



## City of Homer

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### Planning

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## Memorandum 20-011

TO: Mayor Castner and Homer City Council  
THROUGH: Katie Koester, City Manager  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: 1/6/2020  
SUBJECT: Land Allocation Plan

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### Introduction

The Land Allocation Plan (LAP) serves two purposes; one is a code requirement regarding leases, and the other is as land management tool. HCC 18.08.020 states in part that the city administration will have a list of properties available for lease, and that the Council can adopt preferences or restrictions on that land. In section A of the plan, Lands Available for Lease, you can find the terms that Council has set. After approval of the plan by resolution, the Administration must provide public notice of plan adoption and properties available for lease within 60 days.

The City also uses the LAP as an index of all municipal lands. Generally each parcel has its own page with acquisition history, any adopted plans, and the most recent council designation. Changes to the plan are adopted by resolution of the City Council. Staff uses the LAP and the annual Council work session to identify policy issues with municipal lands and seek direction.

### Current areas of work

- 1. Tidelands:** Last year the City approved a tideland lease for a new dock facility. In that process, city staff found that the City tideland code 18.28 was last updated circa 1967. While tideland lease requests are currently few and far between, it is reasonable to expect an increase in lease interest due to changes in aquatic farming demand. **Staff recommends** Council have the City Attorney review and make recommendations on updating this section of code. The Port and Harbor Advisory Commission also expressed interest in this work.

2. **Overslope:** Still in progress. From resolution 19-22 the Port and Harbor Advisory Commission is working on overslope development requirements. Planning staff will attend a work session with the Commission later in January.
3. **Quiet Creek Park Subdivision Parkland Donations.** Parks, Art Recreation and Culture will submit a park plan for adoption by resolution for the two parks donated to the City within the Quiet Creek Park Subdivision. A draft plan was provided to Council prior to the property being deeded to the City. The final plan will likely come to Council in March.
4. **The Nature Conservancy land donation:** This donation is on the current council agenda. This parcel will be included in the final LAP after Council acts on the ordinance.
5. **Sale of old library lot:** This item is on the Council's current agenda.
6. **HERC 1:** In the LAP, this building is still available for lease. A demolition study is in progress.

**Staff recommends a councilmember sponsor a resolution to adopt the LAP and:**

1. Direct administration to work with the City Attorney to review HCC 18.28 Tidelands.
2. Amend the LAP to include the new Quiet Creek park lands and designate them as parks
3. Amend the LAP to include the parcel donation by the Nature Conservancy and designate the lot as a park.
4. Consider removing HERC1 from lands available for lease, and designating it as a Section D property, City Facilities and other city lands.

**Attachments:**

1. New Quiet Creek Parks page
2. Draft 2020 Land Allocation Plan
3. Memos and Minutes to and from the Economic Development and Port and Harbor Advisory Commissions