

**PORT AND HARBOR ADVISORY
COMMISSION**
Regular Meeting



Wednesday,
September 26, 2012
5:00 P.M.

City Hall Cowles Council Chambers
491 E. Pioneer Ave., Homer, AK 99603



**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
 - A. August 22, 2012 Regular Meeting Minutes Page 1
- 6. VISITORS**
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
 - A. Port and Harbor Director's Report for September 2012 Page 5
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
- 10. NEW BUSINESS**
 - A. Memo to City Commissions from City Planner Abboud Re: Pier One/Campground Site dated September 14, 2012 Page 7
 - B. Memo to Port and Harbor Commission From Planning Department Re: Marine Commercial Zoning District dated September 20, 2012 Page 21
- 11. INFORMATIONAL ITEMS**
 - A. Monthly Statistical & Performance Report August 2012 Page 31
 - B. Weekly Crane and Ice Report Page 33
 - C. Deep Water Dock Report Page 35
 - D. Pioneer Dock Report & Ferry Landings Report Page 39
 - E. Water Usage Report Page 41
 - F. Jack-Up Rig Endeavor Info Sheet Page 43
 - G. Semi-Submersible Heavy Lift Vessel Info Sheet Page 45
 - H. 2012 Rap 1-4 Parking Revenue Comparison Page 47
 - I. Spit Lease Expirations Page 49
 - J. Council Meeting Attendance Page 51
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF THE CITY STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER *(If one is assigned)***
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMISSION**
- 17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, OCTOBER 24, 2012 at 5:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**

Session 12-07 a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 6:00 p.m. on July 25, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER HARTLEY, HOWARD, STOCKBURGER, ULMER, WEDIN, ZIMMERMAN

ABSENT: CARROLL

STAFF: PORT AND HARBOR DIRECTOR HAWKINS
DEPUTY CITY CLERK JACOBSEN

AGENDA APPROVAL

The agenda was approved by consensus of the Commission.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

None

RECONSIDERATION

There was no reconsideration scheduled.

APPROVAL OF MINUTES

A. July 25, 2012 Regular Meeting Minutes

The minutes were approved as presented by consensus of the Commission.

VISITORS

No visitors scheduled.

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Port and Harbor Director's Report for August 2012

Harbormaster Hawkins reviewed his staff report included in the packet.

PUBLIC HEARING

A. Application for a Conditional Use Permit at 4470 Homer Spit Road, Dockside Fisheries

City Planner Abboud reviewed the staff report.

Chair Ulmer opened the public hearing. There was no public present to comment and the public hearing was closed.

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
AUGUST 22, 2012

The Commission discussed the project and asked questions of the applicant, Billy Sullivan, and the City Planner.

In response, Mr. Sullivan gave an overview of the activity that takes place on the lot and that with this lease renewal he is working to come into compliance with city zoning and with the state Fire Marshall regulations.

There was lengthy discussion regarding setbacks, how the trail will affect the use of the property, and concerns about using the forklift in relation to pedestrian traffic in the area. Concern was expressed that the forklift access needs to be further defined during CUP approval because it will likely create issues running up and down the bike path.

ZIMMERMAN/HARTLEY MOVED THAT THE PORT AND HARBOR ADVISORY COMMISSION APPROVES THE RECOMMENDATIONS AND FINDINGS OF THE CUP APPLICATION FOR 4470 HOMER SPIT ROAD FOR DOCKSIDE FISHERIES.

There was no further discussion.

VOTE: YES: HOWARD, STOCKBURGER, ULMER, WEDIN, HARTLEY, ZIMMERMAN

Motion carried.

Chair Ulmer noted that it would be very helpful to have address numbers on the buildings.

PENDING BUSINESS

None

NEW BUSINESS

None

INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report July 2012
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. Workboat Article Re: Derelict Fishing Boat Sinking in Washington
- G. Memorandum from Planning Re: Homer Spit Trail Cruise Ship Improvements
- H. Ordinance 12-37(S) Appropriating funds for an Engineering Evaluation of the Exiting Port and Harbor Building
- I. Lease Expirations updated
- J. Commissioner Attendance Schedule for City Council Meetings 2012

Port and Harbor Director Hawkins noted that the numbers on the wharfage report have been updated.

COMMENTS OF THE AUDIENCE

None

COMMENTS OF CITY STAFF

Harbormaster Hawkins commented regarding the derelict vessel article included in the informational items. He has been contacted by DOT who found themselves for being responsible for a vessel abandoned in state waters. They are proposing to change the statutes to make it a crime to abandon a vessel in state waters and asked if the Homer Harbor is interested in being included. The statute would read that it is illegal to abandon vessels in state or municipal harbors, and they would like it to go to the Port and Harbor Conference in October for municipal support. Personally he thinks it's a good idea. He thinks it will eventually lead to realizing there needs to be a cradle to grave plan for managing these boats when there is no commercial value left. Point was raised that it is becoming an issue for boat yards as well. What defines a derelict vessel will have to be established. He reviewed the City's policy.

Harbormaster Hawkins briefly reviewed the memorandum regarding the cruise ship improvements on the spit.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chari Ulmer thanked everyone for coming tonight and thanked Mr. Sullivan for his work and going through the process.

COMMENTS OF THE COMMISSION

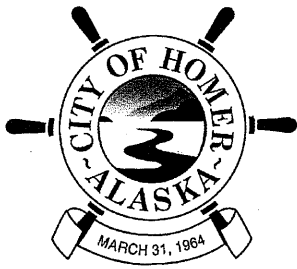
There were no comments from Commissioners.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:07 p.m. The next regular meeting is scheduled for Wednesday, September 26, 2012 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____



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PORT & HARBOR STAFF REPORT

By Bryan Hawkins, Port Director/Harbormaster
Prepared for the September 26, 2012 Port & Harbor Commission Meeting

September 19, 2012

1. Administration

• Staff met with:

- City Manager – Staff Discussion Regarding the Pipeline Easement, Plow Truck and Software for Maintenance, and Pioneer Dock Fender Repair
- Cook Inlet Risk Assessment (CIRA) – Teleconference Regarding Final Spill Baseline Scenarios
- Kim Howard, Kenai Peninsula Field Representative & Brittany Keates, Washington D.C. Legislative Correspondent for U.S. Senator Mark Begich – Mobile Office Visit
- Kim Nielsen, R&M Consultants – Ramp 3 Replacement & System 5 Electrical Upgrade Site Visit
- Kirk Miller, Marine Design Inspector for AMHS – Structural Inspections of the Southwest Ferry Terminals
- Homer Spit Spots – Property Available for Lease on Spit
- Marine Trades Association Meeting
- City Manager & Regina Mauras, Finance Director – Budget Meeting
- Aaron Selbig, KBBI – Interview Regarding Jack-Up Rig Endeavor
- Tidal Generation Incubator Meeting – Rep. Paul Seaton’s Office
- Science Collaborative Meeting

- Harbor Assistants Lauren Cashman, Matthew Jasper, Erik Rosencrans, and Rheanna Tussey completed their terms of employment. We wish them the best. Harbor Assistants Cole Jacobsen and Aria Paxton will remain employed through October 15th.
- Sign up for the Winter Metered Power Program began the beginning of September. Stall assignments will commence soon and the actual program rates will begin October 16th.
- Second notices for reserved stall renewals were mailed out September 14th. All renewals are due Monday, October 1st. Once renewals have been processed, we will move on to fulfilling stall swap requests and then assigning offers to stall wait list recipients.
- The final landing of the cruise ship Amsterdam was September 1st. Their originally scheduled final landing for September 15th was cancelled at the last minute due to severe weather conditions.

2. Operations

The month of September has brought about the transition from summer to fall. Recreational and charter vessels are making preparations for haul out and dry land storage. The commercial salmon fleet has returned to the harbor and the crabber/tenders have begun converting operations from salmon to crab. The season’s first gales revealed several vessels with insufficient moorings, requiring Operation Staff to re-secure several affected vessels.

Activity at the Deep Water Dock and Pioneer Dock includes landings from the M/V Amsterdam, M/V Aquilla, Tug Vigilant, CISPRI Endeavor, Pacific Wolf & BDL54, Tug Elsbeth III, Tug Pacific Explorer, and the oil rig Endeavor. The commercial Barge Ramp continues to accommodate weekly landings by the L/C Helenka B. Two separate explosives load-outs were conducted at the outer barge ramp.

- Daily parking fee collection in the access lots for Ramps 1-4 ended on September 3rd.
- On September 12th, a harbor officer working graveyard shift assisted HPD locate and apprehend a man suspected of car prowling.

- Operation and maintenance staff collaborated on September 14th in an effort to consolidate transient vessel moorage on B and F float, and System 5. A total of 6 vessels were towed and 12 vessels were moved by hand.
- Operation Staff prevented a 22 foot recreational vessel from sinking on September 14th.
- During a week-long project, Operation Staff and Harbor Assistants removed several generations of obsolete wiring and communications cables from the crawl space under the Harbormaster's Office. The remaining functioning wires were bundled and consolidated. A vapor barrier skirting the entire floor and improved lighting have been installed.

3. Ice Plant

Ice Plant staff has been working diligently on multiple maintenance and long-term improvements to the plant and Fish Dock. Some of these projects include a new concrete, metal-plated entrance to the bait locker and reinforcing the upstairs off-loading dock with steel flooring so as to prevent damage done by forklifts. New signage on the dock was posted to assist in crane operations.

4. Port Maintenance

- With the help of some special equipment from Public Works, some good weather, and a dozen loaves of bread, we finally completed repairs on the Deep Water Dock water line.
- Specially ordered parts for the fire cart on the dock finally arrived from the UK; the fire cart is back into service.
- We assisted Operation Staff with several boat moves including the Lost Viking, and pumped out the Roanoke Island's morale boat.
- With the upcoming City Surplus Sale, we're gathering available items from Port Maintenance to contribute.



City of Homer Planning & Zoning

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STAFF REPORT 12-53

TO: Planning Commission, Economic Development Commission, Port and Harbor Commission, Parks and Recreation
FROM: Rick Abboud, City Planner
DATE: September 14, 2012
SUBJ: Pier One Theater/Campground Site

Summary

A very long report has been created describing several of the current and proposed activities on the site. A map outlining the activities is included. We are looking for comments.

As far as short-term activities are concerned, I feel that the proposed barge facility can produce revenues for the Port and Harbor while accommodating the current traditional use found (camping). We would be careful not to propose activities which would displace the most desirable camp spaces nearest to the water. A kayak launch could be accommodated in the corner at the water nearest to the road without impeding any current or proposed activity and would not introduce such improvements that could not be relocated if the need in the future arose. No other plan exists in the short term to relocate dredge spoils.

This leaves an acre on the site closest to the highway. The area is 4 times the amount of land requested for lease. Comments could be used as to the possibilities of a lease. If it was found that a lease with a permanent improvement is desirable, I would suggest that it be located between Pier One and the highway. This would introduce that least amount of constraint on the property for future uses and is the least impacting on the view shed. Perhaps a larger question is whether or not this is in the best interests of the City or the Port and Harbor Enterprise fund and what might be suggested to put it in the best light.

Comments are desired as to the compatibility of the various current and proposed uses in relation to a 5 – 10 year time frame. While I do not have much in the way of long-term plans for the lot, I suggest a review to reevaluate in 5 years or so. Do you have suggestions for the long range use of this lot?



: Lot Planning

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STAFF REPORT 12-49

TO: Planning Commission
FROM: Rick Abboud, City Planner
DATE: August 31, 2012
SUBJ: Pier One Theater/Campground Site

Executive Summary

We are preparing a plan for use of the Pier One lot on the spit. The result of this will be to address a short and long term plan for the lot so that activities can proceed with guidance.

The lot has multifaceted interests and uses in the present and future. This report summarizes these various interests and evaluates how they may work together. Presently, the only significant capital improvement is the Pier One Theater Building. Other activities can easily make way for future development considerations.

Development considerations for the near future include a proposed barge haul out facility, kayak launch, and possible lease opportunity for a 10,000 square foot (sf) section of the lot. These activities could coincide with present ongoing activities of camping, dredge spoil storage, Pier One Theater and parking.

When the property was obtained with Port Enterprise funds, it was envisioned that it one day may be used for harbor expansion. Several options have been presented by the Corp of Engineers for a harbor expansion, none of which would include utilizing this land. A concern still exists that the use of the land should compensate the Port Enterprise Fund.

Recently the City Council has been approached by a non-profit requesting a long term lease for 10,000 sf to include a placement of a structure for nominal consideration. City staff, council along with the various committees and commissions are somewhat mixed on whether this proposal would be in the best interests of the city.

This report suggests a short term scenario for the various interests. It is left undecided whether or not the site should support an operation such as the Wooden Boat Society. This may be dependent on a long range evaluation of future opportunities. The various concerns and interest are described in greater detail below. You are being asked to evaluate the options and provide comments and recommendations.

Introduction

At request of the City Council, Administration was requested to create a planning document for proposed uses of the lot. This was brought to their attention as a result of a request from the Wooden Boat Society's request for a 10,000 sf. parcel for nominal consideration to conduct activities at the site. The Council felt they could not respond to the request until planning for the entire parcel was considered. *I am looking for comments and/or motions in support of recommendation or even new recommendations.*

Background

Funds to purchase this site were provided from the Port Enterprise Fund. The entire lot is just over 11 acres (nearly 4 acres of the lot is tidal), part of which was land purchased from World Seafoods Inc. in 1983. In 1983, a price of \$1,500,000 was agreed upon for the purchase of approximately 20 acres in the vicinity of the fishing hole. The current lot configuration includes several acres not subject to that sale. According to the Borough Assessing Department, the 2012 Total Value of the lot and improvements are listed at \$1,719,900 including the "Low" graded theater (listed as warehouse/storage) valued at \$72,000. The relation of the assessment to market value is debatable. Water and sewer service is not connected to the structure. Functionally, the site contains approximately 7 acres not in the tidal zone.

Current Activity

Pier One Theater

Pier One Theater was granted a 5 year lease for nominal compensation last year. The theater structure is approximately 3,600 square feet (sf) and 31 parking spaces are allotted. The activity of Pier One is conducted from mid-May through mid-September. Average attendance of the performances is 75-80 people and capacity is 100. This year Pier One has painted the building and been the recipient of grants to replace the roof on the structure after it was damaged by a storm. The rest of the site consists of camping spaces and a worm picnic shelter, which are in close proximity to the nearby fish cleaning station, RV dump and restrooms found on the fishing lagoon parcel.

Camp Grounds

Over 80 city operated campground sites are located on and near the site and are in operation from April 1 through October 30. The campsites directly adjacent to the fishing hole are actually not part of the Pier One lot. The city charges \$15/night for RV's and \$8/night for tents. RV's generally dominate tent sites. According to the city's web site, "Amenities include Fishing Hole sites, beach sites, fish cleaning tables, handicapped accessible restroom facilities, potable water, and easy access to one of the city's RV dump sites. Pier One Theatre is next door for weekend evening entertainment." It is estimated that 30% of the total annual campground revenue of \$150,000 is generated at this site.

Campsites are spread throughout the site and delineated with pieces of driftwood. A desire has been expressed to do away with the drift wood and delineate the spaces otherwise. While a covered picnic area serves the site, it is desirable to provide more green spaces for the campers. One fire ring is provided next to the picnic shelter. The shelter area is quite exposed and is usually windy and noisy next to the highway. The proposed Spit Trail extension will be constructed between the shelter and the road.

Dredge Spoils

The portion of the lot nearest to the harbor is used for the storage of dredge spoils after they are dewatered. It is not anticipated that the demand for this use will change anytime in the near

future as this is a requirement of the Corp of Engineers for harbor dredging. So far, there are not long- or short-range plans to move this to another site. Approximately 1.6 acres of the site is devoted to this use.

Access Road

An access road supporting truck traffic leads to Freight Dock Road and is located between the dredge spoils piles and the camp ground. This allows for industrial traffic to avoid conflict with the Public Boat Launch. It has been suggested that this road could be straightened to follow the edge of the lot line. The Port Direct is proposing to have the route paved. Currently the road works well to serve the dredge spoils area.

Proposed Activities

Barge Mooring Facility

After conversations with those expressing needs for a place to moor and service barges, the Port Director submitted a CIP proposal for a Barge Mooring Facility on the site. Attached are some conceptual representations of the facility. This would be a seasonal operation starting in fall and lasting until spring. Barges could moor in the tidal area or be dry docked on land while serviced. Barges serviced would have to ensure that an impermeable material is placed on the beach prior to use. With barge services wrapped up in May, the site could be repurposed for camping until fall. The proposed area for use may include the two interior rows of existing campgrounds and the beach sites that would access the area.

Kayak Launch

During the Comprehensive Plan discussions this parcel was identified as a place to provide for kayak launches into the bay. This was seen as an amenity that could be provided with little investment. The site provides an optimal entrance to the bay that does not interfere with the Small Boat Harbor traffic. Additionally, the proposed Kachemak Bay Water Trail has analyzed options for a launch site could be used as a starting gateway to the trail and identified the corner of the lot next to the armor rock protecting the port uplands as most desirable. The Water Trail Organization proposes to spearhead improvements to facilitate kayak launches. This corner of the lot is not currently utilized and has developed road/path access to the bay. The proposed launch site could be utilized without interfering with camping or proposed barge services.

Wooden Boat Society

The Wooden Boat Society requested a long term lease the use of 10,000 square feet located on the lot for \$1 in annual compensation. They have suggested that they would construct a structure on the site within a 5 year time frame. They would prefer a site on the water's edge for easier boat launches. In consideration that the most desirable camp spaces and a barge haul out operation at water's edge would and do generate considerable compensation, it seems that providing a space for a facility not providing direct revenue would not be a financially prudent endeavor at that location. Each dollar of direct compensation to the city is equal to the city tax collected on \$22.22 worth of service or goods. Ten Thousand square feet can provide over twelve camp spaces or over 40 parking spaces. The addition of a structure on the site is a long range endeavor will may limit other opportunities and will affect the view. Depending on site activity, year round boat building/rehabbing activities may conflict with the campground. The decision to provide such a lease is a political one. If space were to be provided the least view and site impacting might be a location between the Pier One building and the highway.

Comprehensive Plan

The Comprehensive Plan provides

Although there are many recreational needs and opportunities on the Spit serving both local residents and visitors, these must be balanced within the overall context of the existing City of Homer Comprehensive Plan Parks and Recreation priorities, currently planned Capital Improvement Projects (CIP), and staff and maintenance resources and capacity.

Moreover, addition of proposed new park sites and improvements outside of existing parks is very difficult to implement on the Spit. As described in the Port and Harbor Section, a majority of the Spit's land and infrastructure is controlled by an Enterprise Fund. Port users— not local taxpayers—would be asked to fund these endeavors making them challenging to implement, despite their merits and public support.

Thus, two ideas that generated some excitement during the public process—a park and gathering place concept focused around the Pier One Theater, and a landmark plaza and drop-off zone. Both would be challenging to fund and implement. Pg 18 HSCP

This following section provides a vision for the Spit, but also recognizes some very important realities. One is that the Spit is unusual in that so much of it is owned by the City of Homer. In addition to standard municipal responsibilities such as parks and public facilities, the City also leases land to private companies. There are two types of goals that arise from this arrangement of land ownership:

- 1) There are universal concepts and goals that apply to all lands regardless of ownership such as zoning; and
- 2) There are policies the City as a land owner should examine.

Another reality is that the City itself further manages its lands based on the way the land was purchased. The Port and Harbor is operated as an Enterprise Fund, meaning that general revenues such as City wide property and sales taxes are not used to support operations. Port revenue is used to purchase port land and to benefit port operations, not the city as a whole. Pg 20 HSCP

A new community park and gathering area was a priority identified during the planning workshops. A possible site identified in the public process is a portion of the city campground between the fishing lagoon and Freight Dock Road, near Pier One Theater. It may be feasible to purchase the property from the Port and Harbor Enterprise Fund. The area was envisioned as a place for picnics, kayak load and launch, and other day use activities. Pg 26 HSCP

Goals for Economic Development:

3.1 Improve the local economy and create year-round jobs by providing opportunities for new business and industrial development appropriate for the Homer Spit.pg 30 HSCP

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

Objective: Provide enhanced park and recreation facilities

Strategies:

Identify and prioritize public recreation needs on the spit, and include projects on the CIP. Refer to the Master Parks and Recreation Plan, chapter 7, in the 2008 Comprehensive Plan.

Prepare a master plan for development of a new community gathering space at the site of the existing City campground north of Freight Dock Road (pier 1 area).

Provide kayak launching facilities.

Set aside a new community park.

Evaluate and develop a plan for non-boating access to fishing opportunities.

Construct weather-protected picnic and outdoor meeting facilities.

Zoning

Current zoning of the lot is Marine Commercial. Taking into account the recommendations of the comprehensive plan, I would expect this area to remain Marine Industrial until it is determined that the site is ready to be used for park and/or recreation activities or until the comprehensive plan is updated to reflect another desired use. Kayak launching is a water dependent activity permitted outright in the Marine Commercial District as are dry docks.

What Now?

I propose to have short and longer term consideration for the lot.

Short term 5-10 years

Continue present activities and consider a few of the currently proposed ones

- camping, boat launch and kayak launch can all work together and do not constitute improvements that would restrict future proposals that could present a higher use in the future. These activities can easily make way for permanent improvements if desired.

- Pier One has a five year lease and should be re-evaluated as the term expires. It is a very old building without running water that has worked well for the seasonal activities it now supports. The structure itself needs to be monitored and improvements will continue to be necessary for its continued use.

- Wooden Boat Society needs a response. It needs to be considered if the community wishes to support a long term lease and a future improvement. As indicated in the comprehensive plan, this lot is supported by the enterprise fund and a long term lease for nominal compensation is not likely to provide a direct return to the fund.

- The remainder of the lot toward the highway could be used for additional recreational activities, perhaps improving upon the shelter area or incorporating additional green spaces and/or for additional parking or camping or any combination.

Longer term 10+ years

Here we could especially use some input!

- present and proposed activities will continue to provide benefits to the city.
- depending on needs and desires, expansion of industrial or recreation could be proposed
- if there is no support for some reimbursement of funds to the enterprise fund the recreational options noted in the comprehensive plan should be modified.
- current activities can easily be moved or modified for gainful improvements.

Attachments

1. Marine Industrial Zoning Code
2. 2012 – 2017 CIP Barge Mooring Facility
3. 2011 Land Allocation Plan – Pier One Theater
4. Site
5. Map

Chapter 21.30 MI Marine Industrial District

Sections:

- 21.30.010 Purpose.
- 21.30.020 Permitted uses and structures.
- 21.30.030 Conditional uses and structures.
- 21.30.040 Dimensional requirements.
- 21.30.050 Site and access plan.
- 21.30.060 Traffic requirements.
- 21.30.070 Site development requirements.
- 21.30.080 Nuisance standards.
- 21.30.090 Lighting standards.

21.30.010 Purpose. The purpose of the Marine Industrial District is primarily to provide adequate space for those water-dependent industrial uses that require direct marine access for their operation, such as fishing, fish processing, marine transportation, off-shore oil development and tourism; giving priority to those water-dependent uses over other industrial, commercial and recreational uses. (Ord. 08-29, 2008).

21.30.020 Permitted uses and structures. The following uses are permitted outright in the Marine Industrial District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

- a. Port and harbor facilities;
- b. Manufacturing, processing and packing of sea products;
- c. Cold-storage;
- d. Dry docks;
- e. Wharves and docks, marine loading facilities, ferry terminals, marine railways;
- f. Marine equipment sales, rentals, service, repair and storage.
- g. Boat launching or moorage facilities, marinas, boat charter services;
- h. Warehouse and marshaling yards for storing goods awaiting transfer to marine vessels or off-loaded from a marine vessel and awaiting immediate pickup by land-based transportation;
- i. Other similar uses, if approved after a public hearing by the Commission, including but not limited to those uses authorized in the Marine Commercial District under HCC §§ 21.28.020 and 21.28.030, provided the Commission finds the use meets the following standards and requirements:
 - 1. The proposed use is compatible with the purpose of Marine Industrial District or provides a necessary service to water-dependent industry,
 - 2. The proposed use is compatible with land use development plans for the Homer Spit and the comprehensive plan,
 - 3. Public facilities and services are adequate to serve the proposed use, and
 - 4. The Port and Harbor Commission, after a public hearing, has made a written recommendation to the Commission concerning the proposed use, including specifically whether conditions (1) through (3) of this subsection are or may, with appropriate conditions, be met by the proposed use;
- j. Mobile food services;
- k. Itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district;
- l. Recreational vehicle parks, provided they shall conform to the standards in HCC § 21.54.
- m. As an accessory use, one small wind energy system per lot. (Ord. 09-34(A) §19 (part), 2009; Ord. 08-29, 2008).

21.30.030 Conditional uses and structures. The following uses may be permitted in the Marine Industrial

District when authorized by conditional use permit issued in accordance with HCC Chapter 21.71:

- a. Planned unit development, limited to water-dependent or water-related uses and excluding all dwellings;
- b. Boat sales, rentals, service, repair and storage, and boat manufacturing;
- c. Restaurants and drinking establishments;
- d. Extractive enterprises related to other uses permitted in the district;
- e. Campgrounds;
- f. Bulk petroleum storage;
- g. Caretaker's residence as an accessory to a permitted or conditionally permitted use;
- h. Heliports;
- i. Pipelines and railroads;
- j. More than one building containing a permitted principal use on a lot.
- k. Permitted uses that exceed 100 vehicles during peak hour or more than 500 vehicles per day based on the proposed land use and density, calculated utilizing the Trip Generation Manual, Institute of Traffic Engineers, most current edition;
- l. Indoor recreational facilities;
- m. Outdoor recreational facilities. (Ord. 08-29, 2008).

21.30.040 Dimensional requirements. a. Lot Size. The minimum lot size is 6,000 square feet.

b. Setbacks.

1. All buildings shall be set back 20 feet from all dedicated rights-of-way. Alleys are not subject to a 20 foot setback requirement. The setback requirements from any lot line abutting an alley will be determined by the dimensional requirements of subparagraph (2) below.

2. Buildings shall be set back five feet from all other lot boundary lot lines unless adequate firewalls are provided and adequate access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshal.

c. Building Height.

1. The maximum building height shall be thirty-five feet.

d. No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit.

e. Building Area and Dimensions - Retail and Wholesale.

1. The total square feet floor area of retail and wholesale business uses within a single building shall not exceed 25,000 square feet.

2. In no event may a conditional use permit or variance be granted that would allow a building to exceed the limits of subparagraph (d)(1) and no nonconforming use or structure may be expanded in any manner that would increase its nonconformance with the limits of subparagraph (d)(1). (Ord. 08-29, 2008; Ord. 08-27(S)§1, part, 2008).

21.30.050 Site and access plan. a. A zoning permit for a building or structure within the Marine Industrial District shall not be issued by the City without a level two site plan approved under HCC Chapter 21.73.

b. No zoning permit may be granted without a level two right-of-way access plan approved under HCC Chapter 21.73. (Ord. 08-29, 2008).

21.30.060 Traffic Requirements. A conditional use permit is required for every use that is estimated or expected to generate traffic in excess of the criteria contained in HCC § 21.18.060. (Ord. 08-29, 2008).

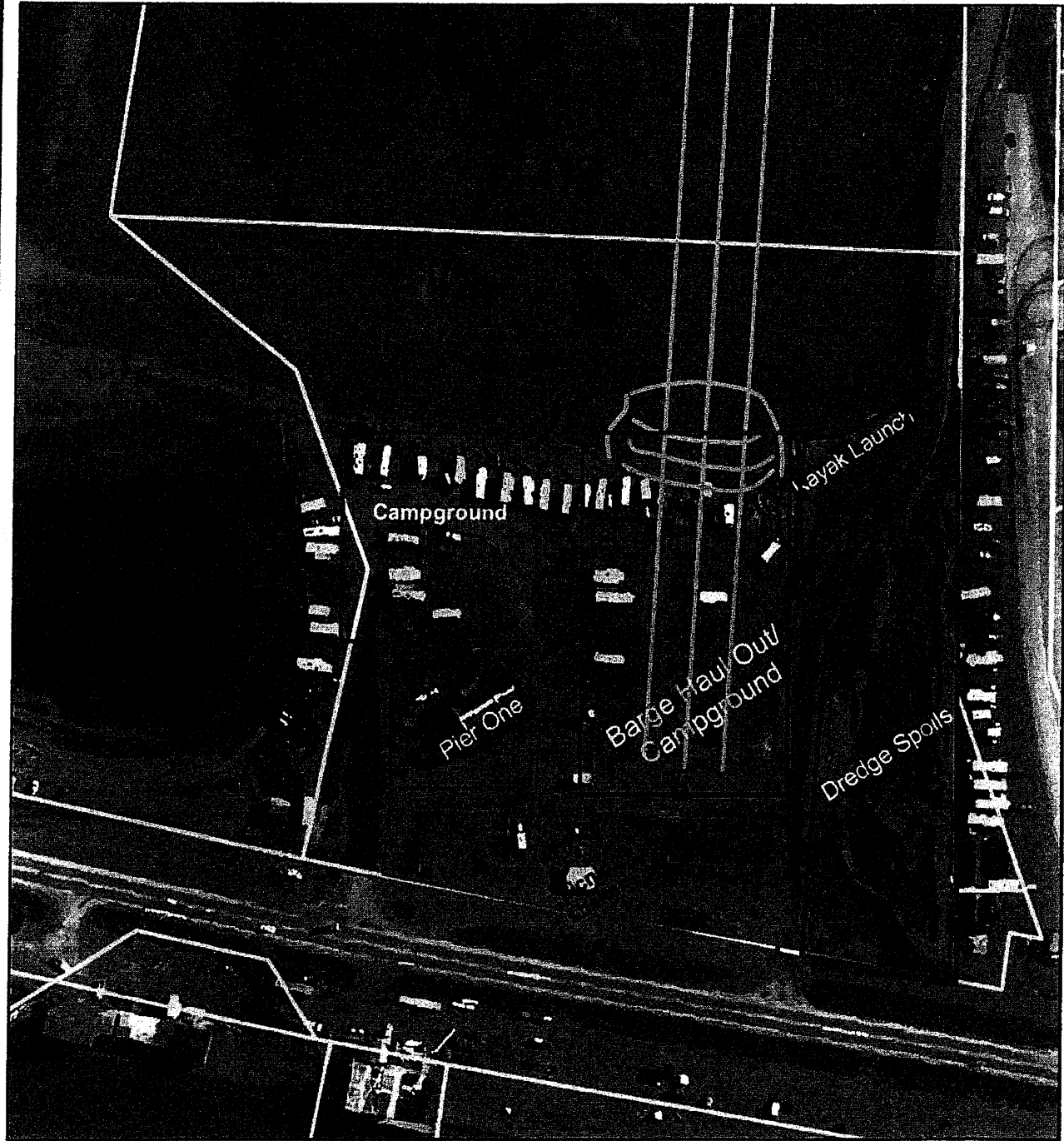
21.30.070 Site Development Requirements. a. All site development shall conform to the level two site development standards contained in HCC § 21.50.030.

b. Point source discharges to a waterway shall be in conformance with the Alaska Department of

Environmental Conservation regulations. (Ord. 08-29, 2008).

21.30.080 Nuisance Standards. The nuisance standards of HCC § 21.59.010 apply to all development, uses, and structures in this zoning district. (Ord. 08-29, 2008).

21.30.090. Lighting Standards. The level one lighting standards of HCC § 21.59.030 apply to all development, uses, and structures in this zoning district. (Ord. 08-29, 2008).



City of Homer
Planning and Zoning Department

8-15-12

Pier One Site



Disclaimer:
 It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.



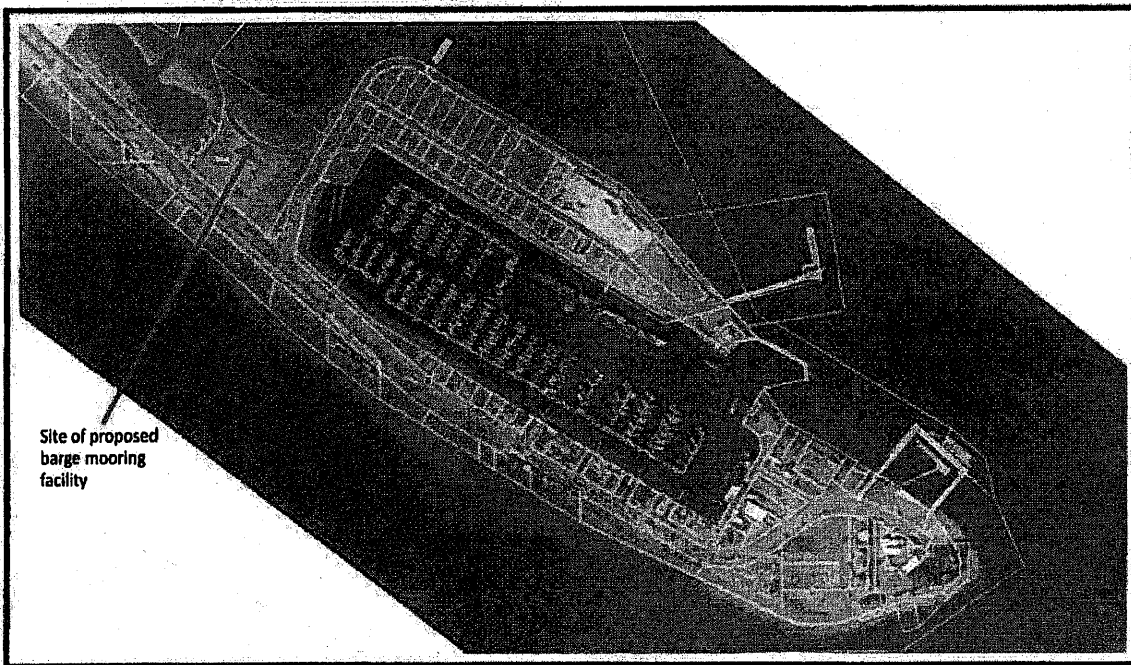
Barge Mooring Facility

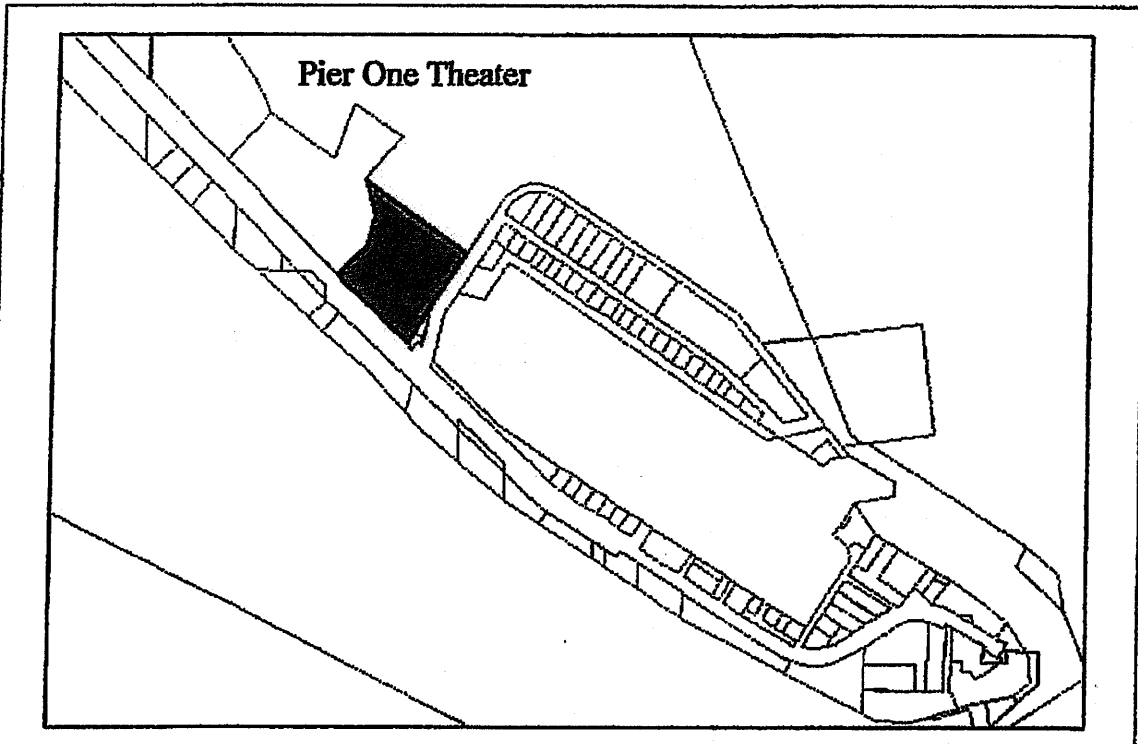
PROJECT DESCRIPTION & BENEFIT: This project will meet the needs of existing Homer businesses and attract additional business by constructing a barge mooring facility at Lot TR 1A (east of the Fishing Lagoon). The mooring facility will consist of a row of four or five piles driven perpendicular to the beach, extending down through the tidal area, eliminating the necessity of an offshore anchor and allowing use at various tide levels. Barges and other large shallow-draft vessels will be able to moor at the site while undergoing maintenance/repair work. When used in conjunction with bollard moorings on the beach, the pile moorings will also allow long-term storage at the site.

Cost: \$400,000

Schedule: 2013

Priority: 2





Designated Use: Fishing Lagoon

Acquisition History: Ordinance 83-26. Purchase from World Seafood.

Area: 11.27 acres

Parcel Number: 18103117

2009 Assessed Value: \$1,719,400 (Land: \$1,570,600 Structure: \$148,800)

Legal Description: HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 3854 Homer Spit Road

This is a large parcel that is used several ways.

- Dredge spoils dewatering and storage
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.
- Other summer only leases

Resolution 2011-37(A): Develop a plan which will consider designation of a 10,000 sq. ft. portion to make the land available for Request for Proposals.

Leased to: Pier One Theater

Lease Renewal Options:

Expiration: 12/9/2011 Resolution 2007-56

The Homer Spit Trail currently ends on this lot.

Finance Dept. Code:



City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-8121
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

TO: Port and Harbor Advisory Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Planning Technician
MEETING: September 20, 2012
SUBJECT: Marine Commercial Zoning District

Requested Action

The Commission and staff requests any comments from the Port and Harbor Advisory Commission on allowing "Lodging" on the Spit in the Marine Commercial District.

Introduction

The Homer Advisory Planning Commission has been reviewing the Marine Commercial Zoning District, as part of the implementation of the Homer Spit Comprehensive Plan. Over the past few months, the Commission has been focused on how to regulate the nightly rentals, generally above shops. These are currently not allowed by the zoning code in the district. A representative from the State Fire Marshal Office made a presentation to the Commission over the summer on how the fire marshal regulates these types of buildings. The Commission and staff learned that who stays there, and how long, affects how strict the rules are. An owner occupied room has very few rules; a nightly rental for the general public has a lot more safety rules. Living somewhere 30 days means someone is more familiar with the building and surroundings and could more easily get out of the building in case of emergency. Shorter term stays means the occupant is less familiar and at more risk in case of emergency.

In August, letters were mailed to Spit property owners inviting them to share their ideas with the Commission. Two meetings were held, and attended by business owners and interested citizens. With comments provided by citizens, the Commission has reached consensus that overnight rentals should be allowed, and employee/business owners/caretakers quarters should also be allowed. Attached is the most recent staff report and version of the draft ordinance. The Commission will probably review the ordinance a few more times, and then move it to public hearing.

New Code Language

New Definition:

"Lodging" means a building, portion of a building, or group of buildings, containing five (5) or fewer guest rooms used for the purpose of offering public lodging on a day-to-day basis with or without meals. Lodging is not a hotel, motel, bed and breakfast, rooming house or hostel.

Three concepts in the 9/12 draft ordinance:

1. Caretaker/employee/employer quarters for occupancy more than 30 days, limited to 50% or less of the floor area (permitted use). This allows for some housing, but limits the size of the unit to something smaller than the main commercial use of the building.
2. Lodging as an accessory use, limited to 50% or less of floor area, (permitted use)

3. Lodging as a primary use (Conditional Use). This allows an empty or boarded up building to be used solely for lodging. This is something that citizens and the Commission do not want to see often, but lodging is preferable to a boarded up building.

Requested Action

The Commission and staff requests any comments from the Port and Harbor Advisory Commission on allowing "Lodging" on the Spit in the Marine Commercial District.

Attachments

Staff Report PL 12-51

September 12, 2012 Draft Ordinance



City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

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E-mail Planning@ci.homer.ak.us
Web Site www.cityofhomer-ak.gov

STAFF REPORT PL 12-51

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Planning Technician
MEETING: September 19, 2012
SUBJECT: Marine Commercial Zoning District

Requested Action:

This staff report will wrap up conversation on overnight accommodations, and begin discussion on the next topic: dimensional requirements.

Introduction

The Commission has been discussing possible code solutions for the overnight accommodations found on the Spit. At the last two work sessions, the Commission listened to comments from Spit business owners, and interested citizens. The comments were in favor of allowing 50% of a building to be used for overnight accommodations. There was some concern about allowing all of a boardwalk building to become lodging; it might detract from the mix of land uses that makes the Spit so interesting. On the other hand, if the choices are boarded up vacant buildings, or overnight rentals, rentals might be preferable to empty storefronts.

Proposed Lodging Solution

Lines 45-48, and line 63, are possible code changes. Staff also suggested using the term "lodging" rather than "accessory lodging," to follow the grammar generally found in our code. We will be working with the City Attorney at some point on the exact legalese.

New Definition:

"Lodging" means a building, portion of a building, or group of buildings, containing five (5) or fewer guest rooms used for the purpose of offering public lodging on a day-to-day basis with or without meals. Lodging is not a hotel, motel, bed and breakfast, rooming house or hostel.

Three concepts in the 9/12 draft ordinance:

1. Caretaker/employee/employer quarters for occupancy more than 30 days, limited to 50% or less of the floor area (permitted use)
2. Lodging as an accessory use, limited to 50% or less of floor area, (permitted use)
3. Lodging as a primary use (Conditional Use)

Enforcement: If someone converts an upstairs space into lodging, under city and state law, a fire marshal review is required. The zoning code requires a zoning permit for this change of use. The rules are the same city wide.

Staff Recommendation: Discuss the draft code language and make any amendments. If there is consensus with the proposed language, staff will move on to the next section of code.

Next Portion of code to work on: Dimensional Requirements.

Introduction

Dimensional requirements spell out minimum lot size, the building envelope (setbacks, height, etc), and structure size limits. For example, Home City Code generally states in the business districts that building area over 8,000 square feet, or covering more than 30% of a lot, requires a conditional use permit. Conceptually, this higher level of review via a CUP is required because the bulk/scale/density of the development could impact neighboring properties. The Zoning Code and each Zoning District has a purpose statement. Everything the Commission enacts or approves should follow the concepts set out in these purpose statements.

HCC 21.01.030 Purpose. The Homer Zoning Code is adopted as one means of implementing of the general goals and policies of the Homer Comprehensive Plan. Its purpose is to enhance the public health, safety and welfare through land use regulations to:

- a. Designate, regulate and restrict the location and use of buildings, structures and land;
- b. Regulate the height, number of stories, and size of buildings and other characteristics of structures;
- c. Regulate and determine the size of yards and other open spaces;
- d. Regulate and limit the density of population;
- e. Conserve and stabilize the value of property;
- f. Provide adequate open spaces for light and air; and to prevent and fight fires;
- g. Prevent undue concentration of population;
- h. Lessen congestion on streets and highways;
- i. Preserve and enhance the aesthetic environment of the community;
- j. Promote health, safety and general welfare.

Purpose of the Marine Commercial District

HCC 21.28.010 Purpose. The purpose of the Marine Commercial District is primarily for water-related and water-dependent uses and the business and commercial uses that serve and support them, including but not limited to fishing, marine transportation, off-shore energy development, recreation and tourism. It is recognized that unique natural features of Homer's marine environment contribute significantly to the economic and social environments, therefore performance standards are required to minimize the impact of development on the natural features on which they depend. (Ord. 08-29, 2008).

When a developer applies for a conditional use permit, these are the ideas that the proposal is compared to. The Commission's findings relate to the overall purpose of the zoning code, and to the purpose statement of the zoning district. It is helpful to keep the purpose statements in mind as we discuss the dimensional requirements in the Marine Commercial district. The Spit is a unique place for many reasons; its zoning may be different than the rest of the city.

Setback Requirements in Marine Commercial

There have been several conditional use permits in the last few years where the setback rules have been relaxed through the planned unit development (PUD) process. Generally speaking, buildings continue to meet the setback requirements, but walkways, boardwalks stairs and ramps have been allowed to be within the setback requirement.

Rather than requiring the use of the PUD process, staff recommends that certain structures, like stairs and boardwalks, be allowed in a setback with a conditional use permit. PUD's are somewhat complicated and require more work of the applicant, staff, and of the Commission. They are not a good way to regulate the setback exceptions we have been seeing. If the City is going to allow setback exceptions along rights of way, code should clearly state the process for that.

Analysis

Staff recommends amending the setback requirements, to allow structures within that area. The Central Business District allows building within the setback from a right of way, with a conditional use permit. Staff recommends the same language for the Marine Commercial District.

Current Setback Code Excerpt with proposed amendment:

21.28.040 Dimensional Requirements. The following dimensional requirements shall apply to all structures and uses in the marine commercial district:

b. Buildings shall be setback 20 feet from all dedicated rights-of-way and five feet from all other lot boundary lines. Alleys are not subject to a 20 foot setback requirement. **If approved by a conditional use permit, the setback from a dedicated right-of-way, may be reduced.**

Conclusion

The proposed amendment would allow an applicant to apply for a conditional use permit to have a structure in a setback from a right of way. This would be a more clear public process than using a PUD mechanism.

Staff Recommendation

Planning Commission

1. Reach consensus lines 45-48, and 63 of the draft ordinance (lodging)
2. Begin discussion on setback exceptions. Staff can research questions and ideas for the October meetings.

Attachments

September 12, 2012 Draft Ordinance

1 **September 12, 2012 Draft**

2 **Chapter 21.28 MC Marine Commercial District**

3 Sections:

- 4
5 21.28.010 Purpose.
6 21.28.020 Permitted uses and structures.
7 21.28.030 Conditional uses and structures.
8 21.28.040 Dimensional requirements.
9 21.28.050 Site and access plan.
10 21.28.060 Traffic requirements.
11 21.28.070 Site development requirements.
12 21.28.080 Nuisance standards.
13 21.28.090 Lighting standards.

14
15 21.28.010 Purpose. The purpose of the Marine Commercial District is primarily for water-related
16 and water-dependent uses and the business and commercial uses that serve and support them,
17 including but not limited to fishing, marine transportation, off-shore energy development,
18 recreation and tourism. It is recognized that unique natural features of Homer's marine
19 environment contribute significantly to the economic and social environments, therefore
20 performance standards are required to minimize the impact of development on the natural
21 features on which they depend. (Ord. 08-29, 2008).

22
23 21.28.020 Permitted uses and structures. The following uses are permitted outright in the Marine
24 Commercial District, except when such use requires a conditional use permit by reason of size,
25 traffic volumes, or other reasons set forth in this chapter:

- 26 ~~a. Boat charter offices; Tourism related charter offices such as fishing, flightseeing, day~~
27 ~~excursions and boat charters~~
28 b. Marine equipment and parts sales and services;
29 ~~c. Retail stores limited to the sale of seafood products, sporting goods, curios, and arts and crafts;~~
30 d. Business offices for water-dependent and water related activities such as fish brokers, off-
31 shore oil and gas service companies, and stevedores;
32 e. Customary accessory uses that are clearly subordinate to the main use of the lot or building
33 such as piers or wharves, provided that separate permits shall not be issued for the construction
34 of an accessory structure prior to that of the main structure;
35 f. Mobile food services;
36 g. Itinerant merchants, provided all activities shall be limited to uses permitted outright under
37 this zoning district;
38 h. Recreational vehicle parks, provided they shall conform to the standards in HCC § 21.54.
39 i. As an accessory use, one small wind energy system per lot.(Ord. 09-34(A) §18 (part), 2009;
40 Ord. 08-29, 2008).

41 j. Restaurants

42 k. Cold-storage facilities

43 l. Campgrounds

44 m. Manufacturing, processing, cooking, and packing of seafood products

45 o. Caretaker, business owner or employee as an accessory use to a primary use. The
46 accommodations must be 50% or less of the building area, and intended use by the occupant for
47 more than 30 consecutive days.

48 p. Lodging as an accessory use, occupying no more than 50% of the floor area of the building.

49
50 21.28.030 Conditional uses and structures. The following uses may be permitted in the Marine
51 Commercial District when authorized by conditional use permit issued in accordance with HCC
52 Chapter 21.71:

53 ~~a. Restaurants and drinking establishments; (reminder: restaurants allowed outright, drinking~~
54 ~~establishments are conditional)~~

55 ~~b. Cold storage facilities;(Allow outright)~~

56 ~~eb. Public utility facilities and structures;~~

57 ~~d. Dredge and fill when required for construction or maintenance of a structure devoted to one or~~
58 ~~more uses that are permitted or conditionally permitted in this district;~~

59 ~~ec. Wholesale outlets for marine products;~~

60 ~~fd. Pipelines and railroads;~~

61 ~~ge. Heliports;~~

62 ~~hf. Hotels and motels;~~

63 g. Lodging

64 i. More than one building containing a permitted principal use on a lot.

65 j. Planned unit developments, limited to water-dependent and water-related uses; No dwelling
66 units other than caretakers

67 k. Indoor recreational facilities;

68 l. Outdoor recreational facilities;

69 m. Campgrounds;(Allow outright)

70 ~~n. Manufacturing, processing, cooking, and packing of seafood products.(Allow outright)~~

71 o. Other similar uses, if approved after a public hearing by the Planning Commission, including
72 but not limited to those uses authorized in the Marine Industrial district under HCC §§ 21.30.020
73 and 21.30.030, provided the commission finds the use meets the following standards and
74 requirements:

75 1. The proposed use is compatible with the purpose of the Marine Commercial District,

76 2. The proposed use is compatible with the land use development plan for the Homer Spit and
77 the Comprehensive Plan,

78 3. Public facilities and services are adequate to serve the proposed use, and,

79 ~~4. If City owned land, the Port and Harbor Commission, after a public hearing, has made a~~
80 ~~written recommendation to the Planning Commission concerning the proposed use, including~~
81 ~~specifically whether conditions (1) through (3) of this subsection are or may, with appropriate~~
82 ~~conditions, be met by the proposed use. (Ord. 08-29, 2008).~~

83 |
84
85 21.28.040 Dimensional Requirements. The following dimensional requirements shall apply to all
86 structures and uses in the marine commercial district:
87 a. The minimum lot size is 20,000 square feet, except for lots lawfully platted before December
88 12, 2006. The minimum lot width is 150 feet, except for lots lawfully platted before December
89 12, 2006.
90 b. Buildings shall be setback 20 feet from all dedicated rights-of-way and five feet from all other
91 lot boundary lines. Alleys are not subject to a 20 foot setback requirement.
92 c. The maximum building height is 35 feet.
93 d. No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor
94 shall any lot contain building area in excess of 30 percent of the lot area without an approved
95 conditional use permit.

96 Building Area and Dimensions - Retail and Wholesale.
97 1. The floor area of retail and wholesale business uses within a single building shall not exceed
98 25,000 square feet.
99 2. In no event may a conditional use permit, Planned Unit Development, or variance be granted
100 that would allow a building to exceed the limits of subparagraph (e)(1) and no nonconforming
101 use or structure may be expanded in any manner that would increase its nonconformance with
102 the limits of subparagraph (e)(1). (Ord. 08-29, 2008).

103 21.28.050 Site and Access Plan. a. A zoning permit for any use or structure within the Marine
104 Commercial District shall not be issued by the City without a level one site plan approved by the
105 City under HCC Chapter 21.73.
106 b. A zoning permit for any use or structure shall not be issued without a level one right-of-way
107 access plan approved by the City under HCC Chapter 21.73. (Ord. 08-29, 2008).
108

109 21.28.060 Traffic Requirements. A conditional use permit is required for all uses that are
110 estimated or expected to generate traffic in excess of the criteria contained in HCC § 21.18.060.
111 (Ord. 08-29, 2008).
112

113 21.28.070 Site Development Requirements. All development shall conform to the Site
114 Development Requirements contained in HCC § 21.50.030 and the following:
115 a. Development shall not impair or unnecessarily impede use by the public of adjacent publicly-
116 owned tidelands.
117 b. The location of buildings and roads shall be planned to minimize alteration to the natural
118 terrain.
119 c. Grading and filling shall not alter the storm berm except as necessary to correct unsafe
120 conditions.
121 d. Point source discharges to a waterway shall be in conformance with the Alaska Department of
122 Environmental Conservation regulations. (Ord. 08-29, 2008).
123

124 21.28.080 Nuisance Standards. All development and structures shall conform to the Nuisance
125 Standards contained in HCC § 21.24.080. (Ord. 08-29, 2008).

126 21.28.090 Lighting Standards. All uses and development shall conform to the Lighting Standards
127 contained in HCC § 21.59.030. (Ord. 08-29, 2008).

128

Port & Harbor

Monthly Statistical & Performance Report

For the Month of: **August 2012**

<u>Moorage Sales</u>			<u>Stall Wait List</u>		
	<u>2012</u>	<u>2011</u>	No. on list at Month's End	<u>2012</u>	<u>2011</u>
Daily Transient	340	391	18' Stall	1	0
Monthly Transient	268	300	20' Stall	2	2
Semi-Annual Transient	1	2	24' Stall	30	39
Annual Transient	6	4	32' Stall	57	70
Annual Reserved	124	102	40' Stall	36	28
			50' Stall	18	17
			75' Stall	6	5
			Total:	<hr style="width: 100%; border: 0.5px solid black;"/>	<hr style="width: 100%; border: 0.5px solid black;"/>
				150	161
<u>Grid Usage</u>			<u>Docking & Beach/Barge Use</u>		
1 Unit = 1 Grid Tide Use	<u>2012</u>	<u>2011</u>	1 Unit = 1 or 1/2 Day Use	<u>2012</u>	<u>2011</u>
Wood Grid	30	19	Deep Water Dock	61	25
Steel Grid	3	4	Pioneer Dock	35	35
			Beach Landings	1	11
			Barge Ramp	18	18
<u>Services & Incidents</u>			<u>Wharfage (in short tons)</u>		
	<u>2012</u>	<u>2011</u>	In Tons, Converted from Lb./Gal.	<u>2012</u>	<u>2011</u>
Vessels Towed	2	1	Seafood	1,080	454
Vessels Moved	31	38	Cargo/Other	3,646	1,570
Vessels Pumped	0	3	Fuel	53,529	55,888
Vessels Sunk	0	1			
Vessel Accidents	3	1	<u>Crane Hours</u>		
Vessel Impounds	0	1		<u>2012</u>	<u>2011</u>
Equipment Impounds	8	0		347.5	292.9
Vehicle Impounds	0	0	<u>Ice Sales</u>		
Property Damage	2	4	For the Month of August	<u>2012</u>	<u>2011</u>
Pollution Incident	1	2		341	465
Fires Reported/Assists	0	1	Year to Date Total	2,217	2,634
EMT Assists	2	1			
Police Assists	2	3	<u>Difference between</u>		
Public Assists	19	20	<u>2011 YTD and 2012 YTD:</u>		
Thefts Reported	2	0	<hr style="width: 100%; border: 0.5px solid black;"/>		
			417 tons less		
<u>Parking Passes</u>					
	<u>2012</u>	<u>2011</u>			
Long-term Pass	2	1			
Monthly Long-term Pass	7	n/a			
Seasonal Pass	0	0			

**WEEKLY CRANE TIME / TONS OF ICE
City of Homer - Fish Dock 2012**

Date From	Date To	Crane Hours (Weekly)	YTD Crane	Tons of Ice (Weekly)	YTD Ice
1/2/2012	1/8/2012	18.2	18.2	shut down for maintenance	
1/9/2012	1/15/2012	20.9	39.1	shut down for maintenance	
1/16/2012	1/22/2012	16.2	55.3	shut down for maintenance	
1/23/2012	1/29/2012	11.5	66.8	shut down for maintenance	
1/30/2011	2/5/2012	-	-	shut down for maintenance	
2/6/2012	2/12/2012	54.3	121.1	shut down for maintenance	
2/13/2012	2/19/2012	35.5	156.6	shut down for maintenance	
2/20/2012	2/26/2012	21.5	178.1	shut down for maintenance	
2/27/2012	3/4/2012	36.5	214.6	shut down for maintenance	
3/5/2012	3/11/2012	43.4	258	shut down for maintenance	
3/12/2012	3/18/2012	44.1	302.1	32	32
3/19/2012	3/25/2012	57.3	359.4	58	90
3/26/2012	4/1/2012	65.1	424.5	41	131
4/2/2012	4/8/2012	45.3	469.8	40	171
4/9/2012	4/15/2012	32.9	502.7	18	189
4/16/2012	4/22/2012	49.4	552.1	19	208
4/23/2012	4/29/2012	63.6	615.7	81	289
4/30/2012	5/6/2012	40.4	656.1	75	364
5/7/2012	5/13/2012	29.5	685.6	59	423
5/14/2012	5/20/2012	71	756.6	61	484
5/21/2012	5/27/2012	27.8	784.4	50	534
5/28/2012	6/3/2012	64.1	848.5	47	581
6/4/2012	6/10/2012	66.1	914.6	66	647
6/11/2012	6/17/2012	84.5	999.1	91	738
6/18/2012	6/24/2012	74.2	1073.3	113	851
6/24/2012	7/1/2012	81.4	1154.7	149	1000
7/2/2012	7/8/2012	71	1225.7	175	1175
7/9/2012	7/15/2012	80.6	1306.3	171	1346
7/16/2012	7/22/2012	92.8	1399.1	350	1696
7/23/2012	7/29/2012	100.3	1499.4	180	1876
7/30/2012	8/5/2012	77.6	1577	42	1918
8/6/2012	8/12/2012	105.3	1682.3	87	2005
8/13/2012	8/18/2012	46.7	1729	67	2072
8/19/2012	8/26/2012	76.6	1805.6	81	2153
8/27/2012	9/2/2012	41.3	1846.9	64	2217
9/3/2012	9/9/2012	36	1882.9	34	2251
9/10/2012	9/16/2012	45.8	1928.7	20	2271
9/17/2012	9/23/2012				
9/24/2012	9/30/2012				
10/1/2012	10/7/2012				
10/8/2012	10/14/2012				
10/15/2012	10/21/2012				
10/22/2012	10/28/2012				
10/29/2012	11/4/2012				
11/5/2012	11/11/2012				
11/12/2012	11/18/2012				
11/19/2012	11/25/2012				
11/26/2012	12/2/2012				
12/3/2012	12/9/2012			shut down for maintenance	
12/10/2012	12/16/2012			shut down for maintenance	
12/17/2012	12/23/2012			shut down for maintenance	
12/24/2012	12/30/2012			shut down for maintenance	
12/31/2012				shut down for maintenance	

Deep Water Dock 2012

\$2.27

Date	Vessel	LOA	Times	Billed	#Dock	\$ Dock	Service Chg
1/6/12	Discovery	183	1015/	Ocean Marine Srv	1	\$ 415.41	\$ 52.00
1/7/12	Discovery	183	/0125	Ocean Marine Srv	1	\$ 415.41	
1/10/12	Bismark Sea & DBL 109	536	1520/	K-Sea Transportation	1	\$ 1,216.72	\$ 52.00
1/11/12	Bismark Sea & DBL 109	536	/1930	K-Sea Transportation	1	\$ 1,216.72	
1/13/12	Discovery	183	1000/1510	Ocean Marine Srv	2	\$ 207.71	na
1/20/12	Discovery (inside rate per MC)	183	1045/1430	Ocean Marine Srv	2	\$ 64.60	na
1/22/12	Discovery (inside rate per MC)	183	0845/0915	Ocean Marine Srv	2	\$ 64.60	na
1/27/12	Discovery	183	1000/1430	Ocean Marine Srv	2	\$ 207.71	na
2/3/12	Discovery	183	0800/	Ocean Marine Srv	2	\$ 415.41	na
2/4/12	Discovery	183	/0615	Ocean Marine Srv	2	\$ 207.71	na
2/6/12	Discovery	183	1000/1400	Ocean Marine Srv	2	\$ 64.60	na
2/10/12	Discovery	183	0700/1400	Ocean Marine Srv	2	\$ 207.71	na
2/17/12	Discovery	183	1000/1800	Ocean Marine Srv	2	\$ 207.71	na
2/24/12	Discovery	183	0900/1505	Ocean Marine Srv	2	\$ 207.71	na
3/2/12	Discovery	183	0900/1530	Ocean Marine Srv	2	\$ 207.71	na
3/9/12	Discovery	183	1000/1510	Ocean Marine Srv	2	\$ 207.71	na
3/13/12	Island Champion & Seatac 300	300	0900/	RSP / Pen. Scrap	1	\$ 681.00	\$ 52.00
3/14/12	Island Champion & Seatac 300	300		RSP / Pen. Scrap	1	\$ 681.00	
3/15/12	Island Champion & Seatac 300	300	/1130	RSP / Pen. Scrap	1	\$ 681.00	
3/16/12	Discovery	183	1000/1510	Ocean Marine Srv	2	\$ 207.71	na
3/23/12	Arctic Seal	130	1430/	Bering Marine Corp.	1	\$ 295.10	\$ 52.00
3/23/12	Discovery	183	0830/1900	Ocean Marine Srv	2	\$ 207.71	na
3/24/12	Arctic Seal	130	/2010	Bering Marine Corp.	1	\$ 295.10	
3/24/12	Perseverance	189	1500/	Cispri	1	\$ 429.03	\$ 52.00
3/25/12	Perseverance	189		Cispri	1	\$ 429.03	
3/26/12	Perseverance	189		Cispri	1	\$ 429.03	
3/27/12	Perseverance	189		Cispri	1	\$ 429.03	
3/28/12	Perseverance	189		Cispri	1	\$ 429.03	
3/29/12	Perseverance	189		Cispri	1	\$ 429.03	
3/30/12	Perseverance	189		Cispri	1	\$ 429.03	
3/31/12	Perseverance	189		Cispri	1	\$ 429.03	
4/1/12	Perseverance	189	/2000	Cispri	1	\$ 429.03	
4/4/12	Maxine M	103	1200/1330	Big Creek Fisheries	1	\$ 233.81	\$ 52.00
4/4/12	Discovery	183	0900/1700	Ocean Marine Srv	2	\$ 207.71	na
4/6/12	Discovery	183	0840/1200	Ocean Marine Srv	2	\$ 64.60	na
4/7/12	Endurance	215	0700/	Alyeska Pipe/Crowley	1	\$ 488.05	\$ 52.00
4/8/12	Endurance	215		Alyeska Pipe/Crowley	1	\$ 488.05	
4/9/12	Endurance	215		Alyeska Pipe/Crowley	1	\$ 488.05	
4/9/12	Discovery	183	1230/1315	Ocean Marine Srv	2	\$ 64.60	na
4/10/12	Endurance	215		Alyeska Pipe/Crowley	1	\$ 488.05	
4/10/12	Perseverance	189	0700/	Cispri	2	\$ 429.03	na
4/11/12	Endurance	215		Alyeska Pipe/Crowley	1	\$ 488.05	
4/11/12	Perseverance	189		Cispri	2	\$ 429.03	
4/12/12	Maxime	75	1000/1500	Vogel, William	1	\$ 170.25	\$ 52.00
4/12/12	Endurance	215	/0705	Alyeska Pipe/Crowley	1	\$ 488.05	
4/12/12	Perseverance	189		Cispri	2	\$ 429.03	
4/13/12	Discovery	183	1000/1315	Ocean Marine Srv	2	\$ 64.60	na
4/13/12	Endurance	215	1720/2100	Alyeska Pipe/Crowley	1	\$ 488.05	\$ 52.00
4/13/12	Perseverance	189		Cispri	1	\$ 429.03	
4/14/12	Perseverance	189		Cispri	1	\$ 429.03	
4/15/12	Perseverance	189		Cispri	1	\$ 429.03	
4/16/12	Perseverance	189		Cispri	1	\$ 429.03	
4/17/12	Perseverance	189		Cispri	1	\$ 429.03	
4/17/12	Discovery	183	0800/1145	Ocean Marine Srv	2	\$ 64.60	na
4/18/12	Perseverance	189		Cispri	1	\$ 429.03	
4/19/12	Perseverance	189	/2200	Cispri	1	\$ 429.03	
4/20/12	Discovery	183	0900/1300	Ocean Marine Srv	2	\$ 64.60	na
4/21/12	Justine Foss	126	0830/	Foss Maritime	1	\$ 286.02	\$ 52.00
4/21/12	Pacific Explorer	105	0830/	Foss Maritime	1	\$ 238.35	
4/22/12	Justine Foss	126	/0545	Foss Maritime	1	\$ 286.02	
4/22/12	Pacific Explorer	105	/0545	Foss Maritime	1	\$ 238.35	
4/25/12	Justine Foss	126	2200/	Foss Maritime	1	\$ 286.02	
4/25/12	Pacific Explorer	105	2200/	Foss Maritime	1	\$ 238.35	
4/26/12	Justine Foss	126	/1000	Foss Maritime	1	\$ 286.02	
4/26/12	Pacific Explorer	105	/1000	Foss Maritime	1	\$ 238.35	
5/1/12	Millie Cruz	92	1600/ ?	Cruz Marine	1	\$ 208.84	\$ 52.00
5/10/12	Arctic Seal	130	1000/1230	Bering Marine Corp.	1	\$ 295.10	\$ 52.00
5/10/12	Nunaniq	155	0800/1100	Northland Holdings	2	\$ 54.72	na
5/16/12	Perseverance	189	1700/	Cispri	1	\$ 429.03	\$ 52.00
5/17/12	Perseverance	189		Cispri	1	\$ 429.03	
5/18/12	Perseverance	189	/1820	Cispri	1	\$ 429.03	
5/30/12	Silver Shadow	610	0800/1800	AK Maritime Cruise Line	1	\$ 1,384.70	\$ 481.53
6/9/12	Amsterdam	781	0930/1800	Holland America	1	\$ 1,772.87	\$ 481.53
6/10/12	Lazy Bay	104	1600/1900	Lazy Bay LLC	2	\$ 36.71	na
6/11/12	Perseverance	189	1700/	Cispri	1	\$ 429.03	\$ 52.00
6/12/12	Perseverance	189		Cispri	1	\$ 429.03	
6/13/12	Perseverance	189		Cispri	1	\$ 429.03	

Water Usage 2012

PIONEER DOCK		\$ 194.05 minimum charge		\$ 102.00 CONX		DWD				
DATE	VESSEL	Begin Read	End Read	Gal.	Charged	Conx Fee	DATE	VESSEL	Begin Read	End Read
02/26/12	Pacific Wolf & DBL 54	149930	152700	2770	\$	194.05	01/05/12	Vigilant	1328000	1337000
02/28/12	Tustumena	1718800	1722900	4100	\$	194.05	01/13/12	Discovery	1337000	1371000
03/01/12	Tustumena	1722900	1731900	9000	\$	349.29	01/14/12	Vigilant	1371000	1375000
03/04/12	Tustumena	1731900	1741300	9400	\$	364.81	1/22/2012	Vigilant	1375000	1377700
03/06/12	Tustumena	1741300	1753800	12500	\$	485.13	01/27/12	Discovery	1377000	1384000
03/11/12	Tustumena	1753800	1771700	17900	\$	694.70	02/08/12	Vigilant	1383000	1400550
03/13/12	Tustumena	1771700	1777900	6200	\$	240.62	02/24/12	Discovery	1400560	1446000
03/18/12	Tustumena	1777900	1788300	10400	\$	403.63	02/24/12	Vigilant	1446000	1449000
3/20/12	Tustumena	1788300	1796500	8200	\$	318.24	3/2/2012	Discovery	1451000	1495000
3/25/12	Tustumena	1796566	1810300	13734	\$	533.25	03/09/12	Vigilant	1495000	1499000
3/27/12	Tustumena	1810300	1819200	8900	\$	345.41	3/23/2012	Arctic Seal	1499060	1511000
4/1/12	Tustumena	1819257	1831000	11743	\$	455.75	3/29/2012	Perseverance	1511000	1540000
4/2/12	Tiglux	1831000	1832700	1700	\$	194.05	3/30/2012	Vigilant	1541000	1547000
4/5/12	Tustumena	1832700	1846000	13300	\$	516.17	4/4/12	Discovery	1547000	1629000
4/8/12	Tustumena	1846000	1855600	9600	\$	372.58	4/18/2012	Perseverance	1,631,000	1,640,000
4/13/12	Arctic Wolf	1865100	1885020	19920	\$	773.10	4/25/2012	Justine Foss	1,640,000	1,641,000
5/1/12	Pacific Wolf & DBL 54	152700	157200	4500	\$	194.05	5/8/12	Vigilant	1641000	1645000
5/22/12	Tustumena	1887100	1898100	11000	\$	426.91	5/10/12	Nunaniq	1645000	1649675
5/26/12	Tustumena	1898400	1906100	7700	\$	298.84	5/14/2012	Tiglux	1650000	1,654,000
5/27/12	Tustumena	1906100	1914500	8400	\$	326.00	5/19/2012	Vigilant	1,655,000	1,659,000
5/29/2012	Pacific Wolf & DBL 54	157300	162100	4800	\$	194.05	5/28/12	Vigilant	1662000	1,665,000
5/29/2012	Tustumena	1,914,800	1,931,800	17,000	\$	659.77	28-May DOCK WASHING	DOCK WASHING	1665000	1,669,000
6/8/2012	Pacific Wolf & DBL 54	1,932,500	1,934,400	1900	\$	194.05	5/29/2012 DOCK WASHING	DOCK WASHING	1669000	1,672,000
7/3/2012	Tustumena	1,935,800	1,947,200	11,400	\$	442.43	5/30/2012 Silver Shadow	Silver Shadow	1672000	1,748,000
7/6/2012	Pacific Wolf	163,000	164,800	1,800	\$	194.05	6/8/2012 DOCK WASHING	DOCK WASHING	1748000	1,753,000
8/4/2012	Pacific Raven & Kays Pt	166,770	167,600	830	\$	194.05	14-Jun Perseverance	Perseverance	1754000	1,769,950
8/5/2012	Tustumena	1,951,800	1,959,100	7,300	\$	283.31	16-Jun Daniel D	Daniel D	1772000	1,775,000
8/29/2012	Pacific Wolf & DBL 54	169,000	170,599	1,599	\$	194.05	6/16/12	Vigilant	1775000	1,777,000
				0	\$		6/22/2012 DOCK WASHING	DOCK WASHING	1792000	1,797,000
				0	\$		7/6/2012 DOCK WASHING	DOCK WASHING	1816000	1,819,000
				0	\$		7/16/2012 dock washing	dock washing	1820000	1,831,000
				0	\$		17-Jul American Beauty	American Beauty	1831000	1,833,000
				0	\$		7/19/2012 Vigilant	Vigilant	1833000	1,850,000
				0	\$		7/19/2012 RM Thorstenson	RM Thorstenson	1850000	1,867,000
				0	\$		21-Jul Vigilant	Vigilant	1867000	1,868,000
				0	\$		7/21-26/12 RM Thorstenson	RM Thorstenson	1868000	1,910,000
				0	\$		26-Jul Vigilant	Vigilant	1910000	1,912,000
				237596	\$	10,036.39	7/26-30/12 RM Thorstenson	RM Thorstenson	1912000	1,952,000

washing down dock results in missing begin/end reads

Water Usage 2012

Gal.	\$102.00 CONX	194.05 minimum charge	Conx Fee
9000	\$ 349.29	\$ 102.00	
34700	\$ 1,346.71	\$ 102.00	
3300	\$ 194.05	\$ 102.00	
2700	\$ 194.05	\$ 102.00	
7000	\$ 271.67	\$ 102.00	
17550	\$ 681.12	\$ 102.00	
45440	\$ 1,763.53	\$ 102.00	
3000	\$ 194.05	\$ 102.00	
44000	\$ 1,707.64	\$ 102.00	
4000	\$ 194.05	\$ 102.00	
11940	\$ 463.39	\$ 102.00	
29000	\$ 1,125.49	\$ 102.00	
6000	\$ 232.86	\$ 102.00	
82000	\$ 3,182.42	\$ 102.00	
9000	\$ 349.29	\$ 102.00	
1000	\$ 194.05	\$ 102.00	
4000	\$ 194.05	\$ 102.00	
4675	\$ 194.05	\$ 102.00	
4000	\$ 194.05	\$ 102.00	
4000	\$ 194.05	\$ 102.00	
3000	\$ 194.05	\$ 102.00	
4000	\$ 194.05	\$ 102.00	
3000	\$ 194.05	\$ 102.00	
76000	\$ 2,949.56	\$ 102.00	
5000	\$ 599.61	\$ 102.00	
15,950	\$ 194.05	\$ 102.00	
3,000	\$ 194.05	\$ 102.00	
2,000	\$ 194.05	\$ 102.00	
5000	\$ 194.05	\$ 102.00	
3,000	\$ 194.05	\$ 102.00	
11000	\$ 194.05	\$ 102.00	
2000	\$ 194.05	\$ 102.00	
17000	\$ 659.77	\$ 102.00	
17000	\$ 659.77	\$ 102.00	
1000	\$ 194.05	\$ 102.00	
42,000	\$ 1,630.02	\$ 102.00	
2000	\$ 194.05	\$ 102.00	
40,000	\$ 1,552.40	\$ 102.00	

General Description

- Design Marathon LeTourneau 116-C
- Overall dimensions 243 x 228 x 26 ft.
- Spud can diameter 47 ft.
- Legs (3) 410 ft. long square
- Quarters capacity 116 persons
- Operating water depth 300 ft.
- Cantilever envelope 55 ft. by 30 ft.
- Maximum cantilever extension(transom to rotary) 60 ft.
- Maximum variable load (drilling)

Drilling Equipment

- Derrick 160 ft. x 35 ft. Emsco (LTV), with a static hook load capacity of 1,375,000 lbs. with fourteen lines
- Drawworks National-Oilwell 1625 DE, 3,000 hp, driven by three GE 752 DC motors, with an Elmago 7838 auxiliary electric brake
- Rotary table National D-495, 49-1/2 in. driven by GE 752 shunt electric motor, 1,000 hp
- Top drive Varco TDS-4S, 650 tons, continuous drilling torque rating 45,500 ft.-lbs., with Varco PH-85 pipe handler
- Mud pumps Three National Oilwell 12-P-160, 1,600 hp triplex pumps each driven by two GE 752 Hi-Torque DC traction motors, rated to 5,000 psi
- Solids control 4 x Thule VSM 100 Linear Shale Shakers
- Instrumentation Petron
- Instrumentation system with mud flow and trip tank monitoring, Petron drilling parameter recording system with remote monitors located in OIM office and Company Representative office

Power Equipment

- DC Five Bautiel SCR units, 2,000 amps each
- AC Four Caterpillar 3516-B diesel engines, 1,855 hp, driving four Caterpillar SR4 generators

Storage Capacities

- Liquid mud 2,017 bbls.
- Base oil 923 bbls.
- Brine 1,456 bbls.
- Bulk material 9,940 cu. ft.

BOP Equipment

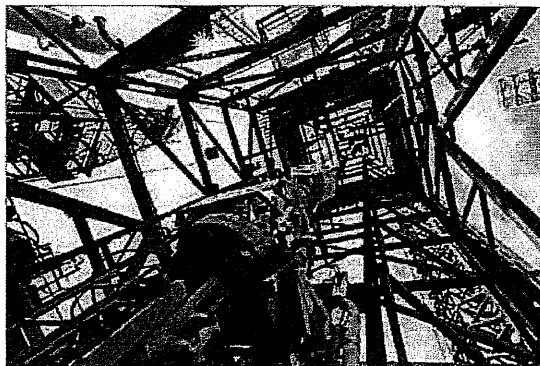
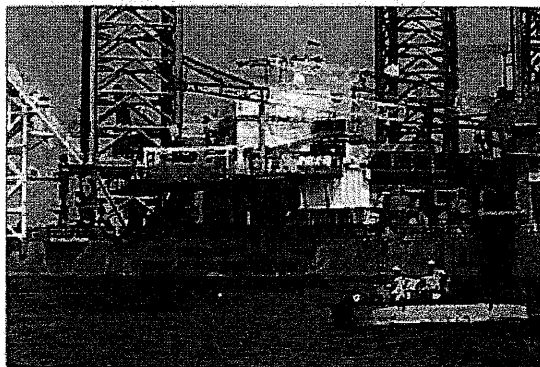
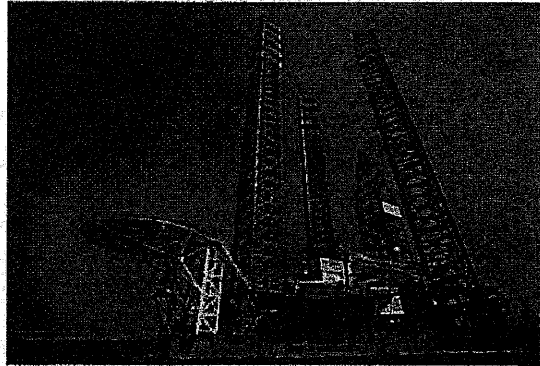
- Diverter Vetco Gray, Model KFDJ, 49-1/2", 1,000 MWP, complete with two each 16" nominal overboard lines c/w 16" hydraulic operated ball valves, one each 16" nominal size flow line c/w 16" hydraulic operated ball valve. Diverter housing has one each 8" nominal size fill inlet and one each 3" nominal size fill up line.
- BOP stack 21-1/4 in. x 2,000 psi WP BOP with one Shaffer double ram preventer and one Hydril 21-1/4 in., 2,000 psi WP annular 13-5/8 in. x 10,000 psi WP BOP stack, with two QOP double ram preventers, and one Hydril 13-5/8 in. 5,000 psi WP annular
- BOP handling 2 x 38 ton each crane hoist and trolley system
- High pressure Choke and kill manifold rated at 15,000 psi

Other Equipment

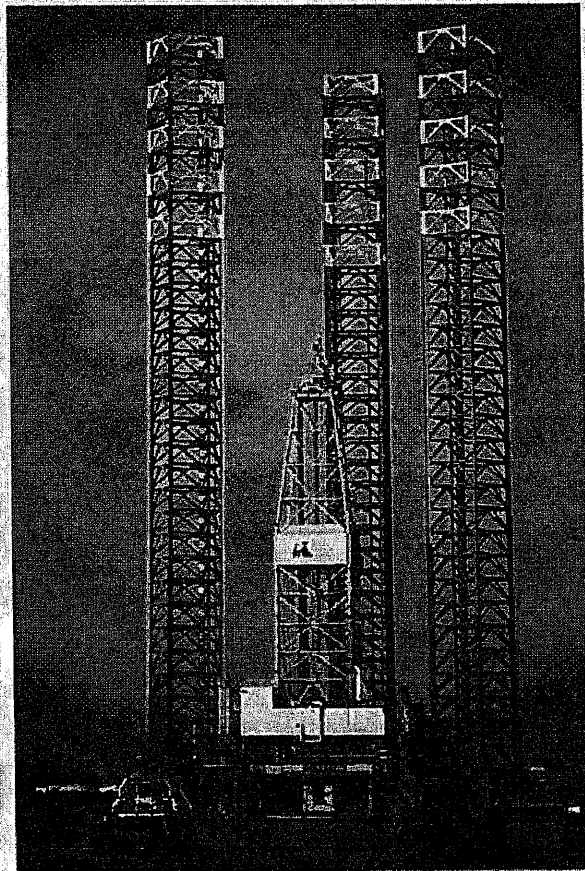
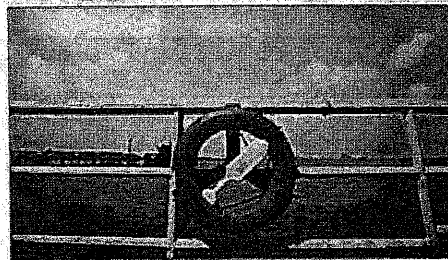
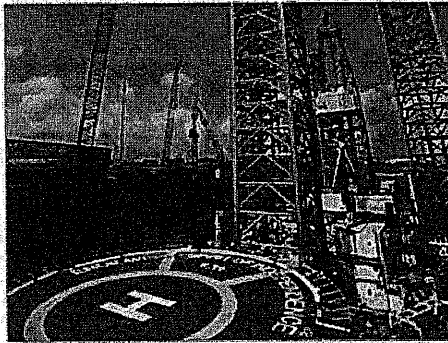
- Cranes Three Marathon LeTourneau PCM-120 cranes, 100 ft. booms, rated for 50 short tons at 24 ft. radius One National OS-435 crane, 120 ft. boom, rated for 60 short tons at 30 ft. radius

Special Features

- CTU Conductor pipe tensioning system rated at 300 kips with



integral work platform



© 2012 Kenai Offshore Drilling

Semi-Submersible Heavy Lift Vessels TAI AN KOU and KANG SHENG KOU

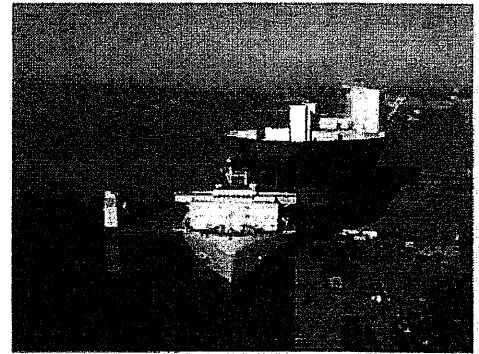
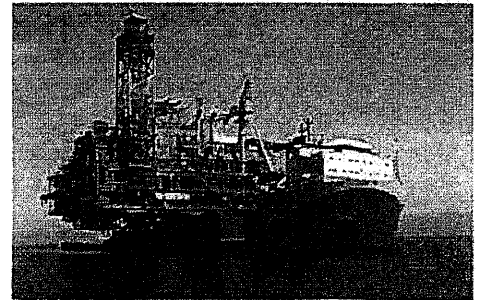
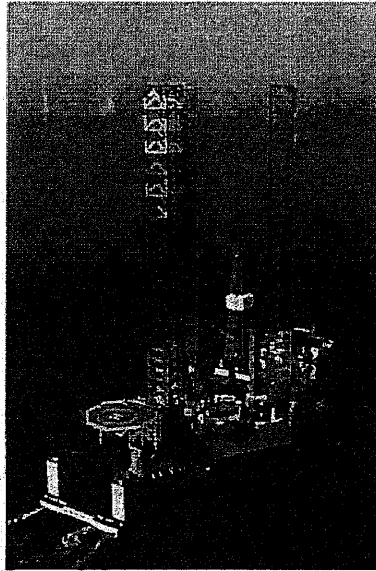
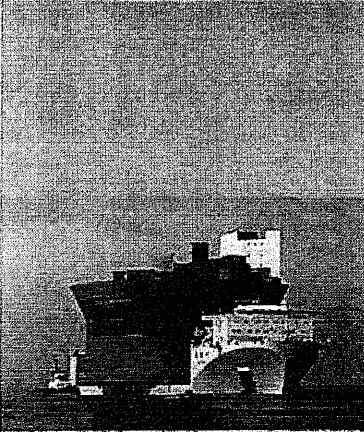
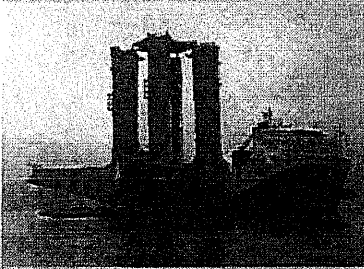
Cargo Capacity

Besides loading via the float-on/float-off method, the vessel can also be loaded by roll-on / roll-off over the stern or sides. This method is used in case of loading container cranes or bridge sections.

Projects

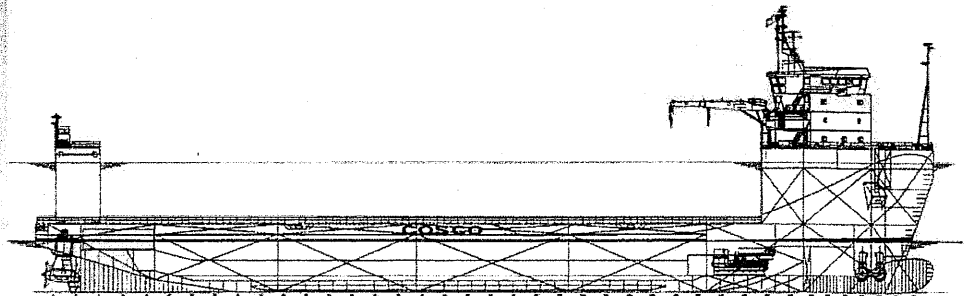
Since the introduction of the vessels in November 2002 and August 2003, the TAI AN KOU and KANG SHENG KOU have proved their abilities to the maritime sector with some eye-catching projects like:

- Float-over of 9 500-ton Bunga Raya A topside offshore Malaysia. It was the first offshore mating operation using Class 2 dynamic positioning.
- Transportation of Sevan's FPSO's 'Pirenema' and 'Hummingbird' from China to Rotterdam in March 2006 and April 2007
- Transportation of Matterhorn Seastar TLP from Singapore to USA,; cargo width 98.60 m
- Transportation of Exxon Mobil's Thebaud topside from South-Korea to the east coast of Canada
- Transportation of 10 rubber tired ZPMC transtainers from China to Port Said, Egypt.



Vuyk Engineering Rotterdam B.V.
Naval architects, Marine engineers, Consultants

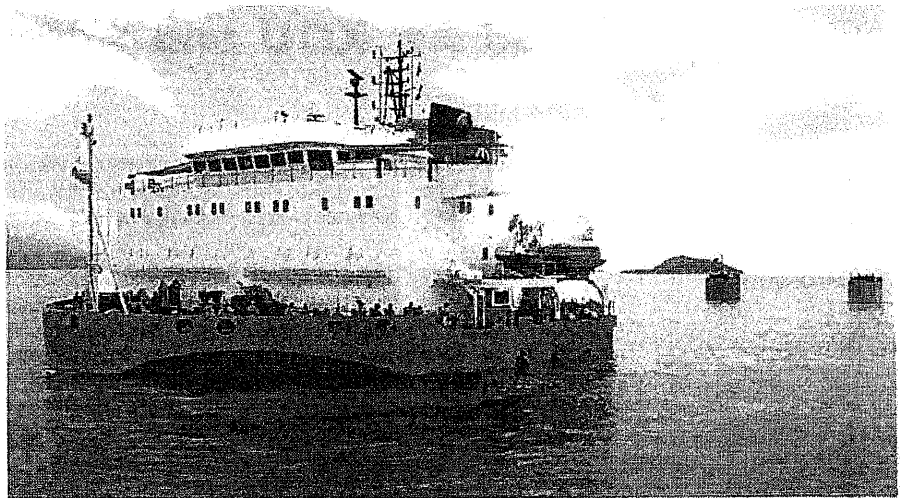
P.O. Box 1, De Linie 7
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Phone +31 (0)10 450 25 00
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Email vuyk@vuykrotterdam.com
Website www.vuykrotterdam.com



VER project 97_300

Figures are indicative only

Semi-Submersible Heavy Lift Vessels TAI AN KOU and KANG SHENG KOU



Principal Dimensions

Length overall	156.00	m
Length between perpendiculars	145.00	m
Breadth moulded	32.20	m
Depth moulded	10.00	m
Draught design	7.50	m
Draught submerged	16.50	m
Water over deck, while submerged	9.00	m

Capacities

Deadweight	18 000	ton
Deck area	4 057	m ²
Deck load	18	t/m ²
Line load bulkheads	300	t/m
	2x 300	ton
Complement	38	persons

Machinery

Propulsion by Siemens Schottel azimuthing pods, type SSP 5	2x 5 000	kW
Bow thrusters, Schottel type STT 500	2x 800	kW

Main generator sets, Wärtsilla type 9L32, running at 720 rpm	3x 4 050	kW
Auxiliary power, Wärtsilla 6L20, running at 900 rpm	1x 930	kW

Performance

Trial speed	15	kn
Endurance	12 000	nm
Dynamic positioning system	DP 2	

General

These semi-submersible heavy lift vessels are designed to carry a large variety of equipment, like TLP's, topsides, cranes, bridge sections and other floating or non-floating constructions. In order to create maximum free deck area, the buoyancy casings aft can be removed and stowed in a recess in the forecabin. Besides this the casings can be positioned anywhere on the aft deck, horizontally or vertically, to provide maximum flexibility of the deck arrangement.

For submerging a sophisticated ballast system with a capacity of 8 000 m³/hour, expandable to over 20 000 m³/hour, is provided. Besides for submerging, this system is used to ensure stability and good sea-keeping.

This is achieved by using a large number of ballast tanks on different locations. When the vessel's metacentric height is large, the top wing tanks can be filled to improve ship motions / accelerations. On the other hand, in case of cargo with a high centre of gravity is transported, the stability can be improved by filling the double bottom tanks.

To ensure station keeping, the vessel is provided with two diesel-electrically driven azimuthing pods and two tunnel thrusters. The system is completely redundant, complying with a DP class 2 notation of Det Norske Veritas.

Vuyk Engineering Rotterdam B.V.
Naval architects, Marine engineers, Consultants

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Email vuyk@vuykrotterdam.com
Website www.vuykrotterdam.com

Project 97.300

Figures are indicative only

Ramp 1 - 4 Parking Revenue

Marina Account #9748

Memorial Day to Labor Day

Past Year Comparison

	Ramp 1	Ramp 2	Ramp 3	Ramp 4	2012	2011	2010	2009	2008	2007
May	\$129.30	\$348.83	\$200.00	\$32.55	\$710.68	\$683.72	\$590.00	\$362.78	\$359.95	\$560.54
Env. Count:	28	58	43	7	136	130				
June	\$762.82	\$1,321.86	\$1,227.93	\$274.41	\$3,587.02	\$3,114.86	\$3,394.00	\$2,784.09	\$3,250.56	\$3,853.54
Env. Count:	147	269	234	44	694	613				
				Subtotal	\$4,297.70	\$3,798.58				
July	\$1,366.30	\$2,116.73	\$2,390.30	\$395.32	\$6,268.65	\$8,041.97	\$7,783.75	\$5,891.39	\$6,185.02	\$7,324.48
Env. Count:	279	411	468	72	1,230	1,575				
				Subtotal	\$10,566.35	\$11,840.55				
August	\$836.30	\$1,280.93	\$1,337.26	\$241.85	\$3,696.34	\$3,993.71	\$4,643.00	\$3,939.28	\$3,921.73	\$4,001.81
Env. Count:	170	255	257	48	730	795				
				Subtotal	\$14,262.69	\$16,805.75				
September	\$55.82	\$68.83	\$65.12	\$13.95	\$203.72	\$374.65	\$395.00	\$449.28	\$421.38	\$538.02
Env. Count:	12	15	14	3	44	74				
				Year Total	\$14,466.41	\$16,208.91	\$16,805.75	\$10,642.73	\$ 14,138.64	\$16,278.39
				Envelope Total	2,834	2010 to 2011=	2009 to 2010=	2008 to 2009=	2007 to 2008=	2006 to 2007=
					2011 to 2012=	4% decrease	20% increase	5% decrease	13% decrease	6% decrease
					11% decrease					

Homer Spit Lease Expiration Calendar

updated 8/7/12

Lease Expires	Leaseholder	Details	Action
7/31/2010	Fish Factory	6 mos. Lease Expires	Paying month-to-month til completion of construction brings Lot 12A up to code for lease amendment to include 12B strip.
8/14/2010	Alaska Custom Seafoods	lease expires; no options remain	Lease negotiations still in progress
9/30/2010	Snug Harbor	lease expires	Lease is nearly complete. Snug Harbor is in process of completing the conceptual site plan for submittal to Planning Dept.
4/15/2012	Dockside Two - Sullivan	lease expires; no options remain	Lease negotiations in progress. Paying month-to-month til completion of right-of-way improvements, then lease will be finished.
11/1/2012	Peninsula Scrap & Salvage	6 mo. lease expires	
3/31/2013	AK High Hopes-Bob's Trophy Charters	lease expires; one 5 yr option	Received request for option to renew 7/25/12. Approval currently in process.
11/1/2013	Southcentral Radar	lease expires; two 5 yr options	
11/30/2013	Harbor Ent. Coal Pt.	lease expires; one 5 yr option	
3/3/2014	ACS MACTel cellular	lease expires; no options remain	\$12/yr
7/31/2014	Kachemak Port Services	lease expires; two 1 yr options	
12/31/2014	Happy Face Restaurant	lease expires; no options remain	
11/30/2015	Mike Yourkowski	lease expires; one 10 yr option	
2/1/2016	El Pescador	lease expires; no options remain	
9/30/2016	USCG-Roanoke Is.	lease expires? Not in file	
5/1/2017	Pier One Theatre	lease expires	\$1/yr
3/31/2018	Sportsman Supply	lease expires; no options remain	
12/1/2018	Harbor Ent. 30 acres	lease expires; no options remain	
3/31/2020	Fish Factory	lease expires; two 10 yr options	
9/30/2022	USCG-Pioneer Dock	lease expires; no options remain	
9/30/2023	USCG-Lot #20 by PD	lease expires; no options remain	
1/31/2026	Salty Dawg	lease expires; no options remain	
12/21/2026	Homer Spit Campground	lease expires; two 3 yr options	
3/31/2028	Harbor Leasing LLC	lease expires; two 5 yr options	

9/14/2029	Icicle Seafoods	lease expires; no options remain
11/1/2029	Homer Ent. Sport Shed	lease expires; two 5 year options remain
5/31/2030	Seldovia Village Tribe	Lease Expires, two 5 year options
4/30/2060	AK Marine Highway	lease expires

2012 Homer City Council Meetings
Port & Harbor Advisory Commission Attendance

It is a 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 the Council approves the consent agenda, there is a spot for visitors, and then agenda item number seven, announcements, reports from Commissions, the Borough, etc. That is when you would jump up and speak. If the mayor moves on to public hearings, you have waited too long! Typically if there is no visitor or special presentation, you would be talking within the first half hour (or less) of the Council meeting. The Regular meeting start time is 6:00 p.m.

Each commissioner is assigned a month and is responsible for attending one of the two council meetings, ***OR finding another commissioner to do it in their place*** if they will not be attending the meeting.

<u>Meeting Date</u>	<u>Commissioner</u>
January 9, 23	<u>ZIMMERMAN</u>
February 13, 27	<u>CARROLL</u>
March 12, 27(Tuesday)	<u>WEDIN</u>
April 9, 23	<u>HARTLEY</u>
May 14, 29(Tuesday)	<u>ULMER</u>
June 11, 25	<u>HOWARD</u>
July 23	<u>ZIMMERMAN</u>
August 13, 27	<u>ULMER</u>
September 10, 24	<u>HOWARD</u>
October 8, 22	<u>WEDIN</u>
November 26	<u>STOCKBURGER</u>
December 10	<u>STOCKBURGER</u>

Budget is given to department heads in July, August to return to city manager for first presentation to council on September.

Budget related council meetings, check schedule at that time: October, November, December

The regular December meeting is when the Budget is finally approved by City Council.

Any Special Meetings are usually schedule the first Monday of the month.

