



# City of Homer

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## Planning

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1 TO: Mayor Castner and Homer City Council  
2 THROUGH: Port and Harbor Advisory Commission  
3 FROM: Julie Engebretsen, Deputy City Planner  
4 DATE: February 20, 2020  
5 SUBJECT: Overslope Recommendations  
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7 In Resolution 19-022 adopting the 2019 Land Allocation Plan, Council tasked the Commission  
8 with making recommendations to Council on five items. The Commission has had several  
9 meetings on these topics and most recently, a work session in January. The topics were:

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- 11 1. Evaluate Parking
- 12 2. Utility Access
- 13 3. Drainage
- 14 4. Leasing provisions
- 15 5. Zoning Code considerations
- 16
- 17

### 18 Parking

19 The Commission is aware of parking concerns! In the upcoming parking study (summer 2020),  
20 parking demand from future overslope development should be a consideration. New overslope  
21 development entails not just customer parking, but also deliveries, commercial loading and  
22 unloading, trash removal and potentially even tour bus or shuttle stops. There has to be enough  
23 physical space to accommodate the support services the new business will require. The  
24 Commission is actively working with Port staff on the scope of work for the parking study.  
25

26 The Commission also felt that perhaps overslope on the Fright Dock road side of the harbor, was  
27 a better long term choice. If people and vehicles are too congested along Homer Spit Road,  
28 overslope opportunities may be best located on the Freight Dock Road side of the harbor. This  
29 idea can be further explored after the parking study is done, and during the upcoming Spit  
30 Comprehensive Plan update budgeted for 2021.

### 31 Utility Access

32 Utility access is driven mostly by what infrastructure is actually in the ground and its location.  
33 Engineering is required for every commercial connection, regardless of the location on a  
34 boardwalk or uplands. The City does have some rules for utility connections, but a new  
35 boardwalk would be a major undertaking with a lot of utility planning involved. Planning and  
36 Public Works regularly hold pre-application meetings with developers to address utilities,  
37

38 drainage, site plans, etc. No special provisions for boardwalk development are needed; all  
39 commercial development city wide requires engineering and project planning.

#### 41 Drainage

42 Drainage is not well addressed on the Spit, and that is true of most of Homer. There are two  
43 approaches possible: Big picture, or site specific. A drainage plan for the whole community is a  
44 top five project in the Capital Improvement Plan. If and when that plan is funded, it should  
45 address the Spit. On a site specific scale, the zoning code through 21.46.080 requires a plan for  
46 roof drainage and runoff, and the zoning permit process also reviews drainage for a  
47 development.

#### 49 Leasing

50 Several lease issues were brought to light when the City issued an RFP for overslope  
51 development. Such issues include the length of the lease, and if the platform could be used to  
52 moor vessels. There was feedback that a 99 year lease would be desirable to recover the cost of  
53 the platform. If the City decides to issue another RFP in the future, length of lease and the ability  
54 to moor boats should be addressed in the RFP.

#### 56 Zoning Code considerations

57 The Commission worked with staff to suggest some amendments to the zoning code.  
58 Recommendations are attached to this memo. Planning staff will continue to work on the  
59 ordinance with the Planning Commission.

62 **(staff will attach Resolution 19-022, and the draft zoning code amendments to this memo)**