



City of Homer

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TO: Mayor Castner and Homer City Council
THROUGH: Port and Harbor Advisory Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: March 18, 2020
SUBJECT: Overslope Recommendations

In Resolution 19-022 adopting the 2019 Land Allocation Plan, Council tasked the Commission with making recommendations to Council on five items related to overslope development around the harbor. The Commission has had several meetings on these topics and most recently, a work session in January. The topics were:

1. Evaluate Parking
2. Utility Access
3. Drainage
4. Leasing provisions
5. Zoning Code considerations

Parking

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

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

Utility Access

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

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

Drainage

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

Leasing

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

Zoning Code considerations

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

Attachments

Resolution 19-022

Draft HCC 21.46