

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, City Planner Fryer, Finance Director Brooks, Fire Chief Crutchfield, 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.

## PROCLAMATION

### **Item 3(a): February 29, 2020 Proclaimed Rotary Day in Astoria**

Mayor Jones read the proclamation proclaiming February 29, 2020 as Rotary Day in Astoria.

Alan Mossman, President, Astoria Rotary, said the Rotary was excited to celebrate 100 years of service in Astoria. The community was invited to the celebration at The Elks on February 29, 2020.

## PRESENTATIONS

### **Item 4(a): Astoria Downtown Historic District Association Annual Report**

Sarah Lu Heath, Director, Astoria Downtown Historic District Association (ADHDA), presented the ADHDA 2019 annual report via PowerPoint, which included information on events, fundraising, projects, and programs.

Councilor West confirmed with Ms. Heath that the ADHDA received \$298,000 in grant funding in 2019.

Ms. Heath added that some of the grant funded projects are not finished, but she estimated the overall impact of those projects would be over \$7 million.

### **Item 4(b): Astoria Downtown Historic District Association Parking Study**

Sarah Lu Heath, Director, ADHDA, provided a brief overview of the ADHDA's 2017 agreement with the City to manage parking, which included the need to conduct a parking study about every five years. She summarized the results of the parking study, noting the scope and purpose of the study, current parking statistics, survey results, and recommendations. She believed there would be changes in downtown that would necessitate different attitudes about parking and parking solutions. However, parking in the downtown currently provides a reasonable distance between one's car and their destination.

Mayor Jones said it was nice to have information to refute the comments published in the newspaper and online saying there is a lack of parking. Even during large events, he has always been able to find a place to park within a few blocks of his destination. It is an unrealistic expectation that everyone can park right in front of the store they want to go to in downtown. If that were the case, it would mean businesses were not doing well.

Ms. Heath stated the ADHDA receives parking questions daily. While it did give her pause to say there was no parking problem, she was only unable to find a place to park once in 2007, and that was during the Regatta Parade.

Councilor Brownson said the City should keep an eye on parking in the downtown because there is an ebb and flow to parking usage in the city. If tourism in Astoria continues to grow, parking will get more difficult. He is often able to park in front of the store he wants to go to because people are not parked there all day. The only time parking was difficult for him was on a raining night during an event at the Liberty Theater. However, as new

businesses come in, parking will be impacted. The City will need to take on the development of Heritage Square at some point, but that development should not compromise parking.

City Manager Estes confirmed for Mayor Jones that City Staff would be working with Oregon Department of Transportation (ODOT) to get parking signage installed on ODOT facilities in Astoria. Enhanced pedestrian crossings on Marine Drive are part of the Transportation System Plan (TSP). ODOT had recommended a road diet through the area to facilitate that improvement, but the project was not funded. However, Staff continues to look for opportunities.

## REPORTS OF COUNCILORS

**Item 5(a):** **Councilor Herman** said she believed Ms. Heath glossed over an important detail in the annual report, and stated Ms. Heath was named the Oregon Main Street Manager of the Year for 2019, which was well-deserved. She reported that she attended the ADHDA meeting, noting many communities have lost their downtowns and she was glad to see Astoria's doing so well. She also attended the Homelessness Solutions Taskforce meeting to hear a presentation by Gresham's homeless liaison officer. Astoria Police Chief Spalding has recommended that the City do something similar to Gresham's program.

**Item 5(b):** **Councilor Brownson** reported that he and Councilor Rocka had a conference call with Representative Mitchell, who is making a lot of strong efforts to connect with her constituents in a variety of ways. The call was an opportunity to address what is going on in state legislation. He reported that Clatsop Community College's new center has a water bottle refill station that counts how many bottles it has saved. He encouraged everyone to visit the new facility.

City Manager Estes noted that water bottle refill stations were also available at the Library, the Aquatic Center, the Recreation Center, and soon at City Hall.

**Item 5(c):** **Councilor West** thanked Chief Spalding for his leadership of the Homelessness Solutions Taskforce. She believed it was important to pursue the liaison position. She thanked Ms. Heath, who she worked with on the Oddfellows grant. Ms. Heath has so much integrity, enthusiasm, and the ability to maintain strong positive relationships with grantors.

**Item 5(d):** **Councilor Rocka** reported that Representative Mitchell has done an extraordinary job making herself accessible. He also attended the Homelessness Solutions Taskforce meeting to hear the presentation. Gresham is doing a lot of the things that agencies in this community are doing. However, Gresham is able to place people in housing almost immediately because they have housing available. Astoria's challenge is to figure out how to make more housing available in the community. He reported that the League of Oregon Cities has small cities meetings around the state. He attended the most recent meeting at Clatsop Community College to stay in touch with other officials in the area and trade information. He reported that ODOT has a bicycle and pedestrian advisory committee, which he believed could help Astoria work on pedestrian safety. The committee recently met in Astoria and was taken to Uniontown to see what was being planned. He believed the City should speak with the committee about the 6<sup>th</sup> Street crossing.

**Item 5(e):** **Mayor Jones** had no reports.

## CHANGES TO AGENDA

No changes.

## CONSENT CALENDAR

The following items were presented on the Consent Calendar:

- 7(a) City Council Work Session Minutes of January 16, 2020
- 7(b) City Council Work Session Minutes of January 23, 2020
- 7(c) City Council Meeting Minutes of January 21, 2020
- 7(d) Design Review Commission Minutes of January 2, 2020
- 7(e) Historic Landmarks Commission Minutes of January 14, 2020

- 7(f) Liquor License Application from Rogue River Brewing company doing business as Rogue Ales Public House located at 100 39<sup>th</sup> Street for a Brewery Public House 2<sup>nd</sup> Location Sales License
- 7(g) Assistance to Firefighters Grant (AFG) Program Request to Submit Application

**City Council Action:** Motion made by Councilor Brownson, 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 8(a): Council Final Deliberations: Appeal (AP19-03) by MMCG GOI Astoria LLC (Grocery Outlet) on Design Review Request (DR19-03) by MMCG GOI Astoria LLC for 2190 Marine Drive**

On January 21, 2020, the City Council held a de novo public hearing on the Appeal (AP19-03) of the October 3, 2019 Design Review Commission decision to deny the Design Review Request (DR19-03) to construct a Grocery Outlet store at 2190 Marine Drive. The Council received evidence and closed the public hearing except to receive written rebuttal from the applicant / appellant. Written rebuttal was received on January 28, 2020. At its February 3, 2020 meeting, the Council considered all evidence submitted on the issue and made a tentative decision to deny the request and appeal pending adoption of Findings of Fact.

Staff and City Attorney Blair Henningsgaard have prepared draft Findings of Fact for Council consideration.

It would be in order for the Council to consider the attached draft Findings of Fact and make a decision on the Appeal. If the Council agrees with the Findings of Fact, the Council should make a motion to adopt the Findings of Fact and deny the Appeal (AP19-03) and Design Review Request (DR19-03).

Mayor Jones confirmed that all Councilors thoroughly reviewed the packet and revised findings. He called for Council deliberations.

Councilor Rocka said Planner Johnson and City Attorney Henningsgaard did an excellent job articulating Council's concerns. Councilors Brownson and Herman stated they agreed.

Councilor Herman thanked the Design Review Commission for all of their work. She liked Grocery Outlet, but their plans did not fit the Development Code.

**City Council Action:** Motion made by Councilor Rocka, seconded by Councilor West, to adopt the Findings and Conclusions contained in the Staff report and deny Appeal AP19-03 by MMC GOI Astoria LLC. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

Mayor Jones read the rules of appeal into the record.

**Item 8(b): Council Support for County-Adopted Tobacco Retail Licensing Ordinance**

On January 8, 2020 the Clatsop County Board of County Commissioners adopted the Tobacco Retail Licensing Ordinance. A copy of that ordinance is attached to this memorandum. Michael McNickle, Public Health Director for the Clatsop County Department of Health, has requested that the Astoria City Council consider supporting the ordinance to aid in County enforcement within City limits. Other jurisdictions in Clatsop County have been asked to do similarly. Mr. McNickle will be present at the February 18th meeting to answer questions.

It is recommended that City Council consider supporting the County-Adopted Tobacco Retail Licensing Ordinance within the City of Astoria City Limits.

Michael McNickle, Public Health Director, Clatsop County Department of Health, stated the County adopted the Tobacco Retail Licensing Ordinance. The City of Cannon Beach asked the County to prepare a resolution and

he believed it was a good idea for all cities to consider adopting the resolution. County and City Staff will work together and propose a draft resolution at the next regular City Council meeting.

Councilor Herman said she supported the resolution.

Councilor Brownson stated he supported the resolution as well, but wished that the County's ordinance could have included some stronger language. He asked Mr. McNickle to provide statistics on tobacco use.

Mr. McNickle reported that 18 percent of the population of Oregon smokes and 24 percent of the population of Clatsop County smokes. When tobacco products are difficult for people under 21-years-old to get, smoking habits are reduced. The ordinance is a good first step and the County will revisit the discussion on a flavor ban over the summer.

Councilor Rocka said big tobacco likely does not care whether someone smokes a cigarette or vapes, and nicotine is addictive. He applauded what the County was doing.

Mayor Jones called for public comments. There were none. He confirmed for Mr. McNickle that the Council supported a resolution.

#### **Item 8(c): Resolution: Big Beams LLC Clatsop County Enterprise Zone Abatement**

At the October 24, 2019 City Council work session meeting, representatives of Fort George Brewery spoke to a Clatsop County Enterprise Zone application in process. As a part of that discussion, representatives from Fort George stated they wished to secure approval for a fifteen-year long-term rural enterprise zone abatement as provided by State law. Other representatives from the four jurisdictions who sponsor the Clatsop County Enterprise Zone were present at the work session including City of Warrenton, Port of Astoria, and Clatsop County. Kevin Leahy, who is the Enterprise Zone Manager, and Melanie Olson representing Business Oregon, were also present and answered questions.

At the January 6, 2020 meeting City Council approved the rural enterprise zone abatement agreement with Big Beams, LLC. This agreement included the application submitted by Big Beams, LLC (Fort George) processed by the Enterprise Zone Manager. With the aid of tax incentives, Big Beams, intends to invest approximately \$ 12,500,000.00 by redeveloping the former Astoria Warehousing property located on Marine Drive. Agreements for a rural enterprise zone between the four Clatsop County Enterprise Zone sponsors and Big Beams, LLC have been approved by City of Astoria, City of Warrenton, Port of Astoria and Clatsop County.

ORS 285C.403 requires the governing body of the county and city in which the facility is located to adopt a Resolution approving the property tax exemption for the facility. The Astoria City Council will consider the draft resolution first followed by the Clatsop County Commission.

It is recommended that Council adopt the resolution as presented approving the enterprise zone tax exemption for Big Beams, LLC.

Mayor Jones thanked Melanie Olson, Kevin Leahy, the City of Warrenton, the Port of Astoria, and Clatsop County for their support. This is an extremely worthy project that is good for the community and a good use of State policy.

Councilor West said she had never heard of an Enterprise Zone before and the presentations and information provided had been fantastic.

Councilor Rocka stated the property owners would continue to pay property taxes on the property. However, the owners will not have to immediately pay taxes on the millions of dollars of improvements they make to the property.

Councilors Brownson and Herman stated they also supported the application.

**City Council Action:** Motion made by Councilor Rocka, seconded by Councilor Brownson to adopt the resolution as presented approving the enterprise zone tax exemption for Big Beams, LLC. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

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

There was none.

**ADJOURNMENT**

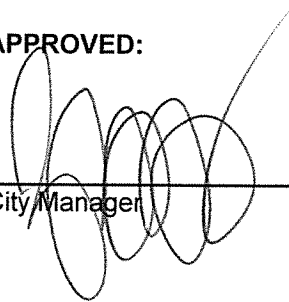
There being no further business, the meeting was adjourned at 8:05 pm.

**ATTEST:**



Finance Director

**APPROVED:**



City Manager

