

Session 19-11, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Steve Zimmerman at 5:03 p.m. on October 23, 2019 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS ULMER, STOCKBURGER, HARTLEY, ZIMMERMAN, CARROLL, AND DONICH (arrived 5:06 p.m.)

ABSENT: COMMISSIONER ZEISET (excused)

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS
DEPUTY CITY CLERK TUSSEY

AGENDA APPROVAL

Chair Zimmerman asked for a motion to approve the agenda.

ULMER/HARTLEY MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Wayne Aderhold, city resident, commented on Spit parking, that it is becoming a finite space and is certainly time to talk about rationing and limits.

RECONSIDERATION

APPROVAL OF MINUTES

A. Regular Meeting Minutes for September 25, 2019

Chair Zimmerman asked for a motion to approve the minutes.

ULMER/HARTLEY MOVED TO APPROVE THE MINUTES FROM THE LAST MEETING.

Commissioner Stockburger confirmed with Deputy City Clerk Tussey that his absence from the September meeting was marked excused.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

Commissioner Donich arrived at 5:06 p.m.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. Port & Harbor Staff Report for October 2019
 - i. 2019 AAHPA Certificate of Training for Bryan Hawkins

Port Director Hawkins provided his staff report and responded to questions from the commission on the following topics:

- Meetings and harbor tours with various delegates including Al Gross, Independent U.S. Senate candidate, and Ann Robertson, aide to U.S. Senator Lisa Murkowski.
- Harbor Officer Lowe receiving the 2019 Homer Port and Harbor Employee of the Year.
- Ice Plant Staff locating and resolving a small ammonia leak and anticipation of data from Coffman Engineers hired to conduct the efficiency study of the Ice Plant.
- AAHPA conference in Juneau, specifically notable topics such as Mr. Hawkins now being the president of the association, discussion on parking and tsunami effects on ports and harbors, seismic resilience planning, and new trends in harbor electrical and cathodic protection.

- B. Homer Marine Trades Association Report

Port Director Hawkins stated that the HMTA met last night. The group is working on preparations for the Fish Expo (held November 27 – 29th) and what items they're looking to feature, such as the new dock. He noted that the association is going up in booth size, which businesses have their own booth this year, and who is sharing with the HMTA booth.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- A. 2020 Draft Land Allocation Plan
 - i. HCC 18.08.020 Land Allocation Plan
 - ii. Land Allocation Plan, Section A: Lands Available for Lease
 - iii. Draft 2020 LAP Homer Spit Map
 - iv. HCC 18.28 Tidelands

Commissioner Hartley inquired on if staff plans to maintain leases on the Concrete Pad on Lot 12. Port Director Hawkins explained what leases and current activities are taking place on the pad. He feels that keeping the space available for short term, 5-year leases better benefits the harbor enterprise and provided per-square-footage rates to back up his recommendations. There was discussion on recent

projects being conducted on the pad, including boat construction projects, Sulphur load-outs, and gravel storage for paving projects.

Commissioner Stockburger requested clarification on the “approximately \$0.90 per square” rate listed on each land information page. Staff provided details on lease pricing, that the \$0.90 is an average but the actual rates will vary depending on the lease term and appraisal value of the land. Mr. Hartley commented on if overslope areas were developed that maybe they could be used for expanded parking areas. Commissioner Ulmer noted that eventually private enterprise will step in to provide a ride-share service.

Chair Zimmerman noted that the overslope area along Fish Dock Road, between Lot 88-3 and the Fish Dock Road, which they requested to add in earlier this year, was not on there. Staff noted the absence and said they will follow up with Planning Staff as to why it was not included.

There was brief discussion on parking being added once the new harbor expansion is built, and a new floating dock for vessel haul-out in Valdez.

Chair Zimmerman initiated discussion on Title 18.28 Tidelands and the need to review it and make changes since the code is from 1967. Staff noted that Planning Staff is requesting the commission begin discussion on Title 18.28 and is looking for recommendations by their December meeting to update this section of code. Ms. Ulmer inquired if there should be a worksession. Mr. Hartley voiced support of changes to code given future developments are in the works that would affect overslope/tideland areas. Deputy City Clerk Tussey recommended they utilize the time before their next meeting to become more familiar with the tidelands material, direct questions to Deputy City Planner Engebretsen or Mr. Hawkins, and come prepared to their December meeting before they decide whether they need to do a worksession.

There was brief discussion on how the commission would like to address the topic of tidelands, agreeing that they will come prepared to their next meeting in December with better talking points.

Mr. Hawkins requested confirmation from the commission on if there were any other amendment requests to the LAP, besides following up with why the already-approved overslope area was removed. There was a general suggestion that perhaps the LAP’s map should show the overslope areas designated as “available for lease” in red rather than yellow to mark them as “Overslope”.

Commissioners directed questions regarding the Auction Block lease to Mr. Hawkins, clarifying the current status of the vacant business and that the bank is paying the lease.

Staff reiterated with the commission that LAP review will be an end-of-the-year topic, Ms. Tussey will check with Planning Staff on the status of the overslope portion next to the Fish Dock, and that commissioners will come to their December meeting prepared to further discuss the LAP and Tideland code.

- B. Meeting Schedule for 2020
 - i. Draft Resolution 19-XXX Adopting 2020 Meeting Schedule

Chair Zimmerman opened the floor for discussion on the proposed 2020 meeting schedule. Commissioners made brief comments regarding the dates and confirming with Deputy City Clerk Tussey that they no longer have a November meeting per their recent bylaw amendment.

ULMER/STOCKBURGER MOVED TO ACCEPT THE 2020 MEETING SCHEDULE.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

- C. Seafarer's Memorial Parking Expansion & Spit Parking Plan
- i. Seafarer's Memorial Parking CUP 19-07
 - ii. Planning Commission 10/2/19 Meeting Minutes Excerpts Re: Seafarer Parking Expansion CUP 19-07 Application
 - iii. 2018 Comprehensive Plan: Chapter 5 Transportation
 - iv. 2011 Homer Spit Comprehensive Plan
 - v. 2011 Homer Spit Comprehensive Plan Maps
 - vi. 2019 Summer Photos of Homer Spit Parking Areas
 - vii. 2019 Parking Revenue Statistics

Port Director Hawkins spoke to the Seafarer's Memorial parking lot expansion, reiterating what is being proposed, noting what the issues are surrounding the project, and the pushback that occurred at the Planning Commission's October 2nd public hearing from public members concerned with losing greenspace. He described the suggested improvements and that the parking lots have to have a designated entrance/exit rather than using the state highway.

Discussion ensued between the commission and Mr. Hawkins on the following:

- Possible alternatives to make the Spit area safer in regards to parking and pedestrians.
- Using barriers and other ways to designate the diagonal parking that is right off the highway.
- The status of the CUP at the Planning Commission level and the negative public feedback that was received at that public hearing; Mr. Hawkins encouraged the commissioners to attend the next PC meeting on November 6, 2019 at 6:30 p.m. to show support for the project.
- Parking lot features in the proposed parking plan, such as paved walking areas, gravel area for parking, and using natural grasses for erosion control.
- Utilizing parking fees to curb parking congestion in the high-traffic areas, and the increase the Port and Harbor Dept. saw in parking revenue.
- Sections of the Homer Spit Comprehensive Plan that are in need of updating; staff will work with Planning staff to see if updates to the plan could be done in-house; process for updating the plan.
- Review of parking lot overview imagery included in the packet that depicts the congestion/use and where the lots can be improved to be more efficient.

- Identifying the parking priorities: 1) safety, 2) vessel owners, 3) business owners, etc. and how should parking passes be distributed based on priority.
- Getting the parking citation revenues to go to the enterprise and not the City's general fund; process for citations.
- Support of implementing paid parking lot throughout the entire facility, not just applying it to one lot; and the time duration of when parking fees will be implemented (year round, May – September, etc).

Chair Zimmerman requested to have Spit Parking Plan on the December agenda. Staff confirmed with the commission on what they will do, and what commissioners will do.

INFORMATIONAL MATERIALS

- A. Port & Harbor Monthly Statistical Report for September 2019
- B. Water/Sewer Bills Report for September 2019
- C. Crane & Ice Report
- D. Dock Activity Reports
- E. PHC 2019 Meeting Calendar
- F. Commissioner Attendance at 2019 City Council Meetings

Chair Zimmerman noted the informational materials. There was brief discussion on harbor stall and water statistics, and which commissioners will be reporting at the next City Council meetings.

COMMENTS OF THE AUDIENCE

Wayne Aderhold, city resident, thanked the commission on their parking discussion. He opined on possible next steps to manage parking on the Spit, and supported the idea of a parking study.

COMMENTS OF THE CITY STAFF

Deputy City Clerk Tussey and Port Director Hawkins had no comments.

COMMENTS OF THE CITY COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Zimmerman thanked the commission for a good meeting.

COMMENTS OF THE COMMISSION

Commissioner Ulmer thanked for a good meeting.

Commissioner Carroll noted that there are four acres for sale at the base of the Spit; perhaps it could be used for off-site parking. He also thanked staff for a good packet.

Commissioner Donich noted that he will not be at the December meeting.

Commissioner Hartley noted it was a good meeting and that he feels we're making good headway with parking.

Commissioner Stockburger echoed Commissioner Hartley's comments, adding that during his recent travels he got to see how other harbors are handling their parking issues.

ADJOURNMENT

There being no further business to come before the Commission the meeting adjourned at 7:02 p.m. The next regular meeting is scheduled for Wednesday, December 11, 2019 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RACHEL TUSSEY, DEPUTY CITY CLERK I

Approved: _____