



# AGENDA

## ASTORIA CITY COUNCIL EXECUTIVE SESSION

August 18, 2014

\*\*\*6:30 p.m.\*\*\*

2<sup>nd</sup> Floor Council Chambers  
1095 Duane Street • Astoria OR 97103

1. **EXECUTIVE SESSION**
  - (a) ORS 192.660(2)(a) – Employment of Public Officers, Employees and Agents



# AGENDA

## ASTORIA CITY COUNCIL

August 18, 2014

\*\*\*7:00 p.m.\*\*\*

2<sup>nd</sup> Floor Council Chambers  
1095 Duane Street • Astoria OR 97103

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **REPORTS OF COUNCILORS**
  - (a) City Manager
4. **CHANGES TO AGENDA**
5. **PRESENTATIONS**
  - (a) Forestry Management at the Watershed
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 7/21/14
  - (b) Boards and Commissions Minutes
    - (1) Historic Landmarks Commission Meeting of 7/15/14
    - (2) Library Board Meeting of 7/22/14
  - (c) Library Department Status Report
  - (d) Authorize Department of State Lands (DSL) Easement for Wastewater Treatment Plant Outfall (Public Works)

**7. REGULAR AGENDA ITEMS**

- (a) Public Hearing and Ordinances regarding Development of Code Language to Implement the Civic Greenway (16<sup>th</sup> to 41<sup>st</sup>) Area of the Riverfront Vision Plan (1<sup>st</sup> reading) (Community Development)
- (b) Public Hearing and Ordinance regarding Amendment Request (A14-03) by Normadic Properties LLC on behalf of Cannery Loft Condominium Owners Association to the Land Use and Zoning Map to Rezone an Area from GI Zone (General Industrial) to S-2A (Tourist Oriented Shoreland) (1<sup>st</sup> reading) (Community Development)
- (c) Ordinance Vacating the 23<sup>rd</sup> and 26<sup>th</sup> Streets Rights-of-Way (2<sup>nd</sup> reading & adoption) (Public Works)
- (d) Astoria Landfill Closure/Redevelopment – Consider Resolution Approving IFA Funding Contract (Public Works)

**8. NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS (NON-AGENDA)**

**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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August 14, 2014

MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM:  BRETT ESTES, CITY MANAGER PRO TEM

SUBJECT: ASTORIA CITY COUNCIL MEETING OF AUGUST 4, 2014

**6:30 P.M. EXECUTIVE SESSION**

Item 1(a): **ORS 192.660(2)(a) – Employment of Public Officers, Employees and Agents**

The Astoria City Council will meet in Executive Session to discuss the employment of public officers, employees and agents.

**7:00 P.M. CITY COUNCIL MEETING**

**REPORTS OF COUNCILORS**

Item 3(a): **City Manager**

The City Council will discuss the City Manager position.

**PRESENTATIONS**

Item 5(a): **Forestry Management at the Watershed**

The City's Consulting Forester Michael Barnes will make a presentation regarding forestry management in the City watershed.

**CONSENT CALENDAR**

Item 6(a): **City Council Minutes**

The minutes of the City Council meeting of July 21, 2014 are enclosed for review. Unless there are any corrections, it is recommended that Council approve these minutes.

**Item 6(b): Boards and Commissions Minutes**

The minutes of the (1) Historic Landmarks Commission meeting of 7/15/14, and (2) Library Board meeting of 7/22/14 are enclosed. Unless there are any questions or comments regarding the contents of these minutes, they are presented for information only.

**Item 6(c): Library Project Status Report**

Enclosed is a status report regarding major Library Department projects. This report is provided for information only.

**Item 6(d): Authorize Department of State Lands (DSL) Easement for Wastewater Treatment Plant Outfall (Public Works)**

The City has an existing easement from the Oregon Department of State Lands (DSL) for the wastewater treatment plant outfall that will expire this month. The easement document is the formal mechanism describing the City's right to construct, maintain, operate and replace the existing wastewater treatment plant outfall located within the Columbia River, waters of the State (owned and managed by DSL). The term of the renewal easement is 30 years. The City Attorney has reviewed and approved as to form the easement document. It is recommended that Council authorize the DSL easement for the existing City of Astoria outfall at the wastewater treatment plant.

**REGULAR AGENDA ITEMS**

**Item 7(a): Public Hearing and Ordinances regarding Development of Code Language to Implement the Civic Greenway (16<sup>th</sup> to 41<sup>st</sup>) Area of the Riverfront Vision Plan (1<sup>st</sup> reading) (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 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 (Columbia River to West Marine / Marine Drive / Lief Erikson Drive) 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 41st Street), and Neighborhood Greenway (41st Street to east end of Alderbrook Lagoon). City Council accepted the Riverfront Vision Plan in December 2009. Since that time, the City Council has set goals regarding implementation of the Riverfront Vision Plan.

The City received a Transportation Growth Management (TGM) grant through the Oregon Department of Transportation for the implementation phase of the Astoria Riverfront Vision Plan. Phase 1 of the project would develop land use

codes and/or new zones for the Civic Greenway Plan Area. Throughout the RVP implementation process, the Planning Commission (APC) focused on the Assumptions and Objectives of the approved Plan 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. Implementation of recommendations from the Riverfront Vision Plan in the Civic Greenway Plan Area will take the form of both map amendments and code amendments.

Proposed map amendments will include: 1) rezone the northern half of the blocks between 30th Street and 32nd Street from C-3 (General Commercial) to the new Compact Residential Zone (CR); 2) extend the Gateway Overlay (GO) Zone to cover the Civic Greenway Plan Area; and 3) apply the new Civic Greenway Overlay (CGO) Zone to the Civic Greenway Plan Area.

Proposed text/code amendments will include: 1) add a new Compact Residential (CR) Zone to allow for smaller cottage cluster development; 2) add a new Civic Greenway Overlay Zone to address the standards for over-water and land development and river access requirements; 3) add new provisions for Cottage Cluster Development for compact residential development; 4) add new "clear and objective" design standards for residential uses in the Gateway Overlay Zone and Civic Greenway Area; and 5) make "housekeeping" amendments related to the new CR Zone and CGO Zone.

The Planning Commission held a public hearing at the May 27, 2014 and June 24, 2014 APC meetings. At its July 22, 2014 meeting, the Astoria Planning Commission unanimously recommended that the City Council adopt the proposed amendments. A copy of the Staff Report and Findings of Fact as adopted by the Planning Commission is attached. Also attached to this memo are the proposed ordinances, minutes of the meetings, and public comments received.

It is recommended that the Council hold a public hearing and consider adoption of the ordinances. If the Council is in agreement with the recommendation of the Planning Commission, it would be in order for Council to hold a first reading of the two separate Ordinances to amend the Astoria Development Code Pertaining to the Civic Greenway Area issues, and amend the Astoria Land Use and Zoning Map to rezone an area from C-3 (General Commercial to CR (Compact Residential).

**Item 7(b): Public Hearing and Ordinance regarding Amendment Request (A14-03) by Normadic Properties LLC on behalf of Cannery Loft Condominium Owners Association to the Land Use and Zoning Map to Rezone an Area from GI Zone (General Industrial) to S-2A (Tourist Oriented Shoreland) (1<sup>st</sup> reading) (Community Development)**

The area proposed to be rezoned is located on the north side of Abbey Lane east of 39th Street. It is two of three platted lots approved for development with

three Cannery Loft Condominium buildings and is developed with two condominium buildings. The site was originally zoned S-1 (Marine Industrial Shoreland) but was rezoned to GI (General Industrial) in 1992 as the parcels were not feasible for shoreland activities. The current GI Zone limits the variety of commercial uses allowed and mainly focuses on general industrial uses, but does allow multi-family dwellings above the ground floor under a conditional use permit. The existing buildings are developed with multi-family dwellings above the first floor and with professional office, ministorage, and several vacant general industrial use units on the ground floor. A maximum of 20% of the ground floor may be developed with other than general industrial use. The property to the west of 39th Street (Hampton Inn & Suites) was changed from S-1 Zone (Marine Industrial Shoreland) to S-2A Zone (Tourist Oriented Shoreland) to allow for the development of the new hotel which would support the East End Mooring Basin activities. The vacant property to the east was also recently rezoned from GI to S-2A Zone. The request to rezone the parcels at 3930 Abbey Lane and 3990 Abbey Lane to S-2A would continue with the tourist oriented shoreland possibilities while also allowing the multi-family dwellings. The requested zone change to S-2A would return the property to a waterfront zoning while allowing more flexibility in the range of commercial and tourist-oriented uses allowed.

At its July 24, 2014 meeting, the Astoria Planning Commission held a public hearing and recommended that the City Council adopt the proposed amendment. A copy of the Staff Report and Findings of Fact as adopted by the Planning Commission is attached. Also attached to this memo is the proposed ordinance. It is recommended that the Council hold a public hearing and adopt the ordinance as recommended by the Planning Commission. If the Council is in agreement with the recommendation of the Planning Commission, it would be in order for Council to hold a first reading of the Ordinance.

**Item 7(c): Ordinance Vacating the 23<sup>rd</sup> and 26<sup>th</sup> Streets Rights-of-Way (2<sup>nd</sup> reading & adoption) (Public Works)**

The City received a request from Columbia Memorial Hospital (CMH) for the vacation of 11,468 square feet of 23<sup>rd</sup> and 26<sup>th</sup> Streets rights-of-way adjacent to their property located at 2265 Exchange Street to construct a parking lot for the Hospital and improve highway access using a grant from the Oregon Department of Transportation. City staff reviewed the application and supports CMH's request with the following conditions: The vacation shall include an easement/provision for existing City/Franchise utilities and future utilities. Due to the public benefit that will be provided by the vacation, staff is recommending that an assessment does not appear to be applicable. The applicant will be charged actual costs for processing the request. At their August 8, 2014 meeting, the Council conducted the first reading of the ordinance of vacation. It is recommended that the Astoria City Council conduct the second reading, and adopt the ordinance to vacate of a portion of the 23<sup>rd</sup> and 26<sup>th</sup> Streets Rights-of-Way.

**Item 7(d): Astoria Landfill Closure/Redevelopment – Consider Resolution Approving IFA Funding Contract (Public Works)**

The City has been working on the closure of the old City Landfill located at 1800 Williamsport Road. The landfill closed in 1985 when land filling activities ceased and a transfer station began operation. At the December 16, 2013 City Council meeting, a 4-Party Agreement was approved by Council. Under the agreement, the City's financial contribution to the project was estimated at \$571,542.

Staff explored possibilities of obtaining a combination of grants and low interest loans to fund the City's share of the project. While no grants were available, a low interest loan from the Oregon Infrastructure Finance Authority (IFA) for \$900,000 was found to be the best available funding source. The loan would be paid using funds from the Public Works Improvement Fund (PWIF) (46% share) and the balance (54%) from the revenue associated with the Recology/Western Oregon Waste for operation and waste disposal.

The original cost estimate of City participation was \$571,542; however, as the project has progressed, additional costs have been identified. The additional City costs, due primarily to unforeseen site conditions, is \$261,566. The new estimated City participation is \$795,717. Staff is recommending Council authorize a \$900,000 loan agreement with IFA to cover any additional unexpected expenses, if needed. City Attorney Henningsgaard has reviewed the agreement and has approved as to form. It is recommended that Council adopt the resolution that authorizes IFA Financing in the amount of \$900,000 for the Landfill Closure Project.