

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

Councilors Present: Brownson, Rocka, Herman, West, and Mayor Jones.

Councilors Excused: None

Staff Present: City Manager Estes, Contract Planner Johnson, Parks and Recreation Director Williams, Finance Director Brooks, Planner Ferber, Interim Fire Chief Curtis, Police Chief Spalding, Public Works Director Harrington, Library Director Pearson, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

PRESENTATIONS

Item 3(a): Topics in Preservation – Historic Waterfront Design

Historian John Goodenberger will give a presentation on establishing historic context for compatible new development along Astoria's riverfront.

Mayor Jones said the presentation would be a version of a presentation that Mr. Goodenberger gave to the Planning Commission and the Lower Columbia Preservation Society (LCPS). The presentation was intended to provide some context for a conversation that would occur at the end of this meeting, which would be an update on the current status of the Planning Commission's review of the Urban Core Area of the Riverfront Vision Plan.

John Goodenberger gave a PowerPoint presentation on the history of the Urban Core Area and Astoria's waterfront, which included visual context of existing and no longer existing buildings, appropriate architectural designs and styles for the area, and overall preservation philosophy.

Mayor Jones said most Astorians are not from Astoria but have strong opinions about what they love about the community and historic buildings. The presentation was very helpful, especially to those without the background knowledge of the community's history.

Councilor Brownson stated the discussion about what a new building should look like was interesting. It is challenging to tie new buildings in to historic buildings that are no longer part of the landscape.

Councilor Herman appreciated that Mr. Goodenberger provided some context, which makes her think about whose history should be preserved.

Councilor Rocka noted that part of what made the working waterfront interesting was the activity that went on, not just the buildings. However, activities have changed.

Mr. Goodenberger responded that the working waterfront remained consistent even though the styles and materials have changed. The Chinooks, the Scandinavians, and people in the 1950s all had a working waterfront in this area. He recalled seeing the canneries working when he was a child. Even though the canneries blocked views, they were part of the view and part of the experience. There are areas of the waterfront with views and there are areas of the waterfront with buildings. This is what makes Astoria's waterfront different from Portland. Whether the activities include fisheries or boat building, the working waterfront has site specific activities, which is what makes it special for thousands of years.

Councilor Rocka wondered how those activities could be translated today, noting some of the industries that made up the working waterfront have diminished.

REPORTS OF COUNCILORS

Item 4(a): Councilor Rocka reported that Council had a couple of goal setting sessions. Also, he met with Steve Fick of Fishhawk Fisheries to talk about the riverfront and get the perspective of someone who has been working on the riverfront for a long time. He volunteered at the Fisher Poet's gathering. He attended a meeting to discuss ideas for a homeless drop-in center. He volunteered at the Warming Center, attended a benefit for Coast Community Radio, met with Uniontown merchants, and attended a memorial for former City Councilor Don Morton.

Item 4(b): Councilor West reported that she enjoyed volunteering at the Fisher Poet's event. She missed Mayor Jones's reading at the Lovell Room, but she heard it was fantastic. She toured park sites and facilities with Director Williams and met Parks Staff. Astoria has so many parks and pieces of land she did not realize the Parks Department was responsible for. She enjoyed the Council's goal setting sessions. The eight-hour meetings go by fast and she learned that much of the Council is on the same page with many ideas and desires for Astoria.

Item 4(c): Councilor Brownson reported that he believed the goal setting was great. He learned a lot about the other Councilors and looked forward to the next couple years.

Item 4(d): Councilor Herman reported that she attended the LCDC meeting to hear ideas about a drop-in center for homeless people in the community. There will be plenty of opportunity for the public to provide input on that idea. She also attended the Astoria Downtown Historic District Association (ADHDA) meeting, where she and several other members took flowers to five new businesses. She was grateful that Astoria had an intact and vibrant downtown. She noted that the Weber family had been renovating the YMCA building at 12th and Exchange Street. The building has had a stunning facelift and she was impressed with their work. The goal setting session was a fun eight hours discussing a wide range of topics about Astoria. Councilors might not always agree on the way to get from here to there, but they are all passionate about Astoria.

Item 4(e): Mayor Jones reported he had the privilege of participating in the Fisher Poet's event telling stories of rescuing fisherman. He also attended their closing session on Sunday morning at Pier 39, where on behalf of the City, he thanked the Fisher Poets for hosting the event in Astoria year after year. The event helps preserve the city's maritime heritage and natural, resource based culture. The festival keeps the hotels and restaurants full for three nights, but the cultural aspect is the most important.

CHANGES TO AGENDA

There were no changes.

CONSENT CALENDAR

The following items were presented on the Consent Calendar:

- 6(a) City Council Minutes of 2/4/19
- 6(b) Boards and Commission Minutes
 - (1) Planning Commission Meeting of 1/8/19
 - (2) Design Review Committee Meeting of 1/3/19
 - (3) Historic Landmarks Commission Meeting of 1/15/19
 - (4) Planning Commission Meeting of 1/29/19
 - (5) Traffic Safety Committee Meeting of 1/29/19
- 6(c) Lease Agreement with Columbia Memorial Hospital for use of East Portion of Heritage Square during Regatta

City Council Action: Motion made by Councilor Rocka, seconded by Councilor West, to approve the Consent Calendar. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

REGULAR AGENDA ITEMS

Item 7(a): Public Hearing and Contract Authorization to Sole Source Maritime Memorial Expansion

Over the last several years, the Maritime Memorial Committee and City staff have been working toward the expansion of the Maritime Memorial to provide additional capacity. Now that the City and Port of Astoria have come to an agreement concerning the leased portion of the Memorial, staff has moved forward with plans and contract documents in anticipation of completing the project by Memorial Day of this year. The Maritime Memorial Committee has reviewed and approved the proposed plans.

The City Council approved a supplemental budget (#148) on February 4, 2019, which provides sufficient funding for the project. This would be a loan from the Astor West Urban Renewal District to the Maritime Memorial fund to complete the project.

Because of its long association with the Memorial, staff has been working with Astoria Granite, Inc. to develop a Special Procurement (commonly referred to as Sole Source) contract under Astoria Code Section 1.966. Astoria Granite Inc. has, for the last three decades, been the contractor responsible for placing the granite panels on the concrete walls, and they have had the sole responsibility of engraving the memorials on the granite panels. It is staff's opinion that Astoria Granite Inc., and their team of subcontractors, is capable of completing the memorial by the end of May.

It is recommended that the Council hold a public hearing on the sole source contract authorizing a construction contract with Astoria Granite, Inc. in the amount of \$172,000.

Mayor Jones thanked the Port of Astoria for their generous lease arrangement to allow for the expansion. The Maritime Memorial has a large constituency in the community. He opened the public hearing at 7:51 pm and called for public testimony on the sole source contract. Hearing none, he closed the public hearing at 7:51 pm.

Councilor Rocka said the memorial was discussed at the Uniontown merchants meeting. He understood that the memorial was self-supporting.

City Manager Estes explained that this expansion project was in excess of the Maritime Memorial Fund, so budget amendments were approved in February to provide a loan from the Astor West Urban Renewal District to the Maritime Memorial Fund which will be paid back by future plaque purchases.

City Council Action: Motion made by Mayor Jones, seconded by Councilor Brownson, to adopt the Findings contained in the Staff report and authorize a construction contract with Astoria Granite, Inc. in the amount of \$172,000 for the Maritime Memorial expansion. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

Item 7(b): Second Reading and Adoption: Ordinance Amending City Code 1.600 – 1.640 Relating to the Ambulance Franchise Program

On February 19, Council held the public hearing and first reading of the Ordinance amending City Code 1.600-1.640. Oregon Revised Statute (ORS) 682.062 was enacted in 2003 effectively giving counties the authority to develop a plan relating to the need for, and coordination of, ambulance services. Clatsop County established an ambulance service area plan consistent with statutes for the efficient and effective provision of ambulance services. ORS 682.031 also gives the City the authority to establish an ordinance regulating ambulance services; however, it must comply with the County plan making that need unnecessary for the City of Astoria. The City of Astoria originally passed Astoria Codes 1.600 – 1.640 on August 16, 1976, encompassing 15 pages. Astoria Code 1.600 – 1.640 is outdated and in conflict with the County's Ambulance Service Area Plan. The outdated City Code language can be found online (starting on Page 1–25) at: http://www.astoria.or.us/Assets/dept_1/pm/pdf/chapter%201%201-19.pdf

It is recommended that Council hold a second reading and consider the adoption of the ordinance amending City Code 1.600 – 1.640 relating to The Ambulance Franchise Program.

Director Brooks conducted the second reading of the ordinance.

City Council Action: Motion made by Councilor Brownson, seconded by Councilor Herman, to adopt the ordinance amending City Code 1.600 – 1.640 relating to The Ambulance Franchise Program. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

Item 7(c): Grand Avenue Sanitary Sewer Repair Project – Construction Contingency

To avoid costly construction delays and to ensure that the project can be completed in an efficient manner, City staff requests a \$10,000 construction contingency be authorized in advance. This is just over 20 percent over the original contract price, and if fully utilized, would result in a total project cost of \$57,400.

Funding for this project is available in the Public Works Improvement Fund for Sanitary Sewer Main Rehabilitation.

It is recommended that City Council approve a \$10,000 construction contingency budget for the Grand Ave. Sanitary Sewer Repair Project.

City Manager Estes explained that since the project cost was so close to the Manager's spending limit of \$50,000, he did not want to end up delaying construction while waiting on approvals for more finances to move the project forward if more monies were needed.

City Council Action: Motion made by Councilor Brownson, seconded by Councilor West to approve a \$10,000 construction contingency budget for the Grand Ave. Sanitary Sewer Repair Project. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

Item 7(d): Column Lighting Policy

On February 18, 2014, the Astoria City Council gave direction to the Parks and Recreation Department to limit the use of colored lighting effects at the Astoria Column to twice a year when specifically authorized by City Council.

At the May 21, 2018 Council meeting, the Council indicated that they desired the Friends of the Astoria Column to develop a draft policy to better regulate future lighting requests. The Friends of the Astoria Column have proposed a policy that coincides with the installation of a new LED lighting system which possesses greater capacity to manipulate color changes and effects on the Column using a digital controller. Council was receptive to the policy proposal and provided direction for staff to work with the Friends and develop a policy that would be brought back for official consideration.

The Friends of the Astoria Column's recommendation is that the Column be lit to acknowledge federally recognized holidays or to celebrate events and occasions related to the history and status of the City of Astoria, such as the date of its founding. In addition, it is proposed the Column be illuminated on other days simply for the fun and enjoyment of the colors. Lighting on the fun days would not be in association with a particular cause. These days would be selected at the discretion of the Friends of the Astoria Column.

The intent of enacting this policy is to reduce the potential for the Column's lighting to be controversial and provide a more equitable framework for the use of colored lights, since it is infeasible and inadvisable to allow every lighting request made from private or non-profit groups.

It is recommended that City Council review and consider the proposed policy from the Friends of the Astoria Column.

Mayor Jones said the new lighting system was beautiful.

Councilor West asked if the events related to Astoria's history would be chosen at the Friend's discretion. City Manager Estes confirmed that the Friends have requested to light the Column for Astoria's birthday, April 12th. They have also requested to light the Column for New Year's Eve, New Year's Day, Martin

Luther King Jr. Day, Presidents Day, Memorial Day, Fourth of July, The Regatta, Labor Day, Veterans Day, Thanksgiving weekend, Christmas Eve and Christmas Day.

Councilor Brownson noted that in the past, the Column was lit twice a year for a month at a time to recognize special causes. Recognition of special causes is being eliminated. The lighting policy did not mention which colors would be used for each event listed. He confirmed with Staff that the Friends would choose the colors. If there are any negative impacts to this policy, the City Council could review it in the future and discuss changes. He looked forward to receiving feedback. City Manager Estes added that the fun days would be, for instance, on a random Saturday night.

Councilor Brownson also noted that City Council had asked the Friends to write this policy.

Councilor Rocka said the change away from causes did not suggest or imply that the City did not honor and support those causes for which it was lit in the past. There are so many causes that the Council could not spend time on them on a regular basis.

Mayor Jones called for public comments.

Rosemary Johnson, 672 15th Street, Astoria, asked if the Scandinavian Festival would be considered an Astoria heritage event. City Manager Estes said that while the festival was not on the list, the Friends could choose to light the Column during the festival as one of their fun days.

Mayor Jones added that it would be reasonable to let the Friends know that the festival had been suggested.

Councilor Brownson noted that the Fisher Poets, Dark Arts, and the Crab Festival, might also be considered heritage events.

City Council Action: Motion made by Councilor Brownson, seconded by Councilor Rocka to approve the Friends of the Astoria Column's lighting policy. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

Mayor Jones said City Council was very appreciative of the Friends and all they do to keep the park and Column maintained. Astoria is lucky to have them.

Item 7(e): Draft City Council Goals

The Draft City Council Goals are the product of the February 25, 2019 City Council work session and are included in this packet. They are being presented at this meeting but are not being considered for adoption at this time.

Mayor Jones said the Council discussed each topic for which they wanted a goal but did not draft any specific goals during their goal setting session. City Manager Estes had taken notes on the discussions and has now proposed specific statements. Some of the words will likely change, but this discussion was intended to make the goals known to the public. The Council will decide on the exact wording at its March work session. At the goal setting session, Council had also discussed the possibility of creating a vision statement to accompany the goals. This could also be decided at the March work session.

Councilor Herman noted that the list of goals was not in any particular order as they had not been prioritized.

Mayor Jones added that the library goal contained the same language as last year's goal on the library. He favored a more vigorous statement of support for funding the library renovation project.

Councilor Brownson said he was pretty satisfied in general with the goals listed. A work session would be a good opportunity to clarify some of the language.

Councilor Herman stated that the goals carried over from the previous year were not an indication that the Council had not been working to achieve them. Some goals are works in process that take several years to complete.

Councilor Rocka believed the Council should measure itself against the goals and revisit them frequently to make sure they were maintaining their commitment to move the goals forward.

Councilor West said it was easy for her to get overwhelmed with the amount of decisions that needed to be made. The discussion with Council was very useful because it gave her a lot of things to revisit and come back to, and provided good central reminders about why Council makes the decisions it makes.

Item 7(f): Discussion on Urban Core Code Amendments

Staff will make a presentation overview of the work completed to date by the Astoria Planning Commission regarding potential amendments to the Riverfront Vision Plan Urban Core Development Code implementation project.

Planner Johnson gave a PowerPoint presentation on the work done to date by Staff and the Planning Commission to draft Code amendments to implement the Urban Core Area of the Riverfront Vision Plan. Her presentation included physical and visual access to the river, view-related development standards, permitted uses and related development standards, design standards and guidelines, and landscaping standards.

Mayor Jones asked what the Planning Commission had discussed when considering reduced height limits in the section of downtown between Marine Drive and Commercial Street. Planner Johnson explained that most of the downtown area has a height limit of 35 feet or less and not very many existing buildings are 45 feet high. The Planning Commission wanted to retain the view from the hillside and from the river based on comments from the public.

Mayor Jones called for a recess at 8:30 pm. The meeting reconvened at 8:40 pm.

Planner Johnson continued with the presentation, noting next steps, and asked for feedback from City Council.

Mayor Jones asked if requiring compatibility with nearby historic buildings precluded allowing a striking new building. The Maritime Museum's sweeping roof is so radically different from anything else in town. He asked if it would be considered compatible with nearby historic buildings under the proposed Codes. Planner Johnson said new designs that contrasted would be allowed as long as they were also compatible with the mass and scale of the other buildings. A new building would not necessarily need to be a historic replication. New designs would be fine as long as the general forms and scale were compatible. Buildings can be contrasting but not out of character. Specific designs could be defined or clarified in the Code to demonstrate the types of compatibilities that would be acceptable. She confirmed that it would be easier to deem the Maritime Museum as compatible because of the buildings that exist today. However, when the building was proposed, the design was approved because the roofline looked like a wave.

Staff provided several other examples of new buildings that integrated new modern construction with historic buildings, like the pavilion at the hospital.

Councilor Rocka stated at the last meeting, the Council discussed a 28-foot height limit along the riverfront. He hoped he had made it clear at the last meeting that the goal was to protect the waterfront from harm and to maintain the character of the waterfront, which defines the community and the existing park-like waterfront. However, he also wanted to allow flexibility for the Astorians who own the property along the riverfront. He had met with Staff to discuss this in more detail and get ideas about how to best navigate that. Zoning is complicated. He asked Planner Johnson to talk about things Council should consider.

Planner Johnson recalled that the discussion was about how the Code amendments would impact the private property owners. Fishhawk Fisheries is one business that could benefit from exceptions to the

Code. The fishery has two lots, one out over the water and one on the land. The width of the buildings take up about 90 percent of the lot. The new Code would limit the buildings to 60 percent. Existing facilities could infill at their existing widths because that infill would not add additional impact and would not affect view corridors. The proposed Codes would limit heights to 28 feet, or 35 feet if less than 60 percent of the lot was covered. Another exception could be added to allow water dependent related uses to be up to 35 feet tall. This would allow existing property owners to continue using their waterfront properties without extending the exceptions throughout the entire area for new development. Several property owners have expressed interest in having one or two residential units above their properties. Residential units could be allowed in existing buildings only. When considering height and mass it would be important for the Council to think about the use of the buildings. If the intent is to prohibit large hotels, then hotels could be prohibited north of Marine Drive. Staff received a letter about the state office building, which is already 30,000 square feet and an expansion is being discussed. If the expansion is not allowed, the state office would likely leave the area. An exception to the 30,000 square feet for public use buildings only could keep the offices in Astoria's downtown.

City Manager Estes noted that Planner Johnson's ideas for exceptions had not been vetted by the City Attorney.

Councilor Rocka stated he came to Astoria early enough to experience the working waterfront and he did not believe a hotel or a condominium added to the working waterfront feel. There were other uses permitted in the C-3 zone that he believed were inappropriate for the riverfront, like a commercial laundry or dry cleaners. The Council should consider these uses in addition to what has already been discussed.

Mayor Jones agreed that accommodating the long-time local property owners was the right thing to do. He believed Staff's ideas for exceptions to the Code were good. He asked if the state office building planned to expand vertically. Planner Johnson replied the height limitations would require the building to expand horizontally towards Marine Drive by filling in the parking lot.

Mayor Jones supported allowing the state office building to have a larger footprint because it is important to keep their services and jobs in the community. Additionally, expanding the building towards Marine Drive would not diminish views of the river by much.

Councilor Herman asked if Fishhawk Fisheries would be required to shrink its footprint if the Code amendments were adopted as presented. Planner Johnson said no and explained that existing buildings are grandfathered in. Only additions or alterations would have to meet the new Code requirements.

Councilor Herman stated it made sense to allow exceptions for marine-related businesses. Additionally, she would hate to lose the state office building. The City has received written comments about the availability of parking. She asked if the Planning Commission was tasked with addressing those comments. Planner Johnson noted that the ADHDA recently conducted a parking survey and the results would be published soon. However, the Council can be mindful of parking by carefully considering the uses allowed in the downtown area and allowances for parking lots behind the buildings. The downtown commercial zone does not require off-street parking because the buildings are urban developments that fill entire lots. The ADHDA's study will recommend options.

Councilor Herman said she was most concerned about waterfront hotels. She understood that the Fairfield Inn was not required to provide parking for its employees. Planner Johnson explained that parking calculations include consideration of employees as well as customers, whether the requirement is one parking space per room for a hotel or one parking space per 250 square feet for a restaurant. However, businesses cannot allow more than 50 percent of the employees to park within the lot, so most businesses prohibit employees from parking in their lots to keep the parking available for customers.

City Manager Estes added that the City's parking ratios were updated as part of the Transportation System Plan (TSP) update about five or six years ago. The City used industry standards developed through research on use types, which are recommended as best practices. Planner Johnson said Astoria requires more off-street parking than the national standards recommend.

Councilor Herman asked if waterfront hotels have to provide parking for employees when the hotel is full. Staff explained most hotels would have a maximum of three parking spots for employees, except when rooms are being cleaned, which would occur when guests are not at the hotel. Additionally, not every room would be filled by a guest with a car. So, the recommended best practices could result in a bit of on-street parking. Additionally, the City prohibits downtown employees from parking on the street in the downtown parking district.

Councilor West asked if new housing would require parking. Planner Johnson said in the C-4 downtown core between 7th and 16th, there is no off-street parking requirement unless there is a conditional use permit. The impact of the use is considered, and off-street parking can be required in order to obtain the permit. Staff provided the details about conditional use permit parking requirements imposed on several downtown hotels.

Councilor West thanked Staff for providing examples of exceptions to the Codes that could alleviate some of the public's concerns. She asked for clarification on the proposed residential uses. Planner Johnson explained the proposal was to prohibit single and two-family dwellings as stand-alone buildings. Currently, residences are allowed above or below the first floor of commercial buildings. The recommendation is to also allow residences behind a commercial use. Many of the buildings downtown currently have residential units on the second floor.

Councilor Rocka said he was encouraged that the City can respond to what the citizens have been requesting for decades while allowing and encouraging the kind of development that will benefit the community.

Councilor Brownson said it sounded like the Planning Commission was being very sensitive to all the issues. He would continue to keep up with the process and talk to the public because he was concerned about the balance between what the public expects of the riverfront and respect for the business owners who invested in property. He asked that discussions about parking issues be postponed until after the parking study has been published.

Mayor Jones called for public comments.

Todd Emmons, 2336 SW Osage, Portland, said he lived in Astoria from 1977 to 1981 before studying architecture in college and has been coming to Astoria and the north coast almost every weekend for about a decade. Astoria is almost a second home to him. He designed several large-scale waterfront properties in Portland, which is very different from Astoria. He learned many lessons as South Waterfront turned out to be a disaster. The plan was to develop an active area on a brownfield site, but the result was far below the expectations that were envisioned. The Downtown Waterfront development project included a lot of historic buildings and many ownership issues held the project back. He noticed that chain hotels were going up in Astoria and he hoped that the Code amendments were not just in reaction to those hotels. The Holiday Inn Express was designed in Omaha, Nebraska. The ground floor does not do anything for the waterfront and the design has nothing to do with Astoria. He encouraged the City to refrain from stifling great architecture. Astoria needs great architecture, not projects like chain hotels. During the South Waterfront project, the community became too caught up in the numbers, so their retail plan for activating the streets never occurred. In addition to the building dimensions, also consider the program and the vision for the waterfront. If the City wants to activate the waterfront, wiggle room is necessary so that architects and planners are free to work. Projects must also be economically viable. One floor of housing over commercial spaces will not pencil.

Steve Fick, P.O. Box 715, Astoria, said the City should not put itself into a box. If buildings are restricted to 28-feet high, the City would not have the Maritime Museum, Flavel House, or Cannery Hotel. Restrictions are not necessarily positive. He did not want to see the entire waterfront build up, but so much of the area will never be developed anyway. Some facilities are already built up, like Buoy Beer. If Buoy Beer burns down, it could only be rebuilt to 60 percent of the lot under the proposed Codes. Taking over 50 percent of his building away would not be fair. Usually, zoning requests come from the property owners and he wondered how these Codes would make things better for him. He built his business and never had government money on it and he just wanted to keep his options open so that he can sustain his business. The City needs to have faith in people like him who have to make money. He has 500 pilings that cost

\$2,500 a piece to drive in, so he needs flexibility in the Codes. He also believed he should have the same rights as the downtown housing, at the very least. He did not want to build a hotel, but that should not just be arbitrarily taken away from him. Comments were made that indicated sliding doors should not be allowed. His building has sliding doors and people really like them. He asked Council to consider the traffic flows created by hotels, especially compared to the traffic flows generated by fast food restaurants. Also, allowing dental and medical offices would provide benefits to patients as they could look out over the river during treatments. He believed the City needed to be more engaged with the people who have businesses on the waterfront.

Martin View, Astoria, said he was born, raised, and still lives in Astoria. He was speaking on behalf of Astoria Warehousing, which is currently up for sale. He presented a letter written by the owners, which he submitted the letter to City Manager Estes, and read into the record as follows:

"Astoria Warehousing Inc., known as AWI, is the owner of the real property located at 70 W. Marine Drive in Astoria, Oregon, having property tax account numbers: 21975-58955; 21976; 21974; 21966; 21967; 21968; 21972-60275; 21973. Please accept this letter as formal notice that AWI is opposing the new ordinance being contemplated by the City Council that would limit the height of new construction along the riverfront from Portway Street to 7th Street. AWI would like an opportunity to sit down with City officials to further discuss the ordinance."

Jim Knight, Port of Astoria Executive Director, No. 10 Pier 1 Building, Astoria, said for several weeks he had been thinking of the implications imposing restrictive rules that would prohibit expanding Port properties. The Port creates businesses and job opportunities. He could not say which businesses would be coming in the next five years, but the Port wanted businesses that created good high paying jobs for the community that preserved the character of the community as it exists today. The Port is the largest property owner along the waterfront. In order to preserve Astoria's heritage and character while still having the optimal ability to create new jobs for people who want to live in Astoria, the Port district must work collaboratively with the City and community. This is an important component missing from this Code amendment process. There has not been any engagement between the City and the Port over the use of its properties. Imposing rules that would restrict construction to 28 feet and restrict the footprint would impair the Port's ability to create the jobs the city seeks. Other cities, like Seattle, San Francisco, and San Diego have very good relationships with their port districts. Within the last four to five years, the Port has been blessed with a good relationship with the City and he wanted that relationship to expand. There must be a balance between the development of Port properties and the needs to the community to preserve view corridors and quality of life. He encouraged the City and the Port to come together and discuss finding ways to preserve what Astoria has while helping the Port become a robust entity that helps the community to become more beautiful and appealing. He asked the Councilors to reach out the Port Commissioners to address the difficult decisions.

Mayor Jones noted that the Council would meet with Mr. Knight at an upcoming work session.

Chester Trabucco, 19823 83rd Place W, Edmonds, WA, said he travels to Astoria every week for an average of four days a week. There are far more citizens of Astoria who want restrictions on the waterfront than there are property owners. The Port of Astoria would like to have at least the opportunity to meet with the Council at a work session. He believed that opportunity should be expanded to property owners to see if the Council can come up with some ideas that truly represent a win-win situation. Some of the property owners include Floyd Holcomb, Steve Allen, Steve Fick, the Port of Astoria and himself. The Council should consider whether the property owners brought creativity to the waterfront. Let's not box ourselves in to a scenario where a set of finite rules stifle creativity. Additionally, when considering residential on the waterfront, the Council is thinking about condominium projects. However, there are many waterfront communities with very attractive and appealing homes aligning the waterfront. Small scale housing could provide something interesting to look at.

Chris Farrar, 3023 Harrison Ave, Astoria, stated there are many property owners in the city and what is done on the waterfront impacts the entire city. He has a right to be at the table with Mr. Fick and Mr. Trabucco. When big hotels are built on the water, a lot more activity will come into the town that impacts infrastructure and affects all of the property owners who pay taxes to keep the infrastructure in shape. The town is already clogged up during the summer. The reputation of Astoria could be ruined by allowing flexibility. Flexibility was the problem with the approval of the Fairfield Inn. Astoria needs to be definite and

set height restrictions. He did not like allowing 35 feet with a step back because step backs are phony. The maximum height should be 28 feet with no exceptions. Forget housing built over the water because the area is a tsunami zone. Important facilities and infrastructure should be moved out of the tsunami zone and the riverfront should be left as a riverfront. He did not want any factories or hotels without parking; they were all bad ideas. The City needed strong Codes that prevented bad building plans.

Mayor Jones believed Staff had done a marvelous job capturing the work of the Planning Commission. He encouraged Staff to develop flexibilities for waterfront property owners.

Councilor Rocka stated he appreciated the input and he agreed that more dialogue was needed to develop a win-win situation. He valued and appreciated the interests in the waterfront and wanted to find something that worked for everyone. He noted that the Port was thinking of building a hotel, but a hotel was not a water-related use and does not fit with the development needs of the Port mentioned by Mr. Knight. Therefore, the conversation needs to be honest.

Councilor Herman said the river is the reason for Astoria's current resurgence. Astoria is a beautiful location and putting up a wall of hotels along the waterfront will not help, nor will it bring living wage jobs. She was willing to support flexibility for specific marine related uses. There are a lot of property owners in town who care about the waterfront, the views, and keeping the land accessible for future generations. Once the area is built up, the land is gone. Therefore, Astoria needs specific restrictions. That will hurt some property owners, but in the long run, restrictions will be best for the community.

Councilor West stated she did not want current property owners to think the Council is not open to discussion. During the goal setting session, the Council discussed their overall vision for Astoria and Council did not want to leave anyone out of that conversation. The Council was worried about development along a resource that should be shared with the community. She wanted to keep the river accessible to the community even as an economic asset. Flexibility in the current Code allowed for a 45-foot hotel. Staff has worked hard to clean up and clarify the Code because this conversation did not occur when that Code was developed.

Councilor Brownson said he fully supported looking at development on the waterfront. The need to respect the waterfront has been clearly stated many times. There is not much space for development in the area. If the community does not want a building on the waterfront, then the City has to say no buildings. He did not support hotels and there is no proposal to allow new hotels in the Urban Core, so the discussion is a red herring. He was interested in what people really did not want. This is the first time he had heard business owners express their concerns to Council in the last two years. The business owners should have come to the table sooner and the Council needs to have a discussion with them. The previous Code was not flexible and there must be a clean way to get to where the City wants to go. However, he believed the Code amendments would not satisfy everyone. Since he had been on the Council, the comments have been one-sided, and he wanted to hear from the business owners. He did not want to close the door on good ideas.

Councilor West believed the property owners feared new development. Staff proposed a lot of good solutions specific to the properties being discussed instead of making sweeping arguments. There is a general consensus to prohibit hotels over the water, which was reflected in the presentation. However, the proposed Code amendments also include elements that do not work for current property owners, so, she was open to exceptions for those property owners.

Councilor Herman stated business owners have not been excluded from the meetings. The Planning Commission has held several hearings where public comments were taken and there have been plenty of opportunities for people to voice their position. Many of the recommendations are based on those comments.

Councilor Rocka added that he did not want the Council to end up in a situation where they cannot make a decision based on what is good for the community because of existing zoning. When considering the hotel on 2nd Street, the Council was boxed in. He believed there was a way to satisfy the interests of all parties.

City Manager Estes clarified that hotels would be prohibited over the water in the Urban Core area, but would be allowed on land as a conditional use in the Urban Core area. Additionally, parking would be required on the interior of the site screened from the building.

Mayor Jones believed everyone loved the waterfront but had slightly different ideas about how to move forward. He loved the mixture of undeveloped and urban areas provided by the Civic Greenway, Neighborhood Greenway, Bridge Vista Overlay Zone, and Urban Core. The views of and access to the river from the Riverwalk change drastically as one walked along the river. He did not want the entire riverfront to be a park. The Urban Core was named urban because it is downtown. That balance makes Astoria more beautiful than if the riverfront was just open with no buildings anywhere along the waterfront. The Riverfront Vision Plan recommends that balance. He concurred with the recommendations presented by Staff.

Staff offered to send the PowerPoint presentation to Councilors and confirmed that all of the Urban Core materials would be published on the City's website. Staff would also provide Councilors with a list of the suggestions to accommodate existing businesses noted by Planner Johnson.

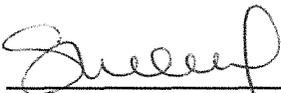
NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS (NON-AGENDA)

There was none.

ADJOURNMENT

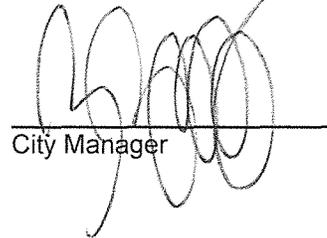
There being no further business, the meeting was adjourned at 9:58 pm to convene the Astoria Development Commission meeting.

ATTEST:



Finance Director

APPROVED:



City Manager

