

Homer Spit Comprehensive Plan Implementation Table with Updates

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Instructions: Rate each objective according to level of impact and level of difficulty (1-10)

1. Land Use and Community Design

Goal 1.1 Maintain the variety of land uses that establish the unique “Spit” character and mix of land uses.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Revise zoning to protect character and enhance commercial, industrial, and public facilities development.	<p>Identify appropriate residential uses on the Spit.</p> <p>Similar land uses (such as charter offices, boat and gear sales, tourism activities) shall be encouraged to cluster to achieve a mix of related activities and minimize adverse impacts on other activities).</p> <p>Consider a 25-foot building height limit, with a Conditional Use Permit (CUP) process for buildings up to 35 feet.</p> <p>Encourage all developments to provide amenities such as bike racks, benches, picnic tables, trashcans, and landscape features such as planters and art.</p> <p>Review Spit parking requirements and possible solutions.</p>	<p>Planning Department</p> <p>Planning Commission</p> <p>Port and Harbor Commission</p>
		The City should plan for the future land use of City-owned properties.	<p>Reserve and cluster industrial land at specific nodes, including E. & S. of harbor.</p> <p>Better utilize the limited land available for industrial and economic development. <i>This has been addressed from a zoning perspective.</i></p> <p>Reserve sufficient land by the deep water dock for future industrial development.</p> <p><i>Developed short and long term leasing program for 30 acres near DWD.</i></p> <p>Designate “overslope” for commercial use focus on south and west sides.</p> <p><i>Have recommended areas for overslope development (harbor). New harbormaster building overslope.</i></p>	<p>City Council</p> <p>Port and Harbor Commission</p>

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		Address marine commercial and marine industrial zoning.	Submit draft ordinance to Planning Commission and City Council. Consider zero lot line construction and the amount of right of way realistically needed to support specific uses at build-out. <i>Are mechanisms in code for zero lot line development; however it is very expensive construction due to fire code.</i>	Planning Department Planning Commission
		Review land lease policy and determine impact on leasing and character of leasing.	Continue reviewing lease policies periodically. City leases shall include land sufficient for businesses and minimal employee parking. <i>Extensive review of lease policy in 2010.</i>	City Council

Goal 1.2 Improve the permanence and character of new commercial development.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Develop standards for public property development.	Revisit design guidelines for overslope development to provide more specificity for development at harbor overslope, considering issues such as lot size, legal access, and parking policies.	City Council

Goal 1.3 Provide public facilities that attract residents and visitors to the Spit.

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Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Provide amenities that aid residents and visitors.	<p>Identify locations and needs for restrooms/showers.</p> <p><i>Locations for restrooms have been identified, some constructed. Challenges with City providing showers, there are seasonal private providers of showers.</i></p>	Port and Harbor Department, harbor users, leaseholders
		Provide enhanced park and recreation facilities.	<p>Identify and prioritize public recreation needs on the spit, and include projects on the CIP. Refer to the Master Parks and Recreation Plan, chapter 7, in the 2008 Comprehensive Plan.</p> <p>Prepare a master plan for development of a new community gathering space at the site of the existing City campground north of Freight Dock Road (pier 1 area).</p> <p>Provide kayak launching facilities.</p> <p>Set aside a new community park. <i>End of the Road Park.</i></p> <p>Evaluate and develop a plan for non-boating access to fishing opportunities. <i>End of the Road Park development has created more non-boating fishing.</i></p> <p>Construct weather-protected picnic and outdoor meeting facilities. <i>Covered pavilion at DWD. Proposed development at Kayak launch/fishing lagoon.</i></p> <p>Open space recreation uses shall be encouraged on the west side of the Spit on public land.</p>	Public Works Department Parks and Recreation Division Chamber of Commerce

Goal 1.4 All development should recognize, value, and complement the unique natural resources on the Homer Spit.

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Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Preserve and protect important wildlife and bird sanctuary areas.	<p>Require site-specific handling requirements for all runoff from parking areas. <i>New development considers run-off.</i></p> <p>Provide information on preventing the growth of noxious weeds.</p> <p>Encourage the use of native plant materials for all landscaped areas. <i>New projects have used native species.</i></p> <p>Encourage the presence of interpretive programs to identify plant and animal resources.</p> <p>Clearly sign beach areas designated off-limits for motorized travel.</p>	<p>Planning Department</p> <p>Parks and Recreation Division</p> <p>State of Alaska, DNR Parks</p> <p>Non-profit Organizations</p> <p>US Fish & Wildlife Services</p>
		Identify private lands to become conservation areas.	<p>Buy private property from willing landowners for conservation purposes.</p> <p>Encourage containment and cleanup of junk. <i>Removal of derelict vessels.</i></p> <p>The City should pursue ownership or preservation of the west side of the Spit for open space recreation, camping, and view shed protection. <i>Could consider purchases.</i></p>	City Council

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		Allow the natural transport of sediments along the west side of the Spit to continue uninterrupted.	Proponents of bulkheads, groins, breakwaters, or other devices shall demonstrate that their project will not adversely disrupt this sediment transportation. <i>Development has allowed natural sediment transport to continue.</i>	Public Works Department
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Goal 1.5 Respond to seasonal land use demand fluctuations.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Ensure that high demand seasonal uses are given priority.	Allow interim/temporary uses of vacant City land when they are supportive of seasonal demands (fishing, tourism, etc.). Rationalize parking areas to make sure demand is met but at the same time, reduce the overall footprint and visual impact.	Port and Harbor Commission Administration Port & Harbor Department

Goal 1.6 Protect public access to and enjoyment of the Spit's unique natural resources.

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Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Maintain and protect traditional public use of the beaches along the Spit such as gathering coal, shellfish, fishing and other recreational activities.	<p>Inventory and identify key traditional use areas and access routes.</p> <p>Obtain public ownership of land on the Spit especially focused around key sites.</p> <p>Conservation of the Mud Bay area of the Spit.</p> <p>Maintain and increase public access to the harbor and beaches to improve opportunities for fishing, and other recreational activities.</p> <p>Minimize conflicts between motorized and non-motorized users on the Spit.</p> <p>Install signage to educate ATV users about responsible ATV use.</p>	<p>Public Works Department</p> <p>Parks and Recreation</p> <p>Planning Department</p> <p>Port and Harbor Commission</p>
		Protect the scenic, natural and aesthetic resources.	<p>Encourage the build-up of driftwood on Spit Beaches. <i>In beach policy.</i></p> <p>Use native landscape elements in public design projects (beach grass, driftwood). <i>Ongoing. New projects have used native species/driftwood.</i></p>	<p>Public Works Department</p> <p>Parks and Recreation</p> <p>Planning Department</p> <p>Port and Harbor Commission</p>

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2. Transportation

Goal 2.1 Enhance and protect the Spit’s critical role in regional marine transportation.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Prioritize transportation and land use decisions to support waterfront dependent activities.	<p>Priority for use of the Small Boat Harbor and distal end of the Homer Spit shall be marine commercial, marine industrial (fishing), industrial transportation, waterfront tourism, and recreation (both day use and outings across the bay). <i>Acquired land from the state around the Deep Water Dock. Obtained an exemption for the Port and Harbor from the Critical Habitat Area.</i></p> <p>Enhance the connectivity and infrastructure needed to support Deep Water Cargo activities and Main Dock Areas. <i>DWD feasibility study underway.</i></p> <p>The City shall reserve right-of-way for access to the east side of the harbor.</p>	<p>Port and Harbor Public Works Administration City Council</p>
		Balance cruise ship and other commercial activities. One should not happen at the expense of another.	<p>Improve cruise ship passenger disembarkation area by the Deep Water Dock.</p> <p>Create way finding kiosks along the harbor. <i>Flags around the harbor serve as way finding kiosks accompanied by strategically placed “you are here” maps.</i></p> <p>Create a covered harbor overlook area near ramp 7 or the Deep Water Dock and the harbor entrance.</p> <p>Consider temporary solutions and how to prioritize improvements for cruise ship passengers, since the number of port calls varies year to year.</p> <p><i>Temporary solutions not needed with \$6 million in permanent improvements complete using dedicated Commercial Vessel Passenger Tax funds.</i></p>	<p>Port and Harbor Public Works Administration Existing commercial/retail business owners Excursion vendors Chamber of Commerce</p>

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Goal 2.2 Improve traffic flow and safety on the Sterling Highway (Homer Spit Road).

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Maintain the capacity of the Sterling Highway (Homer Spit Road).	<p>Limit number of access points to the Sterling Highway.</p> <p>Initiate a Reconnaissance Study to better define and control crossing points in the harbor commercial area. <i>Entire boardwalk area is now a crossing zone.</i></p> <p>Evaluate traffic calming as an element of the Reconnaissance Study. <i>Addressed traffic calming and pedestrian crossing through agreement with ADOT.</i></p> <p>Enter Memorandum of Agreement with ADOT&PF to address parking, maintenance, and management of the right of way.</p>	ADOT Administration

Goal 2.3 Provide adequate and safe facilities for pedestrians and bicyclists.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Provide safe walkways and trails.	<p>Develop pedestrian plan for Spit.</p> <p>Work with DOT on solutions such as crosswalks.</p> <p>Plan and design the proposed bike path extension to meet the needs of bicyclists and pedestrians.</p> <p>Plat easements for walkways in commercial areas and along overslope area.</p> <p>Require provision of connectivity between adjacent commercial properties in permit process/zoning language.</p>	Public Works Department Planning Department Port & Harbor Dept.

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			<p>Connect harbor to Seafarers Memorial with trail.</p> <p>The City shall reserve 15' pedestrian/safety rights of way and access for overlope development around the periphery of the small boat harbor.</p> <p>Construct pedestrian pathway around northerly harbor rim.</p>	
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Goal 2.4 Provide improved multi-modal transportation on and to the Spit.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Support year round car ferry service to the outlying communities of Kachemak Bay.	Participate in a public or private task force or organization. <i>AMH provides year round ferry service to Seldovia.</i>	City Council Economic Development Commission, Chamber of Commerce Administration
		Encourage a shuttle system during peak summer months to transport visitors and employees to town, lodging and remote parking	Participate in a public or private task force or organization. Create business plan/model to determine funding/cash flow. <i>Private company, Homer Trolley shuttles to/from the Spit.</i>	

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Goal 2.5 Improve organization, wayfinding, and location of parking and harbor facilities.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Better define parking locations.	<p>Separate long term parking from short term/day use parking.</p> <p>Designate specific areas for RV parking.</p> <p>Provide loading zones for delivery trucks and motor coaches in the retail district.</p> <p>Implement a fee and permit system for long term parking.</p>	Port and Harbor Planning Department
		Provide coherent wayfinding system for parking, and restrooms.	<p>Establish a consistent theme for all parking graphics and signage.</p> <p>Develop color or other graphic/design feature to clearly indicate intended use.</p> <p>Clearly identify City of Homer as owner and requirements for use of lots.</p> <p>Clearly label all ramps so they are visible from the roads and parking lots.</p> <p>Create a kiosk or signage at each ramp and restroom showing the layout of the harbor, and parking in the immediate area of the user. <i>The new Spit Trail has way finding signage and flags.</i></p>	Port and Harbor Planning Department
		Define loading and unloading areas.	<p>Create a bus loading zone near the harbormasters office.</p> <p>Analyze options for a turnaround/cul-de-sac/roundabout at End of the Road Park.</p>	Port and Harbor ADOT City Council

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3. Economic Vitality

Goal 3.1 Improve the local economy and create year-round jobs by providing opportunities for new business and industrial development appropriate for the Homer Spit.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Enhance the circulation and safety in the fish dock area.	<p>Create site-specific land use study for fish dock/processing/ice house area. <i>CIP project for truck loading facility improvements.</i></p> <p>Develop appropriate safety measures on Fish Dock Road. <i>Alternate pedestrian route to Coal Point Park developed.</i></p> <p>Construct an observation deck near the Fish Dock.</p>	<p>Port and Harbor Dept.</p> <p>Parks and Recreation</p>
		Enhance east harbor area for industrial use.	<p>Review zoning for adequacy of provisions for industrial growth.</p> <p>Compress trailer parking to ensure there is no encroachment into needed industrial reserve lands.</p> <p>Expand the port facilities and freight capacity for improved transportation of goods and materials in and out of Homer. <i>DWD expansion, barge mooring.</i></p> <p>Expand and improve the deep water dock and other related port facilities. <i>DWD feasibility study advertised.</i></p> <p>Improve Outer Dock Road. <i>Freight Dock Road has been paved and a path to get pedestrians off of Outer Dock Road has been installed.</i></p>	<p>Public Works Planning Department</p> <p>Port and Harbor</p>
		Determine economic development. Opportunities for	<p>Encourage development related to the fishing, fish processing, and boating industries. <i>Ongoing.</i></p> <p>Host economic development forum and determine opportunities for value</p>	<p>Alaska Economic Development Corporation</p>

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		“value added” growth such as processing, small scale local retail, and restaurants serving local products.	added growth. <i>CEDS development process (adopted 2011).</i>	Planning Department Chamber of Commerce Processing plant managers/operators
		Determine incentives needed to promote Overslope development.	Analyze and develop market plan for development. Determine alternate incentives that would encourage growth. Identify sources of funding or implementation actions for identified incentives.	Public Works Department Port and Harbor Commission Alaska State DEC Finance Department

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4. Natural Environment

Goal 4.1 Manage conservation areas and the natural resources of the Spit to ensure continued habitat and biological diversity.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Minimize human impact on conservation areas.	<p>Avoid development on city owned tidelands adjacent to Conservation areas, such as Louie’s Lagoon and Mud Bay.</p> <p>Minimize all development that is not marine related within the Kachemak Bay Critical Habitat Area, defined as below the 17.4 ft. mean high tide.</p> <p>Improvements to public lands should focus active recreation on the west side of the Spit, Mariner Park, and south of the Fishing Lagoon.</p>	<p>Port and Harbor Dept.</p> <p>Parks and Recreation</p>
		Purchase or obtain conservation easements on private lands on the Spit, such as between north of the hockey rink, and the base of the Spit.	<p>Work with willing land owners to conserve land through methods such as conservation easements, or public or nonprofit ownership. Consider purchasing first right of refusal options, right of occupancy for remainder of lifetime or other less traditional methods that will ensure conservation of the properties at some point in the future.</p>	<p>Public Works</p> <p>Planning Department</p> <p>Port and Harbor</p>

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Goal 4.2 Support environmentally responsible harbor operations by all user groups. Activities such as power washing and scraping, sanding and painting may not be allowed in the harbor in the future due to environmental regulations.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Support and implement the Alaska Clean Harbor Pledge.	Implement relevant portions of Chapter 9 Energy, from the 2008 Comprehensive Plan, such as energy efficient public buildings, recycling and solid waste management. Implement a bilge water management program. Pursue public education on boat cleaning agents, to reduce the use of harsh chemicals such as bleach.	Public Works Planning Department Port and Harbor
		Support the concepts presented in “Clean Boating for Alaskans”.	Continue to support environmentally responsible boating habits. Partner with harbor user groups on public education and providing appropriate facilities. <i>Homer Harbor designated first “Alaska Clean Harbor.”</i>	Port and Harbor Harbor user groups

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Goal 4.3 Manage storm water runoff.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Address storm water issues, puddling, and erosion. <i>Storm water master plan on CIP</i>	Explore better parking lot maintenance and storm water management approaches such as rain gardens, settling ponds and shallow ditches. Use to also help define parking areas, particularly where winter maintenance is not needed. Parking revenues could be used to help pay for these projects. Create spit drainage and grading plan. Drainage needs to be planned and implemented block by block rather than haphazardly for all properties.	Public Works Port and Harbor

Goal 4.4 Manage the Port as a working harbor, for both recreational and working vessels.

Level of Impact (1-10)	Level of Difficulty (1-10)	Objective	Strategies	Responsibilities
		Remove derelict vessels.	Continue to get rid of boats not paying moorage; the harbor is not a storage facility or museum. Harbor expansion is expensive; the harbor should be fully utilized by active users. Dead boats can also be an environmental hazard if no one is responsible for making sure they don't sink or leak.	Public Works Port and Harbor