



AGENDA

ASTORIA CITY COUNCIL

March 2, 2015

7:00 p.m.

2nd Floor Council Chambers
1095 Duane Street ° Astoria OR 97103

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **REPORTS OF COUNCILORS**
4. **CHANGES TO AGENDA**
5. **PROCLAMATION**
 - (a) First Annual Astoria High School Graduate Day
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 2/2/15
 - (b) City Council Work Session Minutes of 2/2/15
 - (c) Boards and Commissions Minutes
 - (1) Historic Landmarks Commission Meeting of 1/20/15
 - (2) Parks Board Meeting of 1/28/15
 - (d) Intergovernmental Agreement with Oregon Department of Land Conservation and Development for Riverfront Vision Plan Implementation (Community Development)
7. **REGULAR AGENDA ITEMS**
 - (a) Consideration of Adoption of Resolution for Creation of Enterprise Zone within City Limits of Astoria (Community Development)
8. **NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS (NON-AGENDA)**
9. **EXECUTIVE SESSION**
 - (a) ORS 192.660(2)(e) – Real Property Transactions

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.



CITY OF ASTORIA

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February 26, 2015

MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM: BRETT ESTES, CITY MANAGER

SUBJECT: ASTORIA CITY COUNCIL MEETING OF MARCH 2, 2015

PROCLAMATIONS

Item 5(a): First Annual Astoria High School Graduate Day

Kim Raichl, Chairperson of the Astoria High School Safe Senior Graduation Party Committee, Spencer Nelson, Astoria High Senior Class President, and Miranda Dietrich, Astoria High Scholar Society President, will be in attendance to discuss the "First Annual Astoria High School Graduate Day" Proclamation and the proposed community support day.

CONSENT CALENDAR

Item 6(a): City Council Minutes

The minutes of the City Council meeting of February 2, 2015 are enclosed for review. Unless there are any corrections, it is recommended that Council approve these minutes.

Item 6(b): City Council Work Session Minutes

The minutes of the City Council Work Session meeting of February 2, 2015 are enclosed for review. Unless there are any corrections, it is recommended that Council approve these minutes.

Item 6(c): Boards and Commissions Minutes

The minutes of the (1) Historic Landmarks Commission meeting of January 20, 2015, and (2) Parks Board meeting of January 28, 2015 are enclosed. Unless there are any questions or comments regarding the contents of these minutes, they are presented for information only.

Item 6(d): Intergovernmental Agreement with Oregon Department of Land Conservation and Development for Riverfront Vision Plan Implementation (Community Development)

In 2008-2009, the City of Astoria worked on a Riverfront Vision Plan to address issues dealing with open space, land use, and transportation issues 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 was divided into four Plan areas of development: Bridge Vista, (Port/Smith Point to 2nd Street), Urban Core (2nd to 16th Street), Civic Greenway (16th to 39th Street), and Neighborhood Greenway (39th Street to east end of Alderbrook Lagoon). In April 2014, the City Council adopted code amendments for Phase 1 for the Civic Greenway Area (16th to 41st Street). Phase 2 would include development of land use codes and or new zones in the Bridge Vista Area (Port to 2nd Street). Phase 2 has begun and is pending public hearing before the Planning Commission on April 7, 2015. A status update to the City Council will be presented at the March 16, 2015 Council meeting. Phase 3 of the project would develop land use codes and/or new zones for the Neighborhood Greenway Plan Area (41st to Alderbrook Lagoon). The Phase 3 project would include intensive public involvement with work sessions before the Astoria Planning Commission. The final product would be a code amendment and/or land use zoning map amendment to be presented to the Planning Commission and City Council for consideration of adoption.

At its September 2, 2014 meeting, the City Council approved submittal of a funding application to the Department of Land Conservation and Development (DLCD) to fund code writing activities for Phase 3, the Neighborhood Greenway Area of the Riverfront Vision Plan. The funding would be through the Department of Land Conservation and Development (DLCD) Coastal Management Technical Assistance Grants for the FY 2014-2015 grant cycle. The funding was approved by DLCD for \$9,925. The grant requires a \$10,725 match from the City. The match would be met by current staffing and other in-kind activities for the project. Volunteer hours associated with the project such as Planning Commissioner time can also be applied to meet the match. Planner Rosemary Johnson will do much of the Code work with some technical assistance from Angelo Planning Group. Grant funds need to be expended by December 31, 2015. The draft Technical Assistance Grant Agreement with DLCD, including the proposed Scope of Work, is attached for Council consideration. The Agreement has been reviewed as to form by the City Attorney. It is recommended that the Council authorize the City Manager to sign the Technical Assistance Grant Agreement with DLCD for the Phase 3 Riverfront Vision Implementation code assistance project.

REGULAR AGENDA ITEMS

Item 7(a): Consideration of Adoption of Resolution for Creation of Enterprise Zone within City Limits of Astoria (Community Development)

The Oregon Enterprise Zone Act, ORS 285C.045-250, authorizes the designation of Enterprise Zones and provides that property tax abatements and job creation are desirable to stimulate economic development in economically depressed areas. The Enterprise Zone (“E-Zone”) program allows for industrial and other qualifying firms making substantial capital investments an exemption of 100 percent of real property taxes attributable to the new investment(s) for up to a five-year period. Recently, the City of Astoria, Clatsop County, the City of Warrenton, and the Port of Astoria have been discussing a mutual application for designation of an Enterprise Zone within their respective jurisdictions in order to encourage new business investment, job creation, higher incomes for local residents, and greater diversity of economic activity.

The proposed Enterprise Zone has a total area of approximately 2,910.96 acres or 4.55 square miles (encompassing all proposed jurisdictional areas), and meets other statutory limitations on size and configuration. The area within the City of Astoria proposed for inclusion is 1,004.36 acres or 1.57 square miles and is shown in the attached map. A copy of a PowerPoint presentation explaining Enterprise Zones and a draft resolution supporting the application is also attached to this memorandum.

At their first Council / Board meetings of March, each of the four jurisdictions will be considering resolutions supporting the creation of an Enterprise Zone. The City of Astoria will be considering a resolution which would only support the creation of an Enterprise Zone within its City limits. Should the Astoria City Council not adopt the draft Resolution, creation of the Enterprise Zone within the jurisdictions of unincorporated Clatsop County and City of Warrenton could continue, should those entities pass their own resolutions. It should be noted there are portions of the proposed Enterprise Zone located within the City of Astoria that encumber Port of Astoria lands (in addition to properties not in the Port). In order for Port properties located in the City of Astoria to be included within the proposed Enterprise Zone, the City of Astoria would need to adopt a supporting resolution.

As noted earlier, an Enterprise Zone allows for industrial and other qualifying firms making substantial investments an exemption on property taxes attributable to those investments. One of the other qualifying types of developments could be hotels, motels, and destination resorts. Within the draft resolution, these types of developments are proposed to be included.

The draft resolution also includes a provision that Clatsop Economic Development Resources (CEDR) be appointed as the Enterprise Zone manager. CEDR represents all of Clatsop County and the City of Astoria is a member. If approved

by the Council, an application will be submitted to Business Oregon as outlined in the resolution. Should the Astoria City Council wish to establish an Enterprise Zone within the Astoria city limits, it is recommended that Council adopt the attached resolution.

EXECUTIVE SESSION

Item 9(a): ORS 192.660(2)(e) – Real Property Transactions

The City Council will recess to executive session to discuss a real property transaction issue.