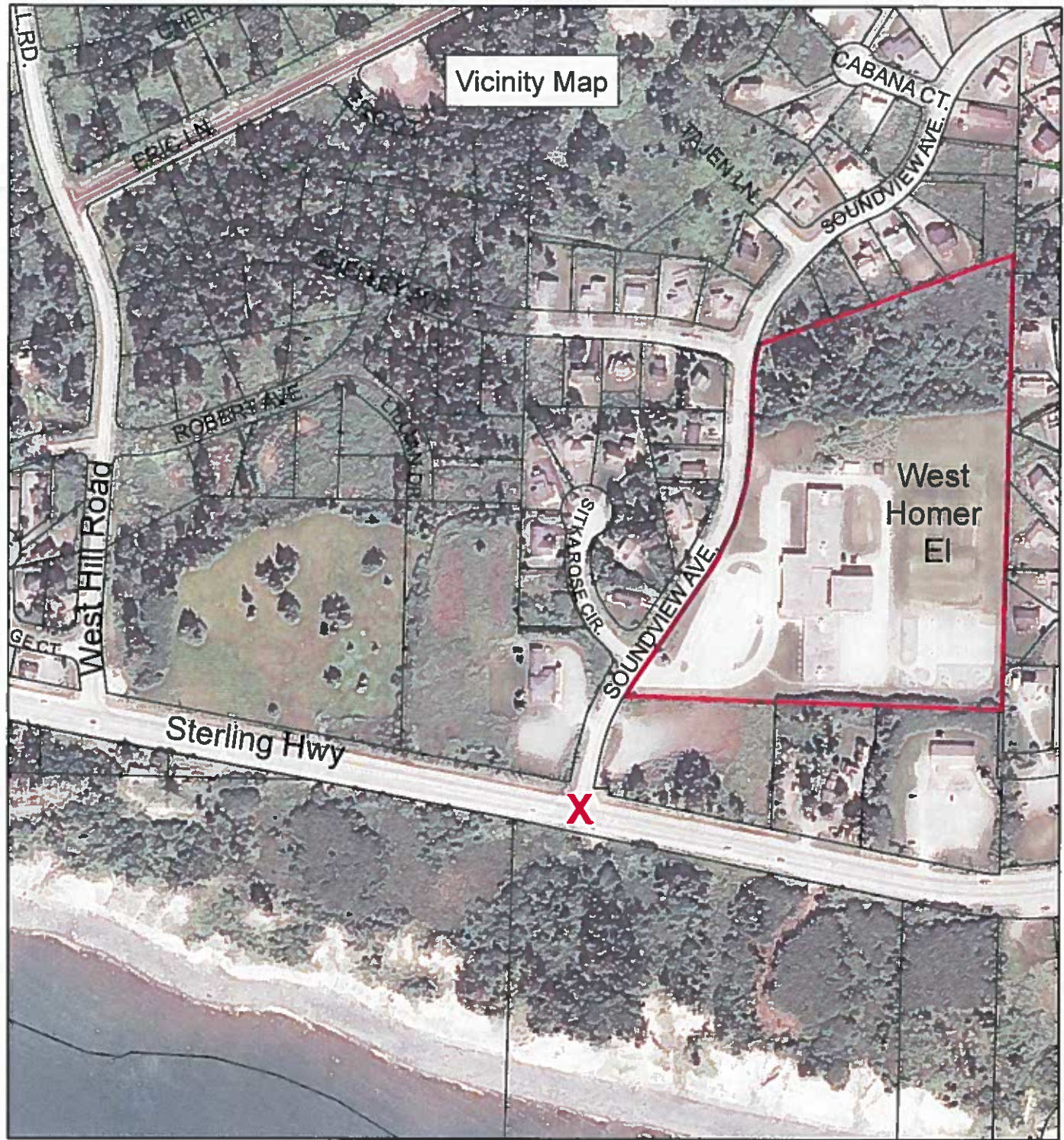
CC:

Chief Robl, Homer Police Department

Jan Keiser, Homer Public Works Director

Eric Waltenbaugh, Principal of West Homer Elementary

Todd Hindman, Principal of Fireweed Academy



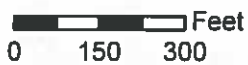
Vicinity Map



City of Homer
 Planning and Zoning Department

11/9/2020

Soundview Ave and Sterling Hwy Intersection 2018



*Disclaimer:
 It is expressly understood the City of
 Homer, its council, board,
 departments, employees and agents are
 not responsible for any errors or omissions
 contained herein, or deductions, interpretations
 or conclusions drawn therefrom.*

Economic Development Advisory Commission 2021 Meeting Calendar

MEETING	AGENDA DEADLINE	ANNUAL TOPICS/EVENTS
JANUARY 6:00 p.m. Tuesday, January 12	5:00 p.m. Wednesday, January 5	
FEBRUARY 6:00 p.m. Tuesday, February 9	5:00 p.m. Wednesday, February 2	
MARCH 6:00 p.m. Tuesday, March 9	5:00 p.m. Wednesday, March 2	Appointment Renewals Due Comprehensive Plan Review
APRIL 6:00 p.m. Tuesday, April 13	5:00 p.m. Wednesday, April 6	Terms Expire April 1 st Election of Chair & Vice Chair Review of Strategic Plan/Goals
MAY 6:00 p.m. Tuesday, May 10	5:00 p.m. Wednesday, May 3	
JUNE 6:00 p.m. Tuesday, June 8	5:00 p.m. Wednesday, June 1	City Budget Review/Develop Requests
JULY 6:00 p.m. Tuesday, July 13	5:00 p.m. Wednesday, July 6	
AUGUST 6:00 p.m. Tuesday, August 10	5:00 p.m. Wednesday, August 3	Capital Improvement Plan Review
SEPTEMBER 6:00 p.m. Tuesday, September 7	5:00 p.m. Wednesday, August 31	
OCTOBER 6:00 p.m. Tuesday, October 13	5:00 p.m. Wednesday, October 6	
NOVEMBER 6:00 p.m. Tuesday, November 9	5:00 p.m. Wednesday, November 2	
DECEMBER 6:00 p.m. Tuesday, December 14	5:00 p.m. Wednesday, December 7	Upcoming Year Schedule Review Land Allocation Plan Review

**2020 HOMER CITY COUNCIL MEETINGS
ADVISORY COMMISSION/ BOARD ATTENDANCE**

Commissions are invited to report to the City Council at the Council’s regular meetings under Item 8 – Announcements/Presentations/Borough Report/Commission Reports. This is the Commission’s opportunity to give Council a brief update on their work. Generally the Commissioner who will be reporting will attend one of the two meetings for the month they are scheduled to attend.

The 2020 meeting dates for City Council is as follows:

January 13, 27	_____
February 10, 24	_____
March 9, 23*	_____
April 13, 27	_____
May 11, 26*	_____
June 8, 22	_____
July 27**	_____
August 10, 24	_____
September 14, 28	_____
October 12, 26	_____
November 23**	_____
December 14, 21****	_____

City Council’s Regular Committee of the Whole Meeting at 5:00 pm to no later than 5:50 pm prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 pm.

*Tuesday meeting due to Memorial Day/Seward’s Day.

** There will be no first regular meeting in July or November.

***Council traditionally reschedules regular meetings that fall on holidays or high school graduation days, for the following Tuesday.

****Council traditionally cancels the last regular meeting in December and holds the first regular meeting and one to two special meetings as needed. Generally the second special meeting the third week of December will not be held.

**2021 HOMER CITY COUNCIL MEETINGS
ADVISORY COMMISSION/ BOARD ATTENDANCE**

Commissions are invited to report to the City Council at the Council’s regular meetings under Item 8 – Announcements/Presentations/Borough Report/Commission Reports. This is the Commission’s opportunity to give Council a brief update on their work. Generally the Commissioner who will be reporting will attend one of the two meetings for the month they are scheduled to attend.

The 2021 meeting dates for City Council is as follows:

January 11, 25	_____
February 8, 22	_____
March 8, 22	_____
April 12, 26	_____
May 10, 24	_____
June 14, 28	_____
July 26*	_____
August 9, 23	_____
September 13, 27	_____
October 11, 25	_____
November 22*	_____
December 13, 20**	_____

City Council’s Regular Committee of the Whole Meeting at 5:00 pm to no later than 5:50 pm prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 pm.

*There will be no First Regular Meeting in July or November.

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