

A regular meeting of the Astoria Common Council was held at the above place at the hour of 7:00 pm.

Councilors Present: Nemlowill, Herzig, Warr, Price, Mayor LaMear

Councilors Excused: None

Staff Present: City Manager Estes, Assistant City Manager/Police Chief Johnston, Parks and Recreation Director Cosby, Finance Director Brooks, Fire Chief Ames, Planner Johnson, Library Director Tucker, Public Works Director Cook, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

PUBLIC COMMENTS (NON-AGENDA)

Karin Temple, Astoria, said she understood the City has discussed encouraging the rescue mission on Bond Street to be less discriminatory and have a more open door policy because any entity that accepts public money should do so. Her point of view was that the rescue mission was run by a church and was not a public organization. Faith discrimination and many other forms of discrimination occur at the rescue mission. While being in close contact with the homeless shelter all last winter, she learned that most of the guests of the homeless shelter would not attempt to get into the rescue mission for various reasons. She was alarmed two weeks ago when two young, clean, well-mannered, homeless men showed up for a service at Grace Episcopal Church and were not accepted. She questioned which narrow slot of Christianity one must fit into to get into the rescue mission. She encouraged City Council to continue enforcing compliance with the non-discrimination policy.

Margaret Frimoth, Astoria, said she was also grateful that the City has supported and insists on a non-discriminatory statement for the use of City funds. The mission is very strict in its beliefs. In her work at the college as the Lives in Transition Director, she learned some students could not go to school if they were at the mission because the residents may hear different opinions. She believed this was a concern that people should know about. She completely supported a non-discriminatory clause for public funds and encouraged the City to continue the policy. The policy makes public services accessible to everyone.

Jack Osterberg, 1711 Grand Avenue, Astoria, asked when Bond Avenue would be repaired and completed. Bond is currently closed to traffic in one direction and while he understood projects take time completing the street improvements is important because the connectivity is essential to pedestrians and motor vehicles. Bond provides the only east/west movement, other than Marine and Commercial, between one part of the city and another. He did not want the City to forget to improve the street and install a nice sidewalk for public access.

Director Cook said the topographic survey of the slide area on Bond was just completed last week. The survey information will be given to the City's geotechnical engineers who will make a final recommendation about how to open Bond Street.

Mr. Osterberg thanked Director Cook for the update and said he hoped the street would be open to two-way traffic with pedestrian sidewalks on both sides of the street.

George Hauge, Astoria, said he wanted to repeat some of the comments he made at the last meeting because there were some people who did not hear him. Several years ago, the City agreed to repay \$43,000 for some destruction the City had done at the 9th Street Park. The new Parks Director did spend \$8,500 to remove some material and install a sprinkler and sod system a few years ago. However, the City is still more than \$34,000 short on its promise to pay back by improving the park. Nothing has been done since the sod and sprinkler system was installed, which was about 18 months ago. More than 20 people attended a community meeting, where ideas for the 9th Street Park were discussed. The ideas went well beyond installing new sod, but nothing has happened. He was sure many people would appreciate a light, not a big glaring light, but something that would honor the night lighting system. This has not been done. For two years, he has asked for ADA compliance at all of the parks. The transportation center is right across the street from the 9th Street Park. A wheelchair

should be able to go from the transportation center to the park, but the curb system at the park prohibits this. ADA compliance upgrades could be done with part of the money the City owes. If the entity that is owed the money forgives the debt, the City should be ashamed for failing to follow through on a promise. The park and the area deserve the attention that the money would allow. He hoped the City would honor its commitment instead of looking for a letter that states the \$35,000 debt is forgiven.

- He was also concerned about the replica of the US Custom House. Currently, there are no displays that explain the house, though it looks like there may have been in the past. He wanted to know who was responsible for replacing the displays. The open space in front of the Courthouse also has the same issue. Two years ago, he mentioned street signs along the Riverwalk. He watches people come off the cruise ships with maps. He understood that over the past two years, there has been an effort to put some type of street signs together. However, the signs have not been installed. It would not take much to use sandwich boards or paper to let the 2,000 or 3,000 cruise ship visitors know where 9th, 10th, and 12th Streets are located. There is no 13th Street, so each of the streets should be numbered instead of assuming tourists will know where things are because people might spend time looking for 13th Street. He hoped all of his comments were heard this time.

Director Cosby said Staff has spoken with the agency that awarded the grant for the 9th Street Park. The agency is in the process of writing a letter to the City confirming the City has met all of the necessary requirements and has no obligations to pay back any funds. The letter will be presented to City Council and Mr. Haag once it has been received.

Mayor LaMear noted Mr. Haag continuously mentions that the City has an obligation to spend about \$35,000. Director Cosby confirmed this was not accurate. The granting agency has not requested that the City make any additional modifications or repay any funds, but has stated the City completed its duties and they are satisfied.

Mayor LaMear understood at one time, there was a reader board at the US Custom House. Director Cosby clarified there were interpretive panels at the site, which were damaged about a year ago. No resources have been available to replace the panels. The budget for the next fiscal year should allow new panels to be produced. She confirmed that in the past, there was also an interpretive panel along the Riverwalk near the 9th Street Park and adjacent to the trolley stop. Staff can look at putting in another panel at this location.

Mayor LaMear asked what historical information was on the panel near the 9th Street Park. Director Cosby said the panel had information about the cannery and fishery activities along that region of the river and the development history of the park. Rosemary Johnson added that Pacific Power had a power station in the area, which was removed when the City acquired the property. The interpretive sign at the trolley stop discussed the Chinese influence in Astoria because the trolley stop area was part of the Chinatown area.

Mayor LaMear said the original idea was to put the Garden of Surging Waves in the 9th Street Park area. The area has a lot of symbolic importance to the Chinese community. Therefore, she believed it was a good idea to put an interpretive sign in the park. City Manager Estes said Staff would look into this and present some concepts and budget considerations to City Council.

Councilor Warr believed the City had planned to install street signs on the Riverwalk. City Manager Estes said the Streetscape Master Plan was developed last year in conjunction with the Astoria Downtown Historic District Association (ADHDA). The City submitted a grant application for the first phase of the project, which was not approved. He believed the Public Works Department could develop some signage.

Mayor LaMear asked if there was an interpretive sign at the US Custom House. Director Cosby said there used to be, but it was severely vandalized. Sign holders are still in the ground and can be used for a new sign. She added that Staff has applied for two additional grants to fund the way finding signs. The City will receive a decision on those applications in July.

Mayor LaMear believed the US Custom House should be explained. It sits out in the middle and people wonder what the building is; she was glad to hear Staff is attempting to replace the interpretive signs.

Angela Fairless, 846 10th Avenue, Seaside, said she hosts the Hemp Fashion and Live Art Show at the annual Hempstock Festival in Portland. The show features clothing and costumes made of hemp and parts of the cannabis plants in her medical marijuana gardens. People and costumes are painted by using pot leaves as

stamps. She understood her art makes many people uncomfortable, so she has been careful about bringing it to her hometown of Seaside. Painting people with pot leaves is not as socially unacceptable in Portland as it might be in Clatsop County where it is more difficult to find models. However, since the majority of Clatsop County voters voted in favor of legalizing marijuana, she decided to bring a small portion of the live art section of her show to Clatsop County. On Friday, July 3rd at Shively Park, she will host Clatsop's Cannabis Closet Coming Out Party. People will be painted with pot leaves and a community photo will be taken to show support and solidarity for the cannabis plant. She chose Astoria as the venue for the event because it has been uplifting to see how City Council and staff have handled medical and recreational marijuana over the last year and a half. She attended a City Council meeting about a year and a half ago that restored her faith in democracy and mankind. Director Cosby, Julie Yuill, and Chief Johnston have been wonderful to work with. The most important thing to remember about the event is that the laws about public consumption have remained unchanged. It is illegal to consume cannabis in a public area or any area that can be viewed from a public area. As the host of this event, she wants to teach people that this law has not changed. All of her models have been trained to teach people about the laws and she believed most people were pretty good at self-policing. She was confident there would be no issues. She thanked Council and Staff for being so welcoming. On the day of the event, the models will meet at noon to begin their painting and costuming. The public is invited to come get painted at 3:30 pm and the community photo will be taken at 4:20 pm.

Councilor Herzig said Senator Suzanne Bonamici has introduced legislation to legalize the cultivation of hemp in the United States. It is currently legal to sell hemp products, but not cultivate hemp. Her proposal has been well received. Hemp is a great green crop that is very renewable and eco-friendly.

CHANGES TO AGENDA

No changes.

PRESENTATIONS

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

The City of Astoria Historic Landmarks Commission (HLC) 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, which is Justin Power for 778 38th Street.

Mayor LaMear gave background information about Dr. Harvey and the history of the award. She recognized members of the HLC and presented a framed certificate to Mr. Power.

City Manager Estes displayed before and after photos of the restoration work done on the property, which at one time was a derelict building. The building has become a sense of pride for Mr. Power and the neighborhood. At the next HLC meeting, the Commission will present an Honorable Mention Award to the owners of Astoria Brewing Company for their renovation work on Andrew & Steve's. The building is Astoria's first mid-century modern designated historic property; the second is Jerry Ostermiller's house.

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

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 SHPO would like to present the Mayor and City Council with the award at the June 15, 2015 meeting.

Kyle Jansson, Oregon Heritage Commission, said he presented an Oregon Heritage Tradition award to the Astoria Regatta two years ago, noting the certificate on the wall. About 30 years ago, he lived in Aberdeen and would come to Astoria to visit an aunt. He did not like visiting Astoria because businesses were not open at convenient times. A colleague told him that even 15 years ago, when she and her husband arrived in Astoria on a Saturday evening, the first night of their honeymoon, the only restaurant open was the Pig and Pancake. However, 12 years ago was the first time he came back to Astoria, when the city was beginning to change into a heritage community. Astoria hosted the Lewis and Clark signature event, which brought together 50 Indian tribes and many local governments. The event was an eye opening experience that indicated something was going on in Astoria. Over time, he has come back to visit grant projects his commission has helped fund, to attend meetings and workshops, and to host the Oregon Heritage Conference four years ago. Every time he has come to Astoria, he has discovered a new program or project. Two or three years ago, when the Heritage Commission was considering the establishment of a recognition program for communities that honor their heritage, he believed Astoria would qualify. Astoria will be the sixth city to receive the Oregon Heritage All-Star Community Award. A community must qualify in 15 of 20 different categories to receive this designation and Astoria qualified for 16 of the categories. It is not surprising that Astoria overachieved and he was sure the city would work on the remaining four categories in the coming years. He listed all of the heritage sites and entities in Astoria that were considered as part of their award application, including the historic registries, history museums, school programs, the Main Street Project, heritage tourism, heritage events, and other awards received for its historic preservation and heritage work. He noted that Rosemary Johnson has won several awards for her contributions to Astoria and other cities in the state. He was sure the theatre would be full over the next few weeks. Two of the Oregon Heritage Commissioners, Jan Mitchell and Jerry Ostermiller, have come from Astoria. It is clear to the Oregon Heritage Commission that Astoria embraces heritage as a community value. The City, museums, businesses, and community members make a magnificent effort to preserve and share Astoria's history. This coordinated effort has made local heritage a contributor to the livability of Astoria and to its economy. When the nomination of Astoria was presented to the Commission in April 2015, it was about a 10 minute presentation. Then, there was a motion to approve the nomination. No discussion was necessary because there was no question about Astoria's ability to do great things with heritage. He, Ms. Mitchell, and Mr. Ostermiller presented the Oregon Heritage All-Star Community Award.

Mayor LaMear thanked Mr. Jansen for the award and said the community is very proud of its heritage.

CONSENT CALENDAR

The following items were presented on the Consent Calendar:

- 6(a) City Council Minutes of 5/18/15**
- 6(b) City Council Special Meeting Minutes of 5/7/15
- 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)**

Councilor Herzog requested Items 6(a) and (c) be removed for further discussion.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Price, to approve Item 6(b) of the Consent Calendar. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

Item 6(a): City Council Minutes of 5/18/15

Councilor Herzig noted the following corrections to Page 4, paragraph 8: "Councilor Herzig did not believe anyone was questioning that the City would not have been able to relocate the tower ~~with~~ **without** the influence of the Friends."

Councilor Nemlowill noted the following correction to Page 4, paragraph 6: Mr. Seidel's name was spelled incorrectly as Mr. Zeidell.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Nemlowill, to approve Item 6(a) of the Consent Calendar, as corrected. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

Item 6(c): Approval to Execute the Brownfields Redevelopment Fund Technical Assistance Grant (Public Works)

Councilor Herzig said this item is about the removal of the oil tank and contaminated soil from the Astoria Senior Center Project. He asked Staff for an update on the progress because people have been asking why construction has not yet begun. City Manager Estes said in May 2015, City Council accepted additional grant funds at a special City Council meeting. The funds will allow the project to continue after coming in over bid. Since that meeting, Project Manager Al Jacques has been working with the Project Architect to revise interior architectural plans. The plan revisions will be reviewed by the City's Building Department. Once the plans and final bid amount are finalized, they will be presented to City Council hopefully within the next month.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Nemlowill, to approve Item 6(c) of the Consent Calendar. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

REGULAR AGENDA ITEMS

Item 7(a): Ordinances regarding Amendment Request A14-05 on Riverfront Vision Plan Implementation for Bridge Vista Area (2nd readings & 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/Leif 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 Partway to 2nd Street and the River pier head 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 do not 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, stepbacks, 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.

Councilor Price said over the past couple of weeks, she continued to receive a steady stream of communications from constituents who state they are unhappy with her vote to approve the Bridge Vista amendments. However, she continues to support the amendments because they make a huge step towards what she believes everyone wants. The positive aspects of the amendments might be buried in the planning and development code language. She reminded that the list of uses for overwater development and the on-land

aquatic zones, which were displayed on the screen, will be prohibited by the amendments. She hoped the community would agree that this is a good step. The City can continue to refine the code language as necessary. Some constituents have proposed specific area where development should be prohibited while others have indicated development should be prohibited across the entire area. The majority of this Council does not support that, nor does she because she could think of some development that would be appropriate and that the community would like. After hearing her constituent's comments, she reconsidered the Bridge Vista Area by focusing on the area just to the west of the Megler Bridge that includes the Maritime Memorial, the trestle area just west of Stephanie's Cabin where the inlet of the river comes up to Marine Drive, and the area right across the street from the Chamber of Commerce between two Astoria Warehouse buildings. She believed these three areas were the fabric of Uniontown. Part of the wonder of Astoria is experiencing the river every day, not that you need to park somewhere and walk out on the Riverwalk to see the river. She asked Council to refrain from amending the proposed language any further and allow her to ask the Planning Commission to consider the three areas she focused on. She had asked Matt Hastie why these areas were not included and he said these areas simply were not discussed. She believed these areas were important and should be considered. She asked if those areas could be considered by the Planning Commission separate from Council's approval of these amendments. She wanted the Planning Commission to give Council recommendations about how these areas could be included or why they might not be included. She believed three or four months would be enough time for the Planning Commission to develop these recommendations.

Councilor Herzig believed the Planning Commission would like to consider these areas because they are heavily invested in doing right by the people of Astoria. The Planning Commission is tasked with developing recommendations for a few more sections of the Riverfront Vision Plan. He supported Councilor Price's suggestion.

Councilor Price confirmed that she was proposing to move forward with the second readings and adoptions of the ordinances for the Bridge Vista, but was also asking City Council to direct the Planning Commission to consider the view corridor areas she mentioned. The economy is heating up and she believed it was important for the City to put as many restrictions in place as soon as possible.

Councilor Nemlowill said a lot of work has gone into the plan. Staff has worked very closely with the Planning Commission and she asked if City Manager Estes and Rosemary Johnson would like to respond to Councilor Price's suggestion. City Manager Estes said Councilor Price presented her idea to Staff that afternoon. The Planning Commission focused on providing a break in the massing of buildings along the waterfront and the impact to the bridge. Therefore, specific vista areas were not discussed. City Council directing the Planning Commission to consider these areas in greater detail is more of a policy matter.

Rosemary Johnson believed parts of these areas were discussed. The Planning Commission was trying to develop a balance of allowing some development while protecting certain view areas. The Commission did identify some view areas, but the view areas identified by Councilor Price are also good vistas. The Commission can consider protecting the views of more areas. She confirmed for Councilor Warr that the Maritime Memorial was already protected, as it lies within an area 150 feet from the center line of the bridge to the west. The view straight out in front of the memorial is protected; however, the area to the west, looking towards Cannery Pier Hotel, does allow some development. Councilor Price has recommended the view be protected more towards the west to create a bigger vista.

Councilor Warr said he strongly believed part of Astoria's charm was the working waterfront and the interests of investors should be protected. Protecting the working waterfront was an important aspect several years ago when this process began. He did not believe this was any less important now. The area around the Maritime Memorial should be protected, but it is okay. Looking west, one will see the port. Protecting view corridors at the port could potentially hurt the industrial area, which he did not believe the City should do.

Ms. Johnson noted that the port was not part of this plan, so any view protections would only extend as far as the Cannery Pier Hotel.

Councilor Price clarified that she was not suggesting any particular widths; the Memorial has pilings that extend out at an angle to the east and she believed the view could be greatly diminished. However, she wanted the Planning Commission to advise Council on the three areas.

Councilor Nemlowill was unsure about Councilor Price's suggestion. A lot of study had been done and presented on the Riverfront Vision Plan. Not too long ago, there was a fear in Astoria that there would be a wall of condominiums along the waterfront. She will be proud that will never happen once these amendments are approved. She wanted to conduct the second readings. She did not believe Councilor Price's idea had to go away, but she also did not have enough information to direct the Planning Commission to look at the three specific sites.

Mayor LaMear said she received a message from Ted Thomas, who wanted to address this item. However, the public hearing was closed at the last City Council meeting. She believed Councilor Price had an interesting idea. She supported conducting the second readings and passing the ordinances, as well as directing the Planning Commission to take a look at the three areas and consider amendments.

Councilor Herzig said City Council is grateful to the Planning Commission and Staff for all of the work they put into this. They completed their tasks and any discussion of the results is not a reflection on their passion for the City and their investment in the project. However, the people have made it clear this is not what they want. The Riverfront Vision Plan was supposed to embody the will of the people and the people are now saying this not their will. He believed that what the people have devised, the people can revise. Council has been told the only options are no zoning or the zoning in this Plan. However, that is not true. Council can change the zoning, as he attempted to at the last City Council meeting. When people are very clear about their will, it is important that Council listens and respects their wishes. A document is just a document, but people are people. He was troubled at the last hearing that Council was told certain people who do not attend public meetings or speak publicly to Council still expect to influence Council decisions. This is an issue in the city. People feel backstage influencing occurs. The ability of people to speak to Council should count for a lot. People who cannot attend meetings can communicate via email. However, it is troubling that people refuse to communicate with Council but still expect to influence decisions. He believed the amendments presented are not what the people want.

Councilor Nemlowill believed the people did speak through the Riverfront Vision Plan. Certain people do attend City Council meetings, but the majority of people in Astoria do not. The Riverfront Vision Plan went out to the people in all types of venues to collect massive amounts of public input that led to this balanced document. The steering committee for the Riverfront Vision Plan had citizen representatives that represented a variety of interests. The woman most opposed to any overwater development was pretty satisfied with the final plan. It is too bad the plan was adopted so long ago because it seems as if people have forgotten what the people said when it was adopted. She believed the people did speak with the Riverfront Vision Plan. This portion does not include zero development over the water like the Civic Greenway Area's Blueway Zone. She explained she was not trying to convince Councilor Herzig to change his mind, but just wanted to explain her perspective.

City Manager Estes suggested that the Ordinance and the proposal to direct the Planning Commission to consider the three areas of the Bridge Vista Area be addressed in separate motions.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Nemlowill, to conduct the second reading of the ordinance amending the Development Code and Astoria Land Use and Zoning Map to implement the Bridge Vista Area of the Riverfront Vision Plan. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

Director Cosby conducted the second reading.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Nemlowill, to adopt the Findings and Conclusions contained in the Staff report and approve Amendment Request A14-05 to the Development Code and Astoria Land Use and Zoning Map, and adopt the ordinance. Motion carried 4 to 1. Ayes: Councilors Price, Warr, Nemlowill, and Mayor LaMear; Nays: Councilor Herzig.

City Manager Estes clarified there were two ordinances to consider for second reading and adoption regarding the Bridge Vista code amendments, the reading of two ordinances.

City Council Action: Motion made by Councilor Nemlowill, seconded by Councilor Warr, to conduct the second reading of the ordinance amending the Comprehensive Plan and Plan Figures to implement the Bridge Vista Area of the Riverfront Vision Plan. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

Director Tucker conducted the second reading.

City Council Action: Motion made by Councilor Nemlowill, seconded by Councilor Warr, to adopt the Findings and Conclusions contained in the Staff report and approve Amendment Request A14-05 to the Comprehensive Plan and Plan Figures, and adopt the ordinance. Motion carried 4 to 1. Ayes: Councilors Price, Warr, Nemlowill, and Mayor LaMear; Nays: Councilor Herzig.

Mayor LaMear read the rules of appeal.

City Council Action: Motion made by Councilor Price, seconded by Councilor Herzig, to direct the Astoria Planning Commission to consider expanding certain development restrictions in three specific areas of the Bridge Vista Area and provide a recommendation to City Council within the next three months.

Councilor Herzig asked if it would be acceptable for the Planning Commission to decide at its next meeting to recommend no further amendments.

Councilor Price believed the Planning Commission would understand that Council would want justification for such a recommendation. She expected the Planning Commission to consider this very thoroughly, as it always has.

Councilor Herzig said he was hesitant to direct the Planning Commission to change their recommendations because it seemed over-directive.

Councilor Price clarified that the Planning Commission has not made any recommendations on these three specific areas.

Councilors Herzig and Nemlowill agreed that this direction to the Planning Commission was an indication that Council believed their original recommendations were unacceptable. Councilor Price said this was not her intention.

Councilor Warr said a lot of people worked very hard and a lot of people gave public input. He believed no more action was necessary and Council should move on. This issue has been worked over pretty well and Council should not go any further with it.

Motion failed 2 to 3. Ayes: Councilors Price and Herzig; Nays: Councilors Warr and Nemlowill, and Mayor LaMear.

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 15th 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.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Warr to conduct the second reading and adopt the Ordinance regarding Amendment A15-01 – Gateway Overlay Zone. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

Director Brooks conducted the second reading.

Mayor LaMear read the rules of appeal.

Item 7(c): Resolution Adopting Supplemental Budget for FY2014-15 (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 that 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.

Mayor LaMear opened the public hearing at 8:20 pm and called for anyone wanting to speak on the supplemental budget for FY2014-15 to come forward. Seeing none, she closed the public hearing at 8:21 pm and called for Council discussion and deliberation.

Councilor Herzig asked if Mike Barnes was considered a vendor.

City Manager Estes explained that Mr. Barnes has a contract with the City, so he is considered a vendor.

Councilor Herzig said this supplemental budget included \$80,000 to be paid to the Friends of the Astoria Column as a reimbursement of fees to Converge Communications and for the contract the City has with Converge Communications. He understood people were concerned about this. So far, the City has not had a real contract with the Friends or Converge. He believed the City has done a lot more fiscal oversight this year, which is a good thing and he would not apologize for the attention being given to this issue. He understood people were concerned that the City was giving money away without a contract in place. However, all of the items in the

supplemental budget are completely legitimate. He stated he would abstain from voting because of the public concerns over the \$80,000.

City Manager Estes noted that the budget amendments for the Friends and Converge were addressed at the last City Council meeting. Those amendments have been included in this supplemental budget just as a summary of the other budget amendments that have already been approved.

City Council Action: Motion made by Councilor Nemlowill, seconded by Councilor Warr to adopt the Resolution implementing the Supplemental Budget for FY2014-15. Motion carried 4 to 0 to 1. Ayes: Councilors Price, Warr, Nemlowill, and Mayor LaMear; Nays: None. Abstentions: Councilor Herzig.

NEW BUSINESS & MISCELLANEOUS

There were none.

REPORTS OF COUNCILORS

Item 9(a): Councilor Herzig reported that on June 14th, the Parks Department/Foundation hosted their first 0k run, which was very well attended and very well organized. The next CHIP-In event will be on Sunday, June 21st at Fort Astoria from 1:00 pm to 4:00 pm. This will be the last CHIP-In for Janice O'Malley Galizio because she is moving. The City and the public owe her a lot of gratitude for all that she has done for the CHIP-In program. The next Parks After Dark will be at Shively Park on Saturday, July 27th. Teams will compete in a game of Capture the Flag. Ages 14 and over are invited. Alcohol will be served in a controlled area. The entry fee is \$5. His next Meet the Public event will be on Saturday, June 20th in the Flag Room at the library at 12:30 pm.

Item 9(b): Councilor Price reported that she attended the State of Wonder presentation at the Liberty Theatre that afternoon. Chief Johnston and Mayor LaMear also attended. Keith Clark, Matt Love and Jack Harris all spoke about coming to Astoria because of the beautiful river and landscape, the affordability of living in the City, and because Astoria is pedestrian friendly. Darren Orange spoke about the decreasing number of affordable living and working spaces for artists, who serve as one of the backbones of the gentrification of Astoria. The City is still conducting an affordable housing survey to find out what Astorians want in affordable housing. She has been discussing this on Facebook because the metrics tend to use a city's median wage, which is \$44,000 in Astoria. Financial advisors say people should spend 30 percent of their income on rent or a mortgage, which would be over \$1,000 per month of the city's median wage. She was sure most people in Astoria did not consider this to be affordable, but there is a good supply of housing around \$1,000 per month.

Item 9(c): Councilor Warr reported that the weekend of June 13th and 14th was the 30th anniversary of the movie *The Goonies*. About 12,000 people visited the house over the weekend. He believed the City and the Chamber of Commerce did a great job controlling the event. The people who walked by his house were charming and were from all over the world.

Item 9(d): Mayor LaMear said Staff has definitions for what is considered affordable housing, workforce housing, Section 8 housing, and subsidized housing. She believed it would be important to figure out what the community needs and that the community has a good grasp on the definitions of the various types of housing. She reported that City Council and the Port of Astoria Commission met to discuss how to work together. She hoped Council would meet with the Commission again in the future. She attended the Patriot Hall ground breaking at Clatsop Community College. The college is such an important part of the community. The building renovations will be wonderful and she was excited to be part of the ground breaking because the college has come so far since she has lived in Astoria. She attended the State of Wonder at the Liberty Theatre. She encouraged everyone to attend the CHIP-In even on June 21st. Ms. Galizio was hired to start the CHIP-In program and it would be a great testament to her if as many people as possible could show up for the event. The event will be from 1:00 pm to 4:00 pm at Fort Astoria.

Item 9(e): Councilor Nemlowill reported that the meeting with the Port was a great first step. She believed Mayor LaMear's speech at the Patriot Hall ground breaking about the little college that could was great. A thriving college in Astoria is key to economic development. He husband attended Clatsop Community College and now owns Fort George, which employs many people. There are many other good examples like his and she

was glad to see the college renovation project. Roger Rocka recently wrote a letter to the editor of the newspaper, which stated, 'Tourism has largely been good for Astoria providing profits, jobs, and amenities. The attractiveness of our community and word of mouth will likely keep visitors coming. So, let's begin a community conversation about how to best embrace our visitors while maintaining the character and quality of life that we and they hold dear.' She has been thinking about this and believed the community should as well.

ADJOURNMENT

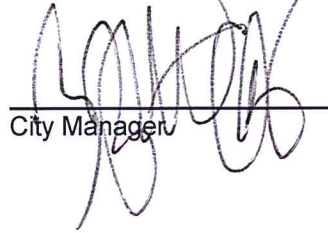
There being no further business, the meeting was adjourned at 8:35 pm to convene the Astoria Development Commission meeting.

ATTEST:



Finance Director

APPROVED:



City Manager