



City of Homer

Port / Harbor

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MEMORANDUM 09- 24

TO: MAYOR HORNADAY AND CITY COUNCIL
FROM: PORT AND HARBOR ADVISORY COMMISSION
DATE: FEBRUARY 11, 2009
SUBJ: LAND ALLOCATION PLAN

BACKGROUND:

The Port and Harbor Advisory Commission was requested to review and update as needed the 2009 Land Allocation Plan.

Below are the excerpts from the unapproved minutes, for the Regular Meeting of the Port and Harbor Advisory Commission, held January 28, 2009 and the Commission recommendations for the available city owned properties located on the Homer Spit.

NEW BUSINESS

A. Land Allocation Plan Review

Chair Kilcher requested a motion to bring to the floor.

HOGAN/ULMER - MOVED TO DISCUSS ITEM C. NEW BUSINESS.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Discussion on the proposed lots for Lease on the Spit, Lot 21, Lots 11 and 12; concern from the Lease Committee was expressed at the last meeting on Lot 21 fitting into the Overslope Development; interest from Seldovia regarding Ferry; concern on ample parking for the Ferry; building a ramp and how it would be funded; the Ferry will be home ported in Seldovia and have priority parking not reserved.

Commissioner Wedin asked if leasing Lot 21 would diminish the value any. He confirmed with the Commissioners that certain parcels were already designated for parking. The Commissioners digressed briefly on the parking lot and road conditions in hat area. Port and Harbor Director Hawkins responded that the Ferry is supposed to be ready this summer. There is no date set for actual operations starting. He directed the Commissioners that it must be considered if a private entity should be allowed to build a ramp into the Harbor. This issue was mentioned. The Commissioners discussed the estimated cost to the City to build a covered ramp. The parking would be priority use not reserved. It was recommended that if a ramp is built it should be built between two parcels or on one since the value of a "public ramp" built on leased lot would have no value, unless the entire lot was designated as parking and it should be paid parking; the difference in value to send multiple lots out for lease; all other parcels in the Land Allocation Plan has not changed;

VELSKO/ULMER – MOVED THAT THE PORT AND HARBOR ADVISORY COMMISSION RECOMMENDS THE LEASE COMMITTEE PUT LOT 21 OUT FOR PROPOSAL AS SOON AS REASONABLY POSSIBLE.

Commissioner Hogan did not feel that a lot should be singled out; that all City owned property should be bringing in revenue or be sold. It was noted that some of the land is being used for parking and recommended for Overslope Development. Commissioner Wedin asked if designated as overslope then parking was provided. It was stated that if one was doing overslope development that they would purchase lease uplands to provide parking for their business. Additional comments regarding decisions made on overslope development was conducted. It was questioned if the Overslope recommendations submitted were ever approved. A comment was made that it would be a more lucrative approach to change it to a Build to Suit Lease Policy instead of allowing individual businesses to lease a build whatever suits them. It was noted by that Lot 22 would be pulled from that Request for Proposal letting. More comments and discussion on bringing a more fixed direction and purpose to the Spit allowing for cohesiveness using overslope development, the probability of that happening in the current times, benefits of making the building requirements contain language that the structures installed should be "add onable". Commissioner Velsko felt that Port & Harbor Director Hawkins and himself can bring and represent the Commissions concerns to the Lease Committee without including language in the motion. Commissioner Wedin inquired about the Zoning laws; he agreed with Commissioner Ulmer's description and comments about the ultimate goals for the Spit he offered that if amenities, ramps etc are built that would encourage more businesses to come and build in that area.

HOGAN/ULMER – MOVED TO AMEND THAT MOTION TO READ "RECOMMENDS LOTS 19-26"

This would allow all lots to be offered and a person could lease one or all, building standards would be later, no parking designated.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Further discussion regarding the standards for building on the lots were held. It was agreed that it should be a separate motion.

Commissioner Hogan called for the question.

VOTE. (MAIN MOTION) YES. VELSKO, CARROLL, HOGAN, WEDIN, KILCHER, ULMER.

Motion carried.

Commissioner Ulmer stated she had concerns regarding the future development on the Spit and wanted to make sure they did not end up with mismatched shanties. She wanted the area cleaned up.

HOGAN/ULMER - MOVED TO RECOMMEND THAT DEVELOPMENT STANDARDS ON THE SPIT BE INCLUDED AS AN AGENDA ITEM AT THE LAND ALLOCATION PLAN WORKSESSION.

Commissioner Velsko commented that standards for overslope development were discussed in depth and created some time ago. It was agreed that Council has never approved or been presented the standards made on overslope development.

Port and Harbor Director Hawkins reminded the Commissioners that they spoke about making a motion to encourage overslope development of those lots that were to be let for proposal.

Chair Kilcher stated he would entertain a motion on that subject.

Deputy City Clerk Krause reminded the Commissioners that there was a motion on the floor.

Commissioner Hogan said he would accept this as an amendment to his motion.

VELSKO/ULMER – MOVED TO AMEND THE MOTION TO READ, "AND ENCOURAGE OVERSLOPE DEVELOPMENT STANDARDS BE USED FOR LOTS 19 THROUGH 26.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Kilcher respoke the amended main motion as MOVED TO RECOMMEND DEVELOPMENT STANDARDS ON THE SPIT BE AN AGENDA ITEM FOR THE WORKSESSION AND THAT OVERSLOPE DEVELOPMENT STANDARDS BE USED FOR LOTS 19-26.

VOTE. (MAIN MOTION). YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

The Commission reviewed the additional lots available for lease and agreed with the current designations shown on the majority of the lots available on the Spit.

HOGAN/VELSKO - MOVED TO SEPARATE LOTS 9A, 10A AND LET OUT FOR PROPOSAL SEPARATELY AND REMOVE LOT 12B FROM AVAILABLE PROPERTIES TO LEASE.

Further discussion on the benefits of letting the lots out to RFP separately does not hinder someone from submitting a proposal on both lots.

There was a call for the question by Commissioner Carroll.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Additional discussion regarding Lots 13b, the old Porpoise Room. It did have short term leases. It was discussed whether the Commission should recommend to continue the short term leases. Port & Harbor Director Hawkins cited again that at this time they are outside the City Lease Policy. The Commissioners discussed what the term or length the RFP will stay advertised. Port & Harbor Director Hawkins related the incident with Kenai River Seafoods and that is what they wanted to avoid in the future. If no one is interested in long term leases then there should be the option that the City could lease on a monthly basis.

The commission agreed by consensus that Lot 13B should stay on the available list.

RECOMMENDATION:

The available Lots 19-26 to be advertised seeking Request for Proposals for Long Term Lease; Overslope Development be used to guide the development of these available lots and to add a discussion item on the worksession scheduled for February 23, 2009; current designation for remaining lots are agreeable and further recommend that Lots 9A, 10A should be advertised for Request for Proposal separately with the exception of Lot 12B which is to be pulled from the available property listing.