

# **Parks and Recreation Advisory Commission**

Regular Meeting  
September 20, 2012  
5:30 p.m.



City Hall  
Cowles Council Chambers  
491 E. Pioneer Avenue  
Homer, Alaska



**NOTICE OF MEETING  
REGULAR MEETING AGENDA**

**1. CALL TO ORDER**

**2. AGENDA APPROVAL**

**3. APPROVAL OF THE MINUTES**(Minutes are approved during Regular Meetings Only)

- A. Minutes from the Regular Meeting August 16, 2012 Page 1

**4. PUBLIC COMMENT UPON MATTERS ALREADY ON THE AGENDA**(Three minute time limit)

**5. VISITORS** (Visitors normally have 10 minutes for their presentation.)

- A. Joselyn Biloon, AK DOT Area Planner
- B. David Post, AK DOT, Safe Routes to Schools Planner
- C. Todd Schroder, Homer Soil and Water Conservation District, Diamond Creek Plan

**6. STAFF & COUNCIL REPORTS/COMMITTEE REPORTS/BOROUGH REPORTS**

- A. Community Recreation – Mike Ilg Page 11
- B. Staff Report – Julie Engebretsen, Planning Technician/GIS Page 13
- C. Parks Maintenance – Angie Otteson
- D. Kachemak Drive Path Committee Report – Dave Brann Page 17
- F. Karen Hornaday Park Committee – Robert Archibald

**7. PUBLIC HEARING**

**8. PENDING BUSINESS**

- A. HERC Building Discussion Page 21
- B. Parks & Recreation Department/Budget update
- C. Park Signage; uniform theme
- D. Kachemak Drive Trail Page 31
  - 1. Resolution 12-079(S)
- E. Fall Cleanup Day at Karen Hornaday Park Page 33

**9. NEW BUSINESS**

- A. Memorandum from Harbormaster Hawkins re: recommendation for proposed use of gangway for Woodard Creek
- B. Diamond Creek Plan Page 35
- C. Staff Report from Rick Abboud, City Planner, Re: Pier One Theater/Campground Page 37
- D. Dog Park
- E. Soundview Sidewalk
- F. Park Walkthrough wrap up

**10. INFORMATIONAL MATERIALS**

- A. Memorandum from Carey Meyer & Julie Engebretsen, RE: Homer Spit Trail and Cruise Ship Improvements Page 51
- B. 2012 Homer City Council Meeting Attendance Schedule Page 55
- C. PRAC Annual Calendar Page 57

**11. COMMENTS OF THE AUDIENCE**

**12. COMMENTS OF THE COUNCILMEMBER** (If one has been assigned)

**13. COMMENTS OF STAFF MEMBERS**

**14. COMMENTS OF THE COMMISSION**

**15. COMMENTS OF THE CHAIR**

**16. ADJOURNMENT THE NEXT REGULAR MEETING IS OCTOBER 25, 2012** at 5:30pm in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer Alaska



Session 12-11 a Regular Meeting of the Parks and Recreation Advisory Commission was called to order on August 19, 2012 at 5:45 pm by Vice Chair Dave Brann at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BRANN, BELL, LOWNEY, BREMICKER

TELEPHONIC: COMMISSIONER ARCHIBALD

ABSENT: COMMISSIONER LILLIBRIDGE (EXCUSED)

STAFF: JULIE ENGBRETSSEN, GIS/PLANNING TECHNICIAN  
MIKE ILLG, RECREATION SPECIALIST  
CAREY MEYER, PUBLIC WORKS DIRECTOR  
DEPUTY CITY CLERK RENEE KRAUSE

### **APPROVAL OF THE AGENDA**

Vice Chair Brann requested a motion to approve the agenda.

LOWNEY/BELL – SO MOVED.

The agenda was approved by consensus of the Commission.

### **PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**

Beth Cumming, member of the Kachemak Drive Committee, commented on the request for funding to recommendation to the Transportation Advisory Committee. She hoped that the commission would vote in approval of the portion of the Kachemak Drive Pathway. She stated that she was uncertain if could be done and distributed some information and comments regarding the path.

### **RECONSIDERATION**

There were no items for reconsideration.

### **APPROVAL OF THE MINUTES** *(Minutes are approved during regular meetings only)*

A. Meeting Minutes for the Regular Meeting on July 16, 2012

Vice Chair Brann requested approval of the minutes.

LOWNEY/BELL – SO MOVED.

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

### **VISITORS**

A. Bryan Hawkins, Harbormaster Re: Port & Harbor Gangway Recommendation

The scheduled visitor was unable to attend the meeting.

**STAFF & COUNCIL/COMMITTEE REPORTS/ AND BOROUGH REPORTS**

A. Community Recreation – Mike Ilg

Mr. Ilg provided a verbal summary on the following:

- HERC Building work in progress
- Disc Golf Course has a kiosk for participants to sign in to quantify users
- He recommended they quantify the volunteer hours also
- A request to leave the park gate open in the winter
- Playground for Karen Hornaday Park was mentioned in the Washington Post
- He has nominated the City of Homer Recreation and Parks Maintenance as an outstanding organization and the Karen Hornaday Park.
- He strongly urged the commissioners to read the 2000 Public Survey as it contained some interesting information
- He is working on the website for parks and recreation at the suggestion of the commissioners
- He did create a City of Homer Facebook page for Parks & Recreation

B. Staff Report – Julie Engebretsen, Planning Technician/GIS

Ms. Engebretsen offered to answer any questions on her staff report and provided one update to the Mariner Park Driveway relocation. She suggested the commissioners schedule a Park Walk Through at this time.

The commissioners held a brief discussion on the best day and which parks they should visit. Ms. Engebretsen briefly outlined the purpose of the Walk Through and stated that there has been a lot of focus on Karen Hornaday and they may want to expend their energies on some of the other parks the city has or not. Some points discussed were:

- WKFL Master Plan
- Good time to visit the Spit is when a cruise ship is in to get a good perspective on the improvements needed.  
The staff briefly described the Trail Project and responded to a question regarding commission input or recommendation, that this project is already designed for the most part since it is a completion of the Spit Trail. Commissioners advocated for information on the Trail Project so when asked questions by the populous they could answer those questions knowledgeably.
- Establish a separate cleanup day in October before snowfall for Karen Hornaday Park
- Commissioners can on their own and assist HoPP on their scheduled day in September
- Walk through area proposed for the Woodard Creek Trail and Fairview Trail
- Arrange to visit the Spit at the time of the cruise ship passengers are getting off
- Visit Jack Gist, Mud Bay Trail and the Spit
- Meet at 9:00 a.m.

It was agreed by consensus to meet at City Hall and carpool to Jack Gist, Mud Bay Trail and the Spit Parks on September 15, 2012 at 9:00 am

Chair Bremicker arrived at 6:15 p.m. Vice Chair Brann turned the gavel over to the Chair.

Ms. Engebretsen advised the Commission that she will be very busy with the gas line project and will not be able to produce much for the commission until after that is completed but that will be done shortly. She updated the Chair on the discussion for the Park Walk Through.

A brief discussion on attendance ensued with regards to the Annual Calendar. Commissioner Lowney will be gone all November and will not be able to call in; Commissioner Brann will be gone September 28-October 20, 2012 and November 12-30, 2012. He may be able to call in; Commissioner Archibald will be gone from October 17- December 4, 2012, he may be able to call in for the October and November

meetings. Chair Bremicker noted he may be gone for the October meeting as well but nothing concrete at this time.

Staff indicated that they will see in October if there will be a November meeting.

C. Parks Maintenance – Angie Otteson

There was no report for this meeting. Ms. Otteson was unable to attend.

D. Kachemak Drive Path Committee Report – Dave Brann

Commissioner Brann provided an update on the actions of the Committee. They did have a meeting and unanimously agreed to request funding for surveying for the first 1/3 mile of the proposed Kachemak Drive Pathway. They noted the comments provided as a lay-down from Kevin Walker. Commissioner Brann requested the discussion with DOT visitors in September include the proposed trail.

Ms. Engebretsen commented she was unsure their reason for requesting attendance at a meeting of the commission.

F. Karen Hornaday Park Committee – Robert Archibald

Commissioner Archibald provided a brief summary of the last meeting. Commissioner Lowney stated she attended the last meeting and added that the committee is very concerned regarding the direction and purpose of the committee and discussed reduction in meetings and possibly disbanding. The committee would like direction from the commission on what they should do from this point forward. The committee forwards recommendations to the commission which is forwarded to Administration or the Council and nothing is done. The committee expressed concern regarding the engineering not being completed yet for the many different issues. Commissioner Lowney commented on the Thank You signs posted by the Little League on the dugouts.

Commissioner Archibald commented on the frustration of the committee members in getting some action on the recommendations that have been forwarded.

## **PUBLIC HEARING**

There were no items for public hearing.

## **PENDING BUSINESS**

A. Karen Hornaday Park Updates

1. Projects – Carey Meyer

Carey Meyer, Public Works Director reported updates on various projects related to Parks and Recreation. He cited the following:

- Completed cleanup of remaining debris from the playground build
- Volunteers are repairing the drainage swale that was filled in to provide access during the playground build
- Remaining work needed to get rid of muddy area below the slide
- Invitation to Bid being advertised for removal of the Red Shed
- Still to complete parking lot improvements to the northern parking area and where the Red Shed was quotes are expected before Labor Day
- Improvements to the Day Use Area – no projects immediately planned at this time for the Day Use Area
- There is a window of opportunity to get surveying completed before snowfall
- Seven new projects on his schedule now
  - Pre-Bid meeting regarding relocating the Mariner Park Driveway looking at getting that awarded and completed after Labor Day.

- Removal and Installation of the Beluga Slough Trail for after Labor Day; Installation will start on September 10<sup>th</sup> of a new elevated trail. The sections can be stored in the PW yard and take the winter to decide on a use for the sections. It was noted that until the Kachemak Drive Trail is approved by Council the old sections cannot be repurposed for it.

Mr. Meyer reported on funding process for the rebuild of the Beluga Slough Trail.

Chair Bremicker inquired about the drainage issues in back of the back field. Commissioner Lowney reiterated that necessity to remove the alders from the fencing; old fencing that was never removed on the west end. Mr. Meyer was unaware and will look into that aspect. Commissioner Brann questioned the construction of a new picnic pavilion; college welding project creating fire rings for Karen Hornaday Park; Commissioner Lowney brought up the possibility of creating an area for a bonfire or fire pit; Chair Bremicker asked about making the access road a road and the area where Lake Hornaday was is still a low area and still needs more attention.

Commissioner Lowney acknowledged that the commissioners agreed at the last meeting to wait until the engineering was completed before any decisions were implemented in that area. Mr. Meyer he stated that the conditions of the lower areas are too changeable and therefore the focus should remain in the upper northern areas. So the road thing is not a Phase One work effort in his mind but the fire pit or the covered picnic area there is still a budget for something but he opined the commissioners should stay focused on the removal of the red shed, parking improvements and stay up in the upper area as much as possible. Commissioner Lowney stated she could not visualize where a fire pit could be in that area and possible changes in elevations so they should wait for the engineering to be completed.

Discussion ensued on whether the funding request of \$10-20 thousand would be enough for surveying and engineering on the proposed Kachemak Drive Trail. Mr. Meyer felt the higher number would be adequate. He briefly described the process that would be used for this type of project. The discussion included the use of volunteer labor.

Mr. Illg promoted the idea of the camp host project for Karen Hornaday Park for funding considerations.

Commissioner Bell inquired about the method used for removal of the Red Shed and the cost to do so. Mr. Meyer responded that they may get offers on no cost and it will be the decision of Council on who to award the contract.

Commissioner Lowney stated that Ms. Koester has stated the \$50,000 for engineering was not adequate and seems to be the holdup with getting the engineering done and is the basis of the frustration of the committee and the commission in moving forward. She further stated that this directly impacts the day use area and spending the funds for that area. How would Mr. Meyer address that issue?

Mr. Meyer responded that he has provided some general cost estimates and they divided up the individual projects and they would need to get started at least \$150-160,000 for a 35% conceptual drawing. This \$50,000 amount would provide a basic survey, ground profiles. His understanding was the \$50,000 was to focus on the road into the park. He agreed that removing aspects of the projects would allow them to expend in other areas. Overall they have a \$5 million dollar master plan that they only have \$300 thousand, while a considerable amount of money it is just a fraction of what is needed. Much of the current funding has not been expended.

Ms. Engebretsen brought forward the idea of considering goals for next year projects using some of the engineering money to configure design and location of a fire pit and picnic shelter; how could volunteer efforts and commissioners work with public works and what can they do; how can they get ready for it this fall and winter in preparation to start in the spring? Mr. Meyer stated that there was \$50,000 for engineering; \$90,000 for day use improvements and \$55,000 for parking improvements. He indicated

that he was unsure what they could get for that amount of money. Mr. Meyer just reiterated that they needed to use the money they have now before getting any more. Staff inquired what can be completed for \$90,000 in response to Mr. Meyer statement that they cannot get everything they want for the day use area. He did not provide an answer.

It was determined that the Park Committee could work on that prioritization of uses and or design of the Day Use Area to be submitted to the Commission for approval and forwarding to Public Works in January or February. It was noted that the commission may not have a meeting in November and there is no meeting scheduled for December unless that is changed. Ms. Engebretsen will create new maps that will delineate the new areas for the committee to reference.

The packet deadline for the commission meeting in January is the 9<sup>th</sup> and the recommendation on the Day Use Area needs to be to the Clerk before that date. The commission meeting is January 17, 2013 and the Council meeting is January 28, 2013 so this would be timely.

Clarification on the task set for the committee was made for Commissioner Archibald and Commissioner Lowney will notify the members of HoPP.

Mr. Meyer updated the commissioners on the following:

- Signage posts for Jack Gist Park installed
  - o Before signage is installed need to check sign code
- Capital Budget Request for Jack Gist Park
  - o Expanded Parking Improvements
  - o Spectator Seating
- Remind Council regarding the importance of Parks & Recreation to the Community
  - o Currently not expressed in the budget
  - o Request money for Depreciation Reserves
- Additional Trails and Restroom Facilities

Commissioner Lowney pointed out some drainage issues with Jack Gist and logistical issues with installation of seating.

Clarification on the dates for cleanup and new construction on Beluga Slough was provided for Commissioner Brann. Mr. Meyer provided a few additional details. Mr. Brann stated he could be available September 4-5, 2012 and then again the following week after the 10<sup>th</sup>. Commissioner Archibald agreed to assist with the removal of the old trail since he will be back on the 5<sup>th</sup>.

Chair Bremicker called for a five minutes recess at 7:25 p.m. The meeting was called back to order at 7:30 p.m.

## 2. Grant Budget

There was no discussion on this topic. The commissioners agreed by consensus that it was adequately covered in previous topic.

## 3. Jack Wiles Day Use Proposal

Ms. Engebretsen stated that these items were covered earlier and the commission did not need to cover them again. It was noted that further discussion may be needed on the design proposals submitted by Jack Wiles. This was not included in the discussion with Mr. Meyer to be addressed at the committee level.

Ms. Engebretsen will check with Mr. Meyer regarding the proposals on the parking area. She noted that the necessity of a recommendation from the commission is not required. Chair Bremicker inquired if there was a need to discuss the proposals.

Commissioner Lowney commented on the proposed changes being above the grade change.

#### 4. Fall Cleanup Day

This topic was previously discussed during the staff report. A date will be established next month for the October Fall Clean-up Day at Karen Hornaday Park.

#### B. Parks & Recreation Department

Chair Bremicker introduced the item for discussion.

Mr. Illg stated that the concept of a Parks and Rec Department is not necessarily going to cost a huge amount but to use or designate the HERC building for the use of the PR Department. He stated that he did see the need for one more additional staff member as the work load would be more than one person can handle. Mr. Illg noted the following that will be beneficial in creating a PR Department:

- o Prioritizing Services – Creating a structural hierarchy
- o Improved Communications – Waiting for Public Works to get things done
- o Quality of Life and Prevention Issues
- o Standardization -
  - o Currently according to population numbers, Homer ranks 11<sup>th</sup>; all have Parks & Recreation departments; Dillingham is currently working on creating theirs right now.
  - o Need to have the members of the community speak to the issues

Mr. Illg responded that he would like to see this for the 2013 Budget period; there may be other things that do come before it such as city support of using the HERC Building for the PR Department/Community Recreation. He agreed with combining outreach, customer service, parks & trails maintenance, campgrounds, under a Parks & Rec Department. He further advocated that tourism needs to be considered in the budgeting requirements. He has received support from both Carey Meyer and the City Manager in support of a Parks & Rec Department. Creating this department would be a significant government institution and would be beneficial to the community. He reported that a 1/2 time person would be needed to start and he has been in talks with the City Manager regarding his job description.

Commissioner Bell questioned what currently is under the purview of this commission that he is not involved with that would change if a Parks & Rec department is created?

Mr. Illg responded that Community Recreation is currently an Ad-hoc advisory, his field is recreation programming; this is more of a goal to streamline the decision process and communication regarding the trails and parks; he provided an example that someone posted a sign that said no dogs at Karen Hornaday which did not follow the city processes. Discussion on a proposed recommendation or support of a department and the requirements to share the information and what would be needed to get this accomplished. Commissioners requested Mr. Illg to do some outreach to the public to have support expressed to Council. They also discussed the benefits to the Public Works aspects of the issues. It was noted that Council's first question will be on the cost of creating a department. The creation of a department is separate from the HERC building, but the use of the HERC building for a department would be a beneficial use of an existing structure.

Chair Bremicker inquired what was needed from the Commission as a whole for this issue.

Commissioner Lowney commented on the data that has been collected but questioned where the commission goes from here.

Commissioner Archibald inquired how the commission should get the word out since that is usually the downfall with informing the community. The comment always heard is I did not know...

Mr. Illg responded the advocacy and promotion of recreation and parks. He has even been approached to writing a column in one of the local papers.

Commissioner Archibald further commented that he believes this will be critical and that maybe they should advocate for a bigger budget for advertising.

Further comments on using alternative methods for getting the word out continued. Chair Bremicker recommended waiting for the next meeting. Commissioner Brann would like to see an organizational chart on how the department would be formed; Commissioner Lowney asked about the status of their recommendation to establish a Parks and Recreation Department.

Ms. Engebretsen outlined the process and advised that they probably would not see a Parks & Rec Department from Council. She reiterated the line that staff must maintain regarding advocacy of a department.

Mr. Illg will work on an organizational chart for the next meeting.

Commissioner Lowney inquired about the process regarding the needs assessment and the information received from MAPP.

Ms. Engebretsen suggested that they asked to be scheduled for a presentation to Council using the information they have; Ms. Krause offered to put the information into a PowerPoint with the stats. Mr. Illg could provide the Council with a report and update. The Commission has the ability to report on the Council's agenda. Further discussion on advocating before Council and as a private citizen and resident or as a Commissioner and Council understanding that fact; additional latitude is given by Council.

It was additionally noted that the Commission could request recreation be included under the Commission's purview.

#### C. P&R Needs Assessment – Discussion and Update on Progress

This was included in the prior topic. No further discussion on the item.

#### D. HERC Building Discussion

This was included in the prior topic. No additional discussion was held.

#### E. Signage – Jack Gist Park Design

Commissioner Lowney received this design from the Park Association and shared that they are not really happy with it; Ms. Krause expressed the interest from the Public Arts Committee working with the Parks & Recreation Commissioners on designing signage for that park and all parks and recreation areas in general.

Vice Chair Brann offered agreement in uniform signage and that there are standards for Parks and Recreational areas that they could take advantage of for this project.

Chair Bremicker was in favor of letting Public Arts Committee take the lead in this project since they were able to get the funding.

Mr. Krause explained how the Committee has received funding for their projects. She noted that the PAC could submit a request for a signage budget. She further explained that the committee meets quarterly.

Ms. Engebretsen recommended scheduling a meeting after the budget process. Ms. Krause explained she will notify the Chair of the results from this meeting and they may schedule a Special meeting to discuss budget requests.

Commissioner Archibald requested the Jack Gist Association involved in the sign design.

**NEW BUSINESS**

A. Discussion and Recommendation on Proposed Use of Gangway for Woodard Creek

Ms. Engebretsen recommended postponing the discussion on this since Mr. Hawkins was unable to attend the meeting regarding its proposed use for a bridge over Woodard Creek; or even Kachemak Drive. The Parks and Recreation would be buying it from the Port and Harbor.

B. Funding Request for Kachemak Drive Pathway

Chair Bremicker read the item into record and asked if Staff would further elaborate on the request.

Ms. Engebretsen explained that the Committee has requested the

**BELL/LOWNEY - MOVED THAT THE PARKS AND RECREATION ADVISORY COMMISSION RECOMMENDS CITY COUNCIL APPROVE AN ORDINANCE APPROPRIATING UP TO \$20,000 OF HART TRAIL FUNDS FOR THE PURPOSE OF SURVEYING THE WESTERN MOST PORTION OF THE KACHEMAK DRIVE TRAIL CURRENTLY KNOWN AS THE MUD BAY TRAIL.**

Discussion ensued on the purpose of appropriating the funds to get the surveying started for a bike trail also up to the long term parking to avoid going up that hill by the road which is the most dangerous part of the road. It will also identify where the city property boundary is actually. Staff will revise the request and flesh out the details of the request.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

**INFORMATIONAL MATERIALS**

A. Strategic Plan 2012

There was a brief discussion on a new trail pamphlet. The request for a budget is approved then in January the commission can work on it. If there is no money then there is no reason to discuss the issue. The website is a totally different issue. Clarification was provided on defining the brochure and updating and getting updates for the existing brochure is not too big an issue but designing another brochure that would be more detailed and enlarged then that is another story. Sponsorship would be beneficial to cut costs.

B. Commission Annual Calendar 2012

Commissioner Lowney would like to put the trail map on the Annual Calendar document and if it does not get funded then they can take it off; she would also like to add the Town Center item too and if they have to postpone it then they can but she would like to see items from the Strategic Plan inserted into this Calendar.

Chair Bremicker commented that the Town Center was a big issue and would take more than one meeting and should also involve other interested parties.

Ms. Engebretsen explained that the Annual Calendar reflects the items that the Commission works on at the same time year after year. She addresses those items in her staff report at each meeting.

Commissioner Lowney commented on getting before Council regarding the budget issues; she also noted that they never really addressed the Fall Clean Up Day at Karen Hornaday Park and she further noted that only some things were donated by SBS and that there will still be a bill from them. She still needs to meet up with Jess.

Staff noted that this could be addressed at the September meeting.

There was an explanation from Commissioner Archibald on the reason for the Cleanup Day. Commissioner Bell will be attending the next council meeting.

C. 2012 Commissioner Attendance at Council Meetings

D. Memorandum to City Manager Re: Budget Requests for 2013 Parks & Recreation Advisory Commission

E. Memorandum to City Manager Re: Disposition of Red Shed in Karen Hornaday Park

F. Memorandum to Mayor and Council through Katie Koester, CEDC Re: CIP 2013 Recommendations

G. Memorandum to Transportation Advisory Committee Re: Kachemak Drive Pathway

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

There were no audience comments.

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

Mike thanked everyone and acknowledged Julie and Renee's hard work.

Julie reminded the Commission about the Open House and that Renee did a wonderful job organizing the event and that she hoped they would stop in and take a look around. She stated that they should take advantage of visiting the Manager's digs.

Renee stated that the scouts will be performing a Flag ceremony, Ukulele Players and Brownie Troop 564 will assist with serving the food; plus they can get a free magnet with all the department phone numbers.

#### **COMMENTS OF THE COUNCILMEMBER** *(If one is assigned)*

There was no councilmember present.

#### **COMMENTS OF THE CHAIR**

Chair Bremicker thanked staff and the commission is behind getting the Parks Department that it will be a good thing for this city.

#### **COMMENTS FROM THE COMMISSIONERS**

Commissioner Lowney commented it was a good, productive meeting; great having Carey here and providing all the information; Robert great to have you on the phone; thanked Julie and Renee for all your hard work.

Commissioner Bell thanked Robert and Mike this is a big project and if he can help in any way to let him know.

Commissioner Brann thanked staff for their hard work; he will be looking for volunteers after the holiday to help take apart that trail. Good job everybody! Great meeting.

Commissioner Archibald offered to help Dave and it was a good meeting. Thanked everyone for putting up with him and see you in person next time.

**ADJOURNMENT**

There being no further business to come before the Commission Chair Bremicker adjourned the meeting at 8:50 p.m. The next Regular Meeting is scheduled for September 20, 2012 at 5:30 pm at City Hall Cowles Council Chambers 491 E. Pioneer Avenue, Homer, Alaska.

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Renee Krause, CMC, Deputy City Clerk I

Approved: \_\_\_\_\_



# CITY OF HOMER

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## Staff Report

To: Parks & Recreation Advisory Commission  
From: Mike Illg, Community Recreation Coordinator  
Date: 9/11/12

1. HERC Building. The City Manager has been advised by the city council to have the HERC building inspected by an engineer and/or a fire marshal to review building codes that may need to be addressed to better understand what some of structural concerns exist. While it may still be in 2013 budget, this remains in the "to be determined" category.
2. Needs Assessment/Survey. Commissioner Bell and I have recently met with MAPP Coordinator, Megan Murphy who is assistance us with being a part of the next phase of the South Peninsula Community Health Assessment. She believes that the area of parks and recreation will get a lot of attention with the next round of data collection. We will be meeting again soon to discuss and review potential survey questions for the overall health assessment in addition to using this data for identifying immediate information that is relevant to the city's parks and recreation services and mission.
3. Rotary Health Fair. Related to the needs assessment/survey is the ability to get the public to participate in the data collection process. Megan suggested a great idea of having a City of Homer parks and recreation booth at the health fair. This would be a great venue to promote our services as it certainly correlates to the health and wellness of our community members in addition to having parks and recreation related survey questions available for people to complete. I would like to pursue this and will ask if some of the parks and rec commissioners are willing to attend the booth as well. The date is Saturday, November 10<sup>th</sup>.
4. Hornaday Park Playground Work Party. On Saturday, September 22, 10 am - 2 pm there will be a work party on the new playground. We will be focusing in on getting the park ready for winter, adding more wood chips and other minor repairs. Please mark this on your calendar and pass on the information.
5. Alaska Recreation and Parks Association Annual Conference. I will be attending this conference, presenting one informational session and participating in another. I will give a brief summary of my participation at the next parks and recreation meeting if requested. The date for the conference is October 10<sup>th</sup>-12<sup>th</sup>.





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To: Parks and Recreation Advisory Commission  
From: Julie Engebretsen, Planning Technician  
Date: September 20, 2012

**Subject: September Staff Report**

**Updates:**

Mariner Park driveway relocate is underway, and the new driveway apron will be paved by the end of the month.

Beluga Slough Trail – the old trail is removed and the new trail construction begins this week. Materials have begun to arrive.

Red shed—a contract for removal has been awarded. Removal will probably be in the next few weeks.

City Budget

The draft city budget will be out very shortly; it is scheduled for introduction at the September 24<sup>th</sup> Council Meeting. Attached is the budget schedule. The budget should be posted online shortly, in the Finance department.

Meeting Schedule

- October meeting is the 4<sup>th</sup> Thursday of October; the third Thursday is a state holiday (Alaska Day).
- November: it looks like 4 Commissioners will be gone in November, so there will not be a quorum. We can take a final head count next month!
- I would really like the Commission to look at the strategic plan at a work session. A work session in December or January would be great. We could do it during work hours, lunchtime, whenever. I think an hour would be plenty of time. I also see this as an opportunity for staff and the Commission to have some communication on what can and can't be accomplished in 2013 – we will have the final budget and will know if P&R got additional maintenance staff and the status of the HERC building.



Where the Land Meets the Sea Begins



**CITY OF HOMER**  
**2013 PROPOSED BUDGET DEVELOPMENT SCHEDULE**

<b>DATE</b>	<b>TIME</b>	<b>EVENT</b>
7/23/2012	6:00 PM	Budget Schedule to Council.
8/3/2012		Submit to departments, budget work sheets including salary and fringe benefit costs.
8/13/2012	5:00 PM	During Committee of the Whole, Council to discuss budget priorities for the coming year.
8/13/2012	6:00 PM	Regular Meeting-Public Hearing, Council to seek public input on budget priorities for the coming year.
8/17/2012		Complete budget work sheets, including narratives, and justifications to Finance.
8/27/2012	5:00 PM	During Committee of the Whole, Council to discuss Revenue Sources for General Fund.
9/4/2012		Compile data and return copy to departments for review.
9/10/2012	Week of	City Manager & Finance Director review budget requests with Department Heads.
9/10/2012		Preliminary budget assumptions to Council.
9/24/2012		City Manager submits Draft Proposed Budget to Council.
10/8/2012	5:00 PM	During Committee of the Whole, Council to discuss budget - 1 hour.
10/8/2012	6:00 PM	Regular Meeting - Public Hearing.
10/22/2012	5:00 PM	During Committee of the Whole, Council to discuss budget - 1 hour
10/22/2012	6:00 PM	Regular Meeting-Budget Ordinance and Fee/Tariff Resolutions Introduced.
11/26/2012	5:00 PM	During Committee of the Whole, Council to discuss budget - 1 hour
11/26/2012	6:00 PM	Regular Meeting - Public Hearing.
12/10/2012	6:00 PM	Regular Meeting - Public Hearing & adoption of Proposed Budget.



Minutes of Kachemak Drive Path Committee Meeting, 5:30 p.m., September 13, 2012

Call to order by Chair Bremicker

Attending, Dave Brann, Beth Cumming, Lindianne Sarno, recording, Bumpo Bremicker, chair.

No minutes were provided from the prior meeting.

No public comment. No reconsideration, no visitors.

Pending Business: Discussion about signage on Kachemak Drive.

Dave Brann: Talked to DOT about signage. DOT needs permit for encroachment in the right of way. Dave gave it to Julie, she will work on it, she hasn't had time yet. We're at a standstill on that. Dave will go to road and measure, to see where it's possible to put a signpost two feet outside of right of way. If I can find a place among the four places we recommended, we're waiting for someone from the city to get that permit. Four signs, all the same: yellow caution sign with picture of bicycle, to let drivers know there are bicycles on the road, pay attention.

Bumpo: Does DOT have these signs?

Dave Brann: We have to buy them, we have to supply signposts. DOT has the signs. You can get them 18" or 2'. Part of permit is DOT wants pictures. Dave sent pictures some time ago to DOT. Jocelyn has pictures and descriptions: on hill before airport, another past Bay Club, coming from east end road before you turn the sharp corner, and another before the S curve. I sent the information, took the pictures, the GPS location, but came back we need a permit from the city to encroach on the right of way. I printed out the permit for Julie, but it doesn't really make sense.

Beth: We need a no passing sign.

Lindianne: That will confuse the drivers. Everyone crosses the center line when they have to pass a bicycle.

Dave: I want visual representation of bicycle. \$40 each, Dave would be willing to buy them, Bumpo would be willing to throw in \$40.

We're all in agreement.

New Business:

**A. Proposal to change name of Kachemak Drive Pathway to Kachemak Drive Trail.**

Beth asked Beth Wythe, she thinks connective things, that go between streets are trails, path refers to something that goes along a street or road. Is everyone comfortable with

the word path? Dave: Transportation Committee said, call it trail. Doesn't make any difference to me. Lyn doesn't care. Bumppo doesn't care.

Bumppo: mentions that Larry Sloan brought up we should do the sidewalks on upper Main Street with HART trail funds. Bumppo asked Julie about road HART funds, trail HART funds. Which gets used for sidewalks? There still is confusion that there are two different funds. Could you use HART trail funds to do sidewalks? Julie said, along a road like that, that is a sidewalk and **HART road funds** would be used for that. If it goes away from the road, it's a separated trail and HART trail funds would be used. Any pavement would be in the road right of way.

B. Attendance at Council Meeting Scheduled for September. Lindianne suggests that someone be assigned to make it clear at the Council meeting that sidewalks use road funds, separated trails or paths use trail funds.

C. [We amend the agenda to insert discussion of the draft resolution Beth Wythe submitted to this committee.] **Discussion and approval of the draft resolution.** Beth has two changes to make to this resolution. Dave Brann feels good about it. It's fine. Beth Wythe suggested just do this as a recommendation and a memo for \$20,000. Beth: I move that we accept Beth Wythe's draft resolution as she wrote it. Unanimous approval. Beth Wythe did a good job on it. Dave: Beth sent it to Francie, haven't heard back from Francie yet. Beth C says Beth W says Francie wanted to attend this meeting but she teaches. We agree we will forward this to Francie.

Lindianne: I will e-mail these minutes and the resolution to Renee so Renee can forward this resolution and the minutes to include in the packet for the Parks and Recreation Commission.

Beth will forward this resolution to every City Council member. And will say, our committee agreed on this, are you willing to vote for it on the 24<sup>th</sup>?

D. **Attendance at City Council Meeting:** Bumppo will be there, Lindianne will be there, Dave Brann may not make it.

E. **Beluga Slough trail remnants, use for Kachemak Drive Trail:** Dave Brann helped for five days in dismantling it, and Carey is very well aware that these things could be used on the Kachemak Drive Path. Dave doesn't want the big black floats. Too heavy. The smaller green ones are manageable. Dave asked Carey if he could load some of the green deck panels and experiment with them. Dave is going to experiment in his yard for how to lay these out differently than they were done in Beluga Slough. They stayed flat on the floats, but where there was not enough water, they sagged. The black floats could be used elsewhere, maybe across the Bay. They weigh a lot, need fork lift to move them.

F. **Kachemak Drive Neighborhood Association.** Lindianne mentions that she, Mike Yourkowski, Jan Needham and others are discussing putting together a neighbors association for Kachemak Drive. To discuss water sewer line, gas line, and bike path.

We will call everybody on Kachemak Drive. Mike Yourkowski has offered his home for the gathering.

**City Councilwoman Beth Wythe enters the meeting.** She had sent this resolution to Beth and Francie. We'll send it to the Commission and Beth Wythe says it has to come from the Parks and Rec Commission. Lindianne will send it to Renee with the minutes from this meeting, asking Renee to include it in the City Council packet, in anticipation of approval by the Parks and Rec Commission.

We discuss why everyone was confused in the City Council meeting.

Beth Wythe: suggests we break the project into phases. If it were in phases, six or seven phases, order them, build where you will have the least resistance. A couple of people on Kachemak Drive are still smarting from the way the water line was done. Do a piece here, a piece there.

Bumppo: Show we can get funding and volunteer help. Parks and Rec has not heard of any other projects.

Beluga Lake Trail.  
Reiber (spelling?) Trail.

Beth C: Time Frame?

Beth Wythe: Suggest phasing, three and a half miles long, indicate the pieces of the trail, and the phasing, the time frame will come naturally.

Beth Cumming: I wanted to request that the trail listed on the state CIP would be removed from state CIP and put on the City CIP list. But Julie told me that on the state CIP list, the trail was combined with other things, specific improvements on Kachemak Drive. Julie talked to Katie today and Katie felt that it shouldn't be removed from state list right away, it wasn't just a trail, it's a combination of trail and other improvements.

Bumppo: If city decided to work on this, it's mostly not in right of way. If state decided to fund this suddenly, it wouldn't hurt.

Beth Wythe: It's connected with other things that we're not going to take responsibility for. The city is not going to take responsibility for paying for this trail. Because the road belongs to the state. I'm happy to help you bring it forward in a format, even if it's not in the right of way. But I don't want you to have illusions. The City is not going to fund it. It doesn't matter whether the trail is on city property, it still has to be designated. No need to confront other people for this. Being honest with you. I can't guarantee they will want to fund this out of city HART funds, city HART funds are intended for trails in the city. Mayor said it so often, this is a state road and I don't know why we're entertaining notion of building a trail.

Bumppo: If state would pay for it, wonderful. It's not going to be easy. Little by little, with Dave Brann's help, it's possible.

Dave: I'm a proponent of volunteers. For example, this past week in Beluga Slough, instead of paying for all the labor, volunteers can do it. If we can do it with grants and volunteers, we'll get it built piece by piece.

Bumppo: Do each piece, for less money, encourages other areas. Residents see that this is a good thing.

Beth Wythe leaves.

Bumppo: Second Thursday of every other month is KBBI Board of Directors meeting. I need to attend KBBI meeting. Dave Brann please take over as vice chair. [Leaves.]

Dave Brann: Vice chair.

Beth wanted to go through her notes and see if there is anything that has to be done before Parks and Rec.

Dave: regarding the Future of Kachemak Drive Committee: I move we table that until the next meeting.

Beth Cumming: I wanted to summarize our short term goals and our long term goals. I think we're on the same page. But we've never voted, on those. At our next meeting would like that to be on old business. Motion to Table, and then it can go under old business next meeting.

Beth seconds. No objection.

Dave: adjourns meeting.

# Proposed Herc Budget

**FY2013  
Proposed**

	HERC	CR	
5101 Regular Employees	\$0.00	\$52,652.00	
5102 Fringe Benefits	\$0.00	\$30,445.00	
5103 P/T Employees	\$0.00	\$8,000.00	
5104 Fringe benefits P/T	\$0.00	\$368.00	
<b>Total Salaries and Benefits</b>	<b>0</b>	<b>\$87,281</b>	<b>\$87,281</b>

	HERC	CR	Combined
<b><u>Maintenance and Operations</u></b>			
5201 Office Supplies	\$500	\$500	\$1,000
5202 Operating Supplies	\$2,000	\$2,500	\$4,500
5203 Fuel/Lube	\$37,000	\$0	\$37,000
5208 Equipment	\$18,000	\$500	\$18,500
5209 Building & Grounds Maintenance	\$5,500	\$0	\$5,500
5210 Professional & Special Services	\$3,500	\$14,500	\$18,000
5215 Communications	\$1,200	\$1,950	\$3,150
5217 Electricity	\$19,000	\$0	\$19,000
5218 Water	\$1,600	\$0	\$1,600
5219 Sewer	\$2,500	\$0	\$2,500
5220 Refuse/Disposal	\$200	\$0	\$200
5221 Property Insurance	\$2,800	\$0	\$2,800
5223 Liability Insurance	\$2,200	\$1,029	\$3,229
5227 Advertising	\$0	\$950	\$950
5235 Membership/Dues	\$0	\$185	\$185
5236 Transportation	\$0	\$300	\$300
5237 Subsistence	\$0	\$250	\$250
5238 Printing/Binding	\$0	\$1,800	\$1,800
5603 Employee Training	\$0	\$250	\$250
5614 Car Allowance	\$0	\$300	\$300
<b>Total Maintenance and Operations</b>	<b>\$96,000</b>	<b>\$25,014</b>	<b>\$121,014</b>
<b>Total</b>	<b>\$96,000</b>	<b>\$112,295</b>	<b>\$208,295</b>

**LINE ITEM EXPLANATIONS: HERC**

- 5201- paper, pens, etc
- 5202-Printer, ink, promotion etc
- 5203-Combined expenses with maintenance building
- 5208- sports equipment, \$15,000 for exercise equipment, one time allocation
- 5210- lawn maintenance & plowing
- 5215-5223- Combined expenses with maintenance building

**LINE ITEM EXPLANATIONS: CR**

5201- paper,pens, etc.  
 5202-Printer ink, promotion, etc  
 5208- sports equipment, \$15,000 for exercise equipment, one time allocation  
 5210- \$6,000 for school rent, referees, Mt.Films, background checks  
 5228- Recreation Guide printing

<u>Revenue</u>	<u>HERC</u>	<u>CR</u>	<u>Combined</u>
3101 Class Fees	\$20,000	\$30,000	\$50,000.00
3102 Rental Fees	\$50,000	0	\$56,000
3103 Sponsorships/Advertisements	\$5,000	\$2,000	\$7,000
3104 Grants	\$0	0	\$0
<b>Total Revenue</b>	<b>\$75,000</b>	<b>\$32,000</b>	<b>\$113,000</b>
<b>General Fund Transfer:</b>	<b>\$21,000</b>	<b>\$80,295</b>	<b>\$95,295</b>
<b>Total:</b>	<b>\$96,000</b>	<b>\$112,295</b>	<b>\$208,295</b>

HERC Building Long Term Rentals

*User Group	Area Used	Monthly rate	Annual Revenue
Boys & Girls Club	Use of gym, kitchen office space, play room	\$750-\$1,000	\$12,000
Big Brother/Sister	(1) office	\$250-\$300	\$3,600
HOWL	(1) office	\$250-\$300	\$3,600
AK Coastal studies	(1) office	\$250-\$300	\$3,600
Independent Living Center	(6) offices	\$1,500-\$1,800	\$21,600
Popeye Wrestling	gym (2-3X's a week)	\$200	\$2,400
Long Term Total:			\$46,800
Short term (estimated):			\$3,000
<b>Grand Total:</b>			<b>\$49,800</b>

\* These are expressed and written quotes/rates from local non-profit programs for renting space at the HERC building. Renting space is mechanism to generate revenue to assist with offsetting the expense of operating the building.

There is an expected benefit to have multiple recreational-based entities in one central location to maximize awareness and participation in respective programs while improving the health, wellness and quality of life to Homer residents.

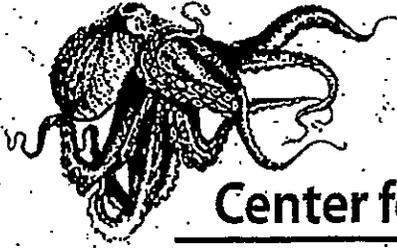
This could create opportunities to collaborate and partner to maximize program offerings, obtain grant funding for programs and facility upgrades and to potentially share resources such as equipment, staff, knowledge and expertise.

The renters will have to be able to pay for their own phone and internet service.

There is also the opportunity to rent space in the HERC building for **short term** rentals or private rentals such as birthday parties and instructional classes that will also serve as an additional revenue source.

There is also the potential to use the kitchen as a concession stand to generate revenue by





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## Center for Alaskan Coastal Studies

708 Smokey Bay Way, Homer, Alaska 99603 • 907/235-6667 • Fax 907/235-6668 • Email [info@akcoastalstudies.org](mailto:info@akcoastalstudies.org) • [www.akcoastalstudies.org](http://www.akcoastalstudies.org)

To: Walt Wrede  
City Manager, City of Homer

From: Elizabeth Trowbridge  
Executive Director, Center for Alaskan Coastal Studies

Greetings Mr. Wrede,

The Center for Alaskan Coastal Studies (CACS) would like to express its interest in possibly renting space in the HERC building, owned by the City of Homer, for use as a venue for educational programs conducted by our staff throughout the year. We are currently embarking on a three-year marine debris art project that will involve volunteers from the Homer community as well as students from the local schools in conducting beach cleanups in Kachemak Bay and using the marine debris collected to create large scale sculptures that will be displayed throughout Homer. One specific project is the creation on a giant Pacific Gyre model made out of plastic collected off the beach. This project will involve students building strands of plastic that will be joined to make a gyre that can be walked through and that will travel around the state for display. Other sculptures such as a giant sea jelly and anemone will be displayed locally.

CACS envisions use of one of the rooms at the HERC building to be perfect venue for offering community workshops and programs with local classes. On a long term basis, there may be other projects or programs that could be conducted from this building as it is a perfect central location.

CACS is willing to compensate the city of Homer in a variety of ways for the workshop space we are seeking. CACS can provide a limited amount of rent to help offset city expenses incurred through utilities and building upkeep. CACS would also be willing to donate one of the marine debris sculptures created during the project to the city of Homer, to display in a public location, helping to fulfill any of the city's public art needs.

Please feel free to contact me with any additional questions or concerns.

Sincerely,

Elizabeth Trowbridge

[beth@akcoastalstudies.org](mailto:beth@akcoastalstudies.org)

235-6756





HoWL Inc.  
(907) 399-HOWL  
PO box 3514, Homer, AK 99603  
howlalaska@gmail.com  
www.howlalaska.org

Dear Mr. Wrede;

I am writing to express my interest in partnering with the City of Homer Community Recreation program in occupying the H.E.R.C. building as a full-time tenant.

I am the executive director of HoWL (Homer Wilderness Leaders), and my organization would benefit immensely from the use of that facility.

We have been in the market for a year-round facility to stage our trips, host activities, plan expeditions, and meet up for after-school activities, and partnering with the Homer Community Recreation in occupying this building would be ideal for us, as it is centrally located and it has all the amenities we desire (office space, classroom space, gym availability, field availability, bathrooms, and a large kitchen).

Furthermore, I am very enthusiastic about the possibility of several local non-profits and other groups occupying the building. I think that sort of community within one building will enhance all of our programs and create plenty of opportunities for local children and young adults to have activities year-round.

We are particularly interested in renting one of the classrooms or larger office spaces year-round, and having use of the fields and gym from time to time. This would enhance HoWL's programs immensely.

Thank you for considering this partnership!

Sincerely,

Libby B. Veasey  
Executive Director, HoWL Inc.



# INDEPENDENT LIVING CENTER



Promoting choice, independence and quality of life for persons and families living with disability.

P.O. Box 2474, Homer, Alaska 99603

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www.peninsulailc.org

HOMER

June 19, 2012

SELDOVIA

PORT GRAHAM

NANWALEK

Dear Mr. Wrede:

ANCHOR POINT

NINILCHIK

On behalf of the Board of Directors, staff and consumers of the Independent Living Center (ILC), I would like to offer our support of the Homer Community Recreation Center concept. I have attended all meetings held to discuss this collaborative effort and am excited by the potential it holds.

CLAM GULCH

KASILOF

SOLDOTNA

ILC has been operating in Homer for 21 years and has recently developed an inclusive recreation program; TRAILS-Total Recreation and Independent Living Services seven years ago. We are here to stay, in fact this fiscal year alone we have provided various services to over 335 people living in the Homer area.

KENAI

NIKISKI

STERLING

COOPER LANDING

Our interest in this facility is two-fold; 1) hourly rental for some of our skills building and recreation classes and 2) office space for six staff persons. Our funding is stable and our lease contribution could add secure and consistent funding for operations and overhead of the building.

MOOSE PASS

SEWARD

HOPE

I urge the City and Council to put this project in the top fifteen of their Capital Improvement Projects list. Please do not hesitate to contact me should you have questions or need my assistance.

KODIAK ISLAND

VALDEZ

CORDOVA

Sincerely,

Toll Free  
1-800-770-7911

Joyanna Geisler  
Executive Director

Homer  
(907) 235-7911  
(907)235-6236  
(FAX)

Central Peninsula  
(907) 262-6333  
(907) 260-4495  
(FAX)

Seward  
(907) 224-8711  
(907) 224-7793  
(FAX)



**POPEYE WRESTLING CLUB  
P.O. Box 1992  
HOMER, AK  
99603**

Dear City of Homer,

This is notice that the Popeye Wrestling Club would like to support the use of the HERC building for our program. We currently operate under the Community Recreation umbrella and would like to continue to do so. However, the past two years, access to the mat room and MPR at the Middle School has made it difficult to schedule practices that are not at 7:30 p.m. We generally have 50 members in the program from the ages of 5 – 18. We certainly would be willing to pay a monthly fee to use the HERC building. Thank you for your consideration and I look forward to communication regarding this matter.

Sincerely,

Chris Perk  
Popeye Wrestling  
Head Coach  
[cperk@kpbsd.k12.ak.us](mailto:cperk@kpbsd.k12.ak.us)  
299-6440



**BOYS & GIRLS CLUBS  
OF THE KENAI PENINSULA**

Programs Office  
705 Frontage Road  
Suite B  
Kenai, Alaska 99611  
907.283.2682  
907.283.8190 Fax  
www.positiveplaceforkids.com

Club Locations

Homer  
Kenai  
Kenai Teen Center  
Nikiski  
Seward  
Soldotna

Board of Directors

Mike Navarre, President  
Kelly Bookey, Vice President  
Jim Montgomery,  
Secretary/Treasurer  
Peter Micciche, Past President  
Margaret Anderson  
Camille Sorensen  
Tim Redder  
Shelll Furlong  
Monica Sallee  
Jeff Selinger  
Ron Long  
Rep, Mike Chenault

Executive Director

Natasha Ala

Cornerstone Contributors



Wednesday, June 20, 2012

Walt Wrede, City Manager  
City of Homer  
491 E. Pioneer Ave.  
Homer, AK 99603

Dear Mr. Wrede;

As a long-term tenant of your facility, the Boys & Girls Clubs of the Kenai Peninsula would like we express our sincere appreciation for allowing us to occupy the bottom floor, and gymnasium, of your building for the past eleven years. We find this space to be ideal in its proximity to other schools, ideal in its amount of space and ideal in that we can prepare and serve our free snacks and meals utilizing the kitchen. In order to continue to secure adequate funding for our Homer program, the Boys & Girls Club Board of Directors is requesting that our current lease on the property be extended through December 31, 2014, at the current rate of \$750 per month.

In addition, the Boys & Girls Club Board of Directors would like to reiterate our commitment to working with the City of Homer in successfully securing funding for improvements and renovations needed for the entire building. We are sincerely committed to acquiring needed funding to turn this facility into a valued asset for the City of Homer.

Thank you for your consideration of our request to extend our current lease and please feel free to contact us if you have any questions.

Sincerely,

Kelly Bookey, Vice President

Natasha Ala, Executive Director

**GREAT FUTURES START HERE.**



**Big Brothers Big Sisters**  
of Alaska

**Big Brothers Big Sisters – Homer Office**  
PO Box 1034, Homer AK 99603 907-235-8391 fax: 907-235-8392

June 20, 2012

City of Homer  
Attn: Walt Wrede  
491 E. Pioneer Ave  
Homer, AK 99603

To: Walt Wrede, City Manager

Big Brothers Big Sisters of Homer would be interested in renting space in the HERC building should the space become available for small office rental. We would be interested in a long term rental for 1-2 offices with access to bathrooms, a small conference room, and a small kitchen for staff use (ie, fridge, microwave).

Having office space in a location near the Boys and Girls Club is ideal for our program. It provides easy access to check in with our "Littles" (children) who are at the club. The additional educational and recreational groups that would be happening in the building could also increase awareness of our program and hopefully provide us with new "Big" volunteers. In addition, the close proximity to Mike Illg's office and information on Community Rec activities would help me promote this information to our matches and our parents/families as they look for things to do the community.

Thank you very much for your time. If you have any further questions, please contact me at your convenience.

Sincerely,

Jenny Martin  
Program Specialist  
Jenny.Martin@bbbsak.org

CITY OF HOMER  
HOMER, ALASKA

Wythe

RESOLUTION 12-079(S)

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, AUTHORIZING THE ALLOCATION OF UP TO \$20,000 FROM THE HART FUND FOR THE PURPOSES OF SURVEY WORK AND AN ENGINEERING ESTIMATE TO DETERMINE THE COST OF CONSTRUCTING THE INITIAL ONE-THIRD MILE OF THE PROPOSED KACHEMAK DRIVE NON-MOTORIZED PATHWAY.

WHEREAS, The City of Homer has adopted the Homer Non-Motorized Transportation and Trail Plan, Homer Area Transportation Plan, Climate Action Plan, HART Policy Manual and has included the Kachemak Drive Rehabilitation/Pathway in the Capital Improvement Plan (CIP); and

WHEREAS, The Parks and Recreation Advisory Commission (PRAC) established a committee to specifically address possible solutions to the hazards presented to non-motorized and motorized users of Kachemak Drive; and

WHEREAS, The Homer City Council adopted Resolution 11-909(A), directing the Kachemak Drive Path Committee (KDPC) to work with the Transportation Advisory Committee (TAC) to more fully develop the project; and

WHEREAS, The PRAC, KDPC and TAC mutually agree that the construction of the Kachemak Drive Non-Motorized Pathway would provide a safety zone for pedestrians and a safer driving zone for the vehicle traffic on Kachemak Drive; and,

WHEREAS, The PRAC, KDPC and TAC further recommend that the City of Homer consider taking the responsibility for the construction and maintenance of the Kachemak Drive Non-Motorized Pathway; and,

WHEREAS, The construction of the first section of the proposed Kachemak Drive Non-Motorized Pathway, from the intersection of Kachemak Drive and Spit Road, approximately one-third of a mile up Kachemak Drive towards the parking area at the crest of the hill, would provide immediate safety benefits for pedestrians, cyclists and motorists; and

WHEREAS, The first step towards determining the feasibility of constructing this initial one-third mile section of the proposed path requires surveying and an engineering estimate which is anticipated to cost not more than \$20,000.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, authorizes the allocation of up to \$20,000 for the purposes of survey work and an engineering estimate to determine the cost of constructing the initial one-third mile of the proposed

47 Kachemak Drive Non-Motorized Pathway and authorizes the City Manager and staff to proceed  
48 as required to complete these activities.  
49

50 BE IT FURTHER RESOLVED that the commitment of these funds in no way binds the  
51 City of Homer to the construction of either the initial one-third mile of pathway, or any other  
52 segments of the proposed Kachemak Drive Non-Motorized Pathway. The contribution is made  
53 solely as a good faith show of support for the construction of the Kachemak Drive Non-  
54 Motorized Pathway.

55  
56 PASSED AND ADOPTED by the Homer City Council this \_\_\_\_\_ day of \_\_\_\_\_,  
57 2012.

58  
59 CITY OF HOMER

60  
61  
62  
63 \_\_\_\_\_  
64 JAMES C. HORNADAY, MAYOR

65  
66 ATTEST:

67  
68  
69 \_\_\_\_\_  
70 JO JOHNSON, CMC, CITY CLERK

71  
72 Fiscal Note: \$20,000 from HART, Trails Fund, Acct. No. ###-###.  
73



**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](mailto:Planning@ci.homer.ak.us)  
*Web Site* [www.ci.homer.ak.us](http://www.ci.homer.ak.us)

---

To: Parks and Recreation Advisory Commission  
From: Julie Engebretsen, Planning Technician  
Date: September 20, 2012

Subject: Fall Cleanup Day at Karen Hornaday Park

Commissioner Lowney will have an update at the meeting.

Please set a date for the cleanup day (work session) at Karen Hornaday Park.

(HoPP has their work day scheduled for Saturday the 22<sup>nd</sup>.)



Where the Land  and the Sea Begins





# 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](mailto:Planning@ci.homer.ak.us)  
*Web Site* [www.ci.homer.ak.us](http://www.ci.homer.ak.us)

---

To: Parks and Recreation Advisory Commission  
From: Julie Engebretsen, Planning Technician  
Date: September 20, 2012

## **Subject: Diamond Creek Park Plan**

### **Introduction**

Todd Schroder, Homer Soil and Water Conservation District, will make a presentation at the meeting, and will have copies of the draft plan.

Todd will be giving an overview of the project and the plan so I won't repeat it here. The plan will also have the same information in it.

### **Brief history**

The City acquired some property between the dump and Diamond Ridge a few years ago, through the State Forest Legacy Program. That program requires all development be approved by the state prior to any construction. It's a lot of work to ask for permission every time someone wants to build a trail on this property! Instead, an overall management plan could be approved by the City and the State, encompassing all the things we hope to do in the coming years. When that is approved, it will be much more straightforward to build trails and improvements already included in the adopted plan.

The state demonstration forest is next to the City property, and the Homer Soil and Water Conservation District has a management agreement with the State to manage the demonstration forest. Their management plan and agreement needed to be updated. They were able to acquire a grant to write a plan that will cover both City and State land (saving the City a lot of staff time and money). Dave Brann has been the Commission's representative to the working group for the plan. Now that the draft plan is complete and ready for public comments, it is going through the public process. A recommendation from the Commission is needed to the City Council.

### **Conclusion**

The first step toward any trail or recreational development on the City property is adoption of a management plan, and approval by the state through the Forest Legacy Program. The City Council will need to pass a resolution, approving the plan.

**Requested action:** Discuss the plan and make any recommended changes. Please make a recommendation to the City Council to approve the plan. Since you will receive the plan at the meeting, its understandable any action would take place at the October 25<sup>th</sup> meeting! The plan will also go to the Homer Advisory Planning Commission in early October. It is tentatively on the Council Agenda for October 22<sup>nd</sup>.





**City of Homer**  
**Planning & Zoning**  
491 East Pioneer Avenue  
Homer, Alaska 99603-7645

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**STAFF REPORT 12-54**

**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?





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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 worn 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).

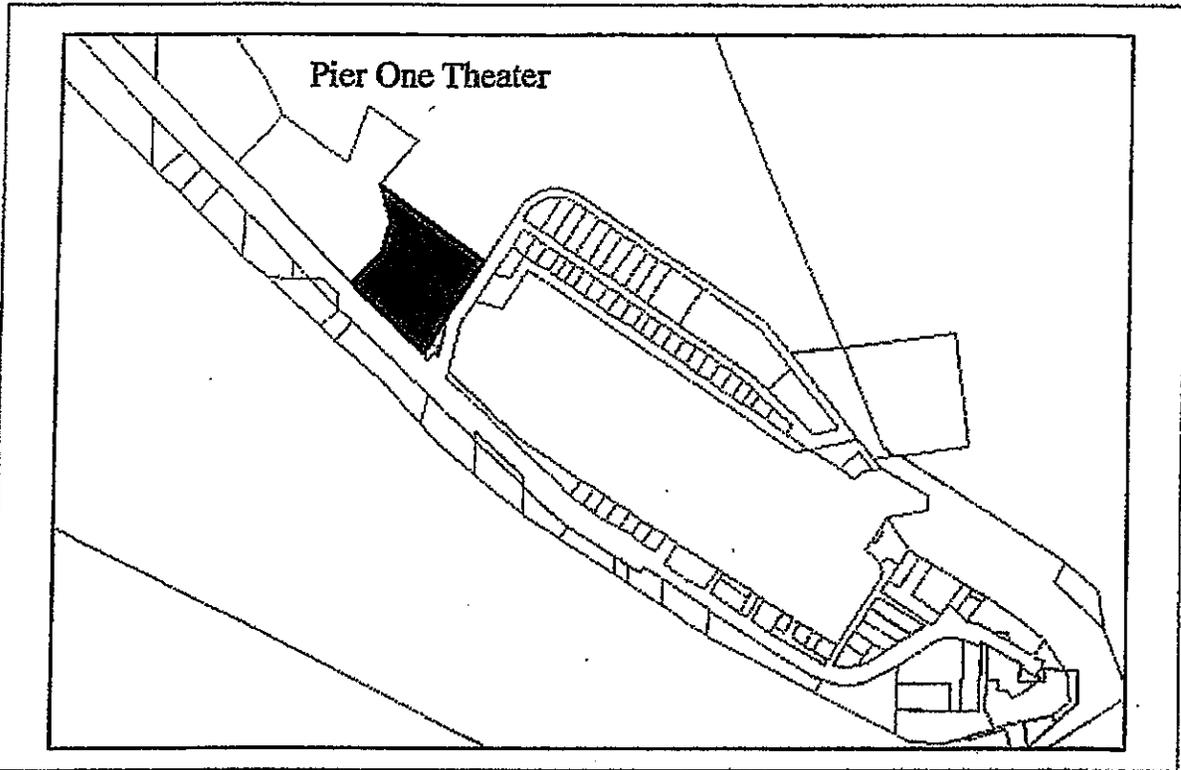
21.30.070 Site Development Requirements. a. All site development shall conform to the level two site development standards contained in HCC § 21.50.030.

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

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

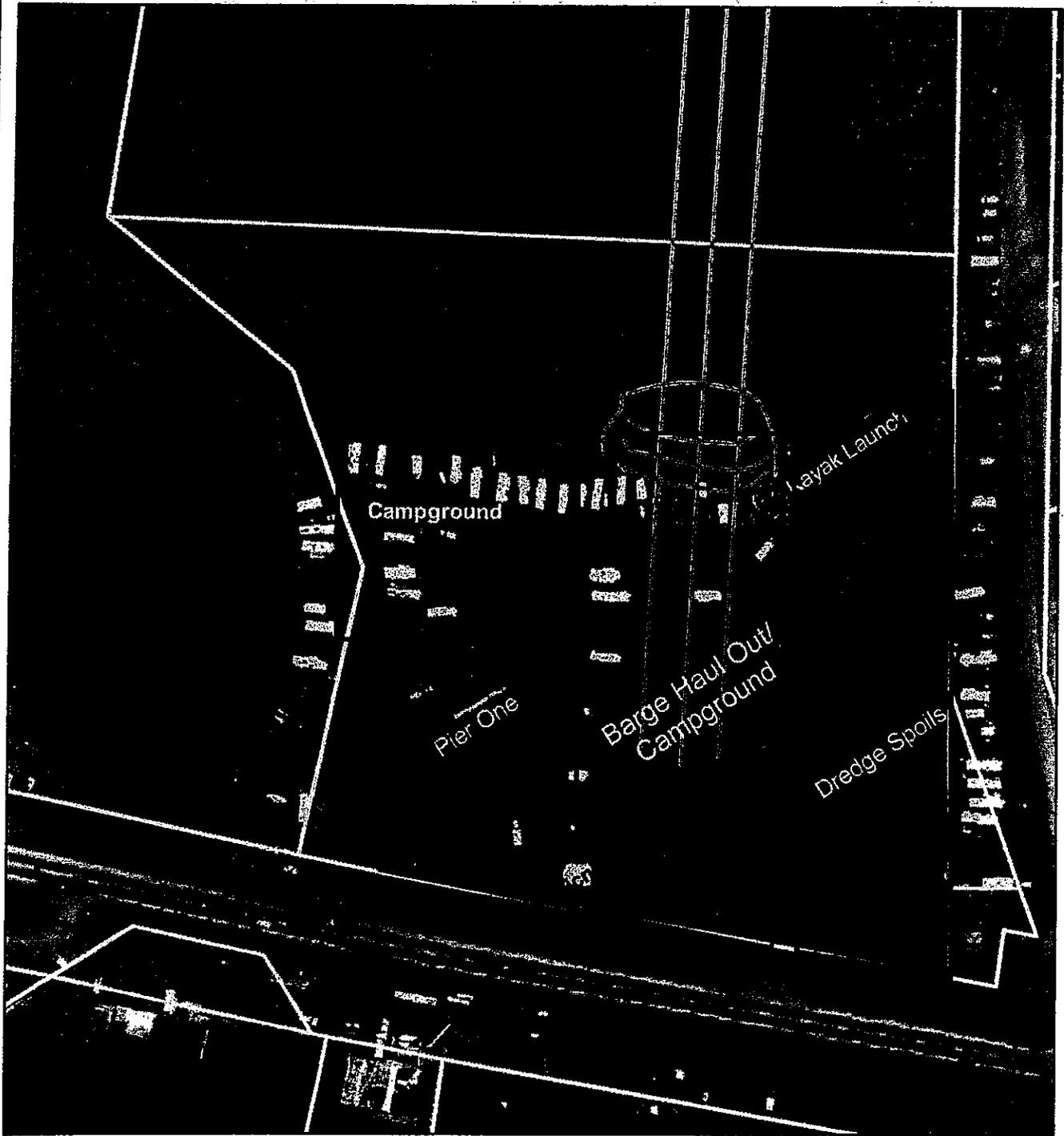
21.30.080 Nuisance Standards. The nuisance standards of HCC § 21.59.010 apply to all development, uses, and structures in this zoning district. (Ord. 08-29, 2008).

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).



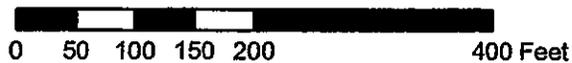
<b>Designated Use:</b> Fishing Lagoon	
<b>Acquisition History:</b> Ordinance 83-26. Purchase from World Seafood.	
<b>Area:</b> 11.27 acres	<b>Parcel Number:</b> 18103117
<b>2009 Assessed Value:</b> \$1,719,400 (Land: \$1,570,600 Structure: \$148,800)	
<b>Legal Description:</b> HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 3854 Homer Spit Road
<p>This is a large parcel that is used several ways.</p> <ul style="list-style-type: none"> <li>• Dredge spoils dewatering and storage</li> <li>• City RV park/campground, and access to the only public RV dump on the spit</li> <li>• Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.</li> <li>• Other summer only leases</li> </ul> <p><b>Resolution 2011-37(A):</b> Develop a plan which will consider designation of a 10,000 sq. ft. portion to make the land available for Request for Proposals.</p> <p><b>Leased to:</b> Pier One Theater  <b>Lease Renewal Options:</b>  <b>Expiration:</b> 12/9/2011 Resolution 2007-56                  The Homer Spit Trail currently ends on this lot.</p>	
<b>Finance Dept. Code:</b>	





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.



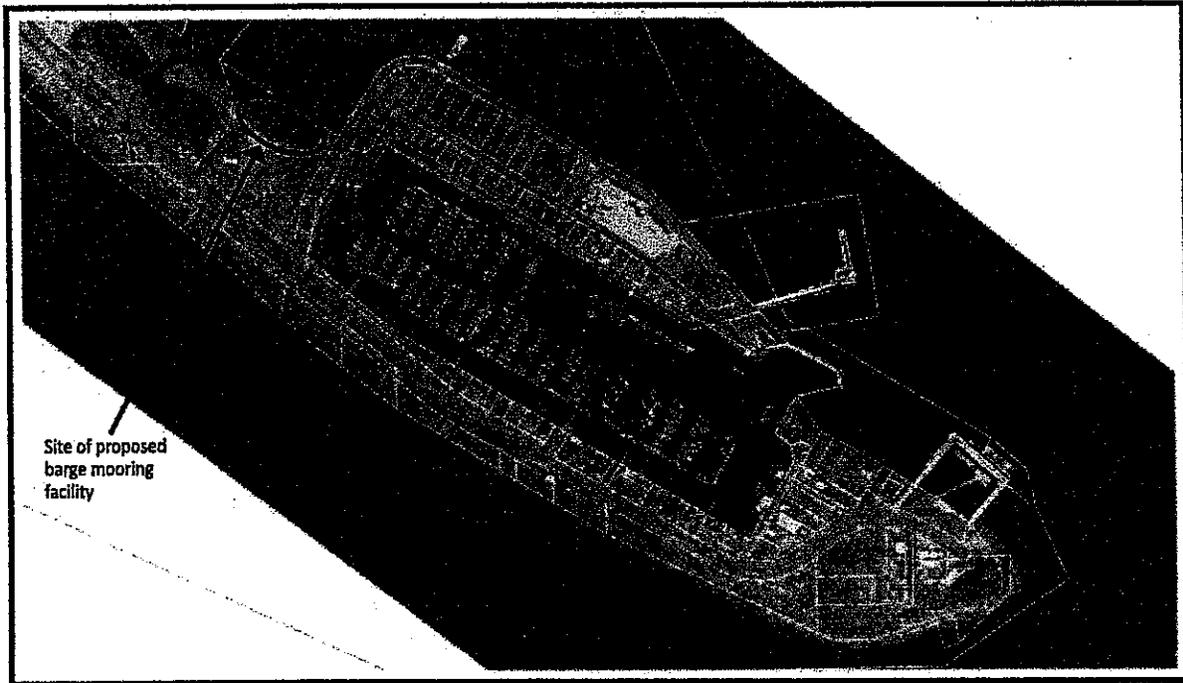
## Barge Mooring Facility

**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





# City of Homer Planning & Zoning

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Homer, Alaska 99603-7645

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## MEMORANDUM

**To:** Advisory Commissions and Committees  
**Through:** Carey Meyer, Public Works Director  
**From:** Julie Engebretsen, Planning Technician  
**Date:** August 15, 2012  
**Subject:** Homer Spit Trail and Cruise Ship Improvements

Changes are in the works on the Homer Spit! The purpose of this memo is to let you know what is happening, and when to expect more information.

There are two interrelated projects over the next year and a half. The first project is loosely called "Cruise Ship Improvements." The City was awarded \$6,000,000 from the state to make improvements to serve cruise ship passengers. Passengers pay a head tax to the state, and the state grants the money to communities where cruise ships visit. Homer has many needs, and the money will be used to build things for the benefit of all our visitors and residents. Construction will include four new public restrooms – two on Pioneer, and two on the Spit. There will also be a trail constructed around the harbor, a fish dock viewing platform, improvements for the Deep Water Dock area such as a guard building and paving, and a bus shelter by the Happy Face Restaurant. Tour vans, busses and the trolley will have a centrally located, safe, paved area to load and unload customers, without blocking traffic.

The second big project is the extension of the Homer Spit Trail from the Pier 1 campground, to the End of the Road Park. The state provided funding for the completion of the trail some years ago, but there have been a lot of steps to get the project off the ground.

The two projects are being designed cohesively; the materials, waypoint information, and "feel" will be the same. You could think of them as one big project; its just the funding sources that make it two for staff purposes. A Request for Proposals for public art has been issued for the restrooms. Additional art will be incorporated at points along the trails.

These projects are all in very early stages. Construction is envisioned for fall 2013. Over the next few months, you can expect to see a draft plan, and more memos like this to keep you informed. There will be presentations to the Commissions at a future date.

**Attachment:**  
Draft concept map 7/13/2012  
Enhancements and materials p. 8

- v. **Alternative 5 (Preferred Alternative)**  
Alternative 5 was developed as the preferred alternative. This alternative will use pavement markings and removable vertical markers or bollards to delineate traffic ways, loading zones, and pathways. Alternative 5 will use portable loading platforms to assist passengers boarding and exiting the busses where the other alternatives would have raised curb.

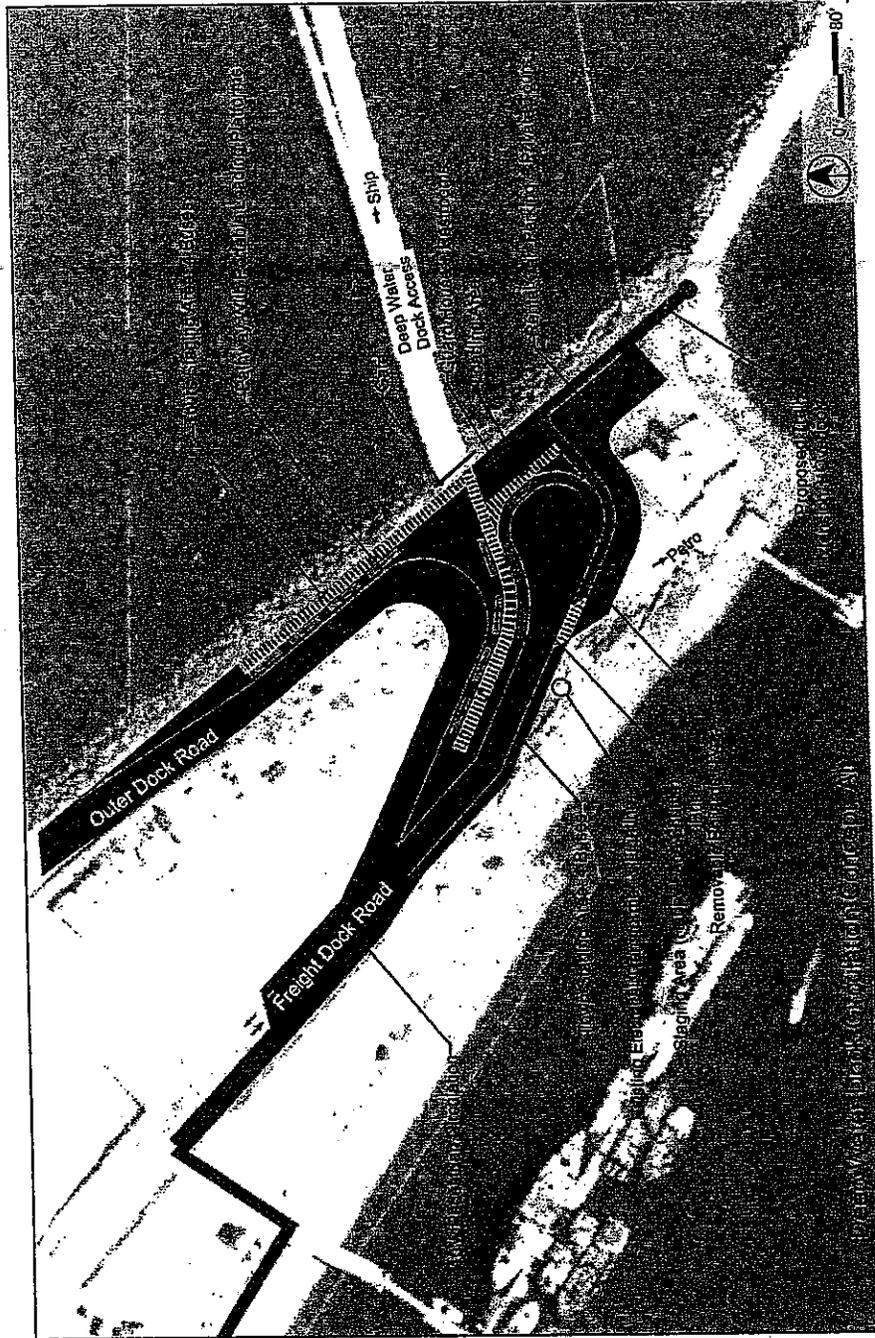
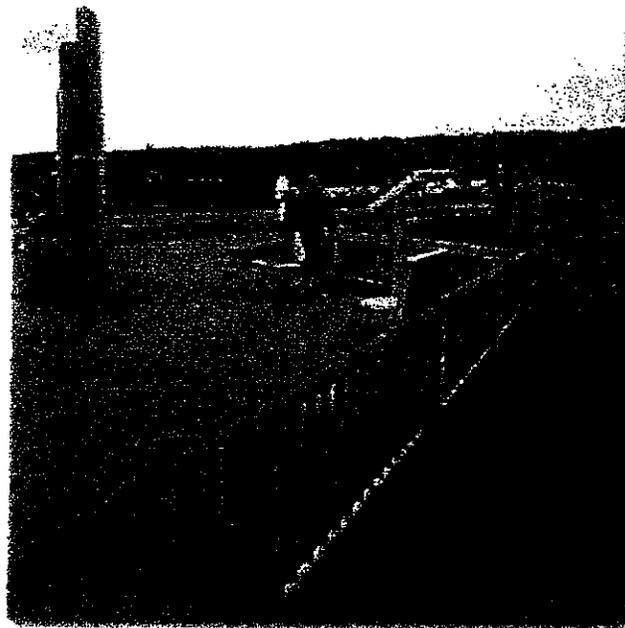


Figure 22 -- Deep Water Dock Circulation Concept: Alternative 5

### 3. Enhancements

#### a. Appearance and Materials

The appearance of the improvements along the proposed trails will generally match that of the existing improvements and amenities on the Homer Spit. Railings will be of treated round posts, treated wood top and bottom rails and galvanized metal panels. The posts and top rails will be angled to prevent birds from using them as perches. Additional detail is suggested in order to create a sense of place, strengthen the overall appearance of improvements to visitors, and to provide a strong wayfinding theme. These details may include stamped and colored concrete, banner poles, and the display of art.



*The theme, style and materials of new improvements will follow that of existing improvements on the Homer Spit in order to maintain visual continuity and provide effective wayfinding throughout the Spit trail system.*

**Figure 4 – Existing Material Appearance**





**2012 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 2012 is as follows:

May 14, 29, 2012	<u>Commissioner Lowney</u>
June 11, 25 2012	<u>Commissioner Brann</u>
July 23, 2012	<u>Commissioner Lillibridge</u>
August 13, 27, 2012	<u>Commissioner Bell</u>
September 10, 24, 2012	<u>Commissioner Archibald</u>
October 8, 22, 2012	<u>Commissioner Lowney</u>
November 26, 2012	<u>Commissioner Lillibridge</u>
December 10, 2012	<u>Commissioner Bremicker</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.



**PARKS AND RECREATION ADVISORY COMMISSION ANNUAL CALENDAR**  
**2012**

<b><u>MEETING DATE</u></b>	<b><u>SCHEDULED EVENTS OR AGENDA ITEMS</u></b>
<input type="checkbox"/> FEBRUARY 16, 2012	LAND ALLOCATION PLAN REVIEW & RECOMMENDATIONS TO COUNCIL
<input type="checkbox"/> MARCH 15, 2012	APPOINT/VOLUNTEERS TO ATTEND CITY COUNCIL JOINT WORKSESSION ON LAND ALLOCATION PLAN 2012 3/27/12
<input type="checkbox"/> APRIL 19, 2012	SELECT SPRING PARK &/ OR BEACH WALK THROUGH
<input type="checkbox"/> MAY 17, 2012	PLANNING PARK DAY OR SIMILAR EVENT SPRING PARK AND/OR BEACHES WALK THROUGH
<input type="checkbox"/> JUNE 21, 2012	COMPLETE ARRANGEMENTS FOR PARK DAY OR SIMILAR EVENT INITIAL BUDGET REVIEW – WHAT DOES THE COMMISSION WANT?
<input type="checkbox"/> JULY 19, 2012	REVIEW CAPITAL IMPROVEMENT PLAN  PARK DAY  BUDGET TALKS
<input type="checkbox"/> AUGUST 16, 2011	BUDGET REVIEW & RECOMMENDATIONS TO CITY MANAGER & CITY COUNCIL
<input type="checkbox"/> SEPTEMBER 20, 2012	FALL PARK WALK THROUGH AND BEACH WALK; ELECTIONS; SELECT KHP CLEAN UP DAY
<input type="checkbox"/> OCTOBER 18, 2012	KAREN HORNADAY PARK CLEAN-UP
<input type="checkbox"/> NOVEMBER 15, 2012	STRATEGIC PLAN REVIEW & PLANNING REVIEW OF KAREN HORNADAY MASTER PLAN & PROGRESS
DECEMBER	NO MEETING SCHEDULED
	HAPPY HOLIDAYS!

