

**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
 - A. July 25, 2012 Regular Meeting Minutes Page 1
- 6. VISITORS**
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
 - A. Port and Harbor Director's Report for August 2012 Page 5
- 8. PUBLIC HEARING**
 - A. Application for a CUP at 4470 Homer Spit Road, Dockside Fisheries Page 7
- 9. PENDING BUSINESS**
- 10. NEW BUSINESS**
- 11. INFORMATIONAL ITEMS**
 - A. Monthly Statistical & Performance Report July 2012 Page 19
 - B. Weekly Crane and Ice Report Page 21
 - C. Deep Water Dock Report Page 23
 - D. Pioneer Dock Report & Ferry Landings Report Page 27
 - E. Water Usage Report Page 29
 - F. *Workboat* Article Re: Derelict Fishing Boat Sinking in Washington Page 31
 - G. Memorandum from Planning Re: Homer Spit Trail and Cruise Ship Improvements Page 33
 - H. Ordinance 12-37(S) Appropriating funds for an Engineering Evaluation of the Existing Port and Harbor Building Page 39
 - I. Spit Lease Expirations Page 41
 - J. Council Meeting Attendance Page 43
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF THE CITY STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER *(If one is assigned)***
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMISSION**
- 17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, SEPTEMBER 26, 2012 at 5:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**

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

PRESENT: COMMISSIONERS CARROLL, HARTLEY, HOWARD, STOCKBURGER, ULMER, WEDIN, ZIMMERMAN

STAFF: PORT AND HARBOR DIRECTOR HAWKINS
DEPUTY CITY CLERK JACOBSEN
COMMUNITY AND ECONOMIC DEVELOPMENT COORDINATOR KOESTER

AGENDA APPROVAL

The agenda was approved by consensus of the Commission.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

Mark Landwehr , non city resident, expressed his surprise that there wasn't any public in the audience to participate giving the Commission's bullet list. He elaborated on the importance of public participation. He commented regarding an empty dumpster he came across, trash on the ground, sanding on the roads, cleaning up Homer, eagle feeding, and PCB's behind the post office.

RECONSIDERATION

There was no reconsideration scheduled.

APPROVAL OF MINUTES

A. June 27, 2012 Regular Meeting Minutes

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

VISITORS

No visitors scheduled.

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

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

Harbormaster Hawkins reviewed the staff report. He answered questions regarding security at the harbor in relation to the statewide security exercise that included a MARSEC level increase.

PENDING BUSINESS

NEW BUSINESS

A. Commission Representative for Art Selection Committee

None of the Commissioners expressed interest in participating on the art selection committee.

B. CIP Recommendations

Community and Economic Development Coordinator Koester reviewed the process. Harbormaster Hawkins addressed the new projects that he proposes being added to the CIP. He explained in his previous years working with the CIP he feels like they have been spoon feeding the projects for the CIP list, but he thinks it would be better to go facility wide and list the needs. They may ride there for the next 10 years, but at least the big picture is there. There was brief discussion about some of the projects.

HOWARD/HARTLEY MOVED TO ADD THE 9 PROJECTS TO THE HARBOR ENTERPRISE TO THE CIP LIST. THOSE PROJECTS INCLUDE PORT AND HARBOR BUILDING, HARBOR ENTRANCE EROSION CONTROL, SYSTEM 4: VESSEL MOORING FLOAT SYSTEM, RAMP 5: RESTROOM, SYSTEM 2: POTABLE WATER, FISH DOCK RE-PAVEMENT, RAMP 8: RESTROOM, FIRE CART REPLACEMENT, AND OUTER DOCK ROAD IMPROVEMENT.

Commissioner Carroll asked to see a price breakdown to justify the bathroom cost.

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

Motion carried.

The Commission took time to review and individually rank the projects which resulted in the overall ranking as follows:

1. Harbor Improvement Revenue Bond Projects (30 points)
2. Port and Harbor Building (19 points)
3. Barge Mooring Facility (14 points)
4. Harbor Entrance Erosion Control (8 points)
5. Marine Ways Large Vessel Haul Out (7 points)

Commissioner Carroll commented that he is partial to revenue producing projects and ranked the large vessel haul out as number 2. Cordova, Valdez, Kodiak, and Seward have travel lifts and he thinks if Homer doesn't get one we will be left behind. There was discussion about if it is something private enterprise should pursue and Mr. Carroll said the other community's travel lifts are city owned facilities and they provide year round jobs.

Commissioner Stockburger commented regarding the deep water dock expansion as an important project. It would be nice to have a regular freight service in Homer. It is another revenue source. Harbormaster Hawkins said that it has been on for many years.

There was no objection expressed to sending this project list to the City Council for consideration.

INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report June 2012
- B. Weekly Crane and Ice Report

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
JULY 25, 2012

- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. Letter to Port and Harbor Advisory Commission dated October 11, 2011 from Peter Zimmerman & Bill Lovett Re: Harbor Improvements
- G. Memorandum 12-21 from Harbormaster Re: Funding for a New Harbor Office (backup to Ordinance 12-37 & Resolution 12-065)
- H. Ordinance 12-37 Amending the 2012 Budget to Fund an Engineering Evaluation of the Existing Port and Harbor Building
- I. Resolution 12-064 Supporting a Municipal Harbor Facility Grant Application
- J. Resolution 12-065 Tasking the Port and Harbor Improvement Committee with Pursuing Funds for a Port and Harbor Building
- K. Commissioner Attendance Schedule for City Council Meetings 2012

In response to questions on informational items, Harbormaster Hawkins explained that steadily losing the halibut quota for the last few years is the biggest reason for the decreased tonnage over the dock. A lot of the vessels that used to deliver here are delivering to a closer port to where they are fishing due to lower quota and cost of fuel. He noted that the year to date ice is incorrect, this year they have sold 1346 tons as of the 15th. Last year at the same date they sold 1572 tons. It has picked up the last two weeks with salmon. Harbormaster Hawkins said he questions the numbers on the decrease in cargo and will check the numbers before next meeting.

COMMENTS OF THE AUDIENCE

Mark Landwehr made comments noting benefits of having a travel lift in the harbor and he hopes they are able to get funding for their projects, because there may come a time when money isn't available. We need to take care of our infrastructure.

COMMENTS OF CITY STAFF

Harbormaster Hawkins thanked everyone for showing up tonight.

COMMENTS OF THE COUNCILMEMBER

None.

COMMENTS OF THE CHAIR

Chair Ulmer commended everyone for their good work tonight.

COMMENTS OF THE COMMISSION

Commissioner Carroll's comments were inaudible.

Commissioner Wedin thanked the Harbormaster and their staff for their work on the ramp 4 fish cleaning tables. The birds are gone and it's awesome.

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
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Commissioner Howard commented about the women's restroom at ramp 2. He hasn't been allowed to go in because he winds up having to pay a \$100 fine, but he understands from others that it is terrible shape. There has been a letter in the paper about it and his niece went in it today and said she couldn't believe what a pig pen it was. Harbormaster Hawkins said he will look into it.

Commissioner Stockburger thanked everyone and apologized for missing last meeting. He thanked Bryan, every time he works with him he is a true professional. He commented that the CIP process was interesting; he looked at it and was surprised they were able to reach their top five from such a long list. All of their rankings were pretty consistent.

Commissioner Zimmerman and Hartley had no comments.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at p.m. The next regular meeting is scheduled for Wednesday, August 22, 2012 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____



City of Homer

Port / Harbor

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PORT & HARBOR STAFF REPORT

By Bryan Hawkins, Port Director/Harbormaster

August 15, 2012

Prepared for the August 22, 2012 Port & Harbor Commission Meeting

1. Administration

• Staff met with:

Angela Doroff, Kachemak Bay Research Reserve – Science Collaborative Meeting Follow-up
Community & Economic Development Coordinator Katie Koester – Harbor Improvements Grant
Tidal Generation Incubator Meeting – Rep. Paul Seaton’s Office
Department Head Staff Meeting
Science Collaborative Meeting
Aqua Kids – Nationally Televised Young Adults Program Regarding Clean Water & Coastal Education
PND Engineers – Site Visit Regarding Harbor Float Replacement
R&M Consultants – Teleconference Regarding Ramp 3 Replacement & System 5 Electrical Upgrade

- The Marine Exchange of Alaska approached the Homer Harbor awhile back with a proposal for installing weather information equipment at our facility. Marine Exchange provides the tracking information for the maritime industry to the Coast Guard, and having onsite weather information delivered directly to ships via this AIS system will be very valuable for improving vessel safety. Bill Benning with the Marine Exchange came down and installed this weather sensor on top of the Ice Plant August 9th. Once this is brought online, we will be able to link the Marine Exchange weather information to our Port website for our customer’s convenience. We then hope to be able to take our weather station down and have one less thing to maintain.
- Reserved stall renewals were mailed out August 15th. All renewals are due Monday, October 1st. Once renewals have been processed, we will move on to fulfilling stall swap requests and then assigning offers to stall wait list recipients.

2. Operations

The month of August has brought an orderly pace to activities in the harbor. Charter vessels experienced the peak of the tourist season with cooperative weather allowing for maximum fishing opportunities. Recreational boaters have learned the routine of harbor with respect to moorage and the launch ramp and require minimal assistance. The commercial salmon and halibut fleet have been frequenting the harbor for deliveries and the need to provision.

Traffic on the Deep Water and Pioneer Dock has been steady. Icicle Seafood’s processor RM Thorstenson utilized the Deep Water Dock from July 16th – 30th. Additional landings were conducted by the Pacific Wolf & DBL54, M/V Endeavor, M/V Cape Grieg, and the Tug Vigilant. The L/C Helenka B continues to utilize the barge ramp several times a week. Operations staff is doing its best to accommodate the 175 foot vessel in the small boat harbor.

- A team effort involving Operations and Port Maintenance staff safely towed a 100 foot crabber/tender and a 75 foot landing craft in an effort to consolidate space on System 5 for the return of the tender fleet.
- Harbor Officers responded to several EMS calls. Notable incidents included a man with a partially severed finger and a highly intoxicated/unconscious woman in need of hospitalization.

- Harbor Officers assisted HPD on the morning of August 6th to track down three men suspected of prowling/trespassing aboard a vessel parked in the uplands.
- In the early morning hours of July 22nd, Operation staff responded to a 40 foot pleasure craft nearly sunk in its stall. Emergency dewatering pumps were installed, was prevented from sinking, and it was towed to the Load and Launch Ramp for removal/repairs.
- Annual fire extinguisher inspections, testing, and preventative maintenance were conducted during the week of August 13th.
- Harbor Assistants applied the designating yellow paint to the nearly 6,000 lineal feet of transient moorage bull rail. They continue with their core grounds-keeping duties and fee collection and the Load and Launch Ramp.

3. Ice Plant

- No report at this time.

4. Port Maintenance

In addition to routine harbor maintenance, Port Maintenance has been busy with the following projects:

- Completed stripping the timber off of the old dock fenders on the chip pad.
- Added much needed floatation to the end of Float GG and R float shed.
- Replaced damaged rub-boards throughout the harbor.
- Continued patching concrete spalling.
- Finished repairs on the Sweeper Broom.
- Re-covered the old pile hoops on System 4 so they are no longer trip hazards.
- With some heavy equipment from North Star, and lots of elbow grease, swapped out the damaged fender on the Pioneer Dock with a spare.
- Met with PND Engineers and discussed proposed harbor improvements: A, J, R and S floats, Ramp 3, and Pioneer Dock dolphin repairs.



City of Homer

Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

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Web Site www.cityofhomer-ak.gov

MEMORANDUM

TO: Port and Harbor Advisory Commission
THROUGH: Rick Abboud, City Planner
FROM: Dotti Harness-Foster, Planning Technician 
MEETING: August 22, 2012
SUBJECT: Application for a conditional use permit at 4470 Homer Spit Road.

Requested Action: Conduct a public hearing, and make a recommendation to the Homer Advisory Planning Commission.

Introduction

Mr. Bill Sullivan is in the process of leasing city land on the Spit and has applied for a Conditional Use Permit (CUP). Part of Mr. Sullivan's proposal is to have land uses that are allowed in the Marine Commercial zoning district. The subject land is Marine Industrial. When an applicant requests land uses that are allowed in a different marine district than their land and city spit lands are involved, the Port and Harbor Commission is required to hold a public hearing, and make a recommendation to the Homer Advisory Planning Commission.

The CUP process is a formal legal process, involving an individual's property and due process rights. Therefore, it is important the Port and Harbor and Planning Commissions do not speak with the applicant, other commissioners, or anyone besides staff, outside of a public meeting. The public has the right to express their views in writing or by testifying at the meeting, and the applicant has the right to know what was said. If you do/did speak with anyone about this application, it is important to declare the conversation, at the meeting. If you have any questions about exparte communications or conflicts of interest, the City Clerk can answer them.

One of the ways staff helps Commissions navigate the public process is by providing a written report. As part of the report, staff provides findings for each item that needs to be covered. The Commission can adopt these findings, or create their own. Additional comments based on city code are welcome as well! The staff findings below are suggestions; you can use them, or make your own. But each item should be addressed in your comments to the Planning Commission.

Site Detail

Mr. Sullivan's lease site has four buildings. Three of the buildings are instrumental to the fish processing operation; the processing building, the cold storage van and the retail/caretaker's building. The fourth building usually has a tenant that uses the structure for retail, boat charter office, booking office and/or some combination of tourist related businesses.

Due to the future Spit Trail extension, the City and Mr. Sullivan have proposed to shift the lease area 15 feet toward Homer Spit Road, away from the harbor. This would allow the 15 feet adjacent to the harbor to be used for the future Spit Trail extension. Mr. Sullivan would lease 15 feet of the 'parking and access' lot in front of his property in exchange.

One of Mr. Sullivan's goals is to help with connectivity and unified feel of the adjacent properties. The challenge is the need for forklift access and the buildings setback from the lot line. Mr. Sullivan is moving the retail/caretaker building back to meet the setback requirement which helps with the alignment of a boardwalk.

These are the items the Port and Harbor Commission are requested to address:

Homer City Code 21.30.020 states:

- (i). Other similar uses, if approved after a public hearing by the Commission [Planning 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;

The P&H Commission can:

- 1. Agree the three standards are met;**
- 2. Find the standards have not been met;**
- 3. Recommend conditions so that standards can be met,**

Analysis

1. The proposed use is compatible with the purpose of Marine Industrial District or provides a necessary service to water-dependent industry,

HCC 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. "

Staff finding 1: The proposed land use includes office space for a fisheries business, and area for commercial fish buying operations. The other tourist related businesses are compatible with the commercial fisheries activities.

2. The proposed use is compatible with land use development plans for the Homer Spit and the comprehensive plan.

Staff finding 2: The proposed use is compatible with the land use development plans for the Homer Spit. The development will leave room for the proposed Homer Spit Trail extension, and still leave room for public parking in front of the development. The Spit Comprehensive Plan (2011) calls for the area to be used for commercial lease. The proposed development meets the land use and community design goals 1.1, 1.2 and 1.5; Maintain the variety of land uses that establish the unique "Spit" character and mix of land uses, improve the permanence and character of new commercial development, and respond to seasonal land use demand fluctuations.

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

Staff finding 3: City water and sewer and a paved state maintained road provide service to the property. Public services and facilities are adequate to serve the proposed use.

Staff recommends the Port and Harbor Advisory Commission:

1. Adopt staff findings, make amendments, or create new findings.
2. Recommend any conditions that would cause the proposed development to better meet the intent of the code.

Attachments

1. Conditional Use Permit Application
2. Page 22 of the Spit Comprehensive Plan
3. Site Plan



City of Homer Planning & Zoning

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 Homer, Alaska 99603-7645 Fax (907) 235-3118
 E-mail Planning@ci.homer.ak.us
 Web Site www.ci.homer.ak.us

Applicant
 Name: William Sullivan _____ Telephone No.: 299-1551 _____
 Address: POBox 4004 _____ Email: freshhalibut@gmail.com _____

Property Owner (if different than the applicant):
 Name: City of Homer _____ Telephone No.: _____
 Address: 491 E Pioneer Avenue _____ Email: _____

PROPERTY INFORMATION:
 Address: 4470 Homer Spit Rd _____ Lot Size: 0.18 acre _____ KPB Tax ID # 18103443
 Legal Description of Property: Lot 88-3 Homer Spit No. 2

For staff use:
 Date: 7/11/12 Fee submittal: Amount \$500
 Received by: [Signature] Date application accepted as complete _____
 Planning Commission Public Hearing Date: 8/1/2012

Conditional Use Permit Application Requirements:

1. A Site Plan - *SEE SHEET A6*
2. Right of Way Access Plan *SEE SHEET A6*
3. Parking Plan - *SEE SHEET A6*
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning can provide a blank map for you to fill in).
5. Completed Application Form
6. Payment of application fee (nonrefundable)
7. Any other information required by code or staff, to review your project

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	OSR	BCWPD
Level 1 Site Plan	x	x	x			x			x		x	x
Level 1 ROW Access Plan	x	x							x		x	
Level 1 Site Development Requirements	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x		
Level 2 Site Plan			x	x	x		x	x		x		
Level 2 ROW Access Plan			x	x	x		x	x		x		
Level 2 Site Development Requirements												
Level 3 ROW Access Plan			x*	x	x	x	x	x	x	x		
DAP/SWP questionnaire				x	x	x	x	x	x	x		

Circle applicable permits. Planning staff will be glad to assist with these questions.

- Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: Application submitted to the State Fire Marshal Office. Making improvements/modifications.
- Will your development trigger a Development Activity Plan?
Application Status: _____
- Will your development trigger a Storm water Plan?
Application Status: _____
- Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: _____
- Is your development in a floodplain? If yes, a Flood Development Permit is required.
- Does your project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>
- Do you need a traffic impact analysis?
- Are there any nonconforming uses or structures on the property?
- Have they been formally accepted by the Homer Advisory Planning Commission? *NA*
- Do you have a state or city driveway permit? Status: _____
- Do you have active City water and sewer permits? Status: *Active. Seasonal.*

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?

There are ^{five} structures on the property.

One freezer van, 320 SF

One retail office building with caretaker's quarters upstairs, 400 SF

One retail building, 238 SF

One fish processing building, 640 SF

One storage shed, 192 SF

One small storage shed, 120 SF

TO BE CONNECTED INTO SINGLE STRUCTURE.

2. What is the proposed use of the property? How do you intend to develop the property?

Continue to use the property for fish processing, retail with a caretaker's quarters.

CONDITIONAL USE INFORMATION: (Please use additional sheet(s), if necessary)

- a. What code citation authorizes each proposed use and structure by conditional use permit?
Permitted use: HCC 21.30.020 (b)(c) & (g). Manufacturing, processing and packing of sea products. Warehousing and retail.
Conditional uses: HCC 21.30.030 (g) & (i) Caretaker's residence as an accessory use and more than one building containing a permitted principal use on a lot.
- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.
The purpose of the MI district is to provide space for water-dependent industrial uses that require direct marine access for their operation. Dockside Processing required direct access for fish processing and the ability to transport fish product to market.

- c. How will your proposed project affect adjoining property values?
CONTINUED BUSINESS WILL GENERATE REVENUE FOR CITY AND ENHANCE FISHING CULTURE OF HOMER SPIT. = TOURISM
- d. How is your proposal compatible with existing uses of the surrounding land?
FISH PROCESSING IS EXISTING USE ON SURROUNDING PARCELS.
- e. Are/will public services adequate to serve the proposed uses and structures?

Public water and sewer are available.

- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?

five
 Existing development with ~~six~~ structures on site that range from 120 SF to 640 SF each.

- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?

No.

- h. How does your project relate to the goals of the Comprehensive Plan?

Page 21, 1.A Industrial Development: Dockside Fisheries specializes in fish processing. The processing facility is clustered amongst retail, restaurants, and caretaker's residence.

- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? (circle each answer)

1. Y N Special yards and spaces.
2. Y N Fences, walls and screening. *SECURITY CONCERNS AS A RESULT OF*
3. Y N Surfacing of parking areas. *PERMEABLE FOR CLEANING. FENCES. OPEN IS BETTER & SAFER*
4. Y N Street and road dedications and improvements (or bonds).
5. Y N Control of points of vehicular ingress & egress.
6. Y N Special provisions on signs.
7. Y N Landscaping.
8. Y N Maintenance of the grounds, buildings, or structures. *GENERAL BUILDING MAINT.*
9. Y N Control of smoke, odors, gases, particulate matters, noise, vibration, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances. *PER FIRE CODE.*
10. Y N Time for certain activities.
11. Y N A time period within which the proposed use shall be developed. *EXISTING USE*
12. Y N A limit on total duration of use.
13. Y N Special dimensional requirements such as lot area, setbacks, building height.
14. Y N Other conditions deemed necessary to protect the interest of the community.
15. Y N Control of smoke, odors, gases, particulate matters, noise, vibration, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances. *REPEAT OF #9*

PARKING

1. How many parking spaces are required for your development? Two
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). _____
2. How many spaces are shown on your parking plan? Two
3. Are you requesting any reductions? No

Include a site plan, drawn to a scale of not less than 1" = 20' which shows allow existing and proposed structures, clearing, fill, vegetation and drainage.

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

CIRCLE ONE: Owner of record Lessee Contract purchaser

Applicant signature:  Date: 8/14/12

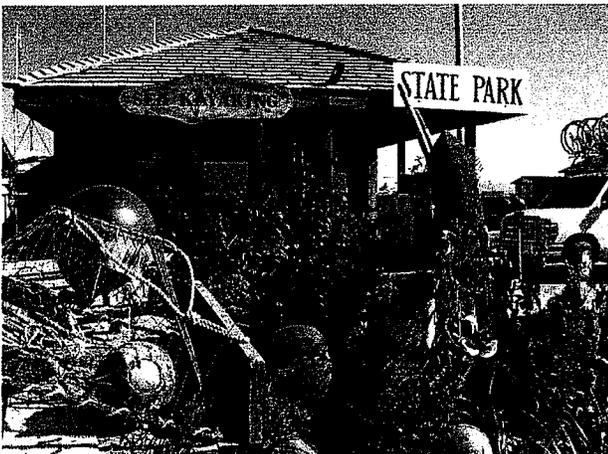
Property Owner's signature:  Date: 7/11/12

This is a consideration when deciding upon future park areas, viewing platforms, and activities that do not generate money for the port, but are paid for solely by port users.

Taking these underlying land use and fiscal concerns into account, a vision is provided in the following section that respects the public's desires by framing realistic options and opportunities. Specifically, the vision is outlined in terms of four overarching categories with subcategories:

1. Land Use and Community Design
2. Transportation
3. Economic Vitality
4. Natural Environment

The vision consists of goals within each of these categories that can help guide decision making and provide a framework for final plan recommendations.



1. Land Use and Community Design

Goals for Land Use and Community Design:

- 1.1 Maintain the variety of land uses that establish the unique "Spit" character and mix of land uses.
- 1.2 Improve the permanence and character of new commercial development.
- 1.3 Provide public facilities that attract residents and visitors to the Spit for recreational purposes.

1.4 All development should recognize, value, and complement the unique natural resources on the Homer Spit.

1.5 Respond to seasonal land use demand fluctuations.

1.6 Protect public access to and enjoyment of the Spit's unique natural resources.

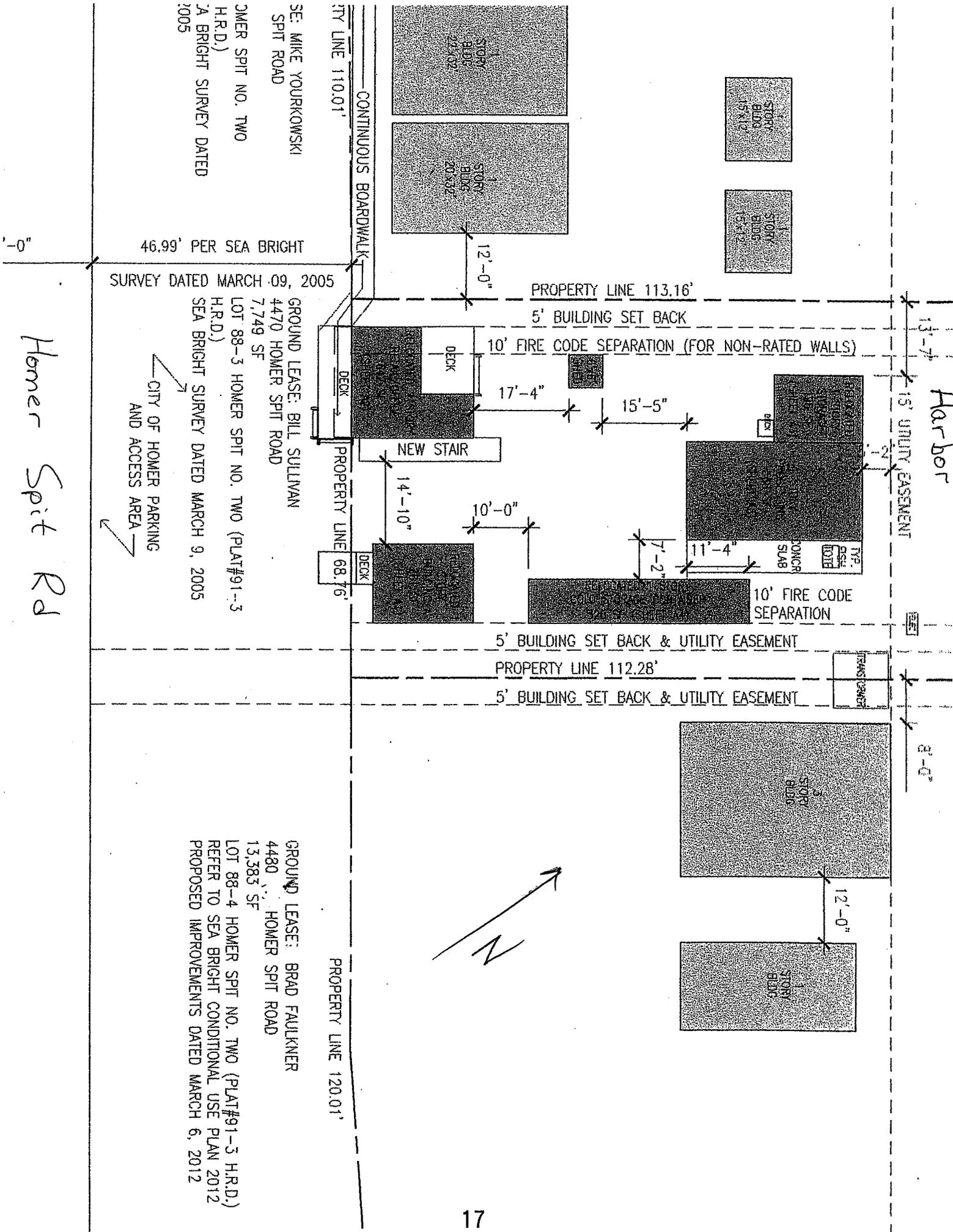
This plan does not suggest major changes to Spit land use. The community appreciates the eclectic mixture of land uses and activities. The goal is to keep the character of the Spit and make minor changes to improve the experience and functionality. The Spit should be a clean, safe, and fun place to fish, walk, bike, sightsee, and shop with a highly functional, efficient working harbor.

Traditionally, business owners have used creative solutions to solve problems; there is a desire to keep this independent spirit and sense of individuality. The Spit should avoid a "plastic" look that is "Anywhere USA." There is very limited developable area; compact development will be key to future economic growth. Reduced building setbacks and parking requirements are possible solutions.

The minimum lot sizes are 6,000 square feet in the Marine Industrial (MI) District and 20,000 square feet in the Marine Commercial (MC) District respectively. These minimums are for new platted lots. The uniform size and grid pattern that this promotes does not make sense for all development on the Spit given the underlying curvilinear land form and the premium value of land.

Greater flexibility in lot size and building setbacks are possible solutions. The minimum lot size of MC could be reduced. Buildings should also be designed to maintain the human scale and preserve views of the surrounding bay and mountains. A combination of lower building height regulations and conditional use allowances for buildings up to 35 feet should be considered.

Another set of zoning issues on the Spit relates to what uses are permitted, or are conditional use. Several common commercial



SE: MIKE YOURKOWSKI
 SPIT ROAD
 HOMER SPIT NO. TWO
 (H.R.D.)
 SEA BRIGHT SURVEY DATED
 2005

46.99' PER SEA BRIGHT
 SURVEY DATED MARCH 09, 2005

GROUND LEASE: BILL SULLIVAN
 4470 HOMER SPIT ROAD
 7,749 SF
 LOT 88-3 HOMER SPIT NO. TWO (PLAT#91-3
 H.R.D.)
 SEA BRIGHT SURVEY DATED MARCH 9, 2005

CITY OF HOMER PARKING
 AND ACCESS AREA

Homer Spit Rd

GROUND LEASE: BRAD FAULKNER
 4480 HOMER SPIT ROAD
 13,383 SF
 LOT 88-4 HOMER SPIT NO. TWO (PLAT#91-3 H.R.D.)
 REFER TO SEA BRIGHT CONDITIONAL USE PLAN 2012
 PROPOSED IMPROVEMENTS DATED MARCH 6, 2012

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

Date From	Date To	Crane Hours (Weekly)	YTD Crane	Tons of Ice (Weekly)	YTD Ice
1/2/2012	1/8/2012	18.2	18.2	shut down for maintenance	
1/9/2012	1/15/2012	20.9	39.1	shut down for maintenance	
1/16/2012	1/22/2012	16.2	55.3	shut down for maintenance	
1/23/2012	1/29/2012	11.5	66.8	shut down for maintenance	
1/30/2011	2/5/2012	-	-	shut down for maintenance	
2/6/2012	2/12/2012	54.3	121.1	shut down for maintenance	
2/13/2012	2/19/2012	35.5	156.6	shut down for maintenance	
2/20/2012	2/26/2012	21.5	178.1	shut down for maintenance	
2/27/2012	3/4/2012	36.5	214.6	shut down for maintenance	
3/5/2012	3/11/2012	43.4	258	shut down for maintenance	
3/12/2012	3/18/2012	44.1	302.1	32	32
3/19/2012	3/25/2012	57.3	359.4	58	90
3/26/2012	4/1/2012	65.1	424.5	41	131
4/2/2012	4/8/2012	45.3	469.8	40	171
4/9/2012	4/15/2012	32.9	502.7	18	189
4/16/2012	4/22/2012	49.4	552.1	19	208
4/23/2012	4/29/2012	63.6	615.7	81	289
4/30/2012	5/6/2012	40.4	656.1	75	364
5/7/2012	5/13/2012	29.5	685.6	59	423
5/14/2012	5/20/2012	71	756.6	61	484
5/21/2012	5/27/2012	27.8	784.4	50	534
5/28/2012	6/3/2012	64.1	848.5	47	581
6/4/2012	6/10/2012	66.1	914.6	66	647
6/11/2012	6/17/2012	84.5	999.1	91	738
6/18/2012	6/24/2012	74.2	1073.3	113	851
6/24/2012	7/1/2012	81.4	1154.7	149	1000
7/2/2012	7/8/2012	71	1225.7	175	1175
7/9/2012	7/15/2012	80.6	1306.3	171	1346
7/16/2012	7/22/2012	92.8	1399.1	350	1696
7/23/2012	7/29/2012	100.3	1499.4	180	1876
7/30/2012	8/5/2012	77.6	1577	42	1918
8/6/2012	8/12/2012	105.3	1682.3	85	2003
8/13/2012	8/18/2012				
8/19/2012	8/26/2012				
8/27/2012	9/2/2012				
9/3/2012	9/9/2012				
9/10/2012	9/16/2012				
9/17/2012	9/23/2012				
9/24/2012	9/30/2012				
10/1/2012	10/7/2012				
10/8/2012	10/14/2012				
10/15/2012	10/21/2012				
10/22/2012	10/28/2012				
10/29/2012	11/4/2012				
11/5/2012	11/11/2012				
11/12/2012	11/18/2012				
11/19/2012	11/25/2012				
11/26/2012	12/2/2012				
12/3/2012	12/9/2012			shut down for maintenance	
12/10/2012	12/16/2012			shut down for maintenance	
12/17/2012	12/23/2012			shut down for maintenance	
12/24/2012	12/30/2012			shut down for maintenance	
12/31/2012				shut down for maintenance	

Deep Water Dock 2012

\$2.27

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

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

six tanks; 115,000 gals. fuel; 245,000 gals. drill water; and 26,000 gals. fresh water. The 210-footers can discharge liquid mud at a rate of 500 gpm at 185' and dry bulk at a rate of 2x735 cu. ft. per hour at 80 psi. The 150'x47' cargo deck has a capacity of 1,700 LT.

The 210-footers are powered by pairs of **Cummins QSK60** engines that turn 81'x68' nibral wheels through **Twin Disc** gears with 5.76:1 ratios. The package gives the **Busy Bee**-class a top speed of over 11 knots.

In 2010, Bollinger delivered the first 4,000-hp 234'x56'x18' **Bumble Bee**-class PSV. The 234' PSVs have the same **Cummins QSK60**-power package as the 210'-class. However, the **Bumble Bee**-class can take on more mud, with a capacity of 9,000 bbls. of liquid mud in eight tanks. Also, the 234-footers have 175'x47' cargo decks that feature a capacity of 2,000 LT.

Harvey Gulf has been busy build-



Derelict fishing boat removed after sinking in Washington state

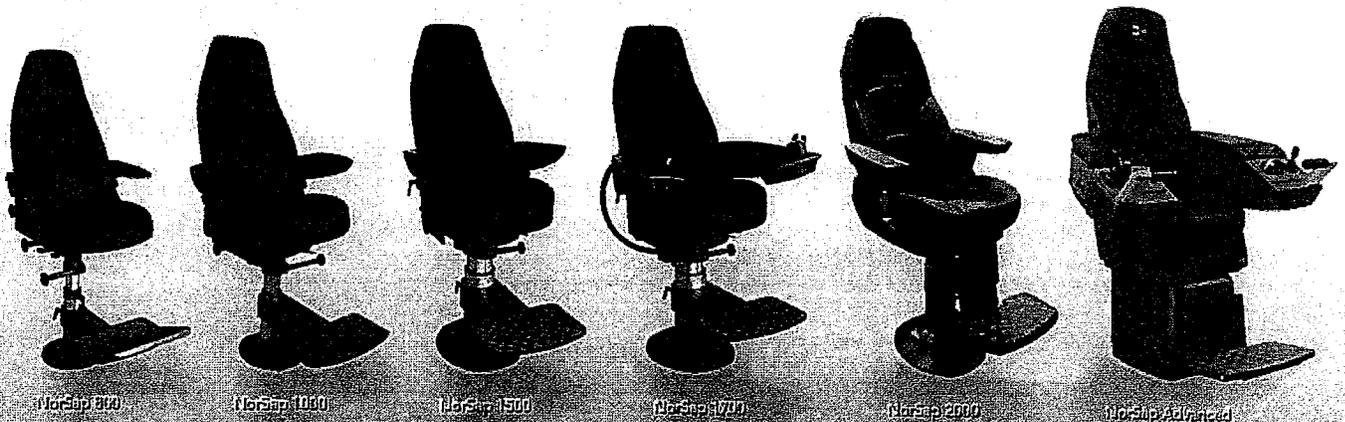
Washington State DNR

In June, the **Deep Sea**, a derelict 140' commercial fishing vessel, was raised from Whidbey Island, Wash.'s **Penn Cove** after sinking on May 13 following a fire aboard the abandoned vessel. The fire and sinking released diesel fuel oil, which caused the state to close all shellfish harvesting from nearby **Penn Cove Shellfish**, the nation's largest mussel producer. The company's shellfish rafts were only about 100 yards from the sunken boat. Crews from **Ballard Diving & Salvage** in Seattle removed almost 3,000 gals. of diesel from the sunken boat before it was lifted back to the surface by **Global Diving & Salvage**, also from Seattle, on June 3. The **Deep Sea**, a former crab catcher/processor, had been anchored illegally on land owned by the state's Department of Natural Resources, which has paid the salvage expenses of approximately \$1.5 million. The refloated boat was towed to a drydock at **Stabbert Maritime** in Seattle on June 6. DNR has asked the King County Sheriff's fire investigation unit to assist with determining the cause of the fire. After the investigation, the boat will be scrapped. — *Bruce Buls*

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NorSap 1500

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

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

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

U:\Spit Improvements\8152012memo.docx

Early Draft

Concept Report
Homer Spit Trails

Kinney Engineering, LLC
July 13, 2012

4. Trail Corridors

There are three trail corridors that are proposed for this project: the Spit Trail Extension, Deep Water Dock Trail, and the Coal Point Trail, which are shown in the overview on this page.

a. Spit Trail Extension

The Spit Trail Extension proposes to extend the existing pathway on the Homer Spit Road to Land's End Resort. The proposed route begins at the existing Spit pathway, follows the top of the harbor between the Freight Dock Road and Fish Dock Road, and turns south to follow the Fish Dock Road to the Homer Spit Road intersection where the pathway parallels the Homer Spit Road to Land's End Resort.

b. Deep Water Dock Trail

The Deep Water Dock Trail will start near the Homer Spit Road / Freight Dock Road intersection. This trail will parallel the top of the small boat harbor embankment running north to the small boat launch ramps then east to Ramp 8. At Ramp 8 the trail will turn north to join the Freight Dock Road and parallel the road to the Freight Dock.

c. Coal Point Trail

The Coal Point Trail will provide a pedestrian-friendly route to the Coal Point Park from the Spit Trail Extension. This route will begin at the Ice Dock Road / Homer Spit Road intersection and follow the lease lines northeast to the shore, then parallel the shore northwest to the Coal Point Park. There are two options for following the coastline which are discussed in a following section.

d. Special Features

i. Rest areas and Overlooks

Spit Trail Extension

Rest areas will be located between the gangways for Docks 1 through 4. Due to available space, the rest areas here will likely be single bench styles. Retaining with gabion baskets and fall protection railing will be necessary due to the tight confines and steeper topography of this area.

Deep Water Dock Trail

Three rest areas are suggested for this section of trail. They would be located roughly midway between the existing dock gangways on the east side of the small boat harbor. Using one or two bench configurations can be decided based on estimated use and cost of installation.

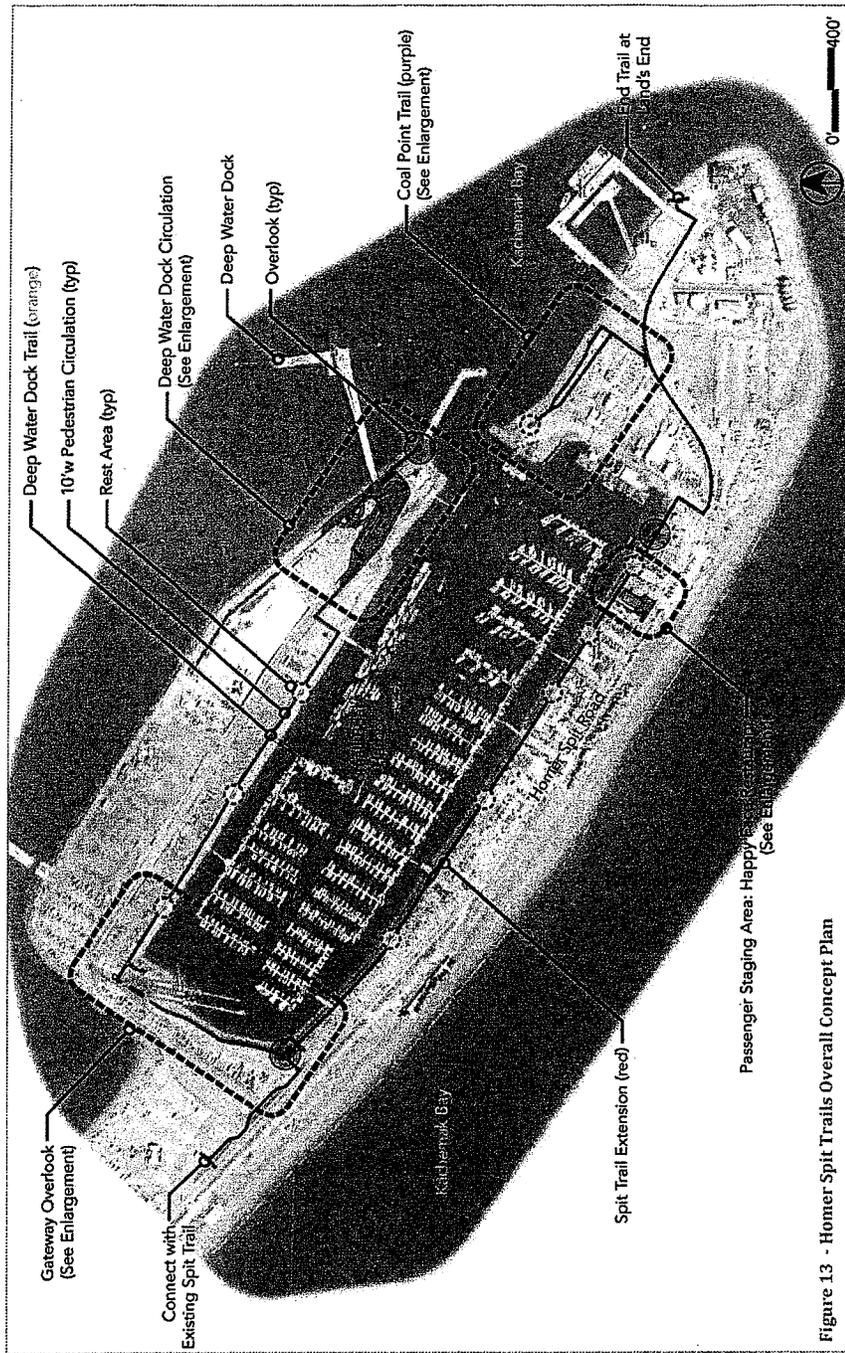


Figure 13 - Homer Spit Trails Overall Concept Plan



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



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**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port and Harbor Director

ORDINANCE 12-37(S)

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AN ORDINANCE OF THE CITY COUNCIL OF
HOMER, ALASKA, AMENDING THE FY 2012
OPERATING BUDGET BY APPROPRIATING UP TO
\$15,000 FROM THE PORT AND HARBOR RESERVE
FUND FOR AN ENGINEERING EVALUATION OF
FOUR IDENTIFIED ALTERNATIVES TO UPGRADE
AND/OR REPLACE THE EXISTING PORT AND
HARBOR OFFICE BUILDING.

WHEREAS, The Port and Harbor building project has been on the City of
Homer's Capital Improvement Project List for a number of years; and

WHEREAS, The project was considered for funding through a revenue bonding
process but was removed because no state matching funds were available; and

WHEREAS, The Port and Harbor Improvement Committee and Port and Harbor
Advisory Commission recognize the need for an engineering evaluation to assess the
status of the current Port and Harbor Building and determine the need, whether it be a new
or renovated Port and Harbor Building; and

WHEREAS, The evaluation will be necessary for pursuing state and federal funding
opportunities.

NOW, THEREFORE, BE IT ORDAINED by the City of Homer:

Section 1.: The FY 2012 Operating Budget is hereby amended by appropriating up
to \$15,000 from the Port and Harbor Reserve Fund for an engineering evaluation of four
identified alternatives to upgrade and/or replace the existing port and harbor office
building as follows:

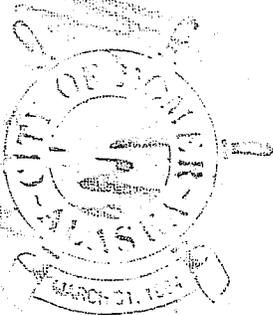
Expenditure:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
456-380	Engineering Evaluation of Port and Harbor Building	\$15,000

Section 2. These funds are appropriated to evaluate four alternatives which
include an engineering review of the existing port and harbor building, acquisition and
remodel of another existing building, new construction at the current site, and new
construction at alternative sites.

48 Section 3. This ordinance is a budget amendment only, is not of a permanent
49 nature and is a non code ordinance.

50
51 PASSED AND ADOPTED by the Homer City Council this 13th day of
52 August, 2012.



CITY OF HOMER

James C. Hornaday
JAMES C. HORNADAY, MAYOR

62
63 ATTEST:

64 J. Johnson
65
66 JO JOHNSON, CMC, CITY CLERK
67
68

69
70 YES: 4
71 NO: 0
72 ABSENT: 2
73 ABSTAIN: 0

74
75 First Reading: 7/23/12
76 Public Hearing: 8/13/12
77 Second reading: 8/13/12
78 Effective Date: 8/14/12
79

80 Reviewed and approved as to form:

81 Walt Wrede
82
83 Walt Wrede, City Manager

Thomas F. Klinkner
Thomas F. Klinkner, City Attorney

84
85 Date: AUG. 16, 2012
86

Date: _____
87

Homer Spit Lease Expiration Calendar

Lease Expires	Leaseholder	Details
7/31/2010	Fish Factory	6 mos. Lease Expires
8/14/2010	Alaska Custom Seafoods	lease expires; no options remain
9/30/2010	Snug Harbor	lease expires
4/15/2012	Dockside Two - Sullivan	lease expires; no options remain
11/1/2012	Peninsula Scrap & Salvage	6 mo. lease expires
3/31/2013	AK High Hopes-Bob's Trophy Charters	lease expires; one 5 yr option
11/1/2013	Southcentral Radar	lease expires; two 5 yr options
11/30/2013	Harbor Ent. Coal Pt.	lease expires; one 5 yr option
3/3/2014	ACS MACtel cellular	lease expires; no options remain
7/31/2014	Kachemak Port Services	lease expires; two 1 yr options
12/31/2014	Happy Face Restaurant	lease expires; no options remain
11/30/2015	Mike Yourkowski	lease expires; one 10 yr option
2/1/2016	El Pescador	lease expires; no options remain
9/30/2016	USCG-Roanoke Is.	lease expires? Not in file
5/1/2017	Pier One Theatre	lease expires
3/31/2018	Sportsman Supply	lease expires; no options remain
12/1/2018	Harbor Ent. 30 acres	lease expires; no options remain
3/31/2020	Fish Factory	lease expires; two 10 yr options
9/30/2022	USCG-Pioneer Dock	lease expires; no options remain
9/30/2023	USCG-Lot #20 by PD	lease expires; no options remain
1/31/2026	Salty Dawg	lease expires; no options remain
12/21/2026	Homer Spit Campground	lease expires; two 3 yr options
3/31/2028	Harbor Leasing LLC	lease expires; two 5 yr options
9/14/2029	Icicle Seafoods	lease expires; no options remain
11/1/2029	Homer Ent. Sport Shed	lease expires; two 5 year options remain
5/31/2030	Seldovia Village Tribe	Lease Expires, two 5 year options
4/30/2060	AK Marine Highway	lease expires

2012 Homer City Council Meetings
Port & Harbor Advisory Commission Attendance

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

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

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

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

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

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

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

