

**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. AGENDA APPROVAL**
- 3. PUBLIC COMMENT UPON MATTERS ALREADY ON THE AGENDA** *(Three minute time limit)*
- 4. VISITORS** *(Visitors normally have 10 minutes for their presentation.)*
- 5. RECONSIDERATION**
- 6. ADOPTION OF CONSENT AGENDA** *All items on the consent agenda are considered routine and non-controversial by the Parks & Recreation Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Parks & Recreation Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.*
 - A. Minutes for the Regular Meeting on May 21, 2015 **Page 3**
- 7. STAFF & COUNCIL REPORTS/COMMITTEE REPORTS/BOROUGH REPORT**
 - A. Staff Report - Julie Engebretsen
 - B. Parks & Recreation Annual Conference Status Update - Matt Steffy
 - C. Community Recreation Report - Mike Illg
 - D. Parks Manager Report - Angie Otteson
 - E. Critical Habitat - Matt Steffy **Page 11**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. Review of Draft Council Presentation **Page 21**
- 10. NEW BUSINESS**
 - A. Budget Review for 2016 **Page 31**
 - B. Review of the Capital Improvement Plan **Page 33**
- 11. INFORMATIONAL MATERIALS**
 - A. Commission Annual Calendar 2015 **Page 41**
 - B. Commissioner Attendance at City Council Meetings 2015 **Page 43**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF THE COUNCILMEMBER** *(If one has been assigned)*
- 14. COMMENTS OF STAFF MEMBERS**
- 15. COMMENTS OF THE COMMISSION**
- 16. COMMENTS OF THE CHAIR**
- 17. ADJOURNMENT THERE WILL BE A WORKSESSION WITH COUNCIL ON THE BEACH POLICY JUNE 29, 2015 at 4:00 P.M. AND THE NEXT REGULAR MEETING WILL BE ON THURSDAY, AUGUST 20, 2015 at 5:30pm in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer Alaska**

Session 15-09 a Regular Meeting of the Parks and Recreation Advisory Commission was called to order on May 21, 2015 at 5:35 pm by Chair Matt Steffy at the Cowles Council Chambers City Hall located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS LOWNEY, STEFFY, BRANN, MACCAMPBELL, LILLIBRIDGE AND ROEDL

TELEPHONIC: COMMISSIONER ARCHIBALD

STAFF: JULIE ENGBRETSSEN, DEPUTY CITY PLANNER
RENEE KRAUSE, CMC, DEPUTY CITY CLERK

APPROVAL OF THE AGENDA

Chair Steffy requested a motion to approve the agenda.

MACCAMPBELL/LILLIBRIDGE - MOVED TO APPROVE THE AGENDA.

There was no discussion.

The agenda was approved by consensus of the Commission.

PUBLIC COMMENT ON ITEMS ALREADY ON THE AGENDA

Chair Steffy invited the public to comment and requested them to please sign in they will have 3 minutes. Deputy Clerk Krause explained that only items that are not under Public Hearing may be commented on at this time.

There were no comments from the audience.

Chair Steffy noted that they received several comments from the public that were provided in a supplemental packet for tonight's meeting.

VISITORS

There were no visitors scheduled for tonight.

RECONSIDERATION

There were no items for reconsideration.

ADOPTION OF THE CONSENT AGENDA

A. Minutes for the Special meeting of May 4, 2015

Chair Steffy requested any comments, questions or corrections regarding the items on the consent agenda. Hearing none he requested a motion for adoption of the consent agenda.

LOWNEY/MACCAMPBELL - MOVED TO APPROVE THE MINUTES OF SPECIAL MEETING OF MAY 4, 2015.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

STAFF & COUNCIL REPORTS/COMMITTEE REPORTS/BOROUGH REPORTS

A. Staff Report - Julie Engebretsen, Deputy City Planner

Deputy City Planner Engebretsen reviewed her staff report touching on the following items:

- Park Host Position at Karen Hornaday Park
- Council has a worksession scheduled on the draft recommendations for June 8th however 3 council members will not be in attendance so a worksession was also scheduled for the meeting of June 22, 2015 at 4:00 p.m.
- Council has introduced an ordinance to have a ballot measure on the October election to have a Bed Tax that will partially fund parks and recreation.

B. Parks & Recreation Annual Conference Update - Matt Steffy

Chair Steffy provided a status update on the planning for the conference that will be held in October for the Parks and Recreation Association. Mike Illg has put in a lot of time into the event since he can work on it throughout the work day. They expect to have the entire event sponsored by vendors so are receiving lots on funding through the vendors and exhibitors. They will be multiple days and most of the sessions are full. Kristin Beal will be the Guest Speaker for the conference and author of Dirt Work.

Chair Steffy called a recess at 5:35 pm IT was called in to fix a technical issue with the mics. The problem was the mic cords were pulled from the main (chair) mic. IT repaired the sound on speakers with the phone. The meeting was called back to order at 5:49 p.m.

C. Community Recreation Report - Mike Illg

There was no report submitted for this meeting. Staff was unable to attend.

D. Parks Report - Angie Otteson

There was no report submitted for this meeting. Staff was unable to attend.

PUBLIC HEARING

A. Proposed Changes to the City of Homer Beach Policy

Chair Steffy read the title into the record and opened the public hearing for testimony.

Mike Warburton, city resident and owner of the Ocean Shores Motel, expressed concerned about the proposed fire pit to be installed at the end of Crittenden Road noting that there is a parking issue there and that the switchback path is on his property. He commented on the uniqueness of the city owning the beach property. He supported most of the recommendations the commission proposed. He expressed concerns with accessing the beach from that area.

Tom Zitzmann, city resident, stated he has reviewed the 2007 Beach Policy, he supported all of the recommendations made by the commission including placement of more public restrooms. He acknowledged the concerns expressed by Mr. Warburton and agreed that the fire pit placement may not be the best location after his testimony. He supported establishing ordinances to ban burning of driftwood, supported signage, and more public information efforts regarding the rules and property ownership.

Rick Vann, resident, was not in favor of the recommendations and believed that they needed enforcement of the existing regulations. He believed that better signage was needed. He advocated for better police response to calls. Mr. Vann related his efforts to prevent burning in the berm, trash pickup and enforcement of existing rules.

Andrew Tyler Bullock, resident, questioned property owners requiring access to their beach front property. Chair Steffy clarified that they are not prohibiting land owners from accessing their property.

Mr. Bullock commented that it is not a problem with having no rules, but enforcing the rules we do have, there is no signage stating what the rules actually are; enforcement is huge; he supported the beach patrol, did not fully support the fire pits, he supported public information and signage.

Nancy Hillstrand, resident and property owner, supported the ban on vehicles in area 1, she supports the recommendations and believes that there is a “disconnect” when it comes to wildlife and habitat and recreation. She felt it was important that they bring the science together and that people have to make a choice between fish or recreation. She appreciates what the Commissioners have done and supports the more information for the Public.

Mike Kennedy, resident, commented on the bed tax for recreation, wanted to speak on the western beach being beaten by the storms might be something in the tide pools did not think there was much life except in the mean low water, in regards to placing a fire pit at Crittenden there is no parking off Crittenden and to encourage that wouldn't be a good idea. He appreciates the attempt and it is hard to educate people and most are property owners. He questioned whether it was fair allowing property owners special privileges. He did not believe it would fly past the public gating off the beach to vehicle access.

John Bushell, city resident, commented in support of access to the beach for all people, doesn't like the idea of the fire pit on Crittenden believes that it will cause more problems. He doesn't like the idea he will not be able to drive down on the beach.

Sally Oberstein, resident, lives off Crittenden and commented on the lack of parking down there and the personal inconvenience not being able to get to her own residence. She commented on a fire ring being a good idea but not sure about the access there. She advocated for a curfew since they are kept awake frequently by loud noise and profanity quite often down there.

Lori Zitzmann supports all the work the commission has done, reported that on May 20, 2015 a man pulled up with his truck and chainsaw and proceeded to cut up the driftwood right under a nesting eagle and when confronted about being on private property scoffed and told her it wasn't private property and no one owned the beach. She supported a public information program.

Sam Young, resident and property owners on the spit, grew up here, and maintaining the rights to collect coal on the beach with his 4 wheelers, he commented that the majority of the complaints are against existing laws, commented on the rights of property owners versus non-owners. He supported ATV access to the beach and wants to continue that right. He supported the Public Information programs.

Derrick Sylvester, representing the Roehl's, family has lived here since 1943 and is native Alaskan, questioned if firewood would be provided, large logs are collected on the harbor rock wall, his family has always burned the driftwood and has traditionally held a bon fire on Memorial Day, this community was originally a fishing community and burned the driftwood logs as a safety preventative education on the driftwood and berms.

Rika Mouw, resident, commented on the diverse comments received during the process and supports the recommendations that the commission has done using the information and science regarding these issues.

Chair Steffy thanked the public and noted that there will be more discussions when it goes to Council.

PENDING BUSINESS

A. Review of Recommendations made in Areas 8A and 8B

Commissioner Roedl requested a review of the recommendations made for Areas 8A and 8B. He missed the meeting that the commission approved these recommendations and he just wanted to express his concerns that these recommendations will cause parking issues in an area already beset with parking issues.

Commissioner Roedl expressed the following issues if they are closing the beaches to vehicles:

- establishing additional parking
- Constructing a Stairway to offer protection of the bluff
- Did not support allowing the property owners access to the beach
- Addition of more trash receptacles

Suggestions offered by the commission to alleviate the worry of additional parking needs were shared parking with existing businesses that are typically not used on a daily basis the Elks Club, the catholic church, creation of a parking lot along Charles Way, purchasing land, use of the Islands and Ocean Visitor Center parking and accessing the new trail

Commissioner Lillibridge commented on the process, parking, access, and did not support changing their recommendations on the beach based on the testimony received and the information provided. They started this at the request of the community. She supported removing the fire pit at Crittenden.

Commissioner Lillibridge requested that they remove the Crittenden location from the fire pits location.

Commissioner Roedl asked if the commission will be addressing access improvements. Chair Steffy offered that it would be a HART eligible project and is budget related and could be put on the June meeting agenda since they have the budget on the agenda for that meeting.

Commissioner Lowney agreed with Commissioner Roedl on access but was unclear how they would provide that access and they do need to encourage the City to purchase land for the public to access the beach.

Further commission comments on the number of vehicles parked on the beach and the number of people that visit Bishop's Beach including school groups, the access and parking availability at Mariner Park, further support of parking at existing facilities who do not use their parking facilities, purchasing land that would offer access to the beach and parking, possible funding mechanisms to develop accesses and access by property owners to their beach front property.

Discussion ensued regarding allowing private property owner's access to the beach and their property and if the city and the private property owners could work out an agreement, allowing maintenance vehicles, in essence private property owners have their own public beach, the lack of response to calls from property owners.

Chair Steffy asked for additional comments on this item.

Staff stated a motion is required to make any changes at this point it is still just a discussion.

Commissioner Archibald tried to offer comment or question but it was inaudible due to extreme audio feedback.

Commissioner Roedl again tried to advocate the issue regarding vehicles on the beach and access. Chair Steffy responded that the city is providing the access to private land and critical habitat and this issue was brought to them regarding the issues of people on their private property. Commissioner Roedl argued that it was not the city's or Parks and Recreation responsibility to mark private property and keep the public from private property he agreed that the city was providing access but the property owners should call the police to deal with issues on private property.

Commissioner MacCampbell believed that they have come full circle, it has been agreed that they don't have enough education, the signs are poor, and there is not good enough enforcement and if the Police Chief is saying he doesn't have enough officers and the commission is saying they do not have the proper enforcement then City Council may have to hire additional officers and increase taxes to pay for them or Chief Robl is going to have to find a way to deal with the problems. It is just the few that spoil it for the rest. Further they need to work with the property owners until they have better

access and he was agreeing more with Commissioner Roedl that they should work toward closing the beach before they actually close it off.

Commissioner Lillibridge restated her reasons and that she disagreed with Commissioner Roedl.

Commissioner Lowney commented that it was not the issue of punishing someone and those they are growing and dealing with the issues. Vehicles are not benign they do damage to the beach and it is an issue of doing the right thing and are they up to that challenge to do the right thing to protect that resource.

Staff recommended that they decide if they are ready to make a presentation to the City Council or want to postpone the presentation to discuss a phasing plan.

BRANN/ROEDL - MOVED TO PRESENT THE RECOMMENDATIONS TO COUNCIL ON JUNE 22ND

There was a brief discussion regarding the issues.

Chair Steffy at the request of Commissioner Brann called for a recess at 7:30 p.m. The meeting was called back to order at 7:35 p.m.

VOTE. YES. ROEDL, BRANN, ARCHIBALD, STEFFY, MACCAMPBELL, LOWNEY
NO. LILLIBRIDGE

Motion carried.

ROEDL/MACCAMPBELL - MOVED TO TABLE THE DISCUSSION UNTIL THE NEXT MEETING.

There was a brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Recommendation to Renew the City of Homer Membership in the Alaska Recreation and Parks Association

Chair Steffy read the title into the record and provided a brief explanation on the membership and cost.

BRANN/MACCAMPBELL - MOVED TO RENEW THE CITY OF HOMER MEMBERSHIP TO THE ALASKA RECREATION AND PARKS ASSOCIATION.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Steffy inquired if they should have an accounting of the expenditures from the commission funds. Staff responded that they should be okay.

B. Karen Hornaday Park Playground

Chair Steffy read the title into the record and asked if Commissioner Lowney wanted to lead the discussion. Commissioner Lowney requested this item on the agenda as she received an email from Deb Cox regarding the maintenance on the playground equipment.

Deputy City Planner Engebretsen stated that this item was requested to be added to the agenda on a Sunday before staff had the appropriate time to respond to the concerns expressed by Ms. Cox. She

further assured the commissioners that Ms. Otteson has contacted her and addressed any and all concerns regarding maintenance of the park equipment. The bigger issue is that the city parks maintenance and coordinating volunteer efforts to keep that stuff up and the funding to do so.

There was a brief discussion on the use of wood chips in the playground.

INFORMATIONAL MATERIALS

A. Commission Annual Calendar 2015

Chair Steffy requested the commission to think about the different things that they wanted to budget for in 2016 for the June meeting.

B. Commissioner Attendance at City Council Meetings 2015

Chair Steffy confirmed that Commissioner Archibald would be attending the May 26th, Commissioner Lillibridge for June 8th, Chair Steffy for June 22nd and Commissioner Roedl for July 20th City Council meetings.

C. Signage for Jack Gist Park, End of the Road Park and WKFL Park

There was a brief notation on the funding expended and a Thank you to the Public Arts Committee for making the effort of getting signage for their parks.

D. Upcoming Recreation Events - Homer

Chair Steffy announced the premier event for the summer was the 2 day Kachemak Bay CeltFest June 19-20, 2015 at Karen Hornaday Park. Deputy City Clerk provided a brief description of the various highlights of the planned event.

Commissioner MacCampbell announced the Trails Day scheduled for Saturday, June 6, 2015

COMMENTS OF THE AUDIENCE

Tom Zitzman, commented on the process and the efforts of staff and do not believe they get the recognition they deserve. He agrees with the comments that they are the problem of the property owners however they have a joint relationship that is not a good one. The city has not fulfilled their requirements by following their policy. It is not entirely his problem. He also does not have the moxie that other property owners have in asking someone to leave that is on his property like the other gentleman here does. Unfortunately he has to press charges and go to court and do something that frankly he does not want to do. He really wanted to express the appreciation for the city staff and that they deserve a round of applause.

Andrew Tyler Bullock stated isn't the point of buying property the ability to use the property. He questioned the ability of having a bon fire on his property limited by his neighbor controlling his access such as the city shutting down the access. Mr. Bullock questioned how this is the city's problem? He stated that they are having some problems in 8A and 8B may be related to no one knowing the rules. He stated he moved here in 1998 and hadn't heard of problems before this and he only received noticed couple of weeks ago. Mr. Bullock stated he definitely supports more enforcement and closing down Areas 1 and 2 since there is not much use. He thanked the commission for their work.

Mike Kennedy commented that it is a very complex issue on the west side and how the material appears and disappears in one or two tides. If it was static he could understand. He also stated that once camping was banned at Bishop's Beach, which is when the problems started, people head west because they cannot be seen because they are doing things that they want to do get away. Police and the District Attorney do not have the time and resources to go after minor crimes, people burning driftwood, reality check if they think the police will enforce this. He questioned the Critical Habitat Area does have private property owners, City has control of the tides, Fish and Games does carry the ability to write citations Stairs going to the beach doesn't work get destroyed after a short time,

cutting off peoples access is not going to work, sometimes you just got to let the beach will take care of itself.

Nancy Hillstrand, commented on parking laws to either side of the road, lower the speed limit, build more parking around the green space she could not support, she supports the ban on vehicles her mother is 90 and walks 4 miles each day; she recounted how people used to do things. She then commented on Playgrounds - looking a different playgrounds clear cut and area and put in gravel, commented on kids used to play in and the effects of vehicles on the beach. If there is no parking there is no parking go to Islands and Ocean and access the beach by their new boardwalk.

Sam Young commented that it was a slippery slope because you are talking about property owners rights. A select group of people are talking about or commented on overstating the effects of erosion, he offered his own opinions on the effects of nature and human activities on the beach. A large number of people who use the beach are not represented here. He agreed that property owners have rights. People in this state have always shared the resources available.

Derek Sylvester requested a reading of the definition of berm. He stated that his family has historically removed driftwood from the beach in the area of the rock wall. The Roehl's have been here since 1940's and have lit a symbolic fire on the Memorial Day weekend. They have received worldwide recognition for their traditions. He also commented on the recommendations in area 4 and 6. He

COMMENTS OF THE CITY STAFF

Deputy City Planner Engebretsen asked if the commission wanted to have her flesh out the ideas, possible solutions and budget items in preparation for the meeting with Council.

Chair Steffy responded positively.

Deputy City Clerk Krause had no comments.

COMMENTS OF THE COUNCILMEMBER *(If one is present)*

There were no council members present.

COMMENTS OF THE COMMISSION

Commissioner Lillibridge requested clarification on meeting dates. She will miss the June 18th meeting and will try to attend telephonically.

Commissioner Roedl stated it was an interesting meeting and looks forward the next one.

Commissioner Brann agreed it was a good meeting that pointed out one thing: Education, Education, Education.

Commissioner Archibald commented on the comments received.

Commissioner Lowney commented on the upcoming meeting with Council having the students, trash pickup all around town, needing more garbage cans and discussion on other options for the town.

COMMENTS OF THE CHAIR

Chair Steffy thanked the staff that there is a lot more than just these meetings that they are involved with he again thanked the audience for participating and reminded them to talk to their neighbors and submit their comments in writing to the Clerk's Office if they were unable to attend a meeting He thanked the audience for the different viewpoints.

ADJOURNMENT

There being no further business to come before the Commission, Chair Steffy adjourned the meeting at 8:32 p.m. The next **REGULAR MEETING IS SCHEDULED FOR THURSDAY, JUNE 18, 2015** at 5:30 p.m. at City Hall Cowles Council Chambers 491 E. Pioneer Avenue, Homer, Alaska.

Renee Krause, CMC, Deputy City Clerk I

Approved: _____

From: Matthew Steffy <parallaxicity@gmail.com>
Sent: Wednesday, June 03, 2015 2:52 PM
To: Renee Krause; Julie Engebretsen
Subject: Critical Habitat Area

Following the last meeting, I made contact with Joe Meehan (ADFG Refuges) and Ginny Litchfield (ADFG Habitat) and they have expressed interest in weighing in on the use of vehicles in the Kachemak Bay Critical Habitat Area below the MHWL. I know we have a lot to talk about on the next meeting, but if we could have a quick line item for me to give an update on those conversations, I think it would be prudent.

Essentially, vehicles are prohibited below the MHWL. If the city so wished, there could be a blanket permit for areas like Zone 8 (should we go that route) but those details would have to be hammered out. There are fines associated with the activity, and as it stands, both Wildlife Troopers and City of Homer Police have enforcement authority for sure, but some other ADFG agents may have the authority as well (locally that could be Jason Herreman). It would be a Class A Misdemeanor (5 AAC 95.420(a)(7)).

Here is a link that describes the current general use permit areas within the KBCHA. It does not include any of Bishops Beach, but the language gives the city an idea on what the stipulations and restrictions might be. This may be good supplemental info for the commission packet.

http://www.adfg.alaska.gov/static/license/uselicense/pdfs/5_gp0005sa.pdf

Thanks you both for all you do!
Matt



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of
Fish and Game**

DIVISION OF HABITAT
Kenai Peninsula Office

514 Funny River Road
Soldotna, Alaska 99669-8255
Main: 907.714.2475
Fax: 907.260.5992

SPECIAL AREA PERMIT 15-V-0005-GP-SA

ISSUED: December 16, 2014
EXPIRES: December 31, 2015

General Public:

Re: Kachemak Bay Critical Habitat Area – Limited Off-road Use of Motorized Vehicles

In response to public need for access within and through the Kachemak Bay Critical Habitat Area (KBCHA), the Alaska Department of Fish and Game (ADF&G), Division of Habitat has determined that both the public interest and the proper protection of fish and wildlife and their habitat would be served through issuance of a General Permit (5 AAC 95.770) authorizing certain off-road motorized vehicle use in the KBCHA. This general permit authorizes the use of any off-road wheeled and tracked vehicles, 10,000 pounds or less gross vehicle weight, on all unvegetated KBCHA tidelands below mean high tide within four corridors: (1) between Anchor Point and Bidarki Creek; (2) between Miller's Landing and the Fox River Trail; (3) between Martin River and Bear Cove; and, (4) between Seldovia and the portion of Kasitsna Bay, west of the entrance to Jakalof Bay (see enclosed map). Motorized vehicle use in these corridors is for the purpose of providing normal personal and recreational transit within and through the KBCHA.

The KBCHA was created pursuant to AS 16.20.590 to protect and preserve habitat areas especially crucial to the perpetuation of fish and wildlife, and to restrict all other uses not compatible with that primary purpose. This activity is not expected to adversely impact important habitat values.

In accordance with 5 AAC 95.770, the department hereby issues a Special Area Permit to the general public for off-road use of motorized vehicles in the KBCHA subject to the following stipulations:

1. The off-road use of vehicles greater than 10,000 pounds gross vehicle weight, and the use of construction equipment, including tracked or excavating equipment are **not** included in this authorization.
2. Harassment of wildlife, including any activity that displaces wildlife, is prohibited, excepting legal and permitted hunting, fishing, and gathering of fish and game.

3. No vehicle shall be operated below the ordinary high water line (vegetation line) of any river, lake, or stream specified to contain anadromous fishes.
4. No fuel shall be stored, nor vehicles leaking fuels, oils, hydraulic, or cooling fluids shall be operated on the tidelands of the KBCHA.

The vehicle owner and the operator are responsible for the actions of persons who participate in the approved activity. For any activity that requires an individual Special Area Permit, as identified in 5 AAC 95.20, the individual shall notify the Division of Habitat, at the above letterhead address or telephone number, and obtain written approval in the form of an individual Special Area Permit prior to commencement of the activity. Any action that increases the project's overall scope or that negates, alters, or minimizes the intent or effectiveness of any stipulation contained in this permit will be deemed a significant deviation from the approved plan. The final determination as to the significance of any deviation and the need for a permit amendment is the responsibility of the Division of Habitat. Therefore, it is recommended you consult the Division of Habitat immediately when a deviation from the approved plan is being considered.

This letter constitutes a permit issued under the authority of 5 AAC 95. Please be advised that this determination applies only to activities regulated by the Division of Habitat. This determination does not relieve you of your responsibility to secure other permits; state, federal, or local. You are still required to comply with all other applicable laws.

In addition to the penalties provided by law, this permit may be terminated or revoked for failure to comply with its provisions or failure to comply with applicable statutes and regulations. The permittee shall mitigate any adverse effect upon fish or wildlife, their habitat, or any restriction or interference with public use that the commissioner determines may be expected to result from, or which actually results from, the permittee's activity, or which was a direct result of the permittee's failure to: 1) comply with a permit condition or a provision of 5 AAC 95; or 2) correct a condition or change a method foreseeably detrimental to fish and wildlife, or their habitat.

You shall indemnify, save harmless, and defend the department, its agents, and its employees from any and all claims, actions or liabilities for injuries or damages sustained by any person or property arising directly or indirectly from permitted activities or your performance under this permit. However, this provision has no effect if, and only if, the sole proximate cause of the injury is the department's negligence.

This permit decision may be appealed in accordance with the provisions of AS 44.62.330-630.

General Public
15-V-0005-GP-SA

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Issued: December 16, 2014
Expires: December 31, 2015

Sincerely,

Sam Cotten, Acting Commissioner



By: Ginny Litchfield
Kenai Peninsula Area Manager
ADF&G, Habitat Division

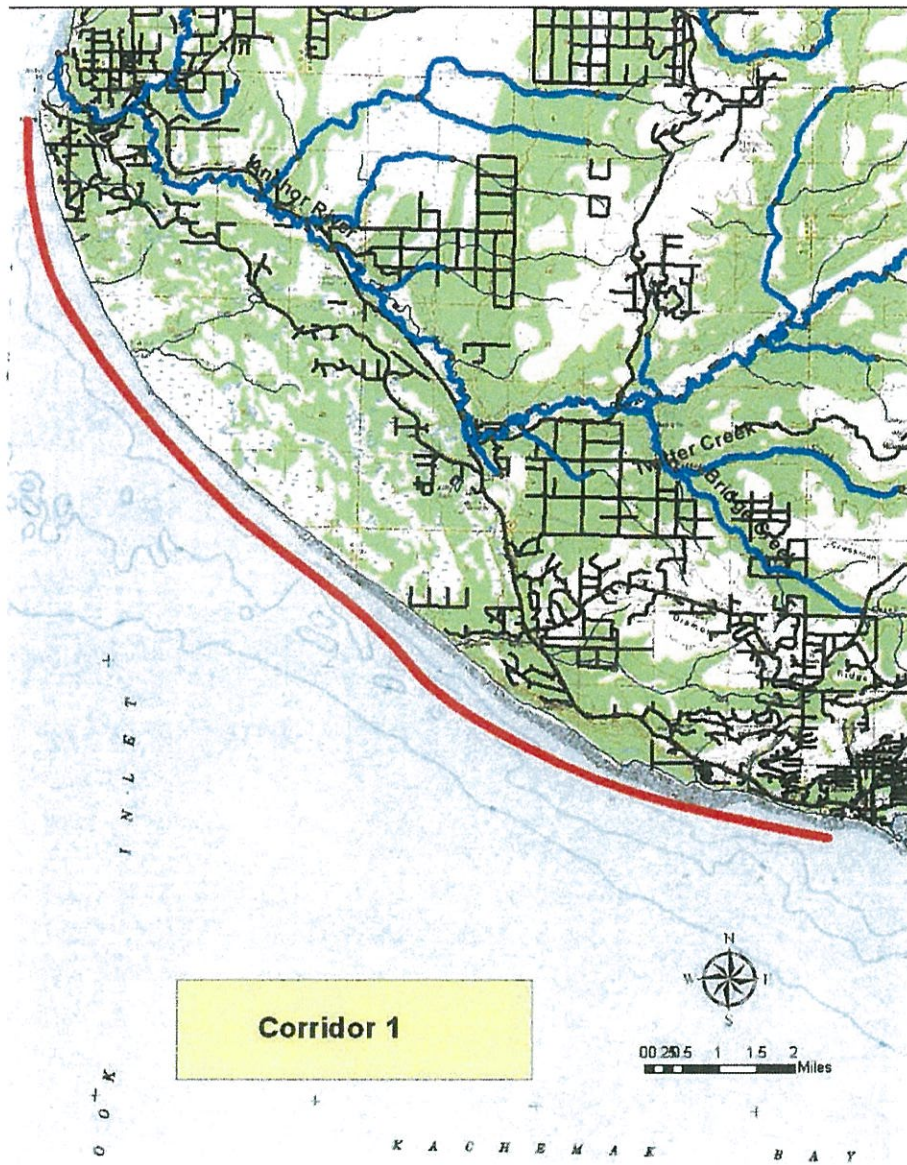
Enclosures: Maps

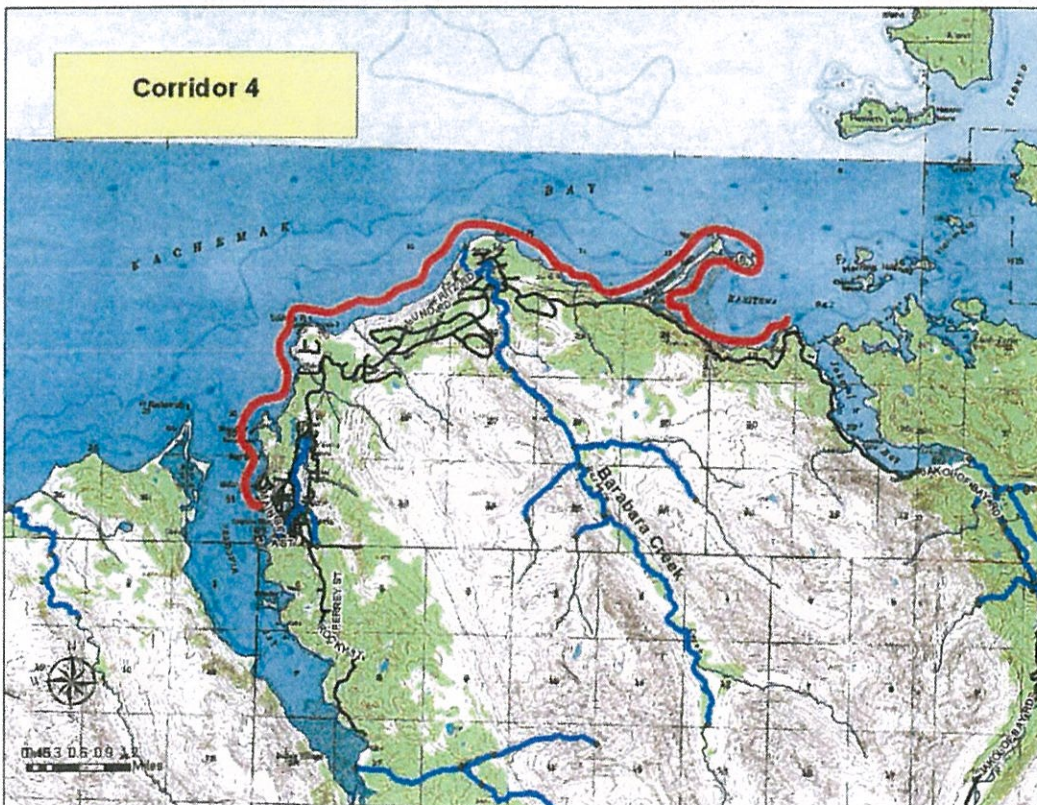
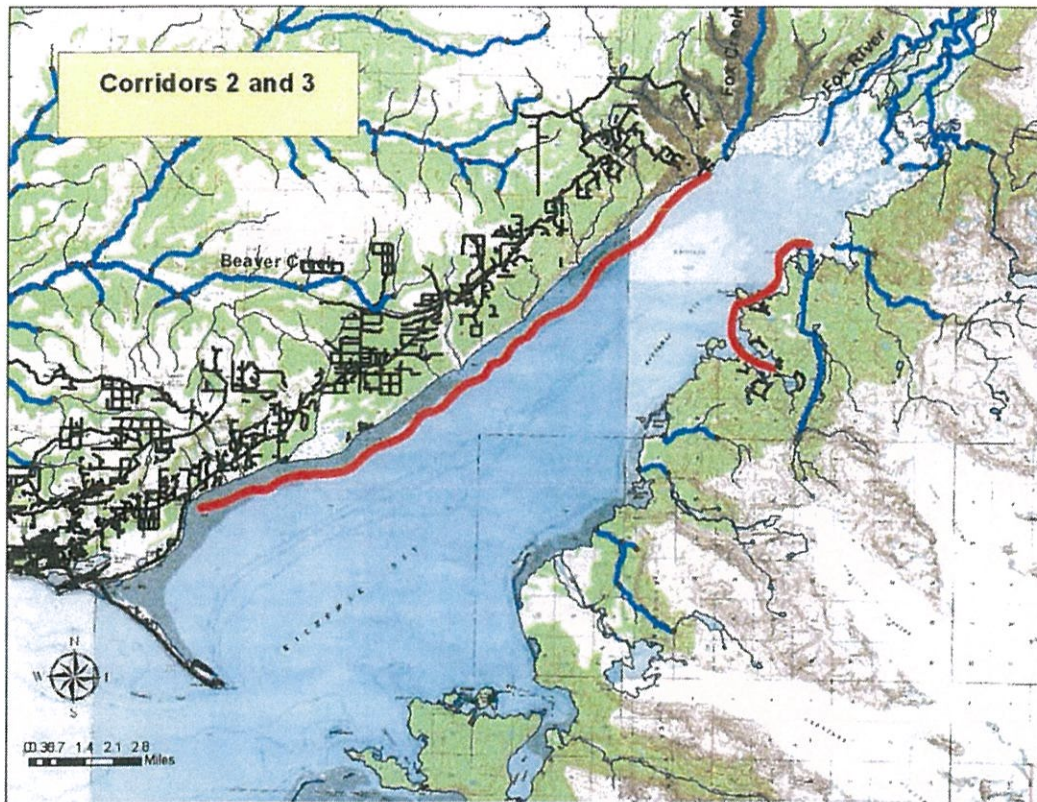
cc: KRC File

By email only:

AWT Homer
ADF&G Homer, Anch.

COE – KFO





Title 5 . Fish and Game

Chapter 95 . Fish and Game Habitat

Section 420. Activities requiring a special area permit

5 AAC 95.420. Activities requiring a special area permit

(a) No person or governmental agency may engage in the following uses or activities within a special area without first obtaining a special area permit following the procedures of 5 AAC 95.700 - 5 AAC 95.760:

(1) construction, placement, or continuing use of any improvement, structure, or real property within a special area;

(2) destruction of vegetation;

(3) detonation of an explosive other than a firearm;

(4) excavation, surface or shoreline altering activity, dredging, filling, draining, or flooding;

(5) natural resource or energy exploration, development, production, or associated activities;

(6) water diversion or withdrawal;

(7) off-road use of wheeled or tracked equipment unless the commissioner has issued a general permit under 5 AAC 95.770;

(8) waste disposal, placement, or use of a toxic substance;

(9) grazing or animal husbandry; and

(10) any other activity that is likely to have a significant effect on vegetation, drainage, water quality, soil stability, fish, wildlife, or their habitat, or which disturbs fish or wildlife other than lawful hunting, trapping, fishing, viewing, and photography.

(b) The commissioner makes the final determination as to whether a specific activity is subject to the provisions of this chapter.

History: Eff. 6/5/86, Register 98

Authority: AS 16.05.020

AS 16.05.050

AS 16.05.251

AS 16.05.255

AS 16.20.060

AS 16.20.094

AS 16.20.096

AS 16.20.162

AS 16.20.530



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue

Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

To: Parks and Recreation Advisory Commission
From: Julie Engebretsen, Deputy City Planner
Date: June 9, 2015
Subject: Review of Draft Council Presentation

Details:

- I am expecting more review from the attorney prior to the meeting. We will go over those recommendations.
- Did the Commission want to recommend security cameras at Bishop's Beach?
- Is the Commission satisfied with this language: Land owners of beach front property and their guests are exempt for the purpose of accessing their property

Staff recommendations: Review the memo below, and attachments. This is the memo that will be forwarded to the City Council for the work session on June 29th.

Introduction and public process

In the fall of 2014, the Commission began hearing from property owners and residents in Old Town that there are more problems between vehicles and pedestrians on the beach, and more 'bad behavior.' (drinking, drugs, partying on private property, trespass, etc). The Commission began holding meetings to explore these issues, and also became more aware of the bird habitat along the grassy berm area of the beach at Beluga Slough. Speakers were invited to present information to the Commission on topics from dogs, birds, to teenage beach users.

The Commission met eleven times in 2015 to discuss the beach policy. Numerous letters were submitted, and many people commented at the meetings. There were several front page articles in local newspapers, a Coffee Table radio show on KBBI, and the City website was updated throughout the process. Beach front property owners were notified by mail of the public hearing in May.

What happens next?

Changes to the Beach Policy will depend on which recommendations Council agrees with. A resolution will be brought forward at the next Council meeting, to support all the recommendations. Council may choose to hold a public hearing, or amend the resolution. Staff will then work on the various ordinances and other changes to actually enact the changes, and also update the Beach Policy document accordingly.

Proposed changes: The proposed changes are listed two ways: in a list below, and in a table by type of action (budget ordinance, resolution, etc).

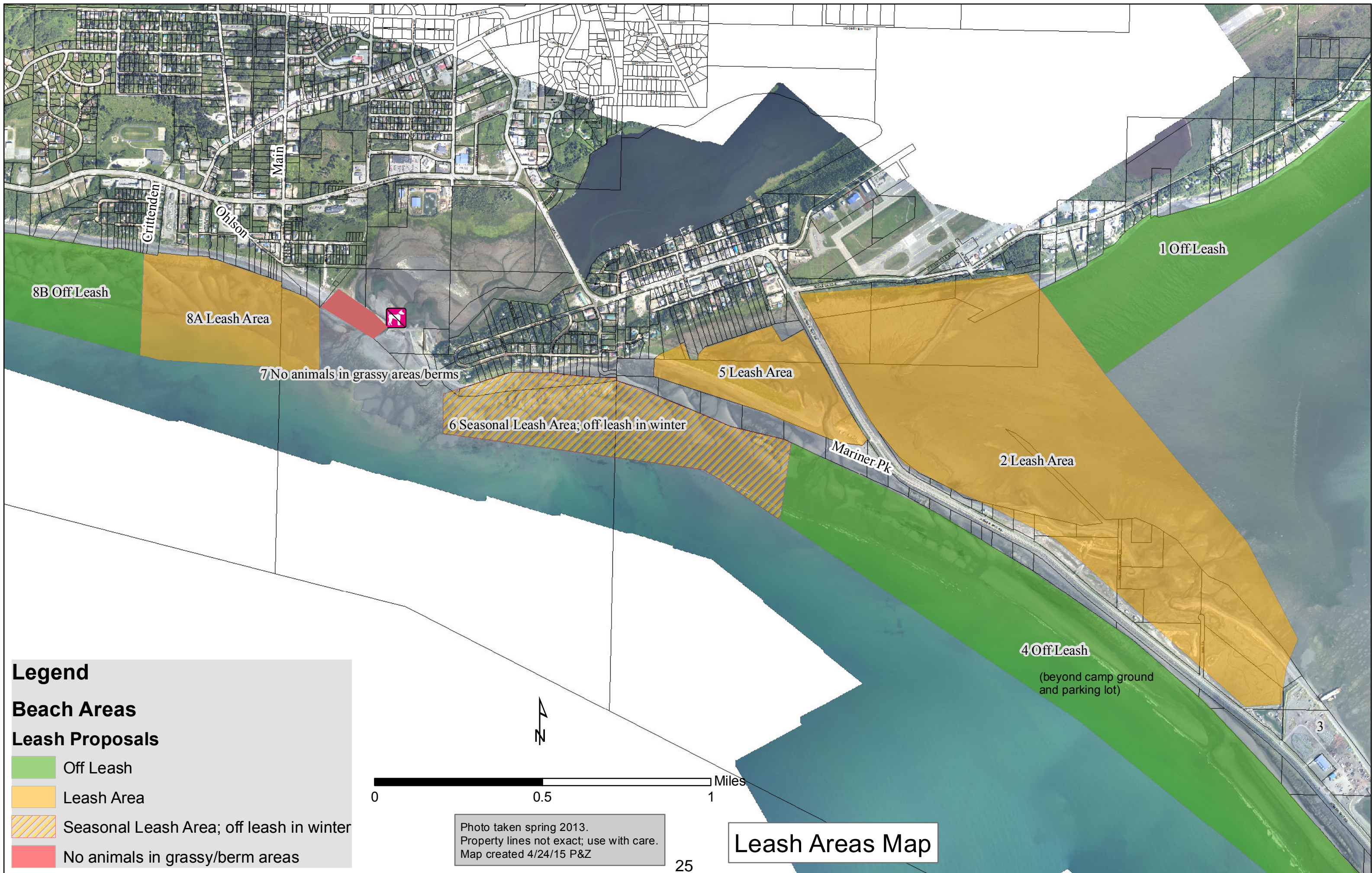
- Install fire pits at Bishop's Beach Park, and at the City parcel near the end of Main Street/Ohlson Lane, and make trash cans available.
- Hire two seasonal beach patrol employees
- Draft an ordinance to define and ban reckless driving as it would be applied to all of City of Homer beaches
- Improve signage at Bishop's Beach.
- Close all beaches to vehicles in summer, and allow winter use along a portion of the west part of the Spit. (Land owners of beach front property and their guests are exempt for the purpose of accessing their property).
- Add Bishop's Beach and Beluga Slough to the existing Western Hemisphere Shorebird Reserve Network. (WHSRN)
- Create areas where dogs must be on leashes. See Attachments.
- Increase dog waste education
- Install dog waste bag dispensers at public buildings, trails and parks and encourage other agencies and businesses to do the same.
- Purchase 500 dog waste dispensers to give away; encourage local businesses to stock baggies supplies and dispensers.
- Educate locals on beach rules. Community outreach: land owners, primary user groups, schools
- Education on beach resources (why we have the rules and how they protect what we have)
- Delineate private property at Bishop's Beach Access
- Place rocks to prevent or mark where vehicles shouldn't go, east at Bishop's Beach
- Consider a park host. (Would need to be willing to testify in Court)
- Ban the burning of pallets on the beach
- Ban glass bottles (containers) on the beach

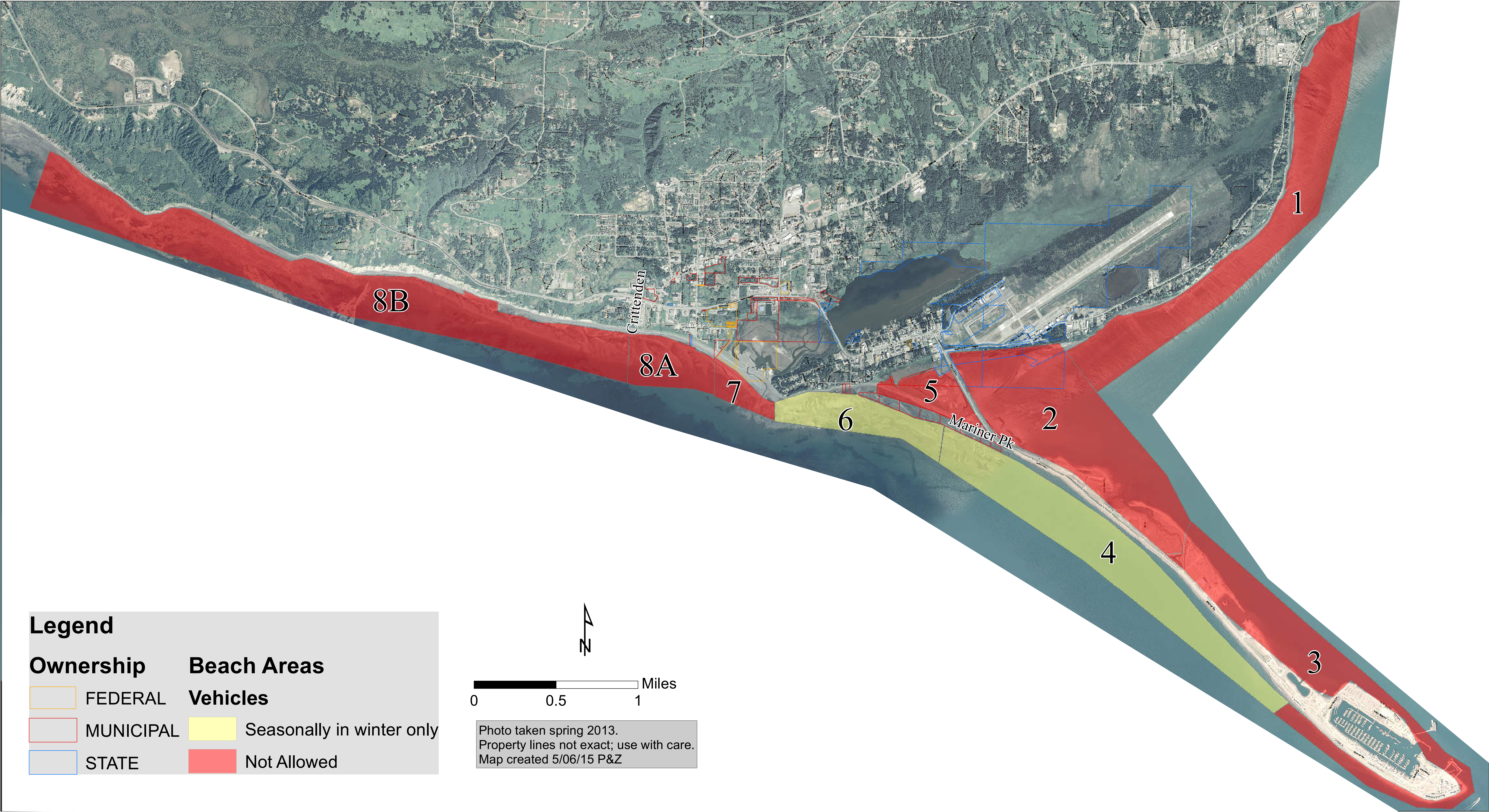
Attachments:

1. Implementation Table
2. Leash Areas Map
3. Beach Areas Map: Where Vehicles are allowed on the Beach
4. Memo from Attorney Klinkner

Beach Policy Changes and Implementation	Budget Ordinance	Code Ordinance	Resolution	Administrative Policy Decision	Notes	Timeframe
Close all beaches to vehicles in summer, and allow winter use along a portion of the west part of the Spit from the Sea Wall south east past Mariner Park and down the Spit. (Land owners of beach front property and their guests are exempt for the purpose of accessing their property).	X	X			May require placement of physical barriers to vehicles	Pass ordinance and advertise closure in 2015, implement in spring of 2016
Hire two seasonal beach patrol employees	X				If beaches are closed to vehicles, only one may be needed.	2016 budget
Purchase 500 dog waste dispensers to give away; encourage local businesses to stock baggies supplies and dispensers.	X				May have existing funding	2015 P&R budget?
Delineate private property at Bishop's Beach Access	X					2016 budget
Place rocks to prevent or mark where vehicles shouldn't go, east at Bishop's Beach	X				If beaches are closed to vehicles, this may not be needed.	2016 budget
Draft an ordinance to define and ban reckless driving as it would be applied to all of City of Homer beaches		X			If beaches are closed to vehicles, this may not be needed.	2015/2016
Create areas where dogs must be on leashes.		X				Begin by working with Homer Animal Friends and other on education. Install appropriate signage.
Ban the burning of pallets on the beach		X				Implement in 2016 beginning with signage at City Parks
Ban glass bottles (containers) on the beach		X				Implement in 2016 beginning with signage at City Parks
Install dog waste bag dispenses at public buildings, trails and parks and encourage other agencies and businesses to do the same.			X		Funding from existing P&R Commission budget	2015/2016
Add Bishop's Beach and Beluga Slough to the existing Western Hemisphere Shorebird Reserve Network. (WHSRN)			X			2015/16
Increase dog waste education			X		Staff time or volunteers needed. Install signage	2016
Educate locals on beach rules. Community outreach: land owners, primary user groups, schools			X		Partner with or support groups that already do this work. Construct signage/educational displays at Mariner and Bishop's Beach Parks	2016
Education on beach resources (why we have the rules and how they protect what we have)			X		Partner with or support groups that already do this work	
Consider a park host. (Would need to be willing to testify in Court)			X		May need funding	2016

Install fire pits at Bishop’s Beach Park, and at the City parcel near the end of Main Street/Ohlson Lane, and make trash cans available.	X		Immediate
Improve signage at Bishop’s Beach.	X	Funding required	2016
Investigate firewood consessions in campgrounds and Bishop's Beach	X		2016 summer season





Beach Areas Map: Where Vehicles are allowed on the beach.

MEMORANDUM

**TO: JULIE ENGBRETSSEN
DEPUTY CITY PLANNER
CITY OF HOMER**

FROM: THOMAS F. KLINKNER

RE: BEACH POLICY REVISIONS

FILE NO.: 506,742.1003

DATE: JUNE 1, 2015

You have asked that I review and comment on proposed changes to the City's Beach Policy. I had intended a more formal treatment of the subject, but time has not been my friend lately. Instead, I will give you the substance of my comments from a legal perspective in a more summary form.

Enforceability. Because the proposed changes focus on regulating conduct by the public, they raise issues regarding their enforceability that I will discuss below. These issues fall into two categories: (i) clear identification of the proscribed conduct; and (ii) the effect of overriding state or federal law principles.

Delineation of Affected Areas. Neither the original Beach Policy nor the proposed changes clearly delineates the areas in which the policies apply. While the policy documents incorporate maps, they are ambiguous, because the area commonly regarded as the "beach" may not be bounded by the property lines that are shown on those maps.

The Beach Policy and the proposed changes do not describe what constitutes the beach area with which they are concerned. In contrast, HCC 19.12.020 and 19.16.020 define the term "beach area" as "the zone of sand, gravel and other unconsolidated materials that extends landward from the low water line to the place where there is a marked change in material or physiographic form." In addition, the definitions of the terms "berm" and "storm berm" in these sections imply that those features are included in the beach area. For the purposes of this discussion, I assume that the Beach Policy and the proposed changes are concerned with the area that these Code sections describe.

The beach area described in HCC 19.12.020 and 19.16.020 consists of three distinct regions: (i) an area below the elevation of mean low water ("submerged lands"); (ii) the area between the elevations of mean low water and mean high water ("tidelands"); and (iii) an area above the elevation of mean high water ("uplands"). The

City owns the submerged lands and tidelands areas. Much, if not most, of the uplands are privately owned. I assume that the City-owned upland parcels are only those identified as such in the City's Land Allocation Policy.

Typically, the boundary between tideland and upland property (regardless of City or private ownership of either) is the current mean high water line. In most cases, this boundary is "ambulatory," moving seaward or landward with the erosion or accretion of material on the beach. There is an exception to this general rule for changes in the mean high water line that are caused by a sudden subsidence or uplifting of the beach area caused by an event such as an earthquake. In such a case, the boundary between tidelands and uplands continues to be located at the mean high water line that existed before the event. This is important for beach areas in Homer that experienced sudden subsidence during the 1964 earthquake. Where such subsidence occurred, the boundary of an upland parcel may extend seaward of the current elevation of mean high water. Thus, if such an upland parcel is privately owned, that private ownership may extend into the beach area. Determining whether a particular upland parcel extends into the beach area would require research of records regarding the effects of the 1964 earthquake at that location, of aerial photographs and other historic records. I am not aware that any such research has been conducted comprehensively for the beach area within the City of Homer.

Application to City-Owned and Privately Owned Beach Areas. The discussion in the preceding paragraphs indicates that any regulation of conduct in the beach area must be drafted to apply on both publicly owned and privately owned property. The City's leash law provides an example of how this may present an issue. HCC 20.08.010(a) provides that it is unlawful to allow any dog to run at large in the City. For this purpose, HCC 20.04.020 provides:

"At large" means an animal is at large when it is ***off the premises of the owner or keeper*** and is not in the company of or under the control of the owner or keeper, a member of his family or other person to which the animal has been entrusted, by leash, cord or chain; provided, however, that such animal shall be deemed to be under control when under competent voice control while actively engaged in an organized activity which requires that the animal not be physically restrained. (Emphasis added.)

Thus, whether a dog on the beach is "at large" may depend on whether the beach area in question is part of an upland parcel owned by the dog's owner.

Generally, the City may regulate conduct on private property to the same extent that it regulates conduct on City-owned property. However, as the discussion above illustrates, care must be taken to draft regulations of conduct in beach areas, so that they apply uniformly to activity on both City-owned and private property.

Public Trust Doctrine. Tide and submerged lands (including those later transferred to the City) that the state received from the federal government at statehood,

are subject to a trust for the people of the state for the purposes of navigation, commerce, and fishing. The City acquired tidelands and submerged lands from the state subject to this trust. At a minimum, this public trust doctrine requires the City to provide the public access across beach areas to the water for navigation, commerce, and fishing purposes.

The entire scope of the public trust doctrine has not been established in Alaska. Courts in other states, though not yet in Alaska, have held that the public trust doctrine extends to use of tidelands for recreation and wildlife habitat protection, as well as the traditional uses of navigation, commerce, and fishing. However, in Alaska it clearly does not permit private persons to conduct purely private activities, such as developing a mining claim, on City-owned tidelands. Moreover, use under the public trust doctrine remains subject to reasonable government regulation. There is no Alaska case addressing whether a particular mode of transportation, such as motor vehicles, may be excluded from a beach area consistently with the public trust doctrine. However, I believe that such an exclusion could be imposed, provided that it preserved reasonable access by vehicle at locations where required for the public to engage in navigation, commerce, and fishing.

Rights-of-Way under Federal Public Land Law. Cortney Kitchen previously provided you with a detailed memorandum on the potential for beach areas to be subject to public rights-of-way under a former federal public land law, RS 2477. I refer you to her discussion of that topic, with the following revisions.

RS 2477 provided for the creation of rights-of-way on federal public land until its repeal in 1976. However, it also would have ceased to apply to particular federal public lands when they were withdrawn from the federal public domain. In the case of tidelands and submerged lands in Homer, that withdrawal would have occurred when those lands were transferred to the state upon Alaska's admission to the Union in January 1959. A right-of-way could be established under RS 2477 only through usage before that date.

While no formal procedure is required to establish an RS 2477 right-of-way, a person who claims that a regulation of conduct in a beach area conflicts with such a right-of-way may challenge the regulation only after proving the existence of the right-of-way either in a court or in a state administrative proceeding.

A recognized RS 2477 right-of-way may be vacated in a state administrative proceeding, if an alternative road access is available. Road access is well developed along all of the City's shoreline, making it likely that the City could obtain a vacation of any RS 2477 right-of-way located in a beach area.

In conclusion, I do not believe that the potential existence of an RS 2477 right-of-way in a beach area should deter the City from adopting regulations that it considers reasonable for the control of vehicle use in beach areas.

TFK:lcj



City of Homer

www.cityofhomer-ak.gov

Planning

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Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

To: Parks and Recreation Advisory Commission
From: Julie Engebretsen, Deputy City Planner
Date: June 8, 2015
Subject: Budget Review for 2016

As the Commission considers 2016 budget requests, staff recommends requesting items that can be funded through HART, or that are long term requests that will be repeated in the coming years. Ideally, the Commission would be requesting funding to move forward with projects listed in the Capital Improvement Plan. Those projects are the stated goal of the City. If you disagree with those projects, now is a good time to reconsider what projects Parks and Recreation supports. We will talk about this more in August.

City of Homer Solicits Nominations for 2016-2021 Capital Improvement Plan

Press release date: 2015-05-21

Contact: Katie Koester, kkoester@ci.homer.ak.us, 435-3101

Work is now underway to update the City of Homer's Capital Improvement Plan. Community organizations and agencies are urged to contact the City Manager's office by June 30 to request that particular projects be included in the new CIP.

The Capital Improvement Plan is a 6-year planning document for major acquisition and construction projects. Capital projects typically have a value of \$25,000 or greater and result in a fixed asset with a useful life of at least three years.

While inclusion in the CIP does not guarantee funding, it does show that the project is a community priority and thus increases the chances of obtaining local, state, federal, and/or private funding. Generally speaking, a project will not be considered for a state legislative appropriation unless it is included in a community's capital improvement plan.

While most of the City of Homer CIP projects are specific to municipal government operations (e.g., roads, water/sewer projects, harbor projects), there is a section of the book for projects spearheaded by non-profit organizations or state/federal agencies.

Typically the CIP contains about 60 projects in good years, only a handful of those get funded. Nevertheless, it is important for any organization that is proposing a project with broad community benefit to contact the City.

The Homer City Council makes the final decision about which projects to include in the CIP and which of those to emphasize during the coming year as legislative priorities (established by resolution). Legislative priorities are those projects for which the City actively seeks state and federal funding through the appropriations process.

Work on the CIP will continue all summer and into the fall, with final adoption of the entire CIP and the legislative priority list in September. Public input is welcome and encouraged throughout the process.

Proposed new project descriptions need to include information about specific features of the project, benefits to the community, progress to date (in planning, design, construction, and fundraising), estimated total cost (including funds already in hand), and contact information. Maps, drawings, and photos are also welcome. You can find the [current CIP \(2015-2020\)](#) a [nomination form to help guide this process](#) and a copy of the CIP schedule on the Economic Development page of the City's website: www.cityofhomer-ak.gov/economicdevelopment

Supporting Documents





[2016-2021 CIP Schedule](#)

Source URL (retrieved on 2015-06-11 12:25):

<http://www.cityofhomer-ak.gov/economicdevelopment/city-homer-solicits-nominations-2016-2021-capital-improvement-plan>

CITY OF HOMER
2016-2021 CAPITAL IMPROVEMENT PLANNING PROCESS
FY 2017 LEGISLATIVE REQUEST DEVELOPMENT SCHEDULE

ACTION	TIME FRAME
City Council approval of schedule	May 11, 2015
Solicit new/revised project information from City departments, local agencies and non-profits	May 11
 Input for new draft requested by	June 30
Prepare and distribute draft CIP to City advisory groups for review and input. (Administration compilation of draft CIP June 30-July 8)	(Meeting dates): Planning Commission July 15, August 5
	Parks and Recreation Commission August 20
	Port and Harbor Commission July 22
	Library Advisory Board August 12
	Economic Development Commission July 14, August 11
	Public Arts Committee August 13
Administrative review and compilation	August 15 - August 20
City Council worksession to review proposed projects	August 24
Public Hearing on CIP/Legislative request	September 14
Consideration of resolution by City Council	September 28
Adoption of resolution by City Council	October 12
Administration forwards requests for Governor's Budget	October 2016
Distribution of CIP and State Legislative Request	October 2015 & January 2016
Compilation/distribution of Federal Request	February 2016

City of Homer Capital Improvement Plan Project Nomination Form

Project eligibility

- A. Does the proposed project represent a major, nonrecurring expense (\$25,000 or more for non-profit organizations; \$50,000 or more for government organizations)? YES NO
- B. Will the proposed project result in a fixed asset (e.g., land, major equipment, building or other structure, road or trail) with an anticipated life of at least two years? YES NO
- C. Will the project provide broad community benefit? YES NO
-

If you were able to answer YES to all three questions, please provide additional information:

1. Project title (Suggested heading in CIP):

2. Project description and benefit. Describe the project (in half a page or less), including specific features, stages of construction, etc. Explain how the project will benefit the Homer community.

3. Plans and progress. Describe (in one or two paragraphs) what has been accomplished so far (if anything). This may include feasibility study, conceptual design, final design/engineering/permitting, fundraising activity, and total funds raised to date.

4. Project cost:
 - A. TOTAL COST (including funds already secured) = \$ _____
 - B. For construction projects, break out preconstruction costs (feasibility/design/permitting):

Preconstruction costs = \$ _____ Construction costs = \$ _____

5. Timeline: Indicate when you hope to complete each phase of the project.
Please keep in mind that the CIP will not be published until October. Legislative funding from the state would not be available until the start of the following fiscal year (July).
 - A. For projects that consist of land or equipment purchase only, state when the purchase would be made:

For construction projects:
 - B. Preconstruction phase to be completed by _____.
 - C. Construction phase to be completed by _____.

6. Please provide a photo, drawing, map, or other graphic image if possible.

7. Contact Information



Current projects

City of Homer Capital Improvement Plan • 2015 – 2020

Parks and Recreation

- **Ben Walters Park Improvements, Phase 2**
- **Jack Gist Park Improvements, Phase 2**
- **Karen Hornaday Park Improvements, Phase 2**
- **Mariner Park Restroom**
- **Baycrest Overlook Gateway Project**
- **Bayview Park Restoration Project**
- **Rogers Loop Trailhead Land Acquisition**
- **Homer Spit Trailhead Restroom**



Capital Improvement Long-Range Projects

East Trunk/Beluga Lake Trail System: This project will create two connecting trails:

- The Beluga Lake Trail will partially encircle Beluga Lake with a raised platform trail that includes a wildlife observation site. The trail will connect neighborhoods and business districts on the north and south sides of the lake.
- The East Trunk Trail will provide a wide gravel pathway from Ben Walters Park east along the City sewer easement, along the north side of Beluga Lake (connecting with the Beluga Lake Trail), and eventually reaching East End Road near Kachemak City.

The completed trail system will connect Paul Banks Elementary School, the Meadowood Subdivision, and other subdivisions and residential areas to Ben Walters Park. It will additionally provide hiking, biking, and wildlife viewing opportunities around Beluga Lake. In addition, it will provide an important non-motorized transportation route.

The Beluga Lake Trail, a trail connection to Paul Banks Elementary School and East End Road are included in the 2004 City of Homer Non-Motorized Transportation and Trail Plan.

Cost: Beluga Lake Trail—\$1.5 M East Trunk Trail—\$2 M Priority Level 3

Horizon Loop Trail, Phase 1: The Homer Horizon Loop Trail is proposed as a four to five mile route that would run clockwise from Karen Hornaday Park up around the top of Woodard Creek Canyon, traverse the bluff eastward, and then drop down to Homer High School. The parking lots of Karen Hornaday Park and Homer High School would provide trailhead parking. Those wishing to complete the loop will easily be able to walk from the high school to Karen Hornaday Park or vice versa via Fairview Avenue. A later stage of trail development will connect the Horizon Loop Trail with the Homestead Trail at Bridge Creek Reservoir.

Cost: Staff Time Priority Level 3

Jack Gist Park Improvements, Phases 3: Jack Gist Park has been in development since 1998 on 12.4 acres of land donated to the City of Homer by a private landowner. As originally envisioned by the Jack Gist Recreational Park Association, this parcel was developed primarily for softball fields. The long-term goal is to acquire adjacent properties that will provide space for soccer fields. Phase 3 development will construct a plumbed restroom at the park and develop soccer fields.

Cost: \$400,000 Priority Level 3

Karen Hornaday Park Improvements, Phase 3: Phase 3 park improvements will include building a concession stand, shed, landscaping, signage, and revegetating Woodard Creek.

Cost: \$860,000 Priority Level 2

Mariner Park Improvements: This project will provide significant improvements to Mariner Park as called for in the park's master plan: Construct a bike trail from the "Lighthouse Village" to Mariner Park (\$325,000); Construct a pavilion, additional campsites, and interpretive kiosk (\$150,000); and improve the appearance of the park with landscaping (\$75,000).

Total: \$500,000 Priority Level 3



Capital Improvement Long-Range Projects

Public Restrooms – Homer Spit: With increased activity on the Homer Spit, the need for restroom facilities has also increased. The restroom at Ramp 2 is in poor condition and needs to be replaced.

Cost: \$295,000

Priority Level: 2

PUBLIC PROJECTS

Homer Conference Center: Homer is a popular visitor destination and the visitor industry is a critical component of the local economy. However, millions more dollars might be spent in Homer if a meeting facility large enough to attract conferences with several hundred participants was available. Currently, Homer has no facility capable of providing meeting space for groups of more than 180 people.

Homer's reputation as an arts community will help attract meetings and audiences if a facility exists to accommodate and showcase these events. The conference center, featuring banquet/ballroom space and flexible meeting space, will fill this need. If the facility is located in Homer's developing Town Center, other area businesses would also benefit from the increased number of visitors attending meetings at the conference center.

A conference center will increase Homer's ability to compete with other communities in that important niche of the visitor industry, and will also provide a venue for meetings and cultural events hosted by local organizations, such as the Kachemak Bay Writers Conference and Shorebird Festival events.

In partnership with the Homer Chamber of Commerce, the City of Homer commissioned a conference center feasibility study completed in summer 2005. The study predicts moderate demand from outside groups for a conference center in Homer. The Conference Center Feasibility Study Steering Committee made a formal recommendation that the City support efforts to encourage the construction of a conference center in Homer's Town Center. In August 2005, the Homer City Council passed Resolution 05-86(A) which recommends further consideration and authorizes the City Manager to pursue ideas and discussions that will increase the likelihood of a conference center being built in Homer.

Cost: \$5 million

Priority Level: 3

Public Works Complex: The City of Homer Public Works complex on the Sterling Highway was constructed in phases from 1974-1986 (except for the recently completed large equipment storage shed). In 1980, Homer's population was 2,209. Since that time, the population has grown more than 150%, with a corresponding increase in roads, water/sewer lines, and other construction activity that requires employee and equipment time. The existing facility is no longer adequate to meet these needs and the problem will become more acute with continued growth.

A new Public Works complex will include the following:

- Increased office space to provide adequate room for employee work areas, files, supplies, and equipment storage
- Adequate space for Parks Division and Engineering staff and equipment
- A waiting area for the public, contractors, etc.
- A conference room that doesn't double as the employee break room
- A break room with adequate seating, storage, and locker space
- A laundry room
- A garage for the motor pool large enough to accommodate more than one or two projects at a time
- Improvements in ventilation throughout the facility and wiring for computer technology

Cost: Design—\$500,000

Construction—\$4,500,000

Priority Level: 2



Capital Improvement Long-Range Projects

Homer Greenhouse: Homer's growth in population and area, the importance of tourism to the local economy, and increased community requests for beautification illustrate the need for a new greenhouse capable of producing 100,000 plants annually. In addition to spring planting, the greenhouse can be used to grow hanging baskets for the Central Business District; poinsettias, etc. for the winter holiday season; and shrubs and trees for revegetation and park improvements. The greenhouse could also serve as a community resource for meetings, weddings, winter visits, etc.

Cost: \$400,000

Priority Level 3

Public Market Design and Financing Plan: This project will facilitate implementation of a recommendation in the City's Comprehensive Economic Development Strategy discussed in both the "Agriculture" and "Downtown Vitalization" sections. It is also consistent with the goals of the Homer Town Center Development Plan and the Climate Action Plan. Specifically, the project will provide a permanent, weather-protected venue for the Homer Farmers Market in Town Center. The project will kick off development in the Town Center district, providing immediate benefits to downtown Homer and serving as a catalyst for further development.

Cost: \$60,000

Priority Level 3

UTILITIES

Spit Water Line – Phase 4: The existing Homer Spit water line is 40 years old and is constructed of 10-inch cast iron. In recent years it has experienced an increasing number of leaks due to corrosion. The condition has been aggravated by development on the Spit resulting in increased load from fill material on an already strained system. Phase 4 of this project consists of slip lining approximately 1,500 linear feet of water main to the end of the Spit. Slip lining the Homer Spit waterline, versus replacing, will reduce cost while ensuring an uninterrupted water supply for public health, fire/life safety needs, and expanding economic activities on the Spit. The City received a grant for the EPA for design of the project which was completed in fall of 2014.

Cost: \$400,000

Priority Level 3

Bridge Creek Watershed Acquisition: Currently, the Bridge Creek watershed is the sole source of water for Homer. To protect the watershed from development that could threaten the water supply and to ensure the availability of land for possible future expansion of water treatment operations within the watershed, the City seeks to acquire additional acreage and/or utilize conservation easements to restrict development that is incompatible with clean water.

Cost: \$1,000,000

Priority Level 3

Alternative Water Source: Currently Homer's sole water source is the Bridge Creek Reservoir. Population growth within the city, increased demands for city water from residents outside city limits, increasing numbers of tourists and summer residents, and climate change that has reduced surface water availability are all factors in the need for a new water source to augment the existing reservoir.

Cost: \$16,750,000

Priority Level 3

PARKS AND RECREATION ADVISORY COMMISSION ANNUAL CALENDAR
FOR THE 2015 MEETING SCHEDULE

<u>MEETING DATE</u>	<u>SCHEDULED EVENTS OR AGENDA ITEM</u>
<input type="checkbox"/> MARCH 19, 2015	LAND ALLOCATION PLAN REVIEW & RECOMMENDATIONS TO COUNCIL UPDATE ON PARK & RECREATION SYMPOSIUM – HOMER...ON THE MOVE
<input type="checkbox"/> APRIL 16, 2015	SELECT SPRING PARK &/ OR BEACH WALK THROUGH FINAL REPORT ON PARK & RECREATION SYMPOSIUM – HOMER...ON THE MOVE
MAY 4, 2015 SPECIAL	TENTATIVE PUBLIC HEARING ON DRAFT RECOMMENDATIONS TO UPDATE BEACH POLICY
<input type="checkbox"/> MAY 21, 2015	WORKSESSION SPRING PARK AND/OR BEACHES WALK THROUGH FINAL REVIEW, PUBLIC HEARING AND RECOMMENDATION TO COUNCIL ON PROPOSED CHANGES TO THE BEACH POLICY
<input type="checkbox"/> JUNE 18, 2015	INITIAL BUDGET REVIEW – WHAT DOES THE COMMISSION WANT FOR 2016? THANK YOU ADVERTISEMENT FOR THE FIRST HALF OF THE YEAR REVIEW CAPITAL IMPROVEMENT PLAN
<input type="checkbox"/> JULY 16, 2015	NO MEETING SCHEDULED
<input type="checkbox"/> AUGUST 20, 2015	BUDGET REVIEW & RECOMMENDATIONS STRATEGIC PLANNING
<input type="checkbox"/> SEPTEMBER 17, 2015	FALL PARK WALK THROUGH AND BEACH WALK; ELECTIONS; SELECT KHP CLEAN UP DAY BUDGET DISCUSSION
<input type="checkbox"/> OCTOBER 15, 2015	KAREN HORNADAY PARK CLEAN-UP REVIEW AND APPROVE THE 2016 MEETING SCHEDULE THANK YOU ADVERTISEMENT FOR 2 ND HALF OF THE YEAR
<input type="checkbox"/> NOVEMBER 19, 2015	STRATEGIC PLAN REVIEW & PLANNING
DECEMBER 2015	NO MEETING SCHEDULED
	HAPPY HOLIDAYS!

2015 HOMER CITY COUNCIL MEETINGS
PARKS AND RECREATION ADVISORY COMMISSION ATTENDANCE

It is the goal of the Commission to have a member speak regularly to the City Council at council meetings. There is a special place on the council's agenda specifically for this. After Council approves the consent agenda and any scheduled visitors it is then time for staff reports, commission reports and borough reports. That is when you would stand and be recognized by the Mayor to approach and give a brief report on what the Commission is currently addressing, projects, events, etc. **A commissioner is scheduled to speak and has a choice at which council meeting they will attend. It is only required to attend one meeting during the month that you are assigned.** However, if your schedule permits please feel free to attend both meetings. Remember you cannot be heard if you do not speak.

The following Meeting Dates for City Council for 2015 is as follows:

January 12, 26 2015	<u>Commissioner Archibald</u>
February 9, 23 2015	<u>Commissioner Archibald, Commissioner Steffy</u>
March 9, 23 2015	<u>Commissioner Brann, Commissioner Steffy</u>
April 13, 27 2015	<u>Commissioner Lowney, Commissioner Lillibridge</u>
May 11, 26 (Tues)	<u>Commissioner Steffy, Commissioner Archibald</u>
June 8, 22 2015	<u></u>
July 20 2015	<u>Commissioner Roedl</u>
August 10, 24 2015	<u></u>
September 14, 28 2015	<u></u>
October 12, 26 2015	<u></u>
November 23, 2015	<u></u>
December 14, 2015	<u></u>

Please review and if you will be unable to make the meeting you are tentatively scheduled for please discuss.

PLEASE NOTE: When additional commissioners are appointed the proposed schedule above will reflect those added commissioners.