

Session 12-09 a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:00 p.m. on September 26, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER CARROLL, HARTLEY, STOCKBURGER, ULMER

ABSENT: HOWARD, WEDIN, ZIMMERMAN

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. August 22, 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 September 2012

Harbormaster Hawkins reviewed his staff report. There was brief discussion about Fish Expo, the lawsuit between Auction Block and the City, and the dredging status.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. Memo to City Commissions from City Planner Abboud Re: Pier One/Campground Site dated September 14, 2012

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
SEPTEMBER 26, 2012

City Planner Abboud reviewed the staff report with the aerial photo referencing the camping, suggested area for the barge haul out, Pier One Theater, the water trail kayak launch, and the Wooden Boat Society.

The group discussed the concepts presented by City Planner Abboud and expressed their concerns about the idea of non profits getting the \$1 per year lease rates on the property on the spit. Non profits benefit our community but it is foolish to be giving the land away. They don't think there should be a permanent structure for the kayak launch because it would be better for them to have the ability to relocate the launch when needed. They supported keeping the campground in place until another viable use comes up. City Planner Abboud noted the Port and Harbor Commission comments are in line with the Planning Commission's ideas for the site.

They talked about other concerns including the spit trail, load launch ramp, dredging, and parking.

B. Memo to Port and Harbor Commission from Planning Department Re: Marine Commercial Zoning District dated September 20,2012

City Planner Abboud reviewed the work Planning Commission has been doing on the marine commercial zoning district and their recommendations regarding lodging on the spit. Currently there isn't a definition for lodging in the district other than for a hotel. They are working on options to make the lodging on the spit legal and address fire safety by obtaining Fire Marshall approval for the site. The Planning Commission has discussed that lodging be limited to 50% of the structure.

Some Commissioners expressed that lodging shouldn't be allowed at all, and others agreed with the 50% rule. They all understood and agreed with the concern of safety for people staying at lodging units on the spit. City Planner Abboud expressed that staff is concerned about establishing a level playing field for the businesses on the spit that offer lodging, and ensuring it is safe for guests.

Harbormaster Hawkins expressed that restrooms need to be addressed as some accommodations don't have them and use the city restrooms. If lodging is going to be allowed, they need to have their own restrooms.

Point was raised that a city business license is an option in that a licensing system would require a person to state what their business is. People are doing what they want because there aren't any controls in place.

INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report August 2012
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. Jack Up Rig Endeavor Info Sheet
- G. Semi -Submersible Heavy Lift Vessel Info Sheet
- H. 2012 Ramp 1-4 Parking Revenue Comparison
- I. Lease Expirations updated
- J. Commissioner Attendance Schedule for City Council Meetings 2012

There was brief discussion about the lease expirations, noting that there are several that have expired. There are hold over clauses in a lot of the leases and some of the businesses are actively trying to sell.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Deputy City Clerk Jacobsen reminded the Commission about the volunteer appreciation party on October 5th at Lands End.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Ulmer said everyone is doing a great job and commended the Harbor staff for their work. Things are looking better out there.

COMMENTS OF THE COMMISSION

Commissioner Carroll noted that he agreed with Chair Ulmer tonight.

Commissioner Hartley complemented the oil company for contributing to the Harbor fund.

Commissioner Stockburger commented that looking at how much is happening on the spit. It is such a defined piece of property and it is amazing how many different facets of business happen there and go pretty smoothly.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at p.m. The next regular meeting is scheduled for Wednesday, October 24, 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: _____