



## **Homer City Hall**

491 E. Pioneer Avenue

Homer, Alaska 99603

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

# **City of Homer Agenda**

**Parks, Art, Recreation & Culture Advisory Commission Worksession**

**Thursday, March 19, 2020 at 4:00 PM**

**Council Chambers**

**CALL TO ORDER, 4:00 P.M.**

**AGENDA APPROVAL**

**DISCUSSION TOPIC(S)**

- A. Jack Gist Park Land Acquisition **pg 17**
- B. Karen Hornaday Park Land Acquisition **pg 21**
- C. Regular Agenda Items

**COMMENTS OF THE AUDIENCE** (3 minute time limit)

**ADJOURNMENT**

Next Regular Meeting is **Thursday, April 16, 2020 at 5:30 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.





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# **City of Homer Agenda**

**Parks, Art, Recreation & Culture Advisory Commission**

**Thursday, March 19, 2020 at 5:30 PM**

**Council Chambers**

**CALL TO ORDER, 5:30 P.M.**

**AGENDA APPROVAL**

**PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA** (3 minute time limit)

**VISITORS/PRESENTATIONS** (10 minutes)

- A. Nina Faust, Beluga Slough Birding **pg 5**

**RECONSIDERATION**

**CONSENT AGENDA** All items on the consent agenda are considered routine and non-controversial by the Parks Art Recreation & Culture Advisory Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

- A. Regular Meeting Minutes for February 20, 2020 **pg 7**

**STAFF & COUNCIL REPORTS / COMMITTEE REPORTS** (20 minute limit)

- A. Staff Report - Deputy City Planner Engebretsen
- B. Parks, Camping & Trails Report - Parks Maintenance Coordinator Steffy **pg 15**
- C. Community Recreation Report - Recreation Manager Illg

**PUBLIC HEARING**

**PENDING BUSINESS** (15 minute limit)

- A. Memorandum from Deputy City Planner re: Jack Gist Park - Land Acquisition Recommendations **pg 17**

Memorandum 20-026 from City Councilmember Smith dated February 10, 2020 **pg 19**

- B. Karen Hornaday Park - Land Acquisition Recommendations **pg 21**

C. Karen Hornaday Park - Parking Barrier Solutions and Recommendations

**NEW BUSINESS** (15-20 minute limit)

- A. Recommendations on Proposed Land Purchase Along Sterling Highway **pg 29**
- Letter from Dr. Marley to the Commission dated March 11, 2020 Urging Support for the Purchase
  - Presentation by Dr. William Marley, DDS (retired) at the February 20, 2020 meeting
- B. Memorandum from Deputy City Planner re: Recommendation to Approve Support for Beluga Slough Birding Etiquette Brochure **pg 59**
- C. Memorandum from Deputy City Clerk re: Donation to the City of Homer to Fund a Park Bench and Additional Park Amenities as Needed **pg 63**
- D. Memorandum from Deputy City Planner re: Draft Ordinance Amending HCC 19.08.020, Definitions and HCC 19.08.060 Maximum duration of camping **pg 69**

**INFORMATIONAL MATERIALS**

- A. 2020 Commissioner Attendance at Council Meetings **pg 77**
- B. 2020 Annual Calendar **pg 79**
- C. Student Commissioner Appointment - Ella Blanton-Yourkowski **Page 81**
- D. W.R. Bell Gravesite - Peninsula Clarion Article by Clark Fair **Page 85**
- Public Comment received on the Article

**COMMENTS OF THE AUDIENCE** (3 minute limit)

**COMMENTS OF THE CITY STAFF**

**COMMENTS OF THE CITY COUNCILMEMBER** (if present)

**COMMENTS OF THE CHAIR**

**COMMENTS OF THE COMMISSION**

**ADJOURNMENT**

Next Regular Meeting is **Thursday, April 16, 2020 at 5:30 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



## Help Nesting Birds



Situated in the heart of Homer, Beluga Slough is a rich feeding, resting, and nesting area for shorebirds, waterfowl, and Sandhill Cranes. Please observe the following visiting etiquette during the critical nesting and migration period (April 1 to October 30):



- Stay on the boardwalk and raised gravel trail.
- Keep dogs on a leash. It is illegal for you or your dogs to harass wildlife.
- Do not approach or hand feed Sandhill Cranes or other birds.

## Be Predictable

Cranes return to the same nesting place every year if not harassed. Beluga Slough supports several breeding pairs. By staying on the boardwalk and gravel paths with your leashed pets, our local cranes can keep their attention on raising their chicks and watching for predators.



## What you can do:

If you see dogs in the Slough, contact Homer Animal Control at 907-235-3141 or the Homer Police Department at 907-235-3150.

## HOMER'S BELUGA SLOUGH



## A SPECIAL SANDHILL CRANE NESTING AND VIEWING AREA



# Beluga Slough



For more information, call Kachemak Crane Watch at 907-235-6262 or email [reports@cranewatch.org](mailto:reports@cranewatch.org) or visit [www.cranewatch.org](http://www.cranewatch.org)

All photos provided by Kachemak Crane Watch.



*Beluga Slough is part of Kachemak Bay Critical Habitat Area, the Western Hemisphere Shorebird Reserve Network, Kachemak Bay National Estuarine Research Reserve, Audubon Important Bird Area, and a local Birding Hotspot. Help make the nesting season in Beluga Slough successful by staying on the gravel trail and boardwalk and leashing your pets.*

**Sponsored by:**



City of Homer?

Session 20-01, a Regular Meeting of the Parks, Art, Recreation and Culture Advisory Commission was called to order by Chair David Lewis at 5:32 p.m. on February 20, 2020 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS ARCHIBALD, HARRALD, LOWNEY, FAIR, AND LEWIS

TELEPHONIC: COMMISSIONER ROEDL

ABSENT: COMMISSIONER BARNWELL (EXCUSED)

STAFF: DEPUTY CITY PLANNER ENGBRETSSEN  
DEPUTY CITY CLERK KRAUSE  
PARKS MAINTENANCE COORDINATOR STEFFY

### **AGENDA APPROVAL**

Chair Lewis called for a motion to approve the agenda.

LOWNEY/FAIR MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

#### **VISITORS/PRESENTATIONS**

A. Dr. William Marley - Proposal for a Park Along the Sterling Highway

Dr. Marley requested an additional five minutes to make his presentation to the Commission.

LOWNEY/HARRALD MOVED TO EXTEND THE TIME TO 15 MINUTES FOR THE PRESENTATION.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Archibald arrived at 5:35 p.m. explaining he was able to make his flights.

Dr. Marley provided a history on his arrival to Homer, and what it was like in 1967 and the population growth from that time. He did not want to see Homer developed into what downtown Soldotna has

developed into. He then presented his idea to create a Cultural Park setting on acreage he owns jointly with two partners at the entrance to Homer across from Soundview Avenue that extends westward towards West Hill Road. He provided information and strategic planning, and used it as a comparison, for the Harrigan Centennial Hall in Sitka, Alaska.

Dr. Marley submitted the idea as he believes that Homer deserves a Cultural Center. He provided an artist's rendition of the proposed cultural park/center facility on the land that he is advocating for the City to purchase and requested the Commission to support the project as it has in the past.

Dr. Marley presented the amenities that he could visualize that this project would provide to the public. He cited various known places and landmarks throughout the world and the United States and believes that this could be Homer's landmark. He envisions future growth for Homer and believes that a project on this land would present the right image to the visitors and residents current and future.

Dr. Marley commented on the previous submission of his project being supported by the Commission and he is hoping to once again gain the support for the project and that the Commission will make a sincere effort to see it to its fruition.

LOWNEY/HARRALD MOVED TO ADD THIS ITEM TO THE MARCH AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **RECONSIDERATION**

## **CONSENT AGENDA**

A. Minutes from the November 21, 2019 Regular Meeting

Chair Lewis called for a motion to approve the consent agenda.

LOWNEY/ARCHIBALD - MOVED TO APPROVE THE CONSENT AGENDA CONTAINING THE MINUTES OF THE NOVEMBER 21, 2019 REGULAR MEETING.

There was no discussion.

VOTE. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **STAFF & COUNCIL REPORT/COMMITTEE REPORTS**

A. Staff Report - Deputy City Planner Engebretsen

Deputy City Planner Engebretsen reported on the following:

- City Council referred Resolution 20-008(S) to the Planning Commission and Port & Harbor Advisory Commission. If members of this Commission would like to comment on the Resolution please attend one of those meetings or provide comments to the City Clerk for City Council.
- City Council reiterated their support and intent to provide for indoor recreation opportunities for residents
- City Manager interviews
- Request for Proposals for the Wayfinding and Streetscape will be issued soon

B. Parks Maintenance Report - Matt Steffy, Parks Coordinator

Parks Maintenance Coordinator Steffy provided his staff report to the commission. Commissioners and staff held discussion on the following topics:

- The Tent Area 1 is being replenished with dredge spoils as a walk in tent camping only, parking is a question and some solution would be using parking at the Fishing Hole
- Placing signage at Mariner Park directing visitors to Karen Hornaday Park Campground if Mariner Camping is full
- Updating all Information Boards for all parks
- Vehicles are not allowed in Tent Area 2 but there is evidence that vehicles have been through there.
- Resolution will be sponsored by Councilmember Aderhold for Friends of the Skate Park
- Improvements to the Skate Park will be limited to the equipment only at this time
- Website Improvements
- W.R. Bell Gravesite and location to be added to the Cemetery web page
- Required maintenance duties leave little time for administrative duties
- Purchasing new banners will be postponed until after the Wayfinding and Streetscape Plan is completed
- Donation of another memorial park bench and funds in the amount of \$3300

Parks Maintenance Coordinator Steffy will look into the winter trail maintenance going out towards the Harbormaster Office and will check on the portion of the trail from the docks to the restroom nearest to the large Hook.

C. Recreation Report – Mike Illg, Recreation Manager

There were no comments or questions regarding the report and information provided by Recreation Manager Illg.

**PUBLIC HEARING**

**PENDING BUSINESS**

**NEW BUSINESS**

- A. Memorandum 20-026 from Councilmember Smith re Consideration of Land for Sale Next to Jack Gist Park

Chair Lewis introduced the item by reading of the title into the record.

Deputy City Planner Engebretsen provided a summary of Memorandum 20-026 from Councilmember Smith requesting input from the Commission on purchasing land adjacent to the park.

- Purchasing a 100 foot buffer
- Recommendations of future development
- There is a 60 foot right of way from the entrance road to the park and below the horse park.

ARCHIBALD/LOWNEY MOVED TO RECOMMEND CITY COUNCIL PURCHASE THE LAND IF THE OPPORTUNITY PRESENTS.

Discussion ensued on the loss to the city tax rolls, adding land to the city parks inventory, and that it is a good investment of funds.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LOWNEY/ROEDL – MOVED THAT PARCAC SUPPORTS ANY OR ALL PURCHASES OF LAND AROUND JACK GIST PARK FOR BUFFER OR FACILITIES EXPANSION.

There was a brief discussion on the benefit to having a buffer if a neighborhood is developed, existing ravine, common solutions are beneficial.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. Acquisition of Land Next to Karen Hornaday Park

Chair Lewis introduced the item by reading of the title.

Deputy City Planner Engebretsen provided a summary of her report for the Commission. She explained that there are a couple of scenarios. Her recommendation was to schedule of a worksession so the Commission could work through all the solutions.

Commissioner Lowney preferred having a worksession as she felt the land provided valuable resource for the city in regards to drainage.

LOWNEY/FAIR - MOVED TO HAVE A WORKSESSION ON THURSDAY, MARCH 19, 2020 AT 4:00 P.M. TO DISCUSS LAND ACQUISITION FOR KAREN HORNADAY PARK.

Discussion ensued on staff providing maps and information for the Commission.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- C. Memorandum 20-003 from Councilmember Lord re: Evaluation of Parking Barrier Solutions at Karen Hornaday Park

Chair Lewis introduced the item by reading of the title.

Parks Maintenance Coordinator Steffy explained that City Council has reviewed and approved the plan and the issues that were found with using older telephone utility poles that have been treated with creosote which has been found to be a carcinogen. He provided information on replacement options.

The Commission and Staff discussed possible solutions to replace the utility poles and Staff will perform a cost evaluation and installation on the following:

- Split Rail Fencing
  - o Visible during snow removal
  - o Aesthetically Pleasing
- Concrete stops
  - o Vertical poles for sight
  - o Parking delineation
  - o Non-standard length
- Pour in Place Concrete Forms for left over loads to reduce costs
- Removal of hazardous waste
  - o Where would these poles be stored once removed from park
- Sealing utility poles with outdoor polyurethane and maintenance costs involved
  - o Used by communities as a solution to keep the utility poles
- Minimal Costs to effect solution
- Solution Should be Aesthetically Pleasing
- Marking ground with paint once each week

Discussion points also included advocating for the real fix to this problem.

The Commission will make recommendations to Council based on the information provided by Staff on the costs involved.

- D. Beach Policy Bi-Annual Review

Chair Lewis introduced the item by reading of the title.

Parks Maintenance Coordinator Steffy related issues were minimal, noting that coal has not been as plentiful this winter. In general there is some enforcement issues with dogs off leash throughout town but also in the area of Beluga Slough. He was not aware of what would be the best policy and if more

signage is required as much as enforcement of the leash law. He reported the re-vegetation of the habitat in the Beluga Slough zone.

There was a brief discussion on the instances of dogs off leash with visitors of residents. Mr. Steffy related an instance that it is people who do not leash their dogs since they are of the opinion that their dog would never do harm.

Deputy City Planner Engebretsen reviewed the Beach Policy. During the review the following was commented or pointed out by the Staff and/or the Commissioners:

- Active Beach Clean-up Crew in place
- Low Priority to Create New Beach Access
- Replacement Signage is ongoing
- Area West of Bishops Beach has improved since a property owner that promoted unacceptable behavior passed away
- Frequency of trash removal requested to be increased at the Harbor
- Human/canine contact involving nesting shorebirds and cranes and possibly restricting the area to eliminate the potential for harm to those nesting birds.
  - o Consideration of fencing and implementing fines to protect the shorebirds and the area
  - o Implementing one trail instead of allowing social trails
  - o Installation of Split Rail fencing
    - Signage that require all dogs on leash in that area
  - o Remove or Prohibit limited access to the Slough area
  - o Future discussion on behavior and dunes with Islands and Ocean/Fish & Game
- Document does include maps and historical information electronic version does not
- Surfers still not happy about access

There was a brief discussion on having an item on a future agenda regarding improvement on dog issues, speaking with Homer Animal Friends on animal control issues, Fish & Wildlife, previous attempts to control access possible actions and solutions.

## **INFORMATIONAL MATERIALS**

- A. PARC Commission Annual Calendar 2020
- B. PARC Commissioner Attendance at Council Meetings 2020

Commissioner Harrauld agreed to attend the upcoming Council meeting on Monday, February 24, 2020. Chair Lewis requested that Commissioner Harrauld report that they will definitely report at the last meeting of the month due to the Commission meeting schedule.

- C. Friends of the Homer Skate Park re: Efforts to Rehabilitate the Skate Park Equipment
- D. Memorandum 20-024 from Mayor re: Re-appointments of Clark Fair Ingrid Harrauld and Peter Roedl to the Parks, Art Recreation and Culture Advisory Commission.

Chair Lewis noted the reappointment of Commissioners Fair, Harrauld and Roedl to the Commission.



**COMMENTS OF THE AUDIENCE**

**COMMENTS OF THE CITY STAFF**

Deputy City Planner Engebretsen announced the possibility of as Student Commissioner being appointed, lots going on in the city.

Parks Maintenance Coordinator Steffy commented it was a productive meeting and the increase in things picking up and looking forward to seeing the changes with a new Public Works Director and City Manager in the near future.

Deputy City Clerk Krause commented on the expiration terms with the reappointments.

**COMMENTS OF THE CITY COUNCILMEMBER**

**COMMENTS OF THE CHAIR**

Chair Lewis commented on someone taking a 4 wheeler plow to the Reber Trail and that made it nice for winter walking.

**COMMENTS OF THE COMMISSION**

Commissioner Roedl commented that he missed seeing everyone.

Commissioner Lowney commented on the berms that are left when the plows come through but she appreciated whoever dug through the berm on the KHLT trail.

Commissioner Fair requested topics for the April Letter to the Editor and he still has the Poopdeck Update topic but hasn't done anything on that one.

A brief discussion ensued on appropriate topic could be people, birds and dogs with regard to the upcoming Shorebird Festival.

**ADJOURNMENT**

There being no further business to come before the Commission the meeting adjourned at 7:45 p.m. The next regular meeting is scheduled for Thursday, March 19, 2020 at 5:30 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. A worksession on possible land acquisition will be conducted at 4:00 p.m. prior to the regular meeting.

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RENEE KRAUSE, MMC, DEPUTY CITY CLERK

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





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Public Works

3575 Heath Street  
Homer, AK 99603

[publicworks@cityofhomer-ak.gov](mailto:publicworks@cityofhomer-ak.gov)

(p) 907- 235-3170

(f) 907-235-3145

## MEMORANDUM

To: Parks, Arts, Recreation, and Culture Advisory Commission.

From: Matt Steffy, Parks Maintenance Coordinator

Date: March 19<sup>th</sup>, 2020

Subject: Greatest Parks in the Universe Staff Report

- 
- We are gearing up for summer already. Staff contacts, project lists, inventory, and event planning have been focused on the months ahead.
  - We will begin bringing staff back on April 13<sup>th</sup>. Expect full crew by early June.
  - Our first big camping weekend is coming with the Winter King Tournament on March 21<sup>st</sup>. There will be over a thousand participants and their families filling up the campgrounds and parking lots. There will be a large wedding at the boathouse pavilion on the same day.
  - Fat Tire Bike festival will be hosted out of the Bishops Beach Park. Friday night potluck and events all Saturday for the weekend of March 27<sup>th</sup>-28<sup>th</sup>.
  - There will be a 5k Fun Run for the HMS Soccer Team from Bishops Beach to Beluga Lake Lodge on April 4<sup>th</sup>.
  - Mariner gate will be locked on April 1<sup>st</sup>. Coal gathering has been fairly steady this winter. There have been a number of contacts made with the public regarding Beach Policy. The response has been mostly positive.
  - New PW Director first day is March 16<sup>th</sup>. We look forward to a new dynamic in the department.
  - I have reached out to a company that specializes in creosote encapsulation. I am waiting to hear back on prices and the life span of the product. This may be a good option for KHP Parking Lot poles.
  - The Plantman, who was awarded the contract for our initial flower delivery, has defaulted on the order due to unforeseen catastrophes at his greenhouse. I have reached out to other vendors to work on spreading our flower needs around multiple sources. There will be a little more legwork involved, but we should be just fine.





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## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)  
(p) 907-235-3106  
(f) 907-235-3118

To: Parks, Art, Recreation and Culture Advisory Commission  
From: Julie Engebretsen, Deputy City Planner  
Date: March 12, 2020  
Subject: Jack Gist UPDATE

**Requested Action:** Discuss potential purchase of a portion of the lot next to Jack Gist Park and make a recommendation to the City Council

**UPDATE:** The land has sold. Land clearing will happen this winter. A new subdivision layout is being designed. I recommend the Commission make a decision at this meeting and forward the recommendation to the City Council for action.

Note: There are subdivision code requirements for some basic trail connections. I am not looking for a lot of input on trails. The city needs PARCAC input on if the city should purchase some land as a buffer to park facilities, and how much money we are willing to spend to do so. (Typically the city can't pay more than fair market value for the land.) Any expenditure will require an ordinance of the City Council.

### Options:

1. Do nothing.
2. Offer to purchase a strip of land adjacent to the parking lot with a deed restriction. (approximately 1 acre?) For example, the area might be used for future storm water management, green space and trails, but restricted against parking lot expansion or new park facilities. The buffer is for the park and the neighbors, not for expansion of the park towards new homes. The deed restriction may lower the value of the property and make it more affordable for the city to purchase.
3. Purchase approximately 1 acre with no restrictions. Could cost more.
4. Recommend purchase of a larger area, say 5 acres as a park buffer and along the Jack Gist Lane. (may exceed our budget)
5. Are we interested in the extension of water, sewer, or electric service to the park?

### **Attachments**

Memorandum 20-026

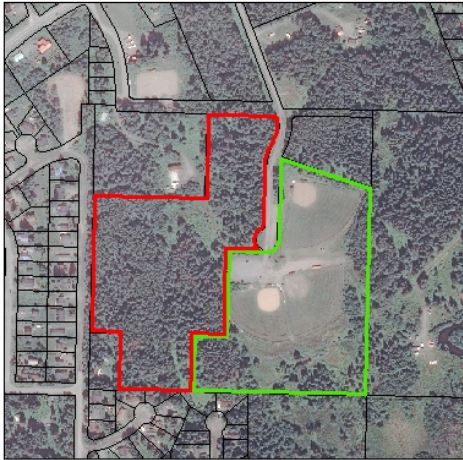




## Memorandum 20-026

TO: Parks, Art, Recreation and Culture Advisory Commission  
THROUGH: Homer City Council  
FROM: Councilmember Smith  
DATE: February 10, 2020  
SUBJECT: Consideration of lot for sale adjacent to Jack Gist Park

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The purpose of this memo is to solicit input from the Parks Art Recreation and Culture Advisory Commission (PARCAC) on the potential purchase of a lot adjacent to Jack Gist Park that has recently been listed for sale at \$285,000.

During the planning phase of Jack Gist Park, this lot was considered for future soccer fields and equestrian areas. In recent years, a smaller 2.33 lot adjacent to the park was for sale. PARCAC recommended against purchasing it because that lot was too small to add much utility to the park, and this 14.84 acres parcel was much more desirable, if it ever came up for sale.

### Questions for PARCAC to consider:

- Does the Commission see value in owning this lot for future growth of the park?
- Is purchasing this lot the best use of limited funds designated for parks and recreation? (Estimated 2021 ending balance of Parks Reserve account is \$122,736.)
- What would PARCAC recommend for future development of the land?
- If the whole lot was not available, what portions of the land would they like to have and for what priorities/ purposes?
- Would PARCAC recommend the City offer to purchase a 100 foot buffer between the existing parks and potential residential development if the parcel is subdivided?







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(p) 907-235-3106  
(f) 907-235-3118

To: Parks, Art, Recreation and Culture Advisory Commission  
From: Julie Engebretsen, Deputy City Planner  
Date: March 12, 2020  
Subject: Hornaday Park land purchase

**Requested Action:** Discuss potential purchase of a portion of the lot next to Karen Hornaday Park and provide staff direction.

Recall the parks reserve account has \$122,736, which would cover capital projects for parks, major repairs, and any Jack Gist park land acquisition. (Unless Council provides funding from another source).

#### Options:

1. Do nothing.
2. Offer to purchase a strip of land adjacent to the park. Approximately 2 acres? \$24,000 plus subdividing costs in excess of \$15,000?
3. Negotiate an easement for the road, and relocate the camping site onto city land or eliminate it.
4. Other ideas?

#### **Attachments**

Hornaday Park Land acquisition staff report from February, with attachments





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## Planning

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Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

TO: Homer Planning Commission  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: February 12, 2020  
SUBJECT: Hornaday                      Park                      Land                      Acquisition

---

### Introduction

There is a large parcel of land for sale, directly west of Hornaday Park. Park facilities including the campground road and one campsite are estimated to encroach over 130 feet onto this land. Staff recommends a work session be scheduled to discuss this property and some potential solutions. I have spoken with one of the listing agents and she is aware of the encroachment. She said she would present any solutions to the land owner for his review. The land is almost 40 acres, and listed for \$929,000.

There are a couple possible solutions, and they are fairly technical. Staff recommends a work session on Wednesday March 11, 4:00pm, for one hour to review some possible solutions. A final recommendation back to Council can be voted upon at the following Thursday regular meeting.

### Analysis

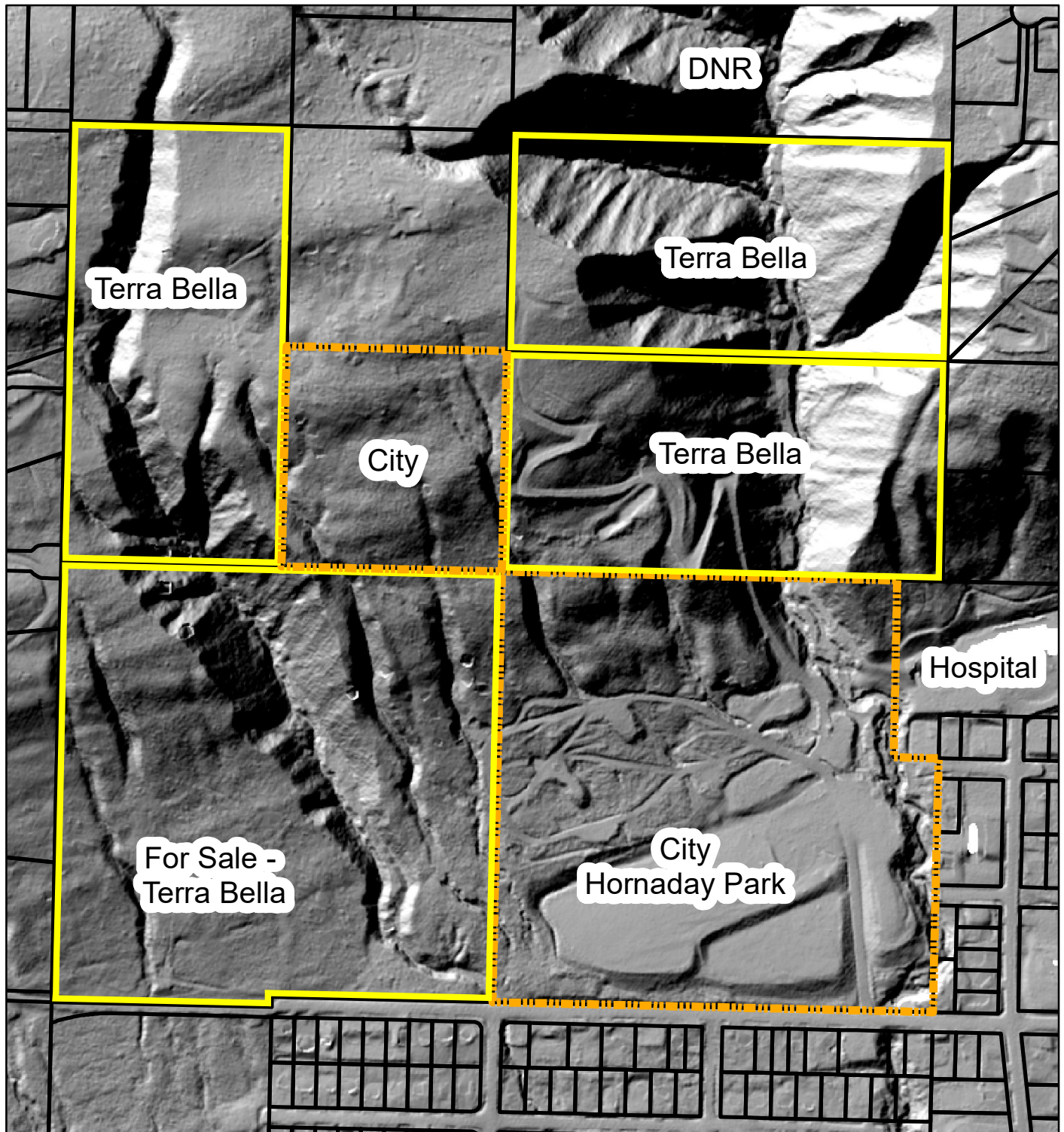
The City clearly has some improvements on this neighboring lot. As a responsible land owner, now is the time to work through a resolution with the current land owner. Solutions include moving these improvements off the lot, or buying and replatting the properties so the City owns the land where the road and campsite are. The process of moving lot lines has many rules and I suggest taking the time to think about some big picture solutions in the area. Related planning efforts in this area include the Karen Hornaday Park plan, and the Woodard Creek Plan.

**Staff Recommendation:** Have a work session to discuss some solutions. Staff will provide some scenarios ahead of time for your input.

### Attachments

1/31/2020 Map  
Area Map





City of Homer  
Planning and Zoning Department  
2/12/2020

## Hillshade Area Map

0 75 150 300 450 600 750 Feet



*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.*







Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

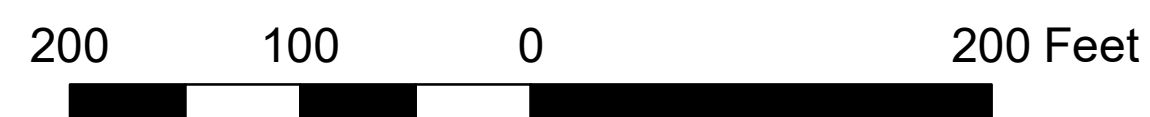


DEPT. OF PUBLIC WORKS  
1/31/2020

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## KAREN HORNADAY CAMPGROUND/ TERRA BELLA BOUNDARY



### Legend

- Terra Bella Property
- Parcels
- GPS Measurements

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere  
Projection: Mercator Auxiliary Sphere  
Datum: WGS 1984  
False Easting: 0.0000  
False Northing: 0.0000  
Central Meridian: 0.0000  
Standard Parallel 1: 0.0000  
Auxiliary Sphere Type: 0.0000  
Units: Meter







**WILLIAM J. MARLEY**  
**183 WEST BAYVIEW AVE.**  
HOMER, AK 9960  
907-235-8987  
wmarley@mac.com

March 11, 2020

To: Chairman Lewis and Committee Members  
City of Homer Parks, Recreation and Culture  
Homer, Alaska 99603

Regarding: Proposed purchase of property for City park and convention center.

Dear Chairman Lewis and Citizen Committee Members:

I am following up with the following information to elaborate on my brief presentation to the Committee on February 20, 2020 regarding the proposed purchase of the Dell property for a community park and convention center. Hopefully, since my overview presentation, you have each had time to drive by the property. It is located on the ocean side of the Sterling Highway between West Hill Road and the Jehova's Witness Church.

Imagine all who enter Homer via the highway encountering one of the most scenic world views at a park marking the entrance to our community. This park would make a statement, both subtle and overt, that we of Homer wish to identify with and be stewards of our beautiful natural surroundings. It would make a cultural statement to newcomers and all that we live in a special place on earth, and we wish to have complementary development.

I envision a community/convention center in a "park setting" which would host our community events and also be an income producing engine for Homer, attracting conventions from near and far. At present we have no such offerings for these kinds of business opportunities. By "park setting" I envision a natural habitat, possibly with boardwalks; a gazebo bird-viewing area; and a cultural center which would honor the indigenous Dena'ina people, their history and contributions to the area. Perhaps there could even be a protected stairway giving access to the beach. This park would not duplicate the Karen Hornaday park we already have. There would be no swings, camping, or picnic tables, for example. The emphasis, instead, would be to complement the community/convention center with natural and culturally imbued surroundings.

Commercial development is very likely on the horizon for a property like this. Attractive aspects include sewer and water, electricity, and access to natural gas. Also, of interest are its three highway pull-outs and a completed wet land survey. In addition, it is deemed to be stable bluff property with significant growth. As an example of its attracted to commercial buyers, a much smaller piece of neighboring property was considered for development of a strip mall just a short time ago. However, I believe a commercial development of this property would be a great loss for the people of Homer. To avoid this possibility, I am urging to Committee to recommend the purchase of this property as soon as possible.

Some of the features of this property include:

## **WILLIAM J MARLEY**

2

- A 31-acre piece of property abutting the 1917 meander line with 12 to 13 acres of upland useable acreage affording ample room for structures plus parking and a park.
- The value of the property listed with Bay Realty is for 1.2 million dollars. My two partners and I have owned the property for over 45 years. An appraisal of the property that was completed in 2017 appraised the value at slightly more than 2 million dollars. If the property were to be divided into three lots, the appraisal of the three lots combined would be 2.5 million dollars. I would be willing to provide the appraisal to the committee and its members. Certainly, it would appear that the 1.2 million dollar figure is fair and, undoubtedly, in view of recent Homer lands development, the value has gone up since the 2017 appraisal. In addition, my partners and I would be willing to discuss favorable financial terms with the City.
- This is the only land of park size that approximates both the highway, ocean, and beach.
- The bluff erosion is judged to be insignificant by Kachemak Bay Research Reserve. Interestingly, the sea level is rising at 3mm per year but the land mass is rising at 8 mm per year. A common mis-perception is that tidal action reaches the base of the bluff, but, in fact, very few high tides reach the toe of the bluff annually.
- The 100-foot average level of the bluff does afford tsunami protection.

If you embrace this vision, then acquiring the property is the first step toward making this vision a reality. I propose that the City of Homer purchase this property as a step forward for our community. Specifically, I am requesting the PR&C committee pass a proposal to proceed with the concept of a city park for a community convention center with a request to the City Council to create a small task force to discuss financial sources and terms.

Thank you each for your time and effort on behalf of our community.

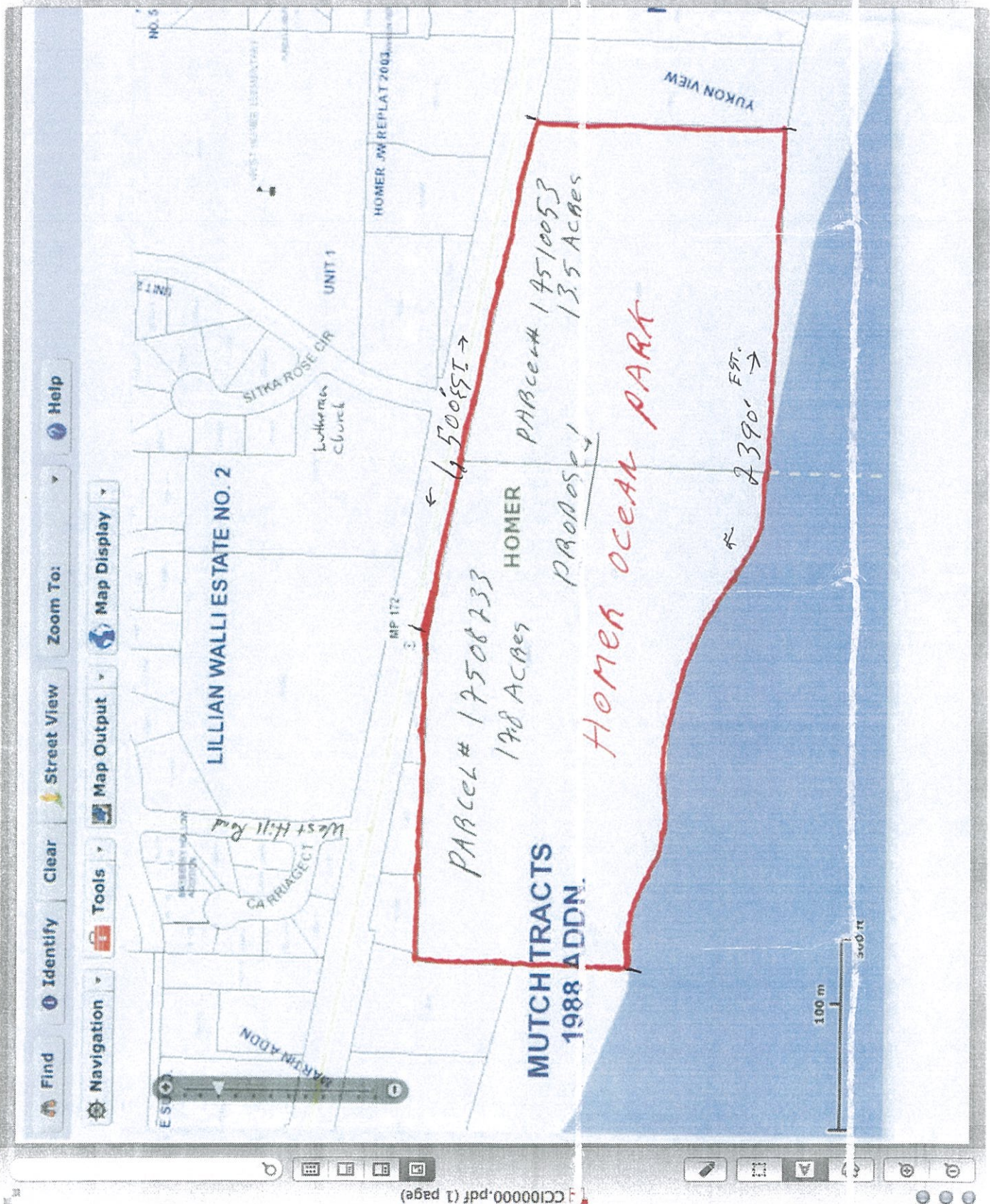
William J. Marley



ARTISTIC DEPICTION OF POSSIBLE CONVENTION CENTER/PARK







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wmarley@mac.com

*TAKEN FROM HOMER 2018 COMPREHENSIVE PLAN*

### COMMUNITY VALUES (Chapter 3)

This chapter briefly lists Homer's community values as defined through community input in the Comprehensive Plan process. The overarching theme throughout is to "Keep Homer a lively, vital community that effectively responds to change and growth while retaining what is best about Homer's character."

### LAND USE (Chapter 4)

The Land Use chapter of this Comprehensive Plan seeks to respect the past, to recognize the current realities of building and living in Homer, Alaska, and to create a new paradigm for the future. Befitting the aspirations of a unique and vibrant city, Homer seeks to further develop as a city which respects the environment, is wonderful to live in, and inspiring to visit. Specific goals of the chapter are listed below; the remainder of this section gives an overview of some of the most important policies in this chapter.

GOAL 1:

GOAL 2: GOAL 3:

GOAL 4:

Guiding Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

Maintain the quality of Homer's natural environment and scenic beauty.

Encourage high-quality buildings and site development that complement Homer's beautiful natural setting.

Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.

The chapter outlines strategies for building a compact, walkable community core, partly in response to concerns regarding energy use and climate change. Ideas for maintaining the functional benefits of the natural environment are presented in this chapter's green infrastructure discussion. Other, more traditional motivations support compact development, including reduced infrastructure costs. Close neighbors

**WILLIAM J. & JUDY A. MARLEY**

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July 21, 2017

City of Homer  
Economic Advisory Commission  
491 E. Pioneer Ave.  
Homer, Alaska 99603

Mayor Bryan Zak; This is a letter written to those below and it is my wish that I am certain you have a copy.

Dear Members of the Economic Advisory Commission;

In response to your recent request for input regarding economic development for Homer we submit the following for your consideration: Homer needs a community/convention center situated in our natural setting.

Homer Alaska's entry has one of the best, if not the best, National Geographic Cover views of any place on earth. Because we live here we too easily take for granted the beauty which nature has provided us. Paris has the Eiffel Tower, New York has the Statue of Liberty and Central Park, St. Louis has the Gateway Arch and Seattle has the Space Needle. It seems that countless Cities and communities have some outstanding feature. But Homer, Alaska, our community, has the greatest gift of all, its outstanding natural beauty of the ocean, the ever changing mountains accented by snow white glaciers. And it's all natural and free.

Homer is a fishing, tourist and arts, residential and retirement community with principally only a seasonal economy. Many businesses shut their doors as soon as the summer tourist season ends and even long-time locally oriented businesses close in the winter months. Having lived in Homer for fifty years we have observed a great number of City and State infrastructure investments in our community. In fact, we have had enough infrastructure development without equal property tax structure that we have the highest property taxes on the Kenai Peninsula except Seldovia.



Thus; it would certainly be advantageous to the City of Homer to help institute a convention/community center that would certainly attract conventions, conferences, festivals. It also would provide for local community gatherings of many sorts, year round. Any such facility should compliment and enhance our natural beauty. In being conspicuous it would provide an extraordinary visual experience upon entering Homer providing a positive feeling about our community.

Most Alaskan communities have convention/community centers. People with convention/conference experience tell us that people seeking such accommodations prefer out-of-area venue i.e. (Anchorage, Fairbanks, Juneau) because it allows for a much greater opportunity for attendees to intermingle/interrelate with each other. Tour ships arriving in Homer appear to offer nearly nothing to do for visiting tourists to our community other than directing them to the gift & art shops. Sitka's convention center has Gold Rush Dancers. What if Homer offered simple lectures of native Alaskan and colorful history? Music festivals are popular and well attended as are fine arts & natural science camps, corporate retreats. We know that Homer is well situated for any or all of these. But we need a facility to make this happen. Our present accommodations are small and meager at best.

Yes, we are part-owners of what we think is certainly the most ideal land for such a convention/community center at the the gateway to Homer. Ownership has helped cause us to picture the **highest and best use** of this property. The land has 1922ft.+ hundred feet of shore line and 1,400ft. of highway frontage, with the advantage of an average elevation of one hundred feet making for the best view and providing tsunami protection as well. While the two parcels of land are 30 plus acres to the 1917 meander tide line, the upland usable land is 10 plus acres. Eagles and Sea Gulls choose the shore line bluff as a fly-way enhancing the "natural" experience.

Once before this concept of a park (not the playground type) / community/convention center was presented to the Parks and Recreation Committee and it was unanimously accepted. Further endeavors to have other commissions accept the concept fell short for the fear of costs. If this concept can only be considered to be an expense it should not be considered. But investment in our community and our future is different. Investment generates a return. This investment would (will) create tax based businesses. It is noteworthy that Homer has supported many sizable projects over the years: new Port & Harbor office<sup>35</sup>, the deepwater docks, 4

public restrooms at near one million dollars, the building and expansion of the hospital, the building of the museum and now re-building it, City Hall was moved & the structure extensively remodeled and refurbished, the high school was built, junior high was built, the post office moved twice, the library was built twice and the present effort underway to build a new police station. All of these are good and necessary improvements to Homer and we have been most supportive of them. History shows that Homer repeatedly does what Homer cares to do. **However, infrastructure is not tax base.**

Some media attention has been given to the bluff and erosion. First, the bluff has been eroding for upward of a thousands of years. The real question is the **rate** of erosion. Two years ago we had surveying done by Mr. Roger Imhoff on Binocular Bluff where we own bluff property lots. He surprised us by telling us that survey stakes placed at the bluff edge over forty years ago were still in their same place today. Erosion at the Elks hall was an issue just after the hall was built. This was intelligently vegetated and erosion is not a concern today. Ocean level rise is projected to be 3mm per year. A recent survey on the end of the spit indicated a 3mm rise in sea level in the past year but interestingly the land mass in that area had risen 8mm. A Kachemak Bay Research Reserve study from 2010-2013 showed that Kachemak Bay land mass is raising at the rate of 8.6mm or .34" per year. Interestingly, our land mass is raising faster than the sea level rise which cannot help but ameliorate bluff erosion.

**As owners we have owned this pristine property for over forty years. It would only seem appropriate that by now either the concept of a community/convention center - park, gains needed community support or the land should be developed for some other less desirable use.** Financing can be found just as infrastructure financing has been found and at a minimum should at least be discussed. We, as the land owners, could well be approached for acceptable sales terms.

We trust you will give this idea your most sincere consideration.

Sincerely,

William and Judy Marley



# Harrigan Centennial Hall

## Strategic Plan 2016



# **Harrigan Centennial Hall**

## **STRATEGIC PLAN 2016**

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- B. Background**
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- C. Critical Priorities**
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- E. Strategies**
- F. Performance Measures**
- G. Performance Assessment**
- H. Appraisal of External Environment**
- I. Reference / Contact Information**

# **Harrigan Centennial Hall**

## **STRATEGIC PLAN 2016**

### **MISSION OF THE HARRIGAN CENTENNIAL HALL**

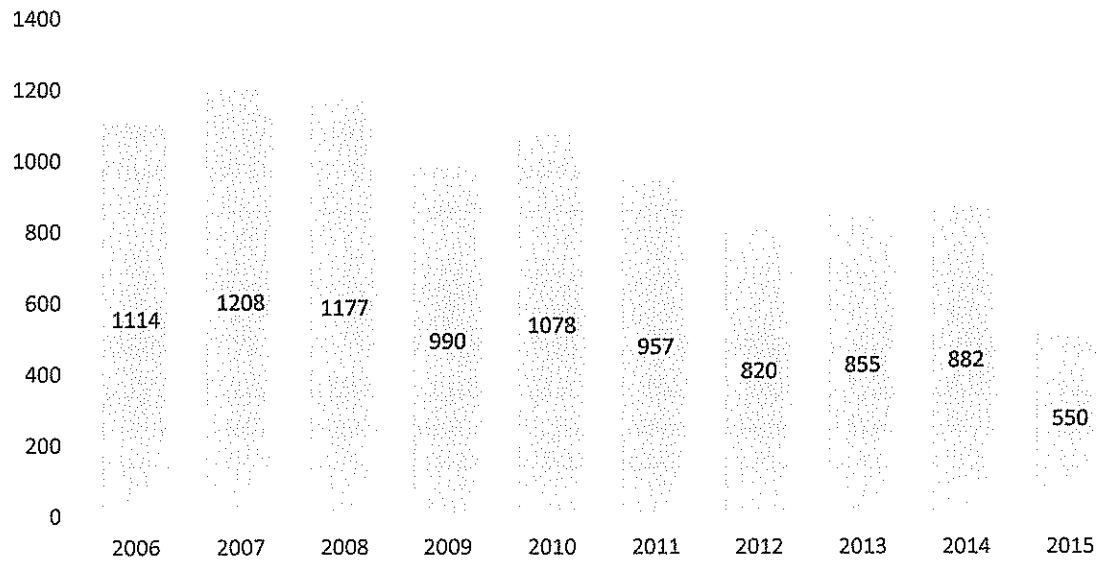
“Serving all of your meeting, convention and exhibition needs”. Through the professional actions of our staff, we will provide our guests with a distinctive level of service excellence while maintaining a fiscally responsible operation that contributes economic benefits to the people of the City and Borough of Sitka. HCH staff strive to enhance the quality of life and economic vitality by providing and operating a premier public venue for use by all including the arts and other entertainment opportunities.

### **BACKGROUND**

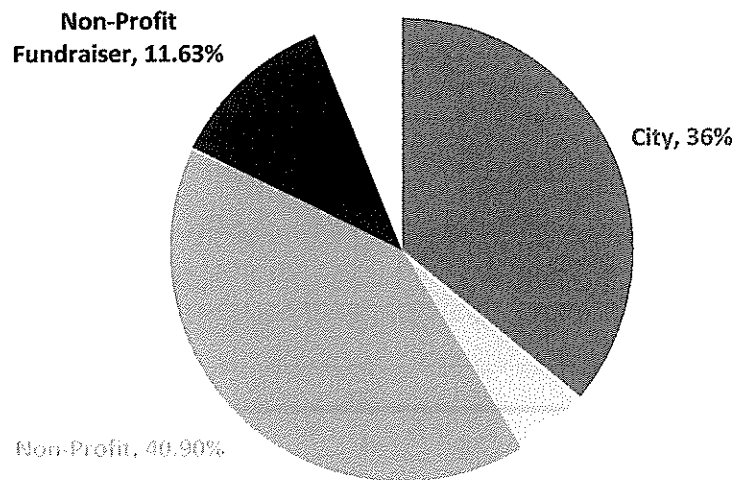
Harrigan Centennial Hall (HCH) was built in 1966 and opened on March 30<sup>th</sup>, 1967, as part of the Alaska Centennial Celebration. Construction was largely funded with Alaska Centennial State Grant funds and the building originally cost \$1,352,285. Said purpose of the building was to “consist of a civic center, convention and exhibition building”. A \$16 million dollar renewal / expansion project is currently ongoing and will be completed in the fall of 2016. After expansion, the Hall will be 30,000 square feet overall, of which 11,293 square feet will be column free space for plenary sessions and events that will accommodate seated groups up to 500 people and standing reception style up to 800 people. The Hall will also provide 6000 square feet of space for the Sitka Historical Society to house the Sitka History Museum. The renewed hall will have a grand entrance that will accommodate all uses and serve as Sitka’s showcase. Large operable doors will accommodate access for larger furnishings and equipment to be brought in for trade fairs and shows and enhance the flexible qualities of the space.

The original design of the Hall had 6 meeting or event rooms prior to the ongoing renewal project and accommodated up to as many as 1500 meetings or events annually. The hall is heavily utilized by the non-profit community in Sitka for multiple purposes. Of significant value is the use as a venue to host fund raising activities to generate operational funds for their respective organizations. Many non-profit organizations rely on HCH for fund raising to augment their operational budgets. As well, many community celebrations such as the Alaska Day Celebration are housed by the Hall each year. Harrigan Hall is also the home for the New Arch Angel Dancers and the Sitka Summer Music Festival. Peak usage of the hall was seen in the early 2000’s when occupancy was at or above 1500 meetings or events in a given year. Trends have shown a slight decline over the past 15 years for various reasons. In 2015 the hall accommodated 550 reservations for meetings or events, provided space for the Sitka Historical Museum, and functioned as the visitors Center. 2015 was not a normal year due to the closing of the building on July 15th for the start of the renovation project. The breakdown of events is represented on the chart below.

## TOTAL NUMBER OF EVENTS



## 2015 HARRIGAN CENTENNIAL HALL USAGE



2012 was the last “normal” full year of operations due to the planning of the renovation and impending closure. Of the meetings 820 reservations in 2012, 6 were conventions with more than 100 delegates in attendance each and infused over \$2million into the local economy that year. The average daily spending per convention delegate is \$256.

The Hall serves as a visitor center by providing services to the cruise ship passengers, independent travelers, and charter industry alike. Staff at the HCH supports visitor related functions and issues and monitors commercial operator permits. Staff enforces regulations dealing with sales at the cruise ship tendering facilities.

### **Competitive Environment**

Harrigan Centennial Hall directly competes with all venues in the State of Alaska. Competition between communities is fierce and often, concessions like HCH’s reasonable rates assist in winning business. Incentives are important due to the remote location and increased travel expenses to access Sitka as a meeting or event destination.

### **Competitive Advantages**

- Long-term employees with deep expertise in operations
- Ability to draw on other City agencies for service and support
- Ability to maintain reasonable rates for all users

### **Competitive Disadvantages**

- Lack of adequate funding for marketing.
- Location and cost of traveling to Sitka from outside for events
- City IT support and web design rules and lack of ability to deviate from standard City design.
- Recent Citizens Task Force reports – Lack of secure funding for operation or lack of being considered a core service. Lack of recognition of value of operation. Direct vs indirect revenues into the community.

### **Critical Priorities**

- Operate and Maintain the Harrigan Centennial Hall as a meeting, convention, visitor center and exhibition building.
- Provide a safe patron environment.
- Prescribe to established preventative maintenance program for the building and ensure PM guidelines are updated to reflect new equipment or processes.
- Operate with the highest possible standards of customer service and continually evaluating customer satisfaction and quality of service performance.
- Provide economic benefits and opportunities to the people of the City and Borough of Sitka.

- Provide for outside revenue generation opportunities for the City and Borough of Sitka.
- Contribute leadership in coordinating destination sales efforts.

## **OBJECTIVES**

### **1. Customer Service – provide consistent high level customer service.**

- Promote service vision to staff and clients: “By doing ordinary things in an extraordinary manner, we will continue to have the privilege of serving our customers.”
- Consistently deliver a quality event experience tailored to the satisfaction of every customer. Maintain and improve transformative functionality of Hall for the 1000 meetings and events that take place each year.
- Provide staff with necessary information, resources, and ongoing training to facilitate the effective and efficient achievement of quality service performance goals.
- Enhance service capability.
- Maintain direct booking system.
- Improve web design and functionality of website.
- Maintain building finishes and keep up to date with technology and maintain marketable qualities of the Hall.

### **2. Economic Benefits**

- Generate outside revenues for the community via sales tax dollars from HCH delegate spending.
- Attract out-of-state or out-of-area attendees to events at the Hall, where money on lodging, food, and retail establishments will be spent, providing local tax revenues, jobs for workers in the hospitality and retail industries, and profits for local businesses.
- Provide flexible event space and professional services to all users for revenue generating events.
- Continually assess operational and maintenance expenses to maintain efficiencies.

### **3. Marketing**

- Coordinate marketing strategies with the Chamber (visitor services contract), hotel sales and hospitality services and business team.
- Offers clients flexible meeting and exhibit space.
- Develop and implement a promotion and marketing plan that capitalizes on the enhanced capabilities of the remodeled Hall.

## **STRATEGIES**

### **1. Customer Service**

- Update and maintain the service vision for staff and customers.
- Continue to review and refresh service systems to deliver a quality event experience tailored to the satisfaction of every customer.
- Continue hiring to assure the right person is in the right job to meet HCH objectives. Continue to update training programs for new employees that provide the skills to achieve quality service objectives.

### **2. Economic Benefits**

- Target marketing efforts to large events that have high per-capita delegate spending.
- Increase efforts to attract large local, state and national associations and corporate events that will bring an increasing numbers of attendees to Sitka and the HCH.
- Continue to provide quality meeting and event space to all users.

### **3. Coordinate the destination sales effort**

- Work with Chamber on marketing strategies of both the hotel community and HCH.
- Target future events and provide site visit opportunities.
- Provide 30,000 square feet of space including high quality meeting and exhibit space.
- Design to add flexible, customer friendly spaces.
- Maintain Hall in a marketable condition including up to date technology.

As with any endeavor or organization, the ultimate success rests with the quality and effectiveness of the staff. Staff members at HCH, several of which have 20+ years of experience, are the most important resource in this operation. HCH's aim is to provide staff with continued training for safety and efficiency, reward them for outstanding performance, open lines of communication with management and to provide service excellence.

New technology and the number of new or expanded convention centers not only in the State market, but nationally, compel HCH to keep its building finishes and technology competitive to maintain its marketability.

## **PERFORMANCE MEASURES**

### **1. Customer Service – high standards of service**

- By survey, percent of event clients rating HCH services overall as “satisfied” or “very satisfied.” Outcome measured on semi-annual basis.
- By survey, percent of event clients rating the physical building or hall as an optimal meeting facility and meeting their needs as “satisfied” or “Very satisfied”. Outcome measured on semi-annual basis.
- By survey, percent of event clients rating specific community provided services at the HCH i.e., food service, availability and access to transportation, access to tours, etc. as “satisfied” or “very satisfied”. Outcome measured on semi-annual basis

### **2. Economic Benefit**

- Estimated delegate spending while attending events at the HCH, expressed in dollars and based on published regional/national averages of retail spending by event delegates. Outcome measured annually.
- Sales tax receipts to the City and Borough of Sitka’s General Fund generated from estimated HCH delegate spending. Outcome measured annually.
- Bed tax receipts to the City and Borough of Sitka. Outcome measured annually.

### **3. Improve economic benefit to community**

- Direct operating profit or loss expressed in dollars. Values calculated for non-revenue generating events. Output measured annually.
- Number of events held at the HCH. Output measured annually.
- Compare benchmarking results for comparison and trends.

## **PERFORMANCE ASSESSMENT**

The HCH continues to be a major catalyst in the economic development of the City and Borough of Sitka by providing professional event and meeting space and visitor industry services. Successful venues all have similar elements: solid operating systems; positive brands; strong relationships with promoters and business partners; steady booking and marketing; and



The maintenance and facility operating budget should be built to keep the HCH a first-class facility. Great pride is taken in the appearance and condition of the building and the budget request is based on that expectation and should reflect that. The physical building does not just house the business, it is the business.

#### **REFERENCE/CONTACT INFORMATION**

Harrigan Centennial Hall

330 Harbor Drive, Sitka, Alaska, 99835

Don Kluting, Manager

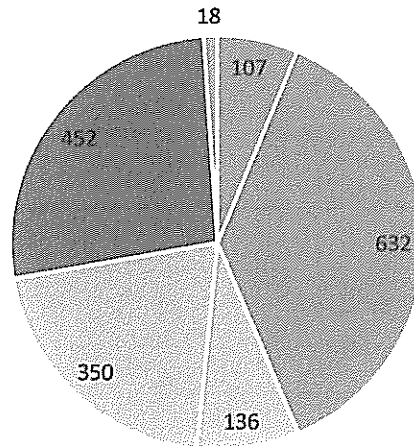
Telephone: (907) 747-~~3225~~ 4090

~~Fax: (907) 747-8495~~

Email: don.kluting@cityofsitka.org

# Harrigan Centennial Hall 2017 Usage

Reservations



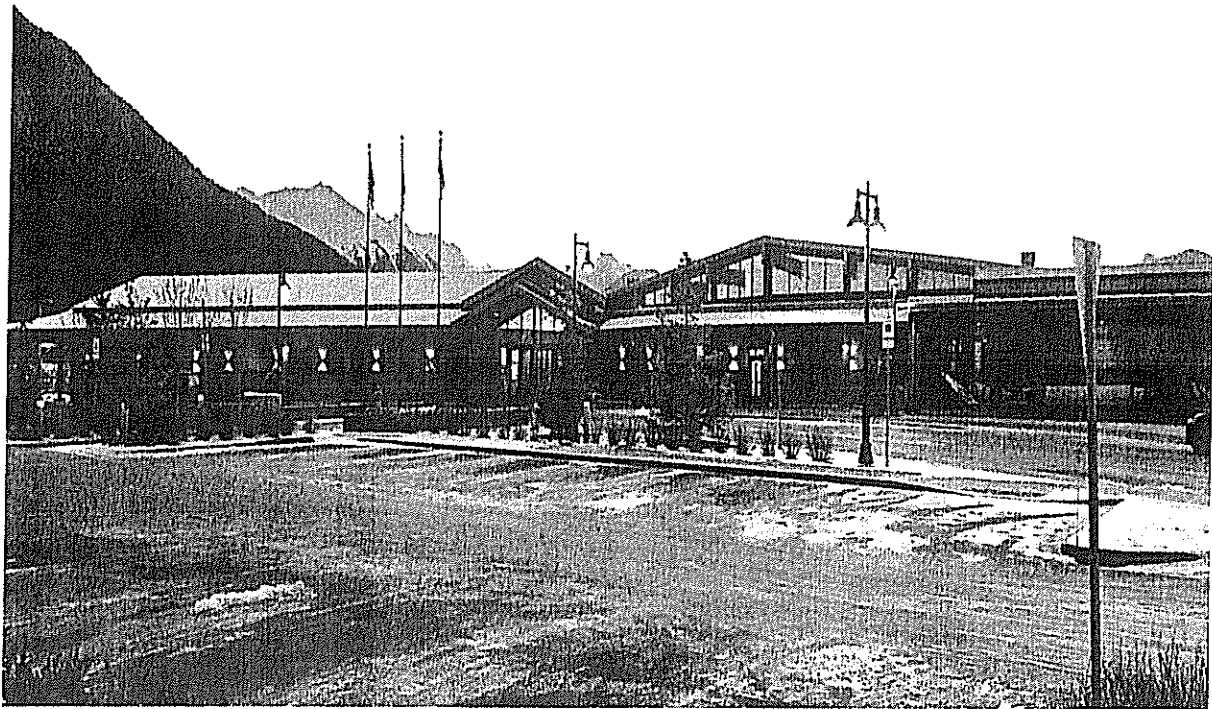
Commercial City Cruise Ships General Use Non Profit State Federal Government

Commercial	107 / 6%
City	632 / 37%
Cruise Ships	136 / 8%
General Use	350 / 21%
Non Profit	452 / 27%
State Federal Government	18 / 1%

Total reservations or events in 2017 1695

Revenue from Rental Charges \$115,127.60

# HARRIGAN CENTENNIAL HALL



## CITY AND BOROUGH OF SITKA HARRIGAN CENTENNIAL HALL POLICIES

May also be viewed online at: <http://cityofsitka.com/dept/cent/index.html>

General Rules Which Apply To All Use

## Of The Harrigan Centennial Hall

The Harrigan Centennial Hall (HCH) is a City and Borough of Sitka (CBS) owned facility for the benefit of the community.

1. Use of the HCH is on a reservation basis with exceptions subject to appeal through the Building Manager. The Building Manager determines appropriate utilization of the HCH, reserves the right to make suggestions and to place the group in the appropriate room.
2. Users of the HCH shall be responsible for any damage that may occur during their use and shall either pay for the damage or repair it to the satisfaction of the Building Manager. To avoid any damage or defacement all users must check with the building staff prior to affixing anything to the walls, floor or ceiling.
3. Alcoholic beverages may be served and consumed in the HCH for limited specific hours. A special alcohol fee will be assessed. Each specific period of time shall be approved by the Building Manager prior to the event. All alcoholic beverages shall be served in accordance with the regulations of the Alaska Alcoholic Beverage Control Board and CBS.
4. The HCH is a non-smoking building.
5. The CBS will not be responsible for any personal equipment being used or stored in the HCH by any user. All equipment storage must be approved with the Building Manager.
6. The HCH will not be open to the public without a paid HCH staff member or person designated by the Building Manager.
7. The Building Manager may make additional rules to cover special uses.

<http://cityofsitka.com/dept/cent/index.html>

## **HARRIGAN CENTENNIAL HALL RATES, HOURS, AND DEPOSITS**

### **RESERVATIONS AND DEPOSITS**

1. All reservations for use of the HCH are booked through the building staff.
2. Each use of the building requires a separate reservation. If a user makes a reservation and fails to show, a regular fee plus a building overhead fee will be charged. A reservation deposit will be required after a user has failed to show for a previous event.
3. Events scheduled more than six months in advance may be pre-empted for convention priority and cancellations are done by the Building Manager.
4. All damage deposits shall be paid prior to use of the HCH.
5. Users are required to keep the Building Staff informed as to detailed plans or changes of plans, and are to check with the Building Staff not less than two days before a scheduled event to make arrangements for seating and equipment that may be needed.
6. Traditional uses that are related to certain dates or seasons each year may have ongoing priority use of the facility. Reservations are limited to thirteen (13) months in advance with exception of priority users and conventions.

### **CANCELLATIONS**

A refund of fees paid will be made if notice of cancellation of a reservation is given twenty-four (24) hours in advance, and such cancellation did not result in a revenue producing activity being denied use of the HCH. The CBS Assembly reserves the right to refuse use of the HCH to anyone at any time. Reasonable efforts will be made to honor reservations. If the Building Manager cancels a reservation, all deposits or fees paid shall be refunded.

### **BUILDING DAMAGE DEPOSIT**

For use of the auditorium by any group, a refundable damage deposit of \$200 shall be made to the Building Manager or designee. This deposit does not include the kitchen use deposit.

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## **BUILDING RATES**

### **DEFINITIONS**

Non-Profit - Community Use -- Any non-profit organization or individual that makes a reservation for a room. No admission fees or revenues are to be collected, and nothing is to be sold under this category. No money changes hands.

General Use - Any user who makes a reservation for a room and fees are collected, items are sold, or money changes hands. Weddings, receptions, parties, plays, and dances fall into the General Use category as long as the event is not considered commercial. State and Federal Government agencies fall into this category.

Commercial – If profits, or admission charges, revert to the sponsor of an event, other than a non-profit organization, the use shall be classified as commercial.

Use Fee Reduction or Exemption - The HCH Manager will consider requests for waiver of room use fees if the non-profit or requesting entity has an annual operating budget of \$50,000 or less and the use is within regular scheduled hours.

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### **HARRIGAN CENTENNIAL HALL ROOM RATES**

Rates for multi day, multi room events and conferences will be negotiated with the HCH Manager.

HARRIGAN CENTENNIAL HALL ROOM RATES	NON PROFIT	GENERAL USE	COMMERCIAL
King (AUDITORIUM)	\$205	0-2 hours \$250, \$415 daily rate	\$620
Raven (Meeting 1)	\$85	\$170	\$250
Sockeye (Meeting 2)	\$45	\$95	\$140
Steelhead (Meeting 3)	\$50	\$105	\$155
Pink (Meeting 4)	\$25	\$40	\$65
Chum (Meeting 5)	\$45	\$90	\$135
Silver (Meeting 6)	\$90	\$175	\$265
Eagle (Meeting 7)	\$40	\$70	\$100
Kitchen	\$200	\$300	\$400
Building Rate	\$685	\$1360	\$2030

#### **Events that serve alcohol**

There will be an additional \$75 charge for events that serve alcoholic beverages.

#### **Decorations**

If you wish to hang anything, please consult the HCH staff for approved methods. Please advise staff if you will be using candles during your event. Candles must be in containers capable of containing all waxy residue and spills. In addition, glitter, confetti, and other similar material can be used. Tenants will be advised to plan on spending extra time to clean up after events at which they are used.

The HCH staff will set up rooms in advance according to an approved floor plan. Any changes, alterations, or additions to agreed-upon layouts after the set-up is complete will result in additional labor charges. A \$25.00 per hour set up fee with a half hour minimum will be charged if a setup is required. No set up fee will be charged for the initial Auditorium arrangement.

### **HARRIGAN CENTENNIAL HALL ROOM RATES**

Rates for multi day, multi room events and conferences will be negotiated with the HCH Manager.

HARRIGAN CENTENNIAL HALL ROOM RATES	NON PROFIT	GENERAL USE	COMMERCIAL
King (AUDITORIUM)	\$205	0-2 hours \$250, \$415 daily rate	\$620
Raven (Meeting 1)	\$85	\$170	\$250
Sockeye (Meeting 2)	\$45	\$95	\$140
Steelhead (Meeting 3)	\$50	\$105	\$155
Pink (Meeting 4)	\$25	\$40	\$65
Chum (Meeting 5)	\$45	\$90	\$135
Silver (Meeting 6)	\$90	\$175	\$265
Eagle (Meeting 7)	\$40	\$70	\$100
Kitchen	\$200	\$300	\$400
Building Rate	\$685	\$1360	\$2030

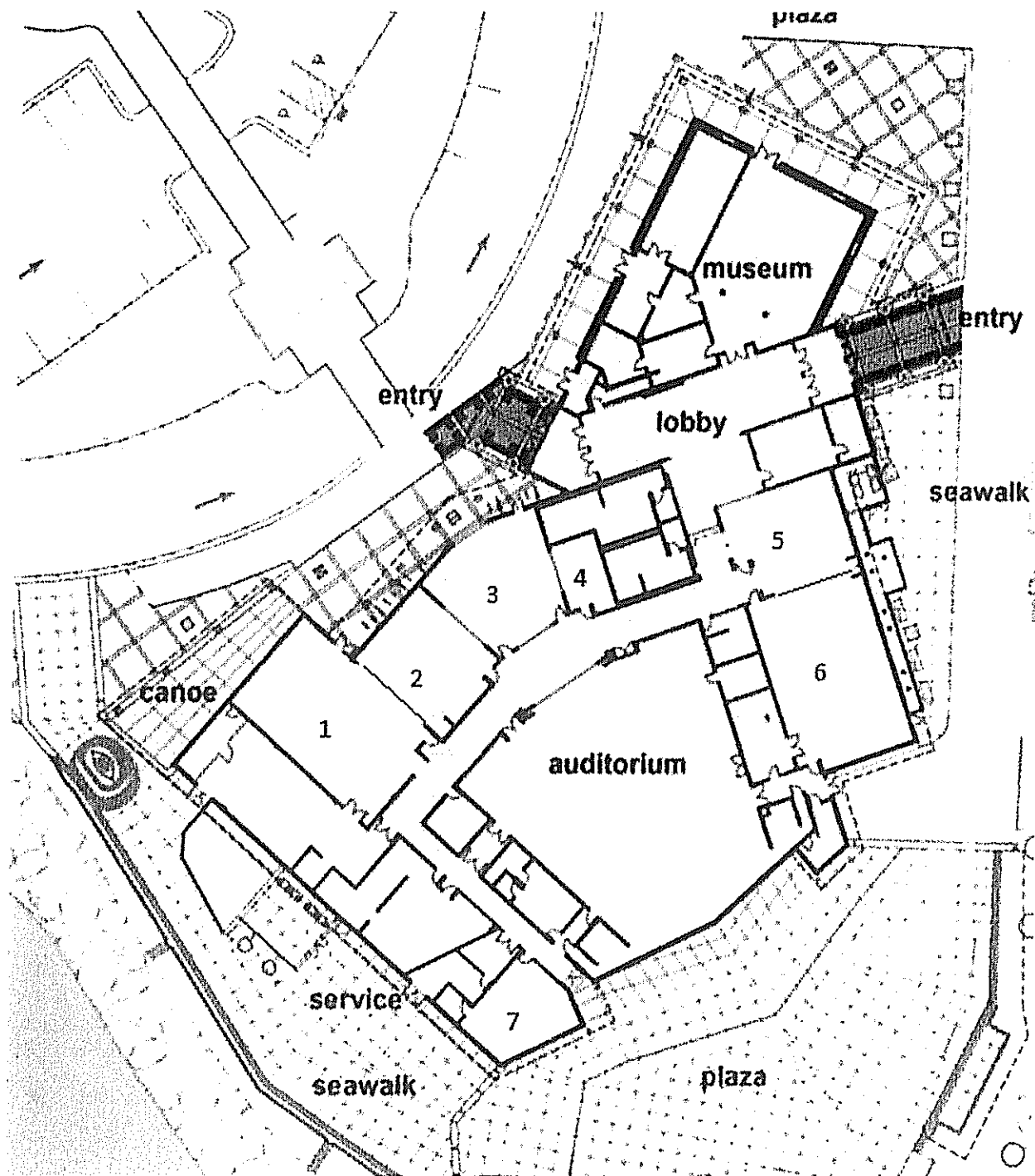
#### **Events that serve alcohol**

There will be an additional \$75 charge for events that serve alcoholic beverages.

#### **Decorations**

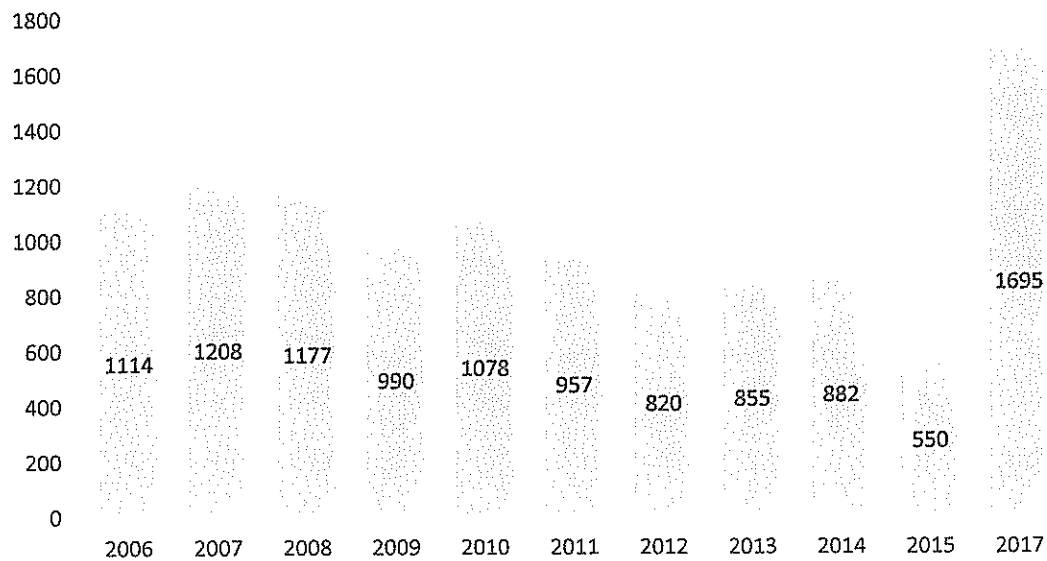
If you wish to hang anything, please consult the HCH staff for approved methods. Please advise staff if you will be using candles during your event. Candles must be in containers capable of containing all waxy residue and spills. In addition, glitter, confetti, and other similar material can be used. Tenants will be advised to plan on spending extra time to clean up after events at which they are used.

The HCH staff will set up rooms in advance according to an approved floor plan. Any changes, alterations, or additions to agreed-upon layouts after the set-up is complete will result in additional labor charges. A \$25.00 per hour set up fee with a half hour minimum will be charged if a setup is required. No set up fee will be charged for the initial Auditorium arrangement.

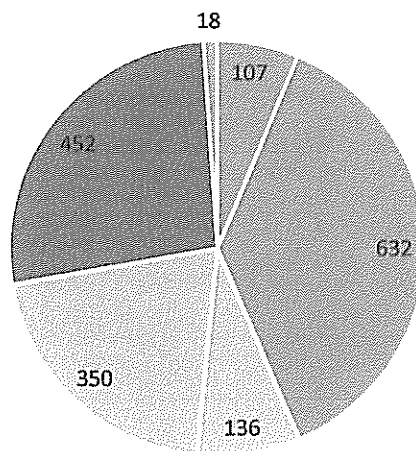


Use of the building has drastically increased since the completion of the renovation. 2017 was a record year with a total of 1695 reservations for use of the building! So far in 2018 we have 1564 reservations.

## TOTAL NUMBER OF EVENTS



## Reservations 2017



Commercial City Cruise Ships General Use Non Profit State Federal Government

# **Harrigan Centennial Hall**

## **MISSION OF THE HARRIGAN CENTENNIAL HALL**

“Serving all of your meeting, convention and exhibition needs”. Through the professional actions of our staff, we will provide our guests with a distinctive level of service excellence while maintaining a fiscally responsible operation that contributes economic benefits to the people of the City and Borough of Sitka. HCH staff strive to enhance the quality of life and economic vitality by providing and operating a premier public venue for use by all including the arts and other entertainment opportunities.

## **BACKGROUND**

Harrigan Centennial Hall (HCH) was built in 1966 and opened on March 30<sup>th</sup>, 1967, as part of the Alaska Centennial Celebration. Construction was largely funded with Alaska Centennial State Grant funds and the building originally cost \$1,352,285. Said purpose of the building was to “consist of a civic center, convention and exhibition building”. A \$16 million dollar renewal / expansion project was completed in September 2016. The building is 32,000 square feet overall, of which 11,293 square feet is column free space for plenary sessions and events that will accommodate seated groups up to 500 people and standing reception style up to 800 people. The Hall also provides 4000 square feet of space to the Sitka Historical Society to house the Sitka History Museum. The renewed hall has a grand entrance that accommodates all uses and serves as Sitka’s showcase. Large operable doors will accommodate access for larger furnishings and equipment to be brought in for trade fairs and shows and enhance the flexible qualities of the space.

## **STAFFING AND USE**

The building is staffed by 5 full time employees. Services provided by staff include planning and support for all convention, meeting, and event needs. This includes all room arrangement services, IT support, audio/visual equipment, sound systems, and theater lighting systems. The building has the latest technology for ensuring success for any meeting. As well, staff provide full janitorial and light maintenance services throughout the facility. Harrigan Centennial Hall also serves as a Visitor Center and central hub during the summer months. Staff coordinates with and monitors all visitor related commercial operations and vendors on the grounds during the summer season.



1  
2  
3



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

### Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)  
(p) 907-235-3106  
(f) 907-235-3118

To: Parks, Art, Recreation and Culture Advisory Commission  
From: Julie Engebretsen, Deputy City Planner  
Date: March 12, 2020  
Subject: Beluga Slough birding

Nina Faust is a visitor on the agenda. She will make a short presentation about the brochure, and people, pet and bird interactions in Beluga Slough. She is available to answer Commission questions. Please note that Commission discussion should be held under new business. Beyond the brochure, this topic can be added to a future agenda. Only a recommendation on the brochure is requested at this meeting.

**Requested Action:** Review the draft brochure. With Commission support, the City will approve the use of the City logo on the brochure.

### Attachments

DRAFT birding brochure



## Help Nesting Birds



Situated in the heart of Homer, Beluga Slough is a rich feeding, resting, and nesting area for shorebirds, waterfowl, and Sandhill Cranes. Please observe the following visiting etiquette during the critical nesting and migration period (April 1 to October 30):



- Stay on the boardwalk and raised gravel trail.
- Keep dogs on a leash. It is illegal for you or your dogs to harass wildlife.
- Do not approach or hand feed Sandhill Cranes or other birds.

## Be Predictable

Cranes return to the same nesting place every year if not harassed. Beluga Slough supports several breeding pairs. By staying on the boardwalk and gravel paths with your leashed pets, our local cranes can keep their attention on raising their chicks and watching for predators.



## What you can do:

If you see dogs in the Slough, contact Homer Animal Control at 907-235-3141 or the Homer Police Department at 907-235-3150.

## HOMER'S BELUGA SLOUGH



## A SPECIAL SANDHILL CRANE NESTING AND VIEWING AREA



# Beluga Slough



For more information, call Kachemak Crane Watch at 907-235-6262 or email [reports@cranewatch.org](mailto:reports@cranewatch.org) or visit [www.cranewatch.org](http://www.cranewatch.org)

All photos provided by Kachemak Crane Watch.



*Beluga Slough is part of Kachemak Bay Critical Habitat Area, the Western Hemisphere Shorebird Reserve Network, Kachemak Bay National Estuarine Research Reserve, Audubon Important Bird Area, and a local Birding Hotspot. Help make the nesting season in Beluga Slough successful by staying on the gravel trail and boardwalk and leashing your pets.*

**Sponsored by:**



City of Homer?





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto:clerk@cityofhomer-ak.gov)

(p) 907-235-3130

(f) 907-235-3143

## Memorandum

TO: PARKS, ART, RECREATION & CULTURE ADVISORY COMMISSION

FROM: RENEE KRAUSE, MMC, DEPUTY CITY CLERK

DATE: MARCH 11, 2020

SUBJECT: DONATION OF FUNDS TO PURCHASE A MEMORIAL BENCH

---

Parks Maintenance Coordinator Steffy noticed the Commission on the donation of funds to purchase a park bench for placement on the Homer Spit at the February regular meeting. Following is the application regarding that donation.

Please review and make recommendation by motion to forward to Council for approval.

### **RECOMMENDATION:**

Move to forward a recommendation to Council to accept the donation to purchase a memorial bench and use any additional monies to fund need park related amenities or repairs.





# CITY OF HOMER GIFT/DONATION PROPOSAL APPLICATION

PLEASE TYPE OR PRINT CLEARLY AND MAKE YOUR RESPONSES COMPLETE AND THROUGH.

DATE 3/12/2020  
CONTACT PERSON Shell Perretta TITLE N/A  
ORGANIZATION IF APPLICABLE N/A  
ADDRESS 33 Mill St. Unit 1-D CITY Wethersfield STATE CT ZIP 06109  
PHONE 860-500-7945 FAX \_\_\_\_\_ CELL 860-748-5386  
EMAIL shell040672@yahoo.com

TELL US WHY YOU WISH TO DONATE THIS TO THE CITY OF HOMER? The park bench  
donation was my late mothers last wishes.

PLEASE COMPLETE THE APPROPRIATE SECTIONS RELATED TO YOUR DONATION.

TITLE OF ARTWORK N/A  
ARTIST(S) NAME N/A  
YEAR COMPLETED N/A DIMENSIONS N/A  
MATERIALS USED TO CREATE ARTWORK N/A

PHYSICAL DESCRIPTION OF THE PROPOSED DONATION—  
Park Bench on Homer Spit

NARRATIVE DESCRIPTION OF THE PROPOSED DONATION- TELL US THE STORY BEHIND THE PIECE OR SIGNIFICANCE -  
N/A

IS THE PROPOSED PIECE ONE OF A KIND? N/A IS THE PIECE PART OF A SERIES, LIMITED OR OTHERWISE? N/A  
IF SO, AN EDITION OF HOW MANY? \_\_\_\_\_ IS THE PIECE COMPLETED? \_\_\_\_\_ IF NOT WHEN IS THE  
EXPECTED COMPLETION DATE? \_\_\_\_\_  
WHAT IS THE CURRENT CONDITION OF THE PIECE? \_\_\_\_\_

**PROPOSED SITE OR LOCATION**

DO YOU HAVE A SITE(S) IN MIND FOR THE PLACEMENT OF THE PIECE? IF SO WHERE? \_\_\_\_\_  
Homer Spit

IS THIS A CITY OWNED PROPERTY IF NOT WHO OWNS THE PROPERTY? \_\_\_\_\_  
City Owned

WHAT IS THE RATIONALE FOR SELECTING THIS/THESE LOCATION(S)? \_\_\_\_\_  
Matt Steffy picked location

ARE YOU AWARE OF ANY PERMITS OR PERMISSIONS THAT MAY BE REQUIRED? \_\_\_\_\_  
No

**TECHNICAL SPECIFICATIONS**

DESCRIBE HOW THE PIECE IS CONSTRUCTED OR MADE. PLEASE INCLUDE ANY DOCUMENTATION AT THE END OF  
THIS APPLICATION. Polymer

HOW IS THE PIECE TO BE PROPERLY INSTALLED? Matt Steffy has plan to install.

DOES THE PIECE REQUIRE ELECTRICITY, PLUMBING OR OTHER UTILITY HOOKUPS? No

WHO WILL BE INSTALLING THE PIECE? Matt Steffy

WHAT IS THE EXPECTED LIFETIME AND STAYING POWER OF THE MATERIALS USED IN CREATING THE PIECE? \_\_\_\_\_

Lifetime

WHAT MAINTENANCE IS REQUIRED AND HOW OFTEN? None

PLEASE IDENTIFY ANY SPECIFIC MAINTENANCE PROCEDURES AND OR EQUIPMENT AND THE ASSOCIATED COSTS: \_\_\_\_\_  
N/A

WHAT PRECAUTIONS HAVE BEEN TAKEN TO GUARD AGAINST VANDALISM IF ANY? N/A

WHAT STEPS HAVE BEEN TAKEN TO ASSURE THIS PIECE WILL NOT PRESENT A SAFETY HAZARD? \_\_\_\_\_  
Matt Steffy has a plan

#### BUDGET

PROJECT MANAGEMENT FEES	\$ <u>0</u>	INSURANCE	\$ <u>0</u>
ARTIST'S FEES	\$ <u>0</u>	UTILITY HOOKUP	\$ <u>0</u>
PURCHASE PRICE PERMITS	\$ <u>0</u>	DELIVERY	\$ <u>0</u>
STRUCTURAL	\$ <u>0</u>	INSTALLATION	\$ <u>0</u>
ENGINEERING SITE	\$ <u>0</u>	SIGNAGE	\$ <u>0</u>
PREPARATION OTHER	\$ <u>0</u>	RECOGNITION	\$ <u>0</u>
COSTS NOT LISTED	\$ <u>0</u>	DESCRIPTION	_____

DATE PIECE WAS LAST APPRAISED? N/A

WHAT IS THE VALUE OF THE PIECE OR ESTIMATED MARKET VALUE IF NO APPRAISAL WAS DONE? N/A

#### TIMELINE

WHAT IS THE TIMELINE FOR THE COMPLETION OR INSTALLATION OF THE PIECE? IDENTIFY THE DIFFERENT STAGES AND DATE GOALS TO PREPARE THE PIECE FOR DONATION \_\_\_\_\_



---

## RESTRICTIONS

ARE THERE ANY KNOWN COVENANTS, REQUIREMENTS OR RESTRICTIONS THAT COME WITH THE PIECE? No

---

WHAT EXPAECTATIONS DO YOU HAVE FOR THE CITY OF HOMER IN ACCEPTING THIS ARTWORK? \_\_\_\_\_

Have it installed by July so I can see it when I visit from CT in July.

---

---

## COMMUNITY INVOLVEMENT

WAS THERE ANY COMMUNITY OR USER INVOLVEMENT IN SELECTING THE RECOMMENDED LOCATION? \_\_\_\_\_

Matt Steffy

---

PLEASE INCLUDE ANY LETTER(S) OF SUPPORT FOR THE PROJECT OR PROPOSED DONATION.

N/A

---

APPLICANT MUST SUBMIT THE FOLLOWING SUPPORTING DOCUMENTATION WITH THIS APPLICATION.

N/A AN RESUME OR BIO FROM THE ARTIST WHO CREATED OR WILL CREATE THE ARTWORK.

N/A FIVE TO TEN IMAGES OF PAST WORK FROM THE ARTIST. THESE CAN BE PHOTOGRAPHS.

N/A THREE TO FIVE CLEAR IMAGES OF THE PROPOSED ARTWORK

N/A SCALE DRAWING/MODEL OF THE PROPOSED ARTWORK

N/A IF YOU HAVE A SITE(S) IN MIND PLEASE INCLUDE PHOTO AND DESCRIPTION OF THE SITE(S) AND A SCALED

DRAWING OF THE PROPOSED ARTWORK IN THE RECOMMENDED LOCATION.

N/A A COPY OF A FORMAL APPRAISAL IF AVAILABLE

N/A TECHNICAL SPECIFICATIONS, MAINTENANCE MANUAL OR DRAWINGS/RECOMMENDATION FROM STRUCTURAL ENGINEER.

APPLICATIONS ARE TO BE SUBMITTED TO:

THE CITY OF HOMER

CITY CLERKS OFFICE

491 E. PIONEER AVENUE

HOMER, AK 99603

OR YOU MAY SUBMIT VIA FAX AT 907-235-3143 TO SUBMIT VIA EMAIL PLEASE SEND TO [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

IF YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CONTACT THE CLERK'S OFFICE AT 235-3130.









## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

To: Parks, Art, Recreation and Culture Advisory Commission  
From: Julie Engebretsen, Deputy City Planner  
Date: March 12, 2020  
Subject: Draft Ordinance Amending HCC 19.08 campgrounds

**Requested Action:** Discuss the draft ordinance, make any changes, and forward a recommendation to the City Council.

### **Introduction**

This ordinance makes two changes. Line 24 changes the camping season when City campgrounds may be open for camping. The second change begins on line 73, and changes how long someone can stay in a municipal campground.

### **Camping Season (Line 24)**

The camping season as defined in code is April 1- October 30. It is illegal to camp in a closed campground outside of this timeframe, unless the City Manager declares one of the Spit campgrounds open for winter camping, as the Fishing Hole campground currently is used. Although Homer is experiencing a normal, cold winter this year, prior years have been unseasonably warm. With warmer weather has also come for more requests to camp in city campgrounds before April 1, particularly at Mariner Park. The Winter King Tournament, held in March, also draws a few RVs. The Fishing Hole Campground is currently available for winter camping, but Mariner Park is not. Parks Maintenance Coordinator Steffy suggests that revenue from Mariner Park if it opened in March would cover the cost of a porta potty, and would be a minimal change in workload for staff. Mariner Park is a more desirable location for visitors to enjoy waterfront camping.

Staff recommendation: Change the camping season start date from April 1 to March 1.

Staff note: If this is too broad a change, another section of code could be changed to allow the City Manager to open camping for an event or in case of increased demand.

Fiscal Note: Camping Revenue is expected to cover the increased cost of porta potty rental. Residents will also benefit from having a porta potty at the park for more of the year. Staff is already at the park on a daily basis collecting trash so no increase in service or costs are expected. Revenue projection \$400. Cost projection: \$300.

### **Maximum duration of stay (Line 73)**

Currently in code, a visitor can stay in any combination of city campgrounds for 14 days. Those 14 days do not have to be consecutive camping days. Thereafter, they are not allowed in any city campground for 14 days. There is an exception in code that if there are enough vacant spaces, then they can be allowed to stay. The proposed change would state no one could camp in the same campsite for more than 14 days. After that, they could move to a new campsite for another 14 days at either the same or a different city campground.

Staff does not think this will result in more people living in City campgrounds. With a camping fee of \$20 a day, or \$600 a month, staff does not feel the change will result in more people staying for longer stretches. But we do have visitors that might spend a week at Hornaday campground, and another two weeks on the Spit.

**Fiscal Note:** not change in revenue or expenses are expected

**Requested Action:** Discuss the draft ordinance, make any changes, and forward a recommendation to the City Council.

**19.08.020 Definitions.**

For the purposes of this chapter, the words set out in this section shall have the following meanings:

“Campground” means an area owned, controlled, developed and/or maintained by the City, which contains one or more improved campsites or contains adequate area for one or more unimproved campsites.

“Camping” means:

1. The erection of or occupancy of any tent, regardless of whether said tent is of commercial manufacture or has been constructed in whole or part by any person;

2. The placing or leaving of any items normally found at a campsite within campsite such as cookstoves, lanterns, etc., if sleeping bags and/or other forms of bedding are also left at the location;

3. Parking of any camper unit in any area owned or controlled by the City, which has been designated a camping area by official signs, in excess of 24 hours, shall constitute camping, regardless of any physical change in campsite within camping area;

4. The presence of any person sleeping in any motor vehicles or camper units between the hours of midnight and 6:00 a.m. shall constitute prima facie evidence of camping;

5. Sleeping on the ground, with or without any shelter, sleeping pad, etc., between the hours of midnight and 6:00 a.m., on any land owned or controlled by the City, shall constitute camping;

6. Preparation or consumption of meals in, or in affiliation with and in proximity to, any camper unit at any time following midnight of the day said camper unit was parked in any campground shall constitute prima facie evidence of camping.

“Camping season” means that period of time from ~~April~~ March 1st through October 30th.

“Campsite” means all improved and unimproved campsites located on lands owned or controlled by the City.

“Designated camping area” means any area of land owned or controlled by the City, which has been marked by official signs as open to camping or campers.

“Immediately mobile” means that the camper unit may be moved from its campsite by either:

1. Starting its propulsion engine and driving said unit away; or

2. By attaching a towing vehicle to the trailer hitch of said camper unit and pulling it away; provided, that in both subsections (1) and (2) of this definition, the removal must

be feasible without any preliminary actions to prepare the vehicle for removal, such as, but not limited to, installation of wheels, or removal of support structure or platforms, etc.

“Improved campsite” means any space designated for individual or family camping and normally containing a table, fireplace and parking space, and shall include the surrounding area which is, or has been, used for camp living and social functions by the camper.

“Other wastes” means garbage, refuse, offal, oil, grease, tar, dyestuffs, acids, chemicals, industrial or seafood processing wastes, and any other substance which may cause, or tend to cause, pollution of the lands or waters within the City.

“Parking” means the placing or leaving of any motor vehicle or trailer on any land within the City, if the propulsion engine of said vehicle is off.

“Permanent structure” or “shelter” means any collection, assemblage, construction, or assortment of materials or devices; whether of natural or synthetic nature, which has served or is reasonably capable of serving as protection from any of the elements; or as an item constructed to enhance the habitability of a campsite, such as, but not limited to, structures functioning as, or which are reasonably capable of functioning as, furniture items. Any camper unit rendered less than immediately mobile by the removal of wheels or placement on supports or platforms shall also be a permanent structure. Commercially manufactured tents and the flysheet supplied for the tent by the manufacturer or constructed in whole or in part from canvas, nylon or other tenting material shall not be classified as permanent structures or shelters unless they have been placed on a platform or material other than the soil at the site of erection.

“Self-contained camper unit” means all vehicles and trailers which contain sleeping facilities for one or more persons. Sleeping facilities shall also include any structure or area of any vehicle or trailer which circumstances indicate are actually being used for sleeping and need not consist of actual beds or bunks. Self-contained camper units are also referred to as “camper units” in this section. Self-contained camper units may be referred to as “campers” on signs for designated camping areas.

“Temporary structure” or “shelter” means all tents of standard commercial manufacture with the flysheet provided by the manufacturer or constructed in whole or in part from canvas, nylon or other tenting material, and all commercially manufactured self-contained camper units, so long as said camper units are maintained in such a condition that they are immediately mobile. Any camper unit not maintained in an immediately mobile condition shall be deemed a permanent structure.

“Unimproved campsite” means that area of land surrounding any temporary structure on any City-owned or City-controlled property open to camping, other than improved



71 campsites, and the structure itself; said area shall be that area which is being or has been  
72 used for camp living and social functions. [Ord. 99-18(A) § 1, 1999; Ord. 81-1(S), 1981].

73 **19.08.060 Maximum duration of camping.**

74 a. No person shall camp in the same campsite on City-owned or City-controlled property in  
75 excess of 14 calendar days, ~~regardless of any changes in campsite or campgrounds. Persons~~  
76 ~~who have utilized their 14-day camping period may not return to camp in any City-owned or~~  
77 ~~City-controlled camping area for 14 additional days following the last day of their 14-day~~  
78 ~~camping period. The 14 days of authorized camping need not be consecutive.~~

79 ~~b. An exception may be granted to the 14-day limitation if there are sufficient vacant~~  
80 ~~campsites, as determined by an authorized City official. All persons shall move their campsite~~  
81 ~~at the end of each 14-day period. [Ord. 81-1(S), 1981. Code 1967 § 5-700.5].~~

83

**2020 HOMER CITY COUNCIL MEETINGS  
ADVISORY COMMISSION/ BOARD ATTENDANCE**

Commissions are invited to report to the City Council at the Council's regular meetings under Item 8 – Announcements/Presentations/Borough Report/Commission Reports. This is the Commission's opportunity to give Council a brief update on their work. Generally the Commissioner who will be reporting will attend one of the two meetings for the month they are scheduled to attend.

The 2020 meeting dates for City Council is as follows:

January 13, 27	_____
February 10, 24	<u>Ingrid Harrald</u> _____
March 9, 23	_____
April 13, 27	_____
May 11, 26* Tues	_____
June 8, 22	_____
July 27**	_____
August 10, 24	_____
September 14, 28	_____
October 12, 26	_____
November 23**	_____
December 14, 21****	_____

City Council's Regular Committee of the Whole Meeting at 5:00 pm to no later than 5:50 pm prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 pm.

\*Tuesday meeting due to Memorial Day

\*\* There will be no first regular meeting in July or November.

\*\*\*Council traditionally reschedules regular meetings that fall on holidays or high school graduation days, for the following Tuesday.

\*\*\*\*Council traditionally cancels the last regular meeting in December and holds the first regular meeting and one to two special meetings as needed. Generally the second special meeting the third week of December will not be held.



**PARKS ART RECREATION & CULTURE ADVISORY COMMISSION ANNUAL CALENDAR**  
**FOR THE 2020 MEETING SCHEDULE**

<b><u>MEETING DATE</u></b>	<b><u>SCHEDULED EVENTS OR AGENDA ITEM</u></b>
JANUARY 2020	No Meeting Scheduled
FEBRUARY 2020	COMPREHENSIVE PLAN/KAREN HORNADAY PARK PLAN REQUEST LETTER TO THE EDITOR TOPICS IN STAFF REPORT
MARCH 2020	LETTER TO THE EDITOR DRAFT FOR PUBLICATION IN APRIL
APRIL 2019	3 YEAR BUDGET TRENDS/FINANCIAL GOALS
MAY 2020	SPRING PARK &/ OR BEACH WALK THROUGH
JUNE 2020	REVIEW CAPITAL IMPROVEMENT PLAN & RECOMMENDATIONS FOR NEW PROJECT(S) IF ANY LETTER TO THE EDITOR TOPICS REQUESTED (IN STAFF REPORT)
JULY 2020	NO MEETING SCHEDULED
AUGUST 2020	LETTER TO THE EDITOR DRAFT SUBMITTED FOR REVIEW & APPROVAL
SEPTEMBER 2020	FALL PARK WALK THROUGH AND BEACH WALK; SCHEDULE KHP CLEAN UP DAY REAPPOINTMENT APPLICATIONS ARE DUE
OCTOBER 2020	REVIEW AND APPROVE THE 2020 MEETING SCHEDULE LETTER TO THE EDITOR ELECTIONS
NOVEMBER 2020	BEACH POLICY REVIEW
DECEMBER 2019	NO MEETING SCHEDULED HAPPY HOLIDAYS!

**PARKS ART RECREATION & CULTURE ADVISORY COMMISSION ANNUAL CALENDAR**  
**FOR THE 2020 MEETING SCHEDULE**

Quarterly: Letters to the editor updating the Community on PARCAC activities

Odd Years: Comprehensive Plan (February) Strategic Plan review (March), Diamond Creek Plan (May), Camping Fees (May), Beach Policy (October), Art Policies

Even Years: HNMTTP, Karen Hornaday Park Plan, 3 year budget trends & progress toward financial goals (April/May)



# City of Homer

Homer, Alaska

## Mayor's Certificate of Appointment

Greetings

Be It Known That

*Ella Blanton-Yourkowski*

Has been appointed to

serve as a

**"Student Commissioner"**

on the

**"Parks, Art, Recreation and Culture Advisory Commission"**

*This appointment is made because of your dedication to the cause of good government, your contributions to your community and your willingness to serve your fellow man.*

*In Witness whereof I hereunto set my hand  
this 27<sup>th</sup> day of February, 2020*



Rachel Lord, Mayor Pro Tempore

Attest:

Melissa Jacobsen, MMC, City Clerk



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the Mayor

491 East Pioneer Avenue  
Homer, Alaska 99603

[mayor@ci.homer.ak.us](mailto:mayor@ci.homer.ak.us)

(p) 907-235-3130

(f) 907-235-3143

### Memorandum 20-029

TO: HOMER CITY COUNCIL  
FROM: RACHEL LORD, MAYOR PRO TEMPORE  
DATE: FEBRUARY 19, 2020  
SUBJECT: APPOINTMENT OF STUDENT REPRESENTATIVE TO THE LIBRARY ADVISORY BOARD

---

Ella Blanton-Yourkowski is appointed to serve as the Student Representative on the Parks, Art, Recreation, and Culture Advisory Commission.

**Recommendation:** Confirm the appointment of Ella Blanton-Yourkowski is appointed as the Student Representative on the Parks, Art, Recreation, and Culture Advisory Commission.



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the Mayor

491 East Pioneer Avenue  
Homer, Alaska 99603

[mayor@ci.homer.ak.us](mailto:mayor@ci.homer.ak.us)

(p) 907-235-3130

(f) 907-235-3143

February 26, 2020

Ella Blanton- Yourkowski  
3059 Kachemak Drive  
Homer, Alaska 99603

Dear Ella,

Congratulations! Council confirmed/approved your appointment as a Student Commissioner to the Parks, Art, Recreation & Culture Advisory Commission during their Regular Meeting of February 24, 2020, via Memorandum 20-029.

Thank you for your willingness to serve the City of Homer on the Parks and Recreation Advisory Commission as their Student Representative. There certainly are exciting times ahead.

Cordially,

Rachel Lord, Mayor Pro-Tempore

Enc: Memorandum 20-029  
Certificate of Appointment

Cc: Parks Art Recreation & Culture Advisory Commission







The grave of Homer homesteader Walter R. Bell lies just off the Reber Trail within city limits. (Photo by Clark Fair)

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# For most in Homer, Walter didn't ring any bells

The marker read: "Walter R. Bell. Buried here July 1921. Born in 1860, Fillmore Co., Minn."

Saturday, February 8, 2020 8:57pm | LIFE

Last summer, my partner, Yvonne, asked me whether I'd ever seen the grave near the Reber Trail in Homer. I'd been up and down that trail many times but never seen a grave. "How far off the trail is it?" I asked. "Not far," she replied. "Maybe 50 feet. Easy to miss, though."

Because Reber Trail connects the west end of the city's Fairview Avenue to West Hill Road, near where I live, I continued traveling that route. Then in mid-November, Yvonne and I were descending the trail when she detoured to show me the grave.

It lay atop a short, grassy scramble just above a switchback: a lichen-speckled, rectangular redwood marker, surrounded by a rectangle of hip-high metal fencing. Also inside the fence were two mature birch trees, one near the head and one near the foot of the grave.

The marker read: "Walter R. Bell. Buried here July 1921. Born in 1860, Fillmore Co., Minn."

The sight prompted several questions. Why had someone been buried on this spot? Why was there a city-maintained walking trail next to his grave? Since he had died 98 years earlier, who had erected this fairly modern marker? And most importantly, who was Walter R. Bell, and what had he been doing in Homer in the first place?

Over the next two weeks, I consulted census records, a city parks employee, a local historian and an official from the Pratt Museum. Here, in a nutshell, is what I learned:

The grave of Walter R. Bell is one of three burial properties overseen by the City of Homer. (The other two are regular cemeteries.) His time in Homer was brief — only five years — but impactful, according to his daughter,



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Dene, who arranged for her father's burial site to become city property.

According to U.S. and Minnesota census records, Walter, at age 20 in 1880, was living with his parents in Newburg, Fillmore County, and working as a farm laborer. He was still there in 1885 but moved shortly afterward. Near White Sulphur Springs, Montana, he worked for cattle companies and, in 1891, married Matilda Sellers. In about 1899, he and his wife and two children, Willard and Dene, moved to Montana's Stillwater Valley and began sheep ranching. There, their third child, John, was born in about 1903.

Sometime after that, I suspect, things began to unravel, although Bell's daughter did not elaborate, and census records provided only enough data to prompt speculation.

By 1910, Willard had died. Walter and Matilda owned their own home and were still ranching in Montana, still raising 16-year-old Dene and 7-year-old John. Also in their household was Matilda's 62-year-old mother, a 32-year-old hired hand and a 16-year-old servant boy.

Five years later, according to Dene, her father abandoned the family and sold the ranch. "I never saw him again," she wrote in 1966.

In the fall of 1916, Bell arrived in Homer aboard "an old condemned Great Lakes steamer" he had chartered from Seattle. He brought with him a mare and a gray stallion, some cattle, pigs and chickens, and "enough ranch machinery to establish (a) going ranch."

Why Bell chose Homer is unclear — he may have sojourned briefly in Seldovia — but on the lower hillside above what is now downtown Homer he staked out a piece of ground and settled in with his menagerie. He erected ranch buildings and a small house and built a garden in his front yard. His homestead patent was issued on Oct. 18, 1919.

According to his daughter, he was one of Homer's first ranchers and homesteaders, which seems likely since the 1920 census of the area counted only 46 residents. She said that in 1919 he helped establish the first Homer school, near Miller's Landing, and joined its first board of directors. He also sold beef locally and across the bay. In fact, the only two photographs I have seen were taken in Seldovia.

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In 1921, 61-year-old Walter Bell attended a Fourth of July celebration on the Homer Spit. A day or so later, “a neighbor found him lying dead on his doorstep,” wrote his daughter. “They buried him there in his garden.” All of the ranch buildings were burned in a grass fire sometime after his death, but the Sitka roses he had planted in his front yard kept blooming for decades.

In September 1970, Dene — who erected the wooden marker on her father’s grave, finished proving up on her father’s nearly 90-acre homestead and held onto the land for many decades — completed an official donation of 2.75 acres of the old homestead to the city as the W.R. Bell Public Park. The trail angling through the park is named for Dene and her husband, Edward A. Reber.

On Feb. 18, 1988, the Homer News published a letter that Dene, from her home in California, had written to the editor. She briefly described her father’s time in Homer, adding: “Enclosed find a check for \$12 for a subscription to your paper until April 1. I am Walter Bell’s daughter and don’t expect to be here much beyond that time. ... I doubt if there is anyone there who remembers Walter Bell, or me, although I was in Homer two or three times. Thank you for reading this and for sending the paper. It is all so long, long ago. I will be 94 years old this April 10, and that is surely too long to live!”

Dene Bell Reber lived another year and a half, dying on Oct. 16, 1989, and leaving behind a more lasting legacy, perhaps, than had her father’s brief presence in this seaside community.

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• By Clark Fair, For the Peninsula Clarion

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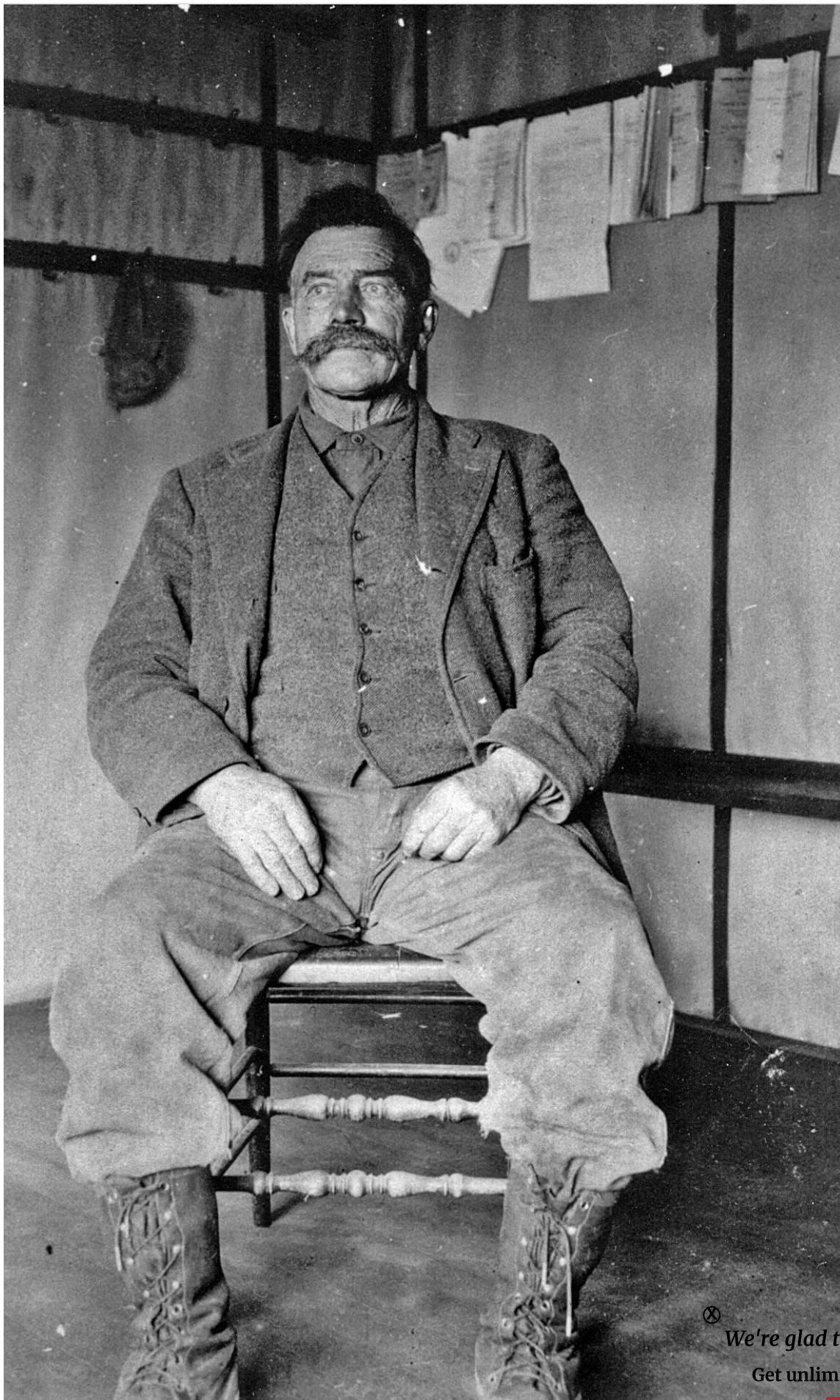


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Walter R. Bell poses for a photo in Seldovia in 1918. (Photo courtesy of the Pratt Museum)

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**Subject:** FW: PARCAC message  
**Date:** Monday, March 9, 2020 8:17:25 AM

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**From:** Mary Griswold <mgrt@xyz.net>  
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I love walking the Reber Trail and just located the Walter Bell grave site yesterday, after passing without ever noticing before. I hope you might consider placing a plaque at the two trailheads to recognize the land donation that made this trail possible: Walter Bell Park.