

MUNICIPAL FACILITIES COMMITTEE AGENDA

April 24, 2014 - North Conference Room

21630 11th Avenue South – Des Moines 98198

6:00P – 6:50P

1. J-Dock Update

(Staff to provide update on the status of J Dock – informational only)

2. Commercial use in the Marina's guest moorage area.

(Staff is seeking policy direction from the Committee. Memo from staff attached)

MUNICIPAL FACILITIES COMMITTEE MEETING

APRIL 24, 2014

PRESENTATION OUTLINE

UPDATE - J DOCK FIRE DAMAGE PROJECT

- COMPLETED PLANS
- ELEMENTS TO BE COMPLETED BY CONTRACTOR(S)
- ELEMENTS TO BE COMPLETED BY MARINA STAFF
- TIME LINE
 - BID DATE
 - PERMITS
 - PROJECTED START DATE
 - PROJECTED COMPLETION DATE

Memorandum

To: Municipal Facilities Committee

From: Joe Dusenbury

cc: Tony Piasecki, City Manager
Tim George, Assistant City Attorney

Date: 4/18/2014

Re: Policy Discussion – Commercial Use in the Marina’s Guest Moorage Area

BACKGROUND

It has been many years since there was a true “commercial use” in the Marina’s Guest Moorage area other than the fuel dock/guest moorage operations. In the 1990’s there was a live bait operation that was open during the fishing season and it was located at the end of the north float. Over the last decade or so the staff has talked to the owners of Classic Yachts, (previous and current) about moving their floating office from L-02 to the guest moorage and in the last two or three years staff has had a similar discussion with another yacht broker who wanted to establish an office in the Marina, specifically in the guest moorage area. Other than those discussions there was not much interest in commercial activities in the guest moorage area.

CURRENT CONDITIONS

During the last year the staff has contacted several vendors about bringing a kayak and paddle board rental business to the Marina and/or Redondo. The staff believes that they are close to reaching an agreement with a company that wants to operate in Redondo in 2014 and then expand to the Marina’s guest moorage area in 2015. Staff also recently concluded an agreement with a Dive Charter Business that is located in the guest moorage area, at least temporarily. Recently the owners of Classic Yachts sold the business and the new owner requested that he be allowed to move the floating office to the guest moorage area. That request was followed immediately by a request from a competing yacht broker to moor a floating office in the guest moorage area. At this time the City has three credible requests for space in the guest moorage area pending and granting all three would may or may not be in the City’s best interest.

POLICY QUESTIONS

- **Would the City considered giving “premium” guest moorage space to a commercial use?**
 - **If so, at what price?**
 - **Can/should the City limit the number of businesses of a similar nature?**
 - **Since the guest moorage area is a very visible public space, should commercial uses allowed to operate there be some criteria that favors water-dependant uses? (I.e. a boat sales office could easily be located upland while kayak rentals are more efficient if they can locate on a float.)**
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