



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

Attachment to Land Allocation Memorandum 14-037

Please see attachments for the minutes from each Commission and their discussion. Below are the motions that each Commission passed. The Planning Commission did not have any comments.

Commission Recommendations

EDC: BARTH/ARNO MOVED TO RECOMMEND THAT THE CITY COUNCIL MAKE LOT 11 AVAILABLE FOR PUBLIC LEASE. VOTE: UNANIMOUS CONSENT.

Parks and Recreation: MOVED TO RETAIN ALL GREEN SPACE, PARKS AND/OR RECREATION DESIGNATIONS ON CITY PARCELS AND FURTHER RECOMMEND THAT ANY PARCELS THAT COME AVAILABLE FOR LEASE NEXT TO AN EXISTING PARCEL THAT IS DESIGNATED AS RECREATION, PARKS OR GREENSPACE THAT THE COMMISSION BE NOTIFIED. VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Port and Harbor:

ZIMMERMAN/HARTLEY MOVED TO RECOMMEND THAT, FOR THE TIME BEING, LEAVING THE AVAILABLE LAND FOR LEASE AS AVAILABLE FOR LEASE.

HARTLEY/DONICH MOVED TO AMEND THAT LOTS 10, 11, AND 12 BE LEASED ONLY FOR SHORT TERM AT THE PRESENT TIME. Motion carried.

ZIMMERMAN/DONICH MOVED TO RECOMMEND TO RECOMMEND TO COUNCIL THAT IT'S THE COMMISSIONS WISHES TO SUPPORT A MARINE HAUL OUT AND VESSEL REPAIR FACILITY IN THE AREA OF LOT 11 AND THAT WOULD BE THE PREFERENCE OF THE COMMISSION FOR USE IN THE TERMS OF LONG TERM USE, THAT IS WHY THE COMMISSION RECOMMENDS SHORT TERM IN THE AREA.

VOTE: YES: ULMER, DONICH, CARROLL, HARTLEY, ZIMMERMAN, STOCKBURGER

Attachments

Minutes excerpts from Advisory Commissions:

February 19 Planning

February 11 Economic Development

February 20 Parks and Recreation and

February 26 Port and Harbor

Minutes excerpts from Commissions:

Planning 2/19/14: The Planning Commission had made no recommendation to Council on the Land Allocation Plan.

EDC 2/11/14:

The Commission reviewed the Land Allocation Plan.

Discussion ensued questioning the status of the lot where Pier One Theater is located and on the importance of having the 10,000 square feet available for RFP so the Wooden Boat Society would have an opportunity to submit a proposal and acquire a lease to use the 10,000 area.

SARNO/WAGNER MOVED THAT THE COMMISSION RECOMMEND TO CITY COUNCIL THAT A 10,000 SQUARE FOOT PIECE BE MADE AVAILABLE FOR LEASE AND RFP.

There was discussion recalling some history of the previous work Wooden Boat Society trying to lease the property and the Harbor not being interested in that because of the financial implication of reducing the lease rate. They recognized that the property would have to go out to RFP and the Wooden Boat Society would be able to apply.

It was pointed out that the note in the Land Allocation Plan refers to 11-037(A) and that it is in progress. It isn't clear what that refers to and whether it is tied to something specific that is in progress and it would be helpful to know, before voting on the motion. Concern was raised that this motion could harm the efforts of the Wooden Boat Society in acquiring the portion of the lot for their use. It would be beneficial to know more before sending this message to council.

The Commission agreed to include in their memo that they support the notion of having the 10,000 square feet made available to the Wooden Boat Society but because of the question regarding the status relating to Resolution 11-037(A), they were reluctant to make a specific recommendation at this time.

VOTE: NO: BARTH, SARNO, WAGNER, ROSS, ARNO

Motion failed.

The Commission considered lots 11, 20, and 11B Homer Spit Subdivision Amended on page E-31. It was suggested that Lot 11 could be used for more business as it is right next to an existing boardwalk and promote more economic development in the area. They weighed the options for other lots in that area as they felt there is potential if there is a potential user for the area. There were also comments that developing the area would reduce recreational space for the public.

ARNO/ROSS MOVED THAT LOT 11, 11B, AND 20 BE PUT UP FOR AVAILABLE LEASE.

Comment was made that these are park areas and it may be an issue for parks and recreation. It is a prime area and having all 3 out there for lease is a concern as there isn't all that much natural open

space, Lot 11 only would be a preferred option for some members. It was suggested that Council would look at the recommendation and choose most appropriate of the three lots for potential economic development. It was also suggested that when Council sees the recommendation for 3 lots, they could say no to the whole thing.

VOTE: YES: ARNO, BARTH, ROSS
NO: WAGNER, SARNO

Motion failed.

BARTH/ARNO MOVED TO RECOMMEND THAT THE CITY COUNCIL MAKE LOT 11 AVAILABLE FOR PUBLIC LEASE.

The Commissioner's felt that this lot is next to one that already has development on it, and would be a more appropriate option for potential development. They recognized that there space available out there now is full, and that only recommending lot 11 would minimize the impact to the overall area.

VOTE: UNANIMOUS CONSENT.

Motion carried.

Parks and Recreation 2/20/14:

Chair Steffy read the title into the record and requested more clarification and direction from Ms. Engebretsen.

Ms. Engebretsen explained that the process has been changed a bit this year. She provided a brief outline on what used to be done with the Land Allocation Plan (LAP) each year. Now the commissioners are being asked to review if there is any city owned land that should be put up for lease. She asked the commissioners to focus on any land they would like to make any recommendations for leasing.

She stated that she understands that this is the first time and usually the only time that the commission gets to review all the city property and she recommended to schedule that for another meeting.

Ms. Engebretsen provided the status update on the HERC building restrictions and she said it is still at the Borough legal department regarding lifting the restrictions.

There is no update on the ownership of Mariner Park. She has not done a title search. She responded that she has recommended a second opinion on ownership of lots along Kachemak Drive but was directed to postpone further action until a later date.

The area that was previously used for Short term leases is going to have a new rest area/overlook for the new spit trail extension. It is hoped that no more sale vehicle parking is conducted in this area.

Ms. Engebretsen stated that the Land Allocation plan is amended by resolution each year but does not necessarily drive the policy of what the city will do with the property.

Commissioner Lowney commented that what frustrates her is that not only should they be looking at what could be green spaces but used for green space walking trails. Commissioner Archibald agreed

that connectivity is important. Further brief discussion continued on livability and safer pedestrian ways ensued.

Ms. Engebretsen commented that there is a committee to discuss the feasibility of a large vessel haul out and repair facility on the spit but that is all she knew about it. Ms. Krause elaborated on the committee in response to the commission's questions. It was noted that Pier One was safe since it had a three year lease.

There was more discussion on the parcels in the new overlook area; the ability for outside entities can approach the city to lease a parcel. Keep existing designations on parcels.

LOWNEY/MACCAMPBELL – MOVED TO RETAIN ALL GREEN SPACE, PARKS AND/OR RECREATION DESIGNATIONS ON CITY PARCELS AND FURTHER RECOMMEND THAT ANY PARCELS THAT COME AVAILABLE FOR LEASE NEXT TO AN EXISTING PARCEL THAT IS DESIGNATED AS RECREATION, PARKS OR GREENSPACE THAT THE COMMISSION BE NOTIFIED.

There was a brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Lillibridge asked how a committee can be created to determine what can be done on city land that already houses recreational activities and why this commission isn't included. Ms. Engebretsen stated that this is a conversation to have with Council. Commissioner Lillibridge stated they could use the land that will be opposite the new harbormaster office. A brief discussion on the reason why those parcels would not be advantageous to a Haul out facility ensued and that this was enterprise property which would bring in jobs and revenue to the residents of the city.

Commissioner Lowney then turned the discussion to further a walkable community that they could take a parcel in the Lillian Walli parcels to install a trail.

Commissioner Archibald also brought up the fact that there are areas that are designated campgrounds but there are no names or indication as such. Ms. Engebretsen responded that she will bring this up with Ms. Otteson and getting those campground identified.

Commissioner Lowney then brought up the new trail on the spit and the staking she then stated that she would like to see on a future agenda utilizing the two parks effectively, Coal Point Park and the Beach Park. The other idea to further discuss is Walkable Homer.

Ms. Engebretsen stated that the Planning Commission is working on that which means she is working on that and she can provide an update maybe in May. She noted that some of the issue is creating a HART project but they still have an execution problem in the city on that. Commissioner Brann asked if the Trail Plan was being used and she stated some of that is it but went on to explain a bit more and then noted that they were way off the Land Allocation Plan.

Chair Steffy reiterated the recommendation.

Port and Harbor Commission 2/26/14:

The Commission reviewed the Land Allocation Plan lease lands and Harbormaster Hawkins reviewed some of the activities that are happening on the properties around the harbor.

The Commission was optimistic that when the large vessel haul out is in operation they will need to have lots 10, 11, and 12 as well as the chip pad to accommodate those activities. They discussed that short term leases would be preferred on those lots so the lots can more easily be made available when the need arises.

ZIMMERMAN/HARTLEY MOVED TO RECOMMEND THAT, FOR THE TIME BEING, LEAVING THE AVAILABLE LAND FOR LEASE AS AVAILABLE FOR LEASE.

Concern was raised about having long term leases on some of the properties because they could paint themselves into a corner. There was discussion that proposals would come before the Commission for consideration and they could make recommendation.

Discussion continued on how to address short term leases on particular lots.

HARTLEY/DONICH MOVED TO AMEND THAT LOTS 10, 11, AND 12 BE LEASED ONLY FOR SHORT TERM AT THE PRESENT TIME.

It was suggested that could prohibit someone from making proposals on those lots. People won't want to invest money into a project if it is only short term. They can make recommendations on leases when they come before the Commission. Harbormaster Hawkins noted that city policy is that a short term lease is 6 months. Point was raised that instead of short term lease they could limit them to shorter leases so they can be leased for small projects.

VOTE: YES: ULMER, DONICH, CARROLL, HARTLEY, ZIMMERMAN
NO: STOCKBURGER

Motion carried.

Question was raised that if someone wants to come to that area with something long term, would they be bound for a year to short term. Harbormaster Hawkins responded that there were steps that could be taken for the Commission to recommend something longer term and Council to consider it and make the determination to change the availability.

Further discussion ensued about the importance of having lots 10, 11, and 12 available for vessel haul out support, but not have them so restricted that they could still be used until the haul out is completed. It was noted that there isn't a real rush right now for the lots along the back, but having only short term availability will inhibit future proposals. Harbormaster Hawkins use in the area right now is sporadic and related to deep water dock related. It was further noted that if we are developing a deep water dock it's important we keep adequate staging area for all the stuff coming off.

Harbormaster Hawkins suggested the Commission could also make a recommendation to Council that it's the commissions wishes to support a marine haul out and vessel repair facility in the area of lot 11

and that would be the preference of the commission for use in the terms of long term use, that is why the commission recommends short term in the area.

VOTE (Main motion as amended): YES: STOCKBURGER, ULMER, DONICH, CARROLL, HARTLEY, ZIMMERMAN

Motion carried.

ZIMMERMAN/DONICH MOVED TO RECOMMEND TO RECOMMEND TO COUNCIL THAT IT'S THE COMMISSIONS WISHES TO SUPPORT A MARINE HAUL OUT AND VESSEL REPAIR FACILITY IN THE AREA OF LOT 11 AND THAT WOULD BE THE PREFERENCE OF THE COMMISSION FOR USE IN THE TERMS OF LONG TERM USE, THAT IS WHY THE COMMISSION RECOMMENDS SHORT TERM IN THE AREA.

There was no discussion.

VOTE: YES: ULMER, DONICH, CARROLL, HARTLEY, ZIMMERMAN, STOCKBURGER

Motion carried.