



# MEMORANDUM

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## Resolution 24-113, A Resolution of the Homer City Council Adopting the City of Homer 2024 Land Allocation Plan. City Manager.

**Item Type:** Backup Memorandum  
**Prepared For:** Mayor Lord and City Council  
**Date:** October 28, 2024  
**From:** Julie Engebretsen, Community Development Director  
**Through:** Melissa Jacobsen, City Manager

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### Introduction

The Land Allocation Plan (LAP) serves two purposes; one is a code requirement regarding leases, and the other is as land management tool.

HCC 18.08.020 states in part that the city administration will have a list of properties available for lease, and that the Council can adopt preferences or restrictions on that land. In section A of the plan, Lands Available for Lease, you can find the terms that Council has set. After a work session and approval of the plan by resolution, the Administration must provide public notice of plan adoption and properties available for lease within 60 days.

The City also uses the LAP as an index of all municipal lands. Generally, each parcel has its own page with acquisition history, any adopted plans, and the most recent council designation. Changes to the plan are adopted by resolution of the City Council. Staff uses the LAP and the annual Council work session to identify policy issues with municipal lands and seek direction.

As part of the annual approval process, comments are solicited from the Economic Development (EDC) and Port and Harbor (PHC) Advisory Commissions. Both Commissions reviewed the plan.

### Staff Discussion with the Commissions:

There were three areas discussed over the last year.

1. Overslope near the load and launch ramp
2. Overslope near the steel grid/4311 Homer Spit Road
3. Pier 1 campground and Large Vessel Haul Out Area (PARCAC)

1. Overslope by the load and launch ramp

There is one location available to lease for building a boardwalk out over the harbor, commonly called 'overslope' development. Earlier this year, staff had recommended removing this as a leasable area due to lack of interest. The Commissions agreed. Then this fall, there was renewed interest in this location. The Port and Harbor Commission reviewed the idea but did not make a motion about the area as they felt there was not enough information about the new proposal. Staff recommends, and the EDC agreed, to keep this area available for lease. End result: no change in the land allocation plan.

2. Overslope near the fish dock/steel grid

Staff received a letter from a current leaseholder Mike Yourkowski expressing interest in leasing the over slope area in front of 4311 Homer Spit Road. Both Commissions recommended making the area available for lease. The EDC specified it should only be available to the adjacent lease holder (parking, access, and utilities complicate a different leaseholder). Staff met with Port staff, and we recognize there are some unknowns in this area; what is the future of the steel grid and what a rebuilt facility might look like, as well as access, utilities, and more parking demand in an already congested area. Therefore, staff is not recommending this overslope area be advertised as available for lease. It would be difficult to develop for a leaseholder that does not hold the adjacent land lease. (Recall that making available for lease means the property is advertised and the City is soliciting proposals from anyone, regardless of the feasibility of the offering).

Mr. Yourkowski's lease expires in 2025. As part of a new lease, the Council could consider if this overslope area could be included in a new long term lease of 4311 Homer Spit Road. Council can provide direction to staff when we meet to discuss the Land Allocation Plan.

3. Pier 1 Campground/Large Vessel Haul Out area

Council adopted Resolution 24-024, requesting the Parks, Art Recreation and Culture (PARCAC) and the Port and Harbor Advisory Commissions to review the future land use of this area. To date, PARCAC has completed their recommendations and are attached. PHC is still working on their recommendations. When the PHC is finished, staff will schedule a work session specific to this property, with full recommendations from both bodies. No change is recommended for the 2024 adoption of the Land Allocation Plan.

**Both Commissions recommended:**

1. Retain Overslope Area 1 as available for lease
2. Consider leasing the overslope area adjacent to 4311 Homer Spit Road (Lot 88-2)

The Chair of each Commission has been invited to participate in the annual work session with council.

**Staff Recommendation:** Adopt the 2024 Land Allocation Plan by Resolution

**Attachments:**

1. Draft 2024 Land Allocation Plan
2. Memorandum and Minutes from the Economic Development and Port and Harbor Advisory Commission meetings
3. Parks, Art Recreation and Culture Recommendations on the Pier 1 Campground area



# MEMORANDUM

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## Land Allocation Plan

**Item Type:** Action Memorandum  
**Prepared For:** Economic Development Advisory Commission  
**Date:** April 9, 2024  
**From:** Julie Engebretsen, Community Development Director

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**Requested Action:** Review lands currently available for long term lease (Section A), consider staff recommendations, and provide comments to the City Council.

**Staff Recommendation:** Remove Overslope Area #1 from the Lands Available for Lease portion of the Land Allocation Plan.

### Background

Homer City Code Title 18.08 regulates city property leases. Each year, the City Council reviews and passes a resolution on which lands should be available for long term lease. Council may have a work session with the Port and Harbor and Economic Development Advisory Commissions to discuss any changes. The City keeps a report of lands in a document called the Land Allocation Plan. You can see the whole document here: <https://www.cityofhomer-ak.gov/citymanager/land-allocation-plan>. The primary goal for Commission review is Section A, Lands Available for Lease.

Most City leasing occurs on the Spit and at the airport terminal. The Port and Harbor Commission usually provides the most detailed comments about the Spit, as they typically are most familiar with area operations and long-term leases. The Port and Harbor and Economic Development Commissions provide comments by memorandum to the Council. The kinds of comments that code solicits include: which parcels should be available for lease, the lease rate, preferred length of the lease term, and any requirements, preferences or restrictions regarding use and or development.

### Airport

At the present time, there is no space available for lease at the Homer Airport Terminal. There is some change occurring in air carriers, an unexpected major disruption to air carrier operations due to the runway construction, and the City is in the process of constructing a new restroom in the terminal. Bryan Hawkins is the Airport Manager and does not recommend the City enter in to any new leases until restroom construction is complete. Airport terminal lease space will be revisited next year.

### Spit

There are two properties currently available for long term lease. One is a portion of the former Chip Pad, the large concrete pad on Freight Dock Road. Staff recommends no changes for this property.

The second area available for lease is Overslope Area #1. Staff recommends this area be removed from lands available for lease. Despite a fairly high level of effort by City staff and an applicant, no lease agreement has been reached. Staff does not recommend the City continue to market this property as available. Should circumstances for the City or a potential applicant change in the future, this area could be offer for lease or an applicant could request it.

**Staff Recommendation:** Remove Overslope Area #1 from the Lands Available for Lease portion of the Land Allocation Plan.

**Attachments:**

1. HCC 18.08.020
2. Land Allocation Plan Section A, Lands Available for Lease

**18.08.020 Land allocation plan – Property available for lease.**

a. Unless dedicated or reserved to another purpose, all real property including tide, submerged or shore lands to which the City has a right, title and interest as owner or lessee, or to which the City may become entitled, may be leased as provided in this chapter. In the case of any conflict between this chapter and any local, State or Federal law governing the leasing of City tide and submerged lands, the law governing the leasing of City tide and submerged lands shall prevail.

b. The City administration shall maintain a list of all City-owned properties authorized for lease by Council. This list shall be adopted annually and contain the information required under this chapter. The list may be called the land allocation plan and will be made available to the public at the City Clerk's office.

c. Council shall adopt a land allocation plan that identifies:

1. City-owned property available for lease;
2. The property description, lease rate, preferred length of the lease term for each available parcel; and
3. Any requirements, preferences or restrictions regarding use and/or development.

d. Council may identify property in the land allocation plan that is subject to competitive bidding. Property subject to competitive bidding in the land allocation plan need only identify the property

description in the land allocation plan but all other terms required in subsection (c) of this section shall be identified in the request for proposal for such properties.

e. Prior to the adoption of the land allocation plan, Council shall hold a work session. Commission members and City staff may provide recommendations to Council during the work session regarding City-owned property available for lease and the terms of such leases.

f. The City shall provide public notice of the adoption of the land allocation plan and the City-owned real property available for lease no more than 60 days after its adoption.

g. All uses and activities on City-owned real property available for lease are subject to all applicable local, State, and Federal laws and regulations.

h. The Council may restrict specific City-owned properties to certain uses or classes of use that serve the City's best interest. [Ord. [18-16\(S\)\(A\)](#) § 1, 2018].

## Section A

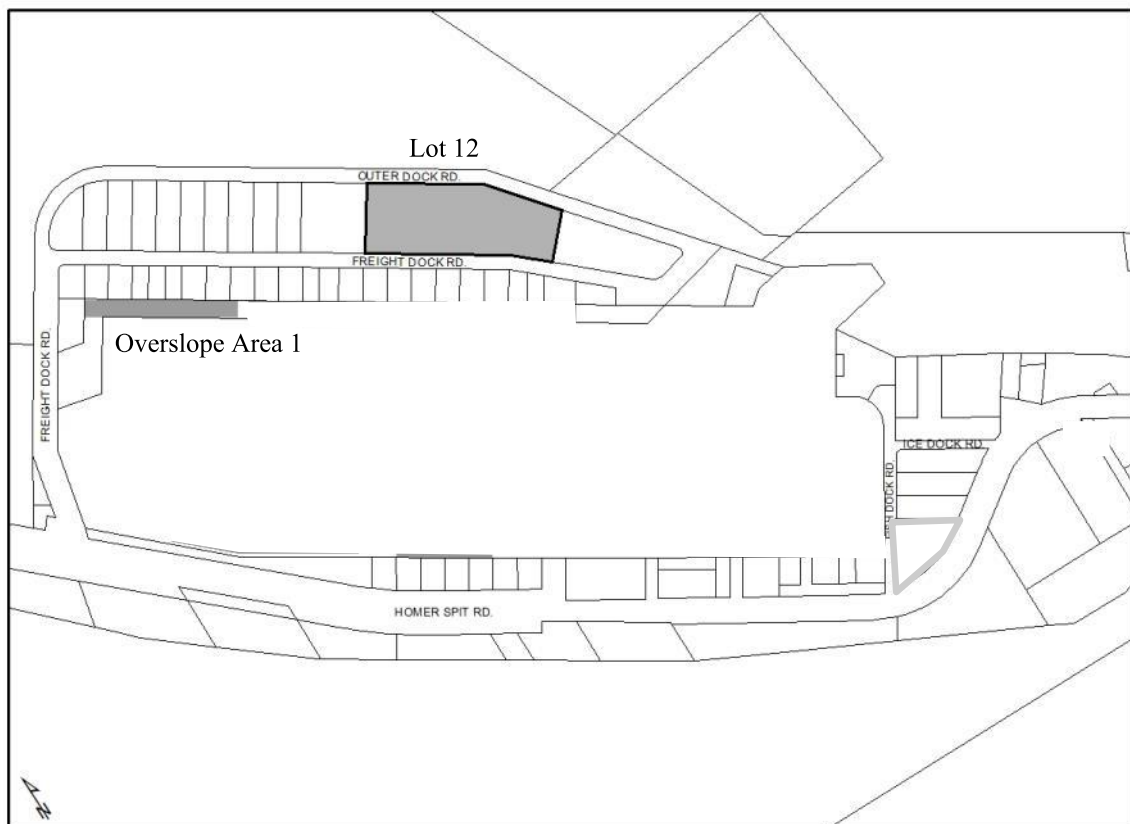
### Lands available for lease

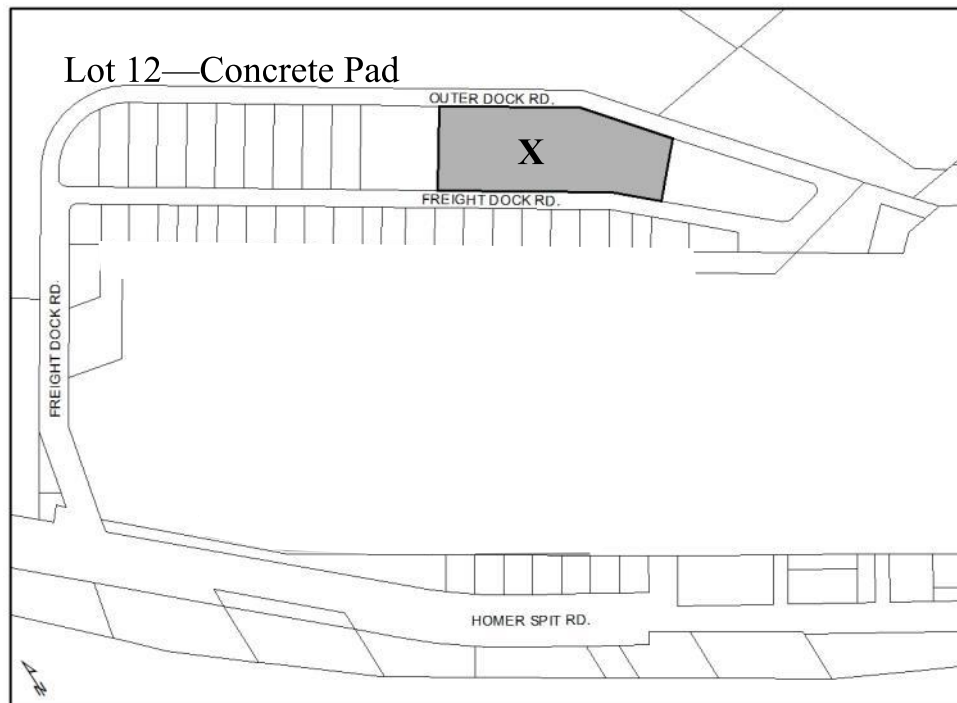
The following lots, and select areas within the Homer Airport are available for lease in 2024. Lease procedures follow the City of Homer City Code, Title 18.

The Economic Development Office provides information on long term leasing on the Homer Spit as well as short term leases and license agreements, such as vending machines, bike rentals and itinerant merchants. For more information, contact 907-435-3119.

The City Manager's Office handles airport terminal leasing. For more information, contact 907-235-8121 ext 2222.

# DRAFT





**Designated Use:** Lease

**Acquisition History:**

**Area:** 5 acres

**Parcel Number:** 18103220

**2022 Assessed Value:** \$764,700 (Land: \$507,400, Structure/Improvements: \$257,300)

**Legal Description:** Homer Spit Subdivision no 5 Lot 12

**Zoning:** Marine Industrial

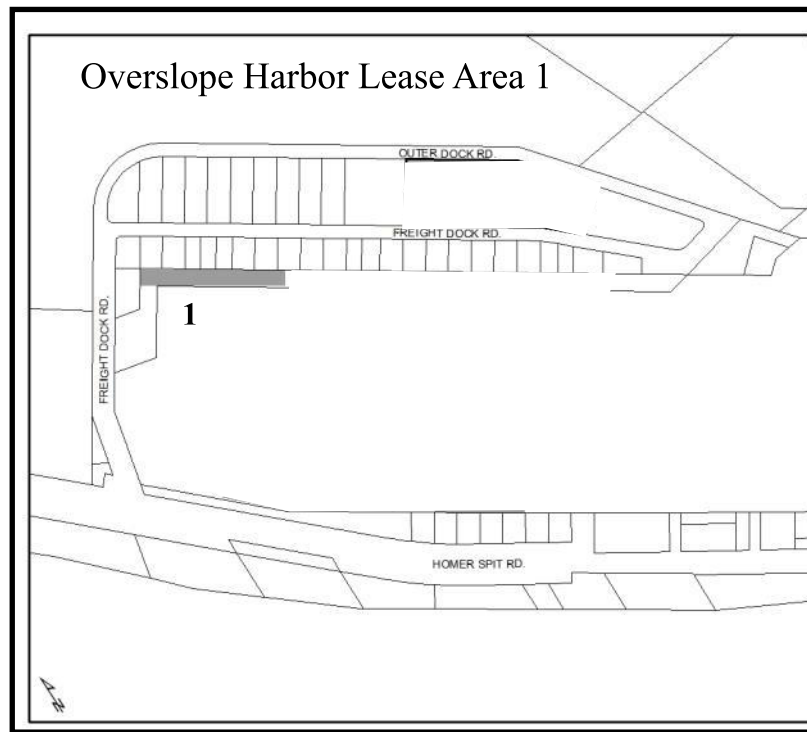
**Infrastructure:** Water, sewer, paved road access, fenced, security lighting

**Address:** 4380 Homer Spit Road

Notes: 1 acre portion under lease per Resolution 23-032 to Alaska Scrap and Recycling 8 year lease with two one year options for renewal.

Prior to a long-term lease the site is appraised. The appraised lease rates for up-lands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact Economic Development at 907-435-3119.





**Designated Use:** Lease  
Resolution 17-33, 23-043

**Area:**

**Parcel Number:**

**Legal Description:**

**Zoning:** Marine Commercial and Small Boat  
Harbor Overlay

**Infrastructure:**

**Address:**

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact Economic Development at 907-435-3119.

# Recommended for Removal

Motion carried.

- B. Land Allocation Plan  
Memorandum from Community Development Director as backup

Community Development Director stated that the City reviews the land allocation plan annually to determine which properties should be out for lease. She added that there might be space at the airport this year, but with the runway construction taking place and other internal construction that the City is doing, she doesn't see space at the airport being feasible for leasing this year. She reviewed her staff report in conjunction with the land allocation plan for the Commission. There were in-depth discussions regarding the over slope areas on the land allocation plan.

BRENNAN/HASCHE MOVED TO REMOVE OVER SLOPE AREA 1 FROM THE LANDS AVAILABLE FOR LEASE PORTION OF THE LAND ALLOCATION PLAN.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

#### **INFORMATIONAL MATERIALS**

- A. City Manager's Report  
B. City of Homer Newsletter  
C. EDC Strategic Plan 2024-2025  
D. EDC Meeting Calendar

Chair Marks noted the informational materials and volunteered herself to deliver the report to City Council on April 22<sup>nd</sup>.

#### **COMMENTS OF THE AUDIENCE**

#### **COMMENTS OF THE CITY STAFF**

#### **COMMENTS OF THE MAYOR/COUNCIL MEMBER (If Present)**

#### **COMMENTS OF THE COMMISSION**

Commissioner Hasche said that this is his favorite time of year watching Homer wake up with all the action happening on the Spit.

Commissioner Brown thanked Community Development Director. She also thanked former Commissioner Pitzman for his analysis on the housing market at the previous EDC meeting.

Commissioner Arevalo mentioned that the Homer Soil and Water Conservation District has set up a meeting to offer the chance for public comment on the Fox River Flats RS 2477 right-of-way. She added that there will be flyers going around town on April 16<sup>th</sup>, and that the public comment period runs through April 26<sup>th</sup>. The meeting will take place at the Kachemak Bay Campus on Tuesday, April 16<sup>th</sup>.



# MEMORANDUM

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## Land Allocation Plan

**Item Type:** Action Memorandum  
**Prepared For:** Port and Harbor Advisory Commission  
**Date:** April 11, 2024  
**From:** Julie Engebretsen, Community Development Director

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**Requested Action:** Review lands currently available for long term lease (Section A), consider staff recommendations, and provide comments to the City Council.

**NOTE:** Normally staff provides the entire Land Allocation Plan; this year just the relevant pages are provided. If you want a copy of the whole thing, let staff know and it can be provided in the next packet.

**Staff Recommendation:** Remove Overslope Area #1 from the Lands Available for Lease portion of the Land Allocation Plan.

## Background

Homer City Code Title 18.08 regulates city property leases. Each year, the City Council reviews and passes a resolution on which lands should be available for long term lease. Council may have a work session with the Port and Harbor and Economic Development Advisory Commissions to discuss any changes. The City keeps a report of lands in a document called the Land Allocation Plan. You can see the whole document here: <https://www.cityofhomer-ak.gov/citymanager/land-allocation-plan>. The primary goal for Commission review is Section A, Lands Available for Lease.

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is the Airport Manager and does not recommend the City enter in to any new leases until restroom construction is complete. Airport terminal lease space will be revisited next year.

### Spit

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The second area available for lease is Overslope Area #1. Staff recommends this area be removed from lands available for lease. Despite a fairly high level of effort by City staff and an applicant, no lease agreement has been reached. Staff does not recommend the City continue to market this property as available. Should circumstances for the City or a potential applicant change in the future, this area could be offer for lease or an applicant could request it. The Economic Development Advisory Commission passed a motion of support at their April 9, 2024 meeting.

**Staff Recommendation:** Remove Overslope Area #1 from the Lands Available for Lease portion of the Land Allocation Plan.

### **Attachments:**

1. HCC 18.08.020
2. Land Allocation Plan Section A, Lands Available for Lease

## **18.08.020 Land allocation plan – Property available for lease.**

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h. The Council may restrict specific City-owned properties to certain uses or classes of use that serve the City's best interest. [Ord. [18-16\(S\)\(A\)](#) § 1, 2018].

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

#### 10.B. Land Allocation Plan Annual Review

Ms. Woodruff prefaced with background information to the commission about the land allocation plan and that the commission has an opportunity to weigh in on those changes. Ms. Woodruff shared the suggested staff change of the removal of over-slope area 1 and change Lot 12, the concrete pad, to a long-term lease.

Mr. Hawkins agreed with the recommendation for the removal of overslope area 1. Mr. Hawkins disagreed with the change to a long-term lease for Lot 12, the concrete pad, as it has functioned well as being a short-term lease as it provides secure lay down for the Deep Water Dock services as well as the additional generated revenue.

VELSKO/PITZMAN MOVE TO REMOVE OVER SLOPE AREA ONE FROM LANDS AVAILABLE FOR THE LEASE PORTION OF THE LAND ALLOCATION PLAN

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

#### 10.C. Land Allocation Plan – Large Vessel Haul Out

Ms. Woodruff referenced resolution 24-024 that the city council consider a change of the parcel where the Large Vessel Haul Out resides and discuss the pros and cons of a city-run or public-private partnership. Additionally, Ms. Woodruff shared that the commission will need to discuss the result of the Pier One Theatre. Ms. Woodruff shared the memorandum provided that designate what would be the campground area and the Large Vessel Haul Out Facility area, along with the revenue generated from the campground in 2023.

Commissioner Zeiset shared that it is worth considering a phase-out of the campsite while working towards the haul-out facility. In regards to Pier One Theatre, he shared that the building appears to be unrepairable.

Commissioner Pitzman shared that the option of a Large Vessel Haul Out or the temporary campground was not an equivalent comparison of options. He shares that modernization of the Large Vessel Haul Out would provide local revenue without vessel owners taking their work to another city.

Commissioner Friend shares his support for moving forward and modernizing the Large Vessel Haul Out and providing lighting to the area while camping remains temporary while phasing out. Commissioner Friend shares that the campground could still share a portion of the lot that could be improved with a new layout while providing access to the Fishing Hole. He discussed that any upgrades to the campground while phasing out next to an improved Large Vessel Haul Out would not be a great use of money.

Commissioner Zeiset indicated that it would be helpful to look into grant options for Pier One Theatre to assist in relocating the business as the Theatre is appreciated by the community. Commissioner Zeiset shares that he



# MEMORANDUM

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## Vessel Haul Out/Camping Property

**Item Type:** Action Memorandum  
**Prepared For:** Mayor Castner and Homer City Council  
**Thru:** Melissa Jacobsen, Interim City Manager  
**Date:** August 15, 2024  
**From:** Parks, Art, Recreation & Culture Advisory Commission

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### Background

Homer City Council passed Resolution 24-024 requesting the Parks, Arts, Recreation and Culture Advisory Commission to review options related to the Vessel Haul Out/Camping property located at 3854 Homer Spit Road, Tract A-1 of the Fishing Hole Sub KPB parcel ID 18103117 to:

1. Consider the future of this property as a City run campground, and consult with Port and Harbor staff with regard to revenue vs cost to operating the campground.
2. Engage with Pier One Theater about their long term facility plans.

### Summary

At the April 18, 2024 regular meeting, Commissioners reviewed a memo related to information from Pier One Theater Executive Director Jennifer Norton, who shared the organization is continuously looking for possible options for an alternative theater location, but have not found any tangible options moving forward.

At the June 20, 2024 regular meeting, Commissioners reviewed the informational memo from Port and Harbor staff in regards to the revenues versus costs related to campground operations that currently offers 88 campsites.

The PARCAC Commission after lengthy discussion voted unanimously to keeping the land available for existing uses of camping and passive recreation. They further agreed that there is a community wide benefit to providing affordable camping, the cultural performances and opportunities at Pier One Theater and that a vessel haul out infrastructure will negatively impact the experiences for local residents and the tourism industry related to activities at the fishing hole, the pavilion and the Pier One theater.

There is a cultural and historical use, tide pooling, and subsistence lifestyle. These are cultural ecosystem services, which are unmeasurable in economic value but have significant tangential health and quality of life benefits. By industrializing the Spit, the city loses these opportunities.

**Recommendation:**

City Council to maintain the current and existing uses of affordable camping, cultural performances and opportunities of the Pier One Theater and passive recreation.



A. Mid Biennial Budget Amendments

Memorandum PARC-24-027 from Recreation Manager as backup

Recreation Manager Illg explained that he communicated with Parks Maintenance Coordinator Felice who didn't have any mid-biennium amendments to propose, and reviewed his request to have the part time position go full time. There is funding in the Community Recreation budget to cover all but approximately \$12,000 of the cost. He shared the improvements that have happened since bringing on a part-time permanent employee and benefits of shifting the position to full time.

Commissioner Keiser asked where the money would come to make up the short-fall. Mr. Illg explained it will come from the general fund fund balance. Ms. Keiser shared her opposition to the proposal based on the funding shortfall.

Other Commissioners commented in support of making the request and shared benefits they've seen with the part-time position in place.

ARCHIBALD/ROEDL THAT PARCAC SUPPORTS THE REQUEST TO ADJUST THE CURRENT HALF-TIME 0.5 PTE TO A FULL TIME ONE FTE FOR FY2025.

VOTE: YES: ARCHIBALD, LEWIS, ROEDL, KEISER, HARRALD

Motion carried.

B. Scheduling the Spring Park Beach or Park Walk Through

The Commission discussed scheduling and locations. They agree to conduct their park walk through on May 23, 2024 at 5:30 p.m. and visit Karen Hornaday Park.

C. Fishing Hole Campground

Memorandum PARC-24-028 from Port Property Associate as backup.

Community Development Director Engebretsen provided a brief history of the uses on the spit related to camping and vessel haul out in the area around Pier One Theater. Council adopted Resolution 24-024 requesting input from PARCAC and the Port and Harbor Advisory Commission (PHAC).

They reviewed the tasks outlined in the resolution for the PARCAC and PHAC and the demands for use of the area as a year-round haul-out facility along with the need for affordable camping on the spit.

Commissioner Archibald commented that there aren't any guarantees that a haul out would happen in the near or mid-term based on costs to upgrade the area and questions of sustainability for a large

operation. There is revenue stream for camping and why would we give that up until we see tangible evidence there will be an improvement there.

Commissioner Harrauld expressed her frustration on the matter. They were just talking about quality of life issues and developing their SWOT, and this is making decisions based on economics of a business to make money. Since she's been on the Commission campsites have been absorbed for a lot of different reasons. She understands the winter use as industrial. She and many others recreate out there a lot and it's hard to imagine where people can do those things in the summer. There's something beyond economics that comes into play with this decision.

The question was posed, there are other camping options; how important is it that the City provide a large amount of camping spaces as a landowner. There were responses that the private campgrounds are more expensive, city campgrounds don't provide facilities for RV's and offer more affordable camping opportunities for visitors. People who are camping are spending money in town and the city receives sales tax.

Commissioner Archibald noted the Kachemak Bay Water Trail put a lot of effort into the pavilion out there that enhances the experience out there. Sandblasting isn't conducive to the enjoyment of that area when people are picnicking and camping.

Commissioner Keiser agreed with others that there is an obligation for the City to provide camping and recreational opportunities for our residents and visitors. The information from Pier One indicates they'll be there for three more years, and may be able to extend five more years. Pier One doesn't want to be there, but they don't have many options. We need to help them find a more appropriate place because if they weren't there, it would open up a huge camping area.

Commissioner Roedl appreciates both sides. He remembers tent camping with his family because it's what they could afford. He also understands the need for the haul-out and that it will bring some jobs to Homer. Having to bring generators into to work on their boats in the winter is challenging so he agrees with bringing in some infrastructure to help support hauling out in the winter.

There was no action required tonight. A memo summarizing their discussion will come to their next meeting for review.

## **INFORMATIONAL MATERIALS**

- A. Creating Community Gardens for People of All Ages
- B. PARCAC Annual Calendar 2024
- C. City Manager's Report for City Council April 8, 2024
- D. City of Homer Newsletter for April 2024

Borough, crafting the Letter to be neutral not literal with the use of the word “shabby”. Further recommendations were made on the proposed “letter to the editor” to address the recent accomplishments and donations and that the Clerk can make the edits and submit for publication.

HARRALD/ROEDL MOVED TO ACCEPT THE LETTER TO THE EDITOR WITH THE AMENDMENTS PROVIDED.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

D. Memorandum PARC-24-042 re: Beach Policy Review and Special Permits

Vice Chair Archibald introduced the item and opened the floor for discussion.

Discussion ensued on the following:

- Having a worksession on the beach policy
- The process involved in making amendments to the policy
- Having a discussion when interested people will be available to attend a meeting to provide comment.
- Receiving input from the Police Department and Port & Harbor

HARRALD/ROEDL MOVED TO POSTPONE DISCUSSION ON THE BEACH POLICY TO SEPTEMBER MEETING.

Mr. Foust arrived and proceeded to speak from the audience and was provided clarification by Vice Chair Archibald when the appropriate time to comment on the topic would not be now but during Comments of the Audience stating that he was not present when the earlier opportunity was available.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

E. Memorandum PARC-24-044 re: Vessel Haul Out Recommendation

Vice Chair Archibald introduced the item by reading of the title and opened the floor for discussion.

Recreation Manager Illg reviewed the memorandum outlining the actions requested by the Commission.

Discussion was facilitated by Staff with points made on the following:

- Line 56 - Delete the words, “Moral obligation” and amend to state “Strong financial benefit to ensure this is available and accessible.”
  - o This statement could be debated regarding the financial benefits of the vessel haul out proceeds;
- State the questions listed in the proposed memo as bullet points not questions
- Quality of life impacts
  - o Camping creates memorable experiences

- Return customers
- Important Economic driver for the city as a whole
- Recommendation should focus on the land being kept available for camping and passive recreation
- Recognition of the cultural and historical value of the green space
- Fishing Lagoon and pavilion have tangible value that has been interfered with by the vessel haul out services.
- Suggested using Whereas clauses to emphasize the recommendations within the memo such as Whereas the PARCAC recommends keeping the land available for existing uses of camping and passive recreation, and
- Addressing the cultural and historical use of the beach
  - Lovely tide pooling beach
  - Former uses of subsistence such as crabbing
  - Tangential benefits
- Creating parks for people that live here not just visitors
- If the Spit is industrialized the scenic and natural beauty and that value will be lost as people do come here for those things as well.

Recreation Manager Illg will use the comments to re-work the draft and they will use in the presentation to Council. He requested the Commission's support for staff to draft the memo.

Ms. Krause reviewed the recommendation as amended:

Move to recommend keeping the land available for existing uses of camping and passive recreation; and whereas this is a quality of life, traditional use, last of the green open space and provides a financial benefit to keeping it accessible and available.

Mr. Illg stated that staff is looking at presenting to Council at the August 26<sup>th</sup> meeting and the Commission meets on August 15<sup>th</sup> he assured the Commission that they have the audio to refer to and staff has previously submitted memos to Council on their behalf.

Commissioner Roedl commented that the Clerk provided an amended recommendation that voiced how the Commission thinks about the issue and he was comfortable having staff draft the memorandum using that recommendations and previously stated edits.

HARRALD/KEISER MOVED TO APPROVE THE DRAFT MEMO TO COUNCIL STRONGLY RECOMMENDING TO KEEP THE LAND AVAILABLE FOR CAMPING AND PASSIVE RECREATION, WHEREAS THIS IS A QUALITY OF LIFE, TRADITIONAL USE, AND LAST OF THE GREEN OPEN SPACES WHICH PROVIDES A FINANCIAL BENEFIT TO KEEPING IT ACCESSIBLE AND AVAILABLE AND USING THE EDITS ADDRESSED DURING THE DISCUSSION AS STAFF SEES FIT.

There was a brief notation from the Clerk stating that the August meeting is on the 15<sup>th</sup> with Council packet agenda deadline on August 21<sup>st</sup> so a draft could be provided for review and approval to the Commission. It was determined to leave it to the staff as they were capable of putting forth the Commission wishes and intent and it did not have to come back to the Commission for further review.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.