



# City of Homer

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

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

## Memorandum 20-052

TO: Mayor Castner and Homer City Council  
THROUGH: Port and Harbor Advisory Commission and Homer Planning Commission  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: April 21, 2020  
SUBJECT: Resolution 20-007(S), Seafarer's Memorial

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At the January 13, 2020 City Council Meeting, Council introduced Resolution 20-007(S) and referred it to the Port and Harbor Advisory and Homer Planning Commissions. Both Commission discussed the resolution at their subsequent meetings.

### **Planning Commission:**

At the February 19, 2020 HPC meeting, their recommendations were as follows:

BENTZ/BOS MOVED TO RECOMMEND CITY COUNCIL FURTHER AMEND RESOLUTION 20-008(S) BY INSERTING THE FOLLOWING LANGUAGE:

ADDING AFTER LINE 61: WHEREAS, RESOLUTION 96-27 DESIGNATED A 100 FOOT BY 100 FOOT AREA AS THE SEAFARER'S MEMORIAL PARK; AND

ADDING AFTER LINE 76: BE IT FURTHER RESOLVED, THIS RESOLUTION EXCLUDES THE SEAFARER'S MEMORIAL PARK AS DESCRIBED IN RESOLUTION 96-27

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

- Recommended amending line 30-31 to delete the "s" from the word "Ocean" and insert "Alaska" before the word "Islands" this will correct the name of the facility
- Recommended amending Line 73 to delete the word "in"
- Recommended support of the intent of the resolution to protect the area

### **Port and Harbor Advisory Commission Comments (2/26/20 meeting):**

ZIMMERMAN/ULMER MOVED TO RECOMMEND TO CITY COUNCIL THAT THE EXISTING PARKING AREA, DELINEATED BY PORT AND HARBOR STAFF MEASURING, BE LEFT AS PARKING AND CITY COUNCIL CAN DO WHAT THEY WANT WITH THE REST OF THE LOT.

VOTE: YES: ERICKSON, ULMER, DONICH, CARROLL, ZEISET, STOCKBURGER, ZIMMERMAN

## **Attachments**

1. Staff Report 20-16, with attachments
2. 2/19/20 HPC minutes excerpt
3. 2/26/20 PHAC minutes excerpt
4. Map



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### Staff Report PL 20-16

TO: Homer Planning Commission, Port and Harbor Advisory Commission  
THROUGH: Rick Abboud, City Planner  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: February 19, 2020  
SUBJECT: Resolution 20-008(S) Seafarers Memorial

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**Requested action:** Provide comments to Council.

### Introduction

At the meeting of January 13, 2020, the City Council considered Resolution 20-008(S), and referred it to the Planning and Port and Harbor Commissions. A copy of the resolution and Council minutes are attached. The resolution proposes to have a property management policy of no further development, with the exception of a future trail to the beach. This would mean no expansion of the existing parking lot.

### Analysis

There has been a lot of discussion about this property in the past several months. Rather than rehash this recent conversation, please go around the table and give each commissioner the opportunity to provide one or two comments on the resolution. Minutes of your meeting will be forwarded to the City Council.

The Seafarers Memorial is located on this parcel and Resolution 96-27 dedicated a 100x100 foot area, or 10,000 square feet of this parcel to this use. The remainder of Lot 31 was not designated as a park, from what staff research shows. The resolution should be clear that this memorial area is excluded from this resolution.

### Staff Recommendation

Staff recommends two amendments:

1. On line 63, insert: Whereas, Resolution 96-27 designated a 100' x 100' foot area as the Seafarer's Memorial Park.
2. On line 78, insert: BE IT FURTHER RESOLVED this resolution excludes the Seafarers Memorial as described in Resolution 96-27.

**Attachments**

Resolution 20-008(S)

1/13/2020 Council Minutes Excerpt

Map of Lot 31

Historical information on Seafarer's Memorial

CITY OF HOMER  
HOMER, ALASKA

Evensen / Hansen-Cavasos

RESOLUTION 20-008(S)

A RESOLUTION OF THE HOMER CITY COUNCIL DESIGNATING HOMER SPIT AMENDED LOT 31, KNOWN AS SEAFARER'S MEMORIAL, AS GREEN SPACE AND ADOPTING A LAND MANAGEMENT POLICY THAT PRESERVES LOT 31 FOR WILDLIFE AND AS A NATURAL AGENT FOR EROSION MITIGATION

WHEREAS, Seafarer's Memorial is a 2.52 acre lot located off of the Sterling Highway near the end of the Homer Spit with a legal description of Homer Spit Amended Lot 31; and

WHEREAS, Historical use of the lot has been a memorial gazebo honoring those who were lost at sea, 45 parking places and open space; and

WHEREAS, Seafarer's Memorial is zoned Open Space – Recreation **and is listed in the Homer Spit Comprehensive Plan as Conservation and Beach Access;** and

WHEREAS, According to Homer City Code 21.32.010, the purposes of the Open Space - Recreation District are primarily to promote public recreational opportunities while protecting and preserving the natural and scenic resources of the area and public access to tidelands; and

WHEREAS, Scenic views from the Spit are unobstructed at Seafarers Memorial, where beach grasses positioned in foreground offer uncommon and distinctive ocean views; and

WHEREAS, Loss of natural grasslands on the Homer Spit has increased historically to present in spite of the importance of beach grasses for Kachemak Bay ecosystems, where they provide habitat, food for wildlife, and erosion control; Islands and Oceans Visitors Center designates beach grass seed as important food in the dead-of-winter for song sparrows and gray-crowned rosy-finches; and

**WHEREAS, The Spit Comprehensive Plan states that one development goal is to “preserve and protect important wildlife and bird sanctuary areas” and that “preserving habitat is important to the environment and local economy: (4.4); the guiding document encourages the habitat for native species such as beach ryegrass “be maintained and enhanced” in order to mitigate ongoing marine erosion; and**

WHEREAS, Seafarer's Memorial contains some of the only undeveloped land left on the Homer Spit and should be preserved as a habitat for beach grasses and other natural vegetation, birds, and wildlife; and

44 WHEREAS, Supra-tidal beach berms at Seafarer’s Memorial have been identified as  
45 critical environment for migratory and resident shorebirds, and provides wildlife habitat (e.g.,  
46 for marine mammals) near the geographical center of Kachemak Bay, which is unique  
47 regionally; and

48  
49 WHEREAS, Through data collection and ongoing bird counts, this region of the Spit has  
50 been identified by Cornell University’s Ornithology Lab as an International Birding Hot Spot  
51 location; and

52  
53 WHEREAS, Wild bird migration, feeding, and nesting in and around Homer are  
54 important economic bases for the City; their presence attracts visitors nationally and  
55 internationally; their financial impact is broad and realized via nature or eco-tourism in general  
56 as well as special events (such as the annual Shorebird Festival); and

57  
58 WHEREAS, The Greater beach of Seafarer’s Memorial is a crucial foundation  
59 geologically that provides *coastal sand supply*; its ample sand, pebble and gravel components  
60 directly preserve the Homer Spit “system” as a whole and, through natural marine processes,  
61 mitigate erosion along easternmost beaches of the Spit including the terminus.

62  
63 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby designates  
64 Homer Spit Amended Lot 31 as green space, but requires no specific signage.

65  
66 BE IT FURTHER RESOLVED, that any part of the property that is not developed as of the  
67 passage of this resolution shall be maintained in perpetuity as green space and open to the  
68 public, free from buildings, parking, camping, hardscaping of any kind, earthmoving of any  
69 kind beyond regular parking space maintenance strictly limited spatially to present 45 parking  
70 spaces.

71  
72 BE IT FURTHER RESOLVED that any new trail development is limited to the public beach  
73 access dedicated in through the Land and Water Conservation Fund Grant # 02-00430 and  
74 defined as the northwestern twenty feet of Lot 31, Homer Spit Amended; being a strip of land  
75 twenty feet wide, immediately adjacent and parallel to the northwest property line, and also  
76 being immediately adjacent to Lot 27; containing 3,595 square feet, more or less.

77  
78 PASSED AND ADOPTED by the Homer City Council this 13<sup>th</sup> day of January, 2020.

79  
80 CITY OF HOMER  
81  
82  
83 \_\_\_\_\_  
84 KEN CASTNER, MAYOR

85 ATTEST:

86 \_\_\_\_\_  
87 MELISSA JACOBSEN, MMC, CITY CLERK  
88  
89  
90 Fiscal information: N/A





Councilmember Venuti shared her support for the substitute and appreciated the comments about speaking up for the animals in the bay, we need to consider the marine life.

Mayor Castner shared he received comments saying don't substitute your voice for my voice. He thinks the substitution of voice came from the top, there was one person who substituted their voice for everyone else in the State and that's what brought us to the table. However when you gather the voice of the City, you have to ensure that it's meaningful and appropriate. He doesn't know if anyone cares about the voice of the City in this regard. He agrees that if this turns sideways that the City continue to have a seat at the table like they have through past processes for the park and critical habitat plan.

VOTE: YES: LORD, ADERHOLD, EVENSEN, VENUTI  
NO: SMITH

Motion carried.

- b. Resolution 20-008, A Resolution of the Homer City Council Designating Homer Spit Amended Lot 31, Known as Seafarer's Memorial, as Green Space and Adopting a Land Management Policy that Preserves Lot 31 for Wildlife and as a Natural Agent for Erosion Mitigation. Evensen/Hansen-Cavasos.

Resolution 20-008(S), A Resolution of the Homer City Council Designating Homer Spit Amended Lot 31, Known as Seafarer's Memorial, as Green Space and Adopting a Land Management Policy that Preserves Lot 31 for Wildlife and as a Natural Agent for Erosion Mitigation. Evensen/Hansen-Cavasos.

EVENSEN/VENUTI MOVED TO ADOPT RESOLUTION 20-008 BY READING OF TITLE ONLY.

EVENSEN/VENUTI MOVED TO SUBSTITUTE RESOLUTION 20-008(S) FOR 20-008.

Councilmember Evensen noted the bold and underlined changes in the substitute resolution.

VOTE (substitution): NON OBJECTION: UNANIMOUS CONSENT

Councilmember Evensen said this came up from public feedback during the Planning Commissions review of a CUP for parking at the Seafarer's Memorial. Community members have pointed out there are few places on the spit that are open spaces and the importance of maintaining the habitat it offers. There's a healthy lobe of sand and not interfering with that portion will benefit the spit, particularly the eastern most beaches and the end of the spit, through natural processes.

Councilmember Aderhold shared her appreciation for this and acknowledged it's a big decision. She doesn't feel one meeting allows for adequate discussion and it overlaps with

responsibilities with Port and Harbor Commission and Planning Commission at a minimum. She'd like guidance from those Commissions and more opportunity for public input.

Councilmember Smith agreed and added they just funded a parking study for the spit. It will be important to know what those findings are before making any final decisions as there may be minimal ability to do some improvements in that area.

LORD/EVENSEN MOVED TO POSTPONE THIS RESOLUTION TO OUR SECOND MEETING IN APRIL AND REFER IT TO PLANNING AND PORT AND HARBOR COMMISSIONS FOR THEIR REVIEW PRIOR TO THAT.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- c. Resolution 20-009, A Resolution of the Homer City Council Approving an Automatic Aid Agreement and Operational Plan between Anchor Point Fire and Emergency Medical Service Area and the City of Homer Volunteer Fire Department for Fire Response Services and Authorizing the City Manager to Execute the Appropriate Documents. Smith.

VENUTI/EVENSEN MOVED TO ADOPT RESOLUTION 20-009 BY READING OF TITLE ONLY.

Councilmembers Smith and Lord summarized the discussion from their worksession this is in relation to improving the response time with our fire apparatus in helping surrounding areas, as well as Anchor Point assisting in response to City emergencies.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- d. Resolution 20-004, A Resolution of the Homer City Council Approving an Economic Development and Tourism Marketing Agreement between the City of Homer and the Homer Chamber of Commerce. City Manager.

ADERHOLD/LORD MOVED TO ADOPT RESOLUTION 20-004 BY READING OF TITLE ONLY.

Councilmember Aderhold noted they discussed this resolution at Committee of the Whole and the request by the Chamber for additional funding relate to the shack on the spit. The Chamber would like to change it from the Derby Shack to more of a spit visitor center location. They didn't come to agreement on whether to increase the funds or how the fund might be used. City Manager Koester suggested if the intent is to discuss a budget amendment, and they are okay with the marketing agreement, they approve the resolution as is, and then direct her to

CITY OF HOMER  
HOMER, ALASKA

RESOLUTION 96- 27

A RESOLUTION OF THE HOMER CITY COUNCIL OFFICIALLY DESIGNATING THE SEAFARER'S MEMORIAL AS A "PARK" FOR THE PURPOSE OF IT BEING INCLUDED ON THE LIST OF CITY PARK LAND AND ELIGIBLE FOR CITY MAINTENANCE..

WHEREAS, there is approximately 95.51 combined acres now designated as City land now used for parks and recreation, (45.28 acres officially designated and 50.23 acres unofficially designated); and

WHEREAS, the Homer City Council approved the area for Seafarer's Memorial on 26 November 1990, by Memorandum 90-230, defined as 10,000 square feet (100' X 100') located within Lot 31, Homer Spit Amended Subdivision; and

WHEREAS, the memorial has been completed; and

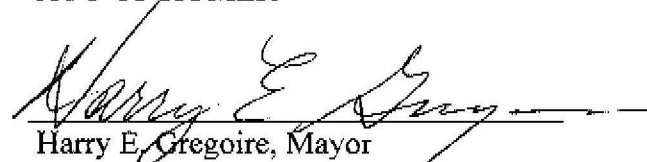
WHEREAS, the City of Homer has stated their intent that this land is for public purposes as well as requesting the Kenai Peninsula Borough to classify this 100' X 100' square feet area of land for public use as a park.

WHEREAS, an official park land is either dedicated as such on a plat or a deed of record.

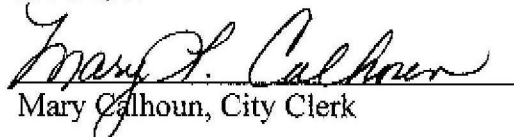
NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Homer designate the SEAFARER'S MEMORIAL PARK as an official City park.

DATED this 8th day of April 1996 at Homer, Alaska.

CITY OF HOMER

  
Harry E. Gregoire, Mayor

ATTEST:

  
Mary Calhoun, City Clerk

FISCAL NOTE: In attached Memorandum 96-107



# CITY OF HOMER

## CITY HALL

491 EAST PIONEER AVENUE

HOMER, AK 99603-7645

TELEPHONE (907) 235-8121

TELECOPIER (907) 235-3140

MEMORANDUM 96-107

TO: Homer City Council  
FROM: Harry E. Gregoire, Mayor *H.E.G.*  
DATE: April 1, 1996  
SUBJ: SEAFARER'S MEMORIAL PARK

As noted on the attached resolution we have two options for designating this as an officially recognized park for the City of Homer as noted in the Comprehensive Plan. We need to decide the formality of the parks designation.

A replat will cost approximately \$1500. or a survey/Metes and Bounds Description would cost approximately \$500, but this last option will not show up on a plat.

Currently maintenance is done by volunteers and members of the North Pacific Fisheries Association Inc.. This is a precautionary measure to insure continued maintenance in the event that volunteers no longer care for it.

### RECOMMENDATION:

It is recommended that we use the metes and bounds description method of formality for this purpose as it seems to be the most cost affective. We anticipate approximately \$500.

### FISCAL NOTE:

1. Survey/Metes and Bounds Description approximately \$500.
2. The possible maintenance costs have not been identified at this time.

/th

**Table 6-1**

**City Parkland**

<u>Parks (1)</u>	<u>Acreage</u>
Karen Hornaday Park	40.00 acres
Bishop's Beach Park	2.10 acres
Jeffrey Park	.38 acres
Ben Walters Park	2.48 acres
Bayview Park	.06 acres
WKFL Park	<u>.26 acres</u>
<b>Sub-total Park Acreage</b>	<b>45.28 acres</b>

City Land unofficially designated for parks and recreation is as follows:

<u>Park/Recreation Area (2)</u>	<u>Acreage</u>
Harborside Park	1.50 (approximation)
Sterling Highway Park/RV Dump Station	1.73 acres
Kachemak Drive Sports Park (Proposed)	40.00 acres
Paul Banks Day Use Park (Proposed)	5.00 (approximation)
Mariner Park (Proposed)	<u>2.00 (approximation)</u>
<b>Sub-total Park/Recreation Acreage</b>	<b>50.23 acres</b>

**TOTAL PARKS/RECREATION ACREAGE 95.51 ACRES**

- (1) An official parkland is that which is either dedicated as such on a plat or a deed of record.
- (2) Park and Recreation areas do not include campgrounds or trails. These areas are used for recreational purpose, but have not yet been officially dedicated as such by plat or deed.

Source: 1989 City Planning Department Records and 1989 Kenai Peninsula Borough Tax Assessor Rolls

HOMER CITY COUNCIL  
REGULAR MEETING MINUTES  
NOVEMBER 26, 1990

policemen. She queried if an ordinance was required so that this type of mayhem could be adequately handled in the future.

City Manager Swackhammer advised that there is sufficient state laws which serve adequately this type of situation. He informed the Council that there had been arrests made that night.

Councilmember Ringer noting the hefty increase in building permits and suggested that this is another reason to eliminate sign permits particularly with the shortage of personnel in the Planning Department.

COMMITTEE REPORTS

COMMITTEE  
REPORTS

PENDING BUSINESS

PENDING  
BUSINESS

NEW BUSINESS

NEW BUSINESS

- A. Memorandum 90-230, from the City Planner to the City Manager,  
Re: SEAFARERS MEMORIAL

MEMORIAL/  
SEAFARER'S  
MEMORIAL

HENRY/RINGER - MOVED FOR THE ADOPTION OF THE RECOMMENDATIONS OF MEMORANDUM 90-230. (Recommendation: Approve the North Pacific Fisheries Association, Inc. request for approximately 10,000 square feet, or a 100 X 100 foot area to be located within Lot 31, Homer Spit Amended Subdivision, to be used as a Seafarer's Memorial.)

Councilmember McHone expressed concern with the location, wanting to make certain that this would not be in the way of any dredging efforts or other required work.

Councilmember Ringer allayed his concerns, adding that this is a culmination of a long process and has been reviewed very carefully with numerous locations. This location has been selected for its visibility and accessibility and has met all qualifying criteria. Mr. Ringer advised that there is only one or one and a half years more of filing needed before moving to a new location.

VOTE: YES: HANOSKI, SWEIVEN, GODFREY, RINGER, HENRY, MCHONE.

Motion carried.

RESOLUTIONS

RESOLUTIONS

- A. RESOLUTION 90-85, OF THE HOMER CITY COUNCIL NAMING UNNAMED  
RIGHT-OF-WAY WOODSIDE AVENUE.

ROADS/STREETS  
WOODSIDE AVE.



# CITY OF HOMER

## CITY HALL

491 EAST PIONEER AVENUE

HOMER, AK 99603-7624

TELEPHONE (907) 255-8121  
TELECOPIER (907) 255-8146

RECEIVED

NOV 19 1990

MEMORANDUM 90-230

TO: C. E. SWACKHAMMER, CITY MANAGER *CS*

FROM: EILEEN R. BECHTOL, CITY PLANNER *ERB*

DATE: NOVEMBER 20, 1990

SUBJECT: SEAFARER'S MEMORIAL

The North Pacific Fisheries Association, Inc. has requested that the City of Homer designate an approximate 10,000 square foot area on the Homer Spit for a Seafarer's Memorial. The property requested is contained within Lot 31, Homer Spit Amended Subdivision, located on the west side of the Spit across from Fish Dock Road. The proposed dedication would be an approximate 100 foot x 100 foot section of the lot, which is zoned Open Space Recreation.

The purpose of the proposed memorial is to honor and remember those lost at sea and to provide a place where families and friends can go pay their respects. The North Pacific Fisheries Association, Inc. is currently requesting design ideas from the community.

The Port and Harbor Commission reviewed the proposal at the September 19, 1990 meeting and approved the concept of a Seafarer's Memorial at the proposed location. The Lease Negotiating Committee reviewed the proposal and voice non-objection.

### Recommendation

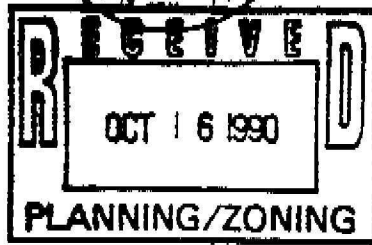
The Homer City Council approve the North Pacific Fisheries Association, Inc. request for approximately 10,000 square feet, or a 100 x 100 foot area to be located within Lot 31, Homer Spit Amended Subdivision, to be used as a Seafarer's Memorial.

### Attachments

1. Letter from NPFA, received 10/16/90
2. Vicinity Map
3. Port and Harbor Commission meeting minutes, dated 9/19/90



# North Pacific Fisheries Association, Inc.



HEADQUARTERS:

BOX 796 • HOMER ALASKA 99603

## SEAFARER'S MEMORIAL

The purpose of the Seafarer's Memorial will be to honor and remember those lost at sea and to provide a place where families and friends can come to pay their respects. It will also serve as a tribute to all the community members who earn their living on the seas.

The Memorial will also be a place where groups may hold memorial services, blessings of the fleet and similar services.

The City of Homer has proposed a portion of the Homer Spit for the Seafarer's Memorial Park. The proposed site is an area 100' x 100' on the west side of the Spit across from Fish Dock Road.

The Seafarer's Memorial Park Committee is accepting ideas for the Seafarer's Memorial Park. The committee has tried to put as few guidelines on the idea stage of the Seafarer's Memorial Park as possible so as not to limit the imagination and/or creativity of any one person or group with an idea.

The guidelines are: (1) Positive, (2) Uplifting and (3) May depict, but not limited to the diverse uses and activities of the sea.

Submissions of ideas may be a total concept of the entire 100' x 100' proposed Seafarer's Memorial Park or any part of the proposed area.

Submissions must include: (1) Name (2) Address (3) Phone Number. Please send submissions to NPFA at the above address or leave with Homer Secretarial Services at 1213 Ocean Drive, Homer, before January 31st, 1991.

For further information contact any of the following:

Alan Parks  
235-5680

Ken Hinkie  
235-3429

Evan Cundiff  
235-8831

Judy Winn  
235-8712

Doug Cougenhower  
235-5643

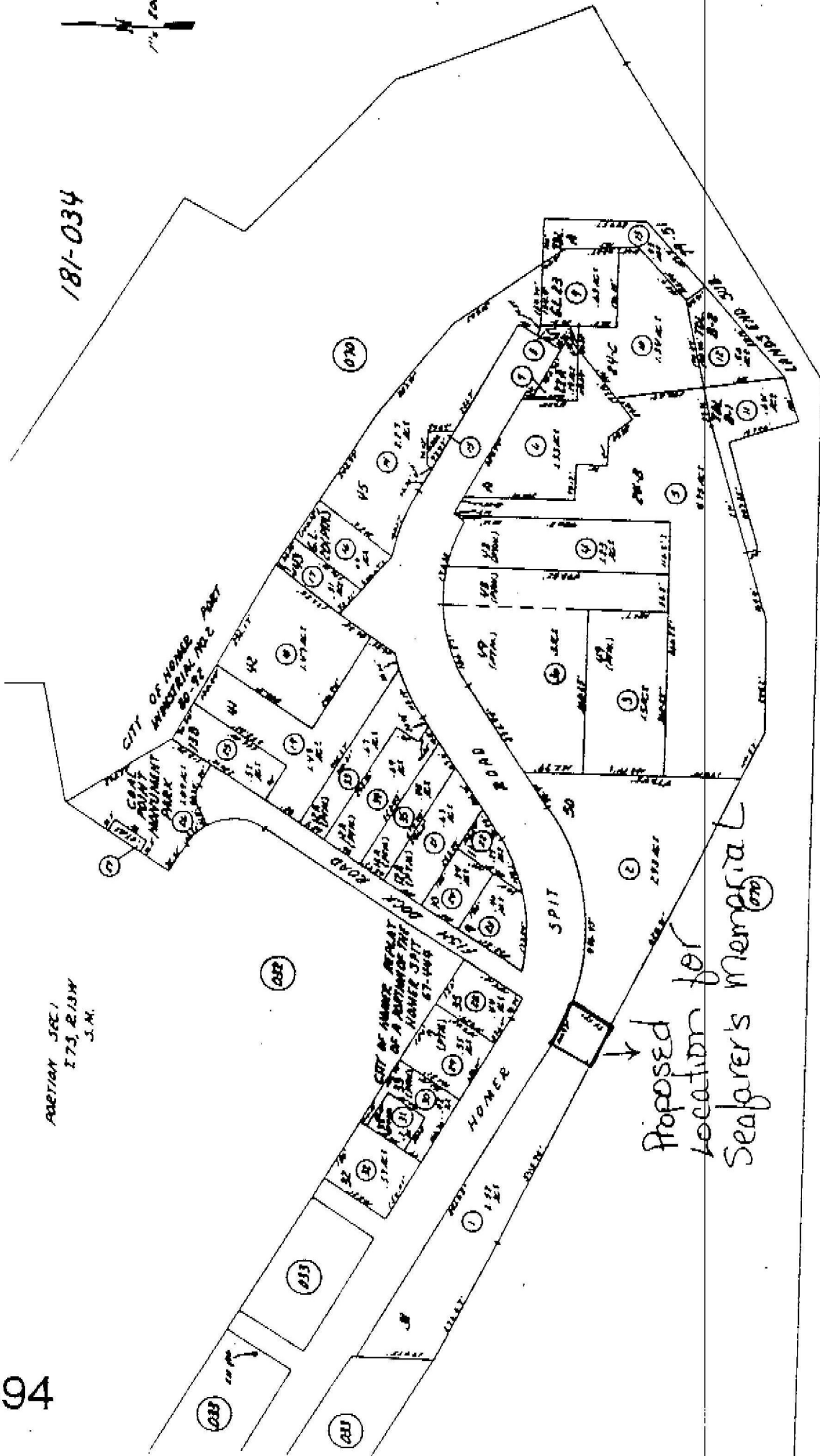
Rick Wise  
235-8195

Lou Lovelace  
235-6134



SECTION SEC 1  
T.73. R.13W  
S.4N.

181-034



HONER SPIT AMENDED  
89-34

THIS MAP IS PREPARED FOR KENAI  
PENINSULA BOROUGH ASSESSING  
DEPARTMENT USE ONLY AND IS NOT  
INTENDED FOR ANY OTHER USE OR  
REPRESENTATION

Assessor's Map  
Kenai Peninsula Borough, Alaska

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

PORT/HARBOR ADVISORY COMMISSION  
REGULAR MEETING MINUTES  
SEPTEMBER 19, 1990

a thirty day/one year cancellation clause, it made it difficult to do any costly improvements and development. He said he was serious about continuing improvements and would like an additional 36,000 square feet to work with, basically one hundred feet on top of the current space on Lot 49. He understood that the City was trying to hold land for the "highest and best use." He felt with the new deep water dock and staging on the 30 Acres that the time might be right that camping is the highest and best use of the area by the old dock. He asked the Commission to support his request for additional space for further expansion of the campground to include water and sewer hookup.

Chairman Vanderbrink complimented Mr. Chapple on his campground operation. He stated he had no objection to Mr. Chapple's request for additional space but recommended the expansion be on the lower part of Lot 48 rather than Lot 49. He reminded the Commission that the State was negotiating with the City for staging ground in that area. Further, that under the current contract with Oceantrawl which gives them the right to sell their interest in the Deep Water Dock (basically making it a private dock), the City should maintain staging area near the City Dock.

Mr. Christopher asked Mr. Chapple that instead of adding the one hundred feet on top of their existing lot, would he consider continuing the lot line across Lot 48 behind the City impound yard, basically dividing that lot in two. Mr. Chapple was in agreement.

Chairman Vanderbrink recommended the City investigate purchasing the beachfront property currently owned by FDIC extending towards Lands End. This land is currently designated open space recreational.

The Commission took a break at 8:30 p.m. - the meeting resumed at 8:50 p.m.

HINKLE/KLINKER - MOTION TO THE CITY COUNCIL THAT THE PORT AND HARBOR COMMISSION RECOMMENDS THAT IF REQUESTED THE HOMER SPIT CAMPGROUND BE EXTENDED FROM ITS PRESENT LOCATION ON LOT 49 SOUTH TO LOT 48.

The motion passed unanimously.

B. Alan Parks - Seafarers' Memorial

Mr. Parks informed the Commission that he was there on behalf of the Seafarers' Memorial Committee of which Commissioner Hinkle was also a member. He related the general purpose was to honor

PORT/HARBOR ADVISORY COMMISSION  
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SEPTEMBER 19, 1990

persons lost at sea and that the Committee's initial goal was to alert people of the concept. They were working on raising funds, choosing an appropriate site, developing guidelines for memorial monument, establishing a list of supporters and people willing to donate time or money, and much more. The Committee had tentatively picked two locations: at the end of Fish Dock Road looking west and on the overslope (harbor boardwalk), in particular near the Harbormaster's Office. He informed the Commission that the Seafarers' Memorial Committee would meet next Tuesday to chose the location.

Commissioner Hinkle asked what was required to get land dedicated for that use, basically asking for approximately one hundred feet of road frontage on the property where the dredge spills were deposited.

Mr. Christopher responded it would have to be surveyed and then go before the Kenai Peninsula Borough. He suggested they contact Planning and Zoning Department at City Hall.

Commissioner Hinkle responded that maybe "dedicated" was not the correct word as the Committee was only asking the City to allow the memorial to be constructed in the area without changing the lot line. Mr. Christopher said this was possible but it would always belong to the City. Both Commissioner Hinkle and Mr. Parks felt this would be agreeable to the Seafarers' Memorial Committee.

Planning and Zoning Commissioner Anderson responded that the lot line would not have to be changed but what would come before his commission was whether it would be consistent with the Homer Comprehensive Plan. If it was not, it would require a change at the Borough level. If anything else (structure) went on that site, it would require zoning changes as there can only be one principal use on a lot. It would require a variance for conditional use as that area is zoned as open space recreational.

Mr. Parks stated he would like to see the area be primarily a seafarers' memorial and not be surrounded by other uses such as camping. He personally felt the area across from Fish Dock Road was appropriate as it was very visible and boats coming and going from the harbor would be reminded of people lost at sea.

VANDERBRINK/HINKLE - MOTION TO THE CITY COUNCIL THAT THE PORT AND HARBOR COMMISSION WISHES TO AGAIN SUPPORT THE CONCEPT OF A SEAFARERS' MEMORIAL LOCATED ON THE WEST END OF FISH DOCK ROAD OR ELSEWHERE IN THE HARBOR AREA.

PORT/HARBOR ADVISORY COMMISSION  
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SEPTEMBER 19, 1990

The motion passed unanimously.

Mr. Parks said he had learned from Eileen Bechtel that the memorial was listed as a Capital Improvement Project. The Committee felt the memorial fund should have at least \$90,000 before construction began and if they could get matching funds, the money could be easily raised.

VANDERBRINK/KRANICH - MOTION TO THE CITY COUNCIL THAT THE PORT AND HARBOR COMMISSION RECOMMENDS THAT THE SEAFARERS' MEMORIAL AS PART OF THE 1990 THROUGH 1995 CAPITAL IMPROVEMENT PROGRAM BE ON A ONE FOR FOUR DOLLAR BASIS NOT TO EXCEED \$25,000.

The motion passed unanimously.

INFORMATIONAL ITEMS

STAFF REPORT

COMMENTS OF THE AUDIENCE

COMMENTS OF THE COMMISSION

Commissioner Vanderbrink notified the Commission he would not be present at the next two meetings.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 9:40 p.m. The next regular meeting is scheduled for October 17, 1990.

Ruth A. Hall, Secretary

Commissioner Zeiset inquired on removing HCC 21.46.060(a) Architectural Standards concerning limiting the building colors to earth or seascape tones, whether it should stay open or be limited to a certain color pattern.

There was discussion between the commission and staff on making changes to the verbiage, if a specific motion was required for each change, or if their suggestions can be forwarded to Planning Staff as part of their approval to forward their recommendations to City Council. The commission agreed to discuss their revision suggestions and have them forwarded to staff.

Discussion continued on whether to include code limitations on exterior building colors and what color pallets could be considered “earth” and “seascape” tones, and who in the City has the final authority to determine if a color is allowed.

ZEISET/CARROLL MOVED TO SUSPEND RULES TO ALLOW PUBLIC COMMENT FROM MS. MATTHEWS.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

Crisi Matthews, City resident, spoke from the audience regarding her business on the Spit, stating that they have color allowances/restrictions for the buildings on her boardwalk.

The commission continued discussion on the Planning/Zoning process, who has the final authority to approve a building color/design proposal, and the commissioners’ thoughts on color restrictions. The commission agreed to leave that section as-is.

Commissioner Stockburger brought up the previous discussion concerning a 99 year lease suggestion from the last meeting. Discussion ensued; the commission determined that the suggestion was included in the draft memo to Council and addressed the issue that these type of overslope leases require a large investment, which is why a longer lease was suggested. There was further discussion on future potential development and commissioner concerns with deterring business interest with unfavorable lease terms.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

**NEW BUSINESS**

- A. Resolution 20-008(S) Seafarer’s Memorial Park Designation
  - i. Resolution 20-008(S) Seafarer’s Memorial Park
  - ii. City Council Minutes Excerpt January 13, 2020

- iii. Map of Lot 31
- iv. Historical information on Seafarer's Memorial

Chair Zimmerman introduced the agenda item by reading of the title and opened the floor for discussion on Resolution 20-008(S), designating Seafarer's Memorial Park as green space.

Commissioner Ulmer commented that, after going to many public meetings and hearing public testimony that the PHC should just let go the prospects of turning that area into additional parking. Ms. Ulmer emphasized her opinion that they need to focus on changing parking habits for the long term. She reiterated her suggestions of bussing people on and off the spit, and that private enterprise will need to step in with a proposal.

Commissioner Donich commented that we do not have much of a choice on whether it should be green space vs. parking since Mother Nature will wipe it out pretty soon. Discussion ensued on erosion control issues on the Spit and the frequency of storms that have damaged that area.

Commissioner Zeiset requested clarification; the resolution seeks to make the area a park but it looks like it does allow some parking. Chair Zimmerman explained that what is being proposed is establishing geographical delineations of the parking areas.

Mr. Zeiset commented that the resolution completely misrepresents what the commission and port and harbor was originally proposing. The PHC never said they were going to get rid of all the beach grass and green space. The original proposal was to recreate the parking areas, extend them into that additional space, and replant all the native vegetation. The public discourse that followed and this resolution made it out to be like their proposal was to pave it all over and that wasn't right.

Commissioner Donich posed the question on what the area will be in the future when the Army Corps of Engineers wants to install rip-rap all down that way to prevent erosion.

Chair Zimmerman agreed that delineating the existing geographical parking area is important. Discussion continued on what current parking area is being referenced in the resolution, where it is located, and how many parking spots that allows.

Commissioner Stockburger asked the commission if the resolution is proposing anything to improve the parkway, such as designated walkways.

Discussion ensued on how the areas are currently zoned (Open Space Recreation, not Conservation), what is being proposed, and the overall importance of maintaining parking in that busy business area on the Spit. A concerning aspect pointed out by the commission is that, based on aerial footage, there are over 100 vehicles parked in that existing area now and the resolution limits that to 45 spaces. Additional comments were made on how the PHC's proposal was going to improve that area and make it safer for pedestrians accessing the beach area and the memorial, and that there is a paved, non-parking area in front of the memorial that could potentially be made available.

ZIMMERMAN/ULMER MOVED TO RECOMMEND TO CITY COUNCIL THAT THE EXISTING PARKING AREA, DELINEATED BY PORT AND HARBOR STAFF MEASURING, BE LEFT AS PARKING AND CITY COUNCIL CAN DO WHAT THEY WANT WITH THE REST OF THE LOT.

There was discussion on the need for staff to delineate where the existing parking is to ensure they do not lose more parking. Commissioners provided justifications on that parking area's importance, noting events such as memorial services.

Commissioner Carroll commented that the current City Council are "greenies", that that the entire resolution is bonkers, the area should be parking, and the PHC doesn't necessarily have to agree with Council. There was deliberation on the size of the lot, if it was worth it.

Commissioner Ulmer commented that the lot is so tiny that we can't fit all the cars and trailers on it and it's not going to solve the parking problem. She reiterated her concerns that they are running out of room, the ongoing impact of tourism on Homer, and that long-term solutions are needed now.

Commissioner Erickson commented that he does not see how much more parking we can get from that area, but at this time the best bet we have is to work towards keeping the current parking that is there. Discussion ensued on the value of keeping it as green space as an amenity, but making sure that dedicated walking areas, such as boardwalks from the road to the beach, were created. Currently, pedestrians walk right through and impact the grass that is being fought to keep protected.

Commissioner Zeiset commented that there will eventually have to be long-term parking solutions, and that the Spit is commonly not the final destination but a space that people move from to other destinations, such as across the bay. There was additional consensus that eventually off-site parking would likely become a solution.

VOTE: YES: ERICKSON, ULMER, DONICH, CARROLL, ZEISET, STOCKBURGER, ZIMMERMAN

Motion carried.

There was brief questions directed towards Commissioner Erickson regarding his trolley/bus business; bussing people on and off the Spit was a possible future parking concept posed by Commissioner Ulmer.

B. Election of PHC Chair & Vice Chair

Chair Zimmerman introduced the agenda item by reading of the title and opened the floor for Chair and Vice Chair nominations.

ULMER MOVED TO NOMINATE MARK ZEISET AS CHAIR.

Motion failed due to a lack of second.

ZEISET/ERICKSON MOVED TO ELECT STEVE ZIMMERMAN AS CHAIR.

Deputy City Planner Engebretsen explained briefly that for tall/cell towers staff used the existing code outlined in Residential Office District in the proposed Medical District. The sign code is similar to Residential Office but allows more signage, currently in Residential Office six feet of signage is allowed, with some exceptions, and up to 50 feet of signage will be allowed in the proposed Medical District. She continued noting the difficulty in viewing signage at the existing size currently allowed in Residential Office.

City Planner Abboud provided some clarifications on the tower code for the Commission.

Commissioner Bos advocated for inserting a number of 60 feet for the building height.

Deputy City Planner confirmed that staff will conduct additional research on building height and roof pitches.

A brief discussion ensued on the standard floor height in building construction today; planning for growth before it happens; taking the time to discuss aspects such as landscaping being beneficial; reviewing the Community Design Manual to bring back recommendations for amending the ordinance at the next meeting as far as design.

Further discussion continued on the signage requirements of 36 square feet for free standing signage; wall signage in relation to setbacks and landscaping; consideration of the residential aspects of the area; allowing illumination of signage, internal and external.

## **NEW BUSINESS**

### **A. Staff Report 20-16 Resolution 20-008(S) Seafarer's Memorial**

City Planner Abboud provided a summary of Staff Report 20-16 noting that City Council is proposing to allow no further improvements around the Seafarer's Memorial other than a public walkway.

Discussion and comments were made on the following:

- Clarification on the actual Seafarer's Memorial Park was only 100 feet x 100 feet area and was incorrectly stated in the Resolution as a 2.52 acres
- Parking is around the area not dedicated to the memorial
- Premature action before they have big picture analytics since a parking study and traffic study is in motion and a preference to have that information before making a decision
- The intent of the resolution is to prevent or prohibit expansion of the parking lot and a result of the public comment and to protect the open space.
- Resolutions can be changed in the future
- Parking areas are allowed in Open Space Recreational by Conditional Use and is not considered a zoning or rezoning action.



- The action was already brought before the Commission and it was denied but that does not negate the fact that another application could come before this commission again in the future.
- Recommended improvements on the existing parking lot be a benefit but preserving the existing coastline as is
- Recommended amending Resolution 20-008(S), Line 12 to reflect, “Whereas Seafarer’s Memorial area is a 10,000 sf dedicated space on a 2.52 acre lot”
- Recommended Line 16 should be amended to reflect the spatial area used for parking by the square footage instead of the number of spaces since many comments were made on the increased efficiency needed for the existing parking.
- Recommended amending Line 69 in the same manner as line 16 to reflect square footage not the number of parking spaces to preserve the historical use

Vice Chair Smith called for a motion.

BENTZ/BOS MOVED TO RECOMMEND CITY COUNCIL FURTHER AMEND RESOLUTION 20-008(S) BY INSERTING THE FOLLOWING LANGUAGE:

ADDING AFTER LINE 61: WHEREAS, RESOLUTION 96-27 DESIGNATED A 100 FOOT BY 100 FOOT AREA AS THE SEAFARER’S MEMORIAL PARK; AND

ADDING AFTER LINE 76: BE IT FURTHER RESOLVED, THIS RESOLUTION EXCLUDES THE SEAFARER’S MEMORIAL PARK AS DESCRIBED IN RESOLUTION 96-27

There was a brief clarification on continuing individual recommendations from the Commission.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried

Recommendations from the Commission continued as follows:

- Recommended amending line 30-31 to delete the “s” from the word “Ocean” and insert “Alaska” before the word “Islands” this will correct the name of the facility
- Recommended amending Line 73 to delete the word “in”
- Recommended support of the intent of the resolution to protect the area

B. Staff Report 20-17, SAD Priorities for the HAWSP

Vice Chair Smith introduced the item by reading of the title into the record.

City Planner Abboud reviewed Staff Report 20-17 and pointed out the following:

- Funding for HAWSP is 3/4 of one percent original ballot language was provided and any projects related to water and sewer are eligible not just special assessment districts
- The manual listed 10 project criteria that apply to all HAWSP funded projects