



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

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TO: Mayor Castner, Homer City Council  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: March 18, 2019  
SUBJECT: 2019 Land Allocation Plan

### Introduction

In previous years, the Land Allocation Plan has been used to determine which city owned properties should be available for lease, and as a time for Council to be informed about property management issues. In 2018, Council adopted an ordinance codified the lease policies. HCC 18.08 is attached. The purpose of the plan is more clearly spelled out to identify lands available for lease. Therefore this year, staff worked with the Economic Development Advisory Commission (EDC) and the Port and Harbor Advisory Commission (PHC) to identifying any new lands that should be made available for lease on the Spit.

### Discussion

The EDC reviewed the Homer Spit map and Section A (Lands Available for Lease) at their February 12, 2019 meeting. They did not have any recommendations. Two Commissioners volunteered to attend the work session with Council.

The PHC reviewed the same information at their meetings of January 23<sup>rd</sup> and February 27<sup>th</sup>. They recommended a new lease area along the harbor edge, as over slope development. See attached map. PHC has a continued interest in over slope development and potential zoning code revisions, to encourage new development. A Commissioner will attend the work session.

Planning staff has some concerns with this new potential lease area. These concerns may be solvable, but a staff thinks a fair amount of effort needs to take place before the City puts this area out for lease. There are zoning code conflicts, land use conflict with the Marine Industrial zone, and concerns about a boardwalk potentially hampering or conflicting with operations at the ice plant and fish dock. If it is a priority of the City Council to put this area out for lease, staff recommends a memorandum to the PHC, Port and Planning staff to identify the issues and potential resolutions. When an overslope area was put out for RFP in recent years, there were many questions from potential respondents that do not have a ready answer in City code or policies. Examples: a platform is really expensive – can the lease be for 99 years? Where will customers park? Can boats use the platform as moorage, such as fishing charters? Before the City issues another notice that overslope areas are available for lease, it would be forward-thinking to work through some of these issues.

**Staff Recommendation 1:** Do not lease the new area. Support the Port and Harbor Advisory Commission's continued work on overslope development, with the goal of revisiting this location for a future land allocation plan work session.

**Staff Recommendation #2:** Include the HERC property, with the guidelines of Resolution 19-014, as a property available for lease.



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### Attachments

1. Draft Spit Map with new overslope area shown
2. HCC 18.08.020
3. Resolution 19-014
4. Land Allocation Plan






# Draft 2019 Land Allocation Plan Spit Map

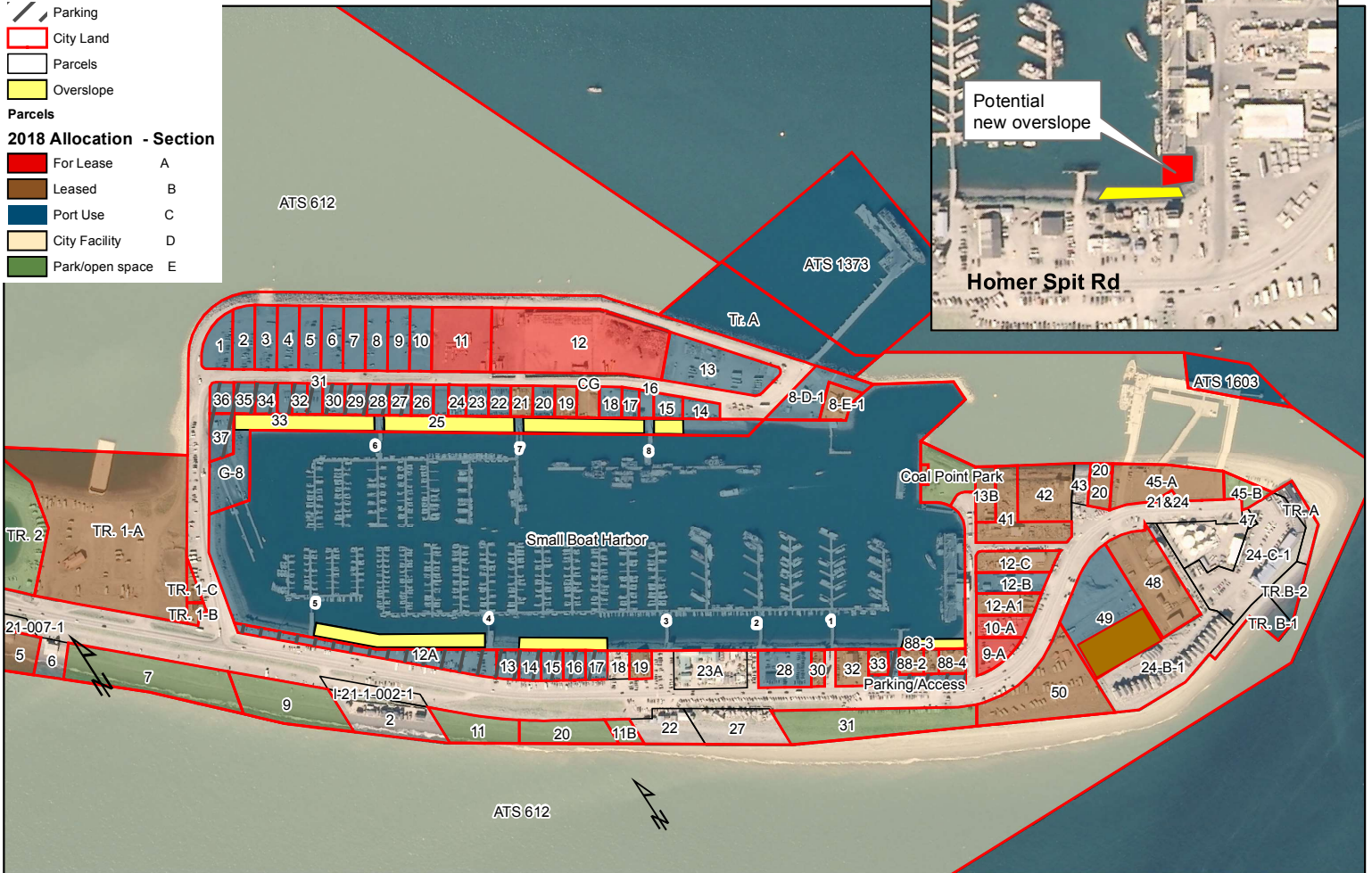
## Legend

-  Parking
-  City Land
-  Parcels
-  Overslope

## Parcels

### 2018 Allocation - Section

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



City property outlined in red.  
Photo taken in 2013.  
Property lines are not exact - use with care.  
P.B. 2-6/2019 JLS

