



AGENDA

ASTORIA CITY COUNCIL

June 15, 2015

7:00 p.m.

2nd Floor Council Chambers

1095 Duane Street • Astoria OR 97103

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENTS (NON-AGENDA)**
4. **CHANGES TO AGENDA**
5. **PRESENTATIONS**
 - (a) Dr. Edward Harvey Historic Preservation Awards
 - (b) State Historic Preservation Office Oregon Heritage All-Star Community Award
6. **CONSENT CALENDAR**

The items on the Consent Calendar are considered routine and will be adopted by one motion unless a member of the City Council requests to have any item considered separately. Members of the Community may have an item removed if they contact the City Manager by 5:00 p.m. the day of the meeting.

 - (a) City Council Minutes of 5/18/15
 - (b) City Council Special Meeting Minutes of 5/7/15
 - (c) Approval to Execute the Brownfields Redevelopment Fund Technical Assistance Grant for Reimbursement of Costs Related to the Removal of the Underground Heating Oil Tank and Mitigation of Associated Contaminated Soils at the Astoria Senior Center Project Site (Public Works)
7. **REGULAR AGENDA ITEMS**
 - (a) Ordinances regarding Amendment Request A14-05 on Riverfront Vision Plan Implementation for Bridge Vista Area (2nd readings & adoption) Community Development)
 - (b) Ordinance regarding Amendment A15-01 – Gateway Overlay Zone (2nd reading & adoption) (Community Development)
 - (c) Resolution Adopting Supplemental Budget for FY 2014-15 (Finance)
8. **NEW BUSINESS AND MISCELLANEOUS**
9. **REPORTS OF COUNCILORS**

THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING JULIE YUILL, CITY MANAGER'S OFFICE, 503-325-5824.



June 10, 2015

MEMORANDUM

TO: MAYOR AND CITY COUNCIL
FROM: BRETT ESTES, CITY MANAGER
SUBJECT: ASTORIA CITY COUNCIL MEETING OF JUNE 15, 2015

PRESENTATIONS

Item 5(a): Dr. Edward Harvey Historic Preservation Awards (Community Development)

The City of Astoria Historic Landmarks Commission has selected the 2015 recipients for the Dr. Edward Harvey Historic Preservation Award. The awards are presented each year to recognize property owners who have completed exterior restoration or beautification of a building which exemplifies the historical attributes of the building or the architectural heritage of Astoria. This year there is one property to be presented with a certificate in the residential category is Justin Power for 778 – 38th Street. A framed certificate will be presented by the Mayor to the recipient at the June 15, 2015 Council meeting.

Item 5(b): State Historic Preservation Office Oregon Heritage All-Star Community Award (Community Development)

The State Historic Preservation Office (SHPO) announced a new program, the Oregon Heritage All-Star Community, to recognize cities that make the most of their heritage resources. By doing so, communities safeguard important elements of the past, advance both “quality of life” and economic objectives, and enhance their unique character. The program has three primary goals: 1) to educate communities about the full spectrum of cultural heritage activities available to them; 2) to encourage communities to expand and strengthen their participation in cultural heritage activities; and 3) to recognize communities, through a “certification” process, that reach an exemplary level of participation.

The program is sponsored by the Oregon Heritage Commission which was established to secure, sustain, enhance and promote Oregon's heritage. The nine-member, governor-appointed Commission has broad responsibilities as a connector and catalyst for hundreds of organizations and thousands of Oregonians devoted to preserving and interpreting Oregon's heritage resources. Its programs include the Heritage and Museum grant programs, technical assistance for heritage organizations, and an annual conference. It also gives annually heritage excellence awards and designates Oregon Heritage Traditions

and Statewide Celebrations. The Oregon Heritage Commission created a list of heritage related criteria by which the program can be measured. To be considered as a Heritage All-Star Community, 15 of the 20 criteria need to be met. To receive designation the community needs to submit an application which is reviewed by Oregon Heritage Commission staff and the designation is then approved by the Oregon Heritage Commission.

The City Council approved submission of this application at their December 3, 2012 meeting. Staff worked with the Historic Landmarks Commission to compile the various documents and materials for submittal. The City responded to all 20 of the criteria for designation. Some of the attachments requested for the 20 criteria were not complete as photographs of all of the events or functions were not available; however, at least 15 of the 20 criteria were complete. At the April 2015 Heritage Conference held in Coos Bay, Oregon, the State Historic Preservation Office (SHPO) chose Astoria to receive an All-Star Community designation. Representatives from the SHPO would like to present the Mayor and City Council with the award at the June 15, 2015 meeting.

CONSENT CALENDAR

Item 6(a): City Council Minutes

The minutes of the City Council meeting of May 18, 2015 are enclosed for review. Unless there are any corrections, it is recommended that Council approve these minutes.

Item 6(b): City Council Special Meeting Minutes

The minutes of the City Council special meeting of May 7, 2015 are enclosed for review. Unless there are any corrections, it is recommended that Council approve these minutes.

Item 6(c): Approval to Execute the Brownfields Redevelopment Fund Technical Assistance Grant for Reimbursement of Costs Related to the Removal of the Underground Heating Oil Tank and Mitigation of Associated Contaminated Soils at the Astoria Senior Center Project Site (Public Works)

On April 6, 2015 the City Council approved a contract amendment in the amount of \$18,000 for services provided by ABA Company and K&S Environmental, Inc., related to the mitigation of the contaminated soils associated with the prior removal of the underground heating oil tank at the said location. The City previously contracted with ABA Company and K&S Environmental, Inc., for removal of the tank in the amount of \$4,500, resulting in a total project cost of \$22,500. On May 4, 2015 the Council approved submittal of the Oregon Business Development Department (OBDD) grant application for reimbursement of costs related to the tank removal and adjacent mitigation of the contaminated soils related to the Astoria Senior Center project site. On May 20, 2015 staff was notified by OBDD that the City was successful in securing reimbursement funding for the cost of the tank removal and contaminated soils mitigation via a

Brownfields Redevelopment Fund technical assistance grant. The grant has been reviewed and approved as to form by City Attorney Henningsgaard. It is recommended that Council approve execution of a Brownfields Redevelopment Fund Technical Assistance Grant Agreement.

REGULAR AGENDA ITEMS

Item 7(a): Ordinances regarding Amendment Request A14-05 on Riverfront Vision Plan Implementation Ordinance for Bridge Vista Area (2nd reading & adoption) (Community Development)

In 2008-2009, the City of Astoria developed the Riverfront Vision Plan (RVP) to address issues dealing with open space, land use, and transportation along the Columbia River. Significant public involvement opportunities were designed to gain public input. This process was initiated to plan for these issues in a comprehensive manner and to set a framework for the future of the study area. The City's north Riverfront (Columbia River to West Marine / Marine Drive / Lief Erikson Drive) was divided into four Plan areas of development: Bridge Vista (Portway to 2nd Street), Urban Core (2nd to 16th Street), Civic Greenway (16th to 41st Street), and Neighborhood Greenway (41st Street to east end of Alderbrook Lagoon).

The Bridge Vista Plan Area is generally located from Portway to 2nd Street and the River pierhead line to West Marine / Marine Drive. The Planning Commission held four public work sessions on the draft amendments with mailed, e-mailed, and published notification to the general public and to anyone who has expressed interest in the Riverfront Vision Plan implementation process. The project team also conducted a Town Hall meeting for interested community members on January 6, 2015. A presentation to the City Council on the progress made to date was held on March 16, 2015. The work sessions have been well attended and over 100 people attended the Town Hall meeting.

The RVP for the Bridge Vista Planning Area identified Land Use Assumptions and Objectives which state that *"This area is an appropriate location for new overwater development, should it occur. However, specific areas should remain open to preserve broad view of the river..."* The objectives include:

- Continue to support water-dependent uses within this area, but allow for a mix of commercial and residential uses that support but don't compete with the Downtown core.
- If development is to occur, promote new uses that are consistent with Astoria's "working waterfront."
- Encourage design of new or rehabilitated buildings that respect Astoria's character.
- Encourage new development along the Columbia River to improve and celebrate the River Trail and provide visual and periodic physical access to the water.
- Improve physical connections to adjacent neighborhoods.

- Use setbacks, setbacks and other measures to ensure an open feel and continued visual access to the river.
- Work with property owners, including those with existing leases to maximize open areas over the water.
- Change zoning of area west of 2nd Street from Tourist Commercial to other commercial zone.
- Expand (Uniontown) design overlay for the historic district to accentuate the historic area (north of US 30) and create a more prominent gateway for the urban core.

Throughout the RVP implementation process, the Planning Commission (APC) focused on these Assumptions and Objectives and did not attempt to change the Vision Plan as adopted. There was discussion and public comment during the work sessions on the interpretation of these objectives.

Proposed map amendments will include:

1. Rezone the parcels north of West Marine Drive currently zoned C-2 (Tourist Commercial) midblock between Basin Street and Columbia Avenue to C-3 (General Commercial) with a Pedestrian Oriented Commercial District Overlay.
2. Rezone the parcels north of West Marine Drive currently zoned C-2 (Tourist Commercial) midblock between Basin Street and Portway Street to S-2 (General Development Shoreland).
3. Rezone the parcels north of Marine Drive west of 2nd Street currently zoned C-2 (Tourist Commercial) to C-3 (General Commercial).
4. Apply the new Bridge Vista Overlay (BVO) Zone to the Bridge Vista Plan Area.

Proposed text/code amendments will include:

1. Add a new Pedestrian Oriented Commercial District Overlay Zone to allow for smaller commercial development at a pedestrian scale with less automobile dependent uses on the land side of the River Trail in the Bridge Vista Area.
2. Add a new Bridge Vista Overlay Zone to address the standards for:
 - over-water and waterfront development including building height, building mass, width of structures, allowable uses, landscaping, and public access to the water, etc.;
 - land side development including building heights, setback, stepback, landscaping, and off-street parking; and river access requirements.
3. Add new design standards for development in the Bridge Vista Area.
4. Move the sections on use of native plants from the Civic Greenway Overlay Zone to Article 3 on Landscaping to be applicable to other areas of the Riverfront Vision Plan.
5. Make miscellaneous “housekeeping” amendments related to references to the above noted amendments.

The Planning Commission held a public hearing on April 7, 2015 meeting, unanimously recommending that the City Council adopt the proposed amendment as presented. The first reading of the two ordinances was held by Astoria City

Council on Monday, June 1, 2015. As part of the motion for the first reading, the City Council made a minor amendment to restrict variances for over water development height limitations. Upon review of the draft language following the meeting, staff determined the prohibitions for variances were already in place. See Sections 14.100.C.1 and 14.100.C.2 of the Code amendment ordinance. Therefore, no new language is proposed. If the Council is in agreement, it would be in order to hold a second reading and adopt the two separate ordinances.

Item 7(b): Ordinance regarding Amendment A15-01 – Gateway Overlay Zone (2nd reading & adoption) (Community Development)

As a part of the Civic Greenway Riverfront Vision code amendment process, the City Council approved the extension of the Gateway Overlay Zone to 41st Street; however, the Comprehensive Plan contains a map (Figure 1.1) which illustrates the location of the Gateway Overlay Area from 16th to 29th Streets. In order to ensure that the Development Code is consistent with the Comprehensive Plan, staff has prepared an amendment to the Comprehensive Plan that extends the Gateway Overlay Area from 29th to 41st Street, and makes various “housekeeping” changes to the description of the area. Changes include updated information concerning John Warren Field, the East Mooring Basin and the Astoria Plywood Mill, and a synopsis of the Riverfront Vision Plan. The only policy change is as follows:

Comprehensive Plan Section CP.08.1.b, Gateway Overlay Area Policies, is amended to read as follows:

“b. Enhance the primary uses, such as the Columbia River Maritime Museum and Columbia Memorial Hospital, and work to redevelop areas such as the former John Warren Field site, which have significant development potential.”

The Planning Commission considered these changes at their April 28, 2015 hearing. The City Council held the first reading of the ordinance at their June 1, 2015 meeting. If Council is in agreement, it would be appropriate to hold the second reading and adopt the ordinance.

Item 7(c): Resolution Adopting Supplemental Budget for FY 2014-15 (Finance)

ORS 294.473 provides a procedure for a municipality to pass a supplemental budget that adjusts for changes occurring during a fiscal year. There is a requirement to hold a hearing for budget adjustments which exceed 10% the total expenditures. After the hearing, Council may consider a resolution that would adopt the supplemental budget as advertised. The attached staff memo provides detail of the adjustments described as follows:

Capital Improvement Fund (CIF). This supplemental budget increases resources and the related requirements by a total of \$261,550. A supplemental budget, approved on June 1, 2015, recognized additional requirements for the Converge contract and are included in this cumulative presentation of the fund changes.

Parks Operation Fund (POF). The supplemental budget for Parks Operation Fund increases resources and the related requirements in an amount not to exceed \$197,980. Review of transactions through May along with projections for June indicate projected revenues will be approximately 12% above 2013-14 levels and 6% above 2014-15 budgeted levels. Projected expenses are approximately 10% above 2013-14 levels and 12% above 2014-15 budgeted levels. Expenses reflect an increase in minimum wage, increases to pay rates providing the ability to offer competitive part-time wages to skilled employees and additional efforts required for parks maintenance. Deferred parks maintenance, greater emphasis for immediate cemetery and parks remediation and unseasonably warm weather throughout much of the year contributed to increased costs.

General Fund. This supplemental budget increases the transfer to the Parks Operation Fund in an amount not to exceed \$197,980 by reducing the General Fund contingency by an amount not to exceed \$197,980 from \$1,412,190 to \$1,214,210.

Building Inspection Fund. This supplemental budget increases the Beginning Fund Balance by \$19,500 to reflect a higher beginning cash amount than was budgeted. Revenues associated with charges for services are increased by \$3,000 to reflect increased revenues. Resources are increased in total, \$22,500.

The appropriate attached notice was advertised on June 10, 2015. If Council approves these transactions, it is recommended that Council consider adopting the attached resolution implementing these supplemental budgets.