



AGENDA

ASTORIA CITY COUNCIL EXECUTIVE SESSION

Tuesday, January 20, 2015

6:00 p.m.

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

1. **EXECUTIVE SESSION**
 - (a) ORS 192.660(2)(d) – Labor Negotiation Consultations
 - (b) ORS 192.660(2)(h) – Legal Counsel
 - (c) ORS 192.660(2)(e) – Real Property Transactions



AGENDA

ASTORIA CITY COUNCIL

Tuesday, January 20, 2015

7:00 p.m.

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **REPORTS OF COUNCILORS**
4. **CHANGES TO AGENDA**
5. **PRESENTATIONS**
 - (a) The Friends of McClure Park
6. **CONSENT CALENDAR**

The items on the Consent Calendar are considered routine and will be adopted by one motion unless a member of the City Council requests to have any item considered separately. Members of the Community may have an item removed if they contact the City Manager by 5:00 p.m. the day of the meeting.

 - (a) City Council Minutes of 12/1/14
 - (b) City Council Minutes of 12/15/14
 - (c) Boards and Commissions Minutes
 - (1) Design Review Committee Meeting of 12/4/14
 - (2) Historic Landmarks Commission Meeting 12/16/14
 - (3) Planning Commission Meeting of 11/25/14
 - (d) Parks and Recreation Department Status Update
 - (e) Public Works Department Status Update

CONSENT CALENDAR CONTINUED

- (f) Library Status Update
- (g) Community Development Department Status Update
- (h) Police Department Annual Report
- (i) City Council Goal Update for Fiscal Year 2014-2015
- (j) Salary Resolution Implementing Cost of Living Adjustment for Astoria Public Safety Association (APSA) (City Manager)

7. REGULAR AGENDA ITEMS

- (a) Public Hearing and Resolution regarding Supplemental Budget Appropriating Loan Proceeds (Finance)
- (b) Public Hearing regarding Appeal (AP14-01) by Steele Architects for Columbia Bank of New Construction Permit (NC14-05) at 1122 Duane Street (Community Development)
- (c) Liquor License Application from Northwest Wild Products, Ron Neva and Amanda Cordero, Located at 354 Industry Street, Astoria for an Additional License for an Off-Premises Sales License (Finance)
- (d) Approve Bear Creek Dam Hydroelectric Power Purchase Agreement with PacifiCorp (Public Works)
- (e) Ordinance Readopting Certain State Statutes to Reflect Changes Made by the 2014 Oregon Legislature (2nd reading & adoption) (City Attorney/City Manager)
- (f) Approval of Vehicle Setup 2015 Chevy Tahoe (Police)
- (g) Discussion of DUII Issue (City Council)

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

9. ADJOURNMENT TO WORK SESSION

- (a) City Council Rules

THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING JULIE YUILL, CITY MANAGER'S OFFICE, 503-325-5824.



January 14, 2015

MEMORANDUM

TO: MAYOR AND CITY COUNCIL
FROM:  BRETT ESTES, CITY MANAGER
SUBJECT: ASTORIA CITY COUNCIL MEETING OF JANUARY 20, 2015

6:00 P.M. – EXECUTIVE SESSION

Item 1(a): ORS 192.660(2)(d) – Labor Negotiation Consultations

The City Council will recess to executive session to consult with members of its labor contract negotiating team.

Item 1(b): ORS 192.660(2)(h) – Legal Counsel

The City Council will recess to executive session to consult with counsel concerning legal rights and duties regarding current litigation or litigation like to be filed.

Item 1(c): ORS 192.660(2)(e) – Real Property Transactions

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

7:00 P.M. – REGULAR MEETING

PRESENTATIONS

Item 5(a): The Friends of McClure Park

A presentation will be made by The Friends of McClure Park on the improvements and added amenities the Friends would like to develop within the Park.

CONSENT CALENDAR

Item 6(a): City Council Minutes

The minutes of the City Council meeting of December 1, 2014 are enclosed for review. Unless there are any corrections, it is recommended that Council approve these minutes.

Item 6(b): City Council Minutes

The minutes of the City Council meeting of December 15, 2014 are enclosed for review. Unless there are any corrections, it is recommended that Council approve these minutes.

Item 6(c): Boards and Commissions Minutes

The minutes of the (1) Design Review Committee meeting of December 4, 2014, (2) Historic Landmarks Commission meeting of December 16, 2014, and (3) Planning Commission meeting of November 25, 2014 are enclosed. Unless there are any questions or comments regarding the contents of these minutes, they are presented for information only.

Item 6(d): Parks and Recreation Department Status Update

Enclosed is a status report regarding major Parks and Recreation Department projects. This report is provided for information only.

Item 6(e): Public Works Department Status Update

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

Item 6(f): Library Department Status Update

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

Item 6(g): Community Development Department Status Update

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

Item 6(h): Police Department Annual Report

Enclosed is an annual status report regarding major Police Department projects. This report is provided for information only.

Item 6(i): City Council Goal Update for Fiscal Year 2014-2015

Enclosed is a status report for the City Council's Goals for Fiscal Year 2014-15. This is provided for information only.

Item 6(j): Salary Resolution Implementing Cost of Living Adjustment for Astoria Public Safety Association (APSA) (City Manager)

As specified in the City Council approved APSA Collective Bargaining Agreement dated March 5, 2014, the following adjustment to the Salary Resolution is proposed: Cost of Living Adjustment (COLA) of 1% percent for APSA employees effective January 1, 2015. It is recommended that Council approve the Salary Resolution implementing the proposed adjustment as included in the approved Collective Bargaining Agreement.

REGULAR AGENDA ITEMS

Item 7(a): Public Hearing and Resolution regarding Supplemental Budget Appropriating Loan Proceeds (Finance)

ORS 294.473 provides a procedure for a municipality to pass a supplemental budget, if there is "an occurrence or condition that is not ascertained when preparing the original budget." The process is to advertise the supplemental budgets, hold a public hearing for the proposed supplemental budget and, then, consider a resolution that would adopt the proposed supplemental budgets. Now that that sports complex is completed the City has received invoices from CMH. The total amount of the invoices is \$794,471. This amount is commensurate with the amount outlined at the August 18, 2014 Council meeting when Council approved the Oregon Infrastructure Financing Authority (IFA) loan for the project. It should be noted that Council authorized a \$900,000 loan for this project; however, that total amount was not required. CMH is billing the City as they managed the construction contract which also included landfill closure components. The IFA loan was not appropriated in the budget for FY 2014-15 because the loan was not finalized until after the beginning of this fiscal year. The attached resolution appropriates the loan amount to the Improvements Other than Buildings line item of the Public Works Improvement Fund. It is recommended that Council hold the public hearing and approve the supplemental budget that adds the Council approved IFA loan proceeds to the FY 2014-15 budget so that invoices can be paid.

Item 7(b): Public Hearing regarding Appeal (AP14-01) by Steele Architects for Columbia Bank of New Construction Permit (NC14-05) at 1122 Duane Street (Community Development)

On September 8, 2014 Steele Associates Architects on behalf of Columbia Bank applied for a New Construction permit (NC14-05) to the Historic Landmarks Commission (HLC) to construct a new commercial building at 1122 Duane Street. On October 21, 2014, the HLC held a public hearing and noted that the proposed standing seam metal roof on the pyramid portion of the roof was not compatible with the adjacent historic buildings within the Downtown National Register Historic District. The HLC continued the hearing to allow the applicant an opportunity to consider alternative roof materials. At the November 18, 2014 meeting, the HLC held a public hearing and approved the request with several conditions. One of

those conditions was that the pyramid roof of the building could not be a standing seam metal roof and would need to be of another acceptable material.

On December 3, 2014 Steele Associates filed a Notice of Appeal on the decision of the HLC on New Construction Permit NC14-05. The Notice of Appeal only appealed the condition that the pyramid roof be constructed of a material other than standing seam metal. As this is the only item appealed, the balance of the permit and conditions have been approved and are not part of the hearing before the City Council. A complete record of the request has been compiled and is attached for your information. A public hearing on the Appeal has been advertised and is scheduled for the January 20, 2015 City Council meeting.

It is recommended that the City Council hold the public hearing on the appeal and consider whether to uphold or reverse the Historic Landmarks Commission decision to approve the Request with the condition that the roof be of a material other than standing seam metal and adopt corresponding Findings of Fact.

Item 7(c): Liquor License Application from Northwest Wild Products, Ron Neva and Amanda Cordero, Located at 354 Industry Street, Astoria for an Additional License for an Off-Premises Sales License (Finance)

A liquor license application has been filed by Amanda Cordero doing business as Northwest Wild Products located at 345 Industry Street. The application is for an additional licensee, Ron Neva. Northwest Wild Products has an existing Limited On-Premises and Off-Premises Sales Licenses. The appropriate departments have reviewed the application and it is recommended that Council consider approval.

Item 7(d): Approve Bear Creek Dam Hydroelectric Power Purchase Agreement with PacifiCorp (Public Works)

As part of the installation of a small hydroelectric generator at Bear Creek Dam, the City is required to enter into a Power Purchase Agreement with PacifiCorp. This agreement allows the utility to purchase the excess power generated by the turbine, and feed power back into the system. The turbine is estimated to generate an average of 154,645 kilowatt hours (kWh) annually. The City's water treatment system utilizes approximately 90,000 to 100,000 kWh annually, at a cost of about \$9,000. This charge would be eliminated by the power generated by the turbine and excess power would be sold to PacifiCorp at regulated rates. These "buy back" rates are significantly lower than the amount the City is paying, so it is advantageous to "reverse the meter" to use power generated by our hydroelectric facility before selling the power back into the system. The draft agreement has been reviewed and approved as to form by City Attorney Henningsgaard.

Please note that City Council approved the original agreement on June 2, 2014; however, when the agreement was sent back to PacifiCorp, it was determined that some minor modifications were needed. Modifications to the agreement consist of the following:

- 1) Date changes under RECITALS section B & C.
- 2) The estimated annual energy sold back under RECITALS section D was increased to be more accurate.
- 3) Section 2.4 was changed from 15 years to an actual date of December 18, 2029.
- 4) Sections 4.2 and 4.3 were modified to include a revised power production value due to modified power generation calculations.
- 5) Exhibit D-1, SELLER'S MOTIVE FORCE PLAN was updated to include more accurate average energy generation numbers.

It is recommended that the City Council approve the revised Power Purchase Agreement and authorize the Mayor to sign the document.

Item 7(e): Ordinance Readopting Certain State Statutes to Reflect Changes Made by the 2014 Oregon Legislature (2nd reading & adoption) (City Attorney/City Manager)

The first reading of this ordinance was held at the January 5, 2015 City Council meeting. This ordinance implements "global" readoption of various Oregon Revised Statutes that appear throughout the Astoria City Code. It is recommended that Council conduct the second reading and adopt this ordinance.

Item 7(f): Approval of Vehicle Setup 2015 Chevy Tahoe (Police)

The Police Department is requesting permission for an expenditure of \$11,800 for the purchase and installation of emergency equipment for the previously approved 2015 Chevy Tahoe. This purchase does include the transfer of some equipment that will be repurposed from the current police vehicle which is being decommissioned. Funding for this project was anticipated and is included in the Capital Improvement Fund budget in the vehicle lease payments line item. It is recommended that Council approve the purchase of equipment and installation through Cascade Mobile in the amount of \$11,800.

Item 7(g): Discussion of DUII Issue (City Council)

Mayor LaMear has requested a Council discussion regarding this matter.

ADJOURNMENT TO WORK SESSION

Item 9(a): City Council Rules

The Council will discuss and possibly develop City Council Rules.

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

Councilors Present: LaMear, Herzig, Warr, Mellin, Mayor Van Dusen

Councilors Excused: None

Staff Present: City Manager Estes, Assistant City Manager/Police Chief Johnston, Parks and Recreation Director Cosby, Financial Analyst Snyder, 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.

Mayor Van Dusen introduced Mark Kujala, Mayor of Warrenton.

REPORTS OF COUNCILORS:

Item 3(a): Councilor Herzig reported that more than 60 people attended the Astoria Warming Center's first volunteer training on November 30th. People have signed up to work shifts at the shelter and donations are coming in. The Fire Chief, Police Chief, and Building Inspector have signed off on the building and the shelter is waiting for the City Manager's approval to open. He hoped the shelter would be open before the weather cools off again. He thanked Tiffany Brown, Clatsop County Emergency Manager, for creating the standard operating procedures and completing all of the necessary paperwork. He thanked others who have worked hard on the project, including Larry Allen, Larry Miller, Karin Temple, and City Staff.

City Manager Estes said his office received the operations plan for the shelter on Wednesday, November 29th. The plan is currently being reviewed by the Police and Fire Departments. He expected a final response by the middle of the week.

Councilor Herzig said he wanted to get the word out that the warming center would only be open when the temperature is expected to drop below 35 degrees. An alert will be sent to the police, Clatsop County, and to the volunteers. The shelter would be ready for the next round of cold weather and he appreciated all of the help from City Staff and the community. He reported that on December 2, the Oregon Arts Commission would host a town hall meeting at Liberty Theatre at 1:00 pm to receive public feedback about how the commission could do a better job promoting and supporting the arts in the community.

Item 3(b): Councilor Warr congratulated and thanked Councilor Herzig for taking the lead on the warming center.

Item 3(c): Councilor Mellin reported that she was excited to see a "For Sale" sign on the Flavel House on 15th Street.

Item 3(d): Councilor LaMear reported that she had lunch with Suzanne Bonamici earlier in the week and had met with Port of Astoria Director Jim Knight. She also attended training for the warming center and looked forward to its opening.

Item 3(e): Mayor Van Dusen reported that the Astoria Downtown Historic District Association (ADHDA) did a great job with the holiday lighting event, which was a great kick-off for the holiday season. Shopping has been brisk, and Friday's Plaid Day went well.

Alana Garner, 486 12th Street, Astoria, said Saturday, November 29th, was the ADHDA's kick-off event called Skate into Christmas, at the Astoria Armory. Turnout was great. The event included an open skate, crafts, and pictures with Santa. The grand lighting ceremony was held at 12th and Commercial, which also had a great turnout. She thanked the community for attending and supporting the event, and Mayor Van Dusen for introducing Santa. The ADHDA is looking forward to the rest of the holiday season. Business in the downtown area will be open until 7:00 pm on Friday nights, so shop local and have fun.

Mayor Van Dusen noted that Tim and Melba O'Bryant were in charge of putting up the lights. Mr. O'Brian works for UPS and uses his vacation time volunteering to put up the Christmas lights. He reported that Chief Ames' hip replacement surgery went well.

Deputy Chief Gascoigne added that Chief Ames was doing well and could be back to work on Wednesday, December 3rd.

CHANGES TO AGENDA: There were no changes.

PRESENTATIONS:

Item 5(a): FEMA Flood Plain Map Update and Consideration of IGA to Provide up to \$7,000 for Professional Services

Over the last few years, the Federal Emergency Management Agency (FEMA) and Department of Geology and Mineral Industries (DOGAMI) have been developing new flood zone maps for the entire State of Oregon. In 2010, new FEMA maps were adopted by the City with the knowledge that additional mapping would soon be completed by DOGAMI for coastal communities to better identify the "at risk" areas of each community. On December 10, 2013, the City received the draft FEMA Flood Insurance Rate Maps (FIRM) for review. With the new drafts, there are major changes that will impact the citizens of Astoria and their ability to obtain flood insurance and/or to develop along the Columbia River and Young's Bay. A letter was sent to FEMA/DOGAMI identifying questions and concerns with the new mapping. Clatsop County and Warrenton also sent letters of concerns. FEMA responded to the letters in June 2014 but did not completely answer the concerns identified. There is still question as to the accuracy of the information in the new mapping, the data, and model used to calculate the potential flood risks in Clatsop County. Several of the issues/concerns include the change of the Columbia River and Young's Bay to a "velocity zone" which increases the potential flood impact areas and raises the Base Flood Elevation. In addition, the draft maps use an extremely high data point from the Tongue Point Tidal Station that may be an anomaly and alters the Base Flood Elevation by one foot or more. The inclusion of this data in the model has a tremendous impact on not only development in these areas, but could also have an effect on insurance rates for citizens in these areas. There were several other issues noted in the letter to FEMA/DOGAMI.

Based on the fact that FEMA did not adequately address our concerns, it was determined that Clatsop County, Warrenton, and Astoria should present a unified response to FEMA as the issues impact the entire north County area. Over the last few months, jurisdictions have been meeting with FEMA to obtain the data necessary to review and analyze FEMA's findings. We have now received the data and intend to hire a consultant to review the material in order to prepare a formal response to FEMA. The County, Warrenton, and Astoria would consolidate resources and share in the costs to hire the consultant through an Intergovernmental Agreement (IGA). A draft IGA will be presented to Council to consider providing up to \$7,000 towards this effort. Depending on the results of the consultant's analysis and FEMA's response to these findings, additional actions may be necessary to protect the interests of the north County communities relative to the proposed flood maps. Colin Stelzig, Otak / Warrenton City Engineer, Warrenton Mayor Mark Kujala, Astoria Planner Rosemary Johnson, and City Engineer Jeff Harrington will be present to make a presentation to the City Council explaining the concerns with the proposed FEMA maps and identifying the steps the communities will be taking to assure that the correct information is used in adopting the maps.

City Manager Estes noted that the IGA was at the dais. The City of Warrenton approved the IGA the previous week. He confirmed for Mayor Van Dusen that \$7,000 would be Astoria's share of the cost.

Mark Kujala, 311 SE Galena, Warrenton, thanked City Council and Staff for their hard work on this issue over the last few months. The issue pertains to the Columbia River Flood Study that was published about a year ago. The City of Warrenton had serious questions about the study and has yet to receive satisfactory answers to those questions. Therefore, the County, the Port, Warrenton and Astoria are looking for an expert to conduct an independent analysis of the data provided to verify the conclusions drawn in the study. Those conclusions may be challenged if they cannot be verified. This issue is important to Warrenton because the result of the study affects base flood elevations, flood insurance, development codes, and construction costs associated with improvements to the levy system. This issue is important to Astoria for other reasons.

Colin Stelzig, 657 N Main, Warrenton, said he had spent most of the last seven years working on Warrenton, but also looked at Astoria and could provide a lot of information based on the flood maps. Astoria is primarily surrounded by the Columbia River and Young's Bay and the flood elevation is approximately 12 feet, which encompasses most of the city. He displayed a map showing that Astoria contains elevations of 15 and 17 feet and the proposed flood elevation. Flood zones are changing from AE, a flood plain zone, to a velocity zone, which is a big change. A velocity zone is an area where wave heights are expected to be more than three feet high. This change in zones will result in higher insurance rates, costly improvements to homes, and limits on dredging, filling on land, and on development. The Yacht Club is at a 12-foot elevation and the velocity zone is being proposed with an elevation of 18 feet in that area. He showed a cross-section of the Yacht Club using Light Detection and Ranging (LIDAR) data, noting that the top of the roof is approximately 30 feet high. He pointed out the existing and proposed flood zone elevations in relation to the riverbank and building, noting that this was an extreme example, but this situation would occur throughout Astoria. He showed the same scenario for the east end of Astoria, in the area containing Alderbrook, the sewer lagoons, and Tongue Point, and explained how the city would be affected by the proposed zone change. FEMA has modeled 75 events between 1949 and 2010. He referred to a map that indicated the flood elevation of each event, noting that they were fairly consistent with the exception of one point, which he considered an anomaly. He believed FEMA knows this event was an anomaly, but has not yet said so. Actual data of this event contradicts FEMA's model, which shows the flood elevation almost one foot higher than the actual event. FEMA's models predict overtopping at at least three locations, including six overtoppings at Tansy Point, seven overtoppings at the Tongue Point Tie Gauge, and eleven overtoppings at the sewage lagoons. As far as he knows, those overtoppings have never occurred. He explained that overtopping is when water rises over the top of a barrier and splashes into an area. On Tuesday, November, 25, 2014, Requests for Proposals were sent to six consultants who have experience working in the Columbia River estuary, asking them to review information provided by Clatsop County, Warrenton, and Astoria and find out what issues they may have with FEMA's models. A meeting will be scheduled for early 2015. He asked Astoria to have questions ready for FEMA. FEMA will prepare a report, and after the meeting, they will provide recommendations for moving forward. He estimated the costs for the proposal to be between \$10,000 and \$20,000. Proposals are due December 19th and the contract should begin January 14th. The meeting should be set for February.

Councilor Warr said while at work at construction sites near the beach, he has heard many complaints about FEMA's proposed changes to the flood zone. He asked if these changes affected the entire coast. Mr. Stelzig answered yes, most drastically the Columbia River estuary. Seaside and Cannon Beach had some flood zone reductions, but the estuary was impacted the most. Mayor Kujala added that these changes were made nationwide. The northwest district has 800 Freedom of Information Act requests waiting to be fulfilled. This area is not the only area going through this process, which is why it so important to have a collective voice when talking to FEMA or any of the agencies involved. Having one community united on this issue makes a big difference.

Mayor Van Dusen asked Mayor Kujala to give an example of a specific area in Warrenton that would be adversely affected by the zone changes. Mayor Kujala said FEMA has proposed that Tansy Point be considered a velocity zone. FEMA has modeling that shows overtopping where flooding has not occurred, which indicates the model they are using is inaccurate. He wants an independent analysis of the information FEMA has provided, which is two filing cabinets full of data.

Councilor LaMear asked for the definition of a velocity zone. Mr. Stelzig explained that FEMA determines a velocity zone to be any area that receives waves over three feet high. FEMA has documented wave heights throughout the entire estuary and used their model to determine the locations with wave heights of three feet or higher. He showed an example of the type of building typically constructed in a velocity zone. Engineer Harrington added that he and Planner Johnson have been following this process all along and they agree that this challenge against FEMA is necessary. FEMA's data does not make sense and Staff believes the anomaly in the data points to some inaccuracies in their modeling. Challenging the data and getting a third-party review of the data is a smart thing to do. Clatsop County, Warrenton, Astoria, and the Port of Astoria will share the costs.

Port Commissioner Steve Fulton, 1050 34th Street, Astoria, believed the presentation described the situation well. He has been working on the issue with Mayor Kujala and Mr. Stelzig for quite a while. This issue will affect land use in the county. The federal government will tell the county how property can be developed. Decisions about what people can build on their properties should be decided locally. The area is being asked to adopt these flood maps that are incorrect in order to qualify for federally funded insurance. These maps should be challenged before the burden is put on landowners.

Mayor Van Dusen asked how adoption of the flood maps affected insurance. Staff explained that cities adopt the FEMA flood maps and become certified cities. If a city does not adopt the maps, the citizens are not eligible for FEMA flood insurance and would have to purchase private insurance. Without FEMA flood insurance, a property would not be covered in the event of a flood. Building construction methods must meet FEMA flood code requirements. In a velocity zone, buildings must be one foot above the zone. Failure to meet this requirement impacts flood insurance and citizens may not be able to get insurance. Without flood insurance, property owners are not eligible for federally funded mortgages or home loans. This issue could affect existing buildings already built over the waterfront, like the Columbia House Condominiums. Mr. Stelzig said that in Warrenton, houses are now being put on the market and owners must get flood insurance before the houses can be sold. Congress has mandated that flood insurance is necessary for federally insured mortgages. If the City does not adopt the new maps, citizens will not be able to get flood insurance from the government.

Councilor Mellin asked if FEMA was likely to listen. Mayor Kujala believed it has been difficult to communicate with FEMA over the years, but the response has been better since Congresswoman Bonamici, Senator Merkley, and Senator Wyden sent staff to attend the meetings with FEMA. It took ten months to get the data from FEMA, but now an independent review can be conducted to verify their conclusions. Progress is being made slowly and the process has been frustrating. Warrenton has been working on this issue for about seven years and this is the first step to creating a challenge. He hoped no challenge was necessary, but it could be. There is a meeting scheduled for the beginning of 2015 and he wants to make sure he and the others involved can speak intelligently with FEMA's consultants. In order to do this, an expert is needed. Mr. Stelzig has been working on the issue from the beginning and has tracked the progress as well as anyone. However, someone who is proficient at modeling and analyzing tons of data is still necessary. Estuary modeling is the most complicated type of modeling because it involves the ocean, wind, tides, waves, and river flows. This is why the probability of human error is higher. Seaside challenged their flood maps, which indicated flood waters would flow over top of the 12th Avenue Bridge. He believed Seaside won their challenge. FEMA claims they use photographs and interview people, but obviously, they did not interview enough people because elderly people in Seaside had never seen the water flood over the bridge.

Councilor Herzig understood the need to verify the information because it would affect property values and flood insurance. However, he believed public safety should be considered. This is about a 500-year Cascadia Fault event and there are no elderly people that old. Mr. Stelzig explained that FEMA did not consider a Cascadia event. Councilor Herzig understood and asked what was planned should FEMA be correct. Mr. Stelzig said new construction along the waterfront would have to include walls that allow waves to pass through, flood insurance rates would increase a lot, and protective dikes may need to be built. If FEMA is right, there will be serious consequences. Councilor Herzig hoped public safety would be considered because the community cannot turn a blind eye to the issue.

Councilor Herzig said he would vote in favor of the IGA because Astoria and Warrenton would not take the information seriously until it had been verified, which is completely understandable. However, after confirmation or negation of the information is obtained, he wanted the community to get serious about flood and earthquake safety.

City Council Action: Motion made by Councilor Mellin, seconded by Councilor Warr, to authorize approval of an Intergovernmental Agreement between the City of Astoria, City of Warrenton, and Clatsop County, and provide up to \$7,000 towards hiring a consultant. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Mayor Van Dusen said this situation reminded him of when Oregon Department of Transportation (ODOT) would not allow Astoria to install a roundabout. Astoria hired its own engineers to dispute ODOT's findings. ODOT listened and Astoria was able to build the roundabout. He hoped this situation turned out the same.

Mayor Kujala thanked City Council for the opportunity to work together, adding he hoped they could work on more fun projects in the future. He said that Mayor Van Dusen's leadership and community outreach meant a lot to him. Mayor Van Dusen invited the City of Warrenton to celebrate the Bicentennial with Astoria, which Mayor Kujala appreciated. Mayor Van Dusen has laid the foundation for Astoria and Warrenton to work together in the future.

CONSENT CALENDAR:

The following items were presented on the Consent Calendar:

- 6(a) City Council Minutes of 11/5/14
- 6(b) Boards and Commission Minutes
 - (1) Historic Landmarks Commission Meeting of 10/21/14
 - (2) Library Board Meeting of 10/28/14
 - (3) Planning Commission Meeting of 10/28/14

6(c) Authorization to Apply for Grant to Support Community Wellness Challenge (Parks)

Councilor LaMear requested Item 6(c) be removed for further discussion.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Mellin, to approve Items 6(a) and (b) on the Consent Calendar. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 6(c): Authorization to Apply for Grant to Support Community Wellness Challenge (Parks)

Councilor LaMear noted the amount stated on Page 3 of the Agenda should be \$5,000, not \$50,000. City Manager Estes confirmed that the correct amount was \$5,000.

Councilor Herzig said he emailed Staff about the error. The letter O was typed in the middle of the number, resulting in \$5,0o00.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Herzig, to approve Item 6(c) on the Consent Calendar, as corrected. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

REGULAR AGENDA ITEMS

Item 7(a): Public Hearing and Ordinance Regarding Vacation of 1700 Block of Duane Street (Public Works) (1st Reading)

On December 2, 2013, the City vacated a portion of the 1700 Block of Duane Street adjacent to the Columbia River Maritime Museum (CRMM) storage area at 1777 Marine Drive. At that time, there was discussion concerning possible vacation of the remaining west portion of Duane Street that is adjacent to the Maritime Texaco Station property at 1701 Marine Drive and the Moose Lodge at 420 17th Street. Subsequently, staff met with representatives of both the Maritime Texaco Station and the Moose Lodge concerning the possible vacation of the portion of Duane Street adjacent to their properties. Both parties expressed interest and have submitted applications to the City. The proposed vacation would provide the Maritime Texaco Station with a 10' x 100' portion of the street, as previous owners acquired the 20' x 100' section of the street in 1944. The Moose Lodge would acquire a 30' x 100' portion of the right-of-way. Staff has reviewed the request and has determined that the area to be vacated does not appear to have any future potential as an access route; however, staff believes it would be in the best interest of the City to reserve easement rights on the vacated area for any existing and/or potential future utilities. At their November 17, 2014 meeting, the Astoria City Council acted to schedule a public hearing on the proposed street vacation on December 1, 2014 at 7:00 p.m. It is recommended that the City Council conduct the scheduled hearing and first reading of the proposed ordinance to vacate a portion of the Duane Street right-of-way.

City Manager Estes said Staff is proposing an assessment of \$611.89 for the Maritime Texaco and \$1835.67 for the Moose Lodge, based on real market values of adjacent properties.

Councilor Herzig believed the portion to be vacated was 40' by 100'. City Manager Estes explained that a 30' by 100' portion would be acquired by the Moose Lodge, leaving a 10-foot section to the north.

Mayor Van Dusen opened the public hearing at 7:37 pm and called for anyone wanting to address the City Council on the vacation of the 1700 block of Duane Street to come forward with any comments or concerns. Hearing none, Mayor Van Dusen closed the public hearing at 7:38 pm.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Warr to conduct the first reading of the ordinance regarding the vacation of the 1700 block of Duane Street. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Director Cosby conducted the first reading.

Item 7(b): Request to Schedule a Public Hearing regarding Purchase of City Owned Property Adjacent to 1610 Coxcomb Drive (Public Works)

The City has received a request from William Armington to purchase a City owned parcel adjacent to 1610 Coxcomb Drive to provide additional yard space and protect his views. The property is approximately 12,326 square feet and located directly east of the applicant's property. The applicant has requested to purchase Lot 2 and the vacated portion of Madison Avenue, which is approximately 8,200 square feet. The parcel is not included within the Astoria Column Park boundaries. It is currently located within the Institutional Zone (IN) and is not zoned for residential use. If the property is sold, it would eventually need to be rezoned to the adjacent residential zone. The applicant recently had the property appraised and the estimated market value is listed at \$15,000. It is recommended that Council set a public hearing for December 15, 2014 to take public comment on the potential sales and approve or deny the sale of the property.

Councilor LaMear asked Staff to define an institutional zone. Planner Johnson explained that the institutional zone was created for properties owned and used by the county, city, and school district. The institutional zone this particular property is located in includes the college and City owned properties for Coxcomb Hill and Astor Column. The college property abuts this property to the north and Column property abuts it to the east.

Councilor Herzig said this sale was not part of the discontinued land sales by the City. However, he was still concerned because the City is still selling property at the bottom of the market. He believed the City should have the same concerns about this sale as it did with past sales. He believed \$15,000 was very low for the property. Once the City sells property, it cannot get the property back. He added that Astoria is dispersing its assets very rapidly this year.

Councilor Mellin believed the sale was a good deal. No one would build on the property, which is adjacent to the buyer's property. She supported the public hearing.

City Council Action: Motion made by Councilor Mellin, seconded by Councilor Warr to schedule a public hearing on December 15, 2014 on the sale of property adjacent to 1610 Coxcomb Drive. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(c): Public Hearing and Ordinance regarding Amendment Request (A14-04) for Wireless Communication Facilities (1st Reading) (Community Development)

In 2002, the City adopted a Wireless Communication Facility Ordinance to address where and how communication towers and antennae could be located within the City. For aesthetic purposes, lattice towers were prohibited requiring that any new communication towers be monopoles. The ordinance provided that "public emergency communication" facilities were not subject to the requirements of the code to facilitate public safety; however, the code did not address co-location of a private provider with a public emergency communication facility and, therefore, if a public emergency communication tower includes private providers, then it would be required to be a monopole construction. The current public emergency communication facility and Verizon private facility located on Coxcomb Hill adjacent to the Astoria Column are proposed to be relocated. The public emergency equipment is proposed to be co-located on the proposed Verizon tower in the forested Land Reserve area above Irving Avenue near Reservoir 3 and would, therefore, include both private and public facilities. Due to the type of facilities needed for public emergency communication services, and in order to allow co-location by other private providers, the tower needs to be fairly substantial in construction. The tower would need to be approximately 150' tall to accommodate quality two-way radio coverage. A lattice tower would provide the needed height and space on the tower for co-location of private provider antennas and allow for quicker repairs to emergency communication outages. If the tower were used only for emergency service facilities, the existing code would not apply and they would be allowed to install a lattice tower; however, since the tower will have co-location of private providers, it is subject to the Wireless Communication Facility Ordinance, which prohibits lattice towers. By co-locating both public and private facilities, the number of towers is

reduced and only one tower would be required at Reservoir 3 site. Therefore, staff has initiated a proposed code amendment to allow lattice towers in the LR Zone and only if they also accommodate an emergency service facility regardless of additional co-location by private providers. The intent of the original code was to prevent a forest of cell towers and to maintain the visual quality of the Astoria skyline. Since the tower could be lattice if it was only for emergency services, and since co-location would reduce the need for additional towers, it would be consistent with the intent of the code to allow a co-located emergency service tower to be a lattice tower.

At its October 28, 2014 meeting, the Astoria Planning Commission held a public hearing and recommended that the City Council adopt the proposed amendment. A copy of the Staff Report and Findings of Fact as adopted by the Planning Commission are attached. Also attached to this memo is the proposed ordinance. A public hearing on the Amendment has been advertised and is scheduled for the December 1, 2014 City Council meeting. It is recommended that the Council hold a public hearing and adopt the ordinance as recommended by the Planning Commission. If the Council is in agreement with the recommendation of the Planning Commission, it would be in order for Council to hold a first reading of the Ordinance.

Councilor Herzig said he was happy to see this happening. The ordinance would remove the tower from the Column and create enhanced emergency communications. He noted this has been a lot of work for Staff.

Mayor Van Dusen asked if anyone objected to the jurisdiction of the City Council to hear this matter at this time. There were no objections. He asked if any member of the City Council had any ex parte contacts or conflicts of interest to declare. There were none. He explained the procedures governing the conduct of public hearings to the audience and advised that handouts of the substantive review criteria were available from Staff. He opened the public hearing at 7:48 pm and called for a presentation by the applicant.

Planner Johnson said City Manager Estes' introduction covered everything, and noted that this would only affect facilities in the land reserve that included both emergency and private services.

Mayor Van Dusen called for any testimony in favor of, impartial, or opposed to the application. Hearing none, he closed the public hearing at 7:49 pm.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Herzig, to conduct the first reading of the ordinance regarding Amendment Request (A14-04) for wireless communication facilities. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Planner Johnson conducted the first reading.

Mayor Van Dusen noted that Staff put in hundreds of hours working on this project.

Item 7(d): Authorization to Lease Property to Buoy Beer Company at 1 8th Street (Parks)

The City has received a request from Buoy Beer Company, to lease a portion of the rail corridor behind the Buoy Beer building at 18th Street, site of the former Bornstein Seafoods. The request is to utilize an area between the building and the River Trail to fence an outdoor seating area, allow parking and/or deliveries, for the restaurant/brewery operations at the facility. In lieu of a yearly lease amount, Buoy Beer agrees to maintain, repair, replace, and make any needed improvements to the decking, pilings, and other structural support. Through this agreement the savings in maintenance and repair costs to Parks and Recreation Department and Public Works Department exceeds the yearly lease amount the City would receive. The Parks Advisory Board recommends approval of this lease due to the fact that the property does not restrict access to the Riverwalk, has views of the river, nor is the property commonly used as a parks setting. It is recommended that Council authorize the Mayor and City Manager to sign the attached Lease Agreement for Buoy Beer Company.

Councilor Mellin believed this was a great idea. At the last Parks Department meeting, she learned that cars still try to drive down the corridor even though signs have been posted indicating cars are not allowed.

Councilor Herzig was concerned about the length of the lease. He believed five or ten years was a more appropriate term because businesses and situations change. The Rivertrail may be changing and he did not want the City to be tied to a 40-year lease. He proposed that the lease be changed to 10 years.

Mayor Van Dusen invited the public to speak about the lease.

Dave Kroening, 1078 Harrison Avenue, Astoria, said there are about 16 rows of four pilings throughout the length of the section. He was concerned about the potential to have rights to the property for just 10 years because the company will spend between \$2,000 to \$3,000 for improvements to each piling. This is why they negotiated a longer lease. He appreciated working with the City on this and would make it work. He explained for Councilor Herzig that the trestles would be replaced as soon as possible. Currently, the trestles are suitable for pedestrian use, but not for deliveries. Therefore, the company does not do any deliveries across the street ends. The street ends are another City project that must be completed before the structure could hold any significant weight. Trestle replacement would also depend on how well the business does, but they would be replaced within a few years.

Councilor Herzig understood that Mr. Kroening was not making any guarantees about when the trestles would be replaced.

Sean Fitzpatrick, 1046 Grand Avenue, Astoria, said instead of a 40-year lease, City Council might consider a lease for a period of time with options for the business to extend the length of the lease.

Councilor Herzig said he would like to take advantage of Mr. Fitzpatrick's suggestion. Currently, the lease is a 40-year lease with an optional 20-year extension. He suggested the lease be for 10 years with an optional 20-year extension. This was a major commitment, dependent on business, and he would like to give all parties a way out of the lease if something does not work out.

Councilor Warr said he had no objections either way, but suggested a 20-year lease with an optional 20-year extension. This would minimize liability on maintaining the dock, unless the company fails. He believed 40 years was a long time. The property sat vacant for a good portion of the last 20 years, but he believed it would be maintained.

Councilor Herzig agreed that a 20-year lease with an optional 20-year extension was an acceptable compromise.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Herzig to authorize the Mayor and City Manager to sign a 20-year Lease Agreement with an optional 20-year extension for Buoy Beer Company. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(e): Franklin Avenue Sewer Main Replacement Project (23rd and 27th Street) – Final Pay Adjustment (Public Works)

On August 4, 2014, City Council authorized award of a construction contract to TFT Construction, Inc., in the amount of \$182,475.45 for the Franklin Avenue Sewer Main Replacement Project (23rd to 27th Street). At the time of award, staff noted that challenging project conditions, including groundwater and contaminated soil, may result in the need for change orders. TFT Construction, Inc. is requesting a pay adjustment to account for unforeseen conditions, constructability revisions, quantity adjustments, and added project scope. The project is substantially complete with only minor punch list items remaining. The final pay adjustment, totaling \$17,993.31, is within the project contingency of \$18,250.00. Funds for the pay adjustment are available in the Public Works Improvement Fund. It is recommended that Council authorize a final pay adjustment in the amount of \$17,993.31 with TFT Construction, Inc., for the Franklin Avenue Sewer Main Replacement Project.

Councilor Herzig asked if construction companies were aware of contingency amounts in projects like this one, noting that this pay adjustment is very close to the entire contingency amount. Engineer Harrington said the contingency amount is public knowledge. This pay adjustment was negotiated to a lower amount by Staff; the original request was much higher.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Mellin to authorize a final pay adjustment in the amount of \$17,993.31 with TFT Construction, Inc., for the Franklin Avenue Sewer Main Replacement Project. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(f): Liquor License Application from Young's Bay Restaurant Seafood & Grill LLC., Nicole Keller, at 1820 SE Front Street, for a New Outlet for a Limited On-Premises Sales License and an Off-Premises Sales License (Finance)

A liquor license application has been filed by Young's Bay Restaurant Seafood & Grill LLC., Nicole Keller, located at 1820 SE Front Street, Astoria for a New Outlet for a Limited On-Premises Sales License and an Off-Premises Sales License. The appropriate departments have reviewed the application. After conducting an investigation into the application for OLCC licenses at Young's Bay Restaurant Seafood & Grill, Police staff is recommending denial.

City Manager Estes said this business was formally known as Tide Point. A check on the Applicant revealed that her Oregon driver's license had been suspended six times since 2001, most recently in March 2012. The Applicant indicated on the OLCC license application that she had not been convicted of driving a car with a suspended license or no insurance within the last 12 years. Details about this situation are included in City Council's memorandum. Upon review of this application, the Police Department noted that the business was featured in the *Daily Astorian*. The article indicated that Ms. Keller and her fiancé, Nick Clark, are running the business together. During a discussion between Police Department Staff and OLCC inspector Marc Warren, it was noted that Mr. Clark indicated he was a signatory on the lease and a guarantor for the business. Therefore, Mr. Clark has a licensable interest. City Staff was concerned about the failure of the Applicant to list those with a licensable interest. At the time the Memorandum was prepared, Chief Johnston and Mr. Warren were unsuccessful in their attempted to speak with the Applicant about a potential alternate process to secure a liquor license for the business. Staff recommends City Council deny the license, as Ms. Keller was not candid on the application and she has had a history of inability to interact with the regulatory process.

Mayor Van Dusen invited the Applicant to speak.

Nicole Keller, 1820 SE Front Street, Astoria, said she received traffic violation tickets in 1999, right after she finished high school. She was getting into a lot of trouble at that time, but her tickets were taken care of. A couple of tickets were sent to collections because she had moved to Washington to start a family. She had a valid driver's license and insurance in Washington until 2011, when she was pulled over in Oregon and found out that her Oregon driver's license had been suspended since 2006. The tickets that went to collections in 2006 were the tickets originally issued in 1999. She has had no reoccurrences. As soon as she found out about her suspended license, she took care of it right away. Since then, she has had a son and has tried to open a restaurant. She is just applying to serve beer and wine with the seafood, not a full bar.

Councilor Herzig asked if the Applicant would be willing to discuss the alternate process with Staff and OLCC. Ms. Keller said yes, she had been in contact with Mr. Warren and was not sure why he said they had not spoken. Mr. Warren is aware of the details of her suspended license and has sent corrections about the incident to the State. The process is going as planned with the OLCC, but Mr. Warren is waiting on a signed lease agreement. The original lease agreement that she gave Mr. Warren had both her and Mr. Clark listed as a guarantor. She and Mr. Clark have since decided to remove him from the lease because he already owns a business. The person she is purchasing the business from wants Mr. Clark on the lease as a guarantor just to ensure the lease will be paid because this is her first time owning a business. Mr. Warren accidentally shredded the first copy of the lease, so she plans to give him another copy tomorrow. She said she was willing to consider an alternate application process. Mr. Warren has told her that she cleared the criminal background check.

Chief Johnston said he knew Mr. Warren had been in contact with Ms. Keller. This issue is that if Mr. Clark is on the lease, and he currently is, the application is not complete. The application, as is, is untruthful. One way to fix this issue is to make Mr. Clark an Applicant. The other way would be for the LLC to sublease the restaurant, instead of the entire property, to the company running the restaurant. Neither of these things have been done, which leaves the City with an application that is not candid, forcing Staff to recommend the license be denied. He asked Mr. Clark on Wednesday to withdraw this application and submit an accurate application so that Staff could recommend approval.

Ms. Keller said Mr. Warren indicated neither of these solutions would be in her best interest. Mr. Warren had suggested Mr. Clark apply with the OLCC. On Thursday, she submitted Mr. Clark's application and the signature page of the lease agreement and Mr. Warren is just waiting for her to submit the rest of the lease. Mr. Warren had told her it would be quicker to submit Mr. Clark's application rather than start the process over from the beginning.

Chief Johnston confirmed for Mayor Van Dusen that starting the application process over would be simple because half of the background check had already been completed. A new application could be included on the next City Council agenda.

Ms. Keller believed the delay would be between 30 and 60 days and Mr. Warren did not feel such a delay was necessary.

Mayor Van Dusen noted for Ms. Keller that Mr. Warren was not present and did not work for the City. Astoria's Police Chief has asked that the application be withdrawn and a new one be submitted. He believed City Council should agree with Staff's recommendation to consider a new application at the next City Council meeting.

Ms. Keller said Mr. Warren did not see any reason to withdraw the application and believed Mr. Clark's application could just be added to the one already submitted.

Chief Johnston explained that his recommendation was not a representation of conversations he had with Mr. Warren.

Ms. Keller said she had been in contact with Mr. Warren as recently as Friday afternoon. She had no other comments for City Council.

Mayor Van Dusen invited the public to speak about the application.

Nick Clark, 229 West Marine Drive, Suite C, Astoria, said he was not included on the original application because he owns a medical marijuana dispensary. While the dispensaries are legal in Oregon, they are not legal federally. He was only on the lease to guarantee that rent on the property would be paid. He did not know this required him to be on the application. He has filed an application and passed a state-wide background check.

Councilor Herzig believed it would be in everyone's best interest for Ms. Keller to withdraw the application. He understood this would mean a delay. Until the same application could be approved by all parties, the City Council was in a difficult position. Chief Johnston has recommended the application be denied. City Council does not want to deny the application and it would be better if a new application could be presented at the next meeting.

Councilor Mellin suggested the Applicant simply redo the application correctly.

Councilor Warr believed a new application could be reviewed at the next City Council meeting on December 15th.

Councilor LaMear agreed that a new application should be submitted.

City Manager Estes and Mayor Van Dusen did not want City Council to have to deny the application. Chief Johnston said the City is required to act on the application within 45 days, or else the City has given tacit approval. He believed the 45-day time period would expire in about 15 days.

Ms. Keller confirmed that she submitted her application more than 30 days prior and waiting until the next City Council meeting would put her application past the 45-day time period. Mayor Van Dusen said a special City Council meeting had been scheduled for December 10, 2014 at 11:00 am, which would be within the 45 days. He did not believe it would be wise to make a motion for denial, but City Council was not ready to approve the application.

City Council decided to wait for the Applicant to withdraw the original application and submit a new one to be reviewed at the next City Council meeting.

NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS

Sean Fitzpatrick, 1046 Grand Avenue, Astoria, thanked Councilor Herzig for his efforts to create the warming center, adding it has been good to see how much Councilor Herzig has accomplished. He believed the location of the warming shelter was great. He was concerned about Councilor Herzig's statement regarding the valuation of city-owned property. He has listened to people discuss the value of city-owned property for the last year and a

half and has not heard their qualifications for determining property values. He has worked in real estate for more than 30 years, has a degree in real estate, formal and continuing education in real estate valuation, worked as a real estate broker, bought and sold many properties in Astoria, and has served as an expert witness in real estate valuation. He did not agree with much of what he has heard at City Council meetings about real estate valuations. He owns a property adjacent to city-owned property and he would not pay any amount for the parcel because purchasing it would only add to his property taxes without adding to the value or usefulness of his property. He asked that when people speak about what they believe to be an accurate value for a piece of property, they also state their qualifications for making such a statement and explain how they arrived at their value.

Nick Clark, 229 West Marine Drive, Suite C, Astoria, said he was getting ready to reopen Nature's Choice and wondered what the City's position was on taxes for medical marijuana dispensaries. He understood the City was going to be setting tax regulations and two dispensaries are now open. City Manager Estes said City Council chose not to pass an ordinance assessing sales tax in addition to what the State has established.

Chris Farrar, 3023 Harrison Avenue, Astoria, congratulated Councilor Herzig on the warming center and was glad to see the community participate. He was concerned with the general attitude of Mayor Kujala. Some of the comments made led him to believe that people have the idea that it is not a good idea to try to understand what and where the flood plain is located or what structures may be affected. He believed it was a mistake to assume that FEMA is wrong. In the end, this assumption will cost the community a lot if they try to fight reality. This area contains many significant environmental difficulties in the area and Astoria needs to do its land use planning in a smart way without just assuming that the big, ugly government is trying to squelch our ideas. The government is actually trying to provide a way of protecting properties. He hoped the result of this independent study is very realistic and honest. It is more important to protect properties than just argue that the city is not below the flood plain.

Councilor Herzig thanked Mr. Farrar for speaking and apologized for the discourtesy of City Council for adjourning the meeting without allowing him to speak on the record.

Mayor Van Dusen called for a recess at 8:18 pm to convene the Executive Session.

EXECUTIVE SESSION

Item 9(a): ORS 192.660(2) (h) – Legal Counsel

The City Council recessed to executive session to consult with counsel concerning legal rights and duties regarding current litigation or litigation likely to be filed.

Mayor Van Dusen reconvened the regular City Council at 8:37 pm.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Mellin to authorize Mayor Van Dusen, representing the City of Astoria, to sign the agreement with the conservator of the Flavel, with the changes as noted.

Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:39 pm.

APPROVED:

City Manager

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

Councilors Present: LaMear, Herzig, Warr, Mellin, Mayor Van Dusen

Councilors Excused: None

Staff Present: City Manager Estes, Assistant City Manager/Police Chief Johnston, Parks and Recreation Director Cosby, Financial Analyst Snyder, 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.

REPORTS OF COUNCILORS:

Item 3(a): Councilor Herzig reported that on Friday, December 12, 2014, he went with the Fire Department on their Christmas Food Drive. It was great to see the community turn out for the event.

Item 3(b): Councilor Warr No report.

Item 3(c): Councilor Mellin No report.

Item 3(d): Councilor LaMear reported that she met with Councilors-Elect Zetty Nemlowill and Cindy Price. The meeting was very fruitful and she believed Astoria would have a great City Council in the future.

Item 3(e): Mayor Van Dusen No report.

Steve Forrester, *Daily Astorian*, introduced their new photographer, Josh Bessex, from Appleton, Wisconsin.

CHANGES TO AGENDA: Mayor Van Dusen requested the addition of Regular Agenda Item 7(o): Public Safety Communication System. The agenda was approved with changes.

PRESENTATIONS:

Item 5(a): Mark Truax 25 Year Service Pin (Fire)

Chief Ames said he has known Mark Truax since they were small. Mr. Truax has been a dedicated, hardworking City employee for a very long time, and this presentation is a big deal for Mr. Truax as well as Staff. He thanked Mr. Truax for his service. Mayor Van Dusen added that Mr. Truax is a brave firefighter who has risked his life several times, he is an excellent husband and father, and volunteers for youth athletics. It has been a privilege for the citizens of Astoria to have Mr. Truax in the Fire Department. The pin is a small token of Astoria's appreciation for 25 years of excellent service to the Astoria Fire Department, the City of Astoria, and the citizens of Clatsop County. Chief Ames and Mayor Van Dusen presented with Mr. Truax with his 25 Year Service Pin.

CONSENT CALENDAR:

The following items were presented on the Consent Calendar:

- 6(a) City Council Minutes of 11/17/14
- 6(b) Boards and Commission Minutes
 - (1) Historic Landmarks Commission Meeting of 11/18/14
 - (2) Planning Commission Work Session of 11/25/14
- 6(c) Authorization to Enter into a Two-Year Consulting Agreement with Ellis and Associates (Parks)
- 6(d) **Library2Go Consortium, OverDrive Participating Library Form (Library)**

Councilor Herzig requested Item 6(d): Library2Go Consortium to be removed for further discussion.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Mellin, to approve Items 6(a), (b), and (c) of the Consent Calendar. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 6(d): Library2Go Consortium, OverDrive Participating Library Form (Library)

Councilor Herzig explained this is a successful program that allows Astoria Public Library card holders to download electronic materials. Program participation fees for the upcoming year will be increasing to \$634.64 and prices are expected to increase about 25 percent each year for the next three years. He asked where the funds for this fee would come from. City Manager Estes said funds are taken from the Library's budget. If City Council decides to continue participating in this program, the increased fee would be included in the budgeting process in upcoming years. He confirmed that the 25 percent increase would be in addition to each annual increase in fees.

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

REGULAR AGENDA ITEMS

Item 7(a): Public Hearing regarding Purchase of City Owned Property Adjacent to 1610 Coxcomb Drive (Public Works)

The City has received a request from William Armington to purchase a City owned parcel adjacent to 1610 Coxcomb Drive to provide additional yard space and protect his views. The property is approximately 12,326 square feet and located directly east of the applicant's property. The applicant has requested to purchase Lot 2 and the vacated portion of Madison Avenue, which is approximately 8,200 square feet. The parcel is not included within the Astoria Column Park boundaries. At their December 1, 2014 meeting, the Astoria City Council acted to schedule a public hearing on the proposed property sale on December 15, 2014 at 7:00 p.m. It is recommended that the Astoria City Council conduct the scheduled public hearing, and if deemed appropriate, approve the sale of City-owned property adjacent to 1610 Coxcomb to William Armington.

Councilor Herzig said the map was hard to see, but it appeared as if part of a structure on Mr. Armington's property extends beyond his property line. Also, the chart did not clearly indicate what portion of the City's lot Mr. Armington would like to purchase. City Manager Estes explained that the structure on the north side of Mr. Armington's property is an encroachment between his property and property owned by Clatsop Community College. The Armington's have been working with the college on a lot line adjustment that will correct the issue. Planner Johnson used the map to describe in detail which portion of the City's property would be purchased by Mr. Armington, which included Lot 2 and part of the vacated street. She explained that Lots 1 and 2 were platted lots on one parcel of City owned property. The lots are located in an institutional zone, which does not allow residential development and has no minimum lot size. However, Lot 1 is large enough that should the City decide to sell the lot as a residential property, a variance could allow the development of a residential home.

Mayor Van Dusen opened the public hearing at 7:15 p.m. and called for anyone wanting to address the City Council on the purchase of city-owned property adjacent to 1610 Coxcomb Drive to come forward with any comments or concerns.

Deborah Armington, 1610 Coxcomb Drive, Astoria, said she and her husband wanted to purchase the lot to protect their views and increase the size of their side yard. They have been using and maintaining the property since they purchased their home in 2007 because they did not realize it was City property until recently. They have been enjoying use of the property without assuming any liability for it. Purchasing the property would require them to pay property taxes on it, which would be revenue that the City is not currently receiving. Their only plans for the property are to maintain the existing landscaping.

Doris Queener, 4940 Cedar Street, #2A, Astoria, said this feels like déjà vu. She began attending City Council meetings when the City had the land sales. The last sale of City-owned property was the Cahill lot in Alderbrook for about \$14,000. That lot was nothing like this one. She did not understand why a lot with a view in one of the most expensive areas of Astoria would be priced similar to a floodplain lot in Alderbrook. She is not an expert, but has attended almost every City Council meeting since late 2013. She did an internet search for "land for

sale" and found information on similarly sized lots with a view. The lots in her search were priced from \$50,000 to \$79,000. Those lots may not have corresponded one to one with this lot, but she was very concerned about the low price of \$15,000. Some people have spoken to the assessor, who believed a lot of that quality in that location would be priced between \$50,000 and \$100,000. She reiterated that she was not a realtor or an expert, but did believe \$15,000 was too low. She said if anyone on City Council had a personal or professional relationship with Mr. Armington or believed they had a conflict of interest, she hoped they would recuse themselves from the vote.

Chris Farrar, 3023 Harrison Avenue, Astoria, said he agreed with everything Ms. Queener said. He believed the price was very low and was not sure the property should even be sold. The drive up Coxcomb Hill is a very special entry way to the park at the Column. It is the high point of the town and the view of the ridgeline is really something. He believed this view should be preserved. The buyers have stated they do not intend to build on the lot, but the next buyer may decide to do so. If City Council cannot refrain from selling land, it would be appropriate to do so in a smart way and add a provision. The road is a parkway up to the summit and should be preserved. It would be fine if such preservation was done under the tenureship of a property owner, but he believed it should be written into the deed. He also believed variances for properties in that area were allowed and the institutional zoning does allow residences. A future owner might want to sell the lot, which would have a very high value. The sale price for a lot like this one should be closer to \$75,000. The lot is a prime lot for the City to own. He had heard there was a need for more low cost housing in the city and the City owns lots in areas that have lower values. He suggested the City sell some of the lower valued lots and allow low cost housing to be built on them. This lot, however, will not be low cost housing because the area has high cost housing. It is only logical to have a counter offer on this lot. There was no "for sale" sign on the lot, but someone wanted to buy it. If a citizen comes to the City and makes an offer on a property, usually in a market based system, there is no way to establish the value of the property without making a counter offer. This lot is worth quite a lot more than \$15,000. A counter offer should be made and a measure should be included in the transaction that guarantees no building will take place on the lot.

Cindy Price, 1219 Jerome, Astoria, said she was asked by several residents of Ward 3, which she will represent in 2015, to do some research on this sale. She shared her findings with City Manager Estes, who forwarded the information to Staff. She read the agenda packet and the appraisers report and had no issues with anything being built on the lot. She spoke with Mike Grant, Clatsop County Tax Assessor, who said the tax records on the County's web maps do not reflect actual assessed value of land today. The last time this land was assessed was in the late 1980s or early 1990s and things have changed quite a bit since then. Some of the last land sales cost the City more than they brought in to the City. Therefore, this sale does not seem responsible and sets a very bad precedent for future land sales, which should be one of the main things that can add to the City's financial health. She said Mr. Grant gave an estimate based on various criteria, including the slope of the lot. He estimated the lot's value to be about \$110,000 for the full 0.28 acres. This sale indicates the City is now allowing the purchase of only the very best part of a parcel and this could eliminate the ability for the adjacent lot to be built on. The leftover lot remains untaxed institutional land, probably in perpetuity. The adjacent landowner gets the benefit of the land without having to pay for it either through purchase or through taxation.

George McCartin, 490 Franklin Avenue, Astoria, agreed with the previous speakers, especially regarding the price. It appears as if City Council is once again setting aside their fiduciary responsibilities to the people of Astoria. In this case, the lot is being sold at 10 to 25 percent of the real value of the land. Because Mr. Armington contributed \$250 to Mayor-Elect LaMear's campaign, she should abstain from voting on this issue.

Dean Peterson, 471 7th Street, Astoria, asked how the price was calculated. City Manager Estes replied the price was based on an appraisal completed by a certified and registered appraiser. The appraiser did an on-site analysis and has previously done appraisals for the City. He confirmed that the City only gets one appraisal.

Mr. Peterson said he did not have any problems with the sale of this property. He has known Mr. and Mrs. Armington for a number of years through work and they have used this property since they moved to Astoria in 2007. They are responsible landowners and have taken care of this property, which they thought they owned. He believed they should be allowed to purchase the property and continue to take care of it. The property is already being utilized, so why not allow ownership of the property to collect property taxes on it.

Sean Fitzpatrick, 1046 Grand, Astoria, said he was somewhat familiar with the property and looked at the home before the Armingtons purchased it. He drove by earlier that day to remind himself of the topography of the parcel. Zoning would not allow an owner to do much with the property. The amount of engineering that would be

required does not give much value to the property. He agreed with Mr. Farrar that a deed restriction, precluding any building on the property, should be added to the property. With such a deed restriction, the value of \$15,000 is a very good deal for the City.

Ms. Armington said she and her husband had discussed designating the lot as unbuildable. Planner Johnson confirmed this could be done through a deed restriction. Ms. Armington said they were prepared to agree to a deed restriction.

Mayor Van Dusen closed the public hearing at 7:30 p.m.

Councilor Mellin believed this sale is a win/win situation for the Armington's and the City. She passes by the property every day and did not believe anyone would build on the lot. The Armington's maintain their property beautifully and their garden design fits in with the surrounding forests. No one would really know there was a difference in who owned the property, which is mostly bushes. She is in favor of the sale of the property.

Councilor Herzig wanted to formalize the deed restriction preventing future owners of the property from building on it in perpetuity. He asked if this could be established in the vote. City Attorney Henningsgaard said the details of the deed restriction could be included in the motion. This is a legislative decision, so City Council could add any conditions it wanted in the motion. A deed restriction is a restriction placed in the transfer of ownership that would prohibit certain activities on the property. For example, many deeds on the south side of town prohibit outhouses.

Councilor Herzig said until the language of the deed restriction has been finalized, this was simply an intention. He wanted to make sure City Council understood exactly what they would be voting on.

Councilor LaMear asked what the acronym in the appraiser's title stood for, Steven Weed, MA-SRA. Mr. Fitzpatrick explained that MAI stood for Member of the Appraisal Institute and SRA stood for Society of Real Estate Appraisers.

Councilor LaMear did not believe the Armington's contribution to her political campaign would have any bearing on her vote. City Attorney Henningsgaard confirmed that there was no requirement for her to recuse herself from this vote.

Councilor Warr said Mr. Weed has been an appraiser in the area for at least 30 years and has a lot of experience. The Armington's biggest motive is to do the right thing. They thought they owned the property and started landscaping it. When they realized they did not own the lot, they stepped up and offered to buy it. He was in favor of the sale of the property.

Mayor Van Dusen said he favored the sale and asked City Attorney Henningsgaard to suggest language for the deed restriction.

City Attorney Henningsgaard said City Council had two options: Council could pass a motion approving the sale subject to an appropriate building restriction in the deed, or pass a conditional motion and wait to see what language is mutually agreeable to the Armington's and the City.

Mayor Van Dusen wanted the deed restriction to prohibit the building of any structure on the lot, not just residential buildings.

City Council Action: Motion made by Councilor Warr, seconded by Councilor LaMear, to approve the sale of City-owned property adjacent to 1610 Coxcomb to William Armington for \$15,000, with a deed restriction preventing any structure from being built on the lot. Motion carried 4 to 1. Ayes: Councilors LaMear, Warr, Mellin and Mayor Van Dusen; Nays: Councilor Herzig.

Item 7(b): Liquor License Application from Young's Bay Restaurant Seafood and Grill LLC, Nicole Keller and Nick Clark, at 1820 SE Front Street, for a New Outlet for a Limited On Premises Sales License and an Off Premises Sales License (Finance)

Nick Clark and Nicole Keller have applied for a limited on premise and off premise sales license for a premise located at 1820 SE Front Street (Formerly known as Tide Point) for a restaurant named Young's Bay Restaurant

and Grill. At the December 1, 2014 meeting, staff recommended denial of the license because of questions that existed at the time of the meeting. Since that meeting, the applicants have answered these questions. Staff now recommends approval of this license.

Councilor LaMear asked what changes had been made in the new application. City Manager Estes explained that Nick Clark's name was not on the first application.

Mayor Van Dusen declared that his family's business sells soft drinks to the establishment, but this would not have any effect on his decision.

Nick Clark, 1820 SE Front St., Astoria, said he was on the lease, but not on the liquor license application. He did not want to be affiliated with the liquor license because he also owns a medical marijuana dispensary. Since the OLCC will be overseeing the dispensaries, he decided to add himself to the liquor license application. He added that Ms. Keller had forgotten to disclose her traffic violations on the original application, but has listed them on the new application. The chief of police was satisfied with this.

City Manager Estes added that concerns raised by having Ms. Keller as the only Applicant have been alleviated with the addition of Mr. Clark as a Co-Applicant. He confirmed for Councilor Warr that the OLCC representative approves of this new application process.

City Council Action: Motion made by Councilor Mellin, seconded by Councilor Warr to approve the liquor license application from Young's Bay Restaurant Seafood and Grill LLC, Nicole Keller and Nick Clark, at 1820 SE Front Street, for a New Outlet for a Limited On Premises Sales License and an Off Premises Sales License. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(c): Ordinance regarding Vacation the 1700 Block of Duane Street (2nd Reading and Adoption) (Public Works)

On December 2, 2013, the City vacated a portion of the 1700 Block of Duane Street adjacent to the Columbia River Maritime Museum (CRMM) storage area at 1777 Marine Drive. At that time, there was discussion concerning possible vacation of the remaining west portion of Duane Street that is adjacent to the Maritime Texaco Station property at 1701 Marine Drive and the Moose Lodge at 420 17th Street. Subsequently, staff met with representatives of both the Maritime Texaco Station and the Moose Lodge concerning the possible vacation of the portion of Duane Street adjacent to their properties. Both parties expressed interest and have submitted applications to the City.

The proposed vacation would provide the Maritime Texaco Station with a 10' x 100' portion of the street, as previous owners acquired the 20' x 100' section of the street in 1944. The Moose Lodge would acquire a 30' x 100' portion of the right-of-way. Staff has reviewed the request and has determined that the area to be vacated does not appear to have any future potential as an access route; however, staff believes it would be in the best interest of the City to reserve easement rights on the vacated area for any existing and/or potential future utilities. At their meeting of December 1, 2014, the City Council conducted a public hearing and the first reading of the ordinance of vacation. At their meeting of December 1, 2014, the City Council conducted a public hearing and the first reading of the ordinance to vacate the right-of-way. It is recommended that the Astoria City Council conduct the second reading and adopt the ordinance to vacate a portion of the Duane Street right-of-way.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Warr to conduct the second reading of the ordinance to vacate a portion of the 1700 Block of Duane Street right-of-way. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Planner Johnson conducted the second reading.

Councilor Herzig asked for confirmation that the Moose Lodge agreed with the terms of the ordinance.

Dave Bue, Governor, Astoria Moose Lodge, said the Lodge looks forward to taking ownership of the property that they have taken care of for 40 years.

Mayor Van Dusen asked if anyone opposed this transfer of ownership. There were none.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Warr to adopt the ordinance to vacate a portion of the 1700 Block of Duane Street right-of-way. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(d): Ordinance regarding Amendment Request (A14-04) for Wireless Communication Facilities (2nd Reading and Adoption) (Community Development)

In 2002, the City adopted a Wireless Communication Facility Ordinance to address where and how communication towers and antennae could be located within the City. For aesthetic purposes, lattice towers were prohibited requiring that any new communication towers be monopoles. The ordinance provided that "public emergency communication" facilities were not subject to the requirements of the code to facilitate public safety; however, the code did not address co-location of a private provider with a public emergency communication facility, and therefore if a public emergency communication tower includes private providers, then it would be required to be a monopole construction. The current public emergency communication facility and Verizon private facility located on Coxcomb Hill adjacent to the Astoria Column are proposed to be relocated. The public emergency equipment is proposed to be co-located on the proposed Verizon tower in the forested Land Reserve area above Irving Avenue near Reservoir 3 and would therefore include both private and public facilities. Due to the type of facilities needed for public emergency communication services, and in order to allow co-location by other private providers, the tower needs to be fairly substantial in construction. The tower would need to be approximately 150' tall to accommodate quality two-way radio coverage. A lattice tower would provide the needed height and space on the tower for co-location of private provider antennas and allow for quicker repairs to emergency communication outages. If the tower were used only for emergency service facilities, the existing code would not apply and they would be allowed to install a lattice tower; however, since the tower will have co-location of private providers, it is subject to the Wireless Communication Facility Ordinance which prohibits lattice towers. By co-locating both public and private facilities, the number of towers is reduced and only one tower would be required at Reservoir 3 site. Therefore, staff has initiated a proposed code amendment to allow lattice towers in the LR Zone and only if they also accommodate an emergency service facility regardless of additional co-location by private providers. The intent of the original code was to prevent a forest of cell towers and to maintain the visual quality of the Astoria skyline. Since the tower could be lattice if it was only for emergency services, and since co-location would reduce the need for additional towers, it would be consistent with the intent of the code to allow a co-located emergency service tower to be a lattice tower.

At its October 28, 2014 meeting, the Astoria Planning Commission held a public hearing and recommended that the City Council adopt the proposed amendment. A copy of the Staff Report and Findings of Fact as adopted by the Planning Commission are attached. Also attached to this memo is the proposed ordinance. The Council held a public hearing and first reading of the ordinance at the December 1, 2014 meeting. If the Council is in agreement with the recommendation of the Planning Commission to adopt the ordinance, it would be in order for Council to hold a second reading and adopt the Ordinance.

City Council Action: Motion made by Councilor Warr, seconded by Councilor LaMear to conduct the second reading of the Ordinance regarding Amendment Request (A14-04) for Wireless Communication Facilities. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Planner Johnson conducted the second reading.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Herzig to adopt the Findings and Conclusions contained in the Staff report and adopt the ordinance regarding Amendment Request (A14-04) for Wireless Communication Facilities. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(e): Resolution to Appropriate Hydroelectric Resources (Finance)

At the meeting of July 21, 2014 Council authorized a bid for the construction of the hydroelectric project at the City's water headworks. At the time staff indicated that the City has commitments for grants in the amount of \$399,600. The grant agreements have been finalized. As this project is now initiated and in process, it is necessary to adjust the Public Works Improvement Fund (PWIF) budget by appropriating these resources. The attached resolution appropriates grant resources in the amount of \$399,600 to the Water Rehabilitation/ Replacement line item of the PWIF for the hydroelectric project. It is recommended that Council consider

approving the attached resolution that appropriates \$399,600 to the Water Rehabilitation/Replacement line item of the Public Works Improvement Fund.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Herzig, to approve the resolution appropriating \$399,600 to the Water Rehabilitation/Replacement line item of the Public Works Improvement Fund. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(f): Insurance Buyout for City Employee (Finance)

In the early 1980s the City entered into an employment agreement with the Public Works employees to provide up to 60 months of post-retirement health insurance for those employees meeting certain date and eligibility requirements. This agreement was made in lieu of a cost of living increase at that time. The City negotiated an agreement to terminate this benefit for employees hired after July 1, 1990, for this employee group. Kenneth Yuill, Senior Utility Technician, qualifies for this benefit and anticipates retiring effective January 2, 2015. Mr. Yuill has requested that the City consider buying out the health insurance benefit of 31 months that he is due under the Public Works Employment Agreement. Staff has been discussing an option for a buyout with him. Mr. Yuill certifies that he has adequate health insurance coverage through an alternative program. The total value of the retirement insurance benefit for Mr. Yuill is \$54,492.42. Subject to Council approval, staff has been discussing an agreement with Mr. Yuill to take a one-time cash payment of \$27,246.21 in lieu of the total 31 months of health insurance. Under this tentative agreement the City's cost is reduced by 50%. It is recommended that Council consider accepting this agreement and to allow the City Manager to formalize and sign the necessary documents.

Councilor Mellin said if this agreement is good for Mr. Yuill, it is a win for the City as well.

Councilor Herzig believed that during the 1980s, no one realized that health care costs would increase so much. A \$27,000 payment is a large amount, but the City needs to honor its contracts.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Mellin to accept the buyout agreement with Mr. Yuill and allow the City Manager to formalize and sign the necessary documents. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(g): Performance Agreement for the Yacht Club Apartment Land Partition (Community Development)

At its September 2, 2010 meeting, the Astoria Planning Commission approved the Final Plat for Subdivision Request (SP10-01) by Richard Krueger to subdivide an area at 1310 West Marine Drive. A condition of that approval was that the developer either complete certain items prior to recording of the Final Plat or enter into a Developer's Performance Agreement which includes posting a bond guaranteeing that work will be completed. Phase I of the project has been substantially completed with the construction of the apartment building and associated infrastructure. Phase II of the project will include completion of the remaining infrastructure and construction of the second apartment building. Work has begun on Phase II. Prior to recording the Final Plat, the developer would need to complete several items such as water and sewer mains, access roads, landscaping, etc. The developer has chosen to enter into the Performance Agreement for the remaining items to allow the Final Plat to be recorded. Therefore the developer will post a bond or cash in the amount of \$107,390 guaranteeing that all work will be completed in accordance with the approved Subdivision and to the City's standards. Assistant City Engineer Nathan Crater has reviewed and approved the agreement and amount of the bond. Additionally, City Attorney Blair Henningsgaard has reviewed and approved the form of the attached Agreement. The Performance Agreement is attached for City Council review and action. It is recommended that the City Council approve signing the Performance Agreement with Richard Krueger for completion of the Yacht Club Apartments Subdivision.

Councilor Herzig said the area will be involved in Transportation System Plan (TSP) projects. He asked if any of Mr. Krueger's intended improvements would be in conflict with the TSP. City Manager Estes explained that the TSP in effect when the subdivision was approved required some sidewalk improvements and infrastructure improvements along the highway, which have been completed as part of the first phase of the project. Other infrastructure improvements would include drainage, sewer, and water systems, and some landscaping. This

project would not preclude the ability of the City to implement TSP requirements in the future. He confirmed that if the required improvements are not made, the City collects the bond money and carries it forward.

City Council Action: Motion made by Councilor Warr, seconded by Councilor LaMear, to approve signing the Performance Agreement with Richard Krueger for completion of the Yacht Club Apartments Subdivision. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(h): Richard Gerttula Request to Trim Trees on City Property (Public Works)

Richard Gerttula has submitted an application to trim trees on City property. The City- owned property is to the north of Mr. Gerttula's property at 404 W Lexington and includes Tax Lot 7300, Map 8091888. Mr. Gerttula was able to obtain a signature from one of the property owners at 380 West Grand. The other two adjacent property owners (376 West Grand and 403 Floral) were notified by mail that this request is going to be discussed at the December 15, 2014 meeting. The trees to be trimmed are eight Spruces with a diameter of about 28". These trees have been trimmed in the past. This lot is within a 100 feet of a known slide zone. The applicant has had a certified arborist review the proposed activity. Based on these reports, and from a technical standpoint, staff does not see any reason why the tree trimming should not be allowed. Based on the analyses provided by the professional consultants representing the applicant and staff's visit to the site, it is recommended that the request to trim trees on City property be approved .

Mayor Van Dusen noted that his brother has signed the petition, but has not mentioned this request to him.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Mellin, to approve the request by Richard Gerttula to trim trees on City Property north of 404 W Lexington. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(i): Consider Term Sheet to Proceed with Watershed Carbon Project (Public Works)

In September 2014, staff solicited proposals for the Watershed Carbon Credit Project in the Astoria Watershed. A Request for Proposals (RFP) was sent to seven potential carbon purchasers. Staff received one proposal (term sheet) to purchase carbon credits from The Climate Trust (TCT), an Oregon-based not-for profit organization. The Emission Reduction Tons (ERT's) of carbon would be purchased over a 10-year period, beginning in 2015. The credits would be registered under the Improved Forest Management (IFM) methodology with the American Carbon Registry (ACR).

Based on the initial estimate of carbon credits available, a total of 175,000 credits could be sold over a 10-year period. The first year credit is given for current standing inventory, which results in 45,000 tons of available credits. The subsequent years are based on the growth of the forest, which results in an average of 14,500 credits per year. It is proposed that the credits be split into two categories. The first category would be firm delivery at 75 percent of the potential credits available and the second category of contingent credits at 25 percent. This flexibility allows the City to adjust timber harvest without penalty for failure to deliver firm credits. The average price per credit for IFM credits was \$7.60 for calendar year 2013. The Watershed Carbon Project has attributes that warrant a price above average. TCT has recognized this and offered a price of \$10.00 for firm credits and \$9.00 for contingent credits.

The first year of the project would require project development, credit verification and registry of the credits. The first year gross proceeds are estimated at \$438,750 with net after development expenses, at \$358,750. The subsequent nine years of the purchase agreement with TCT would result in an annual average net value to the City of \$130,000. Upon approval of the terms of purchase, the City will prepare a project development document, which includes a detailed carbon profile, verify and register the credits with the ACR. Staff will also develop a carbon project budget for Council's review. TCT will prepare a contract for purchase to be reviewed for approval by the City. The process will take approximately six to 12 months to complete. This project would be structured to allow the City to adjust to potential changes in climate or timber market trends. It is recommended that Council approve The Climate Trust Term Sheet and proceed with the Watershed Carbon Project development, and authorize the Mayor and City Manager to sign the document.

Councilor LaMear understood that the City would be agreeing to protect 75 percent of its forest resources for carbon.

Mike Barnes, 33655 NE Craw Creek Rd., Newberg, responded to Councilor's questions about the carbon project. He clarified that 75 percent of the carbon credits are sold at a firm delivery price and 25 percent at a contingent price, which is lower. This allows the City to remain flexible with management opportunities. The City can choose whether or not to sell the 25 percent contingent credits. In the first year, the City can monetize existing forest. This is why the first year's proceeds would be for a larger amount. In subsequent years, the City would be paid for net growth, which is the difference between what is growing and what is being harvested. This results in smaller proceeds in subsequent years. Astoria's harvest level has been established at a conservative level of 850,000 board feet per year. Under the management plan done by Mason, Bruce, and Girard, the harvest level could be considerably higher. Keeping the harvest level at a low and conservative level allows the City to sell the net growth in carbon credits. The credits will be registered in the American Carbon Registry and will be purchased by the TCT. The Term Sheet states the amount the Trust is willing to pay for the credits and allows the City to move forward with a firm price to buy. Once the Trust has approved the Term Sheet, they will negotiate a contract with the City. The price is set for 10 years, so Astoria would not be affected by any changes in the carbon market during that time. The City will essentially get paid to do what it is already doing; however, the City could still do more. He estimates a contract would be complete and the first payment would be made to the City by the end of 2015.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Herzig, to approve The Climate Trust Term Sheet and proceed with the Watershed Carbon Project development and authorize the Mayor and City Manager to sign the document. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(j): Resolution Transferring Community Development Block Grant (CDBG) Funds to Community Action Team (Finance)

In 1974 the federal government established a program to provide grants to states for low to moderate income loans to support rehabilitation of residential properties. The Community Action Team (CAT) is the regional agency that administers the loans. The City has participated in this housing rehabilitation loan program since 1994 and has been the conduit for grants from the federal government to CAT in the amount of \$1,850,000.

"Miscellaneous income" proceeds relate to grants made before 1993. Loans repaid from these pre-1993 grants lose their federal requirements. "Miscellaneous Income" can be used by the City for its own purposes. "Program Income" relates to grants made after 1993. The loans repaid from these grants must be used for the purposes of the original federal grants. As of June 30, 2014 the loan receivable balance due for "Miscellaneous Income" loans is \$168,217.07 and for "Program Income" loans is \$264,429.38

The State of Oregon provides oversight through the Community Development Block Grant (CDBG) program. In May 2012 CDBG administrators ruled that if it is anticipated that there will not be enough activity to continue to roll the loans over, then either 1- the "Program Income" should be turned over to the State level CDBG program or 2- it can be transferred to CAT for continued use in the Regional Housing Rehabilitation Loan Program.

Pursuant to the State's requirement, CAT has established a revolving loan fund that meets the State's requirements as a depository for the remaining "Program Income" resource. CAT has requested that the City transfer the "Program Income" receivable of \$264,429.38 to CAT to use for the purpose of assisting low to moderate income households by providing home rehabilitation services.

Under this agreement, the current "Miscellaneous Income" receivable of \$168,217.07 would become the property of the City. CAT would continue to administer these loans and transfer proceeds of repayments of this receivable to the City as they are made when properties are sold or transferred. Staff recommends that the "Miscellaneous Income" receivable be transferred to the Capital Improvement Fund as a resource for this fund as the loans are repaid and that the Housing Rehabilitation Fund be terminated.

The agreement has been reviewed and approved as to form by City Attorney Henningsgaard. It is recommended that Council consider accepting the agreement with Community Action Team (CAT) to transfer the "Program Income" receivable to CAT in the amount of \$264,428.38. It is recommended further that the "Miscellaneous Income" receivable of \$168,217.07 be transferred to the Capital Improvement Fund as its resource and that the Housing Rehabilitation Fund be terminated.

Councilor LaMear believed it made more sense for CAT to administer the program than the City.

Councilor Herzig recommended the miscellaneous income be deposited into a more flexible fund because the new Council may find other uses for the money. This Council never completed the affordable housing survey, which was one of Council's goals for the year, and he would like the funds available for completion of future Council goals.

City Manager Estes noted that the affordable housing survey would need to be done by the Community Development Department and funded by the department's budget. If additional funds were needed, City Council could transfer funds out of the Capital Improvement Fund.

Mayor Van Dusen added that the new Council could transfer funds during the budget approval process in 2015.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Herzig, to accept the agreement with Community Action Team (CAT) to transfer the "Program Income" receivable to CAT in the amount of \$264,428.38, transfer the "miscellaneous Income" receivable of \$168,217.70 to the Capital Improvement Fund, and terminate the Housing Rehabilitation Fund. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(k): Consideration of Approval for Wayfinding Concept Plan (Parks)

In partnership with the Astoria Downtown Historic District Association (ADHDA) the Parks and Recreation Department is working to incorporate wayfinding signage from the Riverwalk throughout downtown. The Parks and Recreation Department in coordination with the ADHDA Design Committee has consulted the assistance of GREENWORKS, a Portland based Landscape Architecture and Environmental Design Company to lead the community through a public process of schematic design and deliver a Wayfinding Concept Plan. The Pedestrian Wayfinding Concept Plan, including Riverwalk Pedestrian Directional Signage, Downtown Pedestrian Directional Signage, Trailhead Maps, and Interpretive Signs that would extend from Uniontown, Downtown, Uppertown, to Alderbrook, and notes from public meetings are attached for your review. The Astoria Parks and Recreation Board and the Astoria Downtown Historic District Association Board recommend approval of the Pedestrian Wayfinding Concept Plan. It is recommended that City Council approve the Pedestrian Wayfinding Concept Plan.

Director Cosby described how the plan was developed, as noted in the agenda packet. The plan area had been mapped out and was displayed on the screen. At plan development meetings, stakeholders discussed and reviewed goals, a timeline, concepts, and the look of the signage. Examples of wayfinding signage were displayed on the screen. She explained where each type of sign would be located in the city, noting how many signs would be installed in each area. The stakeholders held a public meeting in August 2014 and met with the ADHDA Board meeting to receive feedback on the signage. Feedback indicated the community was in favor of the plan and wanted art work on the signs, including some Native American art and symbols.

Councilor Herzig confirmed that the City was not creating a financial partnership with any of the stakeholders or other entities.

Councilor Mellin said she participated in the process from the beginning. As the stakeholders walked around town, they noticed some of the existing wayfinding signs were small or placed very high. She had never noticed these signs before. The new signs will make wayfinding much clearer for tourists.

City Council Action: Motion made by Councilor Mellin, seconded by Councilor Herzig, to approve the Pedestrian Wayfinding Concept Plan. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(l): Authorization to Apply for Oregon Federal Lands Access Program Grant (Parks)

The Western Federal Lands Highway Division (WFLHD) of the Federal Highway Administration is soliciting for capital improvement, enhancement, surface preservation, transit, planning, and research proposals to receive funds through the Oregon Federal Lands Program in fiscal years 2017 through 2019. The purpose of the Federal Lands Access Program (FLAP) is to provide safe and adequate transportation access to and through Federal Lands for visitors, recreationists, and resource users. Astoria Parks and Recreation is seeking the FLAP grant to assist with the costs associated with installing wayfinding signage along the Astoria Riverwalk. The City of

Astoria may apply for this grant in consideration with the "Enhancements" proposal of the grant. These proposals are road and trail related that would allow the City to build wayfinding signage that direct residents and tourists to Federal Lands such as National Parks. It will also assist with providing safe and adequate signage that directs the community and tourists to safe access to trails and to downtown. Astoria Parks and Recreation will be seeking a \$200,000 grant for the costs of creating and installing directional and interpretative signage. FLAP requires matching funds of 10.27% of the total proposed cost. The match includes "soft matches" or "in-kind matches" such as donated property, materials, and services. The Astoria Parks and Recreation Department proposes that the 10.27% match come from staff time devoted to the project. It is recommended that City Council approve the application for FLAP to help pay for the costs associated with Riverwalk wayfinding signage.

Councilor LaMear asked how Astoria's Riverfront Trail was considered federal land. Director Cosby explained that the grant opportunity was brought to the Parks Department by Scott Tucker who works as a superintendent at Fort Clatsop. Astoria qualifies for the grant as long as the signage includes information about Fort Clatsop. Mr. Tucker is writing a letter of recommendation for Astoria.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Mellin, to approve the application for FLAP to help pay for the costs associated with Riverwalk wayfinding signage. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(m): Authorization to Apply for National Endowment for the Arts Our Town Grant for Wayfinding Signage on the Astoria Riverwalk (Parks)

The National Endowment for the Arts was created in 1965 by the United States Congress as an independent agency to promote and support artistic excellence, creativity, and innovation for the benefit of individuals and communities. The "Our Town" grant through the NEA was created to support creative place-making in a community that contributes to the livability of a community. Astoria Parks and Recreation is seeking the NEA's Our Town grant to assist with the costs associated with installing wayfinding signage along the Astoria Riverwalk. Astoria Parks and Recreation believes that with the artistic elements included on the directional signage that potentially includes Native American iconography, the community's investment in historic preservation, along with increasing tourism to the City of Astoria, it poises the Department favorably amongst the selection committee. In particular, the Department is requesting a \$50,000 grant that would go towards the installation of five 10 ft. high obelisks that would act as pedestrian directional signage as well as two trailhead maps for \$100,000. The Our Town grant requires a non-federal match of at least 1 to 1 which may include cash or a combination of cash and in-kind contributions. It is suggested that the Promote Astoria Fund provide a \$30,000 cash match and the Parks and Recreation Department provide a \$20,000 in-kind match to satisfy the 1 to 1 non-federal match requirement. Currently, Astoria Parks and Recreation will be receiving a letter of support from Senator Jeff Merkley, Astoria Downtown Historic District, Astoria Riverfront Trolley and Astoria Visual Arts. It is recommended that City Council approve the application for the National Endowment of the Arts Our Town grant to help pay for the costs associated with Riverwalk wayfinding signage.

Councilor LaMear understood the five obelisks signs would cost \$50,000 and the trailhead maps would cost an additional \$100,000. She asked how the trailhead maps would be funded. City Manager Estes clarified that the total project cost would be \$100,000. NEA funds would contribute \$50,000, \$30,000 would come out of the Promote Astoria Fund, and \$20,000 would be an in-kind match of Staff time to implement the project. Financial Analyst Snyder confirmed that the Promote Astoria Fund balance is currently \$700,000.

Councilor Herzig said the Parks Department has been seeking letters of support from the community and local entities. He understood that these supporting entities were not fiscal partners with the City and the City was the sole grant applicant. Director Cosby said this particular grant does require a partner and that partner is Astoria Visual Arts. The City will be receiving letters of support from other groups that do not involve fiscal ties. She was not sure if Astoria Visual Arts was required to sign the application, but the application must include information on their behalf.

Councilor Herzig said the City has gone through this before and needs to make sure it is entering into a sound relationship. He confirmed that money would not be exchanged between the City and Astoria Visual Arts.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Warr, to approve the application for the National Endowment of the Arts Our Town grant to help pay for the costs associated with Riverwalk

wayfinding signage. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(n): Salary Resolution Implementing Cost of Living Adjustment for Non-represented Employees and Modifying the Title/Job Description of Chief of Police to Include "Assistant City Manager" (City Manager)

The following adjustments to the Salary Resolution are proposed: The first adjustment relates to the Cost of Living Adjustment (COLA) of 2.5% for the Non-represented employees retroactive to July 1, 2014. The second change relates to the promotion of Brad Johnston to the position of Chief of Police/Assistant City Manager. While the change affects Chief of Police/Assistant City Manager's range of responsibilities, no modification to the salary range is proposed other than the above mentioned COLA. It is recommended that Council approve the Salary Resolution implementing the proposed adjustments as described above and approve the job description for Chief of Police/Assistant City Manager.

City Manager Estes noted that funds to accommodate the adjustment are available in the budget. The job description for Chief of Police/Assistant City Manager, attached to the memorandum, did not include any changes to the Police Chief's functions, but did incorporate the applicable Assistant City Manager functions adopted by City Council when the City employed a Community Development Director/Assistant City Manager.

Councilor Herzig said he was concerned about combining the roles of Police Chief and Assistant City Manager. He believed the citizens of Astoria have been hoping for a number of years to get a full-time Police Chief, rather than an absentee Police Chief. Astoria is now getting a Police Chief, but he will be a part-time Police Chief and part-time Assistant City Manager. The City needed a full time Police Chief, not an employee wearing two hats. He also believed separation between law enforcement and City government was necessary to avoid potential conflicts of interest. Citizens may feel intimidated working with the Assistant City Manager, knowing he is also the Chief of Police. He approved of the cost of living increase, but believed the Chief of Police/Assistant City Manager position was taking the City in the wrong direction at this time.

City Manager Estes said in this case, Mr. Johnston's first priority would be to serve as Chief of Police. This just allows the City to designate an individual to fill in when the City Manager is absent and to work on special projects. Mr. Johnston indicated in a meeting with City Manager Estes that he believed he could successfully fulfill the duties of both positions. This situation has been common practice in Astoria during times the City has not employed a full-time Assistant City Manager. After serving a combined role that included the Assistant City Manager position, City Manager Estes believed Mr. Johnston could serve the roll well and successfully.

Councilor LaMear asked for a description of the Assistant City Manager's duties and any time constraints that could result from serving as Chief of Police at the same time. City Manager Estes referred to the job description on Page 156 of the memorandum. He read the General Statement of Duties and some of the specific duties associated with the Assistant City Manager position. The duties are flexible enough that they allow the Police Chief to provide additional resources when needed by the City Manager.

Councilor Herzig noted that the General Statement of Duties required work "to be completed in an office environment with frequent requirements for extended hours." He was not questioning Mr. Johnston's abilities, but questioned how he was supposed to combine this requirement with the duties of a full-time Police Chief.

Mayor Van Dusen said he is in favor of the combined position because the City Manager is in charge of delegating responsibilities to City Staff. City Council only hires the City Manager, Attorney, and Judge. While City Council must approve the resolution, the decision to combine the two positions is not up for debate. He believed City Council should allow the City Manager to designate his management team. He confirmed with City Manager Estes that this combined position did not include additional compensation.

Councilor Mellin added that she listened to Mr. Johnston when he spoke on Jim Wilkin's Friday morning radio program. He has been in this community for many years and knows this community better than most because of his position in the Police Department. It is not as if he would have to start from scratch. She believed he was perfectly capable of taking on the position.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Mellin, to approve the Salary Resolution implementing the proposed adjustments and approve the job description for Chief of Police/Assistant

City Manager. Motion carried 4 to 1. Ayes: Councilors LaMear, Warr, Mellin and Mayor Van Dusen; Nays: Councilor Herzig.

Item 7(o): Public Safety Communication System

This item was added to the agenda during Item 4: Changes to the Agenda.

Mayor Van Dusen explained that Fire Lieutenant Bob Johnson and Police Chief Brad Johnston had been working on improvements to the public safety communication for years. During the hurricane of December 2007, much of the communication was disabled. Even when the communication system worked well, blackouts occurred in the city. He gave details of a time he experienced a communication blackout while accompanying Officer Nikki Riley as a ride-a-long to a domestic disturbance call made to 911. Only about 90 percent of Astoria is covered, which may sound good. However, his ride-a-long experience showed him how that remaining 10 percent of Astoria without communication can mean the difference between life and death. The Public Safety team works hard to provide Astoria with the best coverage possible by replacing the tower at the Column. It is important that Verizon be part of the tower because they pay rent for their use of the tower and Astoria could not afford the tower without Verizon. The proposal is for the monopole tower, a one pole cellular tower the same size as the Column, to be located next to the Column at the top of Cathedral Tree Trail. He is prepared to vote in favor of the proposals because public safety should come first. However, the Friends of the Astoria Column asked if they could get involved and help. Staff and Council did their best to work with Verizon, but Verizon adamantly refused to relocate the monopole from the Column. The Friends got Senators Wyden and Merkley involved in the project and were able to deal with higher authorities at Verizon than the City. Now, Verizon's number one goal in the State of Oregon is to improve communication in Astoria. There are five Verizon towers in Clatsop County and across the river that must be moved and rebuilt to ensure coverage adequate enough that Astoria will not need the monopole next to the Column. City Council approved the lattice tower during Regular Agenda Item 7(d), which is part of this project. The lattice towers will allow communication repeaters to be located in various areas. This is a better system than the monopole system, as it will provide Astoria with better coverage and better redundancy.

Director Cook said the main tower would be located behind Reservoir 3. The tower is quite tall, but it is far from the Column.

Mayor Van Dusen believed it was important for people to know what a big deal this is. The Friends have spent over \$50,000 on this project and more expenses will be incurred. This is not the Friends' responsibility, but they offered to help the City because they have a partnership with Astoria. He believed it was important to discuss the history of the Friends' involvement in this project because they may come the City in the future to ask for some type of reimbursement. Without the help of the Friends, who hired national experts to advise Astoria on how to relocate the communication system, Astoria would have a monopole the size of the Column at the Column. The Friends have suggested that part of the parking fee go towards these expenses over time. However, the Friends did not get involved with the intention of asking for money. The Friends collect donations to improve the Column, not to rebuild the 911 Center for Astoria.

Councilor Warr said he was in favor of reimbursing the Friends and suggested adding the expense to the budget for the next fiscal year. The Friends have been a great partner with the City and Astoria should return the favor. He excused himself from the meeting for two minutes at 7:39 p.m.

Councilor LaMear believed this was a great thing the Friends have done for the City. The City was not making any progress with Verizon without the Friends. It is great that the monopole will not be located at the Column, competing with the beauty of the Column. It is also great that Astoria will have better coverage than before. During the storm in 2007, Astoria realized the importance of good communications.

Mayor Van Dusen added that the existing towers at the Column will be removed.

Councilor Herzig said the City had little to no leverage with Verizon until the Friends stepped in. The Friends saved the aesthetic quality of the Column and its surroundings.

NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS

Councilor Herzig asked for guidance from City Council about citizens' concerns regarding the use of herbicides and pesticides in City parks. The Parks Board assembled an ad hoc advisory group to research the use of herbicides and pesticides, where they are being used, and available options. The advisory group intended to meet three or four times before reporting their findings to the Parks Board and then disbanding; however, there is some concern that the advisory group would be considered a City commission. Discussion of Regular Agenda Item 7(k) revealed that the Parks Department met with stakeholders three times and forwarded their input. This would be a similar process. The stakeholders group was not a City commission, nor are they appointed by the Mayor. The Mayor recently assembled an ad hoc advisory group to walk Irving Street and look at trees that needed trimming; this was not a City commission either. The Parks advisory group wants to begin meeting this month and report to the Parks Department by February. It would be nice to move forward now, rather than waiting for the new administration to resolve this issue; however, he would understand if the advisory group had to wait.

Mayor Van Dusen listed many of the vacancies in Astoria's committees that Mayor-Elect LaMear would need to fill. He believed it was only right to wait until Mayor-Elect LaMear was in a position to fulfill the requirements of the City's Charter.

Councilor Herzig understood that from now on, meeting with citizens must be defined as a committee. The Mayor did not form a committee to walk Irving with citizens and staff to gather input and adjust City policy. He was not talking about forming a commission, just a group that would last for a couple of weeks and then disband. When the Parks Department met with stakeholders for the wayfinding project, the group of stakeholders were not a commission appointed by the Mayor, just stakeholders who came together to give input on a project. The Parks advisory group would be similar. He was afraid City Council was setting a precedent that every time the City interacts with the public, a commission would have to be formed. He did not believe the incoming Mayor would like such a burden.

Mayor Van Dusen disagreed with Councilor Herzig. He believed the pesticide committee, the Parks Department, and the Planning Commission should wait for the new Mayor to make the appointments. He had previously reviewed the list of appointments that needed to be made with Mayor-Elect LaMear. She had asked Mayor Van Dusen if he wanted to make any of the appointments while he was still in office; however, he declined, telling her that the citizens of Astoria had voted her into office and it was appropriate for her to fill the vacancies. He would respond this way about any committee, not just the pesticide committee. He is not opposed to the pesticide committee.

Councilor Herzig believed Mayor Van Dusen was being gracious, allowing the incoming Mayor to make the appointments. He agreed that he and Mayor Van Dusen disagreed on whether the pesticide committee was a commission; however, he still respected the Mayor's consideration of Mayor-Elect LaMear.

Edith Henningsgaard called for a hip-hip-hooray in honor of Mayor Van Dusen. Mayor Van Dusen thanked Ms. Henningsgaard and said he learned a lot from her when she was Mayor.

Loran Mathews, said he attended the first City Council meeting after Mayor Van Dusen was appointed Councilor. The Councilor who had resigned was a Democrat and there was some thought that Council should appoint another Democrat. However, the Charter did not say this was necessary. Voting to appoint Mayor Van Dusen was the best decision he has ever made.

Mayor Van Dusen noted former Mayor Henningsgaard had voted against appointing him to City Council.

Blair Henningsgaard, 1482 Jerome, Astoria, said for the last 13 years, it had been a privilege to work with Mayor Van Dusen. Unfortunately, Mayor Van Dusen's tenure as Mayor has not afforded him the opportunity to receive a 25-year pin. In lieu of the pin, Mr. Henningsgaard presented Mayor Van Dusen with a gift of the Mayor's likeness in the form of a bobble head on a Harley motorcycle, which he believed would be a more appropriate token of appreciation. Mayor Van Dusen agreed the gift was better than a pin and thanked Mr. Henningsgaard.

Mayor Van Dusen asked Councilor Mellin to stand. He said Councilor Mellin has served on City Council for four years. He did not know Councilor Mellin very well when she ran against Mr. Henningsgaard for a seat on City Council, but, it has been his privilege to become good friends with her.

Councilor Warr said when Councilor Mellin was first elected, he dreaded working with her because he thought she was on a mission. However, she has been absolutely terrific to work with and he has been honored to sit next to her for the last four years.

Councilor Herzig said Councilor Mellin brought passion and a knowledge of the intricacies of Astoria's history to her actions and decisions. He hoped she would continue to share her knowledge with the community. She is an invaluable resource.

Councilor LaMear said Councilor Mellin inspired passion for the Ghadar Party, a party she had never heard of. Councilor Mellin brings a passion to the Council that will be missed. She wished Councilor Mellin the best.

Mayor Van Dusen explained that the Ghadar Party was an Indian political founded in Astoria 100 years ago. India made a national stamp commemorating the 100th Anniversary of the Ghadar Party being founded in Astoria. Councilor Mellin took on the celebration with passion, which resulted in the City passing a resolution, books being written about the celebration, and tourists from India visiting Astoria. She does whatever it takes. He presented Councilor Mellin with a City of Astoria Plate as he read the inscription.

Councilor LaMear said it had been her pleasure as a Council member to serve for six years with Mayor Van Dusen. He has been a wonderful mentor, he has been inspirational on projects, and she would miss him very much as Mayor of Astoria. Although this was his last meeting as Mayor, he would always be Mr. Astoria to her. She presented Mayor Van Dusen with a City of Astoria Plate as she read the inscription.

Suenn Ho, Architect of the Garden of Surging Waves, recalled the work done with the Garden of Surging Waves, noting that from 2005 through 2014, Staff, City Council, and Mayor Van Dusen successfully led the effort to add the missing pages of the Chinese Astorian's contributions to their collective history. She presented the City of Astoria with a concept sketch of the Garden of Surging Waves at Heritage Square to thank the unwavering leadership of six-term Mayor Van Dusen.

Mayor Van Dusen said he was very thankful to the citizens of Astoria and the Astoria team, which is more than just City Council, Staff, and the citizens of Astoria. The City has teamed with the City of Warrenton and the outer community of Astoria to accomplish a lot. He listed several accomplishments that resulted from this teamwork, which included providing clean water, the CSO project, doubling the amount of Parks amenities, remodeling City Hall, rebuilding the Public Safety building, and improving the communication system. The most selfish and gratifying part of being Mayor is the close friendships he has developed. He would not have developed such close personal friendships if he had never been part of City Council. Serving as Mayor has been the greatest part of his public life. He was grateful, thankful, humbled, and very proud of what the City has accomplished. He believed the future of Astoria looked very bright and thanked everyone for their kind words. He did not have the words to express how grateful he was. He had a wonderful time serving as Mayor of Astoria.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:06 pm.

APPROVED:

City Manager

DESIGN REVIEW COMMITTEE

Astoria City Hall

December 4, 2014

CALL TO ORDER:

President Rickenbach called the meeting to order at 5:30 p.m.

ROLL CALL – ITEM 2:

Commissioners Present: Jared Rickenbach, LJ Gunderson, Derith Andrew, Paul Tuter, and one vacancy.

Staff Present: Planner Rosemary Johnson.

APPROVAL OF MINUTES – ITEM 3:

President Rickenbach called for approval of the minutes of the May 1, 2014 meeting. Vice-President Gunderson moved to approve the March 6, 2014 minutes as presented; seconded by Commissioner Andrew. Motion passed unanimously.

PUBLIC HEARINGS:

President Rickenbach explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were available from Staff.

ITEM 4(a):

DR14-06 Design Review DR14-06 by Tracy and Donna Black to construct an approximately 4,700 square foot, two-story commercial building at 1619 Marine within the Gateway Area in the MH, Maritime Heritage zone.

President Rickenbach asked if anyone objected to the jurisdiction of the Design Review Committee to hear this matter at this time. There were no objections. President Rickenbach asked if any member of the Design Review Committee had any conflicts of interest or ex parte contacts to declare.

Vice President Gunderson declared that the Historic Landmarks Commission (HLC) reviewed an application for this project, and that she serves as President of the HLC, but this would not affect her decision about this application as the information provided was basically the same.

President Rickenbach declared that he is a general contractor, but has not been consulted on this project.

President Rickenbach called for a presentation of the Staff report.

Planner Johnson reviewed the Findings and Conditions contained in the Staff report. She noted that the location of the building was moved approximately 6' to the east leaving a gap between the 16th Street sidewalk and the building. This was needed to keep all portions of the building within the property lines. The area will be used for the solid waste disposal area enclosure originally planned for the east side of the lot. No correspondence had been received and Staff recommended approval with conditions.

President Rickenbach opened the public hearing and called for testimony from the Applicant.

Donna Black, 2505 Mill Pond Lane, Astoria, said she was excited about the project. She had been working with Clatsop Economic Development Resources (CEDR) and Mike Williams, journalist for Coast River Business Journal, who suggested she refrain from giving details about the business until January 2015 because the Journal is writing a monthly article on the progress of the project. She was not trying to keep information from people, but must comply with the journalist's request since he is helping the business with the article.

Tracy Black, 2505 Mill Pond Lane, Astoria, said the building must have an Americans with Disabilities Act (ADA) compliant ramp, but that was not shown in the application.

President Rickenbach called for testimony in favor of, opposed, or impartial to the application. Hearing none, he called for closing remarks from Staff. Staff had no closing remarks. He closed the public hearing and called for Committee discussion and deliberation.

Vice President Gunderson said this project was reviewed by the HLC, who was excited about the new structure and new business.

Commissioner Tuter said he was happy the Applicants were making use of the space, which has been eyesore for a long time.

Commissioner Andrew moved the Astoria Design Review Committee adopt the Findings and Conclusions contained in the Staff report and approve Design Review DR14-06 by Tracy and Donna Black with the conditions listed in the Staff report; seconded by Vice President Gunderson. Motion passed unanimously. President Rickenbach read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS:

Item 5(a): Update on Riverfront Vision Plan – Civic Greenway Area

Planner Johnson said new code language implementing the Civic Greenway Area had been adopted and enacted. Therefore, any new construction and certain expansions to existing structures would be reviewed by the DRC. The Civic Greenway Area is located between 16th Street and 40th Street north of Marine Drive and Lief Erikson Drive. The Planning Commission has begun working on code language to implement the Bridge Vista Area. Staff would keep the DRC updated on the Planning Commission's progress.

STATUS REPORTS:

Planner Johnson has included status report photographs of the following: DR13-02 for 2735 Mill Pond Lane and DR12-03 for 265 29th Street. All projects are complete and conditions have been met. These status report photographs are for Commission information.

Planner Johnson noted she would no longer be working full time as of January 1, 2015. Mike Morgan, current Mayor of Cannon Beach, would be taking her place as Interim Planner when his term as mayor ends on December 31, 2014. She would still be available to work on special projects. She believed a new Planner would be hired around June 2015 because the City wants to hire a Finance Director and Community Development Director first. The new Community Development Director would hire a new Planner. She advised the DRC that if they wished to continue getting the Status Reports, that they should let the future Planner know as they are not required by Code.

The Commissioners thanked Planner Johnson for all of her hard work.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:49 p.m.

ATTEST:

APPROVED:

Secretary

Planner

HISTORIC LANDMARKS COMMISSION MEETING

City Council Chambers

December 16, 2014

CALL TO ORDER – ITEM 1:

A regular meeting of the Astoria Historic Landmarks Commission (HLC) was held at the above place at the hour of 5:16 pm.

ROLL CALL – ITEM 2:

Commissioners Present: President LJ Gunderson, Commissioners Thomas Stanley, Paul Caruana, Mac Burns, and Kevin McHone.

Commissioners Absent: Vice President Dieffenbach and Commissioner Osterberg.

Staff Present: Planner Rosemary Johnson.

APPROVAL OF MINUTES – ITEM 3(a):

President Gunderson asked if there were any changes to the minutes. There were none.

Commissioner Stanley moved to approve the minutes of November 18, 2014 as presented; seconded by Commissioner Burns. Ayes: President Gunderson, Commissioners Caruana, Burns, Stanley, and McHone. Nays: None.

PUBLIC HEARINGS:

President Gunderson explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were listed in the Staff report.

The Historic Landmarks Commission proceeded to Public Hearing Item 4(b): EX14-09 at this time.

ITEM 4(a):

HD14-03 Historic Designation HD14-03 by Heather and Jason Davis to designate an existing single-family dwelling as a local landmark in the Adair-Uppertown Historic Inventory Area at 3710 Grand Avenue in the R-2, Medium Density Residential Zone.

This agenda item was addressed following Public Hearings Item 4(b).

President Gunderson asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. None declared. President Gunderson requested a presentation of the Staff report.

Planner Johnson presented the Staff report and recommended approval with conditions. She noted that one additional score was received after the agenda packet had been sent out that raised the final rating to 30.25, which was still within the Adequate range. While the existing vinyl windows were not considered historically appropriate, they should not deter the building from the historic designation. Should the windows ever be replaced, vinyl windows would not be approved after the historic designation. The owners hope to replace the windows in the future but is not part of this application. If the request is approved, Staff will work with State Historic Preservation Office (SHPO) to correct the historical data recorded on the property.

Commissioner Caruana asked what advantages resulted from including this property in the Historic Inventory. Planner Johnson explained that the City and State have goals to designate as many historic properties as possible. Buildings over 50 years old, even if they are not designated historic, may have to undergo a historic review at the State level, depending on the permits required and any Federal funding. The goal is to preserve

history, even if a building only represents a common person's house. Designating this building as historic prevents someone from replacing it with a three-story home, which would be more visible from the street and impact the neighborhood. The designation prevents the neighborhood and the house from losing historic value.

President Gunderson opened public testimony for the hearing and called for the Applicant's presentation.

Heather Davis, 3710 Grand Avenue, Astoria, said Planner Johnson did an excellent job and she had nothing to add. She offered to answer questions.

President Gunderson appreciated the research Ms. Davis conducted on the property. Ms. Davis responded that she was a trained archeologist. She confirmed for Commissioner Burns that when the windows need replacing in the future, she would like to replace them with historically accurate windows. She has no immediate plans to replace the windows.

President Gunderson noted there was no one in the audience and called for closing remarks of Staff. Hearing none, she closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner Stanley said he was pleased the building would be added to the inventory as a historic building. He was also pleased to know this historic designation would preserve the future of the building. The building would continue to become more historic each time work is done on it.

Commissioner Burns initially believed the building did not contribute to the neighborhood because it was so hidden. However, the owner wants the designation, which will protect the neighborhood. Therefore, he believed the designation was a great idea.

Commissioner Caruana said he struggled with the scores because the vinyl windows, door, deck, and the porch did not seem appropriate. He appreciated this type of house and approved of the way the designation would help preserve the home for future renovations. Unfortunately, the house has been modified quite a bit, but it is a charming little house.

President Gunderson noted that designation would protect the neighborhood and the Applicant took the time to research the history of the house.

Commissioner Stanley moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Historic Designation HD14-03 by Heather and Jason Davis; seconded by Commissioner Caruana. Motion passed unanimously.

President Gunderson excused Commissioner Burns from the meeting at 5:38 pm and read the rules of appeal into the record.

The Commission proceeded to Old Business Item 6(a): Update on the Star City Application.

ITEM 4(b):

EX14-09 Exterior Alteration EX14-09 by Daren Doss to add a walkway and door with awning on the south elevation; add and change window locations on north, east, and south elevations; install metal roof on west half; add gutters at 4910 Ash in the A-3, Aquatic Conservation and R-2, Medium Density Residential Zone. This issue was continued from the November 18, 2014 meeting.

This agenda item was addressed following Agenda Item 3 Approval of Minutes.

President Gunderson requested a presentation of the Staff report.

Planner Johnson presented the Staff report and recommended approval with conditions. No correspondence has been received.

President Gunderson asked if anyone objected to the jurisdiction of the HLC to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare. There were none. She asked if the Commission had questions for Staff. Hearing none, she opened public testimony for the hearing and called for the Applicant's presentation.

Daren Doss, 4900 Ash Street, Astoria, said the walkway was originally intended as a means to paint the building because the building sits over the water. However, the walkway will also provide a second egress out of the building, improving safety. Since applying for this permit, older people have told him the building used to have a walkway. He did not have any photographs of the original walkway, but he wanted the Commission to consider this. In response to questions from Commissioner Caruana, he explained that he wanted to make the door out of wood, but the door would be tall and would likely need to be fiberglass to withstand the weather. The door would be painted to match the building and he would try to find a door with a grid pattern that matches the six-over-six single hung windows so it ties in with the building. The door would be either a 10-lite or 12-lite, similar to the Dutch door on the boathouse, which was made of wood. However, the door on this building will be exposed to the weather as it faces south, so it will likely need to be a single panel.

President Gunderson called for any presentations by persons in favor of, impartial to or against the application. Seeing none, she called for closing comments of Staff. There were none. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioners McHone, Stanley, Burns, and President Gunderson said they had no objections to the request.

Planner Johnson confirmed for Commissioner Caruana that the casing on the door would match the casing on the windows.

Commissioner McHone moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff Report and approve Exterior Alteration EX14-09 by Daren Doss, with conditions; seconded by Commissioner Stanley. Motion passed unanimously.

President Gunderson read the rules of appeal into the record.

The HLC addressed Public Hearings Item 4(a) HD14-03 at this time.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5: There were no reports.

OLD BUSINESS – ITEM 6:

ITEM 6(a): Update on Star City Application

This agenda item was addressed immediately following Public Hearing Item 4(a).

Planner Johnson said Staff was waiting on one item from Fort Clatsop National Park. Once she receives the information, she will have everything she needs and will finish typing the application, package the information, and submit it.

She reported that Mayor Elect LaMear would begin working on new commission appointments in 2015. The HLC will need two appointments because President Gunderson and Commissioner McHone's appointments expire December 31, 2014. The HLC may receive reappointments or new Commissioners.

President Gunderson said the 15-day appeal period had passed for Columbia Bank. Planner Johnson confirmed that this should have been added to the agenda. Columbia Bank did file an appeal of the roofing material requirements. Their presentation to City Council emphasized that the metal roof would be a small element on a new building and included examples of other new buildings with similar elements in the downtown area. City Council will review their appeal on January 20, 2015. She confirmed that it would not be appropriate for any members of the HLC to speak about the appeal at the City Council meeting. City Council receives the application and the minutes of the HLC meetings which includes testimony about the application. In the past, City Council has specifically requested that Commissioners refrain from speaking about issues because they already have

the testimony given at the Commission's public hearings and the Commission's decision. The HLC and Staff discussed the differences between the Bank's presentation to the HLC and its presentation to City Council.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:45 p.m.

ATTEST:

APPROVED:

Secretary

Planner

DRAFT

ASTORIA PLANNING COMMISSION MEETING

Astoria City Hall
November 25, 2014

CALL TO ORDER:

President Nemlowill called the meeting to order at 6:30 pm.

ROLL CALL:

Commissioners Present: President Zetty Nemlowill, Vice President McLaren Innes, David Pearson, Kent Easom, Peter Gimre, and Sean Fitzpatrick

Commissioners Excused: Thor Norgaard

Staff and Others Present: City Manager Brett Estes, Planner Rosemary Johnson, and Consultant Matt Hastie, Angelo Planning Group. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

APPROVAL OF MINUTES:

President Nemlowill asked for approval of the minutes of the October 28, 2014 meeting.

Commissioners Easom and Gimre noted the following corrections:

- Page 2, first paragraph, fifth line: "...but reviewing a code amendment which would allow a lattice tower that could be presented later."
- Page 4, second paragraph, second line: "She closed the public hearing and called for Commission discussion and deliberation."
- Page 4, sixth line under Reports of Officers: "There has been some concern about why the Mayor was appointing people positions in the City."
- Page 4, seventh line to read "...in Astoria and other areas than Astoria where there are seats that have not been filled to find there are only four ..."
- Page 5, fourth bullet, second line: "He also proposed an additional setback for buildings adjacent to the Rivertrail..."

Commissioner Easom moved that the Astoria Planning Commission approve the minutes as corrected; seconded by Commissioner Gimre. Motion passed unanimously.

PUBLIC HEARINGS:

President Nemlowill explained the procedures governing the conduct of public hearings to the audience and advised that handouts of the substantive review criteria were available from Staff.

ITEM 4(a):

V14-12 Variance V14-12 by Al Jaques from 24 square foot maximum signage to install one 4' x 40' sign for 160 square feet on the west elevation of the sports field complex structure at 1800 Williamsport in the IN, Institutional zone.

President Nemlowill asked if anyone objected to the jurisdiction of the Planning Commission to hear this matter at this time. There were no objections. She asked if any member of the Planning Commission had any conflicts of interest or ex parte contacts to declare. Hearing none, she asked Staff to present the Staff report.

Planner Johnson reviewed the written Staff report. No correspondence had been received and Staff recommended approval of the request.

President Nemlowill confirmed there were no questions for Staff. She opened the public hearing and called for a presentation by the Applicant. Hearing none, she called for any testimony in favor of, impartial to, or opposed to the application. There was none. She closed the public hearing.

Commissioner Pearson moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Variance V14-12 by Al Jaques; seconded by Commissioner Fitzpatrick. Motion passed unanimously.

President Nemlowill read the rules of appeal into the record.

ITEM 4(b):

V14-13 Variance V14-13 by Al Jaques from the requirement of a landscape separation at every 10 parking spaces to allow one separation approximately every 25 spaces; and to allow ground cover and shrubs rather than trees in the landscaping due to environmental constraints of the site at 1800 Williamsport Road in the IN, Institutional zone.

President Nemlowill asked if anyone objected to the jurisdiction of the Planning Commission to hear this matter at this time. There were no objections. She asked if any member of the Planning Commission had any conflicts of interest or ex parte contacts to declare. Hearing none, she asked Staff to present the Staff report.

Planner Johnson reviewed the written Staff report. Since the Staff report had been published, the Applicant has submitted a Landscaping Plan, as required as a condition of approval. No correspondence had been received and Staff recommended approval of the request with the conditions listed in the Staff report.

President Nemlowill confirmed there were no questions for Staff and opened the public hearing. She called for a presentation by the Applicant. Hearing none, she called for any testimony in favor of, impartial to, or opposed to the application. There was none. She closed the public hearing and called for Commission discussion and deliberation.

Commissioner Gimre asked why the City wants to reduce the amount of landscaping required. Planner Johnson explained that the City would like to maximize the amount the parking because the site would be used for large events. This would also reduce the cost of installing and maintaining the landscaping at the site. Staff considered the request because the remote site is already well buffered by trees.

Applicant Al Jacques confirmed for Commissioner Gimre that with overflow parking, there is a total of 268 parking spaces.

Commissioner Pearson moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Variance V14-13 by Al Jaques, with conditions; seconded by Vice-President Innes. Motion passed unanimously.

President Nemlowill read the rules of appeal into the record.

ITEM 4(c):

CU14-12 Conditional Use CU14-12 by Kelsy Fausett to locate a daycare center in an existing commercial building at 2911 Marine Drive in the C-3 Zone (General Commercial).

President Nemlowill asked if anyone objected to the jurisdiction of the Planning Commission to hear this matter at this time. There were no objections. She asked if any member of the Planning Commission had any conflicts of interest or ex parte contacts to declare. Commissioner Easom declared that his company managed a property across the street from the proposed daycare center, but he believed he could vote impartially. President Nemlowill asked Staff to present the Staff report.

Planner Johnson reviewed the written Staff report. No correspondence had been received and Staff recommended approval of the request with the conditions listed in the Staff report.

President Nemlowill asked how the daycare center would affect the current tenants, the medical marijuana dispensary, and property management company. She also requested information on the legal status of medical marijuana dispensaries in Oregon.

Planner Johnson believed both tenants would remain in the building. She explained that medical marijuana dispensaries were legally allowed in the State, but they could not be located within 1,000 feet of a school. There is no regulation about locating dispensaries within the vicinity of daycare centers. Since the use of marijuana will no longer be restricted to medical uses, the State has defined the dispensaries as similar to cigarette stores, which are allowed to be located next to daycare centers. There are still questions about how Federal regulations would apply.

President Nemlowill noted that in the Staff report, Mike Morgan referred to the daycare center as a preschool. Planner Johnson explained that the terms are sometimes used interchangeably, but the definition of each can sometimes depend on the ages of the children attending the facility. Children under school age will attend the daycare center all day, while children of school age will attend half days, before or after they have attended school. City Manager Estes added that the use classification of a daycare center incorporates both all day care and before/after school care.

President Nemlowill asked if parking on the Applicant's residential property was an important aspect of approving this request. She wanted to know how the Conditional Use would impact a future owner of the property. Planner Johnson confirmed that the fourth condition of approval in the Staff report would take effect. The daycare center is required to have five parking spaces. There are eight parking spaces on 29th Street, some of which are used by adjacent facilities. If available parking on 29th Street were less than five, any loss of parking on the property would require a Planning Commission review to address the parking issue. Staff believed the available parking on 29th Street was sufficient and the parking in front of the house is considered additional.

President Nemlowill opened the public hearing and called for a presentation by the Applicant.

Kelsy Fausett, 640 29th Street, Astoria, said she has run a daycare in her home for almost six years. Her home is adjacent to the proposed site to the south. Her business is ready to expand, especially since there is a need for more childcare in the area. She noted that her driveway is attached to the building through an easement. Therefore, even if she moved, the driveway would remain attached to the building.

Commissioner Gimre asked if any of Ms. Fausett's customers were concerned about the medical marijuana dispensary being located next door. Ms. Fausett agreed that situation seemed strange. She has never had an issue living and running a home daycare next to a dispensary. Parents have asked about issues, but being next to a dispensary has never caused concerns. The dispensary will be on the end of the building opposite where children will be coming and going and dispensary customers will have no access to the children through the building.

President Nemlowill called for any testimony in favor of the application.

Tara Mestrich, P.O. Box 846, Astoria, who works as a childcare research and referral coordinator in Clatsop and Tillamook Counties, said there is a huge need for daycare in the community. The Clatsop County area has 43 childcare providers, but only 26 are licensed. There are currently only eight childcare openings, none of which are for infants. When Coryell's Day Care closed, about 100 children were displaced. She worked with licensing specialists to expand a few of the other daycare centers so they could take a few more children, but several parents have contacted her with concerns because they had to leave their jobs due to lack of infant care. Ms. Fausett is one of the top requested childcare providers in Clatsop County. Ms. Westridge worked with Ms. Fausett to get her Childcare Development Associate (CDA) credential. Ms. Fausett is currently registered as an in-home family childcare provider, but she also teaches preschool while giving regular care in her home. She supported Ms. Fausett's request for the daycare center.

Megan Goin, 449 McClure, Astoria, said she and her husband recently moved back to Astoria. She was extremely lucky to be able to send both of her sons to Ms. Fausett's for daycare. Ms. Fausett is fantastic and it is a relief to go to work every day knowing that her children are being cared for. When she heard about Coryell's closure, she could not imagine what nightmares the parents must be going through to try to find daycare. Her 2½ year old is recognizing and writing his name and her sons love going to Ms. Fausett's. She would love to see Ms. Fausett expand and open a new facility.

Kirk Fausett said he was Ms. Fausett's father-in-law and owned the building and parking next door. He offered to answer questions.

Derith Andrew, 1425 7th Street, Astoria, said Ms. Fausett is fabulous. As a parent, she was concerned that the daycare would be located next to a medical marijuana facility and noted that it was also next to a strip club, which was not ideal. However, there is not enough childcare in this community. As a working parent, she believed it was impossible to find a daycare that is good at what they do, someone that you trust, and someone you can afford. Ms. Fausett's location is unfortunate, but there is a huge need for her services. Many people suffer when they do not have access to daycare, which is a basic necessity. Ms. Fausett's request should definitely be approved.

Kelly Smitherman, 1149 Grand Avenue, Astoria, said she was speaking as an education specialist for the Coast Guard. She has repeatedly heard from families of active duty Coast Guard members how difficult it is to find childcare, especially since Coryell's closed. Finding care for infants is a major issue. She spoke with Ms. Fausett and learned that Ms. Fausett is very interested in taking infants as well as toddlers and preschoolers. This would be a huge advantage to Coast Guard members. Ms. Fausett has a wonderful reputation with the Coast Guard and has cared for Coast Guard member's children for special events. She supported Ms. Fausett's request on behalf of the Coast Guard.

President Nemlowill called for any testimony impartial to, or opposed to the application. Hearing none, she called for closing comments from Staff.

Planner Johnson clarified that the parking area on the property would need to be reviewed by the Planning Commission upon a change of ownership. Childcare staff and parents would be turning around in the parking area on the property. The Planning Commission would need to determine if any compliance issues exist with the parking situation if there was ever a new owner. She reminded members of the audience who spoke to sign in with their names and addresses, as this information was needed for the record.

President Nemlowill closed the public hearing and called for Commission discussion and deliberation.

Commissioner Pearson said 10 or 12 years ago, when Mill Pond was just a dream, the idea was to create a community within the community with a mix of residential and commercial uses that would help the neighborhood grow and succeed. This application is the perfect example of that happening. He fully supported the request.

Commissioner Fitzpatrick said he was a bit concerned about the medical marijuana dispensary nearby; however, all of his questions were answered during the public hearing.

Vice President Innes said she was thrilled to hear this proposed solution to an obvious loss in the community. Everything she heard seemed satisfactory and she was in favor of the proposal.

Commissioner Gimre said when he first read the staff report, he believed the daycare would be replacing the current tenants. However, he realized that attitudes about marijuana are changing. The testimony in favor of the current daycare was moving. After hearing the public testimony, he would have no problem putting his own child in the daycare despite his concerns about the dispensary. A dispensary next door to a daycare is a moot point. He did not believe the daycare would have any problems filling an obvious need in the County. He planned to vote in favor of the application.

Commissioner Easom said he also supported the request.

President Nemlowill moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Conditional Use CU14-12 by Kelsy Fausett, with conditions; seconded by Commissioner Pearson. Motion passed unanimously.

President Nemlowill read the rules of appeal into the record.

ITEM 4(d):

CU14-13 Conditional Use CU14-13 by Ryan Helligso for Nomadic Properties to expand an existing 2,000 square foot professional office with 3,000 square feet additional space at 3990 Abbey Lane in units 103, 104, 105, 106, and 107 in the S-2A Zone (Tourist Oriented Shoreland).

President Nemlowill asked if anyone objected to the jurisdiction of the Planning Commission to hear this matter at this time. There were no objections. She asked if any member of the Planning Commission had any conflicts of interest or ex parte contacts to declare. Hearing none, she called for the Staff report.

Planner Johnson reviewed the written Staff report. She clarified that while parking issues do exist on the property, there is ample parking for this use based on City Code. The City cannot dictate the location of the parking spaces and it would be up to the property owners and tenants to determine which spaces would be for this use. No correspondence had been received and Staff recommended approval of the request with the conditions listed in the Staff report.

President Nemlowill opened the public hearing and called for a presentation by the Applicant. There was no presentation by the Applicant. President Nemlowill called for any testimony in favor of, impartial to, or opposed to the application. Hearing none, she called for closing comments of Staff. There were none. She closed the public hearing and called for Commission discussion and deliberation.

Vice President Innes agreed that there was ample room on the property and the space should be used. She had no problems with the request and planned to vote in favor.

Commissioner Fitzpatrick said that because this project has come before the APC so many times, the City should remember during future planning that putting housing above industrial uses is not a good idea.

President Nemlowill agreed and added that this is a very dynamic property. When the property was designated as a General Industrial zone, she believed there was an idea that the ground floor businesses could be used for manufacturing. However, the ground floor remained empty. It is too bad the City could not have been more proactive with the planning of this area, but the City's hands were tied to some extent. City Manager Estes explained that the building has a long history of appeals and lawsuits, going back to when the building was first built. There was difference of opinion between the State of Oregon and the City of Astoria. Recently, the State's perspective has changed, which led the City to move forward with the zone change in an attempt to get the issues resolved. He believed the processes in this area would be much smoother from now on.

Commissioner Fitzpatrick said when this project was presented to him as an investment 10 years ago, he believed that no one would want to live above industrial sites. However, it has turned out that no one wants to do light manufacturing under residential units. He believed office spaces were a much more compatible use and he did not have any issues with expanding the Applicant's current space.

Commissioner Easom moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Conditional Use CU14-13 by Ryan Helligso for Nomadic Properties, with conditions; seconded by Vice President Innes. Motion passed unanimously.

President Nemlowill read the rules of appeal into the record.

ITEM 4(e):

V14-06 Parking Variance V14-06 by Jennie Hillard for Rod Gramson, from the required two off-street parking spaces to increase the existing single-family dwelling to a two-family dwelling with zero off-street parking at 1626 Grand in the R-3, High Density Residential zone. This item was continued from previous meetings.

Planner Johnson explained that the Applicant has constructed parking on their site and no longer needs the variance. The applicant has withdrawn the application.

REPORTS OF OFFICERS/COMMISSIONERS:

ITEM 5(a): The December Planning Commission meeting has been rescheduled for Wednesday, December 17, 2014 at 6:30 pm due to the Christmas holiday.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:14 pm to convene the Work Session.

WORK SESSION – Bridge Vista Area of the Riverfront Vision Plan:

City Manager Estes noted that this was the second work session on the Bridge Vista Area of the Riverfront Vision Plan (Plan). The first work session discussed issues with overwater development. This work session will discuss zoning district issues. Planner Johnson added that three pieces of correspondence had been received from George Hague, Rhonda Gewin, and Mike and Maryann Soderberg, which were presented to the Commissioners for their consideration during this work session.

Matt Hastie, Angelo Planning Group, reviewed discussions from the last work session about development standards for overwater and on land development. This work session would focus on land use regulations and the next work session would focus on design regulations. He and Staff presented their recommendations via PowerPoint, as noted in the memorandum included in the Staff report. Recommendations for permitted uses on land and overwater and zone changes aimed to satisfy land use objectives contained in the Riverfront Vision Plan.

Zone change recommendations are as follows:

- Extend the S-2 Zone around the West Mooring Basin into a portion of the existing C-2 zone.
- Convert most of the C-2 zone near the bridge into a new pedestrian oriented zone.
- Convert the west end of the C-2 zone at the east end of the Bridge Vista Area to a zone similar to the C-3 zone.

Mr. Hastie and Staff explained why these zone changes were being recommended. The C-2 Tourist Commercial zone allows for a very limited set of commercial uses, some of which include auto oriented uses. A pedestrian zone would create a livelier neighborhood-oriented commercial area. The C-2 zone has been a challenge for the City and Planning Commission over the years. The C-2 zone was established as part of an earlier Riverfront Plan to try to enliven the waterfront. However, the zone created a situation where a specific set of uses, which had to be driven by revenue from tourism, could only locate in that zone. Businesses providing services to local people could not be located within the zone. It became difficult and time consuming for businesses to be located within the zone. Some of the existing uses could be incorporated in the new zone while making the area a place that can accommodate businesses that serve both tourists and local people. The direction and location of Astoria's tourist industry has changed since the C-2 zone was implemented. The location no longer works with the intent of the zone because development of the entire community has changed.

Planner Johnson described the specific location of the current zones and the recommended S-2 zone extension area, which is the green space behind the pedestrian area facing West Marine Drive. The only way to access the back area is through Bay Street near the Maritime Memorial (10 Bay Street). Therefore, the area is more conducive to development similar to the Red Building (20 Basin Street) and other shoreland related developments. The area just along the riverfront would be rezoned to S-2. The Planning Commission needs to consider whether the entire green space between the Maritime Memorial and the fish processing plant at 305 Industry should be rezoned as S-2, pedestrian, or some other zone. She explained the difference between the S-2 zone and the pedestrian oriented zone, listing examples of allowed and conditional uses in each zone.

Commissioner Easom asked how a manufactured dwelling in an approved park ended up in the S-2 zone. Staff explained Federal regulations once required manufactured dwellings and parks to be allowed in any zone that allows residential uses. Astoria's S-2 zone allows residences as a secondary use. Some of the regulations have changed and Astoria no longer allows manufactured housing in the zone because single-family and duplex homes are not allowed. The code language provided equal housing opportunities. In order to comply with State law, this new code amendment would strike manufactured homes from the list of allowed uses because single-family residences would not be permitted.

Staff showed on the map which properties in the proposed S-2 zone were Port-owned properties, City-owned properties, and private-owned properties. The City has discussed this proposed zone change with the Port, which is currently in the C-2, Tourist Oriented zone. President Nemlowill asked if anyone in the audience was representing the Port.

Ted Naemura, Legal Assistant with Jordan Ramis, said he attended to represent the Port because Tim Ramis and Mike Weston were not able to attend the meeting and the Port wants to participate in this process.

Mr. Hastie continued with his presentation, noting that specific changes to some of the currently allowed uses have been proposed in an effort to satisfy the objectives of the Plan to support a working waterfront and allow a mix of commercial and residential uses. He asked the Planning Commission to consider whether the proposed uses support a working waterfront and provide an appropriate mix of commercial and other uses. These changes were being recommended because some of the currently allowed uses conflicted with the proposed pedestrian zone and because of feedback received during discussions of the Civic Greenway Area. For example, he recommended prohibiting fossil fuel and petroleum product terminals in overwater areas.

City Manager Estes explained that the fossil fuel terminal issue was raised during public hearings at City Council, after the Planning Commission hearings. City Council approved the prohibition of such terminals within the Civic Greenway Area. Therefore, Staff has carried this forward as a recommendation for the Bridge Vista Area.

Mr. Hastie listed other recommended changes to the allowed uses, which were listed in the Staff report. He asked if the Planning Commission believed warehouses and wood processing should be limited in the Bridge Vista Area of the S-2 zone.

President Nemlowill said that when the Planning Commission was discussing terminals in the Civic Greenway Area, they were talking about cruise ship terminals, not fossil fuel terminals. She believed different definitions of the word "terminals" led to the issue. Therefore, she believed warehouses and wood processing needed to be defined to avoid future issues.

Planner Johnson said a warehouse could be any large building where items are stored. A mini storage would not be considered a warehouse. A warehouse could store many different products and could be of any size. The items in a warehouse are stored for shipping or wholesaling, not for direct retail sales. Wood processing includes any of the various uses of plywood mills, debarking, or any process having to do with a wood product. She noted that limiting warehouses and wood processing was only recommended for the Bridge Vista Area, not the Port and the piers. Mr. Hastie added that both uses were currently allowed as conditional uses. He and Staff asked the Planning Commission to consider how these uses would impact the future of this area and decide if limiting them would be appropriate.

Staff used the map to describe the exact location of the area, noting the different zones, the uses currently allowed in each zone, and the changes being recommended. Staff confirmed that cold storage was listed as a separate outright permitted use in the S-2 zone and would not be grouped under warehousing. Therefore, prohibiting warehousing would still allow cold storage. Planner Johnson gave specific examples of several of the uses currently allowed in the S-2 zone and asked which uses the Planning Commission would like eliminated in the Bridge Vista Area.

Commissioner Easom said he would like to see the following Conditional Uses of the S-2 zone eliminated:

- Automobile sales and service establishments
- Educational establishments
- Gasoline service stations
- Housing which is secondary to another permitted use
- Manufactured dwelling parks
- Single-family residences where such use occupies no more than 25 percent of a structures gross floor area
- Multi-family dwellings

City Manager Estes explained that the pedestrian-oriented zone was being proposed because the area is a neighborhood center for the Uniontown District. The area is used as a gathering space with restaurants, coffee shops, and stores. The concept of a pedestrian zone would create a district that emphasized an urban pedestrian feel with buildings closer to property lines, similar to the historic buildings currently in the area. Larger

automobile intensive uses, like drive-throughs and car dealerships, would be removed from the area. The new zone would make the district more similar to other historic shopping districts in Astoria.

President Nemlowill believed Marine Drive would make it difficult to make the area pedestrian oriented. City Manager Estes agreed there would be logistical issues that would need to be addressed. The City has spoken to property owners in the area who remember when people would come to the district at night to see a show at the theatre or get a drink at the cafe. There is interest in seeing some of the underutilized properties in the area redeveloped. Staff described how the proposed zone change, along with some allowable use changes, could improve the area.

Commissioner Gimre and Vice President Innes said they were in favor of expanding the pedestrian zone. Vice President Innes remembered when the area was active and she believed it could be integrated into the River Trail.

President Nemlowill did not understand how the pedestrian zone made sense without looking at the Transportation System Plan (TSP). She asked if this was the area where a road diet and median had been proposed. Staff explained that the road diet was suggested for an area to the east that stopped at Columbia Avenue. However, crosswalk improvements in the proposed pedestrian zone had been discussed. The pedestrian zone could be a brand new zone that does not currently exist in Astoria, or implemented by other mechanics, like an overlay zone, and could be used to create the type of zone that includes land uses appropriate for the area. The TSP already includes pedestrian enhancements in the area. President Nemlowill believed pedestrian safety issues would need to be addressed.

Commissioner Pearson supported the pedestrian zone. The area contains the last of the historic buildings as one leaves Astoria. He was unsure how the S-2 zone would relate to the pedestrian area, being so close together. He did not believe any more warehouses or debarking on the waterfront would be appropriate within a block of a pedestrian-friendly area. However, he understood this was an extension of the Port. The parcel is so small and he was not sure how many options could be offered for something that is currently working well with the Maritime Memorial as a public open space.

Commissioner Fitzpatrick understood President Nemlowill's concern about traffic safety issues. However, the Commission needed to indicate what it would like to see in the zone. He supported a pedestrian oriented zone.

Mr. Hastie confirmed he had received some useful feedback. He suggested applying limits to building size to prevent big box stores in the area.

President Nemlowill called for a recess at 8:56 pm and reconvened the meeting at 9:04 pm. She invited public testimony about the Bridge Vista Area.

Drew Herzig, 628 Klaskanine Avenue, Astoria, noted that once again, there was a lot of information to address. He said at the last Planning Commission meeting, Suenn Ho talked about how rare and precious working waterfronts are. He believed it would be helpful for Mr. Hastie to compare Astoria to working waterfronts in other cities. Astoria is trying to create something for which there is not much of a model. No one really knows what the working waterfront of the future might look like, and yet the Commission is trying to make decisions. He believed it would be very valuable to get information about cities like Astoria that have working waterfronts. The pedestrian-oriented zone is an interesting proposal and he believed a town hall should be held to get the public's input about the zone. The new zone would be located in an important area. He was not sure the Commission received enough public input to move forward on the new zone. The area is away from what people consider the Riverfront and is in a neighborhood. He believed a different setting should be used to get public input on the vision for Uniontown.

President Nemlowill noted the Planning Commission went on a walking tour of the Bridge Vista Area earlier that day. It was helpful to see the area in person, not just on maps. She thanked Mr. Hastie and Staff for setting up the tour, and Sherri Williams for taking minutes of the meeting they conducted as they walked along the riverfront. Commissioner Fitzpatrick added that the walking tour was open to the public and notice was published in the *Daily Astorian*.

Ted Naemura, Legal Assistant for Jordan Ramis representing the Port of Astoria, thanked the Planning Commission for conducting the work session, allowing the public to attend, and encouraging the public to

participate. He said that Mike Weston and Tim Ramis were unable to attend the meeting, but they would like to provide feedback. He said he would work with his team to generate the answers the Planning Commission is looking for from the Port. The Port would like to participate in and contribute to this process.

Mr. Hastie said based on what he heard throughout the meeting, he believed it would be appropriate to extend the S-2 zone onto parcels that Planner Johnson referred to earlier which are in the C-2 zone or to include those parcels in the proposed pedestrian-oriented zone. He asked for feedback about these two options. Staff used the map to point out the exact location of the area in which the zone change was proposed.

Commissioner Easom asked if the pedestrian zone would preclude water-related activities. Planner Johnson explained that only tourist-oriented activities are currently allowed. Staff is suggesting the pedestrian area also allow general commercial uses. This would be an increase in the allowable uses of this area, but water-dependent and water-related uses would still not be allowed. She asked if the Commission believed it would be more appropriate to allow the marine industrial uses of the S-2 zone or allow lighter commercial development in the area. She added that if the zone allowed more commercial uses, the fish processing plant currently located in the proposed area would become a non-conforming use.

President Nemlowill asked how this discussion related to the Riverfront Vision Plan. City Manager Estes said the Plan states the C-2 zone should be rezoned. Mr. Hastie added that the Planning Commission needs to decide what type of zone would be appropriate in the area to be rezoned. He recommended a portion of the zone remain commercial, but allow a broader set of uses within the zone that would make it more pedestrian oriented. Another portion of the zone could allow for marine or water-dependent uses. After hearing discussion earlier in the meeting about his recommendation, Mr. Hastie suggested the entire existing C-2 zone be changed to allow a broader set of commercial uses that would make the area more pedestrian oriented. He believed both options would be consistent with the Riverfront Vision Plan.

President Nemlowill asked the Commissioners for feedback on Mr. Herzig's suggestion to host a town hall meeting.

City Manager Estes said Staff discussed a town hall meeting. Prior to this meeting, Staff had spoken to property owners and residents in the area, encouraging them to attend this meeting. He believed having a meeting in the Uniontown District would be beneficial. Planner Johnson said an open house could be scheduled for December.

Mr. Hastie reminded that his recommendations are a preliminary set of ideas and more proposed code revisions would be presented for the area. Additional meetings will help provide information about the entire area. Tonight's meeting was meant to provide the Planning Commission with options and get feedback about those options.

President Nemlowill said she needed more information about the vision for Uniontown. The Plan is very broad and she would like to find out more. Vice President Innes added that it would be helpful to see information that is clearer. The visual aids used during the presentation give part of the information, but she needs more information before she can choose an option.

Staff said they would prepare some graphics that show existing zones and the recommended options.

Commissioner Pearson believed it would be helpful to explore the transitional S-2 zone. It will be easier to get a reaction from the public if they have something to react to. On the walking tour, he saw that the space is small. The area would be a transition from the pedestrian zone to the Bridgewater Bistro (20 Basin Street) and Maritime Memorial Park (10 Bay Street). This is not a prime industrial zone, but if the City wants the area to be successful it needs to implement something that can flourish in a very small space, like commercial uses.

Commissioner Easom believed the area should be kept open to marine-oriented uses because doing so would satisfy the Plan.

City Manager Estes explained that thinking broadly about these areas allows Staff to come up with recommendations that incorporate what the Commission believes is appropriate for the area. The City has the opportunity to be creative and the Commission needs to think about how it wants the area to develop in the future.

Commissioner Easom asked what it would mean to limit drive-through establishments. Staff explained that coffee kiosks, restaurants, or banks with a drive-up window would be limited. Currently, drive-throughs are prohibited in several areas throughout the City. The businesses are still allowed in these areas, but they cannot have a drive-up window. Eliminating the drive-up windows encourages a more pedestrian-oriented area.

City Manager Estes said Staff has spoken to people who live in or have interests in the area. However, he believed allowing the public to give feedback directly to the Commission was important. To advertise the town hall meeting, Staff will send notices to residents and property owners in that area and notify the Uniontown Association.

Commissioner Gimre said it was unfortunate that no one from the district attended this meeting. He believed it would be difficult to get people to attend a meeting in December. Staff suggested the meeting be scheduled for early January which would allow the Planning Commission to discuss design review guidelines first, and get feedback about those guidelines at the town hall meeting. Staff also suggested having the meeting at a location in the neighborhood.

Commissioner Easom said during the walking tour, the group discussed measuring distance from the riverfront by starting at the center line of the trolley property. He and Mr. Hastie said this would not work west of the Holiday Inn Express because there is more land north of the trolley line in that area. Planner Johnson said there were other ways to measure the distance in different areas and it would be simple to add these to the code.

President Nemlowill reminded that the next Planning Commission meeting was scheduled for Wednesday, December 17, 2014 at 6:30 pm, and that the meeting will include a work session.

President Nemlowill adjourned the work session at 8:26 pm. Seeing that a member of the audience wished to speak on the record, she reopened the work session at 8:27 pm.

Robert Evert, 10 Pier 1, Suite 308, Astoria, said he represented the Port of Astoria. He spent the last 22 years in the forest products industry, laying out seven new mill sites and log yard operations in Alaska, Idaho, Montana, Oregon, and Washington. Most logs processed for export are 40 feet long. Logs processed for plywood and veneer are 34 feet long. There is no way to handle logs in the small area identified in the PowerPoint presentation between the Red Building and the Maritime Memorial area currently zoned C-2. Therefore, it is not reasonable to assume that debarking or log processing would occur in that area. He commended the Planning Commission for their forethought and insight on the S-2 zone concept. The zone would benefit everyone involved. Rezoning the Port's property in the vicinity of the Astoria-Megler Bridge could impact the Port's activities and the Red Building. He noted that the Red Building is constructed on the shoreline and the Bistro Cafe in that building has extensive views of the River. The proposed code language to require buildings to be at least 100', 200' or 500' from shore would block those views if a building is built just east of the Red Building. He recommended that the area between the Red Building and the Maritime Memorial allow buildings to be constructed on the shoreline and not further from shore to protect the views from the Red Building. There being no further business, the work session was adjourned at 8:30 pm.

ATTEST:

APPROVED:

Secretary

City Manager



MEMORANDUM

DATE: JANUARY 12, 2015
TO: MAYOR AND CITY COUNCIL
FROM:  BRETT ESTES, CITY MANAGER
SUBJECT: PARKS AND RECREATION DEPARTMENT STATUS REPORT

The following are summaries of Parks and Recreation Department projects and activities in the fall 2014 season.

AQUATIC CENTER

Aquatic Center Season Overview

This fall has been very busy for the Aquatic Center. After we closed in September for maintenance we reopened and saw an increase in quarterly pass sales.

Our fall swim lesson program was sold out in the month of August as we continued the momentum of summer into fall.

Staff levels typically are lower in the fall as many staff members head back to school, to offset this drop Pam Pearce taught two lifeguard courses. The first one was September 26th – 28th and the second class was held November 14th -16th. After these courses a total of 10 new employees were added. This round of hiring led to many staff members who could work during the day time hours which in years past has been challenging to achieve. In the month of November all staff were given performance reviews and went through a goal setting session with Pam Pearce.

On October 8th, Ellis and Associates made their 4th quarter unannounced audit. These audits are very beneficial to the facility because they identify potential safety risks. Our facility did well, receiving a “meets” overall. The most noteworthy portion of this audit was that we scored an “exceeds” on the deep water spinal skill. Deep water spinal is one of the toughest skills for lifeguards to master.

The center is again hosting the Astoria High School swim team. In the month of December we hosted the Nygaard Invitational swim meet. During January there will be a total of three dual meets held at the center. In February we will once again host the Cowapa League District Championship meet.

This Fall we taught 39 students from the Naselle School District how to swim in our annual water safety course. We are also teaching the same course to the Knappa School District children this spring.

We worked with Clatsop Community College to open another water aerobics course this fall in the afternoons. This class has been full and very successful for both the college and our center.

In December, Pam Pearce put together a survey to ask our patrons if they would like us to be open 1 hour later in the evenings. The survey suggested that we would serve more patrons by staying open an extra hour. The aquatic center is now open Monday – Friday until 8pm versus 7pm. So far we have been fairly busy in the Lap Pool and fitness center.

With the opportunity to expand the services provided at the Astoria Aquatic Center to the community, the Astoria Aquatic Center began providing customers with SilverSneakers health insurance benefits to utilize the Astoria Aquatic Center as part of their insurance benefits. In return American Health Services compensates the Astoria Aquatic Center a monthly allocation based upon number of customer visits.

Fitness Center

The fitness center has been busy during peak times and we recently purchased another treadmill to accommodate the amount of patrons using the center.

Aquatic Center Maintenance

During our annual maintenance period in September the following items were accomplished:

1. Removal of lobby carpet and acid dyeing of concrete.
2. Annual fire alarm and sprinkler maintenance through A & E Security
3. HVAC annual maintenance
4. Boiler annual maintenance
5. Greased all pumps and motors
6. Painting of steel beams in the natatorium
7. Removal of yellow slide due to safety issues with rusting steel
8. Waxed the red slide
9. Shower valve maintenance
10. Deep cleaned the fitness room, pool deck, locker rooms, and lobby.
11. Tank-less hot water heaters maintained.

In December there was a pipe above the men's locker room that began leaking and the ceiling began to sag. In a two day period our maintenance department repaired the pipe and fixed the ceiling, without effecting Aquatic Center business operations. Recently

the heat exchangers were maintenance to ensure proper flow and heat to the Spa and Recreation pool.

With the completion of the 2014 annual maintenance closure we are already preparing for the 2015 maintenance closure, as there are several tasks that need to be completed to maintain the pools structure and to improve the facilities energy efficiency. These projects include:

1. Re-plastering the Lap Pool and Recreation Pool
2. Replacing the natatorium, parking lot, and facility lights with energy efficient LED lights. Staff is looking for opportunities to partner with Energy Trust of Oregon on this project.
3. Installation of new shower systems to reduce water usage, and provide consistent water pressure.
4. Replacement of play fixture in the recreation pool
5. Perform updates to the HVAC system

Staff is currently working to complete research and gather bids for each project. However, it is estimated that these projects will cost approximately \$275,000.

RECREATION PROGRAMS

Astoria Recreation Center

The Parks and Recreation Department moved its recreation center, the Astoria Recreation Center (ARC) at the end of July. This included the following programs: an after school program, a school aged summer day camp, adult fitness classes, various special events and classes, and Tae Kwon Do. These programs have continued to grow in the new center despite the change in facilities. Participants have responded very positively to the new facility and it fits our needs well.

When the new facility opened, recreation staff held a "grand opening" event. This event was very well attended which brought a lot of new people to the facility.

This January we will be opening up the "new and improved" teen zone at the center. This new addition to the facility was made possible thanks to the Ford Family Foundation cohort and funds from the Ford Family Foundation. The new addition to the center will include computers, video games, foosball, air hockey, and more. In addition to these additions in the building, a half-court basketball court was recently installed outside the building thanks to funds from the grant.



Staff is working on adding a playground to the outside area of the building which will include the above mentioned basketball court as well as a few new play structures.

After School Program

The youth after school program returned this fall at the Astoria Recreation Center in our new facility. The program runs Monday through Friday throughout the school year. Daily attendance ranges between 15 - 25 children daily. Participants take part in recreational activities such as crafts and games and are assisted with homework. In addition to our after school program at the "ARC", we opened a "satellite" program at the Warrenton Grade school in November after the day care in Warrenton closed this fall. We are currently averaging ten or more each day at the Warrenton program.

Fall Volleyball

11 teams participated in the adult fall volleyball league. The league played weekly games in September, October and November at Astoria Middle School. Of these teams, 6 teams took part in the "recreation" division and 5 teams took part in the "power" division.

Youth Basketball

28 youth basketball teams from Astoria, Seaside, Warrenton, Knappa, Ilwaco and Naselle participated in the boy's 3rd- 6th grade basketball program. The league ran from October to December and games were held at the Astoria Middle School gym and Astor Elementary School gym. This number was up from the previous year due in part to new teams from the Ilwaco area.

7 youth basketball teams from Astoria, Warrenton and Knappa participated in the boy's 1st & 2nd grade basketball program. The league ran from November – December and practices and games were held at Astor Elementary School, as well as in Warrenton and Knappa.

Adult Basketball

12 men's teams participated in the fall basketball program beginning in November. The program runs through February and evening games are played at the Astoria Middle School.

Fitness Classes

The adult fitness program has seen a large influx of attendance, due partially in part to the publicity received from the grand opening. The attendance did not decline after the move to the new facility but rather increased. Staff increased the fitness class schedule in January to add more Yoga classes and more early morning classes.

SPECIAL EVENTS

Monster Bash

Monster Bash was hosted at the Armory building on October 31st. The new location worked very well. It kept all of the activities in one space, rather than being spread out in different floors of the old building. This event is a large collaboration between multiple agencies, volunteers and parks staff. Staff procured approximately \$1,800 in donations to offer this free event for the community. The Rotary and Lion's club both came to help and Tongue Point provided several volunteers.

Recreation Staff have talked with the Armory building staff about possibly holding the event at the facility again next year and expanding to include a haunted house in the basement of the building.

The event offered games, crafts, food, a costume contest and lots of candy and prizes to approximately 600 people, an increase from last year of over 30%.

Breakfast with Santa

Breakfast with Santa was held at the Astoria Recreation Center on December 13th. This festive morning offered a full breakfast, crafts and a visit with Santa Claus to about 40 participants. Registration has declined for this program over the last few years and staff are looking in to some alternative ideas for a special event next December.

Gobbler Gallop

The annual Gobbler Gallop was held Thanksgiving morning along the Riverwalk. 62 community members participated in the 5K race is free with a donation to the food bank and provides citizens and opportunity to be physically active before indulging in the holiday feasts.

New Year's 5K

This year the Parks and Recreation Department hosted a 5K on New Year's day, to help get the health and wellness resolutions off with a bang. The winners who received Dungeness Crabs, donated to Skipnanon Brand.



Lil' Sprouts Academy & Port of Play

It has been a busy fall season at Sprouts! We began the year with a clean slate, as we closed for a few days the end of August to tackle some deep cleaning, needed maintenance and classroom updates. Here is a list of what our staff accomplished in a very short amount of time.

- Painted all classroom doors with chalkboard paint
- Cleaned carpets
- Sanitized all toys, surfaces, books, etc.
- Painted in select classrooms
- Hung new blackout curtains
- Took care of some small fix-its
- Cleaned windows
- Rearranged/reorganized classrooms
- New bulletin board designs

Although it was challenging for parents to be without daycare for two days, they really did appreciate the fact that we take the time to clean, and take care of our facility.



Once school was back in session, one of our biggest challenges was illness. We've had various viruses traveling through: colds, stomach flu, and Hand Foot and Mouth.

While staff members do everything they can to sanitize and clean, we've found that the biggest obstacle is parents trying to send sick kids to school/daycare. While we understand that parents and families have work obligations, we too have an obligation to keep the 50+ kids we see every day healthy, happy and safe. We've really stressed the importance of kids staying home until they are at least 24 hours symptom free, or longer depending on what they have. Because the way our building is set up, it is really easy for germs to be shared. Not only do we have Port of Play, which is open to the public 7 days a week, but we also have kids in the Head Start program that also utilize our programs. So essentially everything that Head Start sees as far as illness, our kids are exposed to, and vice versa. The more our program grows, the more this will be an issue.

Enrollment has skyrocketed this fall, and numbers are continuing to grow. With Coryell's Crossing closing in November, our phone rang constantly with desperate parents needing childcare quick. Unfortunately, we did not have many spaces available, and although we really wanted to help meet that need in the community and felt like we were at a point where we could expand, the School District didn't have any additional space or classrooms that we could utilize. Many of our classes still have waitlists.

With enrollment growing so much, our staff of teachers has also grown tremendously. We now have 20 staff members, 4 teachers per classroom that alternate morning and afternoon shifts. We are a busy group!!

We are now in our second year of running our new "Creative Curriculum", and it has been incredible to see how well our preschoolers are taking to it. They are always busy, always animated, and always learning!

In October, we had a special curriculum week, "Hero Week", where we invited special heroes from the community to come and share about their jobs and what they do every day. We had special guests from the Coast Guard, the Sherriff's department, the Fire Department and the Astoria Police Department.

With more people hearing about Lil' Sprouts and the quality care we provide, we have been approached by many outside groups in need of childcare for classes and events. We partnered with OHSU and provided childcare for their Photovoice seminars/classes and also provided childcare for two separate Coast Guard groups. Not only are these experiences a great way to get the word out about Lil' Sprouts, but they have started great partnerships with important organizations in the community.



On Tuesday, October 14th, we received notice from the School District that a main water line had broke, and that water in the building would be shut off until it could be fixed. Lil' Sprouts and Port of Play were both closed on Wednesday, Oct. 15th and Thursday, Oct. 16th, because there was no running water or use of restrooms. While parents were very stressed to find alternative childcare on such short notice, everyone was very understanding and cooperative.

One of our most exciting activities at Lil' Sprouts this December was our holiday door decorating contest between our five classrooms. Each classroom participated in the contest, and both the teachers and children worked hard to create a festively decorated door to be judged by Parks Director, Angela Cosby, and our new Mayor, Arline LaMear. It was such an exciting time for the kids, and a fun competition between the teachers. We were very fortunate to have such esteemed judges visit our world, and to get a little taste of our Sprout creativity. Although there was one overall winner, there were additional awards given to each classroom.



Port of Play

It has also been a busy fall at Port of Play. Between birthday parties, regular open play and Parents' Night Out, we have had many patrons in our doors! Weekends have been the busiest and of course the weather always plays a big factor in attendance at Port of Play. When it's rainy and cold, our gym is bustling! Our Parents' Night Out program has grown a bit as well, because many of our Lil' Sprout parents are taking advantage of this great, inexpensive option for childcare on the weekend.



On Friday, October 24th, we did our 3rd Annual Family Pumpkin Carving at Port of Play. We had approximately 50 people in attendance, both kids and adults alike. Although

this is not a huge event, it still one that continues to grow every year. It was a fun evening of spooky creativity!

PARKS MAINTENANCE

Parks Maintenance Season Overview

The maintenance division devoted time this fall winterizing and repairing facilities and parks. Work was done to address vandalism in parks including; Tapiola, Evergreen, Doughboy, and the Downtown Bathrooms. Staff is developing comprehensive facilities maintenance plans for all parks and buildings to aid in streamlined care and upkeep of all areas. Ongoing facility maintenance of the Astoria Aquatic Center and Astoria Recreation Center (ARC) is progressing well, especially at the ARC where the former Yacht Club building is still being adjusted to fully meet the needs of the recreation programs housed there. Preparing for the busy spring mowing season, which is right around the corner, is another task this winter. With this in mind, revising and producing policies, procedures and guidelines for summer temporary workers is an important goal for the maintenance division.

Parks Maintenance Projects

Besides the normal, ongoing duties of the department, the maintenance department has undertaken a variety of projects that include: development and construction of the ARC playground, rebuilding Shively Hall roof, and reorganization of the maintenance shop.

ARC Playground

At the old ARC site on 14th and Grand, there was easy access for recreation programs to use the playground located across the street. With the ARC re-located to the Yacht Club now, there is a lack of playground access. This issue is being addressed by the construction of a playground on the north side of the property. The playground will feature a 30'x40' basketball court with wall-ball at one end and a bark-chipped area with one-of-a-kind play structures made of 5' diameter spruce rounds, as well as room to expand with a variety of other playground equipment.



Shively Hall Roof

After noting that Shively Hall's roof is in severe disrepair, the maintenance department quickly ascertained that in order to remediate the problem quickly and economically, the services of a professional roofing company would need to be enlisted. Weatherguard Commercial and Residential Roofing from Longview WA, successfully bid for, and has been contracted to replace the structure's entire roof. This work is not expected to take more than one week once started and should be complete by the middle of February.

Reorganization of Maintenance Shop

The maintenance shop is getting a much needed renovation and reorganization. By re-assessing use and predicting future needs, maintenance personnel have culled disused and obsolete items from the shop areas and better used the space available. The end result is a 50% gain in space to store, repair and utilize equipment. This work has also allowed staff to discover deficiencies in safety gear and address dangerous or problem areas. In addition, a more thorough inventory of tools and equipment is being undertaken so that full accountability can be had for all property.

Staff Changes

Jonah Dart-McLean, formerly the Grounds Coordinator, became the new Maintenance Supervisor for the Parks Department in December. With this change, the Grounds Coordinator position is currently being advertised and a strong list of applicants is growing. The position is anticipated to be filled by March.

CHIP-in, Citizens Helping Improve Parks

The Astoria CHIP-in program is one year old! Although the CHIP-in programs are temporarily on a hiatus with the winter season, we hit our first year out of the park. Below is a recap of our first year and we look forward to even greater success in our second year of programming.

In the past year, CHIP-in has hosted 9 CHIP-in parties:

1. Children's Park on March 9th, which had 14 volunteers who were able to mow the lawn, weed and fill in playground chips in the swing-set area, clean most of the graffiti from the play structure, and power wash the walkway.
2. Tapiola Park on April 27th, which had over 60 volunteers – about 100 yards of playground chips were spread, along with garbage pick-up and weeding.
3. Alderbrook Playground on May 18th, which had 12 volunteers –weeding and pressure-washing were accomplished, as well as spreading of playground chips, and repainting of one of the play equipment.
4. Fred Lindstrom Park on June 15th, which had over 30 volunteers – about 30 yards of chips were spread to a much needed level, over 100 lbs. of trash picked up, and cutting back of weeds encroaching upon the swing-set area. The picnic table was replaced and a new deck and bench were built at the clean-up.



5. Shively Park on July 13th, which had over 40 volunteers – The 100 year old picnic shelters were repainted, stairs to Shively Hall were re-built, and major trail work was accomplished. 12,000 lbs. of brush were cleared.
6. Riverwalk on August 23rd, which had 50 volunteers – An incredible amount of garbage and invasive plant species was cleared. 1700 lbs. of trash, including 2 mattresses and a futon and 1,000 lbs. of yard debris. The event was sponsored by the following organizations and businesses: Columbia Riverkeeper, North Coast Watershed Association, CREST, Astoria Co-op, Vintage Hardware, Geno's Pizza, Arbor Care, Craft3, and the Astoria Riverfront Trolley. The trolley transported volunteers along the Riverwalk, which was very popular amongst the volunteers. One volunteer won a one night stay at the Commodore Hotel.
7. Violet LaPlante on September 14th, which had over 20 volunteers – about 20 yards of chips were spread in the playground area, leaves were raked, the flower bed weeded, and a good amount of English Ivy was removed from the trees. Over 320 lbs. of mixed garbage and 500 lbs. of brush were cleared.
8. On October 14th, CHIP-in had a great event cleaning up 14th and Grand Playground. Close to 50 volunteers showed up to fill in 70 yards of cedar playground chips, weed, and remove English Ivy that had been growing on the trees for quite some time. It was a great example of true community building. Most impressive were young boys, roughly 8-11 years old who had initially come to the park to play and ended up volunteering the entire 2 ½ hours it took to clean up the playground. Also, young teenagers from the Catholic church and Park Board member, Tammy Loughran's church youth group helped out.
9. Ocean View Cemetery on October 26th, which had over 50 volunteers - CHIP-in partnered with the Clatsop County Historical Society's Talking Tombstones event. Attendees to the event had an opportunity to listen to the actors and then partake in a cemetery scavenger hunt where they found headstones to help clean off. 10 yards of yard debris were removed and many head stone and grave markers were cleaned.

CHIP-in Community Involvement Included

In an effort by Parks and Recreation to "introduce" the CHIP-in program to the community in coordination with Earth Day activities and the Library, staff members hosted a "Read for the Earth" program with Park Board Chair, Norma Hernandez, reading the book "The Tree Lady – The Story of How One Tree-Loving Woman Changed a City Forever." By Portland author, H. Joseph Hopkins.

Jim Bennet of Hampton Lumber approached Ms. O'Malley Galizio about donating lumber to Parks and Recreation to assist in adding community garden beds. On March 30th, they graciously donated 4,600 lbs. of lumber to help The Gray School Community Gardens build 20 more raised beds. Manure was donated by Clatsop County Commissioner, Dirk Rhone.

Generous donations from the community for this year included: a \$200 donation from Craft3 employees, a 25% discount on playground chips including free delivery from

Trails End Recovery, \$100 in gift cards provided by Fort George Brewery to the dads that volunteered on Father's Day, a \$500 donation by Michael Foster, \$1500 from Arbor Care Tree Specialists, \$125 from Astoria Rotary on behalf of Michael Foster, \$200 from Vintage Hardware, Crest, and Geno's Pizza, \$100 from Columbia Bank, Fishhawk Fisheries, Delphia Industries, Astoria Co-op, and the Wet Dog Café, and \$150 total individual contributions.

Volunteer Coordinator, Janice O'Malley Galizio, initiated a fundraising campaign called "High Five for CHIP-in". The goal is to raise \$1,500 and/or 300 \$5.00 individual contributions from the community in support of CHIP-in. Recology Western Oregon has agreed to match all donations up to \$1,500. Englund Marine contributed \$50, while Van Dusen Beverages and Astoria Granite Works have contributed \$5.00 for each employee. Fort George Brewery donated \$750, which combined with individual donations allowed us to receive the Recology Match of \$1,500. Overall the campaign raised \$3,325 in a one month period.

The Daily Astorian's Chelsea Gorrow wrote a front page article about the CHIP-in for Father's Day event at Fred Lindstrom Park on Tuesday, June 17th. It has generated much excitement for the program and the work being accomplished by the volunteers.

The CHIP-in Trailer arrived at the end of August, in time for the Riverwalk Clean-up on August 23rd. It was outfitted with all of the appropriate tools and has been a great asset to the events.

Other work that has been accomplished include the formation of a "Friends of McClure Park" group as well as 25 volunteers who completed 6 hours of difficult work at Shively Park from the Oregon Episcopal Youth Missionary Trip. Overall, since the CHIP-in program has started, volunteers have removed over 2,500+ lbs. of trash, removed over 26,800 lbs. of yard debris, spread over 270 yards of playground chips, and added over 250+ volunteers to its database. Local artist, Roger McKay, repainted one of the play equipment from Alderbrook Playground.



OCEAN VIEW CEMETERY

Software System

Over the year staff has been working towards improving the functionality and management of Ocean View Cemetery by digitizing Cemetery records and exploring software management systems. To assist, a committee was assembled in November 2013 to review proposals from two companies in purchasing a software program. After reviewing these two companies, staff began looking at a third option of having a

program designed specifically to meet the needs of the department based on the Geographic Information System (GIS) system the City already owns.

Additionally, staff has worked with Clatsop Community College to procure work study students to work on the data entry which will begin in January. There are approximately 18,000 records that each have four sets of data to be entered into a database before the software is up and running.

In January, 2014, City Council approved a contract with Mark Scott, of Cartomation Incorporated. This past year staff has been working with Mark Scott and Clatsop Community College volunteers to digitize cemetery data for the Ocean View Cemetery. Two work study students from the College volunteered from January to June 2 per week to enter data. In June of 2014, additional staff was hired to continue the process of data entry

Mark Scott has successfully scanned all of the index cards, one of the four sets of records currently kept for burials. The College volunteers completed the data entry for the burial permits, the second of four sets of records. These records are now being entered into the GIS system as it is completed. This fall contractor Mark Scott and iFocus consulting are collaborating to make the cemetery map accessible to the public, via the Parks and Recreation Website. <http://maps.cemetery.astoria.or.us/applications/>. This map won't contain personal data of people buried in the cemetery until 60% of the data records have been entered; we estimate this will be achieved in May 2015. Currently of the 18,000 records, 45% of the data has been entered. Eventually all of the data will be implemented in an online GIS program, enabling the public to have access to all cemetery records.

Cemetery Fee Increases

The Parks and Recreation Department charges fees at Ocean View Cemetery for the purchase of plots, permits, and burial services. Of these fees collected, 40% is directed to the Parks and Recreation Department for continued care and maintenance of the cemetery, while the remaining 60% is directed to the Cemetery Irreducible Fund 408 to provide perpetual care of Ocean View Cemetery once all the graves have been sold. To ensure Ocean View Cemetery is properly maintained and receives sufficient funding for its perpetual care, the fees administered must stay aligned with the cost of operations, as these costs continue to increase 2-3% each year. Currently, fees charged at Ocean View Cemetery have not increased in over a decade and are no longer providing the needed resources to properly maintain the cemetery nor ensure sufficient funding for the cemetery's perpetual care. To address this, Parks and Recreation Department staff has begun a comparative fee study and looks to bring its findings to the Parks Board and City Council this winter.

Cemetery Grounds Maintenance

Due to a loss of funding, and staff dedicated to maintenance and management at Ocean View Cemetery, the quality of the turf and gravesites has deteriorated. A major complaint by patrons of the cemetery's services is that the grass turf has gone from uniform grass to moss and weeds in many areas. In addition, concerns have been raised about the lack of gravesite cleaning and upkeep. To resolve both of these issues, increased staffing, expenditures and maintenance are needed.

Staff recommends a two pronged approach to begin restoring the grass turf at Ocean View Cemetery. First, areas that have significant moss encroachment must be cleared to allow grass to re-establish and thrive. This step will need to be carried out using a non-staining agent to protect headstones and monuments followed by a dethatching program to loosen and remove the moss layer. Once the moss is removed, the next step will be to re-seed with grasses that are appropriate weather and soil tolerant species for the area. This step would need to be accompanied by fertilizer and lime applications to ensure the grasses' success. In addition, once healthy turf is established and actively growing, regular Best Management Practices (BMP's) would need to be followed. This includes a consistent watering, aeration, and over-seeding program. To encourage optimal growth, careful mowing and maintenance practices would also need to be stringently followed. Through this regimen, a more robust crop of grass would develop that will be more competitive with the current established weeds. Herbicides may also be considered an option to more quickly eliminate weeds that are established.

Numerous complaints have been received regarding the cemetery's condition, which have centered on the lack of care given to gravesites. These include damage to flower cans, lack of flower and debris removal, damage to monuments, and encroachment of grass and weeds around monuments. To solve these issues, increased staff time would need to be spent. The proper care and maintenance of graves, headstones and monuments requires a level of time commitment that is currently unavailable. The cemetery would greatly benefit from weekly attention and a majority of these complaints could be resolved within a few weeks. Consideration must be given to the task of improving these areas and a competent and thoughtful individual who provides oversight to the general maintenance staff carrying out the work would be ideal. Another aspect of gravesite upkeep is the enforcement of cemetery guidelines that are in place. Currently, there is little or no control over what patrons do at gravesites. This includes leaving items that break, planting unauthorized trees or flowers, and placing plastic flowers out of the seasonally allowed timeframe.

To improve the cemetery's deficiencies, both time and money are necessary. Separating the two issues, turf remediation is the more expensive short-term problem while the upkeep and maintenance of the grounds is a lower cost up front that will continue perpetually. The Parks and Recreation Department will be presenting the issue to City Council and requesting direction this February.

OTHER PROJECTS

Astoria Column

The Friends of the Astoria Column have continued to maintain the Column and surrounding Astor Park property. Since assuming maintenance, the Friends of the Astoria Column and caretakers have taken great care of the property and quickly responded to any needed maintenance. Additionally, Jay and Sheri Mitchell have been coordinating with Parks and Recreation Department Staff to gain maintenance operation knowledge and discuss facility updates. Department staff is enjoying the working relationship and looks forward to working with the Friends of the Astoria Column as the project continues.

Park Signs

Several of Astoria's parks do not have signage to identify the property or inform users that it is a public park, in which they are welcome to enjoy. Some of these parks include Shively Park, Fred Lindstrom Park, Children's Park, McClure Park, 14th & Grand Park, Alameda Park, Birch Field, Evergreen Fields, Columbia Sports Fields, and Alderbrook Park. To improve upon this and to assist in creating a cohesive image across all of our parks, the Parks and Recreation Department staff would like to replicate the recently re-painted Violet LaPlante Park sign and use them on currently unidentified park property.



Bicentennial Trees

During the fall 2013 season city staff, local tree experts, and other interested parties met with representatives from Pacific Power to discuss the dead or dying trees that were planted during Astoria's Bicentennial Celebration. The local tree experts agreed that issues such as soil composition, lack of water, and the type of species were all possible factors in the trees' death. To correct the issue, Pacific Power provided replacement trees, and the Parks and Recreation Department, with assistance from Arbor Care, replanted the trees near Customs House and the Columbia ball fields. The Parks and Recreation Department looks continue to gradual process of replacing and replanting other City of Astoria Bicentennial Trees this winter.

Wayfinding

In partnership with the Astoria Downtown Historic District Association (ADHDA) the Parks and Recreation Department is working to incorporate Wayfinding signage from the Riverwalk throughout downtown. The Parks and Recreation Department in

coordination with the ADHDA Design Committee has consulted the assistance of GREENWORKS, a Portland based Landscape Architecture and Environmental Design Company to lead the community through a public process of schematic design and deliver a Wayfinding Concept Plan.

Public involvement on this plan included:

- Start-up Meeting: Agenda included; site tour of the area, review of project goals, review of wayfinding precedents, and review of project schedule with the focus group.
- Initial Plan Review: Purpose of the meeting was to review the initial components of the concept plan with focus group, take comments, and answer questions with the focus group.
- Draft Plan Review: Purpose of the meeting was to review the concept plan with focus group, take comments, and answer questions with the focus group.
- Public Meeting: Held on Tuesday, August 19, 2014 at 6:30 PM in City Hall with the purpose of reviewing the concept plan and receive questions and comments from the Astoria Community.
- Astoria Downtown Historic District General Meeting: Held on Friday, November 7, 2014 with the purpose of reviewing the concept plan and receive questions and comments from the Astoria Community.

The focus group included fourteen members, representing: City Council, City of Astoria Parks Advisory Board, Astoria Downtown Historic District Association, Astoria Warrenton Chamber of Commerce, Astoria Rivierfront Trolley, Astoria Cruise Ship Hosts, and City Planning, Engineering, and Parks Departments. During the August Public Meeting approximately 32 community members were in attendance and provided feedback on the Wayfinding Concept Plan. This feedback was used to update the Wayfinding Concept Plan. The Astoria Parks and Recreation Board and the Astoria Downtown Historic District Association Board recommended approval of the Pedestrian Wayfinding Concept Plan and Astoria City Council voted in approval of the plan during the December 15th City Council Meeting.

Since the recommend approval, Parks and Recreation Department staff have identified and are in the process of applying for a \$200,000 Federal Lands Access Grant and a \$50,000 National Endowment of the Arts Our Town Grant to bring the plan to fruition.

Dog Park

During the 2013-2014 Winter Season the Parks and Recreation Department was contacted by a group of local dog owners interested in developing a dog park within the City, and in July 2014 the Astoria City Council adopted it as one of their goals to “support community efforts to develop a dog park” and directed staff to review possible dog park locations.

Potential Dog Park locations that have gained headway are the Pacific Power Young's Bay property, a North East section of Tapiola Park, and a possible 4 acre site near Alderbrook Lagoon. The Dog Park Friends, with assistance from the Astoria Parks, Recreation, and Community Foundation have begun a fundraising campaign to cover the expenses associated with establishing and maintaining a potential Dog Park. In coordination with the Astoria Dog Park Friends, the Parks and Recreation Department presented an option to locate the Dog Park in Tapiola Park to the Parks Advisory Board at the April 30th, 2014 meeting. The Board shared concern about the location, effect on other user groups, and impacts maintaining a Dog Park would have on the Parks and Recreation Department and advised that it was too early in the scope of the process to determine a location. The Parks and Recreation Department hosted a Public Meeting to gather the communities input on October 8th, 2014. Over 50 community members were in attendance and provided feedback on the possibilities of a future dog park in Astoria. The Parks and Recreation Department continued the public process with an online survey to gather additional input from those who were unable to attend the meeting. With 172 responses, 86% responded stating that they "feel there is a need for a dog park in Astoria".

The Parks and Recreation Department discussed the Alderbrook Lagoon location to the Parks Advisory Board at the Wednesday, December 10th meeting and the Board talked favorably of the location and requested to receive additional input from the community and neighborhood. A public meeting was held at 6:00 PM on Wednesday, January 7th at Alderbrook Hall. 58 community members were in attendance and the majority strongly opposed a Dog Park in the Alderbrook neighborhood. Parks and Recreation staff will present Park Board with the meeting results at the January, 28th Park Board meeting.

Submitted by:

By: 

Angela Cosby
Director of Parks & Recreation



January 9, 2015

MEMORANDUM

TO: MAYOR AND CITY COUNCIL
FROM:  BRETT ESTES, CITY MANAGER
SUBJECT: **PUBLIC WORKS PROJECT ACTIVITY STATUS REPORT**

The following are brief summaries of the status of Public Works major projects and/or activities:

TRANSPORTATION

Irving Avenue: 19th Street Bridge Replacement

- David, Evans and Associates completed design plans
- Carter & Company was awarded the construction contract
- Construction is currently underway – piles will be placed during January and February
- Irving Ave. will be closed at 19th St. for 10-16 months

Street End Bridge Replacement Project

- Project includes street ends at 6th through 11th Streets
- Qualifications submittals were received from design consultants on January 15th
- Construction anticipated to span two winter seasons beginning in November 2016 and November 2017 with an estimated completion date of May 2018

OR202: High School – Hanover Sidewalks (Astoria)

- ODOT and the City signed a Project Letter of Understanding outlining the scope, schedule and estimated cost.
- Project cost is estimated at \$2,500,000 (\$2,243,250 from State and \$256,750 City match)
- The project will be officially awarded funding once the final Statewide Transportation Improvement Program (STIP) is approved by the Oregon Transportation Commission (OTC)
- Construction is anticipated to commence in summer 2018

Pedestrian Safety Enhancements

- At Halloween, City Hall staff gave out safety glow in the dark sticks with safety literature and safety sashes for parents accompanying children.
- Staff is continuing to pursue funding for rapid flashing beacons for select locations in town.
- Public Works staff is assisting Police staff on obtaining funding for a portable speed reader to be used for speed enforcement in problem areas.
- The Public Works Department continues to work closely with ODOT to implement pedestrian safety enhancements throughout the City.
- Existing crosswalks have been re-striped, and many have been modified to the more visible Continental Style.
- Pedestrian crossing signs have been added in needed locations.

- ODOT's preliminary scoping work on Downtown traffic signal upgrades (\$450,000 project budget) has begun and construction is anticipated to take place in 2016 when grant funds become available

Duane Street Sidewalk Infill Project

- Construction on this project is substantially complete, with only punch list items remaining.
- Once relocation of the Tongue Point Bus Shelter is finished, Public Works will modify existing parking stalls to accommodate the change.

Combined Sewer Overflow (CSO)

16th St. CSO Separation Project

- Funding authorized from the Infrastructure Finance Authority
- Design engineering contract awarded to Gibbs & Olson
- Design is over 60 percent complete
- Construction scheduled to begin in spring 2015 and anticipated be completed in the fall of 2015

11th St. CSO Separation Project

- Construction is substantially complete with final punch list and warranty activities currently underway

SEWER

Wastewater Treatment Plant Effluent Treatment Upgrades

- Project officially closed
- Final expenditures

Budget	\$1,400,000
Actual Total Project Cost	\$1,344,870

27th Street and Franklin Sanitary Sewer Relocation

- Construction has been completed and Staff is currently working on project close-out paper work.
- The City will be working with Columbia Memorial Hospital to formalize a permanent easement for the relocated utility.

WATER

Bear Creek Dam Seismic Stability Study

- City Council recently authorized staff to execute a contract with Cornforth Consultants for a total not to exceed amount of \$147,000, for geotechnical and structural engineering services on Phase 2 of the Bear Creek Dam Seismic Analysis Project. The City also received an Oregon Water Resources Department grant for \$32,000 and is currently negotiating an additional \$20,000 in grant funds. The project field work is complete and the results were favorable indicating that the geology underneath the dam is much stronger than previous studies had indicated. The study is expected to be complete by the end of the current fiscal year.

Bear Creek Dam Hydroelectric Project

- A project to install a 30 kWh hydroelectric turbine at the base of the Bear Creek Dam and in the existing City water transmission line that feeds water the City is almost complete. We expect the project to be on-line sometime in February. The project will cost approximately \$400,000 and is entirely grant financed. A ribbon cutting event is being planned for March for the project and will include recognition of the three grant contributors consisting of Pacific Power Blue Sky Program, Energy Trust of Oregon and the State Infrastructure Finance Authority.

Slow Sand Filter

- Engineering and Operations staff are engaged in ongoing efforts to optimize cleaning operations and appropriate methods of algae control in order to extend the life of the filter sand

SANITATION

Landfill Closure

- DEQ has approved the City Landfill Closure Plan
- Columbia Memorial Hospital has completed construction on the Sports Complex and City closure requirements.
- An Environmental (Gas) Monitoring Plan, a Post Closure Plan, and staff training for in-house gas monitoring have been completed.
- A lease agreement with Clatsop County has been approved by City Council for a new Household Hazardous Waste Facility at the landfill property.
- An IFA Loan for \$900,000 was secured for the City's portion of the utility improvements and the items specific to closure of the landfill. The City is in the process making payment to CMH in the amount of \$794,471.67. The remaining \$105,528.33 of the loan request will not be needed and the final loan agreement will be lower than anticipated.

PUBLIC WORKS PLANNING

Advance Planning

Public works staff has a process that we refer to as advance planning. The purpose of this effort is to identify future projects as soon as possible, scope and estimate project costs for needed projects, pursue funding for needed projects, leverage grant opportunities to their fullest, and use project data to develop an accurate Capital Improvements Plan (CIP). The primary objective of this approach is to produce a longer term outlook rather than busy day-to-day crisis management dictated by managing a very old infrastructure system with very limited funds. The benefits include keeping a closer eye on various grant opportunities, managing grant matching funds to leverage grant opportunities, increasing efficiency in project delivery, helping develop a credible CIP, and helping to keep us in the regulatory driver's seat avoiding possible regulatory mandates coming our way.

Asset Management

As a municipality, our public works has the responsibility to provide sustainable services to our citizens while maintaining their assets in a cost effective manner. The very important "basic need" services provided by the City include safe drinking water, transportation systems, sanitary sewage treatment and disposal, and public facilities that support these services. Management of the infrastructure that supports these services can be very challenging especially when the much of the infrastructure that the City is managing can be well in excess of 100 years old. Due to this fact, replacement costs are high in today's highly regulated environment. City staff works diligently to juggle priorities and keep the Council informed using the best tools available. Staff has been researching asset management tools such as specialized asset management computer software. Asset management programs can be defined as software that assists with managing infrastructure capital assets to minimize the total cost of owning, operating, and maintaining assets at acceptable

levels of service. Staff is currently reviewing the feasibility of investing in the software with the understanding that the resources (costs and additional staff time) required to fully implement a system may not be available or practical for a city the size of Astoria. Our current pavement management system is an example of such a tool but it only addresses one asset, pavement. A fully implemented asset management system would allow staff to manage the diverse majority of our infrastructure assets.

Resilience

City Engineer Jeff Harrington has been serving on a State Division of Land Conservation and Development (DLCD) workgroup responsible for developing a resilience framework for Clatsop County which will provide guidelines for achieving community resilience. Resilience can be defined as the ability to anticipate risk, limit impact, and bounce back as rapidly as possible in the face of turbulent change. Much has been learned both about what we are already doing and what we need to do to work toward a more resilient community and develop a more resilient infrastructure. Astoria's most important task in terms of addressing long term resilience will involve planning both infrastructure and development in a way that minimizes potential impacts in slide prone areas of the City. The impact to the City of highest magnitude is a Cascadia Subduction Zone Earthquake that is expected to potentially trigger larger prehistoric landslide masses. Another concern is extended wet seasons and ground saturation due to climate change are also known to trigger earth movement. Examples of staff effort to improve resilience consist of dewatering systems incorporated into new pipe projects, and the updating of our known slides mapping that will be used to help guide development of slide hazard prone areas.

Goals to target for building a more resilient community consist of positively influencing community knowledge and awareness of disasters, assisting to strengthen the systems for organizing the community to respond to and prepare for disasters, assisting with the formation of effective connections between the community and external agencies that can aid the community, and providing infrastructure to help mitigate against landslides, strong winds, floods, and earthquakes.

Climate Change

City Engineer Jeff Harrington and City Planner Rosemary Johnson have been serving on a State Division of Land Conservation and Development (DLCD) workgroup responsible for developing a template for addressing climate change impacts on the North Oregon coast. The workgroup is made up of staff from various federal, state and local agencies and is a one year project nearing its end. Having both a planning and public works representative has allowed a unique learning and collaboration opportunity. The deliverable will be a model guideline for developing individual Adaptation Plans for communities to prepare for climate change and develop long term resilience. The City Engineer has prepared an initial screening of potential impacts to City infrastructure. While there are numerous impacts, it has been determined that water supply deficiencies during extended dry seasons, and increased landslide potential during predicted wetter winter seasons are the main concerns. Staff does not anticipate significant impact from sea level rise in our area, but there is a potential for increased shoreline erosion. In addition, the City will need to monitor the health of our watershed forest since one possible climate change impact is forest quality degradation resulting from seasonal precipitation changes consisting of dryer summers and wetter winters.

Sustainability

City Engineer Jeff Harrington has reviewed City Public Works operations and practices and has determined that the City has been doing a very good job regarding sustainable practices. The City has improved water quality impact on the Columbia River and Young's Bay with our Combined Sewer Overflow Program, staff recycles and reuses construction material, and staff has been working towards being as energy efficient as possible in our operations. The City received grant funding from the Energy Trust of Oregon and the Pacific Power Blue Sky Program to install a hydroelectric facility at the headworks/watershed site.

The City's drinking water is treated with minimal mechanical or chemical treatment using our well managed slow sand filter system. Staff skillfully optimizes and operates to all State and Federal standards, a non-mechanical sewage treatment system in an effort to delay the need for a full

mechanical treatment plant that could cost as much as \$50 million. The City has also been certified under the Forest Stewardship Council (FSC) program for over 10 years generating revenue through annual timber harvests. The FSC certification is an internationally recognized forest certification.

As authorized by Council, the City will be finalizing a contract with the Climate Trust of Oregon to sell carbon credits from the City's Watershed forest. This will provide a significant amount of revenue to City while still allowing our historical level of sustainable timber harvesting.

Emergency Management and Pre-disaster Planning

City staff has previously prepared an Emergency Operations Plan and a Multijurisdictional Natural Hazards Mitigation Plan in an effort to plan and prepare for the unfortunate but inevitable disaster. Staff continues to use these documents as guidance for emergency planning and has a strong relationship with the County and State emergency management staff. City Engineer Jeff Harrington has prepared an Emergency Action Plan for the Bear Creek Dam that outlines procedures in the event of a catastrophic failure of our 100 year old Bear Creek Dam. Staff is also working with a consultant on a seismic vulnerability analysis of the dam that may determine that the dam is more seismically sound than originally anticipated.



Submitted By: _____

Ken P. Cook, Public Works Director



MEMORANDUM

December 23, 2014

TO: MAYOR AND CITY COUNCIL
FROM:  BRETT ESTES, CITY MANAGER
SUBJECT: LIBRARY DEPARTMENT STATUS REPORT

The following are summaries of Library Department projects and activities.

FACILITIES OVERVIEW

The 10th Street building is the first permanent home of the Astoria Library, which dates back to February 6, 1892. The Astoria Public Library opened the 10th Street building on October 8, 1967. At 49 years old, the building regularly experiences challenges to its roof, architectural systems, and use of its space. Citizen use of the building continues to grow, stimulated by programs for all ages, popular collections, and those who are tutoring or conducting small meetings.

RENOVATION

The City Council unanimously accepted *The Astoria Public Library Renovation Study Report, Part 1: Needs Assessment and Cost Estimate and Part 2: Building Program*, produced by RMA, Ruth Metz Associates and the recommendations of the Astoria Library Advisory Board on January 6, 2014.

The Renovation Committee held its initial meeting on August 12, 2014. The Renovation Committee for the Astoria Library was formed in May, 2014. Its initial meeting was held on August 12, 2014, followed by subsequent meetings on August 18, October 8 of 2014 and January 8, 2015.

In December 2014, the estate of Ruth Jensen donated \$7,400 for furnishing the children's area of the renovated library and to inspire others to give to the renovation effort.

The Astoria Oregon Public Library Foundation was granted 501c3 status on December 27, 2014. David Oser served as the incorporator, Bruce Jones, Patsy Oser, Beth LaFleur and Janice Galizio assisted in the formation. Patricia Oser and Bruce Jones are initial officers. Kiwanis released to the foundation \$1000 of the \$3000 raised in the First \$10,000 challenge to pay the filing fees.

LANDSCAPING

Volunteers, under the direction of Jessica Schleif, a local business woman and volunteer herself, continue to maintain library landscaping along the south and west sides of the building. The majority of the plants for these beds were contributed by the volunteers. Throughout the spring, special plants contributed by area residents will bloom along the west and south facing sides of the building.

LIGHTING

Lighting continues to be addressed by Public Works and the Library staff. Changing the lights is planned six weeks in advance. A highlift, needed to replace bulbs in fixtures that are two and a half stories in height, is ordered. Other citywide tasks that may require a high lift are scheduled while the highlift is rented.

ROOF

Repairs made to the roof in September 2014 continued to hold up in the December rains. In a routine Public Works inspection, it was found that a scupper had been removed. It was replaced in time for the December rains.

DOORS

All of the exterior doors are original to the 1967 opening of the 10th Street facility. On December 30, the doors facing onto 10th Street broke. Repairs are underway and are expected to be completed by February 15, 2015.

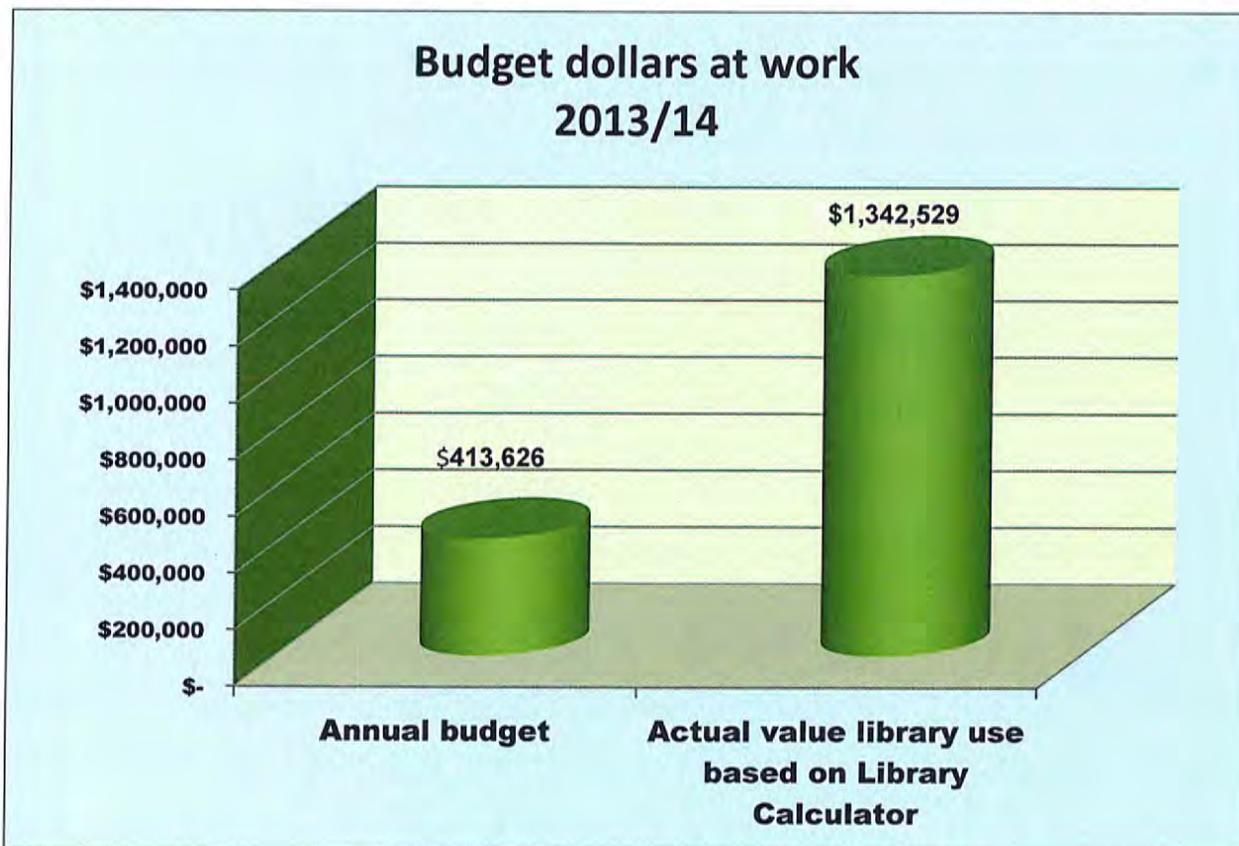
PROGRAMS AND SERVICES OVERVIEW

Library services and programs are organized according to the goals of the 2007-2011 strategic plan. The public identified Create Young Readers, Visit Comfortable Spaces, Satisfy Curiosity, Stimulate Imagination, and Connect to the Online World as priorities in Astoria.

The annual Fall Fun Food for Fines food drive resulted in barrels of food for Clatsop Community Action food bank. In addition, a holiday discount of 50% on overdue fines enabled many patrons to reduce or eliminate fines. Many patrons expressed genuine appreciation of these opportunities.

In November, all staff attended a class on personal safety, threat assessment, and active shooters, offered by Clatsop County. The class offered information pertaining to personal safety in all situations and advocated a proactive approach to safety in the work place for the benefit of patrons and staff.

The following graphs illustrate the return on investment for library services. In the 2013/2014 fiscal year, with a budget of \$413,626, the Library Use Calculator* describes a value to the community of \$1,342,529. The second graph demonstrates a value of \$338,520.00 in the 2nd quarter of the 2014/2015 fiscal year, which is budgeted at \$463,140. The value for the 1st and 2nd quarters combined is \$708,668.00.



*The Library Use Calculator measures total value of library use per visit. It was developed by Massachusetts Library Association and Maine State Library. The value of each service is periodically

updated by staff keeping values in line with other Oregon libraries. Patrons may access the calculator through our website to see the value of their individual use.

Actual use of the Library in the second quarter of 2014 is valued at \$338,520.00

WHAT IS YOUR LIBRARY WORTH TO YOU?

How much would you pay out-of-pocket for your library services?

2ND QUARTER ACTUAL USE

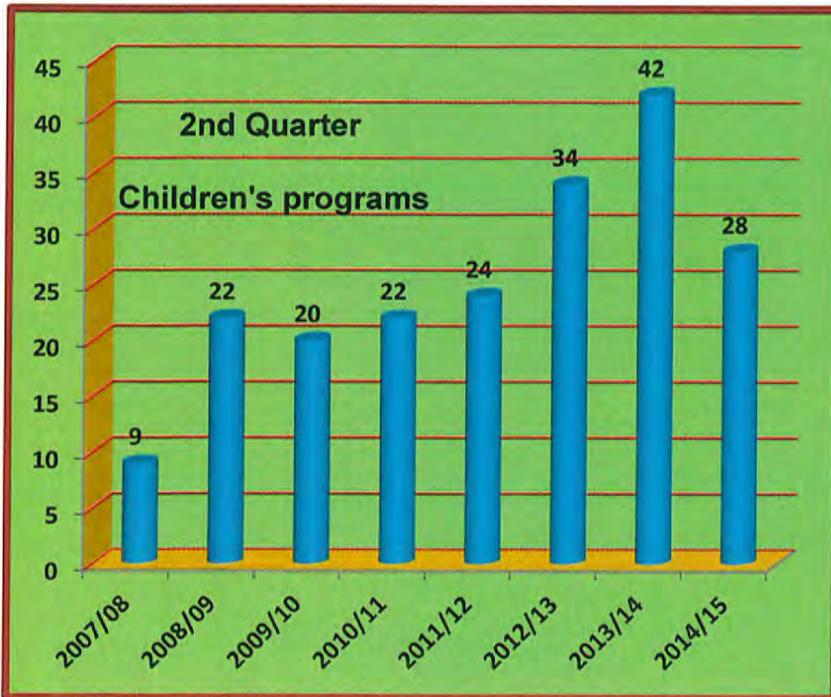
Library Use	Library Services	Value of Service	Total per Service
10,313	Books Borrowed	\$15.00	\$154,695
300	Newspapers Read (Daily A, Oregonian)	\$3.00	\$900
188	Magazines Borrowed	5	\$940
3,122	Movies Borrowed	4	\$12,488
533	Audio Books Borrowed	15	\$7,995
924	Library2Go Downloads	15	\$13,860
6	Meeting Room Use per Hour	35	\$210
352	Participants in Adult/Young Adult and teen Programs	10	\$3,520
822	Participants in Children's Programs	6	\$4,932
2408	Hours of Computer Use (Public computers)	12	\$28,896
432	WIFI devices used	12	\$5,184
8290	Library Website	10	\$82,900
425	Use of Database Searching like Gale, Freegal, Mango	20	\$8,500
1500	Reference Questions Asked	7	\$10,500
300	Newspaper Archives (microfilm reader/Astoria newspapers)	10	\$3,000
	Total Value of Library Use that visit	\$179.00	\$338,520.00

CREATE YOUNG READERS

Babies and preschoolers will have access to a wide variety of early literacy programs and materials. School age children will have access to reading motivation programs and materials.

The public library is the only free institution that specifically serves birth to preschool aged children. It is also one of few public institutions serving all school age children. Current research into the brain development of children tells us that the years from birth to five form a critical foundation on which a child's success in school and in life depend. Assisting parents with their children's development so that they enter school ready to learn and ready to read is a priority service for this age group. The Library partners with early literacy HUB members, Head Start, the Lower Columbia Hispanic Council and other groups to support this demographic.

Patty Skinner, a full time Library Assistant with advanced degrees in pre-literacy and education, concentrates on children's services, providing weekly programs specifically dedicated to infants, toddlers, and preschoolers. Preschool, Toddler and Infant programs occur throughout the year, with exceptions during holidays and months in which staff is preparing for summer. Children in these age groups need consistency with programs that are delivered at the same time, on the same day of the week, and by the same personnel.



This graph compares the 2nd quarter of 2014/2015 to the second quarters of the years preceding it. The drop in numbers is due to an analysis of the Baby Bounce program. Although briefly discontinued for a brief lack of participation, it is being reintroduced in January 2015 in response to patron requests for this valuable service.

PRESCHOOL

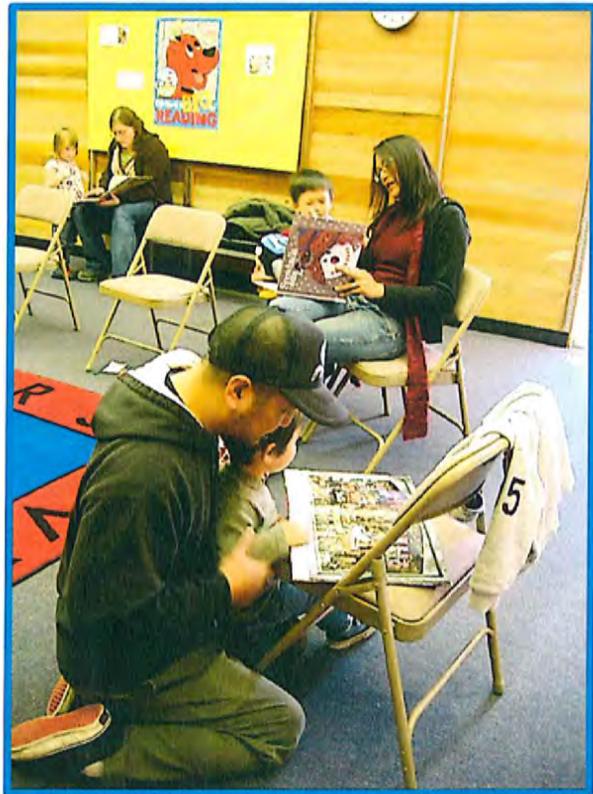
Preschool programs concentrate on early literacy practices and on preparing children to enter school ready to learn. Mrs. Skinner assists parents in helping children with pre-reading skills, learning how to be part of a group, how to listen, and how to follow directions. Preschool story times are presented on Wednesday mornings at 10:30 am.

TODDLER

Toddler programs concentrate on pre-literacy concepts. In these programs, Mrs. Skinner is helping parents learn and use these concepts on a daily basis. Toddlers tend to move around and are supplied with both books and toys in a stimulating environment. Toddler Time is generally held on Thursday mornings at 10:30. These busy toddlers reach for toys and books while parents engage in a supportive community.



Reading to children is one of the first and most significant activities bonding parent and child.



INFANT PROGRAMS

During programs for infants, Mrs. Skinner guides parents in helping their babies develop a love of sounds and words.

These pre-literacy skills are the foundation of reading skills to come. Children who are read to have larger vocabularies, which contributes to educational success.

Baby Bounce programs are held on Friday mornings.



LIBRARIES ROCC*

The Astoria Library participates in Libraries ROCC, Rural Outreach in Clatsop County, a federal grant now in its fifth year. This important grant provides a library card to all children in Clatsop County who want a library card. ROCC youth obtain a card at the library of their choice. A countywide summer reading program has been well supported by city and county businesses and organizations. In July of 2015, Libraries ROCC will transition to local funding, leveraging more than \$400,000 in federal funding invested in the future of Clatsop County's children. The Seaside Library has written a grant to the Oregon Community Foundation to provide funding to assist with this transition, with letters of support from the Astoria and Warrenton libraries, Clatsop County, Jewell School District, and Knappa School Districts.

Libraries ROCC also supports resource sharing among the Warrenton, Seaside and Astoria print collections. Patrons of any of the libraries can request titles held at the other libraries. This service has been popular, with 275 titles exchanged in this fiscal year to date.

(*Libraries ROCC is supported in whole or in part by the Institute of Museum and Library Services through the Library Services and Technology Act, administered by the Oregon State Library.

OUTREACH SERVICES

In addition to collaborating with the Seaside and Warrenton libraries and the Jewell and Knappa schools, library staff engage in community outreach with other multiple partners, including the Lower Columbia Hispanic Council, Connect the Dots, Head Start, the early literacy hub, the free lunch program, and Jumpstart.



Read for the Record, a national campaign by Jumpstart* to celebrate early literacy, at the Astoria Public Library. This national campaign "mobilizes millions of children and adults to celebrate literacy by participating in the largest shared reading experience."

*Jumpstart is a national early education organization working toward the day every child in America enters kindergarten prepared to succeed. It delivers a research-based and cost-effective program by training college students and community volunteers to work with preschool-age children in low-income neighborhoods. Through a proven curriculum, these children develop the language and literacy skills they need to be ready for kindergarten, setting them on a path for lifelong success. Jumpstart is a proud member of the AmeriCorps national service network.

SCHOOL AGE PROGRAMS

School age programs support reading and STEM (Science, Technology, Engineering and Math) skills. During K-3 grades, children are learning to read. In grade four forward, children are reading to learn. Programs in this category therefore include an emphasis on 3rd grade during the school year and as a component of summer reading between June and August. The collections and programs supporting activities in each grade encompass both recreational and educational reading.

The Bug Chicks, two intrepid scientists from the Portland area, talked about bugs to a capacity crowd. The program featured a blue hued tarantula and other bugs. The Bug Chicks encourage all children to be curious about their world and model careers in science for girls.



SUMMER READING

Summer Reading is a family wide program, with elements for infants through adults. For school age children, however, Summer Reading is the primary program supporting school activity. Studies have shown that children who read during the summer retain more of what they learned in the year before and are more ready to succeed in their new grade. The third annual countywide summer reading program is being planned by Libraries ROCC Youth Coordinator, Jewell and Knappa school districts, the Seaside and Warrenton libraries, and the Astoria Library.

The very popular Alex Zerbe dazzles a capacity crowd of summer readers with his high-octane acrobatics.



TEENS and TWEENS

Teen programs are intended to engage teens and build enjoyment in being in the library. While there is no dedicated space conducive to their needs and in which they can express themselves, teen programs are consistently expanding. Collection development and activities for this age group are evaluated monthly. It is a staff goal to develop the staffing and/or collaborations to better serve teens and tweens, including creation of a dedicated space for teens in the renovated library. Statistics for teen programs are included in the Adult and Family program count.

ADULT and FAMILY PROGRAMS

Adult and family programs span a wide variety of interests and ideas. Programs such as Library After Hours, Game Days, and Haunted Library draw capacity attendance. While it is challenging to plan, promote, host, and track family and adult/YA programs within the available staffing, adults and families were offered 14 programs in the 2nd quarter with 1,930 people participating. December's Library After Hours programs were particularly successful.

Adult, family and teen programs were added in 2011. From an initial offering of eight programs, a high of 22 programs was reached in 2013/2014. The popular First Thursday Trivia program had to be discontinued due to the preparation time involved and the limitations of the Flag Room, resulting in 14 programs delivered in the 2nd quarter of 2014/2015.

Haunted Library, now in its third year, provided a wild evening of wailing and fright, recommended for those over age ten. Tongue Point Job Corps students provided zombies, wolves, a fortune teller and assorted creepy crawling creatures in the stacks. TPJC helped with every aspect of the event, from setting up to cleaning up.



VISIT COMFORTABLE SPACES

Residents of all ages and backgrounds will find a welcoming and inviting physical place where they can interact with others or sit quietly and read. They will have open and accessible virtual spaces that support social networking.

The library has fulfilled the technological part of this role. A renovated library will provide the comfortable seating, good lighting, inviting environments for community meetings, a welcoming space for all children, a dedicated space for teens, and community destination space required to fully meet this role.

SATISFY CURIOSITY: LIFELONG LEARNING

Residents of all ages and backgrounds will have the non-fiction resources they need to explore topics of personal interest and continue to learn throughout their lives.

Library After Hours programs included philosophical programs, community conversations, music, and film. ALFA, Astor Library Friends Association, garnered new members as a result of these programs and the library enjoyed meeting new patrons. These programs provoke interest in the collections and services the library offers to the community and provide a community gathering space.

STIMULATE IMAGINATION: READING, VIEWING AND LISTENING FOR PLEASURE

Residents of all ages and backgrounds will find a wide variety of current and popular materials to satisfy their personal interests and enhance their leisure time. They will have the help they need to make choices from among the options.

Fiction reading and DVD viewing are two of the most popular collections. In the 2nd quarter, new print materials circulated at a rate 120% higher and DVD's circulated 1,793% higher. Online databases offer a variety of options to meet the many ways in which people learn and acquire information.

DATABASES

Registered library patrons have access a wide range of informational databases.

- Multiple educational and informational databases are offered through the Oregon State Library, funded by LSTA
- Freegal offers three music downloads per week to registered patrons. This will increase to five downloads per patron per week in April 2015.
- Mango Languages offers more than fifty languages to registered patrons.
- Library2Go, the downloadable audio and ebook consortial database, offers thousands of ebook titles.
- Sanborn Maps provide a unique access to these documents.

CONNECTING TO THE ONLINE WORLD AND INFORMATION LITERACY

Residents of all ages and backgrounds will have high-speed access to the digital world. They will have the tools and skills to find, evaluate and use information resources that best meet their needs.

Through the efforts of iFocus Consulting, the City of Astoria, and library staff, our residents enjoy high speed access through both hardwired and wireless connections. The Library offers between eight and ten hardwired workstations. In addition to sessions on the public computers, staff has noticed an increase in people using their own devices. As there are only two electrical outlets in the main room of the library, charging stations are a priority the renovation plan.

TECHNOLOGY OVERVIEW

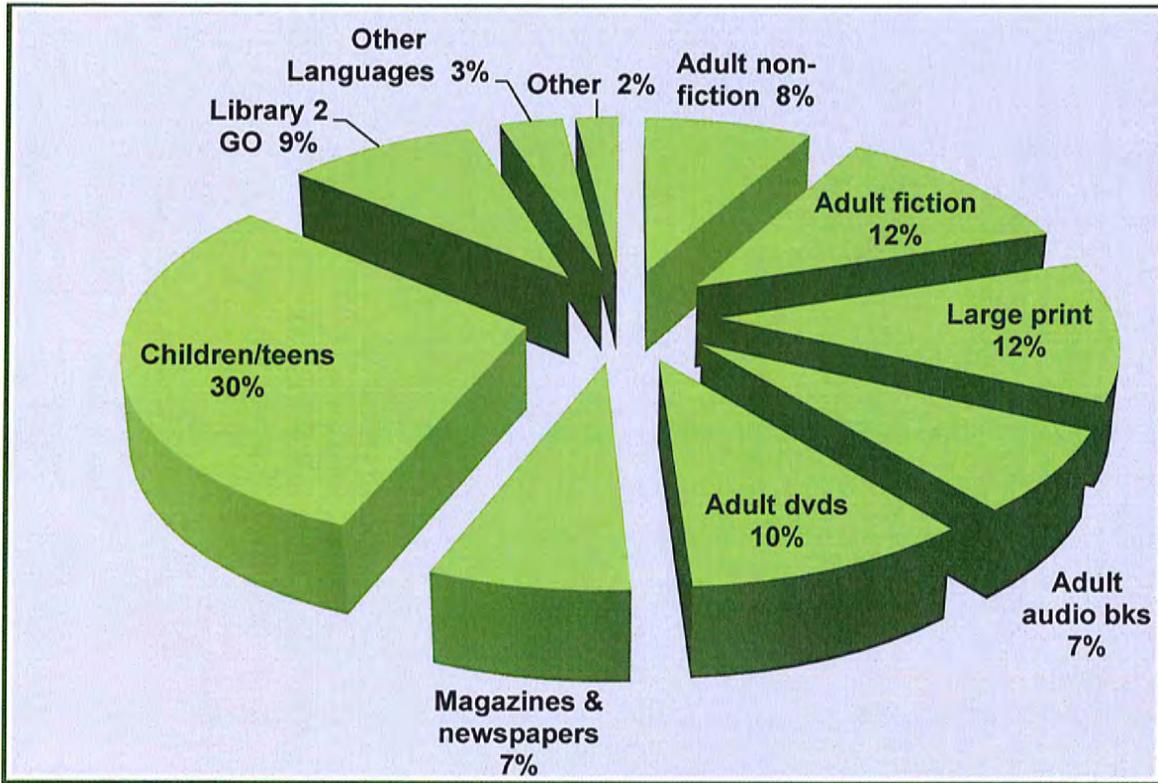
In June, 2014 the Astoria Library migrated its operating system to a hosted service, continuing its highly effective association with TLC, The Library Corporation.

Library2Go circulation decreased slightly in the 2nd quarter although this service remains one of the most popular and cost effective programs offered.



COLLECTIONS

There are multiple collections categories to serve various ages and interests. The following graph shows the major collection areas at this time.





**CITY OF ASTORIA
COMMUNITY DEVELOPMENT
DEPARTMENT**

January 9, 2015

TO: MAYOR AND CITY COUNCIL

FROM:  BRETT ESTES, CITY MANAGER

SUBJECT: PROJECT STATUS REPORT – COMMUNITY DEVELOPMENT DEPARTMENT

The following are summaries of Community Development Department projects and activities.

PLANNING PROJECTS

Flood Insurance Maps

Over the last few years, the Federal Emergency Management Agency (FEMA) and Department of Geology and Mineral Industries (DOGAMI) have been developing new flood zone maps for the entire nation. In 2010, new FEMA maps were adopted by the City with the knowledge that additional mapping would soon be completed by DOGAMI for coastal communities to better identify the "at risk" areas of each community. DOGAMI has completed a LIDAR survey of the entire Oregon coast, including Astoria, and had prepared a set of maps to identify potential hazard areas and to eliminate areas that were previously thought to be a hazard based on old, less detailed information. With the LIDAR survey, the maps now can identify the specific elevation of the land in more detail thereby removing guess work from the equation.

FEMA and DOGAMI requested that the local communities enter into a Partnership Agreement. The Partnership Agreement represents a good-faith effort by all parties to share data, communicate findings, and plan mitigation activities to reduce the exposure of the citizens within the communities to hazard risk. It is intended to provide a common strategy to address hazards and increase resilience within the communities. While communities are not required to sign the Agreement, it is encouraged that all participants sign and enter into the Agreement. At their meeting on February 19, 2013, the City Council authorized the Mayor to sign the agreement.

Staff has been working with FEMA and DOGAMI to assure that the information and maps for Astoria reflect the issues and concerns specific to our community. On December 10, 2013, the City received the draft FEMA Flood Insurance Rate Maps (FIRM) for review. Prior to this draft, the adopted 2010 flood zone designations in Astoria had not changed dramatically from the 1978 FIRMs and therefore, Astoria had little concern with the new mapping. With the new drafts, there are major changes that will impact the citizens of Astoria and their ability to

obtain flood insurance and/or to develop along the Columbia River and Young's Bay. At the same time as the proposed map changes, the Biggert-Waters National Flood Insurance Reform and Modernization Act (2012) was adopted which drastically increased the flood insurance rates nationwide. Staff spoke with representatives from Clatsop County, Warrenton, and Seaside to coordinate the responses from the various communities concerning the proposed changes. A letter was sent to DOGAMI identifying questions and concerns with the new mapping. A copy of the letter was sent to the City's US Senate representatives to keep them apprised of our concerns. Clatsop County and Warrenton also sent letters of concerns.

Several of the issues/concerns include the change of the Columbia River and Young's Bay to a "velocity zone" which increases the potential flood impact areas and raises the Base Flood Elevation. In addition, the draft maps use an extremely high data point from the Tongue Point Tidal Station that appears to be an anomaly and alters the Base Flood Elevation by one foot or more. The inclusion of this data in the model has a tremendous impact on not only development in these areas, but could also have an effect on insurance rates for citizens in these areas. There were several other issues noted in the letter to DOGAMI. Staff have been in contact with the US Senators who continue to monitor and work on this issue on the Federal level.

Staff has been working closely with Clatsop County and Warrenton on the above issues that impact the entire north County / Columbia River area. DOGAMI forwarded the letters to FEMA. The City received a response from FEMA in June 2014 which did not completely answer the City's concerns. There is still question as to the accuracy of the information in the new mapping and the data and model used to calculate the potential flood risks in Clatsop County. Department of Land Conservation and Development representative Patrick Wingard is assisting with the map overview and getting the answers needed to address the City's concerns. Based on the fact that FEMA did not adequately address our concerns, it was determined that Clatsop County, Warrenton, and Astoria should present a unified response to FEMA as the issues impact the entire north County area. Over the last few months, the local jurisdictions have been meeting with FEMA to obtain the data necessary to review and analyze FEMA's findings. We have now received the data and Warrenton has hired a consultant to review the material in order to prepare a formal response to FEMA. The County, Warrenton, and Astoria consolidated resources and are sharing in the costs to hire the consultant through an Intergovernmental Agreement. At their December 1, 2014 meeting, the City Council authorized the Mayor to sign the Agreement. This initial review is estimated to cost \$20,000 with a not to exceed amount of \$7,000 for each jurisdiction. Depending on the results of the consultant's analysis and FEMA's response to these findings, additional actions may be necessary to address the interests of the north County communities relative to the proposed flood maps.

Staff will continue to work with the representatives and other local communities on the draft maps. Staff will ultimately present the draft maps to the Planning Commission and City Council for consideration once they are finalized by FEMA and DOGAMI.

Oregon Heritage All Star Community

The State Historic Preservation Office (SHPO) began a new program in 2012, 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 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.

Some of the criteria include: having a historic preservation program that has Certified Local Government status, the community maintains a list of historic designated properties, the community partners with non-profit organizations in the area (such as Clatsop County Historical Society), that the community have a history museum, the community has a cultural heritage coalition, the community has successfully managed heritage related grant projects, public education programs, heritage web site, the community is an Oregon Main Street city, have businesses that have been in operation for over 50 years, maintain public records preserving historic and other public records, the community has a historic photo archive, has conducted heritage events for at least 25 years, the community has received State or National awards in the heritage field, etc. There is no deadline for applications which can be submitted at any time.

All-Star Communities receive special benefits including:

- a certificate for display
- two metal signs for display
- the designation noted on the Travel Oregon web site
- a logo to use in publications and marketing materials
- Heritage All-Star Community Technical Services

The designation would be another recognition that Astoria supports historic preservation and cultural heritage. The Bicentennial Celebration was a cultural heritage project that received the 2011 Oregon Heritage Commission award. Construction of the Garden of Surging Waves is one of the recent heritage projects the City has completed, and the Astoria Regatta was designated as an Oregon Heritage Tradition in 2013. This designation would help promote Astoria to visitors and those interested in locating to this area. Staff has reviewed the 20 criteria and Astoria would be able to meet the required 15 criteria to be certified with the historic preservation programs and activities already available in Astoria.

On December 3, 2012, the City Council authorized staff to prepare and submit an Oregon Heritage All-Star Community application for submittal to the Oregon Heritage Commission/

SHPO. However, staff has been unable to devote enough time to this project to complete the application. During the CLG Program Review held this last fall, Kuri Gill of SHPO encouraged Astoria to submit the application. HLC President Gunderson suggested that the HLC may be able to help consolidate the necessary information to complete the application. With the assistance of the HLC, the necessary information has been gathered. Staff is now preparing the application and should have it submitted within the next couple months.

Permits

For the calendar year 2014, the Community Development Department has processed approximately 343 various land use permits. These include items such as conditional uses, variances, signs, flood permits, historic design review, amendments, etc. This number is fairly consistent with the number of permits that have been processed each year during the last four years. Prior to that, permits were ranging in the 150 to 250 per year range.

CODE AMENDMENTS

Riverfront Vision Plan Implementation

In 2009 the City of Astoria adopted the Astoria Riverfront Vision Plan. The Riverfront Vision Plan describes a future vision and specific recommended implementation measures related to open space, land use, and transportation plans along the Columbia River waterfront. For purposes of the Riverfront Vision Plan, the City's riverfront was divided into four plan areas: Bridge Vista, Urban Core, Civic Greenway, and Neighborhood Greenway.

Over the past few years, the City Council has adopted a goals regarding implementation of the Riverfront Vision Plan. In 2012-2013, the City of Astoria requested and received a Transportation and Growth Management (TGM) Code Assistance grant to develop and write updated Comprehensive Plan language, Development Code text, and map amendments to implement policies and recommendations in the City's adopted Riverfront Vision Plan for the Civic Greenway Plan Area (Phase 1) and Bridge Vista Plan Area (Phase 2). The intent of the implementation process is not to revisit or revise recommendations from the Riverfront Vision Plan which has been accepted by the Astoria City Council.

The first step in the process to implement the Riverfront Vision Plan was adoption of code amendments for the Civic Greenway Plan Area. The Council adopted the amendments at their October 6, 2014 meeting. The adopted materials are accessible on the City's web site at www.astoria.or.us, Community Development, Projects, Riverfront Vision Plan, or they can be obtained at City Hall, 1095 Duane Street.

With the completion of Phase 1, DLCD has approved funding for Phase 2 of the project to develop implementing code and map amendments for the Bridge Vista area (Portway Avenue to 2nd Street, north of West Marine Drive). Similar to the Civic Greenway process, the project team has been holding work sessions with the Planning Commission to develop the various code sections such as uses allowed in the zones, height and setbacks for buildings, landscaping, building design, etc. Work sessions open to the public have been advertised and held on October 28, 2014, November 25, 2014, and December 17, 2014. A

town hall meeting to give an overview of the proposed changes for the Bridge Vista area was held on January 6, 2015 with over 100 people in attendance. The next work session with the Planning Commission is scheduled for January 27, 2015. It is anticipated that the public hearings before the Planning Commission and City Council will be held this Spring with potential adoption of the amendments completed by June 2015. The power point presentation from the January 5th town hall and materials from the earlier work sessions are also available on the project web page.

In addition, the City was notified that funding from the Department of Land Conservation and Development (DLCD) Coastal Management Technical Assistance Grants for the FY 2014-2015 grant cycle was awarded to the City to assist in code writing for implementation of Phase 3 of the Astoria Riverfront Vision Plan for the Neighborhood Greenway Area (41st Street to Tongue Point). The grant agreement with the City is expected to be received from DLCD within the next month.

Wireless Communication Facilities Amendment

In 2002, the City adopted a Wireless Communication Facility Ordinance to address where and how communication towers and antennae could be located within the City. For aesthetic purposes, lattice towers were prohibited requiring that any new communication towers be monopoles. The ordinance provided that "public emergency communication" facilities were not subject to the requirements of the code to facilitate public safety. However, the code did not address co-location of a private provider with a public emergency communication facility, and therefore if a public emergency communications tower includes private providers, then it would be required to be a monopole construction.

As noted below under "Coxcomb Hill Wireless Communication Facilities Relocation", the towers on Coxcomb hill are proposed to be relocated to an area above Reservoir 3 in the Land Reserve Area and would include the public emergency communication services. Due to the type of facilities needed for public emergency communication services, and in order to allow co-location by other private providers, the tower needs to be fairly substantial in construction. The tower would need to be approximately 150' tall to accommodate quality two-way radio coverage. While monopoles can be built taller, generally they are a maximum of 100' or require extensive foundations. The topography and geology of the proposed site makes this challenging. A lattice tower would provide the needed height and space on the tower for co-location of private provider antennas. In addition, maintenance and emergency repair of the facilities can be accomplished quicker with a lattice tower to maintain the critical coverage needed should there be outages of the public emergency service facilities.

If the tower were used only for emergency service facilities, the existing code would not apply and they would be allowed to install a lattice tower. However, since the tower will have co-location of private providers, it is subject to the Wireless Communication Facility Ordinance which prohibits lattice towers. By co-locating both public and private facilities, the number of towers is reduced and only one tower would be required at Reservoir 3 site. Therefore, staff has initiated a proposed code amendment to allow lattice towers in the LR Zone and only if they also accommodate an emergency service facility regardless of additional co-location by private providers. The intent of the original code was to prevent a forest of cell towers and to maintain the visual quality of the Astoria skyline. Since the tower could be lattice if it was only for emergency services, and since co-location would reduce the need for additional

towers, it would be consistent with the intent of the code to allow a co-located emergency service tower to be a lattice tower.

Staff initiated a code amendment to allow the lattice tower and the City Council adopted the amendment at their December 15, 2014 meeting.

Wind Energy Amendment

Beginning in 2010, the City saw an increase in inquiries for smaller scale wind energy facilities. Current Development Code language does not specifically address these issues. At the petitioning of a potential wind energy developer, the Planning Commission made an interpretation that wind energy facilities would be allowed similar to “utilities” in the IN Zone (Institutional) and S-2 Zone (General Development Shorelands) but that they needed to comply with the height regulations of those zones or obtain a variance.

This issue was brought back to the Planning Commission in August 2012 for a work session to continue discussions on draft ordinance language. The Planning Commission agreed that the two draft codes (wind and solar) should be addressed separately. Legislative changes in 2012 impacted how cities can regulate solar facilities and staff addressed these changes in the draft solar energy ordinance. Multiple work sessions with the Planning Commission and City Council were held and at their September 24, 2013 meeting, the Planning Commission recommended approval of the ordinance. The City Council adopted the Solar Ordinance at their November 4, 2013 meeting.

The Planning Commission will continue work on the wind energy ordinance following completion of / or between gaps in work on the Riverfront Vision Plan implementation project. Once the Planning Commission has held a public hearing(s) on this code language, it will be forwarded to City Council for final consideration.

Hillside Development Ordinance Amendment

In order to better address construction in geologic hazard and/or steep hillside areas, staff has been developing possible Development Code revisions to address this issue. Staff initiated this process several years ago but it was not finalized anticipating the integration of LIDAR study results. However, a preliminary draft was circulated among professionals in the field, the Planning Commission, City Council, and staff for review and comment. The LIDAR survey completed by the State Department of Geology and Mineral Industries (DOGAMI) to identify areas of past slides and weak soil areas was completed. Staff has integrated comments received from the earlier draft and has been coordinating with DOGAMI to find the best way to integrate LIDAR information into the draft code language. With this new information/data, it was determined that it would be beneficial to establish “hazard zones” that could be addressed individually based on the severity of the hazard and the nature of the proposed work within the City. Work between the Planning and Engineering Departments continues on the draft ordinance. With the assistance of a Department of Land Conservation and Development grant received in Fall 2014, the Engineering Department has hired a geologist to map the known landslide areas to be entered into the City’s GIS mapping system. This additional information will further assist in development of the Hillside Development Ordinance language.

URBAN RENEWAL

Heritage Square

With the completion of the Garden of Surging Waves, the City will be continuing with the next phase of improvements to Heritage Square including the gathering area for concerts and community festivals, and to provide a permanent space for the Sunday Market.

In 2012, the US Environmental Protection Agency (EPA) awarded the City of Astoria a Brownfields Multi-Purpose Grant. The grant consists of \$200,000 for assessment and \$200,000 for cleanup of the Heritage Square property. This grant assisted in testing top soil from the Garden of Surging Waves and will address brownfield contamination issues required to be addressed prior to construction on the next phase of the Square. Prior to receiving the grant, several environmental investigations had been conducted at the property. These investigations determined that there are multiple contaminants on the site from past uses of the property which included an automobile repair garage and paint shop, a car sales business, a dry cleaning establishment, a newspaper printing company.

A public meeting on this project was held on May 21, 2014. An informational sign concerning the environmental work on Heritage Square has been developed and was installed on the east side of the Garden of Surging Waves. Additional soil samples funded by the EPA grant were taken in June. A report by project consultants was recently presented to the City Council.

A report titled "Phase II Environmental Site Assessment (ESA) for the Heritage Square Project" outlining the study results and cleanup strategy that will take place is currently under final review by the Oregon Department of Environmental Quality (DEQ) and the EPA. Once approved, our consultant will proceed with preparing a detailed cleanup plan referred to as an "Analysis of Brownfield Cleanup Alternatives (ABCA)". After the ABCA is approved by DEQ and EPA, the consultant will commission a contractor to perform all proposed cleanup work. Site cleanup is anticipated to take place this summer.

Astor-West Incentive Program for Development / Redevelopment

In order to address the 2012-2013 City Council goal on this issue (Develop an Incentive Program to Promote Development and Redevelopment within the Boundaries of the Astor-West Urban Renewal District, with a Focus on Properties Along the West Marine Drive Corridor), staff collected and reviewed information on City urban renewal programs for building facade grant and/or loan programs. Staff also talked to the staff of these Oregon communities to understand what has worked well in their respective cities. Starting in 2013, staff worked with City urban renewal consultant Elaine Howard to develop a program for the Astor-West District. A draft was prepared; however, design guidelines needed to be established for this project. Code implementation of the Bridge Vista Area of the Riverfront Vision Plan began in September 2014. Design Guidelines for the Astor West Urban Renewal District are a part of that project. The draft program and process/guidelines will be submitted

to the Development Commission for consideration after the Bridge Vista Area codes are developed.

Exchange Street Duplex

With the completion of the new Sports Complex at the former landfill / transfer station, the City completed the transfer of John Warren Field to Columbia Memorial Hospital. In addition to the City-owned property, the ADC owned a residential structure at 1829 Exchange Street which was acquired by the ADC to augment the land needed for the proposed CMH expansion. On November 17, 2014, the ADC authorized the Chairman to sign the documents to transfer ownership of this property to CMH.

OTHER PROJECTS

Coxcomb Hill Wireless Communication Facility Relocation

The current public emergency communication facility and Verizon private facility are located on Coxcomb Hill adjacent to the Astoria Column. For over five years, the City has been working with Verizon concerning the upgrade of their services and the need to upgrade the public emergency services. After much consideration of the existing site, it was determined that the facility should be relocated to another site to improve the aesthetics of the Astoria Column Park. The Friends of the Column, City, and Verizon have identified alternate locations that would provide emergency communications as well as cell service to replace what is provided by the tower at the Column. One site is located in the Land Reserve near Reservoir 3 (east of the Column) would include both private and public facilities. The other site is within Shively Park.

Staff have been working with the consultant hired by the Friends of the Column and Verizon representatives on the various aspects of this project. Investigation of the viability of the sites has been completed and draft leases for use of the City-owned properties are currently being reviewed by staff and the City Attorney. The draft leases are expected to be submitted to the Council this Spring to determine if the Council agrees with the lease and locations. Once that is complete, there are multiple land use permits that are needed which will require notification and public review for both sites. It is anticipated that these land use permits will be processed this Spring and Summer if the sites are approved by Council.

Senior Center Remodel

In April 2013, the City of Astoria received a \$1.5 million Community Development Block Grant (CDBG) to renovate the Astoria Senior Center. Astoria Senior Center members partnered with the City by providing cash match for the renovation. CDBG funding comes from the US Department of Housing and Urban Development (HUD), administered by Business Oregon. Use of CDBG funding requires meeting multiple HUD special conditions and requirements:

- Completion of a Section 3 Plan describing the activities and tasks the City of Astoria will follow to ensure contractors hired by the City make a good faith effort to provide equal

employment opportunity. The Plan was completed and approved by the City Council on October 21, 2013.

- Completion of a Limited English Proficiency Plan describing activities the City undertakes to ensure persons with limited English proficiency are provided meaningful access to, and participation in, programs and services provided by the City. The Plan was completed and approved by the City Council on October 21, 2013.
- Completion of an Updated 504 Checklist—Current inventory of all City public facilities and their accessibility by persons with disabilities. The Update was completed on January 31, 2014.
- Completion of an Environmental Review/Assessment of the Senior Center— The Assessment includes 50 different factors that relate to the Senior Center's potential impact on the local environment. Due to changes in the CDBG grant process, the Assessment was approved until June 2014. The project could not go out to bid until the Environmental Assessment was complete and approved.

Concurrent with completion of the CDBG pre-construction activities, an architectural firm (Scott Edwards Associates) and Al Jaques, construction manager, were hired in June 2013. Public meetings were held at the Senior Center in July and October 2013 to receive feedback on preferences/needs for the renovated facility.

Due to the delay in obtaining the Environmental Assessment review, renovation of the Center was delayed. At its July 7, 2014 meeting, Construction Manager Al Jaques made a presentation to City Council concerning the construction delay. The Board of the Astoria Senior Center supported the delay to avoid potential higher construction costs which would be anticipated should the project go out to bid in the summer. The City Council concurred with a proposal to initiate the bidding project in December 2014. City Council authorized the contractor selection process at their January 5, 2015 meeting. It anticipated that a contract will be brought to Council for consideration of approval in March with construction beginning in March. The project is proposed to be completed in August 2015.

Downtown Mainstreet Program

Staff has been working with the Astoria Downtown Historic District Association (ADHDA) on various items identified in the Building Blocks for a Successful Downtown plan. Planner Rosemary Johnson served on the Design Committee as a liaison to the City until her retirement in September. City Engineer Jeff Harrington has assumed those duties. The Design Committee reviews and suggests ways to improve the aesthetics of the downtown. This committee manages the spring downtown clean up, and was instrumental in getting merchants to adopt planters which were installed with the Downtown Streetscape project.

In conjunction with the City of Astoria, a wayfinding sign project for the River Trail and downtown area has been completed and adopted by City Council in December. Additionally, the Design Committee has been working with City Manager Brett Estes and City Engineer regarding new street signs for the downtown intersection that indicate that it is a National Register Historic District. These would replace the current signs and "toppers" presently used. They have been working closely with ODOT on what is permissible and determining if any funding could be provided by the State. ODOT and the City Council have approved the sign design and signs are being manufactured for installation later this year.

Certified Local Government Grant

In alternating years, Certified Local Government (CLG) cities are eligible to submit grant applications to the State Historic Preservation Office (SHPO) for historic preservation related work. On April 7, 2014, the City Council accepted a grant to provide a "pass-through" grant to both commercial and residential property owners for facade renovations. The City has had this grant program in past years and has initiated the program for this year. The availability of the grant funds for facade restoration was advertised widely to make the public aware of the opportunity. Individual grants would be processed by staff and reviewed by the Historic Landmarks Commission, if necessary. Grants would be limited to a maximum of \$3,000 and the grant would be matched by the property owner. For example, if an owner wanted to replace non-original aluminum windows on the front of the structure with wood or steel windows, and the cost to purchase and install the windows was \$4,200, the Facade Restoration Grant would provide \$2,100 toward the work. The grant would be a reimbursement only, and work done before the grant application would not be eligible.

The City received five applications for the Restoration Grant program for the maximum available funds. Three of the projects have been completed and two will be completed by July 2015.

In addition, the CLG grant includes \$1,000 in architectural assistance funds for historic buildings. The architectural assistance funds are used to hire an architect or historic building designer to assist property owners in rehabilitating the exteriors of their buildings. Over the years, the City has retained John Goodenberger as a temporary employee to serve in this capacity. The City has provided this service each year under the CLG Grant program. The grant funds of \$1,000 will provide approximately 15 hours of design time to approximately 15 property owners.

Historic Design Guidelines

Staff has been working with John Goodenberger to develop a set of residential design guidelines which would assist owners of historic properties with their restoration projects. The guidelines identify best practices, not regulations. They provide examples of good design features and materials that should be used or implemented when working on historic properties and will assist citizens through the historic design review process. It is intended as a tool for property owners to use when planning their projects. The Historic Landmarks Commission reviewed and accepted the guidelines at their February 18, 2014 meeting. The design guidelines, "Rehab Astoria Right: A guide to working with Astoria's historic residences", has been completed and is available to the public at City Hall and on the City's web site. Staff is now working on a new set of design guidelines for commercial properties which are anticipated to be completed during the two-year Certified Local Government grant cycle.

City Hall Facade Renovation

City Hall interior renovation was completed in 2012. Several exterior features were not addressed during the previous renovations. Windows are steel and many were rusting and needed to be reglazed. The front entry to City Hall has some rust and deterioration including one metal panel that was replaced with a wood panel many years ago. Staff received an estimate for repair of the first floor windows and the front entry doorway of \$14,250. At their September 24, 2013 meeting, City Council authorized submittal of two grant applications to help fund this project. One grant was received from the Kinsman Foundation for \$5,000. The Public Works Department hired a local metal worker as a temporary employee to complete the restoration work. He has completed the windows and most of the work on the front entry doorway. There is some additional work that needs to be completed on the lettering and decorative pieces on the area above the door. The grant portion of the project is complete and the additional work should be completed by Spring 2015.

US Coast Guard Housing

Over the last three years, the City has been working with the US Coast Guard (USCG) concerning potential expansion of their existing housing area on the South Slope. The property was sold by the City to the USCG in 1991 with a Memorandum of Agreement concerning development of the site. The Community Development Department received the Governor's Livability Award in 1995 for the existing housing area and its integration into the community. The USCG proposes to build approximately 50 housing units in two-family, three-family, and multi-family dwellings in two phases. The housing is proposed for the area north of the existing houses and would be accessed from Klaskanine Avenue. The USCG and staff have met several times over the last year to assure that the new development will comply with the intent of the Memorandum of Agreement and meet the requirements of the USCG. Part of the process included a street vacation for the unimproved Niagara Avenue which is located in the northern portion of the USCG property and a zone change to allow multi-family dwellings (approved 11-5-12). At its June 2, 2014 meeting, the City Council approved a street vacation for the USCG allowing for the proposed construction. The USCG has awarded a construction contract. The USCG held a public informational meeting on October 27, 2014. The City staff assisted with public notification and meeting arrangements. The USCG anticipates construction of Phase I of these houses in 2015.

Business Development

City Manager attends Col-Pac committee meetings with City Councilor Warr to coordinate the efforts of the region for business development. Additionally, City Manager serves on the CEDR Board of Directors to address economic development issues in Clatsop County. Staff regularly meets and works with CEDR staff concerning assistance for new businesses to the area. New Business License applicants are referred to CEDR for assistance and CEDR provides them with information on how to work through the required City processes and other needed State and Federal permits.

Climate Change Adaptation

Staff has met with the State of Oregon Department of Land Conservation and Development (DLCD) and other Clatsop and Tillamook County jurisdictions regarding a DLCD led initiative for planning for climate change for this region. DLCD has organized several meetings over the next few months with local, State, and Federal agencies to work with local jurisdictions concerning what actions may be needed and how to develop a regional-scale adaptation plan or framework. Planning and Engineering staff have begun to address questions identified by DLCD. These deal with factors which could potentially affect City facilities, analyzing risks and vulnerabilities, and will then begin to prioritize a management plan for consideration. Staff will continue to work with DLCD on this issue over the next few months.

Staff have begun review of various aspects of climate change and the City's resiliency for this and other natural disasters. The City has a Pre-Disaster Mitigation Plan which addresses and identifies plans for many of the issues.

BUILDING CODES

The Building Department staff implemented the newly approved permit fees in May of 2014. Permit fees collected from May through December 31st 2013 increased by \$21,335.00 in the same time period in 2014. Calendar year 2014 showed the busiest permit issuance and inspection activity since 2008 for new structures. As an example of the activity increase this year in new construction there were 15 new single family homes in 2014 up from 4 in 2013. This year looks to remain steady and busy as larger commercial projects will begin at the Astoria Senior Center, Buoy Ten Apartments Phase II, Clatsop Community College Expansion.

The Building Official attended regular meetings with local home builders association groups and on several occasions provided free building, mechanical and energy code training classes in 2014 as part of our public outreach efforts. The City received an award in October of 2014 by the Institute for Market Transformation (IMT) and the International Code Council (ICC), the Standard Bearers Award for Excellence. The award is given to one jurisdiction in the United States and reflects the recognition for the City's creativity, public education; outreach programs and also the flexibility of the entire Community Development team in implementing creative, cost effective and resourceful methods of ensuring energy code compliance strategies are successful for Historic buildings and new construction. The City Building Official also received the ICC 2014 Code of Honor Veteran Scholar award and with it a scholarship to attend the annual banquet, code hearings and continuing education courses for free saving on training costs for the City.

The implementation of the Statewide Electronic Permitting program in Astoria is now being scheduled with the Oregon Building Codes Division (BCD) and will begin implementation in 2015. The full-service "e-permitting" program will allow contractors to buy simple, non-plan review permits online which gives the City a virtual 24 hour open service counter for these types of permits and allows contractors to schedule inspection and review results of field inspections online 24 hours a day. Once implemented many simple permit applications will be processed online through the e-permitting program, at buildingPermits.Oregon.gov. City staff is working with BCD establishing a firm implementation schedule using a plan provided by the State of Oregon. The implementation will likely take around 6 months with, testing and

training of City staff on the e-permitting system prior to use. This will be a very customer friendly, time saving and tested method that will make permit application submittals much easier, quicker and without additional City costs to maintain. In addition, licensed architects and engineers can submit permit applications, including documents and building plans for new buildings via an electronic portal.

CODE ENFORCEMENT

Derelict Building Ordinance Enforcement

Code Enforcement staff continues to address nuisance, property maintenance and derelict building violations. Staff regularly attends community meetings and events to get the word out and answer questions about code enforcement. An update on some specific code enforcement efforts is included below.

- A property at 778 38th St in Astoria was dilapidated, needed paint, the stairway was gone and windows were broken out, no gutters were present and code enforcement attempts going back to 2005 had failed to get results. With the new tools in the Nuisance Abatement Code, staff stepped up enforcement and a new owner took possession in August of 2011. This property was completely remodeled and restored in 2014. The home now has new paint, new stairs and porches, windows were fixed and now the new owner has earned a local historical building designation.
- The Code Enforcement action on the three Flavel properties has ended and the City has reached a mutual agreement with the owner on these properties. The long term enforcement goals were reached and two of the three structures may soon have new ownership.
- The City received multiple complaints about property conditions at 4867 Birch St. in Astoria. The owner was warned of the many code violations and refused to comply with the City Code notices and warnings. The owner was then cited and fined in municipal court. The owner has begun making some progress with cleaning up the yard and debris and fixing the roof. Enforcement actions will continue and more citations may be issued if steady progress is not made.
- At 775 Madison Ave, a property in which many complaints were received by multiple neighbors since 2012 has now been sold to new owners after code enforcement sent final warnings of daily fines if violations were not abated. The new owners have maintained the yard; completed the extensive garbage removal. The exterior walls in some areas have been opened up to be examined the structure and start planning for permits and making the required repairs this year. The owners have hired a licensed structural engineer to help determine the next steps for a major repair and restoration of the home in 2015.
- At 236 Lexington after two years of continued enforcement pressure, citations and a lien on the property, the owner sold the vacant home. The property was then completely remodeled in 2014, had an additional story added and now has new owners living in the home. It now looks like a new home and the long term but fair code enforcement has worked in removing nuisance violations and restoring this property. The new buyer paid off City Liens from previous fines and enforcement has ended.

- A commercial property with multiple tenants located at 12th and Marine was contacted by code enforcement in 2012 for nuisance abatement due to rusted flashing, rusting rebar and falling debris above sidewalks. The owner completed structural repairs in 2014 and continues to make cosmetic repairs to the façade, trim and paint and has worked with the City to not only repair the building but bring the storefront back to its historic origins.
- The Hilltop Commercial building at 1339 8th Street continues to have repairs made to the building. The owner has added some vintage window displays, fixed broken windows and has repaired and painted much of the buildings siding. He continues to make steady progress as weather, time and budget allows.
- A historic home at 1121 11th St that was vacant, had boarded up windows and tall grass failed to make the required repairs and maintain the yard as required. After several attempts over 24 months to gain compliance the owner was warned twice by mail and then cited and fined for multiple code violations. The threat of continued fines resulted in the sale of the home in December of 2014. The new owner has secured funding in advance of the purchase and has agreed to work with the City. The owner is excited to start a full historically appropriate restoration of the house in 2015.
- A dangerous home at 4696 Ash Street in Astoria with structural dry rot, unsafe wiring and many City Code violations for the yard and buildings appearance was investigated and enforcement started. Investigation resulted in discovering alterations had been done to the electrical, water heater and plumbing without required permits and in a dangerous manner. The owner agreed to disconnect the utilities and have the tenant move out of the building. The owner is working with the City to either repair or demolish the derelict and dangerous building. A repair or demolition plan is expected to be submitted by the end of January 2015.

In 2014 the new cases we have received have been resolved at a success rate of just over 90% with some unresolved cases being in the early stages and some cases at a standstill due to bankruptcy and ownership issues. The City received a large number of garbage, grass and junk complaints in the spring and summer. Many of these cases were resolved right away with placing a notice at the door and providing a warning and the owner quickly addressing the issue. These take most of the code enforcement available time to monitor, inspect, write letters, issue citations and attend court if needed. Repeat offenders are usually cited for continued violations. As time allows staff routinely inspects these and other sites to ensure that progress continues to be made. We also receive numerous complaints related to Landlord Tenant issues that we do not regulate but often require inspection and time with the owners to discuss their concerns and see if hazards are present.

By:

Rosemary Johnson, Planner



236 Lexington Ave



After

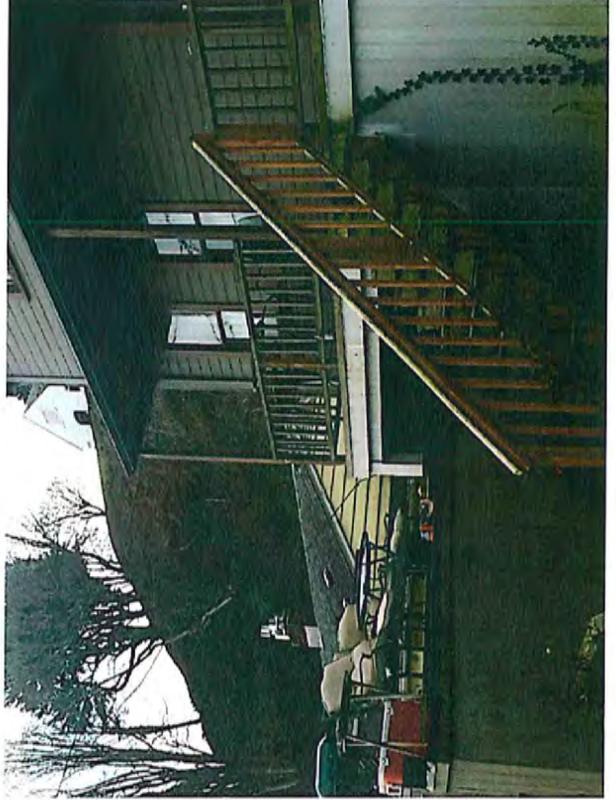


After

778 38th St



371 Commercial St



After Cleanup



Astoria Police Department
Circa 1912
Donated by Betty Barton - 2003

Astoria Police Department

Dedicated to Duty

-

Committed to Community

2014 Annual Report



What an honor to lead the men and women of the Astoria Police Department. When Chief Curzon announced his retirement in October and I was initially appointed as Interim Chief I knew that I had inherited a great assignment.

Chief Curzon and I had worked together over the last several years improving systems and the support for the individuals that work serving our community. I knew that we had accomplished most of our agenda and that we were now in a good place to start moving further forward.

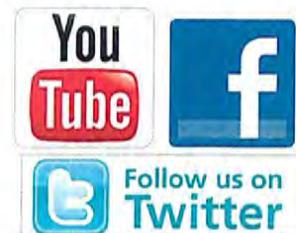
While many Departments are currently struggling with their community's perception of them we have not had this same problem. It is not because we have not had controversy. Instead it is because we have a Department that has legitimacy in its community. Our officers are involved in the community. They have children in your day cares and schools, they help coach your youth sports teams, you see them in the grocery store, shopping downtown and in your neighborhood.

The Police Department does not have a community policing "Program." Instead, we have a value of being part of the community and finding long term solutions to persistent problems instead of just responding to calls for service. We leverage our community partners whenever we can knowing that many of the things our community calls on us to help them with are not policing problems but issues best served by a variety of social agencies.

You will find in the pages that follow a summary of the last few years. We have not done an annual report in the 23 years I have been associated with the Department. While in future years we will keep it to the year in review, it seemed too hard to stop at just one this time. There are many untold stories that we would love to share with our community.

Have you liked us on Facebook? We have a vibrant community on our Facebook page that we update several times a week (sometimes several times an hour). You can find there: traffic alerts, quick tips, press releases, questionnaires, weather warnings, and appeals for information. If you want to stay up to date, like, follow and subscribe at www.facebook.com/AstoriaPolice. You can also follow Chief Johnston at www.facebook.com/ChiefJohnston.

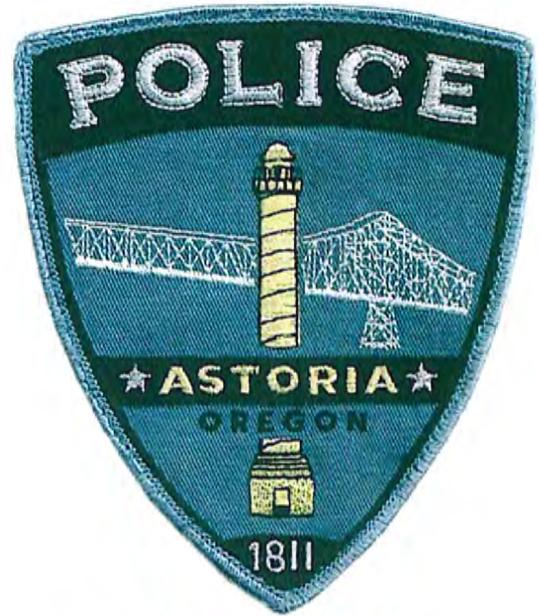
Astoria Police are also on twitter @AstoriaPD and YouTube user name: AstoriaPolice



Our First Annual Report in at Least 20 years.

That is pretty exciting to us. What can you expect from this report? A summary of the year that was. Those events we thought were significant. The comings and goings, the organizational chart of the agency and a statistical overview of our activities. We hope you find it useful.

Please give us input on ways that you think we can improve it. You can always provide us feedback through www.facebook.com/AstoriaPolice or through our dispatch website at www.astoriadispatch.com.



Comings and Goings

Because this is our first report in 20 years we are including all that joined and left in 2012 through 2014



Leaving:

Records Spec. Morgan McFadden
Communications Officer Allison Hord
Communications Officer Les Jordan
Communications Officer Jennifer Schermerhorn
Communications Officer Steve Crosby
Communications Officer John Muth
Communications Officer Amy Ritter
Communications Officer Amy Mecomber
Communications Officer Justin Gillenwater
Officer Ryan Sisley
Officer Joe Symonds
Corporal Tim Gillum
Officer John Decker
Chief Peter Curzon

Joining:

Records Spec Melinda Humphrey
Records Spec Kat Taylor
Officer Arthur (AJ) Duryea
Officer Dan Koehnke
Officer Cory Gerig
Officer Jair Macareno
Reserve Officer Mike Stanton
Reserve Officer Jim Pierce
Communications Officer Jennifer Peden
Communications Officer Melanie Hughes
Communications Officer Amy Mecomber
Communications Officer Justin Gillenwater
Communications Officer Jennifer Schermerhorn
Communications Officer Steve Crosby
Communications Officer John Muth

Promoted/Appointed:

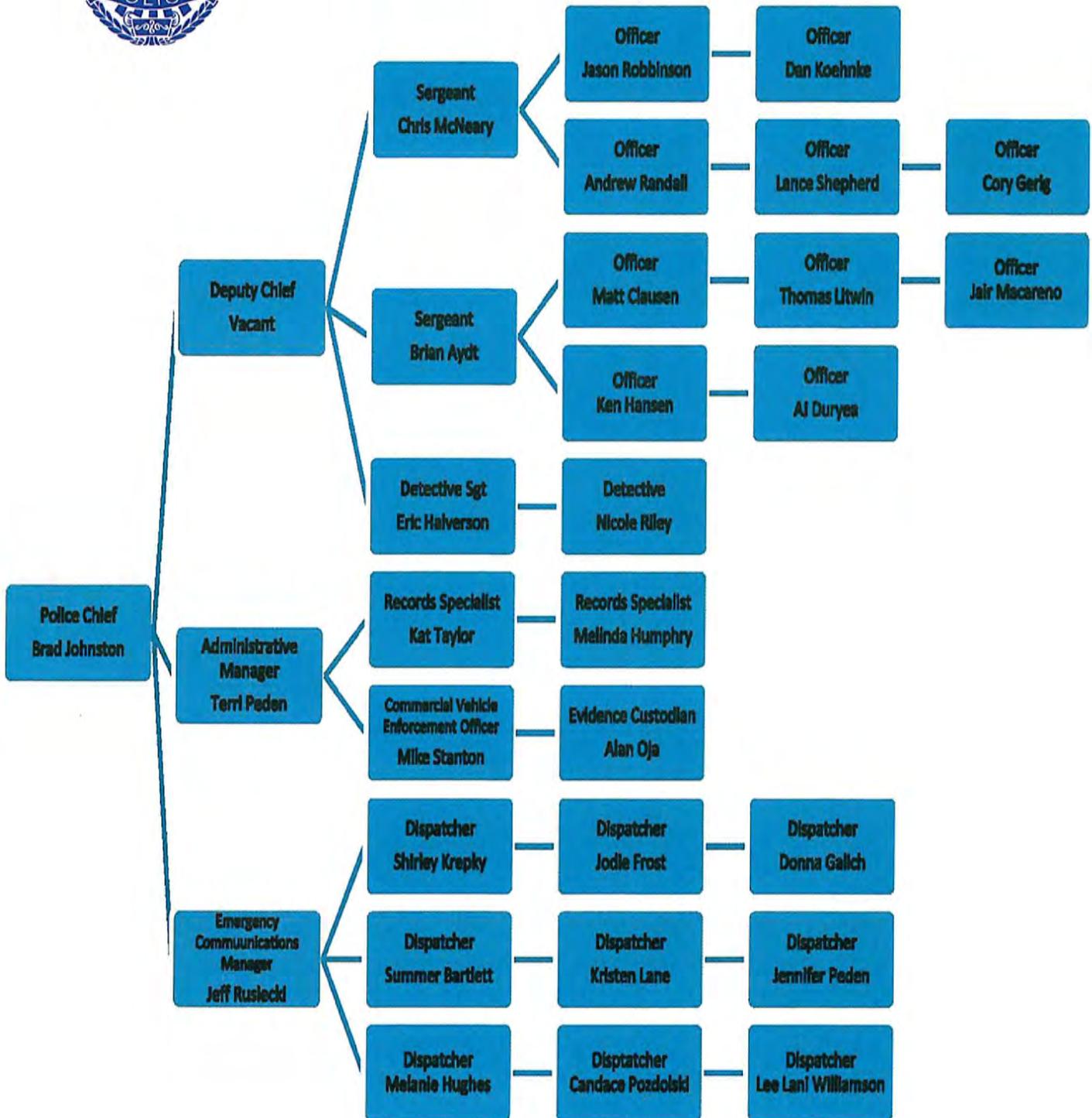
Deputy Chief Brad Johnston promoted to Chief
Officer Nicole Riley appointed to Detective
Officer Chris McNear promoted to Sergeant



Officer Dan Koehnke receiving the top shot award at his Basic Police Class graduation



Astoria Police Department Organizational Chart



Records Division

The Records Division consists of the Administrative Services Manager, one full-time Records Specialist and one part-time Records Specialist. The Records Division personnel have many duties in addition to processing cases. Some of these include data entry of traffic citations, completing attorney discoveries, serving and tracking subpoenas, fulfilling records requests and issuing taxi driver's licenses.



Pictured above are Records Specialists Kat Taylor and Melinda Humphrey during Kat's initial training.



The Department will reach nearly 4300 cases this year. The Records Department is responsible for the data entry, copying and distribution of these records. The files shown at left reflect ½ of the total files being stored at the Police Department. The remaining files are located behind these files and in file cabinets located in a separate storage area. Those located in the separate storage area are the files we hold for unnatural deaths. These are kept for a minimum of 75 years.

Also part of the support services function is our Evidence Room (pictured right). Part of our 2012 remodel was a move away from stray shelves, gym baskets, lockers, and cabinets to a high density system that allowed us to consolidate the evidence room into a smaller footprint improving the organization of evidence.

In addition to the main evidence room we maintain a long term evidence room for long term and permanent cases, an outdoor impound area for vehicles, and an indoor impound area for vehicles prior to processing and large items that cannot be stored in the primary evidence room. Additionally, we maintain a secure drying cabinet (for evidence that is wet or has bodily fluids on it), gun safes, drug safes, and refrigerated storage.



Patrol

The patrol division is the heart and soul of the Police Department. It is made up of 10 officers, 2 Sergeants and a Deputy Chief. We consider Patrol to be our core competency. The thing we do before all others. We are committed as a Department to putting at least two police officers on the streets every hour of every day. We are the only Department in the County that has maintained that standard for more than twenty years.



The patrol officer is the first responder of the Police Department. They are out in all weather all hours of the day working traffic crashes, lost dogs and initial response to all manner of crimes.

Case Highlight

Criminal Impersonations

Astoria Police investigated three cases in 2014 of two women pretending to be police officers. The first two, oddly enough were both at the same hotel.



In January Officer Gerig, overhearing information another officer was receiving from a hotel, was able to identify Lydee Steinberg (then 40 of Astoria) as a suspect. Steinberg had called the hotel using a false name to attempt locating her girlfriend who she was involved in ongoing domestic disputes with. She was indicted by a Clatsop County Grand Jury in June of 2014.

In April 2014 then 47 year old Christina Dress went to the same hotel Steinberg had called. She was dressed in black and carrying a firearm in an exposed holster. She told the employees at a hotel that she was sent there by the Chief of Police

to raise funds for a charity event. Dress was later located and arrested for Criminal Impersonation.

In October 2014 Dress was again arrested for Criminal Impersonation and Carrying a Concealed Weapon. She was at the CMH ER and dissatisfied about the way a friend was being treated. She displayed a badge, told the staff she was a police officer and was armed. Dress was indicted in both cases.

Investigations

The Investigations Division of the Department is responsible for conducting follow up criminal investigations, preparing cases for prosecution, and working with the District Attorney's (DA) office to ensure the DA's office has the information it needs to move forward in the resolution of a case. In 2014 the office handled 167 investigations. From January—October that was with a single investigator. In October we assigned a second investigator to general crimes. In addition to the 167 current APD cases, there were 4 ongoing Major Crime Team cases, and two cold cases.

The Investigations Division is often assigned to incidents that include serious assaults, robberies, sexual assaults, missing persons, child abuse, death investigations, fire investigations, and financial crimes. The ultimate goal for an investigator is the pursuit of the truth.

An investigator can also be called out to assist at major criminal incidents such as a bank robbery, a homicide, or a sexual assault. An investigator can also be called out to assist during the early stages of an investigation when the situation has the potential to become a major or long term investigation.

The Investigations Division is also a part of three investigatory teams: the Clatsop County Major Crime Team, the Clatsop County Multi Disciplinary Child Abuse Team, and the Clatsop County Fire Investigation Team. These three teams are comprised of members from other county and state agencies that come together to investigate incidents, share information, and provide assistance to each other as it relates to their individual missions.

Currently the investigations division is comprised of a Detective Sergeant and a Detective.

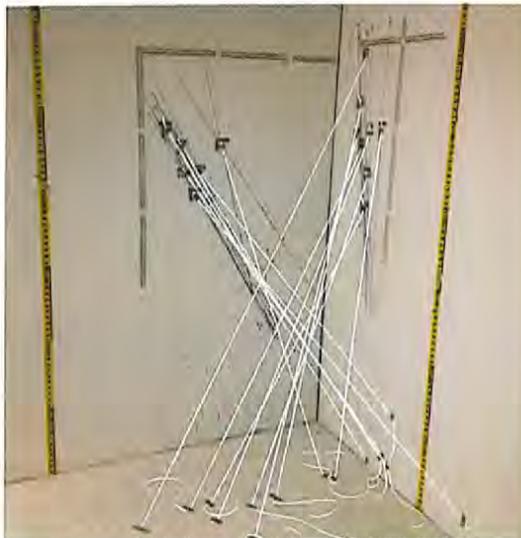
Featured Case Aggravated Theft Case

This case is an example of how involved a case can become. In late 2013 Astoria Police were notified by Wauna FCU that a customer had negotiated a fraudulent check for \$85,051. This started a long term investigation into the circumstances surrounding the cashing of the check. Detective Sergeant Halverson learned that the check was cashed by Jeanne Reeves, then 42 of Astoria. His investigation caused him to obtain a search warrant for Reeves' Facebook account and a court order for phone records where he learned she was corresponding with a person she identified as her fiancé. Halverson worked with a Calgary Police Sergeant, A Calgary Law Firm, the FBI, the Oregon State Police, and Oregon Department of Corrections,

The search warrant on Reeves' Facebook page returned more than 13,600 pages of information. This had to be reviewed to determine relevant portions and to search out evidence of the crime. In the conversations with the "fiancé" there was evidence that Reeves agreed to accept a check and send cash back from the check to the fiancé who was sending it. Ultimately, Reeves accepted the check (which was a forgery), kept all the money and indicated almost immediately to the "fiancé" that she believed it was a scam.

In May 2014 a Grand Jury indicted Reeves on charges of Aggravated First Degree Theft, First Degree Theft and Laundering a Monetary Instrument. In October 2014 Reeves pled guilty to two counts of Aggravated Theft.

This investigation took 8 months, involved 16 narratives, hundreds of hours reviewing evidence and interviewing witnesses. It is just one example of how the technological impacts and the flattening of the world creates additional investigatory requirements. In a new case the investigators are working on they are required to work through the State Department to obtain records from a Canada based tech company. As the world gets smaller, investigations become more complex.



Pictured above is training related to blood splatter analysis attended by then Detective Randall. The training was funded by a grant and conducted by NYPD.

Dispatch

Clatsop County has two public safety answering points (PSAP). These are the places where 911 calls are answered. The Astoria Police Department maintains one of these centers. In addition to being a PSAP, the City contracts with public safety agencies to provide dispatch services. The Astoria 911 Center dispatches for:

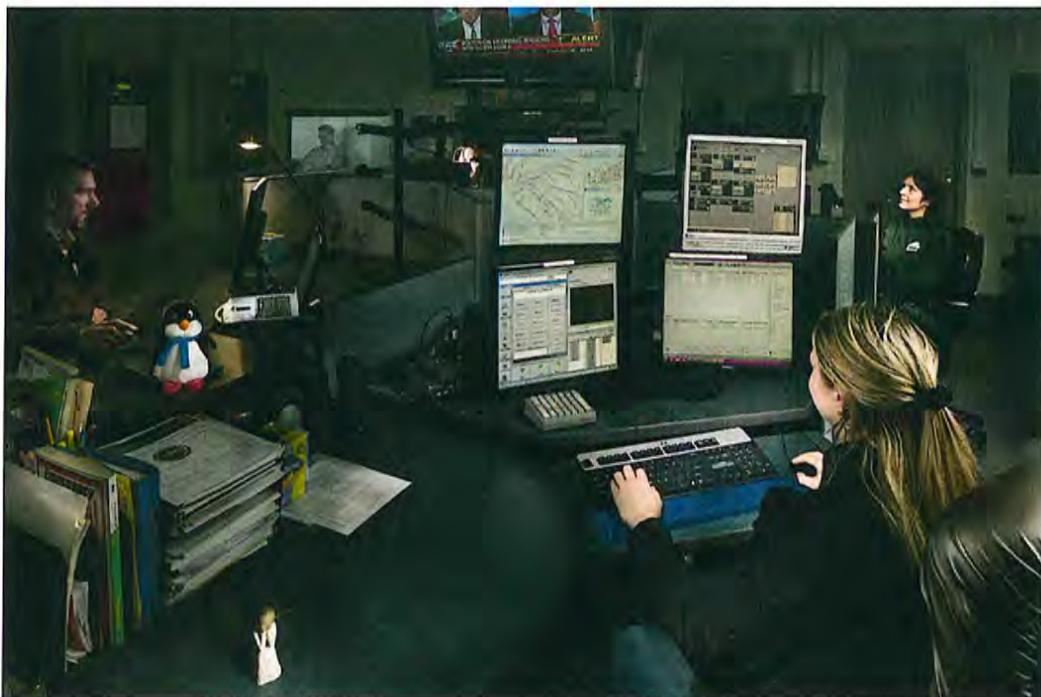
- Clatsop County Sheriff's Office
- Astoria Police Department
- Warrenton Police Department
- Port of Astoria Security
- Westport Fire and Rescue
- Knappa, Svensen, Burnside RFPD*
- John Day-Fernhill RFPD*
- Astoria Fire and Rescue
- Olney Walluski Fire and Rescue
- Lewis and Clark RFPD*
- Warrenton Fire
- Warrenton RFPD*
- USCG Airstation Fire
- Elsie Vinemapple RFPD*
- Oregon State Forestry

*RFPD is a Rural Fire Protection District

The men and women of the Astoria 911 Center provide 24 hour a day service to the community. The current staffing is 9 certified dispatchers and an Emergency Communications Manager. In 2014 they answered about 73,000 non-emergency calls and 13,000 911 calls resulting in a total of 44,500 calls for service to the subscriber agencies.

Funding for the Astoria 911 Center comes from a combination of 911 tax dollars and subscriber fees. Each agency that subscribes for dispatch service pays a fee based on population, calls for service, and assessed valuation of its service base.

Emergency Communications Manager Rusiecki said that he could not be prouder of the hard working staff we have answering the public's call, dispatching police and fire personnel, and notifying the public of severe weather. Once again two dispatchers were recognized by their peers and professional associations. The Association of Professional Communications Operators (APCO), as well as the National Emergency Number Association (NENA), recognized dispatchers Shirley Krepyk and Summer Bartlett. Shirley was recognized with a state level critical incident award and Summer received a local life saver award.



Dispatch (Continued)

Phone Upgrade—In May of this year the Astoria Dispatch Center was one of the first 911 centers in the state to be upgraded with a state of the art Vesta 4.0 911 telephone system. This system also included Mapstar which allows the dispatchers to see the caller's location on a map when calling from a land line and, if the information is transmitted, from the cellular provider.

This new system will allow us to operate well into the future, and when the State is ready, the capabilities will exist for us to receive text messages, video, and photos. With thorough planning and talented technicians managing every aspect of this installation, the center remained in service throughout the project.



The system that routes your 911 calls

Managing a Multi-site Communications Network – This year, the largest (literally) challenge we faced was from mother nature and the close proximity of a large, diseased tree to critical public safety infrastructure. For several years we have had an arborist monitor the health of this tree. Unfortunately this year's inspection revealed an infestation of carpenter ants which necessitated in the removal of this very large sitka spruce at our Coxcomb Hill radio site.

Additional base radios, as well as multiple control paths, allow the center to continue operations under extreme weather as well as during natural disaster events. By having our communications network spread out over several mountain tops, as well as in two states, we have taken every precaution possible to have communications with our first responders under a variety of adverse scenarios.



Arbor Care Tree Service working to remove a tree threatening the Coxcomb communications tower.



A radio technician from Day Wireless performing maintenance at the Coxcomb Radio site. Part radio, part network site each of these sites grows in complexity.

Truck Inspections

During late 2011, the Astoria Police Department entered into an agreement with ODOT to provide funding for truck inspection activities. Being at the junction of Highways 101, 30 and 202 Astoria sees a lot of commercial vehicle traffic. There are many regulations affecting commercial motor vehicles that most officers are not trained to find and may not have authority to enforce. ODOT agreed to reimburse the City 80% of the cost of activities related to truck inspections. Astoria hired a part time temporary officer who was a retired state trooper to provide 20 hours per week directed at commercial vehicle enforcement. We also trained three additional officers to conduct enforcement activities.



During the 2013 Astoria Police conducted more than 190 truck inspections.

An audit of the program indicated that the costs to the City are covered 100% by the reimbursement from ODOT and fines.

Parking

Of all the enforcement activities a Department undertakes Parking is by far the most controversial. While the tickets are a fraction of the cost of moving violations, people receiving them tend to be passionate.

The Astoria Police Department began supervising the parking control officer in 2011. Parking control enforcement was conducted by Reserve Sergeant John Hord. He patrolled downtown using a bicycle during good weather and an electric vehicle during the inclement weather.

In addition to the downtown parking enforcement Officer Hord also helps with code enforcement and patrolling the river walk by bike and his electric car. Code enforcement includes abandoned vehicles, business license compliance, junk ordinance violations and similar offenses. Having someone dedicated to these functions is invaluable to the Department. It allows officers to stay on the street but ensures follow up is consistent on some low level offenses that can be critical to quality of life.

Officer Hord retired in October 2014. His position is currently unfilled while we examine this program to ensure that we are providing the right service to the community.



Remodel

This section of the report is old news. However, we never got to share the information at this level so we are including it in this year's report so that our community can get a good picture of the scope of the project.

A huge thanks in this project goes to Chief Pete Curzon, Project Manager Al Jaques and PNC construction and their crew.

In late 2011 the City of Astoria obtained a grant from the Oregon Military Department Office of Emergency Management that allowed for a seismic rehabilitation of the public safety building. The 1.5 million dollar grant allowed for upgrade of the facility to immediate occupancy in the case of a seismic event. This included substantial work to exterior areas that were vulnerable, replacement of the roof, tying it into the structure, and improvements to the interior to prevent damage from infrastructure that had not been tied into the structure.



Taking advantage of the cost to mobilize a construction company the Department was able to also reconfigure some areas both affected and unaffected by the seismic work. Professionalizing the storage capabilities of the evidence room, rearranging some work areas to fit how we do work now, expanding our conference room to provide more options, expanding our dispatch capabilities, providing a place for firefighters to work, and creating an interview room that will allow the Department to comply with requirements to record interviews.





It also required that the Departments move from the public safety building into temporary housing at the Yacht Club.

Moving a business that has to stay operational 24/7 can be challenging. Especially when a big call comes in on moving day.



Dispatch Remodel

It takes a lot of wiring to run a dispatch center. Pictured right and below is the dispatch center after dispatch was relocated into a temporary trailer. In the 20+ years since the establishment of the Astoria Communications Center technology has changed in very significant ways. Phone lines were converted to network wiring, and the system has moved to a computer controlled phone system. Each dispatch station has several computers and four displays (Phone, Map, Computer Aided Dispatch, and Radio)



Pictured at left is the temporary dispatch trailer which sat in the Fire Department Apparatus Bay during the remodel. The trailer had several challenges including noise, security, and space limitations. Dispatchers had to be flexible during this period. Not everything worked quite like it was supposed to.

At long last the dispatchers were able to move back into an upgraded space. Moving from 2 1/2 positions to space for 4 1/2 spaces with three full workstations and a call taker position represents a significant improvement in capabilities.



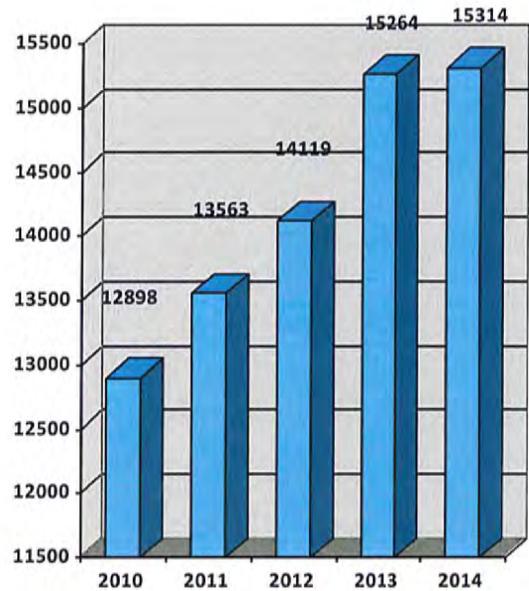
Dispatch Statistics

Calls for service

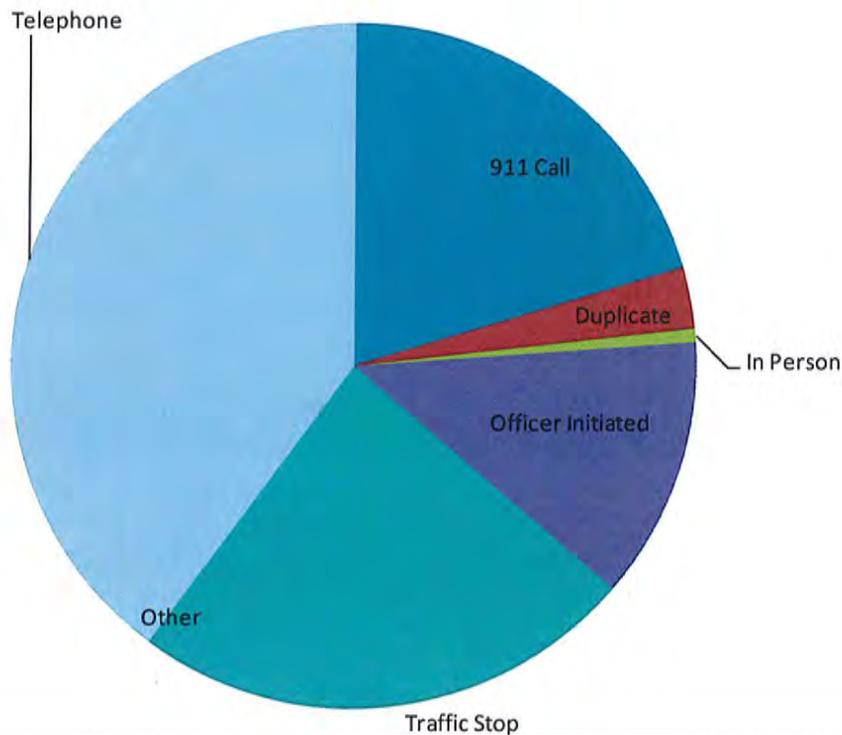
A call for service is created every time an officer is dispatched or a person calls requesting information, response, or advice. It also is created by officers discovering things (self initiating). Calls for service is a good indicator of general business. We are seeing an increase in the dispatched calls and a decrease in self initiated activity (likely as a result of declines in discretionary time)

<i>Source</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>
911 Call	2393	2527	2939	3122
Duplicate	260	317	411	442
In Person	59	47	76	98
Officer Initiated	1784	1650	1811	1893
Other	2	3	2	1
Radio	2	2	1	
Telephone	5027	5616	5673	6103
Traffic Stop	4030	3957	4351	3655
Wire/TTY	6			
Grand Total	13563	14119	15264	15314

Calls for Service



2014 Calls for Service by Origin



Statistics Continued

Call Type	2011	2012	2013	2014
TRAFFIC STOP	3289	2799	2845	2540
HANGUP 911	928	963	1360	1451
OTHER ALL	1161	1284	1115	1126
TRAFFIC CITE	689	1005	1327	931
DISTURBANCE	834	985	1022	1052
SUSP CIRCUMSTANCES	978	977	823	839
PROPERTY CRIMES	700	659	641	554
INTERVIEW, FIELD	500	611	667	612
TRAFFIC ROADS	849	455	395	322
INFORMATION	436	505	354	443
TRAFFIC COMPLAINT	14	344	449	504
DOG/ ANIMAL COMPLAINTS	258	262	289	359
MOTOR VEH ACCIDENT	275	284	267	305
ASSIST OTHER AGENCY	42	290	358	371
PHONE CONTACT		120	322	451
PROPERTY FOUND	186	195	213	253
WARRANT ARREST	203	188	209	212
FOLLOW UP ENTRIES	126	135	205	336
ALARM FALSE	188	181	162	174
MISCELLANEOUS	117	65	197	323
ASSIST RENDERED	375	79	115	104
TRUCK INSPECTION	54	181	220	214
WELFARE CHECK	60	170	189	214
ABANDON/JUNK	183	142	156	150
DHS REFERRAL	196	135	149	148
WARRANT INFORMATION	107	107	126	94
MVA, HIT & RUN	115	97	97	119
PROPERTY LOST	83	96	110	109
FORGERY/FRAUD	55	58	111	144
MISSING PERSON	78	86	69	72
TRESPASS	3	45	76	171
SICK PERSON CARED FOR	63	52	44	89
ATTEMPT TO LOCATE	34	62	68	68
DRUGS-ALL	62	63	58	24
Assorted other	346	480	512	458

CALL TYPES

When calls for service come in, Dispatchers categorize them in broad categories. These may change after the officer arrives and after further investigation, the call may become something completely different from its initial classification. The table at left includes information as categorized by the dispatcher. As an example of how this classification works, a call of a bar fight could start as a disturbance, upon investigation the officer could learn that a victim was assaulted. This would result in the investigation being classified as an assault, even though the initial call was a disturbance.

Notable increases in calls for service over the four years covered here were disturbances, 911 hang-ups, Traffic Complaints, Motor Vehicle Crashes, Truck Inspections, and Forgery/Fraud cases. One of the troubling increases was the category of Sick Person Cared For. These calls are for mental health issues.

Statistics

Crime Reporting OUCR

In 1929 the International Association of Chiefs of Police recognized the need for a reliable, uniform, national crime statistic system. The FBI was tasked with collecting, publishing and archiving the statistics (Source FBI website <http://1.usa.gov/bJW6bC>) Today, nearly 17,000 agencies use the Uniform Crime Reporting (UCR) system to tabulate crime reports. The crime types in this report are the UCR defined crimes and do not match Oregon Law, where definitions are different for crime types.

Oregon agencies report through the Oregon State Police, this system is called the Oregon Uniform Crime Reporting (OUCR) system.

All agencies must transition to the National Incident Based Reporting System (NIBRS) no later than January 2017. Astoria PD is working with their records system vendor to ensure they will be compliant. The new system will require a significant increase in data entry time.

Crime Types OUCR

OUCR classifies Crimes into three parts. **Part I** crimes are serious crimes such as murder, non-negligent manslaughter, forcible rape, robbery, aggravated assault, burglary, larceny, motor vehicle theft, and arson. **Part II** crimes are primarily non-person property crimes. **Part III** crimes relate to reporting of Law Enforcement Officers Killed or Assaulted (LEOKA)

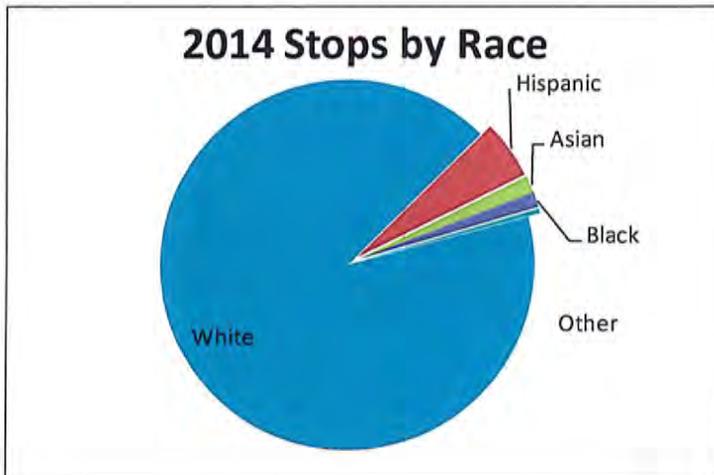
	2012	2013	2014
Total Part I Crimes	677	591	525
Homicide	1		
Forcible Rape	2	5	14
Robbery	11	1	7
Aggravated Assault	19	34	15
Burglary	145	115	149
Larceny	469	419	319
Motor Vehicle Theft	30	17	21
Total Part II Crimes	1824	2141	2328
Simple Assault	144	208	177
Arson	2	5	4
Forgery	15	22	17
Fraud	46	83	125
Stolen Property		2	
Vandalism	142	192	224
Weapon Offenses	12	18	17
Prostitution			2
Sex Crime	23	15	29
Drug Offenses	127	156	131
Offense Against Family	13	19	19
Liquor Law Offense	68	91	119
Disorderly Conduct	278	387	346
Trespass	826	810	1022
Runaway	41	34	30
Other	87	99	66
Total Part III Crimes	8	21	19
Officer Assaulted	8	21	19
Total	2509	2753	2873

Statistics Continued

Racial Profiling Data

In 2009 the Astoria Police Department began collecting data related to racial profiling. We did not, and still do not, believe we have an issue related to this but knew that if we did not capture data this we would never be able to have a factual discussion. In addition to the perceived race of the driver, officers capture the reason for the stop (Traffic, BOLO, Etc), whether someone was searched, and what the result of the stop was. Data includes all stops initiated by police officers.

Stops by Perceived Race					
	2011	2012	2013	2014	Total
White	3764	3747	4161	3421	15093
Hispanic	238	221	230	189	878
Asian	57	47	70	56	230
Black	41	29	44	49	163
Native American	7	4	5		16



In other jurisdictions not only who gets stopped but what enforcement action they received has been questioned. Below is the enforcement action taken after the stop by perceived race over the last five calendar years. Other races are tracked but have contact numbers so low they were not included in the data.

Actions after Stop

Enforcement Action	Race			
	W	H	A	B
Warning	11056	634	192	129
Speed Warning	2952	157	59	23
Citation Issued	2730	205	37	25
Speed Citation	1560	94	31	16
Field Interview	968	57	5	20
DL Violation Cite	446	70	3	7
Safety Belt Warning	245	4	4	3
Safety Belt Citation	203	8	2	1
Commercial Vehicle Inspection Warning	71	1		
Other	268	16	4	3

Statistics Continued

Citations

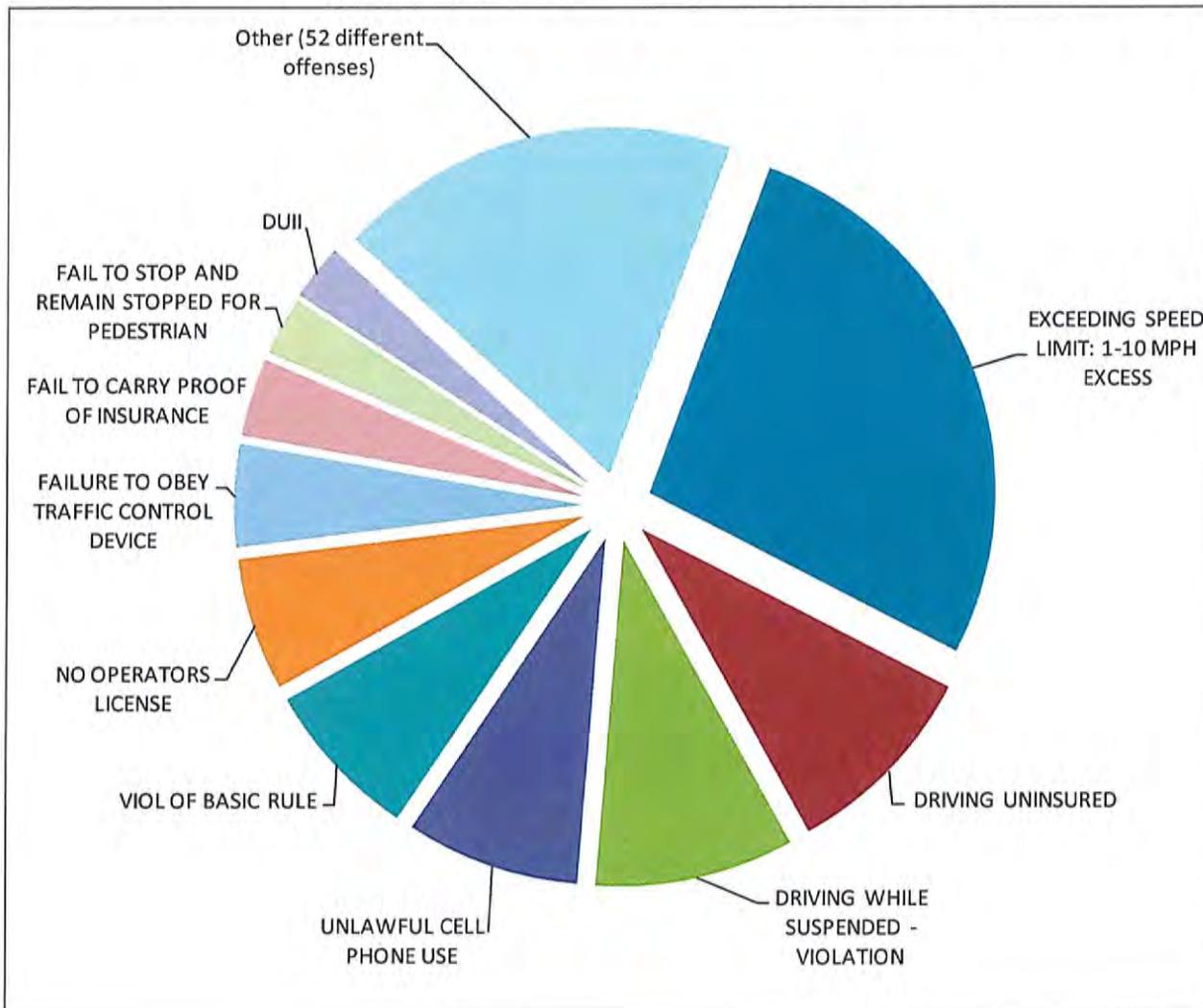
When surveys are conducted about what the most important police issues in a community are, consistently, no matter where they are, every city gets the same results. At the top of the list is traffic complaints. While the Astoria Police Department firmly believes that education and engineering are important to improving traffic safety, we also believe in enforcement.

Astoria Police do not have a dedicated traffic unit but instead ask officers to carry on traffic enforcement and education on a daily basis in conjunction with their other duties. This does two things. It empowers the officer who is handling other calls in the residential neighborhoods to deal with the issues in that neighborhood while he is there. It also means that all of our officers are contributing to the solution. Not just one "traffic cop."

Citations Issued	Year
1291	2014
1764	2013
1383	2012
962	2011

Offenses by Type

These offenses represent the offense most frequently cited by Astoria Police Officers.





ASTORIA CITY COUNCIL GOAL UPDATE FISCAL YEAR 2014-2015

(Adopted July 7, 2014)

▪ **Implement the Library renovation plan**

Included below is a synopsis of activities taken regarding implementation of the Library renovation plan:

- On January 6, 2014, the City Council accepted both the Astoria Public Library Renovation Study Report, Part One: Needs Assessment and Cost Estimate and Part Two: Building Program and the Library Advisory Board's recommendation to pursue a one level, expanded, 21st century library that would meet the needs of Astoria's residents into 2035.
- Staff initiated contact with the owner of the property located between City Hall and the Library on Duane Street.
- Mayor Van Dusen appointed thirteen citizens to the Renovation Committee for the Astoria Library. The Renovation Committee began meeting in August, 2014, followed by subsequent meetings in August, October and January, 2015.
- August 2014 marked the initial meeting of the Renovation Committee for the Astoria Library. Committee members had received a copy of the The Astoria Public Library Renovation Study Report, Part 1: Needs Assessment and Cost Estimate and Part 2: Building Program prior to the meeting.
- A proposal was made that the renovation plan focus on the Elks building, saying the the Elks was a better option. The committee discussed the Elks building, expressing concern over various issues. It was decided that further information would be gathered and that committee members would be able to tour the proposed Elks space.
- At a subsequent date in August, members of the committee toured the Elks building. A short discussion followed.
- At the October meeting, a review of events to date was presented. Following a discussion the committee voted to continue with the Council-approved renovation recommendation to use the Waldorf property for expansion of the current library. Seven members were in favor and one member opposed. It was explained that to move forward next steps would need to include negotiations with owner of the Waldorf Hotel,
- At the January 2015 meeting, guest Esther Moberg, Director of the Seaside Library, answered committee member's questions about building projects and their results. A vision statement for the renovation was discussed. A subcommittee was formed to refine the vision statements submitted to date, which will be presented at the February meeting.

- In December 2014, the estate of Ruth Jensen donated \$7,400 for furnishing a children's area. City Council established a fund in the City budget for this project.
- The Astoria Oregon Public Library Foundation was granted 501c3 status on December 27, 2014. David Oser served as the incorporator, Bruce Jones, Patsy Oser, Beth LaFleur and Janice Galizio assisted in the formation. Patricia Oser and Bruce Jones are initial officers. Kiwanis released to the foundation \$1000 of the \$3000 raised in the First \$10,000 challenge to pay the filing fees.

▪ **Involve the community in developing eastern half of Heritage Square**

With the completion of the Garden of Surging Waves, the City will be continuing with the next phase of improvements to Heritage Square including the gathering area for concerts and community festivals, and to provide a permanent space for the Sunday Market.

In 2012, the US Environmental Protection Agency (EPA) awarded the City of Astoria a Brownfields Multi-Purpose Grant. The grant consists of \$200,000 for assessment and \$200,000 for cleanup of the Heritage Square property. This grant assisted in testing top soil from the Garden of Surging Waves and will address brownfield contamination issues required to be addressed prior to construction on the next phase of the Square. Prior to receiving the grant, several environmental investigations had been conducted at the property. These investigations determined that there are multiple contaminants on the site from past uses of the property which included an automobile repair garage and paint shop, a car sales business, a dry cleaning establishment, a newspaper printing company.

A public meeting on this project was held on May 21, 2014. An informational sign concerning the environmental work on Heritage Square has been developed and was installed on the east side of the Garden of Surging Waves. Additional soil samples funded by the EPA grant were taken in June. A report by project consultants was recently presented to the City Council.

A report titled "Phase II Environmental Site Assessment (ESA) for the Heritage Square Project" outlining the study results and cleanup strategy that will take place is currently under final review by the Oregon Department of Environmental Quality (DEQ) and the EPA. Once approved, our consultant will proceed with preparing a detailed cleanup plan referred to as an "Analysis of Brownfield Cleanup Alternatives (ABCA)". After the ABCA is approved by DEQ and EPA, the consultant will commission a contractor to perform all proposed cleanup work. Site cleanup is anticipated to take place this summer.

▪ **Support community efforts to provide emergency and warming shelters**

A group of citizens approached the City regarding use of the former Senior Center as a temporary site for a warming shelter. The site was proposed to be used temporarily while the facility was unused in advance of the upcoming remodel. In late fall, the City Council approved use of that site.

The citizen group, with the assistance of Clatsop County Emergency Management, developed operational procedures for the shelter. City staff worked with the citizen group to determine what code provisions would need to be met to establish a temporary shelter. Staff prepared a City policy on establishing warming shelters anywhere within the City, to meet State required Fire and Building Codes. The shelter opened in December 2014 when the temperature dropped below the 35 degree

threshold and has been open several days. Staff will be coordinating with the citizen group to assist in locating a warming shelter location for when the Senior Center site is not available.

- **Develop plans for pedestrian and traffic safety on Williamsport Road**

The Public Works Department continues to pursue multiple avenues in an effort to improve pedestrian and traffic safety on Williamsport Rd. Prior to completion of the Astoria Sports Complex, evaluation of striping and signage was completed from the intersection of 14th and Niagara to Highway 202 and Williamsport Rd. Recommended improvements were implemented including updated signage and striping. Pedestrian safety improvements were reviewed including route/alignment evaluations, funding opportunities, and multi-modal approaches, such as shuttles, etc. The Astoria School District has implemented event specific traffic control plans on Williamsport Rd. to address the increased traffic during games. The City will continue to work with the Astoria School District to implement needed traffic and pedestrian safety enhancement in this corridor. New pedestrian improvements along Williamsport Road were included in the Transportation System Plan (TSP), which was adopted in 2014. Inclusion of the pedestrian improvements in the TSP makes them eligible for possible ODOT grant funds. ODOT will be soliciting “Enhance It” grant applications in 2015. Public Works staff are working with ODOT staff to determine if this would be an eligible and supported project.

- **Continue working to complete landscape plans for the Column**

On September 2, 2014 the Astoria City Council approved a Management Agreement with The Friends of the Astoria Column, Inc. to expand the role of the Friends. This expansion of responsibilities of the Friends included development of a Master Plan for the Park with continuing responsibility for the landscape maintenance around the Column and hillside.

Parks and Recreation Director, Angela Cosby, sits on the Board of the Astoria Column as an ex-officio member and acts as a liaison between the City of Astoria’s Parks and Recreation Department and the Friends of the Column. Parks and Recreation Department staff is enjoying the working relationship and looks forward to working with the Friends of the Astoria Column as the project continues.

- **Continue implementation of the Riverfront Vision Plan**

In 2009 the City of Astoria adopted the Astoria Riverfront Vision Plan. The Riverfront Vision Plan describes a future vision and specific recommended implementation measures related to open space, land use, and transportation plans along the Columbia River waterfront. For purposes of the Riverfront Vision Plan, the City’s riverfront was divided into four plan areas: Bridge Vista, Urban Core, Civic Greenway, and Neighborhood Greenway.

In 2012-2013, the City of Astoria requested and received a Transportation and Growth Management (TGM) Code Assistance grant to develop and write updated Comprehensive Plan language, Development Code text, and map amendments to implement policies and recommendations in the City’s adopted Riverfront Vision Plan for the Civic Greenway Plan Area (Phase 1) and Bridge Vista Plan Area (Phase 2). The intent of the implementation process is not to revisit or revise recommendations from the Riverfront Vision Plan which has been accepted by the Astoria City Council.

The first step in the process to implement the Riverfront Vision Plan was adoption of code amendments for the Civic Greenway Plan Area. The Council adopted the amendments at their October 6, 2014 meeting. The adopted materials are accessible on the City's web site at www.astoria.or.us, Community Development, Projects, Riverfront Vision Plan, or they can be obtained at City Hall, 1095 Duane Street.

With the completion of Phase 1, DLCD has approved funding for Phase 2 of the project to develop implementing code and map amendments for the Bridge Vista area (Portway Avenue to 2nd Street, north of West Marine Drive). Similar to the Civic Greenway process, the project team has been holding work sessions with the Planning Commission to develop the various code sections such as uses allowed in the zones, height and setbacks for buildings, landscaping, building design, etc. Work sessions open to the public have been advertised and held on October 28, 2014, November 25, 2014, and December 17, 2014. A town hall meeting to give an overview of the proposed changes for the Bridge Vista area was held on January 6, 2015 with over 100 people in attendance. The next work session with the Planning Commission is scheduled for January 27, 2015. It is anticipated that the public hearings before the Planning Commission and City Council will be held this Spring with potential adoption of the amendments completed by June 2015. The power point presentation from the January 5th town hall and materials from the earlier work sessions are also available on the project web page.

In addition, the City was notified that funding from the Department of Land Conservation and Development (DLCD) Coastal Management Technical Assistance Grants for the FY 2014-2015 grant cycle was awarded to the City to assist in code writing for implementation of Phase 3 of the Astoria Riverfront Vision Plan for the Neighborhood Greenway Area (41st Street to Tongue Point). The grant agreement with the City is expected to be received from DLCD within the next month.

▪ **Support community efforts to develop a dog park**

During the 2013-2014 Winter Season the Parks and Recreation Department was contacted by a group of local dog owners interested in developing a dog park within the City. Potential Dog Park locations that have gained headway are the Pacific Power Young's Bay property, a North East section of Tapiola Park, and a possible 4 acre site near Alderbrook Lagoon. The Dog Park Friends, with assistance from the Astoria Parks, Recreation, and Community Foundation have begun a fundraising campaign to cover the expenses associated with establishing and maintaining a potential Dog Park.

In coordination with the Astoria Dog Park Friends, the Parks and Recreation Department presented an option to locate the Dog Park in Tapiola Park to the Parks Advisory Board at the April 30th, 2014 meeting. The Board shared concern about the location, effect on other user groups, and impacts maintaining a Dog Park would have on the Parks and Recreation Department and advised that it was too early in the scope of the process to determine a location.

The Parks and Recreation Department hosted a Public Meeting to gather the communities input on October 8th, 2014. Over 50 community members were in attendance and provided feedback on the possibilities of a future dog park in Astoria. The Parks and Recreation Department continued the public process with an online survey to gather additional input from those who were unable to attend the meeting. With 172 responses, 86% responded stating that they "feel there is a need for a dog park in Astoria".

The Parks and Recreation Department discussed the Alderbrook Lagoon location to the Parks Advisory Board at the Wednesday, December 10th meeting and the Board talked favorably of the

location and requested to receive additional input from the community and neighborhood. A public meeting was held at 6:00 PM on Wednesday, January 7th at Alderbrook Hall, 58 community members were in attendance and the majority strongly opposed a Dog Park in the Alderbrook neighborhood. Reasons for opposition voiced at the meeting included, increased vehicular traffic, environmental concerns, lack of parking, and safety. Parks and Recreation staff will present Park Board with the meeting results at the January, 28th Park Board Meeting and continue reviewing possible dog park locations.

- **Complete emergency communication system**

This City Council Goal primarily centered on the communications tower located at Coxcomb Hill. Relocation of this tower is a multi-faceted project that is a priority for not only the City of Astoria but also for Verizon Wireless (VZW) and the Friends of the Astoria Column (Friends). During the past two years City Staff has worked with a company contracted by the Friends and Verizon to build a business case to VZW for relocation from Coxcomb. To equalize (and likely improve) coverage currently provided by VZW, three sites are required. These sites have been identified as: a location above Reservoir Three, Shively Park, and atop the Astor Hotel. In late 2014, City Council amended the development code to allow for a lattice tower at the reservoir site. Initial plans have been circulated to the Parks Board regarding the site at Shively Park and Community Development is working with VZW related to the location at the Astor Hotel.

During the first part of the calendar year presentations will be made to City Council relating to the siting of the locations that involve City property. These presentations will be held to determine whether staff should move forward implementing the concept, allowing VZW to go initiate permitting, land access contracts, and possibly land use applications. It is possible that the tower will be removed from Coxcomb and this site restored to pre tower condition late 2015 or 2016.

- **Develop an affordable housing survey working with community partners**

Community Development Department staff have initiated the process to identify possible consultants and approached to develop an affordable housing survey. Staff have also communicated with City of Cannon Beach staff regarding their efforts to develop a survey. It is anticipated a scope of work will be developed in early 2015 and will be brought to City Council for consideration and approval.

- **Maintain advocacy for the Astoria Bypass, for fishery issues, and for business development / expansion through the Astoria Downtown Historic District Association Business Development Committee, Columbia Pacific Economic Development District (Col-Pac), and Clatsop Economic Development Resources (CEDR)**

Astoria Transportation System Plan Update Relating to Transportation and Bypass Issues

In 2011 the City initiated an update to the Transportation System Plan (TSP). A project advisory committee was appointed by Mayor Van Dusen which assisted staff and the consultant team on Plan development. A number of public meetings were held to discuss TSP issues. The City Council adopted the TSP in 2014. The City and ODOT included statements of their position concerning the Astoria Bypass as part of the TSP document. The City's position in that document stated their continued support for the bypass.

Fishery Issues

The City of Astoria continues to support fishery issues through communicating with State agencies, such as Oregon Department of Fish and Wildlife, to support commercial fisheries in addition to welcoming recreational fishermen.

Business Development / Expansion

The City of Astoria is a member of both Columbia Pacific Economic Development District (Col-Pac) as well as Clatsop Economic Development Resources (CEDR). City representatives attend Col-Pac committee meetings to coordinate the efforts of the region for business development. Additionally, City staff serves on the CEDR Board of Directors to address economic development issues in Clatsop County. Community Development Department staff regularly meets and works with CEDR staff concerning assistance for new businesses to the area. New Business License applicants are referred to CEDR for assistance and CEDR provides them with information on how to work through the required City processes and other needed State and Federal permits. Additionally, City staff serve on Astoria Downtown Historic District Association (ADHDA) committees to assist with business development and expansion.

▪ **Continue proactive enforcement of the Derelict Building Ordinance**

In 2014 the new cases received have been resolved at a success rate of just over 90% with some unresolved cases being in the early stages and some cases at a standstill due to bankruptcy and ownership issues. The City received a large number of garbage, grass and junk complaints in the spring and summer. Many of these cases were resolved right away with placing a notice at the door and providing a warning and the owner quickly addressing the issue. These take most of the code enforcement available time to monitor, inspect, write letters, issue citations and attend court if needed. Repeat offenders are usually cited for continued violations. As time allows staff routinely inspects these and other sites to ensure that progress continues to be made. We also receive numerous complaints related to Landlord Tenant issues that we do not regulate but often require inspection and time with the owners to discuss their concerns and see if hazards are present. An update on specific derelict building ordinance enforcement activity is included in the January 9, 2015 Community Development Department Update.

▪ **Support implementation of Citizens Helping Improve Parks (CHIP/in!) and all volunteer programs**

Since the start of the new fiscal year, CHIP-in has hosted 5 more CHIP-in parties:

- Shively Park on July 13, 2014 which had over 40 volunteers. The 100 year old picnic shelters were repainted, stairs to Shively Hall were re-built, and major trail work was accomplished. 12,000 lbs. of brush were cleared.
- Riverwalk on August 23, 2014, which had 50 volunteers – An incredible amount of garbage and invasive plant species was cleared. 1700 lbs. of trash, including 2 mattresses and a futon and 1,000 lbs. of yard debris. The event was sponsored by the following organizations and businesses: Columbia Riverkeeper, North Coast Watershed Association, CREST, Astoria Co-op, Vintage Hardware, Geno's Pizza, Arbor Care, Craft3, and the Astoria Riverfront Trolley. The trolley transported volunteers along the Riverwalk, which

was very popular amongst the volunteers. One volunteer won a one night stay at the Commodore Hotel.

- Violet LaPlante on September 14, 2014, which had over 20 volunteers – about 20 yards of chips were spread in the playground area, leaves were raked, the flower bed weeded, and a good amount of English Ivy was removed from the trees. Over 320 lbs. of mixed garbage and 500 lbs. of brush were cleared.
- On October 14th, CHIP-in had a great event cleaning up 14th and Grand Playground. Close to 50 volunteers showed up to fill in 70 yards of cedar playground chips, weed, and remove English Ivy that had been growing on the trees for quite some time. It was a great example of true community building. Most impressive were young boys, roughly 8-11 years old who had initially come to the park to play and ended up volunteering the entire 2 ½ hours it took to clean up the playground. Also, young teenagers from the Catholic Church and Park Board member, Tammy Loughran’s church youth group helped out.
- Ocean View Cemetery on October 26, 2014, which had over 50 volunteers – CHIP-in partnered with the Clatsop County Historical Society’s Talking Tombstones event. Attendees to the event had an opportunity to listen to the actors and then partake in a cemetery scavenger hunt where they found headstones to help clean off. 10 yards of yard debris were removed and many head stone and grave markers were cleaned.

The CHIP-in Trailer arrived at the end of August, in time for the Riverwalk Clean-up on August 23, 2014. It was outfitted with all of the appropriate tools and has been a great asset to the events.

Generous donations from the community for this spring include: \$1500 from Arbor Care Tree Specialists, \$375 from Michael Foster, \$125 from Astoria Rotary on behalf of Michael Foster, \$200 from (Vintage Hardware, Crest, Geno’s Pizza). \$100 from (Columbia Bank, Fishhawk Fisheries, Delphia Industries, Astoria Co-op, and the Wet Dog Cafe). \$150 total individual contributions.

Volunteer Coordinator, Janice O’Malley Galizio, initiated a fundraising campaign called “High Five for CHIP-in”. The goal is to raise \$1500 and/or 300 \$5.00 individual contributions from the community in support of CHIP-in. Recology Western Oregon has agreed to match all donations up to \$1500. Englund Marine contributed \$50, while Van Dusen Beverages and Astoria Granite Works have contributed \$5.00 for each employee. Fort George Brewery donated \$750, which combined with individual donations allowed us to receive the Recology Match of \$1,500. Overall the campaign raised \$3,325 in a one month period.

▪ **Continue efforts to improve pedestrian safety**

Public Works has coordinated closely with ODOT to improve pedestrian safety on several fronts. The City secured a grant for modification of numerous crosswalks along the State Highway to continental style crossings with new pedestrian crossing signage. The Public Works Department worked to implement a sidewalk infill project near 17th and Duane Street, with the goal of providing pedestrian safety enhancements through sidewalk continuity in a busy commercial/tourism area.

In addition, the Public Works and Police Departments worked together to secure and distribute traffic and pedestrian safety pamphlets in City Utility Bills. Keeping with this theme, City Hall distributed reflective bands, glow sticks and pedestrian safety brochures during the Downtown Trick or Treating event on Halloween. We also distributed pedestrian safety literature and reflective items at the City Service Fair.

The Public Works Department has also applied for several small ODOT grants to improve pedestrian safety in critical locations and continues to pursue funding opportunities for these improvements.

- **Maintain and nurture the historical relationships we have with our sisters and brothers in Germany, China, India, and Japan**

The City of Astoria welcomed dignitaries and representatives from Astoria's Sister City, Walldorf, Germany when they visited in October 2014. High school students from Walldorf were also welcomed in December 2014. With completion of the Garden of Surging Waves, the City has continued to have visitors of Chinese descent. Furthermore, over the past year the City has received updates from representatives associated with the Ghadar Party Centennial Reunion which was held in 2013.

- **Continue support of diversity through the proactive efforts of the many organizations that contribute to diversity in our community**

In 2014, the City Council adopted an antidiscrimination policy which is now incorporated in City contracts. City staff will be bringing an update of the City Employee Handbook to Council for consideration in early 2015. It will also include updated antidiscrimination language.

- **Ensure post-construction maintenance plans are prepared and in place for all City projects**

Parks

The Parks Maintenance Division will be implementing criteria and guidelines to ensure regular evaluations and preventative maintenance activities are carried out for all existing Parks facilities and management areas. Policies and procedures will be outlined to allow future projects to be enacted with maintenance plans in place from the project's finish date so no quality of work is lost after completion. Care and time will be allocated to the continued upkeep and improvement of structures and facilities so that the maximum useful life can be realized for all property and equipment utilized.

The timeline for these actions will begin with an inventory of existing facilities and management areas and prioritization of problems January-February, followed by dedicated maintenance and repairs to address issues March-June. Once a baseline of care is established, maintenance plans will be updated and evaluated every six months to keep the quality of facilities and management areas at their highest level possible.

Public Works

Most public works utility projects are incorporated into existing operation maintenance plans and activities. This occurs upon completion of the project by the Contractor. Structures and other unique infrastructure that do not fall under existing maintenance plans are required to have specific operation and maintenance manuals/plans per the contract. The project team provides these for implementation by the City upon completion of the new facility.

Additionally, the Public Works Department is currently pursuing implementation of an Asset Management Program with the goal of improving efficiency and effectiveness of public asset management and maintenance.

- **Hold annual City of Astoria open house where citizens can communicate directly with City Council as well as staff from all departments**

To implement this City Council Goal, a City of Astoria Service Fair was held in September 2015 at the Astoria Aquatic Center parking lot. City Councilors attended and were able to communicate one-on-one with citizens. All City Departments had booths where citizens could learn what services each department provided. Approximately 500 people attended this successful event.



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

January 9, 2015

MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM:  BRETT ESTES, CITY MANAGER

SUBJECT: SALARY RESOLUTION IMPLEMENTING COST OF LIVING ADJUSTMENT
FOR ASTORIA PUBLIC SAFETY ASSOCIATION (APSA)

DISCUSSION/ANALYSIS

Staff positions and associated compensation are detailed in the "Resolution Establishing a Basic Compensation Plan for the Employees of the City of Astoria and Establishing Regulations for the Placement of Present Employees within the Wage and Salary Schedules Provided". Whenever there are changes in positions, whether a position is begin deleted, added or redefined; or whether a change in compensation is proposed; such changes are adopted by resolution. As specified in the City Council approved APSA Collective Bargaining Agreement dated March 5, 2014, the following adjustment to the Salary Resolution is proposed:

- Cost of Living Adjustment (COLA) of 1% percent for APSA employees effective January 1, 2015.

RECOMMENDATION

It is recommended that Council approve the Salary Resolution implementing the proposed adjustment as included in the approved Collective Bargaining Agreement and as described above.

RESOLUTION NO. 15-_____

A RESOLUTION ESTABLISHING A BASIC COMPENSATION PLAN FOR THE EMPLOYEES OF THE CITY OF ASTORIA AND ESTABLISHING REGULATIONS FOR THE PLACEMENT OF PRESENT EMPLOYEES WITHIN THE WAGE AND SALARY SCHEDULES PROVIDED.

WHEREAS, the establishment of the principles of equal pay for equal work and compensation incentives for continued improvement in service by City employees should result in more efficient and more economical municipal government; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASTORIA:

SECTION 1. ESTABLISHING PAY PLAN

That there is hereby established a basic compensation plan for employees of the City of Astoria who are now employed, or will in the future be employed, in any of the classifications of employment listed in Sections 4, 5, 6, and 7, which are arranged in collective bargaining units, and Sections 8 and 9, which include employees not in a bargaining unit.

SECTION 2. SALARY AND WAGE SCHEDULES

That the following salary and wage schedules shall constitute the basic compensation plan, consisting of a base or entry rate (A) and four merit steps in the corresponding range on the schedule. Stability Pay shall be part of the basic compensation plan. (See Section 3.12 of the Personnel Policies and Procedures).

SECTION 3. CLASSIFIED POSITION ALLOCATION

That the following is a computed salary schedule and position allocation. All increases above the base rate for each range are called merit steps. Step increases are merit increases and are not automatic but must be earned by the employee. (See Section 3.11 of the Personnel Policies and Procedures). Each range is identified by a number. Each step within the range is identified by a letter; A is the entry rate, with Steps B, C, D, and E. The following salary schedules are listed by employee groups:

SECTION 4. GENERAL/PARKS EMPLOYEES

The following positions and ranges comprise the General Employees Unit. See "Schedule A" for salaries.

<u>POSITION</u>	<u>RANGE</u>
LIBRARY ASSISTANT	12
ACCOUNTING SUPPORT CLERK	14
ACCOUNTING CLERK	18
ENGINEERING SECRETARY	18
PERMIT TECHNICIAN	18
SENIOR LIBRARY ASSISTANT	20
RECREATION COORDINATOR	23
COMPUTER ASSISTED DRAFTING (CAD) TECHNICIAN	26
ENGINEERING TECHNICIAN	26
FACILITY COORDINATOR	26
GROUNDS COORDINATOR	26
SENIOR ENGINEERING TECHNICIAN	30

SECTION 5. FIRE DEPARTMENT

The following Positions and Ranges comprise the Fire Department Unit. See "Schedule B" for salaries.

<u>POSITION</u>	<u>RANGE</u>
FIREFIGHTER*	22
DRIVER/ENGINEER*	24
FIRE LIEUTENANT*	28

*The salary shown for these positions is for a 56-hour duty week. The conditions set forth below shall be adhered to by the Fire Department personnel:

1. Employees on the off-duty shifts shall be available for emergency service.
2. A shift must be short more than one employee before a replacement is called in. Replacements called in to duty in such a case would receive time and one-half (1/2); every effort must be made by the department to keep overtime pay to a minimum.
3. The duty cycle of the department shall be determined by the Fire Chief with the approval of the City Manager.

SECTION 6. POLICE DEPARTMENT

The following Positions and Ranges comprise the Police Department Unit. See "Schedule C" for salaries.

<u>POSITION</u>	<u>RANGE</u>
RECORDS SPECIALIST	12
SENIOR RECORDS SPECIALIST	14
COMMUNICATIONS OPERATOR	22
POLICE OFFICER	29
COMMUNITY POLICING OFFICER (ROTATING)	33
DETECTIVE (ROTATING ASSIGNMENT)	33

SECTION 7. PUBLIC WORKS

The following positions and Ranges comprise the Public Works Unit. See "Schedule D" for salaries.

<u>POSITION</u>	<u>RANGE</u>
EQUIPMENT SERVICER	14
UTILITY WORKER	18
EQUIPMENT MECHANIC I	20
SWEEPER OPERATOR	20
UTILITY TECHNICIAN	20
UTILITY WORKER II	22
WASTEWATER TREATMENT PLANT OPERATOR	24
WATER QUALITY TECHNICIAN	24
EQUIPMENT MECHANIC II	26
SENIOR UTILITY TECHNICIAN	26
SENIOR UTILITY WORKER	26
STORES SUPERVISOR	26
WATER SOURCE OPERATOR	26
LEAD UTILITY WORKER	28
WASTEWATER TREATMENT PLANT SUPERVISOR	28
WATER QUALITY SUPERVISOR	28

SECTION 8. MANAGEMENT AND CONFIDENTIAL

The following Positions and Ranges comprise the Management and Confidential Unit. See "Schedules E-1, E-2A and E-2B" for salaries.

<u>POSITION</u>	<u>RANGE</u>
ADMINISTRATIVE ASSISTANT	18
EXECUTIVE SECRETARY	20
ADMINISTRATIVE SERVICES MANAGER	28
FINANCIAL ANALYST	28
PLANNER	28
FINANCE OPERATIONS SUPERVISOR	30
EQUIPMENT MAINTENANCE SUPERVISOR	32
ASSISTANT PUBLIC WORKS SUPERINTENDENT	34
FINANCIAL REPORT MANAGER	34
AQUATIC PROGRAM MANAGER	35
PARKS MAINTENANCE SUPERVISOR	36
SERGEANT (E-2B)	36
BUILDING OFFICIAL/CODE ENFORCEMENT OFFICER	38
PUBLIC WORKS SUPERINTENDENT	38
EMERGENCY COMMUNICATIONS MANAGER	40
LIBRARY DIRECTOR	40
DEPUTY CHIEF OF POLICE (E-2A)	42
DEPUTY FIRE CHIEF/TRAINING OFFICER (E-2A)	42
ASSISTANT CITY ENGINEER	45
PARKS AND RECREATION DIRECTOR	45
CITY ENGINEER	47
FIRE CHIEF (E-2A)	48
POLICE CHIEF/ASSISTANT CITY MANAGER (E-2A)	48
DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES	49
PUBLIC WORKS DIRECTOR	49
COMMUNITY DEVELOPMENT DIRECTOR	51

SECTION 9. TEMPORARY PERSONNEL

Police Reserve: \$11.00 (Schedule F-1, Range 1A 9) per training session, \$11.00 per hour assigned duty. Police Reserve rate of pay for dances, festivals, and similar duties shall be 1-1/2 times Range 29A.

All drills and training sessions must be officially approved.

CONTINGENT SEASONAL WORK

Following are positions for which temporary or seasonal employees may be hired. See "Schedule F-1" and "Schedule F-2" for salaries.

Schedule F-1

DEPARTMENT	JOB TITLES
Library	Library Assistant
Parks & Community Services	Lifeguard Swim Instructor Recreation Leader I Recreation Leader II Parks Laborer
Police	Temporary Community Service Officer
Public Works	Public Works Laborer Weekend Water Operator

Schedule F-2

DEPARTMENT	JOB TITLES	STEP
All Departments	Clerical Aide	14
Finance	Accounting Support Clerk	19
	Parking Control Officer	24
Library	Library Page I	14
	Library Page II	16
	Library Assistant	19
	Senior Library Assistant	31
Parks & Community Services	Cashier	14
	Head Cashier	16

SECTION 10. ADVANCEMENT WITHIN RANGE

As authorized in the City of Astoria's Personnel Policies and Procedures, Compensation Plan, Section 3.

SECTION 11. EXCEPTIONAL AND ADDITIONAL INCREASES

As authorized in the City of Astoria's Personnel Policies and Procedures, Compensation Plan, Section 3.

SECTION 12. STABILITY PAY

As authorized in the City of Astoria's Personnel Policies and Procedures, Compensation Plan, Section 3.12.

Range 29 Step A is the highest range upon which stability pay can be based for the following groups:

General Employees/Parks	Schedule A
Fire Employees	Schedule B
Nonunion Employees (Nonsworn)	Schedule E-1
Nonunion Employees (Sworn)	Schedule E-2A

All stability pay percentages are at Step E of the employee's salary range, not to exceed Range 29, Step E for the following group:

Public Works Employees	Schedule D
------------------------	------------

The following receive stability pay based upon Step E of the employee's base range:

Police Employees (Sworn & Nonsworn)	Schedule C
Chief of Police/Assistant City Manager and Deputy Chief of Police	Schedule E-2A
Sergeants	Schedule E-2B

SECTION 13. RESPONSIBILITY PAY

As authorized in the City of Astoria's Personnel Policies and Procedures, Compensation Plan, Sections 3.13.

SECTION 14. REPEAL OF RESOLUTIONS

Resolution No. 14-36 adopted by the City Council on December 15, 2014, is hereby repealed and superseded by this resolution.

SECTION 15. EFFECTIVE DATE

The provisions of this resolution shall become effective upon passage and are retroactive to July 1, 2014.

ADOPTED BY THE CITY COUNCIL THIS 20TH DAY OF JANUARY, 2015.

APPROVED BY THE MAYOR THIS 20TH DAY OF JANUARY, 2015

Mayor

ATTEST:

City Manager

ROLL CALL ON ADOPTION: YEA NAY ABSENT

Councilor Nemlowill

Herzig

Price

Warr

Mayor LaMear

MANAGER\RES\SALARY RES CURRENT 1-2015.DOC

SALARY SCHEDULES

SCHEDULE A – GENERAL EMPLOYEES/PARKS

SCHEDULE B – FIRE EMPLOYEES

SCHEDULE C – POLICE EMPLOYEES (SWORN & NONSWORN)

SCHEDULE D – PUBLIC WORKS EMPLOYEES

SCHEDULE E – MANAGEMENT AND CONFIDENTIAL

E-1 – (NONSWORN)

E-2A – (SWORN)

E-2B – (SERGEANTS)

SCHEDULE F-1 – TEMPORARY EMPLOYEES

SCHEDULE F-2 – GENERAL TEMPORARY EMPLOYEES

**GENERAL/PARKS EMPLOYEES
SCHEDULE A
EFFECTIVE JULY 1, 2013**

RANGE	STEP	MONTHLY	YEARLY	HOURLY
12	A	2,392.62	28,711	13.80
	B	2,512.26	30,147	14.49
	C	2,637.87	31,654	15.22
	D	2,769.76	33,237	15.98
	E	2,908.25	34,899	16.78
14	A	2,502.73	30,033	14.44
	B	2,627.86	31,534	15.16
	C	2,759.26	33,111	15.92
	D	2,897.22	34,767	16.71
	E	3,042.08	36,505	17.55
16	A	2,632.60	31,591	15.19
	B	2,764.23	33,171	15.95
	C	2,902.44	34,829	16.74
	D	3,047.57	36,571	17.58
	E	3,199.94	38,399	18.46
17	A	2,693.13	32,318	15.54
	B	2,827.79	33,933	16.31
	C	2,969.18	35,630	17.13
	D	3,117.63	37,412	17.99
	E	3,273.52	39,282	18.89
18	A	2,763.59	33,163	15.94
	B	2,901.77	34,821	16.74
	C	3,046.86	36,562	17.58
	D	3,199.20	38,390	18.46
	E	3,359.16	40,310	19.38
20	A	2,907.02	34,884	16.77
	B	3,052.37	36,628	17.61
	C	3,204.99	38,460	18.49
	D	3,365.24	40,383	19.41
	E	3,533.50	42,402	20.39
23	A	3,132.27	37,587	18.07
	B	3,288.88	39,467	18.97
	C	3,453.32	41,440	19.92
	D	3,625.99	43,512	20.92
	E	3,807.29	45,687	21.97
24	A	3,209.94	38,519	18.52
	B	3,370.44	40,445	19.44
	C	3,538.96	42,468	20.42
	D	3,715.91	44,591	21.44
	E	3,901.70	46,820	22.51
26	A	3,371.94	40,463	19.45
	B	3,540.53	42,486	20.43
	C	3,717.56	44,611	21.45
	D	3,903.44	46,841	22.52
	E	4,098.61	49,183	23.65
30	A	3,716.91	44,603	21.44
	B	3,902.75	46,833	22.52
	C	4,097.89	49,175	23.64
	D	4,302.79	51,633	24.82
	E	4,517.93	54,215	26.06

**FIRE EMPLOYEES
SCHEDULE B
EFFECTIVE JULY 1, 2012**

RANGE	STEP	MONTHLY	YEARLY	HOURLY	OVERTIME
22	A	4,045.15	48,542	16.6239	24.9358
	B	4,247.40	50,969	17.4551	26.1826
	C	4,459.73	53,517	18.3276	27.4915
	D	4,682.76	56,193	19.2442	28.8663
	E	4,916.84	59,002	20.2062	30.3093
Includes 2.0% Stability					
	C	4,540.64	54,488	18.6602	27.9903
	D	4,763.67	57,164	19.5767	29.3651
	E	4,997.76	59,973	20.5387	30.8081
Includes 3.5% Stability					
	C	4,601.31	55,216	18.9095	28.3642
	D	4,824.25	57,891	19.8257	29.7385
	E	5,058.34	60,700	20.7877	31.1815
Includes 4.5% Stability					
	C	4,641.81	55,702	19.0759	28.6139
	D	4,864.75	58,377	19.9921	29.9882
	E	5,098.93	61,187	20.9545	31.4317
Includes 6.0% Stability					
	C	4,702.48	56,430	19.3253	28.9879
	D	4,925.42	59,105	20.2415	30.3622
	E	5,159.59	61,915	21.2038	31.8057
24	A	4,252.26	51,027	17.4750	26.2126
	B	4,464.86	53,578	18.3487	27.5231
	C	4,688.15	56,258	19.2664	28.8996
	D	4,922.50	59,070	20.2295	30.3442
	E	5,168.61	62,023	21.2409	31.8613
Includes 2.0% Stability					
	C	4,773.14	57,278	19.6156	29.4234
	D	5,007.58	60,091	20.5791	30.8686
	E	5,253.69	63,044	21.5905	32.3857
Includes 3.5% Stability					
	C	4,836.90	58,043	19.8777	29.8165
	D	5,071.34	60,856	20.8411	31.2617
	E	5,317.45	63,809	21.8525	32.7788
Includes 4.5% Stability					
	C	4,879.43	58,553	20.0525	30.0787
	D	5,113.87	61,366	21.0159	31.5239
	E	5,359.98	64,320	22.0273	33.0410
Includes 6.0% Stability					
	C	4,943.28	59,319	20.3149	30.4723
	D	5,177.63	62,132	21.2779	31.9169
	E	5,423.75	65,085	22.2894	33.4340

**FIRE EMPLOYEES
SCHEDULE B
EFFECTIVE JULY 1, 2012**

RANGE	STEP	MONTHLY	YEARLY	HOURLY	OVERTIME
28	A	4,685.41	56,225	19.2551	28.8827
	B	4,919.67	59,036	20.2178	30.3267
	C	5,165.70	61,988	21.2289	31.8433
	D	5,424.01	65,088	22.2905	33.4357
	E	5,695.15	68,342	23.4047	35.1071
Includes 2.0% Stability					
	C	5,259.26	63,111	21.6134	32.4201
	D	5,517.57	66,211	22.6750	34.0124
	E	5,788.80	69,466	23.7896	35.6844
Includes 3.5% Stability					
	C	5,329.48	63,954	21.9020	32.8529
	D	5,587.88	67,055	22.9639	34.4458
	E	5,859.19	70,310	24.0789	36.1183
Includes 4.5% Stability					
	C	5,376.35	64,516	22.0946	33.1419
	D	5,634.75	67,617	23.1565	34.7348
	E	5,906.06	70,873	24.2715	36.4072
Includes 6.0% Stability					
	C	5,446.65	65,360	22.3835	33.5752
	D	5,705.05	68,461	23.4454	35.1681
	E	5,976.28	71,715	24.5601	36.8401

**POLICE EMPLOYEES
(SWORN & NONSWORN)
SCHEDULE C
EFFECTIVE JANUARY 1, 2015**

RANGE	STEP	MONTHLY	YEARLY	HOURLY
12	A	2,623.03	31,476	15.13
	B	2,754.18	33,050	15.89
	C	2,891.89	34,703	16.68
	D	3,036.48	36,438	17.52
	E	3,188.30	38,260	18.39
14	A	2,754.36	33,052	15.89
	B	2,892.08	34,705	16.69
	C	3,036.68	36,440	17.52
	D	3,188.51	38,262	18.40
	E	3,347.94	40,175	19.31
22	A	3,363.79	40,365	19.41
	B	3,531.98	42,384	20.38
	C	3,708.58	44,503	21.40
	D	3,894.01	46,728	22.47
	E	4,088.71	49,065	23.59
29	A	3,996.95	47,963	23.06
	B	4,196.80	50,362	24.21
	C	4,406.64	52,880	25.42
	D	4,626.97	55,524	26.69
	E	4,858.32	58,300	28.03
30	A	4,091.52	49,098	23.60
	B	4,296.10	51,553	24.79
	C	4,510.91	54,131	26.02
	D	4,736.46	56,838	27.33
	E	4,973.28	59,679	28.69
33	A	4,405.50	52,866	25.42
	B	4,625.78	55,509	26.69
	C	4,857.07	58,285	28.02
	D	5,099.92	61,199	29.42
	E	5,354.92	64,259	30.89

**PUBLIC WORKS EMPLOYEES
SCHEDULE D
EFFECTIVE JULY 1, 2014**

RANGE	STEP	MONTHLY	YEARLY	HOURLY
14	A	2,759.45	33,113	15.92
	B	2,897.42	34,769	16.72
	C	3,042.29	36,508	17.55
	D	3,194.41	38,333	18.43
	E	3,354.13	40,250	19.35
16	A	2,895.40	34,745	16.70
	B	3,040.18	36,482	17.54
	C	3,192.18	38,306	18.42
	D	3,351.79	40,222	19.34
	E	3,519.38	42,233	20.30
18	A	3,042.07	36,505	17.55
	B	3,194.17	38,330	18.43
	C	3,353.88	40,247	19.35
	D	3,521.57	42,259	20.32
	E	3,697.65	44,372	21.33
20	A	3,199.14	38,390	18.46
	B	3,359.10	40,309	19.38
	C	3,527.05	42,325	20.35
	D	3,703.40	44,441	21.37
	E	3,888.57	46,663	22.43
22	A	3,370.46	40,445	19.44
	B	3,538.98	42,468	20.42
	C	3,715.93	44,591	21.44
	D	3,901.73	46,821	22.51
	E	4,096.81	49,162	23.64
24	A	3,535.19	42,422	20.40
	B	3,711.95	44,543	21.42
	C	3,897.55	46,771	22.49
	D	4,092.43	49,109	23.61
	E	4,297.05	51,565	24.79
25	A	3,625.67	43,508	20.92
	B	3,806.95	45,683	21.96
	C	3,997.30	47,968	23.06
	D	4,197.16	50,366	24.21
	E	4,407.02	52,884	25.43
26	A	3,715.94	44,591	21.44
	B	3,901.74	46,821	22.51
	C	4,096.83	49,162	23.64
	D	4,301.67	51,620	24.82
	E	4,516.75	54,201	26.06
28	A	3,893.74	46,725	22.46
	B	4,088.43	49,061	23.59
	C	4,292.85	51,514	24.77
	D	4,507.49	54,090	26.00
	E	4,732.87	56,794	27.31

**NONUNION EMPLOYEES (NONSWORN)
SCHEDULE E-1
EFFECTIVE JULY 1, 2014**

RANGE	STEP	MONTHLY	YEARLY	HOURLY
18	A	2,861.07	34,333	16.51
	B	3,004.12	36,049	17.33
	C	3,154.33	37,852	18.20
	D	3,312.04	39,745	19.11
	E	3,477.64	41,732	20.06
20	A	3,001.98	36,024	17.32
	B	3,152.07	37,825	18.19
	C	3,309.68	39,716	19.09
	D	3,475.16	41,702	20.05
	E	3,648.92	43,787	21.05
28	A	3,658.44	43,901	21.11
	B	3,841.36	46,096	22.16
	C	4,033.43	48,401	23.27
	D	4,235.10	50,821	24.43
	E	4,446.85	53,362	25.65
29	A	3,753.50	45,042	21.65
	B	3,941.17	47,294	22.74
	C	4,138.23	49,659	23.87
	D	4,345.14	52,142	25.07
	E	4,562.40	54,749	26.32
30	A	3,841.49	46,098	22.16
	B	4,033.56	48,403	23.27
	C	4,235.24	50,823	24.43
	D	4,447.00	53,364	25.66
	E	4,669.35	56,032	26.94
32	A	4,038.09	48,457	23.30
	B	4,240.00	50,880	24.46
	C	4,452.00	53,424	25.68
	D	4,674.60	56,095	26.97
	E	4,908.33	58,900	28.32
34	A	4,240.82	50,890	24.47
	B	4,452.87	53,434	25.69
	C	4,675.51	56,106	26.97
	D	4,909.28	58,911	28.32
	E	5,154.75	61,857	29.74
35	A	4,350.86	52,210	25.10
	B	4,568.41	54,821	26.36
	C	4,796.83	57,562	27.67
	D	5,036.67	60,440	29.06
	E	5,288.50	63,462	30.51
36	A	4,454.69	53,456	25.70
	B	4,677.43	56,129	26.99
	C	4,911.30	58,936	28.33
	D	5,156.87	61,882	29.75
	E	5,414.71	64,977	31.24

**NONUNION EMPLOYEES (NONSWORN)
SCHEDULE E-1
EFFECTIVE JULY 1, 2014**

RANGE	STEP	MONTHLY	YEARLY	HOURLY
38	A	4,689.54	56,275	27.06
	B	4,924.02	59,088	28.41
	C	5,170.22	62,043	29.83
	D	5,428.73	65,145	31.32
	E	5,700.17	68,402	32.89
40	A	4,932.00	59,184	28.45
	B	5,178.60	62,143	29.88
	C	5,437.53	65,250	31.37
	D	5,709.41	68,513	32.94
	E	5,994.88	71,939	34.59
42	A	5,183.00	62,196	29.90
	B	5,442.15	65,306	31.40
	C	5,714.26	68,571	32.97
	D	5,999.97	72,000	34.62
	E	6,299.97	75,600	36.35
45	A	5,577.33	66,928	32.18
	B	5,856.19	70,274	33.79
	C	6,149.00	73,788	35.48
	D	6,456.45	77,477	37.25
	E	6,779.27	81,351	39.11
47	A	5,858.06	70,297	33.80
	B	6,150.96	73,812	35.49
	C	6,458.51	77,502	37.26
	D	6,781.43	81,377	39.12
	E	7,120.50	85,446	41.08
48	A	6,003.86	72,046	34.64
	B	6,304.05	75,649	36.37
	C	6,619.25	79,431	38.19
	D	6,950.22	83,403	40.10
	E	7,297.73	87,573	42.10
49	A	6,154.70	73,856	35.51
	B	6,462.44	77,549	37.28
	C	6,785.56	81,427	39.15
	D	7,124.84	85,498	41.10
	E	7,481.08	89,773	43.16
51	A	6,462.62	77,551	37.28
	B	6,785.75	81,429	39.15
	C	7,125.04	85,500	41.11
	D	7,481.29	89,776	43.16
	E	7,855.36	94,264	45.32

NONUNION EMPLOYEES (SWORN)				
SCHEDULE E2A				
EFFECTIVE JULY 1, 2014				
RANGE	STEP	MONTHLY	YEARLY	HOURLY
29	A	3,773.05	45,276.57	21.77
	B	3,961.70	47,540.40	22.86
	C	4,159.78	49,917.42	24.00
	D	4,367.77	52,413.29	25.20
	E	4,586.16	55,033.95	26.46
39	A	4,831.75	57,981.02	27.88
	B	5,073.34	60,880.07	29.27
	C	5,327.01	63,924.08	30.73
	D	5,593.36	67,120.28	32.27
	E	5,873.02	70,476.30	33.88
40	A	4,955.40	59,464.75	28.59
	B	5,203.17	62,437.98	30.02
	C	5,463.32	65,559.88	31.52
	D	5,736.49	68,837.88	33.10
	E	6,023.31	72,279.77	34.75
42	A	5,208.90	62,506.82	30.05
	B	5,469.35	65,632.16	31.55
	C	5,742.81	68,913.77	33.13
	D	6,029.95	72,359.46	34.79
	E	6,331.45	75,977.43	36.53
48	A	6,032.36	72,388.28	34.80
	B	6,333.97	76,007.69	36.54
	C	6,650.67	79,808.08	38.37
	D	6,983.21	83,798.48	40.29
	E	7,332.37	87,988.41	42.30

NONUNION EMPLOYEES (SERGEANTS)				
SCHEDULE E-2B				
EFFECTIVE JULY 1, 2014				
RANGE	STEP	MONTHLY	YEARLY	HOURLY
36	A	4,677.97	56,136	26.99
	B	4,911.86	58,942	28.34
	C	5,157.46	61,889	29.75
	D	5,415.33	64,984	31.24
	E	5,686.10	68,233	32.80

**TEMPORARY EMPLOYEES
SCHEDULE F-1
EFFECTIVE JANUARY 1, 2014**

RANGE	STEP	HOURLY	RANGE	STEP	HOURLY	
1A	1	9.10	2	1	21.00	
	2	9.25		2	22.00	
	3	9.50		3	23.00	
	4	9.75		4	24.00	
	5	10.00		5	25.00	
	6	10.25		6	26.00	
	7	10.50		7	27.00	
	8	10.75		8	28.00	
	9	11.00		9	29.00	
	10	11.25		10	30.00	
	11	11.50		11	31.00	
	12	11.75		12	32.00	
	13	12.00		13	33.00	
	14	12.25		14	34.00	
	15	12.50		15	35.00	
RANGE	STEP	HOURLY	RANGE	STEP	HOURLY	
1B	1	12.75	3	1	37.50	
	2	13.00		2	40.00	
	3	13.25		3	42.50	
	4	13.50		4	45.00	
	5	13.75		5	47.50	
	6	14.00		6	50.00	
	7	14.25		7	52.50	
	8	14.50		8	55.00	
	9	14.75		9	57.50	
	10	15.00		10	60.00	
	11	15.25		11	62.50	
	12	15.50		12	65.00	
	13	15.75		13	67.50	
	14	16.00		14	70.00	
	15	16.25		15	72.50	
				16	75.00	
RANGE	STEP	HOURLY	RANGE	STEP	HOURLY	
1C	1	16.50	4	1	80.00	
	2	16.75		2	85.00	
	3	17.00		3	90.00	
	4	17.25		4	95.00	
	5	17.50		5	100.00	
	6	17.75		6	105.00	
	7	18.00		7	110.00	
	8	18.25		8	115.00	
	9	18.50		9	120.00	
	10	18.75		10	125.00	
	RANGE	STEP	HOURLY	RANGE	STEP	HOURLY
				5	1	130.00
					2	140.00
					3	150.00
					4	160.00
			5		170.00	
			6		180.00	
			7		190.00	
			8		200.00	
	11	19.00				
	12	19.25				
	13	19.50				
	14	19.75				
	15	20.00				

**GENERAL TEMPORARY EMPLOYEES
SCHEDULE F-2
EFFECTIVE JULY 1, 2013**

RANGE	STEP	MONTHLY	YEARLY	HOURLY
14	A	1,585.94	19,031	9.1496
	B	1,665.23	19,983	9.6071
	C	1,748.50	20,982	10.0870
	D	1,835.92	22,031	10.5920
	E	1,927.72	23,133	11.1210
16	A	1,666.40	19,997	9.6139
	B	1,749.72	20,997	10.0950
	C	1,837.21	22,047	10.5990
	D	1,929.07	23,149	11.1290
	E	2,025.52	24,306	11.6860
19	A	1,792.86	21,514	10.3430
	B	1,882.50	22,590	10.8610
	C	1,976.63	23,720	11.4040
	D	2,075.46	24,906	11.9740
	E	2,179.23	26,151	12.5730
24	A	2,029.61	24,355	11.7090
	B	2,131.09	25,573	12.2950
	C	2,237.65	26,852	12.9100
	D	2,349.53	28,194	13.5550
	E	2,467.01	29,604	14.233
31	A	2,380.73	28,569	13.7350
	B	2,499.77	29,997	14.4220
	C	2,624.75	31,497	15.1430
	D	2,755.99	33,072	15.9000
	E	2,893.79	34,726	16.6950



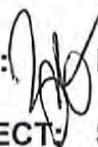
CITY OF ASTORIA

Founded 1811 • Incorporated 1856

January 10, 2015

MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM:  BRETT ESTES, CITY MANAGER

SUBJECT: SUPPLEMENTAL BUDGET RESOLUTION APPROPRIATING LOAN PROCEEDS

DISCUSSION/ANALYSIS

ORS 294.473 provides a procedure for a municipality to pass a supplemental budget if there is "an occurrence or condition that is not ascertained when preparing the original budget." The process is to advertise the supplemental budgets not less than five (5) days before a Council meeting. The regulation stipulates that the Council should hold a public hearing for the proposed supplemental budgets and, then, consider a resolution that would adopt the proposed supplemental budgets. The supplemental budgets were advertised on Wednesday, January 14, 2015.

The attached resolution appropriates for transfers and expenditures as described below.

Appropriation of Loan Proceeds from Oregon Infrastructure Financing Authority (IFA)

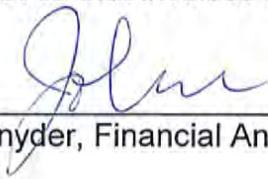
The City shut down operations at its landfill in 1986 and has been under constraint to close it since that time. The City received a grant of \$100,000 to prepare an updated landfill closure plan that was approved by the City Council in August 2013. This plan envisioned the re-use of the site as a sports complex in partnership the Columbia Memorial Hospital (CMH). In December 2013 the City entered into a 4-way agreement between the City, CMH, the Astoria School District and Recology to cap the landfill, provide monitoring infrastructure and construct a sports complex.

Now that that sports complex is completed the City has received invoices from CMH. The total amount of the invoices is \$794,471. This amount is commensurate with the amount outlined at the August 18, 2014 Council meeting when Council approved the Oregon Infrastructure Financing Authority (IFA) loan for the project. It should be noted that Council authorized a \$900,000 loan for this project; however, that total amount was not required. CMH is billing the City as they managed the construction contract which also included landfill closure components.

The IFA loan was not appropriated in the budget for FY 2014-15 because the loan was not finalized until after the beginning of this fiscal year. The attached resolution appropriates the loan amount to the Improvements Other than Buildings line item of the Public Works Improvement Fund.

RECOMMENDATION

It is recommended that Council approve the supplemental budget that adds the Council approved IFA loan proceeds to the FY 2014-15 budget so that invoices can be paid.

By: 

John Snyder, Financial Analyst

Resolution No. 15-

A RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET FOR THE CITY OF ASTORIA.

WHEREAS, a supplemental budget is required for the Public Works Improvement Fund to adjust the adopted budget for an occurrence or condition that was not ascertained when preparing the original budget for FY 2014-15.

WHEREAS, the supplemental budget are on file in the office of the Finance Director at City Hall.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ASTORIA:

Public Works Improvement Fund

Resources	Amount
Beginning Fund Balance	\$ 1,150,000
Charges for Services	1,146,120
Grants and Loans	794,480
Transfers	475,000
Interest Earnings	<u>2,000</u>
Total Resources	\$3,567,600
<u>Requirements</u>	<u>Amount</u>
Personnel Services	0
Materials & Services	1,130,000
Capital Outlay	1,441,480
Debt Service	626,160
Transfers	200,000
Contingency	<u>169,960</u>
Total Requirements	<u>\$3,567,600</u>

ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2015.

APPROVED BY THE MAYOR THIS _____ DAY OF _____, 2015.

Mayor

ATTEST:

City Manager

ROLL CALL ON ADOPTION	YEA	NAY	ABSENT
Commissioner			
	Nemlowill		
	Herzig		
	Price		
	Warr		

Mayor La Mear



January 5, 2015

TO: MAYOR AND CITY COUNCIL

FROM:  BRETT ESTES, CITY MANAGER

SUBJECT: APPEAL (AP14-01) BY STEELE ARCHITECTS FOR COLUMBIA BANK OF NEW CONSTRUCTION PERMIT (NC14-05) AT 1122 DUANE STREET

BACKGROUND

On September 8, 2014 Steele Associates Architects on behalf of Columbia Bank applied for a New Construction permit (NC14-05) to the Historic Landmarks Commission (HLC) to construct a new commercial building at 1122 Duane Street. On October 21, 2014, the HLC held a public hearing and noted that the proposed standing seam metal roof on the pyramid portion of the roof was not compatible with the adjacent historic buildings within the Downtown National Register Historic District. The HLC continued the hearing to allow the applicant an opportunity to consider alternative roof materials. The applicant submitted additional information requesting that the standing seam metal roof be approved as it was a corporate design element. Supplemental Findings of Fact were submitted by staff for HLC consideration. At the November 18, 2014 meeting, the HLC held a public hearing and approved the request with several conditions. One of those conditions was that the pyramid roof of the building could not be a standing seam metal roof and would need to be of another acceptable material. The applicant shall submit a revised material to the Planner for review and approval.

On December 3, 2014 Steele Associates filed a Notice of Appeal on the decision of the HLC on New Construction Permit NC14-05. The Notice of Appeal only appealed the condition that the pyramid roof be constructed of a material other than standing seam metal. As this is the only item appealed, the balance of the permit and conditions have been approved and are not part of the hearing before the City Council. A complete record of the request has been compiled and is attached for your information. A public hearing on the Appeal has been advertised and is scheduled for the January 20, 2015 City Council meeting.

The Notice of Appeal which details the appellant's concerns can be found on Page 1 of the attached Record. The appellant asserts that the metal material is compatible because the building will be new construction, the standing seam metal material was used historically, there are examples of metal roofs on other non-historic buildings downtown, and that the pyramid roof is only a small accent feature on the roof. If the Council supports the HLC decision with the condition regarding the metal roof, the Council should adopt the Findings of Fact as approved by the HLC. Should the Council determine that the standing seam metal roof is acceptable, staff will have supplemental Findings of Fact prepared for Council consideration and adoption.

RECOMMENDATION

It is recommended that the City Council hold the public hearing on the appeal and consider whether to uphold or reverse the Historic Landmarks Commission decision to approve the Request with the condition that the roof be of a material other than standing seam metal and adopt corresponding Findings of Fact.

By: 

Rosemary Johnson, Planner

APPEAL AP14-01

By

***STEELE ASSOCIATES
ARCHITECTS***

FOR

***COLUMBIA BANK
NOTICE OF APPEAL***

TABLE OF CONTENTS

**NOTICE OF APPEAL NO. AP14-01
BY
STEELE ASSOCIATES ARCHITECTS
FOR
COLUMBIA BANK

ON
NEW CONSTRUCTION PERMIT NC14-05**

<u>SECTION</u>	<u>PAGE</u>
NOTICE OF APPEAL	1
ORDERS & FINDINGS OF FACT	6
MINUTES	95
CORRESPONDENCE & MISCELLANEOUS DOCUMENTS	106
PUBLIC NOTICES	136
APPLICATION	145

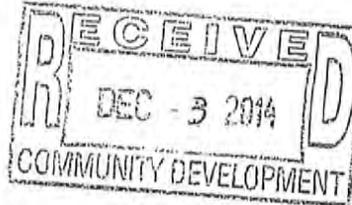
NOTICE OF APPEAL

NOTICE OF APPEAL

12-03-14 Notice of Appeal (AP14-01) from Appellant Steele Associates
Architects on Behalf of Columbia Bank received 12-3-14 of
New Construction Request (NC14-05)1



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
 COMMUNITY DEVELOPMENT



*Pl. by 11/20/14
 Cal. Bank*

No. AP 14-01

Fee: \$250.00

NOTICE OF APPEAL

Property Address: 1122 Duane 8CA 5600 ; L 13-14 B 61 McClure

Appellant Name: Steele Associates Architects on behalf of Columbia Bank

Appellant Mailing Address: 760 NW York Drive, suite 200, Bend, Oregon, 97701

Phone: 541.382-9867 Business Phone: _____ Email: shockman@steele-arch.com

Issue Being Appealed: Submit a revised material in lieu of standing seam metal to Planner

Signature of Appellant: *Steele D. [Signature]* Date: 12.03.14

Name of Appellant's Attorney (if any): _____

Address of Appellant's Attorney (if any): _____

This Appeal is filed with the City of Astoria, in accordance with Development Code Section 9.040,
 on a decision and/or ruling dated 11-18-14 by the Historic Landmark Commis-

Commission (Department/Commission/Committee/City Official)

Specific Criteria Appealed: Regarding NC14-05: Conclusion and Recommendation # 4.

The specific grounds relied upon for review: _____

See attached letter dated 12.03.14 and accompanying exhibits.

(If additional space is needed, attach additional sheets.)

For office use only:					
Application Received :		Standing to Appeal	Yes	<input checked="" type="checkbox"/>	No
Appeal Criteria:	<i>yes</i>				
Application Complete:		Permit Info Into D-Base:	<i>12-5-14</i>		
Labels Prepared:	<i>12-5-14</i>	Tentative <u>CC</u> Meeting Date:	<i>1/20/15</i>		
<i>120</i> 180-Days:	<i>1/6/15</i>				



STEELE ASSOCIATES ARCHITECTS LLC

ARCHITECTURE | MASTER PLANNING | SUSTAINABLE DESIGN | INTERIOR DESIGN
760 NW YORK DR. SUITE 200 BEND OR 97701 PH: 541-382-9867 FX: 541-385-8816 WWW.STEELE-ARCH.COM INFO@STEELE-ARCH.COM

December 3, 2014

Rosemary Johnson, City Planner
Community Development Department
Astoria City Hall
1095 Duane Street
Astoria, OR 97103

Transmitted: via email to rjohnson@astoria.or.us

Project: Columbia Bank – Astoria, New construction City #**NC14-05**
Subject: Appeal

Rosemary,

Steele Associates Architects and Columbia Bank are pleased that the HLC decision approved #NC14-05 last month. We are excited to continue working with City staff as we prepare for permit submission early next year. However, the decision included condition #4 stating, *"The pyramid roof shall be a material other than standing seam metal. The applicant shall submit a revised material to the Planner for review and approval."* The HLC finds that there are no standing seam metal roofs on historic buildings within the Downtown National Register Historic District and therefore it is not compatible with the historic buildings.

Upon review of the development code, research, and reviewing examples of downtown Astoria we respectfully disagree with the HLC decision and request that City Council weigh and consider the criteria outlined in CODE: 6.070b.1. We believe that there is historical precedence and examples of modest use of standing seam metal roofing in or near the District. Please consider the following bullet items in favor of the use of metal seam roofing in the District.

- Historic material: Standing seam is a material that has been available for over 100 years.
- New Construction: We recognize that historic buildings do not have standing seam in the district. However, the proposed structure is not a remodel of a historic structure, but is new construction.
- Use in district: Standing seam metal roofing is used in small quantities on non-historic structures within the district. We believe a limited use of the material is compatible within the district. See exhibit A.
 - US Bank: 987 Duane St - Portions of the roof are standing seam.
 - City trolley stops: Various locations adjacent to historic properties - Standing metal seam roof covers the entire structure and is readily visible at the pedestrian level.
 - Multi-tenant commercial: 375 11th St. – Immediately west of the project site a portion of this building's roof is standing seam.



STEELE ASSOCIATES ARCHITECTS LLC

ARCHITECTURE | MASTER PLANNING | SUSTAINABLE DESIGN | INTERIOR DESIGN
760 NW YORK DR. SUITE 200 BEND OR 97701 PH: 541-382-9867 FX: 541-385-8816 WWW.STEELE-ARCH.COM INFO@STEELE-ARCH.COM

- Roof as accent only: Steele Associates previously worked with City staff to provide the branding color and material as an accent material to the rest of the project. The roof pitch proposed at the HLC meetings was slightly lower than a 10/12 pitch. We are proposing a 9/12 pitch to exceed the HLC condition #5 stating, "The pyramid roof shall be low as indicated in the perspective elevations." See 3-D perspective exhibit B. Traditionally, Columbia Bank metal seam roofs are sloped and cover the entire building; a visually prominent feature. The proposed metal seam pyramid is a small percentage of the roof overall. The Pyramid was also purposely set back from the parapet so to not interfere with the horizontal banding required by the City.
- Low Profile and Scale: Pedestrian level views from the street (see 3-D images) indicate that the pyramid roof is partially obscured. The pyramid is at a low profile and scale compared to the rest of the building.

Summary: Development code 6.070b.1 charges the HLC is to consider and weigh the following criteria: "The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials." We believe, based on the above stated items, that the proposed bank, with a modestly applied standing seam metal roof, is compatible with existing structures within the historic district.

Best Regards,

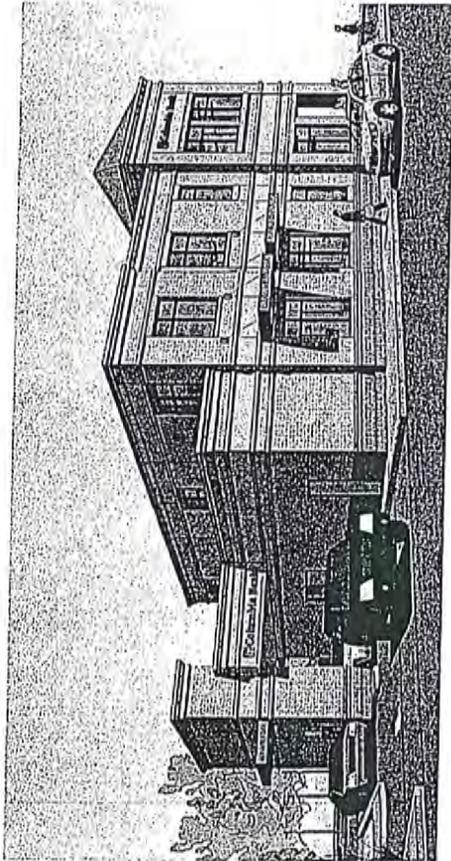
A handwritten signature in black ink, appearing to read "Steve Hockman".

Steve Hockman, Project Manager
Steele Associates Architects, LLC

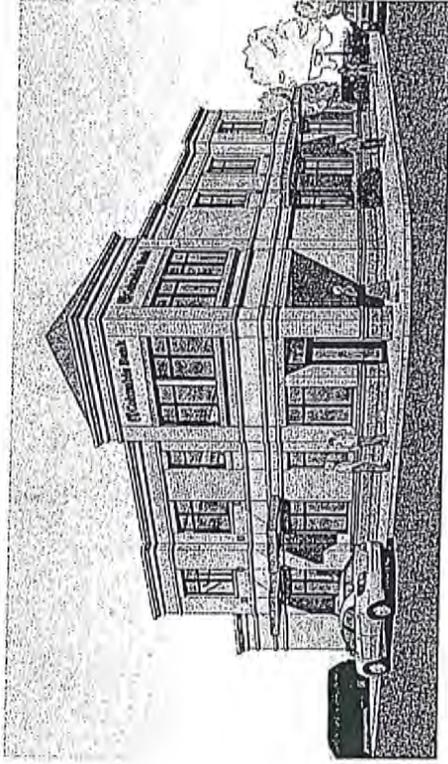
Enclosed: Exhibits A and B

COLUMBIA BANK

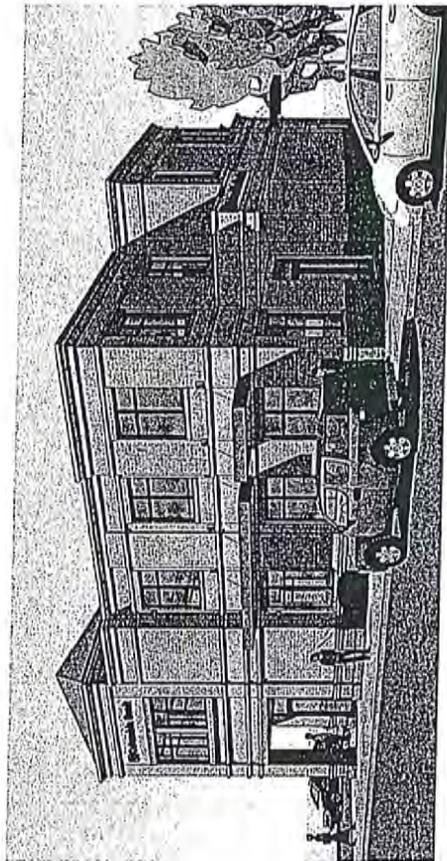
1122 DUANE STREET
ASTORIA, OREGON



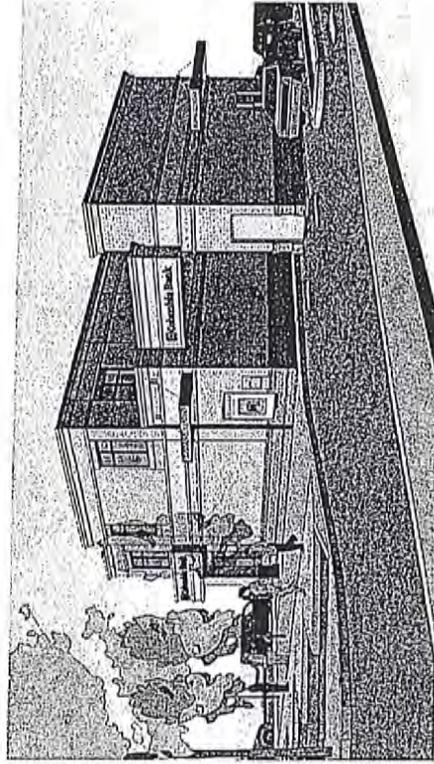
① NORTHWEST
SCALE: 1/8"



② SOUTHWEST
SCALE: 1/8"

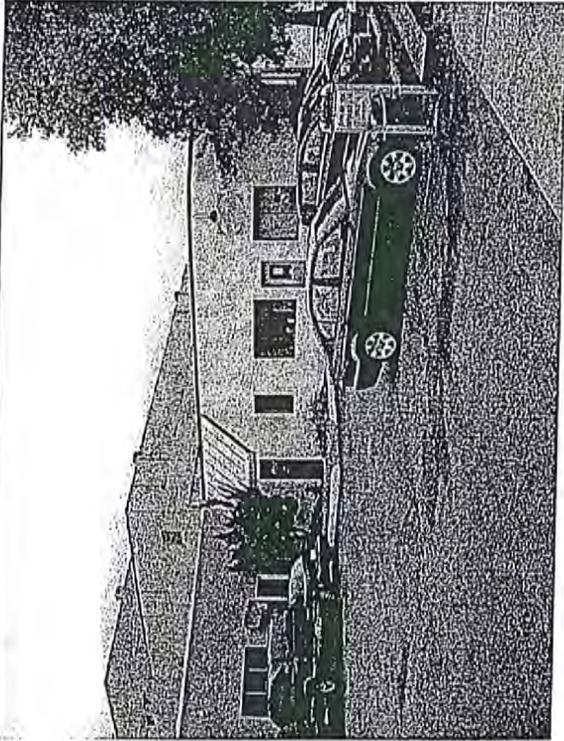


③ SOUTHEAST
SCALE: 1/8"

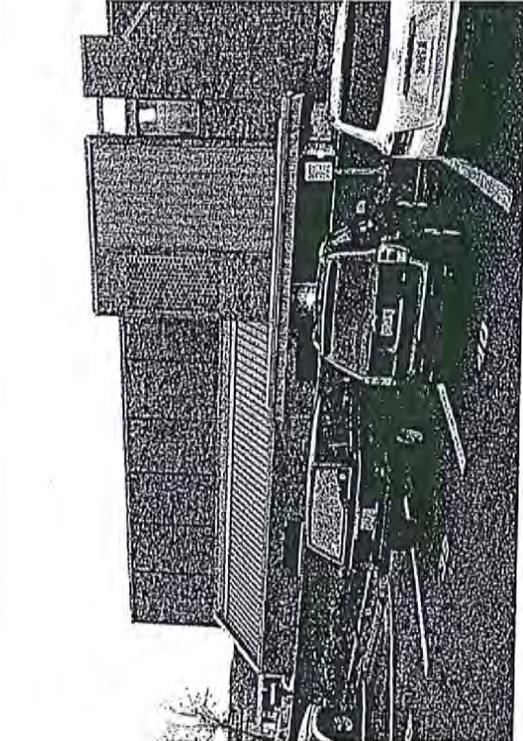


④ NORTHEAST
SCALE: 1/8"

Columbia Bank – 1122 Duane St.

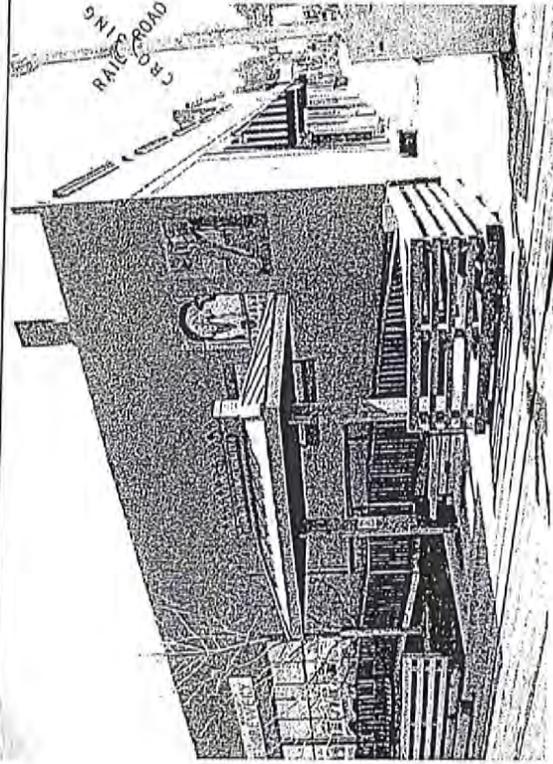


Multi-tenant Commercial 375 11th St

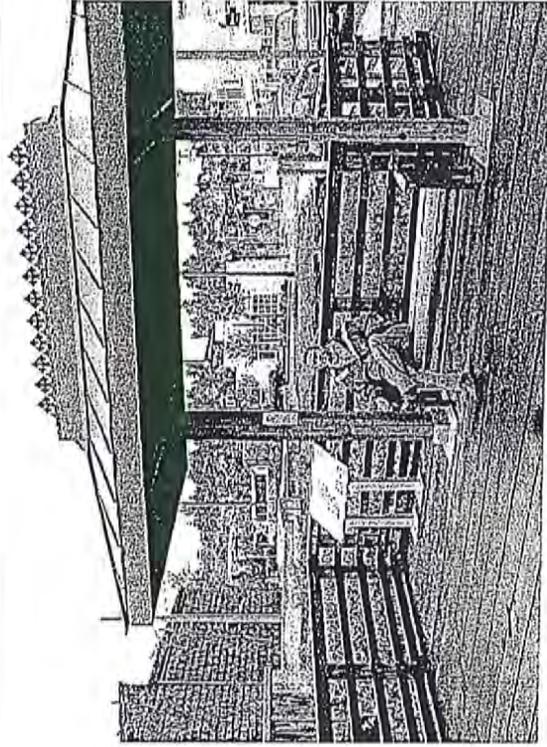


US Bank 987 Duane St

NC14-05: Appeal Exhibit A



11th Street trolley stop



9th Street trolley stop

***ORDER
&
FINDINGS OF FACT***

ORDERS AND FINDINGS OF FACT

11-18-14	Order and Findings of Fact for approval of New Construction Request NC14-05 by the Historic Landmarks Commission on November 18, 2014	6
11-18-14	Supplemental Findings of Fact submitted to the Historic Landmarks Commission at the November 18, 2014 meeting	43
11-14-14	Staff Report and Findings of Fact submitted to the Historic Landmarks Commission dated November 14, 2014, with mailing list	46
10-13-14	Staff Report and Findings of Fact submitted to the Historic Landmarks Commission dated October 13, 2014	80

BEFORE THE HISTORIC LANDMARKS COMMISSION
OF THE CITY OF ASTORIA

IN THE MATTER OF AN NEW CONSTRUCTION)
)
FOR THE FOLLOWING PROPERTY: MAP T8N-R9W)
SECTION 8CA; TAX LOT 5600; LOT(S) 13 & 14;)
BLOCK 61; MCCLURE; 1122 DUANE, ASTORIA OR 97103)
)
ZONING: C-4, CENTRAL COMMERCIAL)
)
APPLICANT: STEVE HOCKMAN, STEELE ASSOCIATES)
ARCHITECTS, 760 NORTHWEST YORK DRIVE, SUITE 200)
BEND OR 97701)

ORDER NO. NC14-05

The above named applicant applied to the City for New Construction NC14-05 to construct an approximately 5,200 square feet, two-story commercial building adjacent to structures designed as historic at 1122 Duane, Astoria, Oregon 97103.

A public hearing on the above entitled matter was held before the Historic Landmarks Commission on November 18, 2014; and the Historic Landmarks Commission closed the public hearing and rendered a decision at the November 18, 2014 meeting.

The Historic Landmarks Commission orders that this application for a New Construction Request NC14-05 is approved and adopts the findings of fact and conclusions of law attached hereto.

The effective date of this approval is 15 days following the signing of this order, subject to any attached conditions. *A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost.*

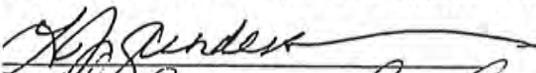
This decision may be appealed to the City Council by the applicant, party to the hearing, or a party who responded in writing by filing an appeal with the City within 15 days of this date (Section 9.040).

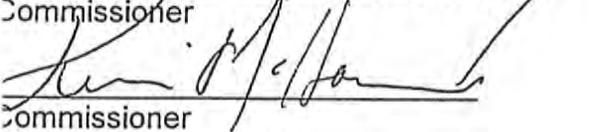
The permit will be void after two years unless substantial construction has taken place, or use has begun. However, the Historic Landmarks Commission may extend the permit for an additional one year upon request by the applicant.

DATE SIGNED: November 18, 2014

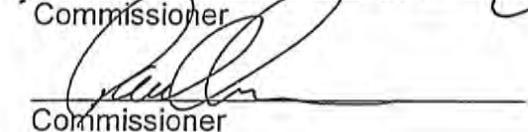
DATE MAILED: 11-19-14

HISTORIC LANDMARKS COMMISSION


President

Commissioner

Commissioner


Commissioner

Commissioner

Commissioner

Commissioner



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

November 18, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER & HISTORIC PRESERVATION OFFICER

SUBJECT: NEW CONSTRUCTION (NC14-05) BY STEELE ASSOCIATES ARCHITECTS TO CONSTRUCT A COMMERCIAL BUILDING AT 1122 DUANE STREET – SUPPLEMENTAL FINDINGS OF FACT – Amended 11-18-14

Background

At its October 21, 2014 meeting, the Historic Landmarks Commission (HLC) held a public hearing on the proposed new construction at 1122 Duane Street. The public hearing was closed at that meeting. The HLC expressed concerns with the blue standing seam metal pyramid roof, the location and design of rooftop mechanical equipment, and the texture and appearance of the various siding materials. The HLC indicated that the basic design and other aspects of the proposed construction appeared to meet the criteria. The HLC requested that the applicant return to the next HLC meeting with additional information to address these concerns. The issue was continued to the November 18, 2014 HLC meeting.

The applicant has submitted the design and location of the rooftop mechanical equipment dated 12-12-14 which are attached and incorporated by reference as part of the Findings of Fact. They will bring samples of the siding materials as noted in the attached submittal to the HLC meeting. Concerning the blue standing seam metal roof, the applicant has submitted examples of other structures in Astoria with blue and/or standing seam metal roofs. The memo from the applicant indicates that Columbia Bank uses the blue metal roof as corporate branding and have reduced the amount of this feature from a full roof to just the pyramid portion. The applicant has submitted the attached justification for the use of this material and requests that the HLC approve the blue standing seam metal pyramid roof.

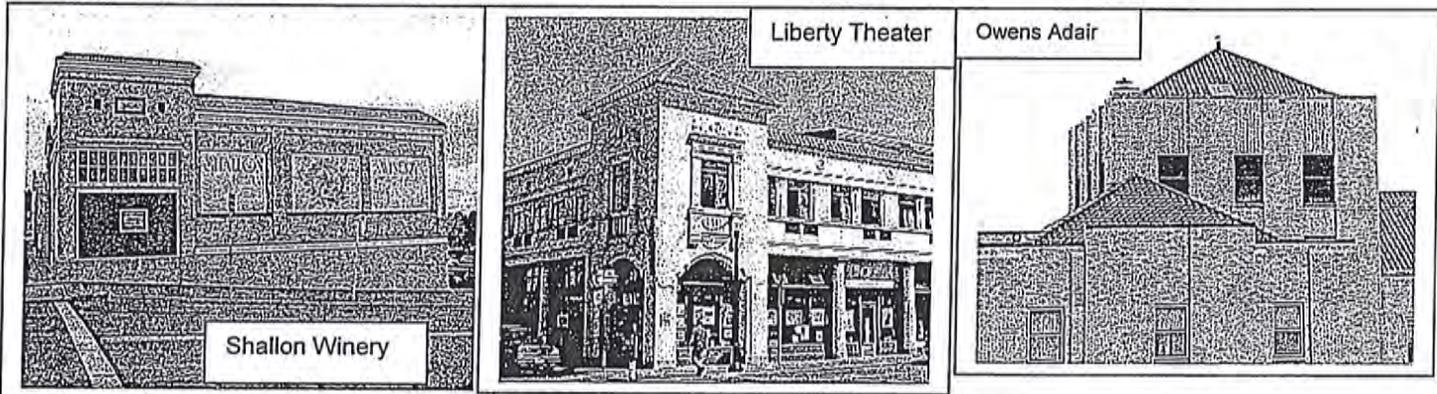
The buildings used as examples of blue and/or standing seam metal roofs by the applicant are as follows:

	<u>Address and map/tax lot</u>	<u>Use</u>	<u>Designation</u>	<u>District/Area</u>
1.	697 Duane (8CC 200)	commercial		Hobson-Flavel
2.	901 Marine (8CB 5500)	commercial		Downtown
3.	1052-1084 Commercial (8CB 8900)	commercial		Downtown
4.	1138 Exchange (8CD 400)	commercial		Downtown
5.	1161 Commercial (8CA 5100)	commercial		Downtown
6.	1598 Duane (8DB 2900)	commercial	Historic	Downtown
7.	1681 Franklin (8DC 3500)	residential		Shively-McClure
8.	544 17th (8DC 15501)	residential		Shively-McClure

Only one structure, Shallon Winery at 1598 Duane is designated as historic and is used as an example of "blue field color facade".

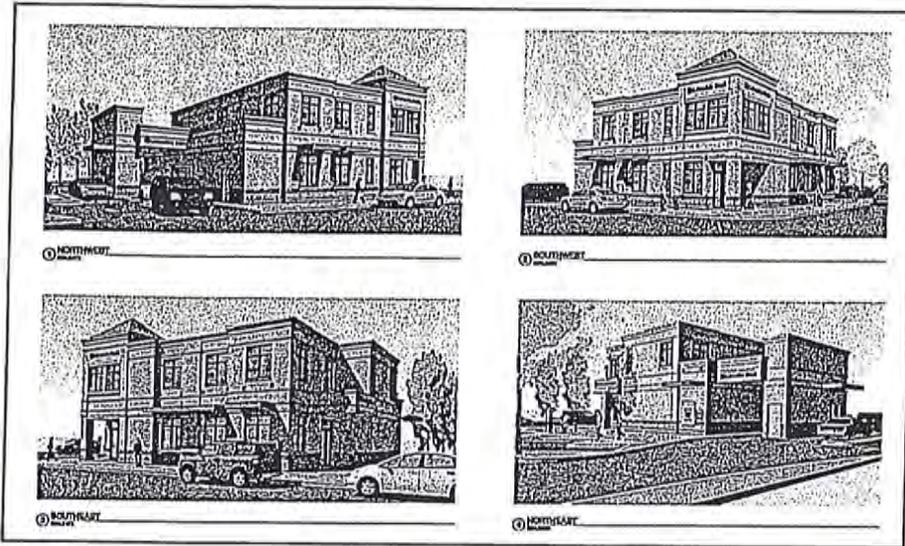
Development Code Section 6.070(B.1) states that "In reviewing the request, the Historic Landmarks Commission **shall consider and weigh** the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials."

Finding: The criteria for New Construction review does not include review of color but does include review of materials. At its October 21, 2014 meeting, the HLC suggested that the applicant research the possibility of materials other than standing seam metal for the pyramid roof. Tile roofing was suggested. The Liberty Theater (1203 Commercial), Owens Adair Apartments (1508 Exchange), and Shallon Winery (1598 Duane) have tile roofs, but all three buildings are the Mediterranean style. The applicant has indicated that a tile roof is not the branding for Columbia Bank.

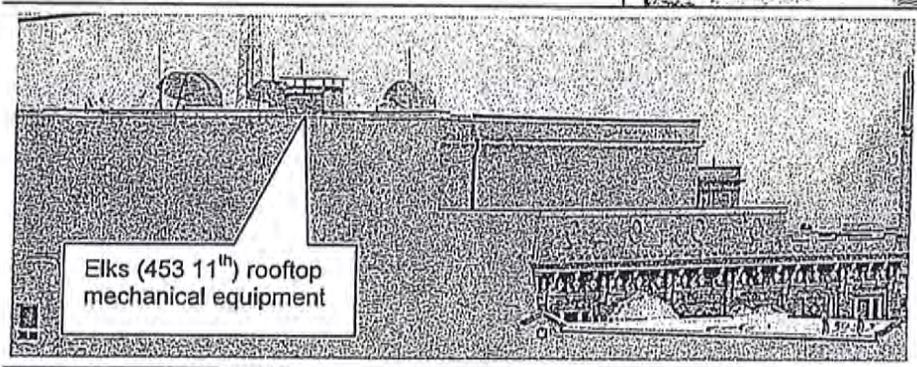
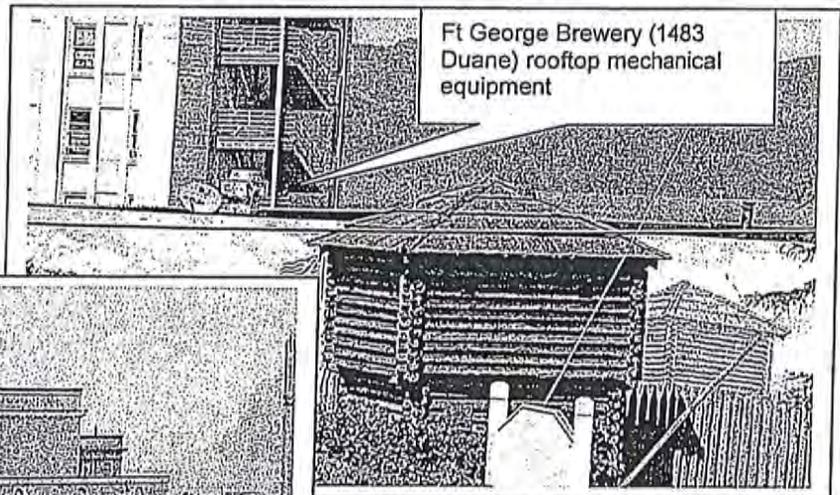


The HLC needs to "consider and weigh" the criteria in approving or denying a request. The applicant has indicated that the roof design is a branding feature of the bank. Therefore, it could be considered similar to signage. However, the HLC finds that there are no standing seam metal roofs on historic buildings within the Downtown National Register Historic District and therefore it is not compatible with the historic buildings. The roof shall be a different material and the applicant shall submit the revised material for review and approval by the Planner (Condition 4). The pitch of the pyramid roof feature has not been indicated. It should be low as noted in the perspective elevations and not appear steep as shown in the plan elevation drawings (Condition 5).

The siding material is proposed to be a mixture of sandblasted stucco, precast concrete sills, and brick. Siding on historic buildings Downtown vary in texture including rough stucco and concrete, smooth stucco, natural brick, and smooth glazed brick tile.



Rooftop mechanical equipment is common on downtown buildings. Most are located back from the edge of the building to reduce the visual impact from the street. Equipment includes chimneys, cooking vents, heating and air conditioning equipment, wireless communication dishes and equipment, etc. The proposed size and location is consistent with other mechanical equipment on rooftops.



CONCLUSION AND RECOMMENDATION

The request, in balance, meets all the applicable review criteria. Staff recommends approval of the request with the following conditions:

4. The pyramid roof shall be a material other than standing seam metal. The applicant shall submit a revised material to the Planner for review and approval.
5. The pitch of the pyramid roof shall be low as indicated in the perspective elevations.
6. All conditions in the New Construction (NC14-05) Findings of Fact shall apply.



November 12, 2014

Rosemary Johnson
City Planner
Community Development Department
Astoria City Hall
1095 Duane Street
Astoria, OR 97103

Transmitted: via email to rjohnson@astoria.or.us

Project: Columbia Bank Astoria – Reference City of Astoria #NC14-05

Rosemary,

This letter is a response to the HLC requests to address the metal seam standing roof color, providing physical samples of the exterior materials, and presenting the location of the roof top units (RTU's) relative to sight lines from various viewpoints.

Roof material and color: In last month's HLC meeting the Commission took issue with the standing seam metal roof color. Other forms, materials, colors, and proportions of the exterior elevations presented were acceptable. Our understanding from the Commission was that a blue metal seam roof was not representative of the historic downtown dating back to pre-WWII. Possible recommendations were blue terra cotta tiles, grey, copper or stainless steel metal seam. Steele associates was directed to discuss with Columbia Bank if other options were possible as part of the continuance.

Owner-Architect response: Company branding colors and materials are very important to Columbia Bank. Columbia Bank respectfully requests that the Commission reconsider the current proposal of a blue standing seam metal pyramid. We hope the following bullet points justify the proposal to the Commission:

- **Accent Only:** Steele Associates has worked with City staff to provide the branding color as an accent material to the rest of the project. Traditionally Columbia Bank metal seam roofs are sloped and cover the entire building; a visually prominent feature. The proposed pyramid is a small percentage of the roof overall. It was also purposely set back from the parapet so to not interfere with the horizontal banding required by the City.
- **Low Profile and Scale:** Pedestrian level views from the street (see 3-D images) indicate that the pyramid roof is partially obscured. The pyramid is at a low profile and scale compared to the rest of the building.
- **Terra Cotta blue tiles:** This option was reviewed, but terra cotta roof tiles are not part of the bank's branding. Terra cotta also suggests Asian and Mediterranean styles.



STEELE ASSOCIATES ARCHITECTS LLC

ARCHITECTURE | MASTER PLANNING | SUSTAINABLE DESIGN | INTERIOR DESIGN
760 NW YORK DR. SUITE 200 BEND OR 97701 PH: 541-382-9867 FX: 541-385-8816 WWW.STEELE-ARCH.COM INFO@STEELE-ARCH.COM

- We researched in and near the Astoria Downtown and Shively-McClure Historic districts for examples to support the Owner's desire to maintain the blue metal seam roof. Please reference the graphic showing select structures where the following materials and colors have been used:
 - Blue metal seam roof; 1 and 8.
 - Blue metal seam awning at main entrance; 4.
 - Blue accent color façade; 2
 - Blue field color façade; 6.
 - Mixture of green and red metal seam awnings next to a predominant blue façade; 3.
 - Blue roof and field façade; 7.
 - Predominant red metal seam awning and parapet; 5. Though not blue the percent of red metal seam to the rest of the façade appears to be 50% or more against the rest of the elevation. The metal seam appears to interrupt the adjacent horizontal banding.

Summary: Based on select examples downtown, the placement and proportion of the metal seam roof, and the minimalist use of the material we believe the blue color, as proposed, is consistent with City's guidelines.

Exterior material samples: Please reference attached photographs indicating proposed materials in sunlight and diffused light. This helps in presenting how the materials change in appearance in different lighting conditions. Materials are proposed as follows:

*Metal Seam Roof / Awnings: Regal Blue (W35) - Metal Sales

*Stucco Texture & color: Sandblast NTX, 104 Dover Sky - Dryvit Systems, Inc.

PreCast Concrete window head and sills: Pewter 860 - Davis Colors.

Curtain wall window Frame: Dark Bronze - Kawneer

Field – Light Earth Tone: Limestone thin brick veneer - Mutual Materials

*+Base – Dark Earth Tone: Redondo Gray thin brick veneer - Mutual Materials

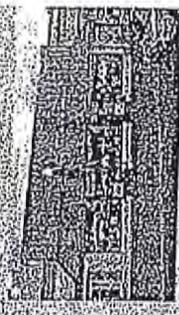
*Columbia Bank standard branding materials

+No jumbo brick: Manufacturer confirmed that jumbo brick size is difficult to produce in a thin brick veneer format. There would be a substantial increase in units breaking between the extrusion process and product delivery. As a cost saving measure the standard 2 1/4" x 7 5/8" units are proposed. Full size samples will be presented at the HLC meeting.

Roof Top Unit Sightlines: Please reference plan and section profile document indicating the maximum distance where the parapet blocks a pedestrian's view of the RTU. Distances are from 97'-0", 103'-0", 164'-0" and 264'-0" feet away from the building.

Best Regards,

Steve Hockman, Project Manager
Steele Associates Architects



5 GARBO'S



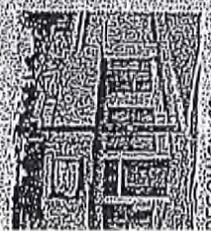
6 SHALLOON WINERY



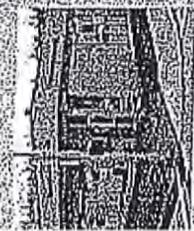
7 631 17TH



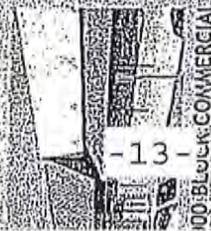
8 542 17TH



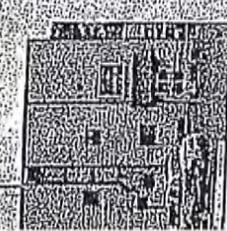
REGON GLASS



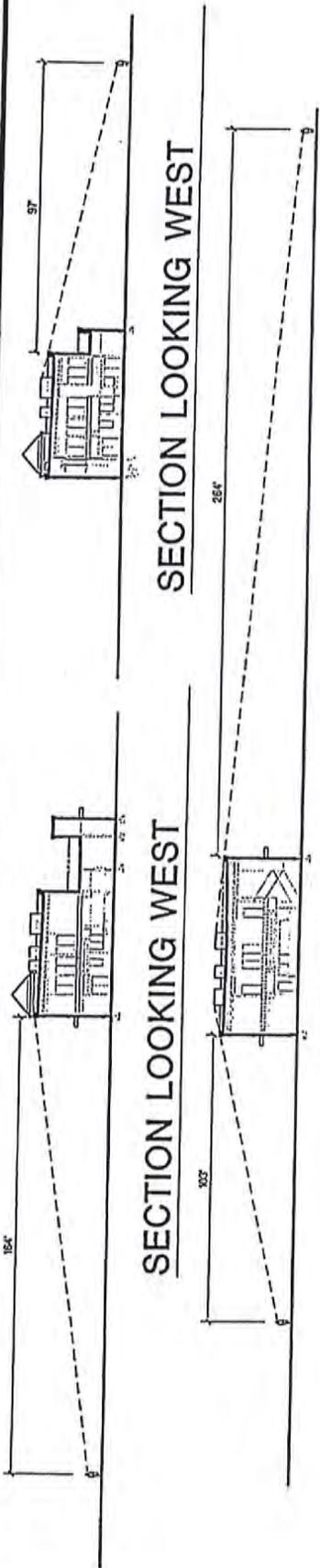
COMMERCIAL ADJUSTMENT



100 BLOCK COMMERCIAL



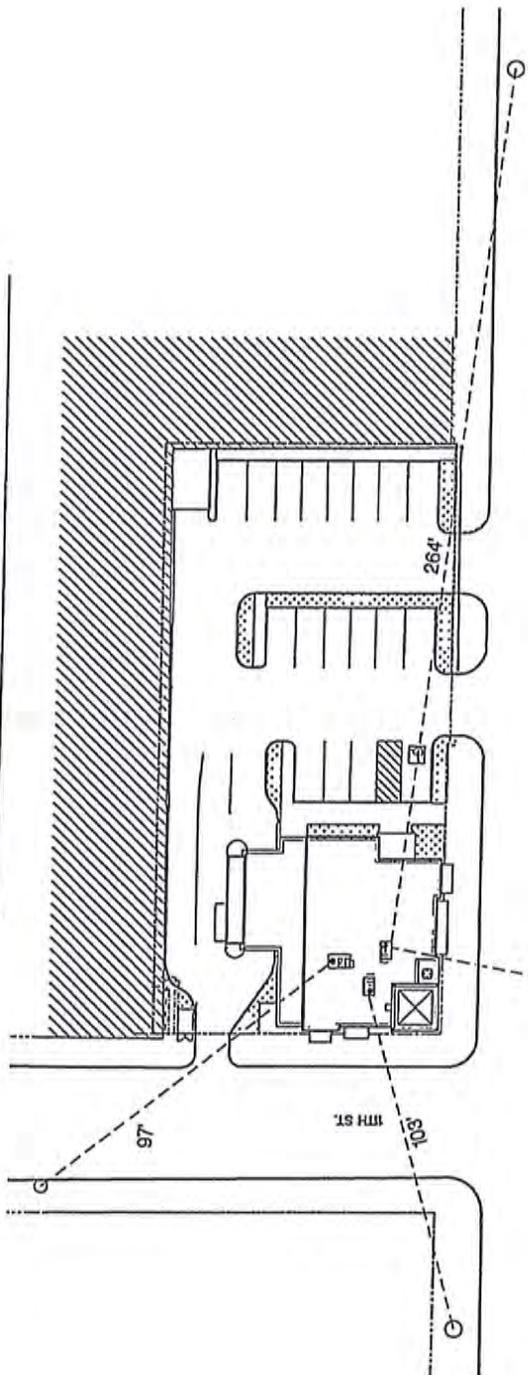
AMERICAN LEGION



SECTION LOOKING WEST

SECTION LOOKING WEST

SECTION LOOKING NORTH



SITE PLAN

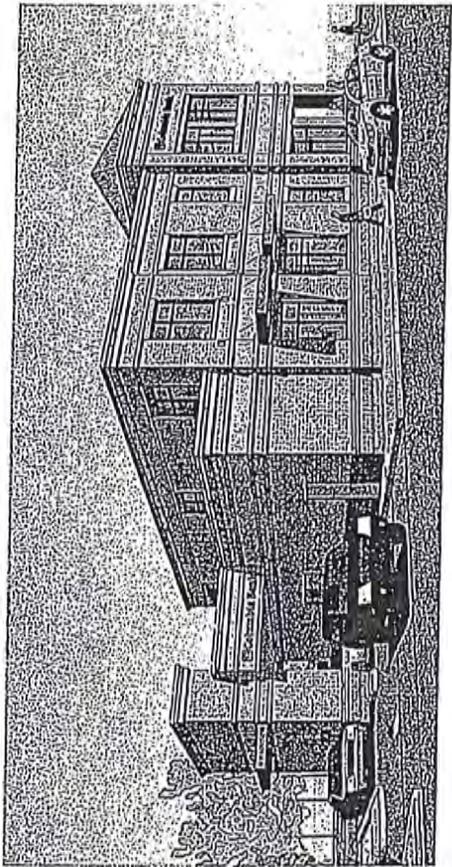
SCALE: 1/16" = 1'-0"

COLUMBIA BANK
 1122 DUANE STREET
 November 11, 2014

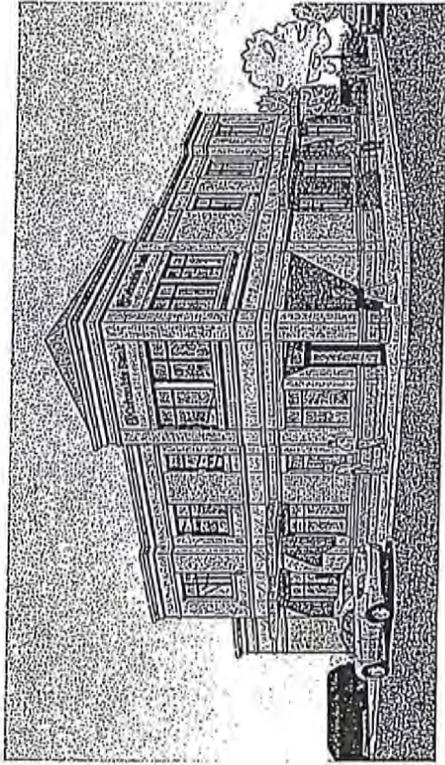
STEELE ASSOCIATES
ARCHITECTS LLC
 ARCHITECTURE SUSTAINABLE DESIGN INTERIOR DESIGN
 745 NW YORK DRIVE SUITE 100
 PORTLAND, OR 97209
 WWW.STEELE-ARCH.COM

COLUMBIA BANK

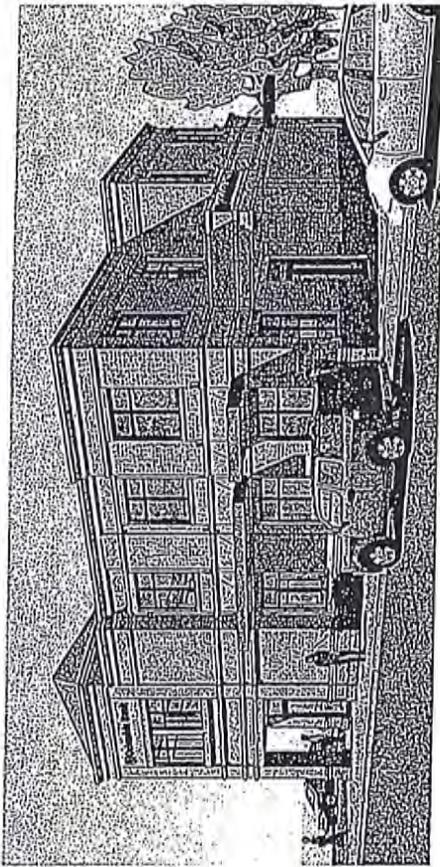
1122 DUANE STREET
ASTORIA, OREGON



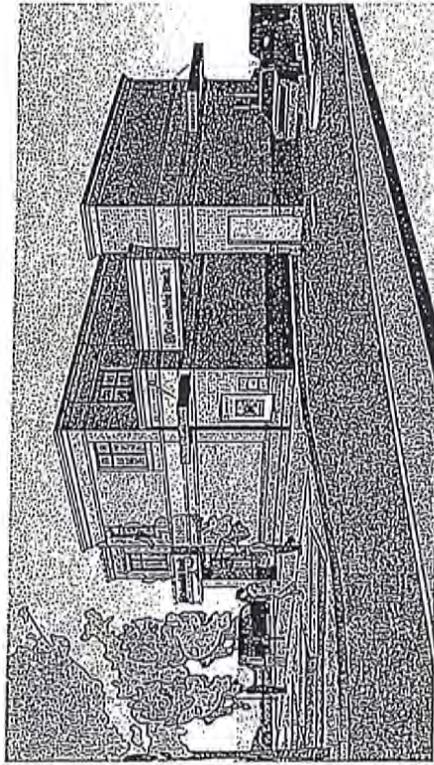
1 NORTHWEST
SCHEMATIC



2 SOUTHWEST
SCHEMATIC



3 SOUTHEAST
SCHEMATIC



4 NORTHEAST
SCHEMATIC

CB STANDARD - DIFFUSED LIGHT

Curtain Wall Frame
Dark Bronze
Kawneer

Dark earth tone
Base brick thin
veneer
Redondo Gray
Mutual Materials

PreCast concrete
WDW Head / Sills
Pewter 860 -
Davis Colors / A /

Light earth tone
field brick thin
veneer
Limestone -
Mutual Materials

Stucco:
Texture: Sandblast NTX
Color: 104 Dover Sky -
Dryvit Systems, Inc.

Metal Seam/Roof/
Awnings
Regal Blue (W65)
Metal Sales

CB STANDARD - SUNLIGHT

Dark earth-tone
Base Material

Redondo Gray
Metallic Materials

Light earth-tone
field brick thin
veneer

Limestone
Metal Materials

PreCast concrete
WDW Head / Sills
Pewter 860
Davis Color

DAVIS
Colors



Sevco
Texas, San Antonio
Color 101 Dovers
Davis Colors, Inc.

Figure 11. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency

Note: All dimensions are in inches/millimeters.

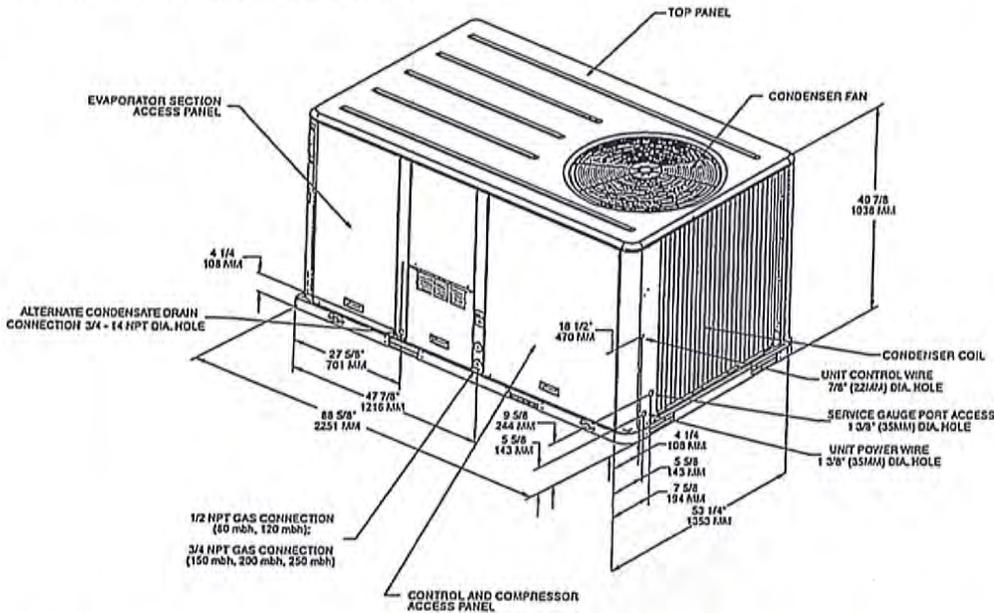


Figure 12. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency downflow airflow supply/return - through-the-base utilities

Note: All dimensions are in inches/millimeters.

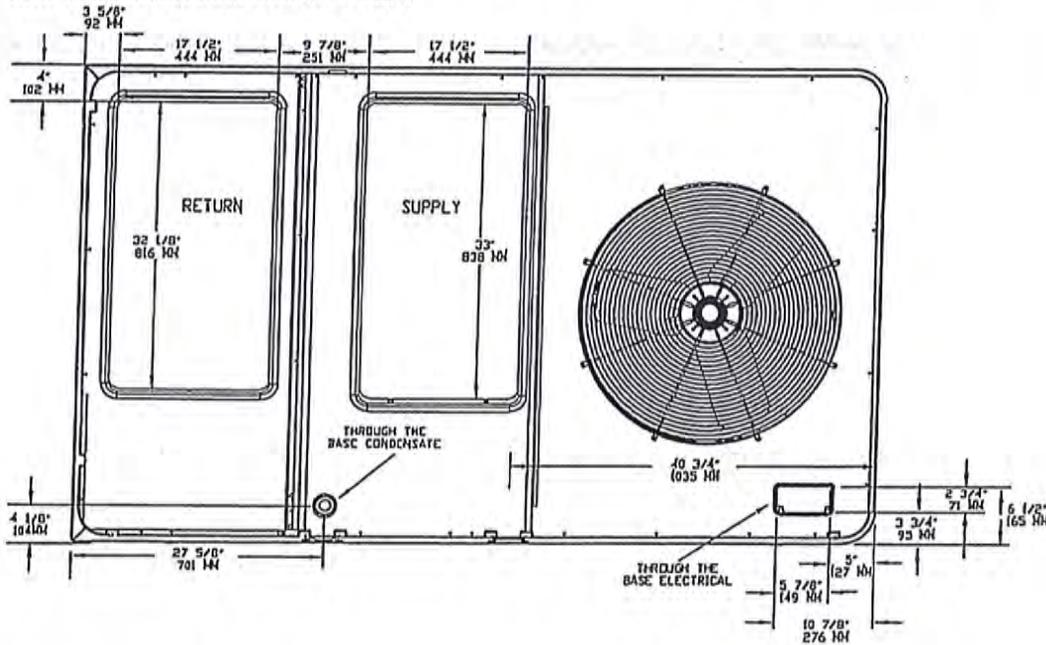


Figure 15. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency - roof curb

Note: All dimensions are in inches/millimeters.

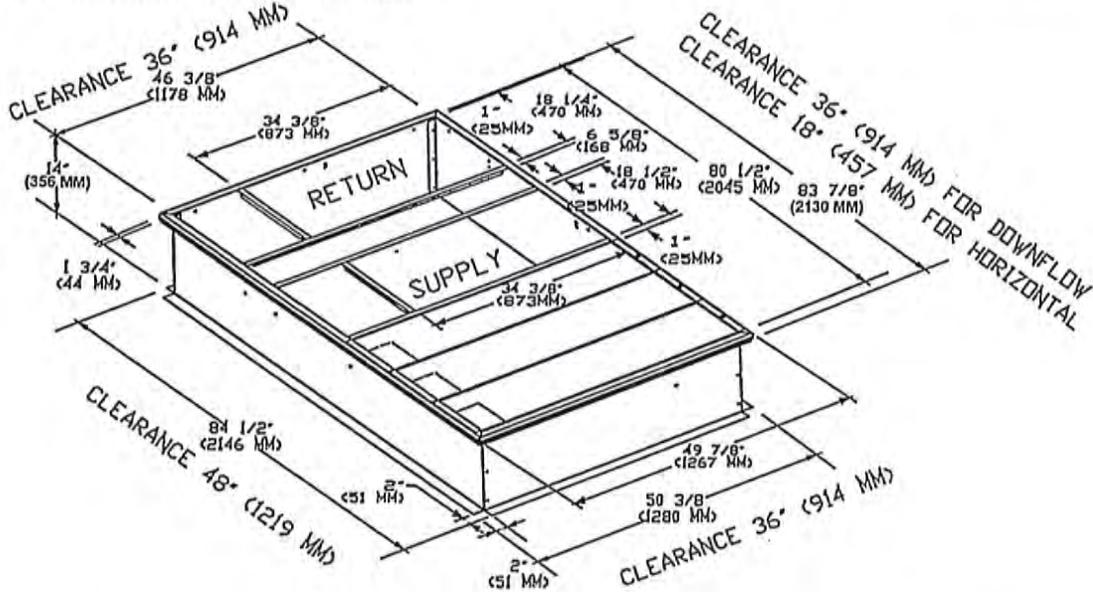
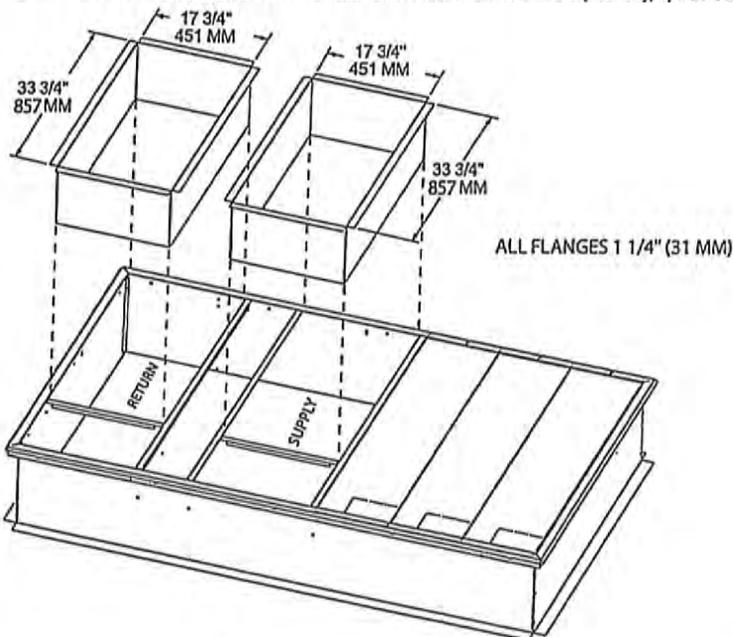


Figure 16. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency downflow duct connections field fabricated

Note: All dimensions are in inches/millimeters.

Note: See "Clearance required from duct to combustible surfaces (inches)," p. 19 for duct clearance to combustible materials.



Dimensional Data

Figure 1. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency

Notes:

1. All dimensions are in inches/millimeters.
2. 1/2 NPT Gas Connection = (Y_C Models only); 2" Electrical Connection: Single Point Power When Heat Installed (T_C Models only.)

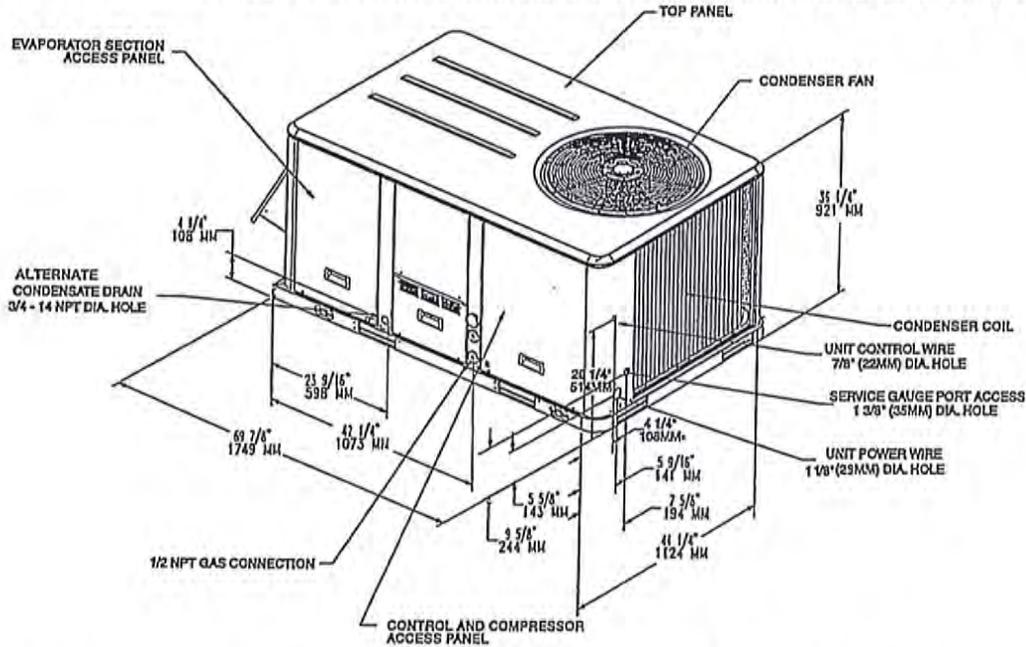
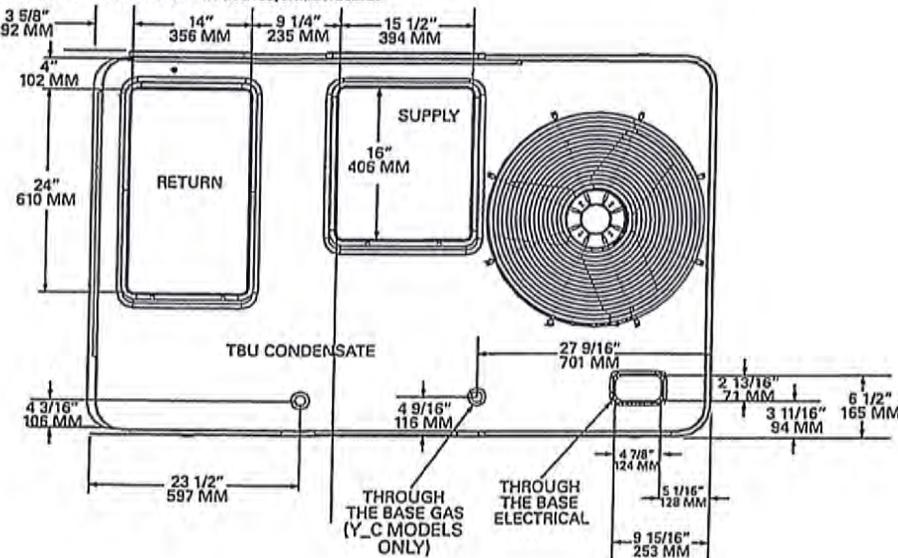


Figure 2. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency downflow airflow supply/return - through-the-base utilities

- Note: All dimensions are in inches/millimeters.
 Note: All dimensions are in inches/millimeters.





Dimensional Data

Figure 3. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency horizontal airflow supply/return

Note: All dimensions are in inches/millimeters.

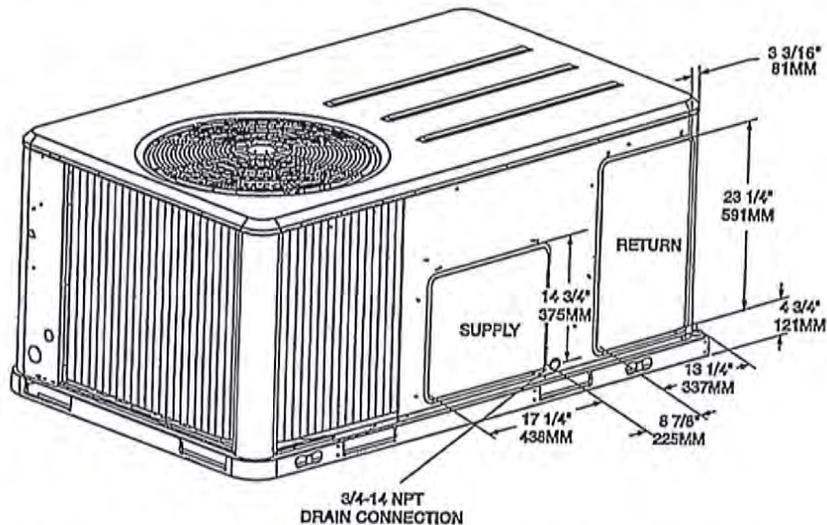


Figure 4. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency unit clearance and roof opening

Note: All dimensions are in inches/millimeters.

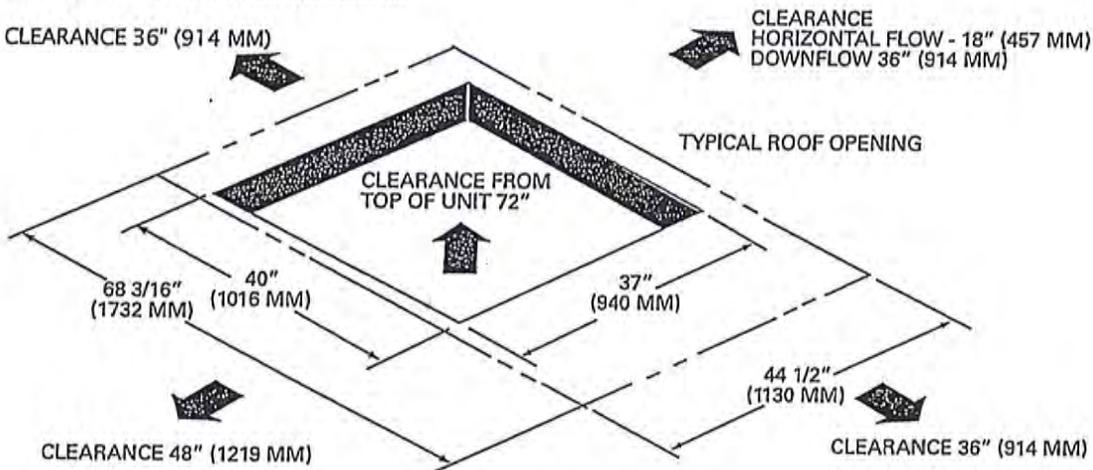


Figure 5. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency - roof curb

Note: All dimensions are in inches/millimeters.

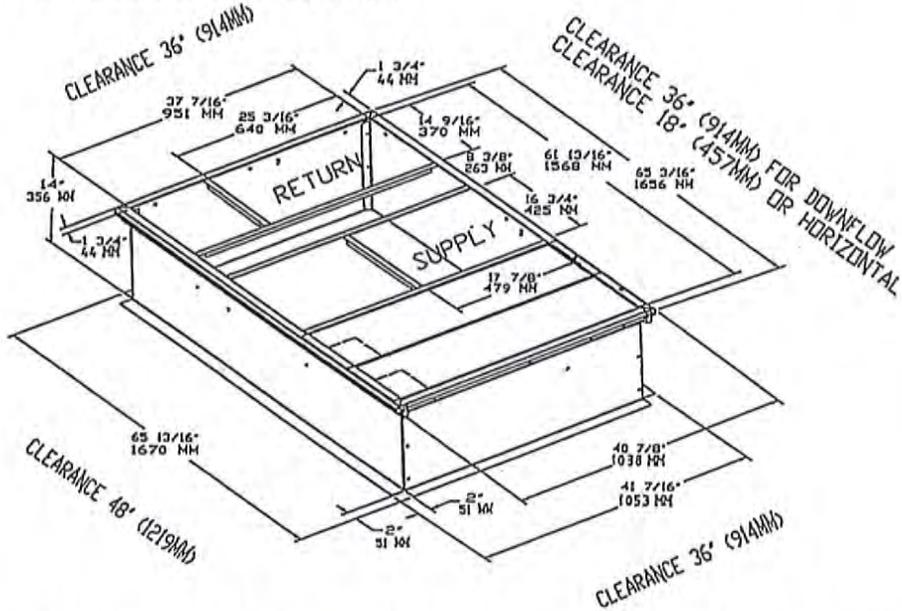
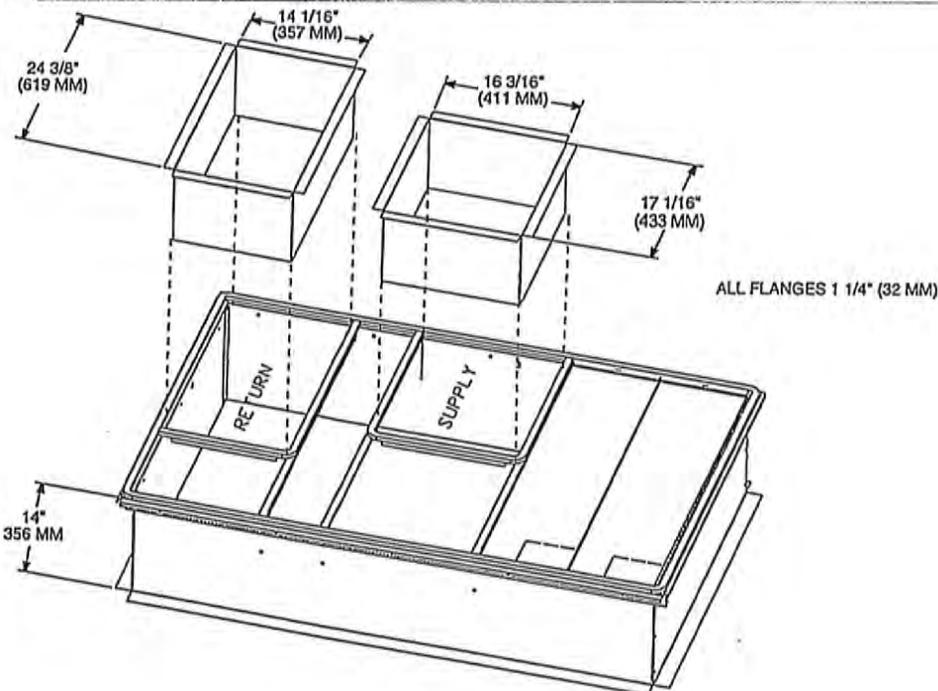


Figure 6. Cooling and gas/electric - 3-5 tons standard efficiency; 3 tons high efficiency downflow duct connections - field fabricated

Note: All dimensions are in inches/millimeters.





CITY OF ASTORIA
 Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

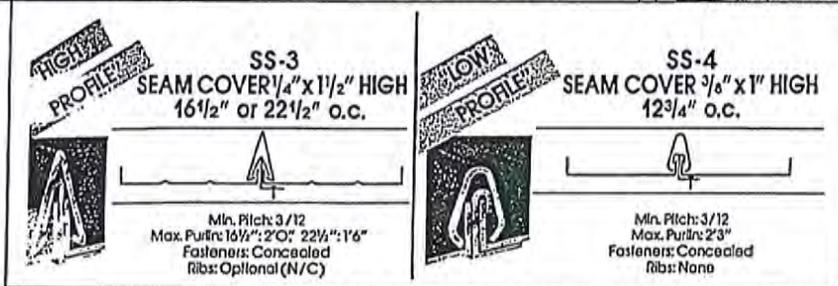
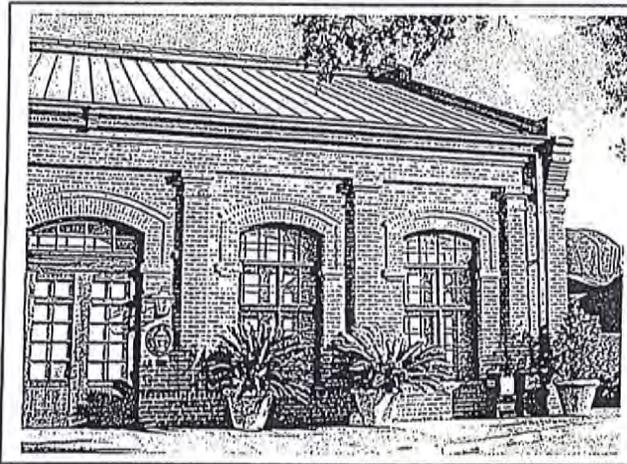
November 18, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER & HISTORIC PRESERVATION OFFICER

SUBJECT: NEW CONSTRUCTION NC14-05 FOR 1122 DUANE – SUPPLEMENTAL FINDINGS

Since the agenda went out, I found out that standing seam roofs have been used for well over 100 years. The standing seam is historically accurate. Seams today can have a low or high profile. These photos are from an award winning restoration in Savannah GA showing a low profile standing seam roof. If the HLC decides to approve the standing seam roof, the HLC may want to consider adding a condition that the seam have a low profile.



One HLC Commissioner requested information on other standing seam metal roofs in the Downtown Historic District. Only three buildings in the Downtown District mention "standing seam metal". I did a word search and these are the only ones I found.

1303 Exchange (historic non-contributing) notes "cornice covered by false mansard roof made of standing seam metal"

80 11th (non-compatible) notes roof and exterior surfacing "*standing seam metal*"

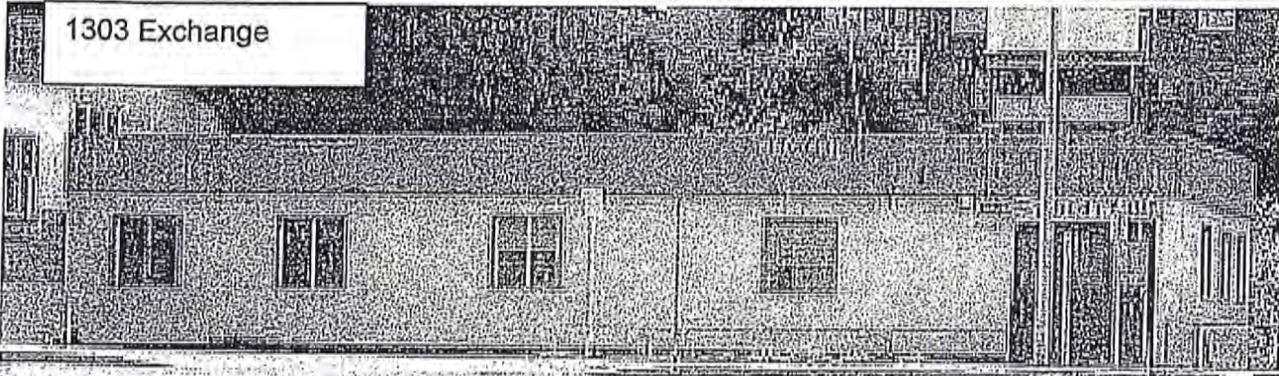
1052-1084 Commercial (non-compatible) notes exterior *alterations* "*SW corner storefront nearly intact, but standing seam awning covers transoms*". Statement of Significance notes "*If restored, this building could be considered compatible and contribute to the streetscape. John Wicks' clean utilitarian design has been obscured through alterations.*"

Besides the Downtown District, there is a Downtown Inventory Area on the outer boundaries of the District. In that area, there is only one building listed with a standing seam metal roof:

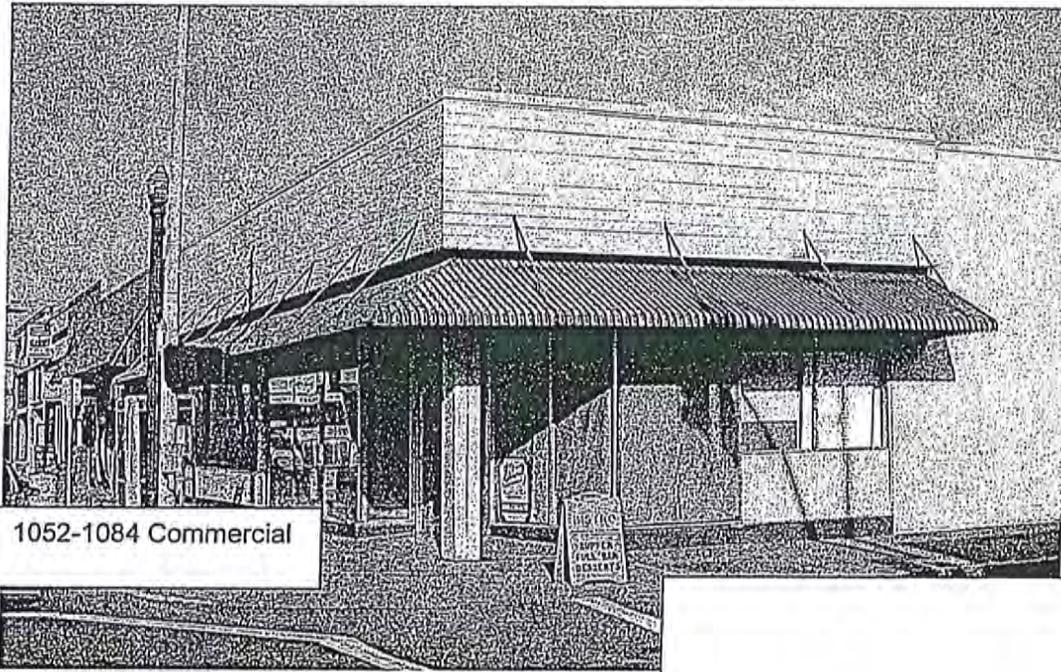
987 Duane (non-compatible) notes "*shed/metal*" roof

Color is not mentioned in the inventories as it is not a factor in the City Historic Properties Ordinance.

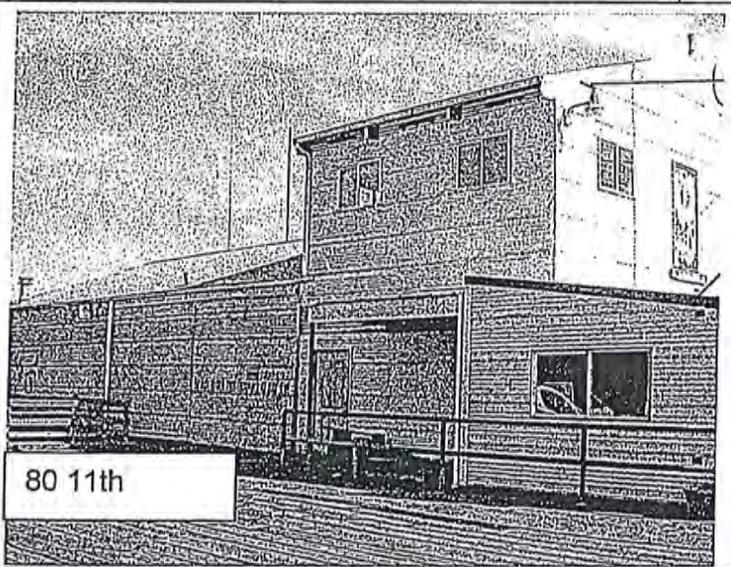
1303 Exchange



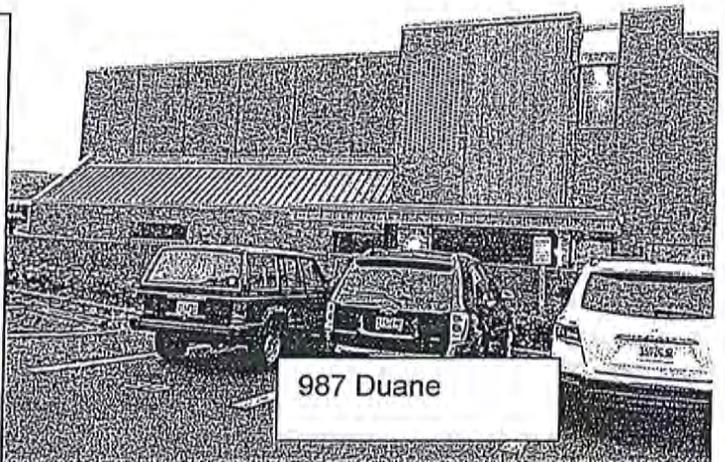
1052-1084 Commercial



80 11th



987 Duane



STAFF REPORT AND FINDINGS OF FACT

October 13, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER & HISTORIC PRESERVATION OFFICER



SUBJECT: NEW CONSTRUCTION REQUEST (NC14-05) BY STEELE ASSOCIATES ARCHITECTS TO CONSTRUCT A COMMERCIAL BUILDING AT 1122 DUANE STREET

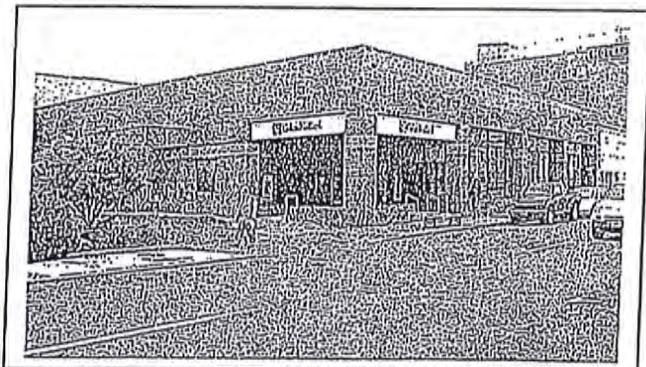
I. BACKGROUND SUMMARY

- A. Applicant: Steve Hockman
Steele Associates Architects
760 Northwest York Drive #200
Bend OR 97701
- B. Owner: Bank of Astoria
MS OP-3300
PO Box 2156
Tacoma WA 98401-2156
- C. Location: 1122 Duane Street; Map T8N-R9W Section 8CA, Tax Lot 5600; Lot 13 & 14, Block 61, McClure
- D. Classification: New construction adjacent to structure(s) designated as historic within the Downtown National Register Historic District
- E. Proposal: To construct an approximate 5,200 square foot, two story commercial building
- F. Zone: C-4 (Central Commercial)

II. BACKGROUND

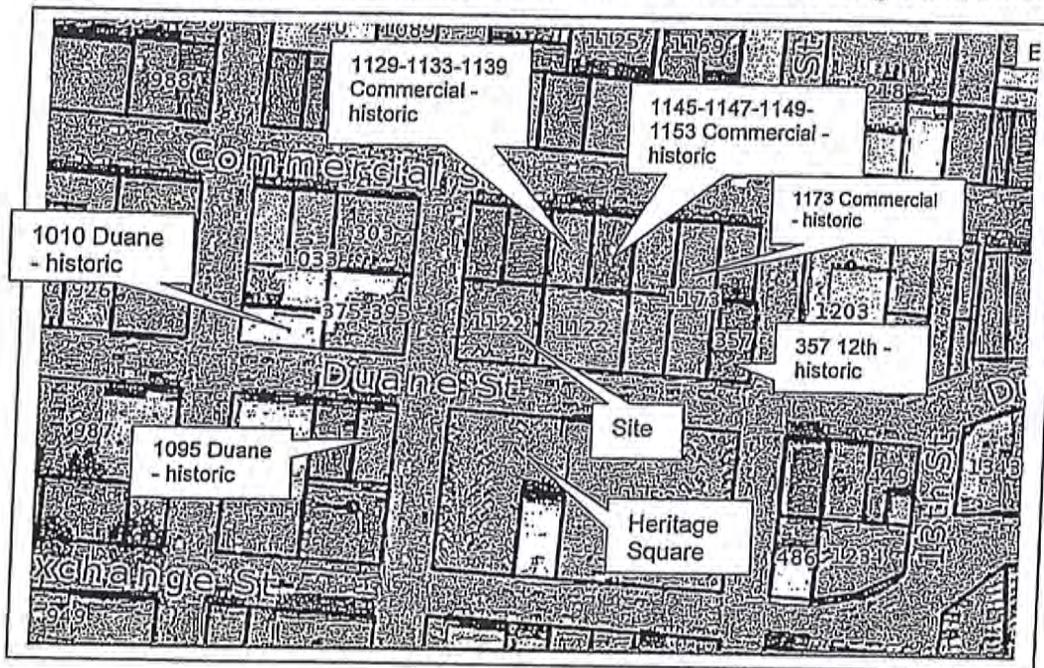
A. Subject Property

The subject property is located on the north side of Duane Street and east side of 11th Street. The lot is 95' x 195' (18,525 square feet). The site is currently developed with the Columbia Bank on the east half of the parcel and a parking lot on the west half.



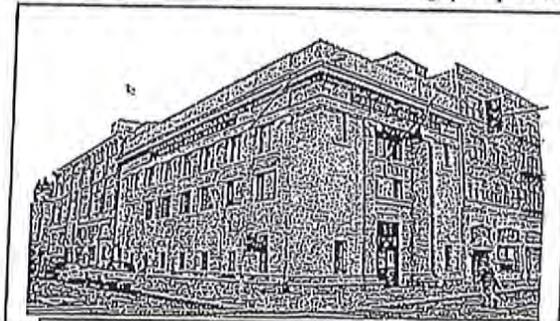
B. Adjacent Neighborhood and Historic Property

The site is located in the downtown and is bounded on all sides by mostly commercial buildings. To the north is Silver Salmon Restaurant; to the east is retail stores; to the west across 11th Street right-of-way is retail and offices, and a bank facing Commercial Street; to the south across the Duane Street right-of-way is Heritage Square and the Garden of Surging Waves, American Legion, and City Hall. There are historic buildings adjacent to this site and in the general neighborhood. Most structures are generally built up to the sidewalks except the commercial cluster at the northwest corner of 11th and Duane has a parking lot at the sidewalk with the building behind similar to the existing bank building site.

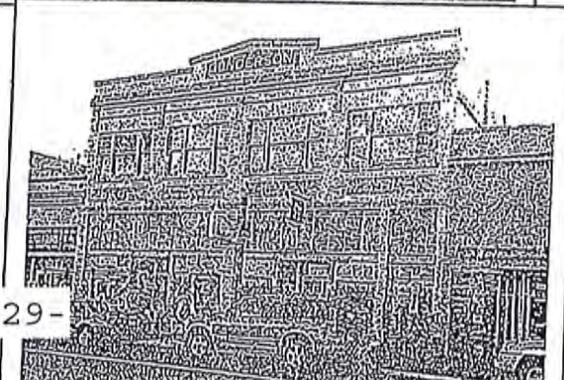


Review of new construction at this site is triggered by the following properties:

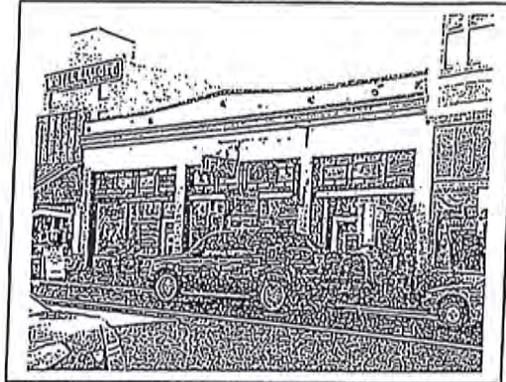
- 1) 1095 Duane
Primary
Downtown National
Register Historic District
Classical
1923



- 2) 1129-1133-1139 Commercial
Secondary
Downtown National
Register Historic District
Late Commercial
1924



- 3) 1145-1147-1149-1153
 Commercial
 Secondary
 Downtown National
 Register Historic District
 Late Commercial
 1924



The proposed project would locate an approximate 5,200 square foot, two story building at the southwest corner of the lot at the sidewalk with the parking behind the building.

Height: 2 stories with a height of approximately 28' to top of parapet and 35.5' to peak

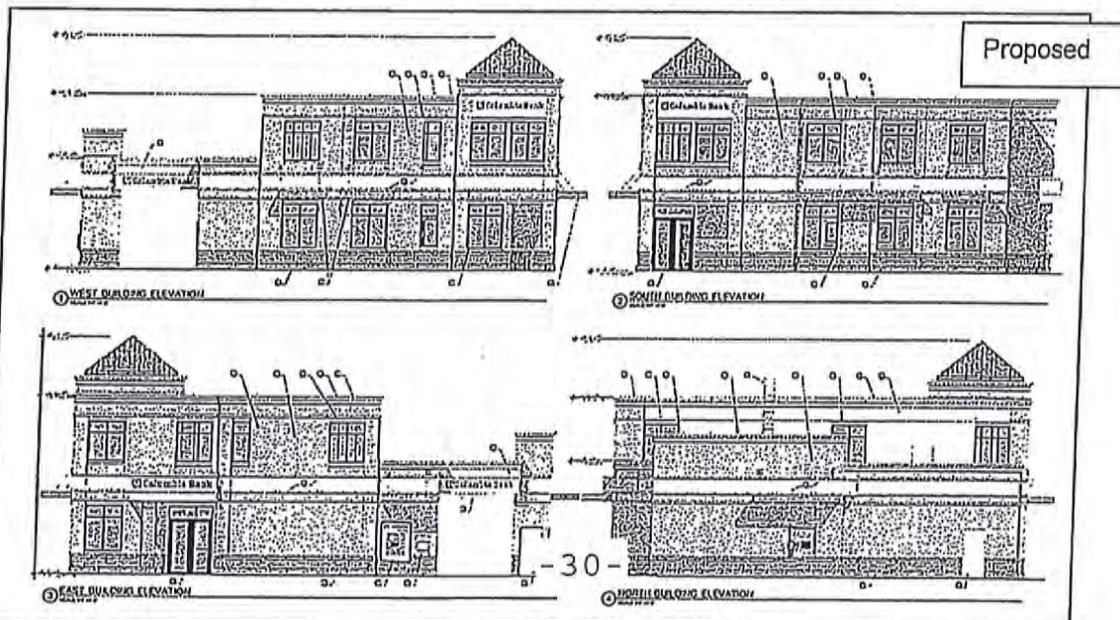
Roof: Flat parapet roof with hip dome tower feature in front corner; blue standing seam metal hip roof

Siding: Cream colored stucco and earth toned standard and jumbo brick veneer

Windows: Anodized aluminum storefront windows with window headers and sills in precast concrete; mullions divide window lites;

Doors: Front door full lite anodized aluminum storefront door; metal man doors on north and east side elevations

Other Features: Covered recessed front entry; belt course between first and second floors; crown molding at parapet cap; pedestrian scale base band; drive through window with stair tower on north elevation; flat metal awnings on east, west, and south elevations



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on September 26, 2014. A notice of public hearing was published in the Daily Astorian on October 21, 2014. Comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

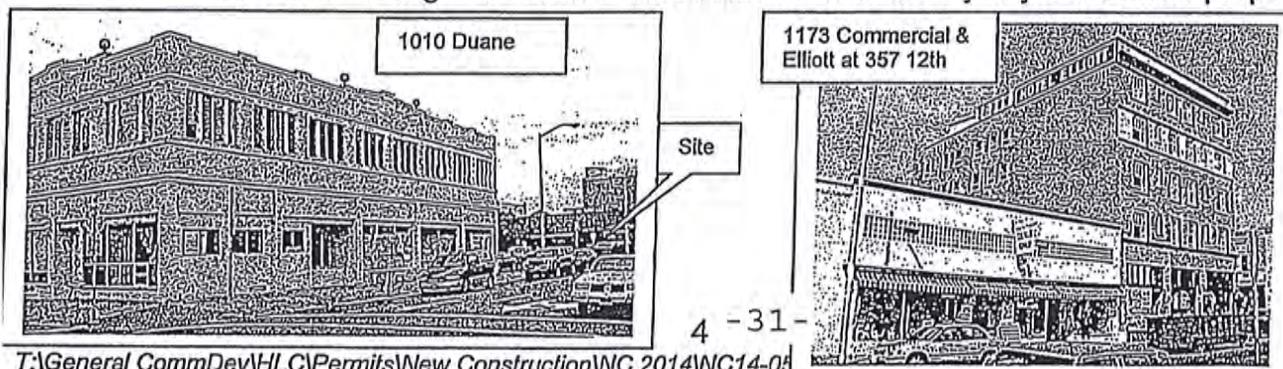
- A. Development Code Section 6.070(A) states that *"No person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark as described in Section 6.040, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission."*

Finding: The structure is proposed to be located adjacent to structure(s) designated as historic in the Downtown National Register Historic District. The proposed structure shall be reviewed by the Historic Landmarks Commission.

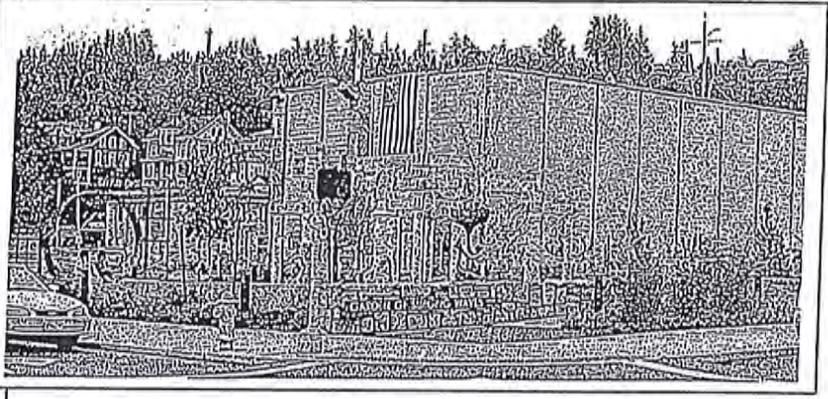
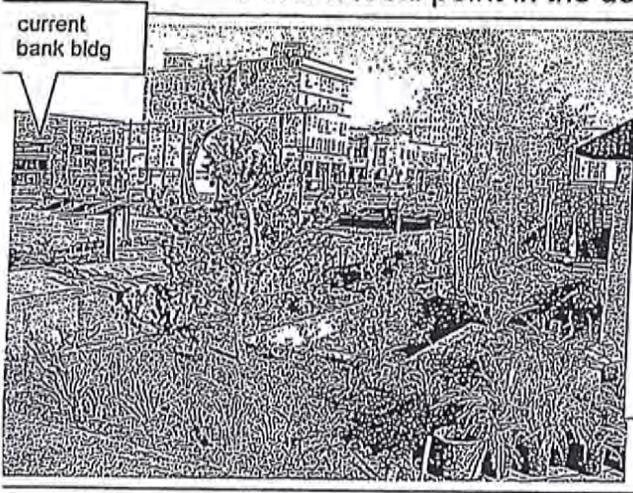
- B. Development Code Section 6.070(B.1) states that *"In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials."*

Finding: The proposed structure will be a 2 story commercial building with a drive through bank teller window. Most buildings in the Downtown are one, 1.5, or two story. The design has elements from other structures in the neighborhood including the use of crown molding parapet, mullion divided window lites; belt course between floors, pedestrian scaled base band, and full lite doors. The adjacent historic structures include a two story Late Commercial, one story Late Commercial, and three story Classical (City Hall). The two Late Commercial buildings are finished concrete with gable parapet and have aluminum frame storefront windows. The City Hall is finished in terra cotta with Ionic columns and cornice and a granite base.

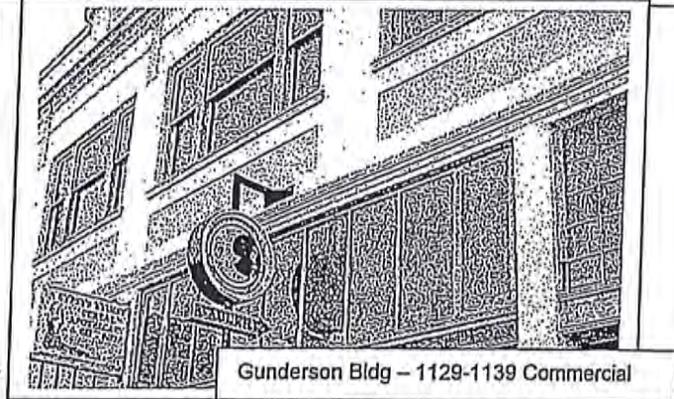
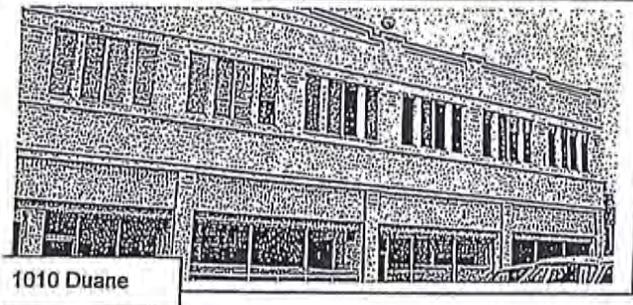
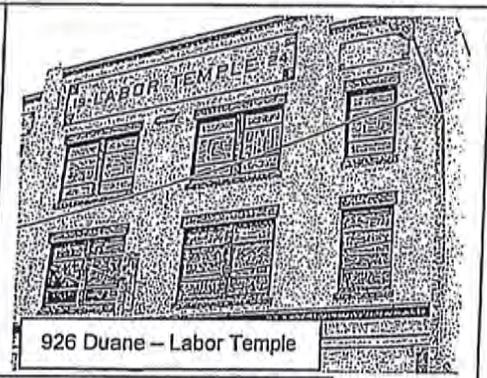
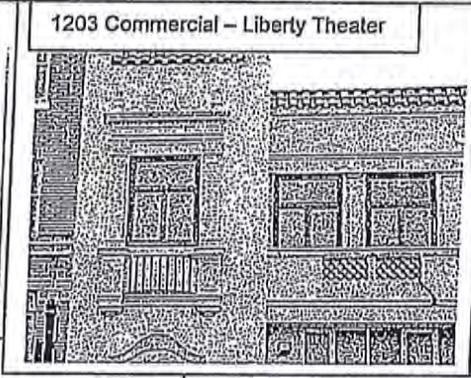
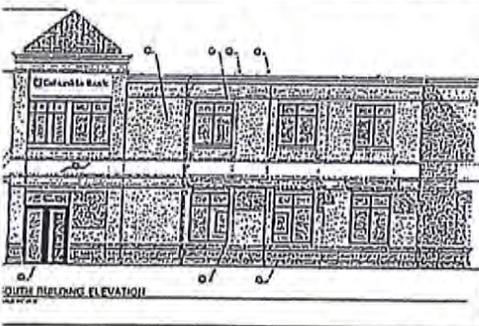
The proposed design reflects the horizontal lineal features of the adjacent historic buildings and of many of the other historic buildings in the Downtown. The structure does not attempt to appear as historic. While the review is triggered by the buildings located on Commercial Street, it will be more of an impact to the historic buildings on Duane Street that are not directly adjacent to the property.



The building will also be across the Duane Street right-of-way from Heritage Square and the Garden of Surging Waves. This park is not designated as historic but is a focal point in the downtown.

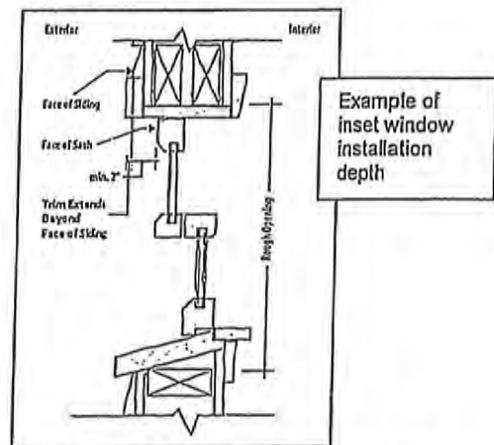
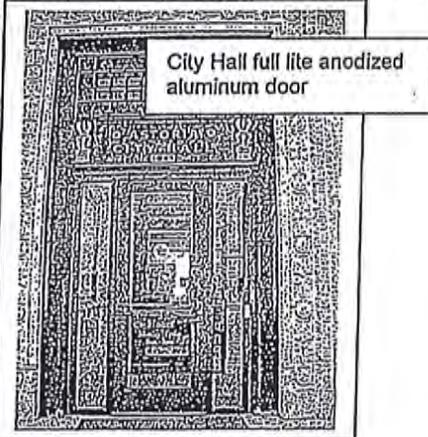
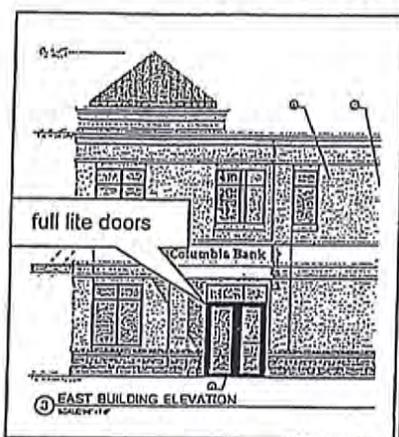


The windows would be anodized aluminum storefront windows with mullions creating true divided lites. Windows are fixed. The mullion / lite pattern and window header and sills are similar to other downtown historic buildings such as Gunderson Building at 1129-1139 Commercial, Van Dusen Building at 1010 Duane, Liberty Theater at 1203 Commercial, and Labor Temple at 926 Duane. The glass should be clear and not be tinted or reflective (Condition 1). The window design would be compatible with the historic buildings.

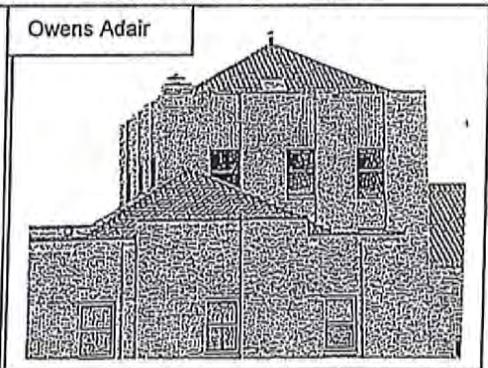
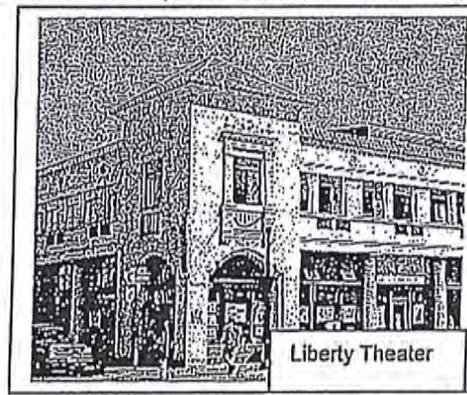
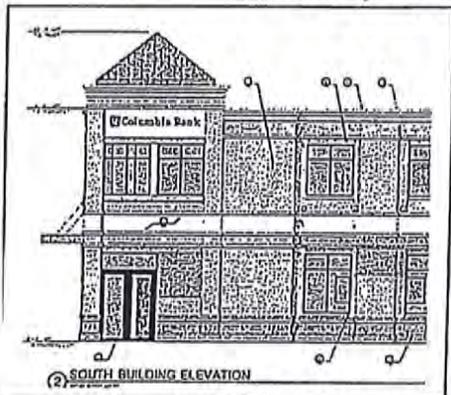


The windows should be installed inset similar to a historic depth so that the windows do not protrude beyond the plane of the facade as indicated in the

graphic (Condition 2). Front and parking lot doors will be single lite, anodized aluminum door; north side doors will be steel with no lites.

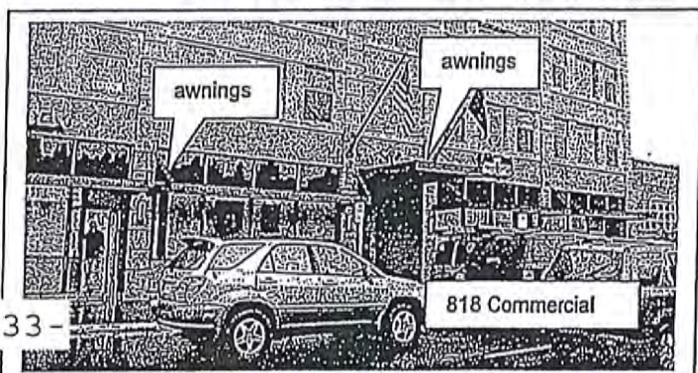
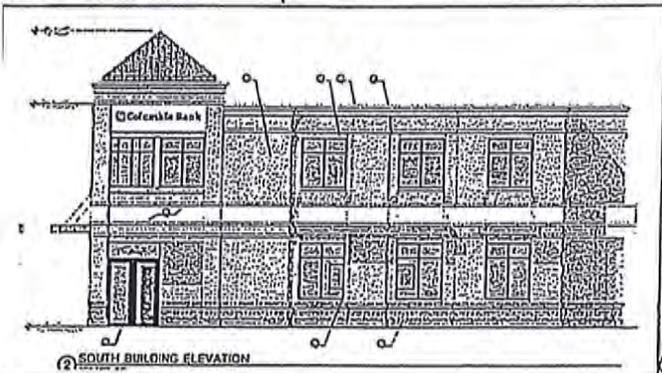


The parapet roof is typical of downtown historic buildings. The pyramid dome on the main corner of the building is a corporate design feature of Columbia Bank. This style of roof is not common downtown but can be found on the Liberty Theater (1203 Commercial) and Owens Adair Apartments (1508 Exchange).

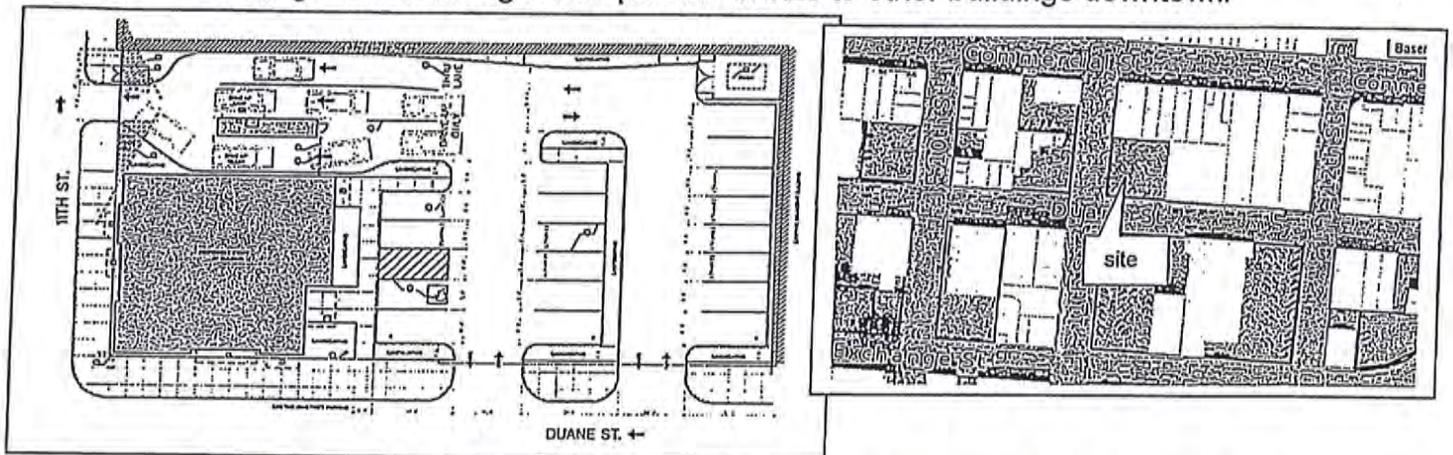


The siding is proposed to be cream colored stucco and earth toned standard and jumbo brick veneer. This is similar to the siding material on the historic properties which are finished concrete and terra cotta. Several historic downtown buildings are brick and stucco. The siding is compatible with the historic buildings.

There will be flat metal awnings over first floor windows which are typical on industrial buildings and contemporary buildings. They will be similar to the awnings used on the historic Spexarth Building at 818 Commercial which has similar building design to the proposed building. The awnings would be compatible with the historic downtown.



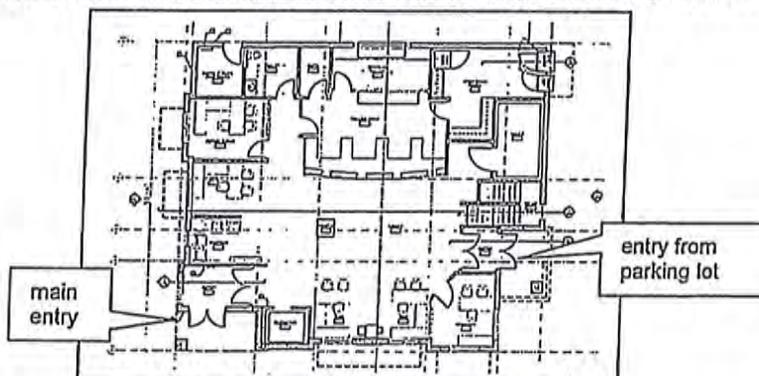
The foot print of most structures in the downtown are simple square or rectangle and generally encompass the entire lot. The proposed structure would be rectangle and be located on the southwest corner of the lot with the parking behind the building. Building sizes are generally governed by the size of the lot. This site is 195' x 100' and could accommodate a larger building. However, the nature of a bank with a drive through teller window and customer parking requires a smaller building. The building is comparable in size to other buildings downtown.



With the conditions noted, the proposed structure is compatible in scale, style, height and architectural detail with the existing historic structure.

- C. Development Code Section 6.070 (B.2) states that "In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations."

Finding: The structure is proposed to be situated on the southwest front corner of the lot adjacent to the sidewalk with no setback. This is typical of most downtown buildings. The parking area would be in the rear of the building but would front on Duane Street. The proposed structure would be situated similar in setbacks to other structures in the area. The main entrance to the structure is in the front at the 11th Street corner facing Duane Street. There is a second entrance on the east side facing the parking lot. The proposed location of the structure and entrances is consistent with the location of other similar structures.



The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

V. **CONCLUSION AND RECOMMENDATION**

The request, in balance, meets all the applicable review criteria. Staff recommends approval of the request with the following conditions:

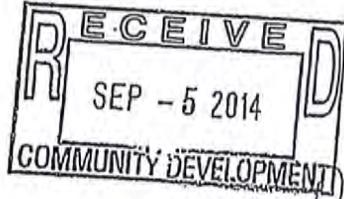
1. All glass shall be clear and not tinted or reflective.
2. Windows shall be installed inset similar to a historic depth so that the windows do not protrude beyond the plane of the facade
3. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved by the Historic Landmarks Commission.

The applicant should be aware of the following requirements:

The applicant shall obtain all necessary City and building permits prior to the start of construction.



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
 COMMUNITY DEVELOPMENT



NC 74-05

FEE: \$100.00 *hd-cr 9-8-14*

NEW CONSTRUCTION

Property Location: Address: 1122 Duane street, Astoria, Oregon

Lot ^{13 & 14} ~~MCCLURES LT 13~~ Block ~~14~~ BLK 61 Subdivision ~~EXC ST~~ *McClure*
 Map 8-09-08 CA 05600 Tax Lot ~~22465~~ 5600 Zone C-4

For office use only:	
Adjacent Property Address:	1129-1133-1139 Commercial - 1095 Duane
Classification:	1145-1147-1149-1153 Commercial
Inventory Area:	Downtown NRD

Applicant Name: Steve Hockman / Steele Associates Architects
 Mailing Address: 760 Northwest York Drive, suite 200, Bend OR 97701
 Phone: Business Phone: 541.382.9867 Email: shockman@steele-arch.com

Property Owner's Name: Columbia Bank
 Mailing Address: P.O. Box 2156 MS OP2118, Tacoma WA. 98401

Business Name (if applicable):
 Signature of Applicant: *Stephen D. Johnson*
 Signature of Property Owner: *AVENY JOHNSON*

Proposed Construction: Phased development: Construction of a type VB, 2-Story wood framed structure; approximately 5,200 square feet. Demolition of an existing one-story structure; approximately 10,000 square feet. Scope will include significant restructuring of underground rated sidewalk tunnel system along project property line, removing a sub-grade structure currently supporting a portion of the existing parking lot, and filling the basement of the existing building.

Construct an approx 5,200 sq ft, two-story commercial building adjacent to structures designated as historic

Labels Prepared:	9-17-14	Permit Info Into D-Base:	9-11-14
120 Days:		Tentative HLC Meeting Date:	10/21/14

FILING INFORMATION: Historic Landmarks Commission meets at 5:15 pm on the third Tuesday of each month. Completed applications must be received by the 13th of the month to be on the next month's agenda. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Historic Landmarks Commission meeting is recommended. Forms also available on City website at www.astoria.or.us.

Briefly address each of the New Construction Criteria and state why this request should be approved. (Use additional sheets if necessary.):

1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.
The proposed new bank exterior is articulated with a base, center and cap; further refined with a strong horizontal band; separating the first floor from the second floor. Though the bank has specific branding requirements (blue standing seam roof, blue awnings, and cream colored stucco) they are accented against a predominate field of earth toned standard and jumbo brick veneer elements. The window head and sill elements are punctuated with pre-cast concrete. Glazing is subdivided by mullions.
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.
The proposed location is at the Southwest corner of the street intersection. The building is set back 1'-0" from the property line; final location will be determined by structural analysis of the elevated sidewalk, proposed piling locations, and recommendations by the geotechnical engineer. On-site parking and bank drive through will be adjacent to the north and east properties; bordered by their respective walls.

PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance on your proposal.

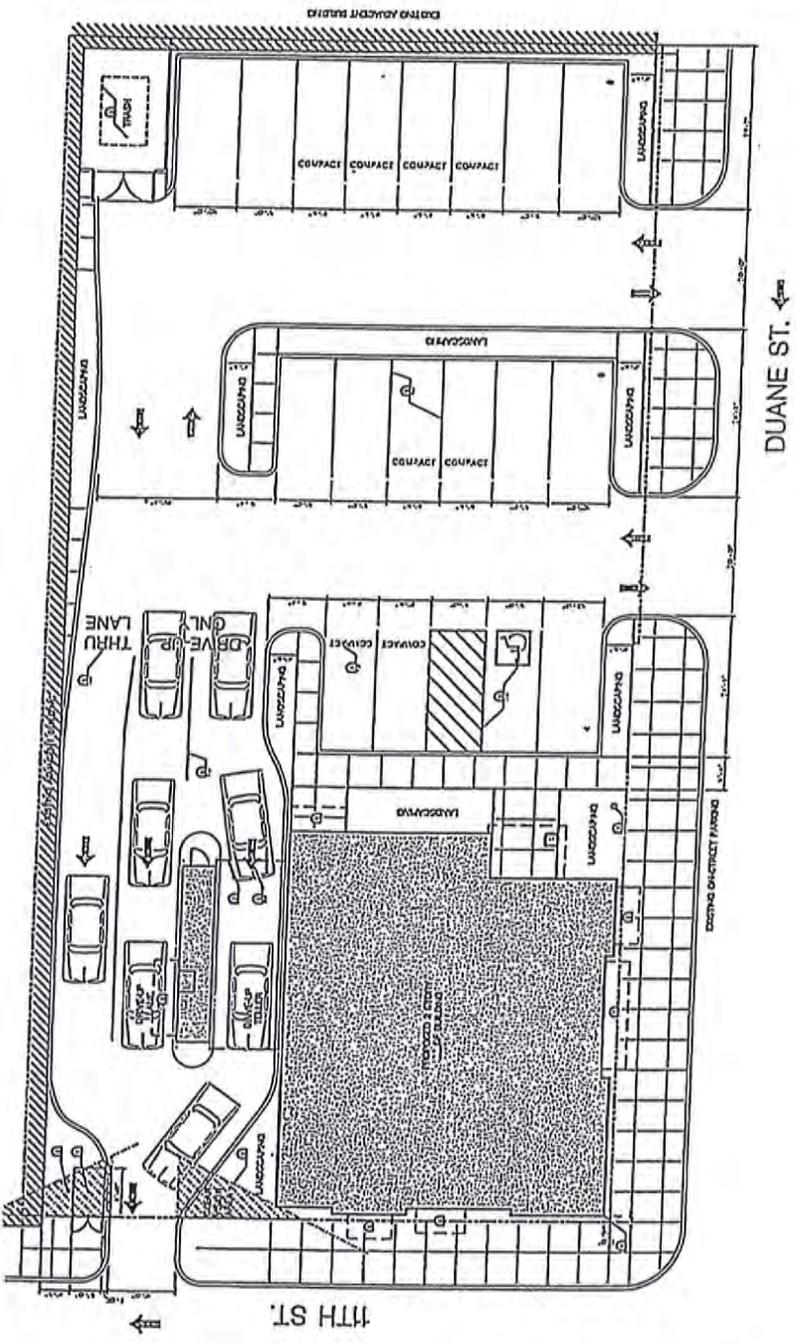
A101

COLUMBIA BANK
1122 DUANE STREET
ASTORIA
SITE PLAN

STEEL ASSOCIATES
ARCHITECTS LLC
269 1/2 W YORK DRIVE, SUITE 200
BEID, OR 97101
541.323.9867 FAX 541.825.8816 info@steel-arch.com

- KEYNOTES**
- 1 PLAN FILE
 - 2 CLEAR ON G.O.
 - 3 PERMITS FROM ENCLOSURE
 - 4 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 5 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 6 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 7 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 8 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 9 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 10 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 11 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 12 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 13 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 14 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 15 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 16 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 17 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 18 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 19 APPROVED TO LOCATE PERMITS AND SETBACKS
 - 20 APPROVED TO LOCATE PERMITS AND SETBACKS

- SITE PLAN LEGEND**
- NEGATIVE BUILDING LOCATION
 - MISCELLANEOUS
 - PROPERTY LINE



1 SITE PLAN
SCALE: 1/8" = 1'-0"

A201

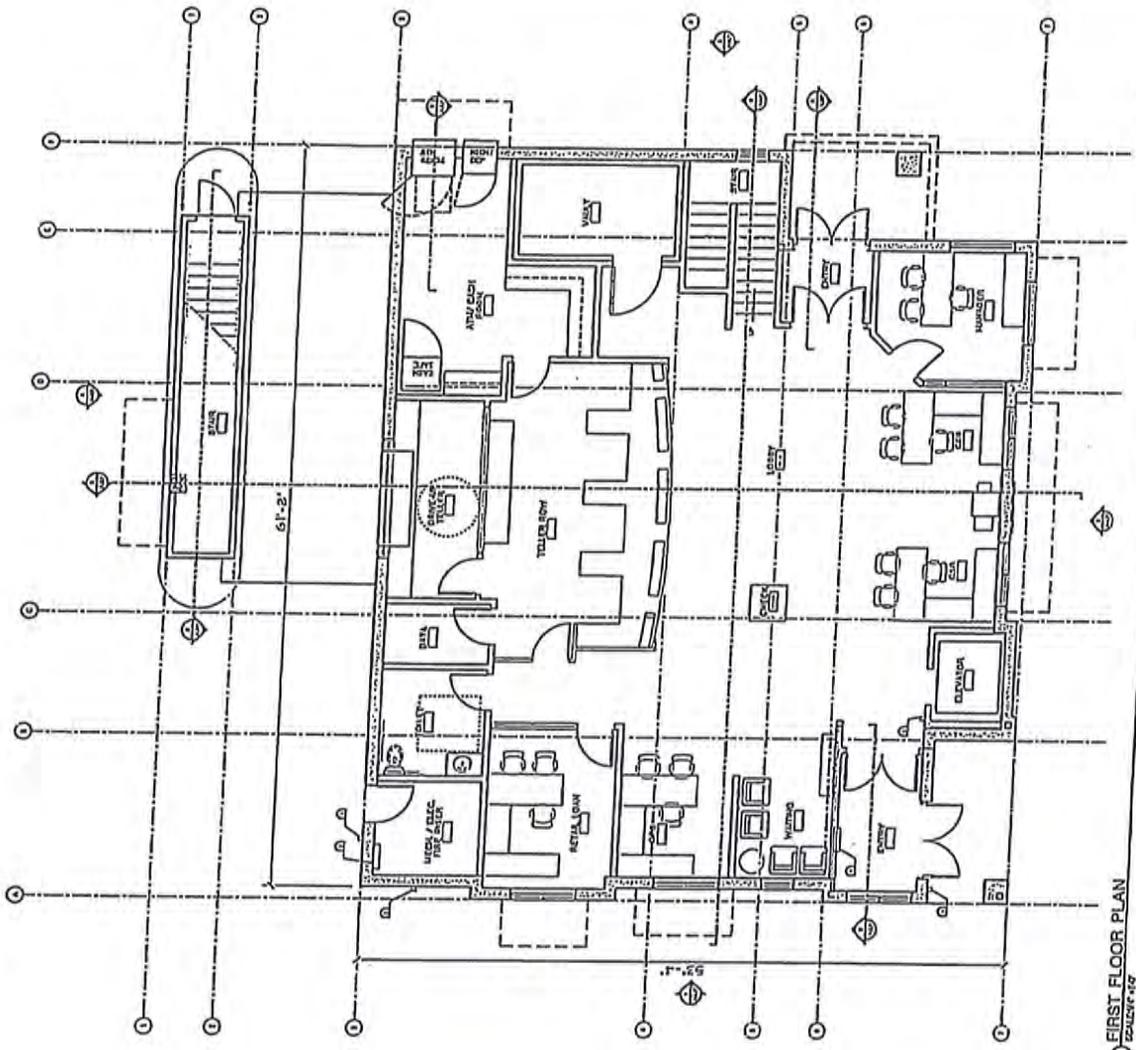
COLUMBIA BANK
1122 DUANE STREET
ASTORIA
OREGON
FIRST FLOOR PLAN

STEELE ASSOCIATES
ARCHITECTS LLC
760 NEW YORK DRIVE, SUITE 200
BEHD, OR 97101
541.382.9857 FAX 541.385.8816
info@steele-arch.com

KEY NOTES

- 1 ROOM LOCATION
- 2 AS FOLLOWS
- 3 SHALL INCLUDE MULTIPLE DEPARTMENT CONNECTION
- 4 MANUFACTURING PLANT
- 5 EXISTING LOCATION, NOT AS SHOWN

GENERAL NOTES



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

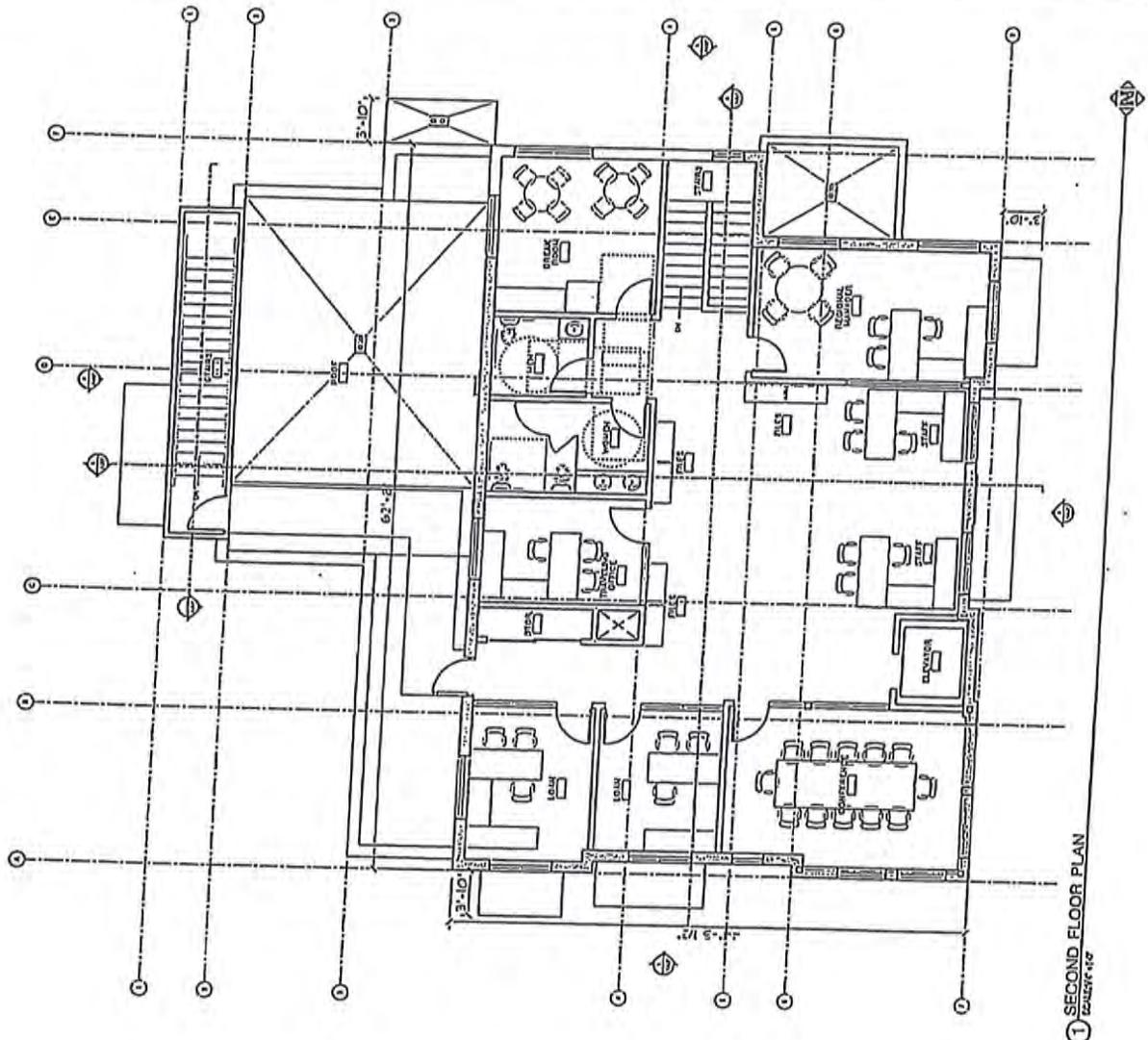
DATE: 08/25/14
PROJECT: A202

COLUMBIA BANK
1122 DUANE STREET
ASTORIA
OREGON

STEEL ASSOCIATES ARCHITECTS LLC
760 HW YORK DRIVE, SUITE 200
03110, OR 97201
info@steel-arch.com
541.382.9887 FAX 541.385.8816

KEY NOTES

GENERAL NOTES





CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

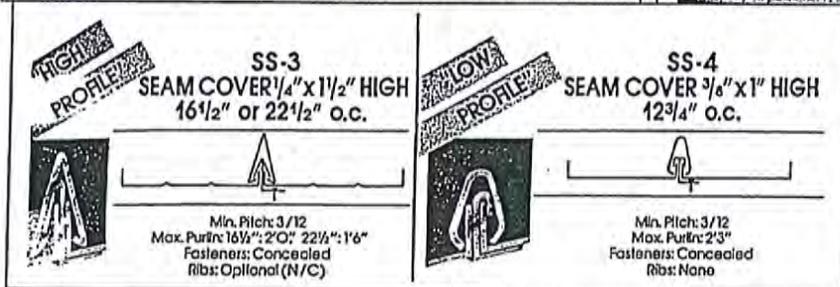
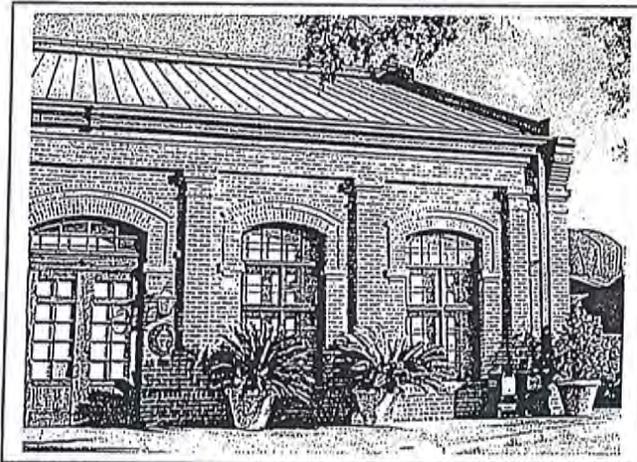
November 18, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER & HISTORIC PRESERVATION OFFICER

SUBJECT: NEW CONSTRUCTION NC14-05 FOR 1122 DUANE – SUPPLEMENTAL FINDINGS

Since the agenda went out, I found out that standing seam roofs have been used for well over 100 years. The standing seam is historically accurate. Seams today can have a low or high profile. These photos are from an award winning restoration in Savannah GA showing a low profile standing seam roof. If the HLC decides to approve the standing seam roof, the HLC may want to consider adding a condition that the seam have a low profile.



One HLC Commissioner requested information on other standing seam metal roofs in the Downtown Historic District. Only three buildings in the Downtown District mention "standing seam metal". I did a word search and these are the only ones I found.

1303 Exchange (historic non-contributing) notes "cornice covered by false mansard roof made of standing seam metal"

80 11th (non-compatible) notes roof and exterior surfacing *"standing seam metal"*

1052-1084 Commercial (non-compatible) notes exterior *alterations "SW corner storefront nearly intact, but standing seam awning covers transoms"*. Statement of Significance notes *"If restored, this building could be considered compatible and contribute to the streetscape. John Wicks' clean utilitarian design has been obscured through alterations."*

Besides the Downtown District, there is a Downtown Inventory Area on the outer boundaries of the District. In that area, there is only one building listed with a standing seam metal roof:

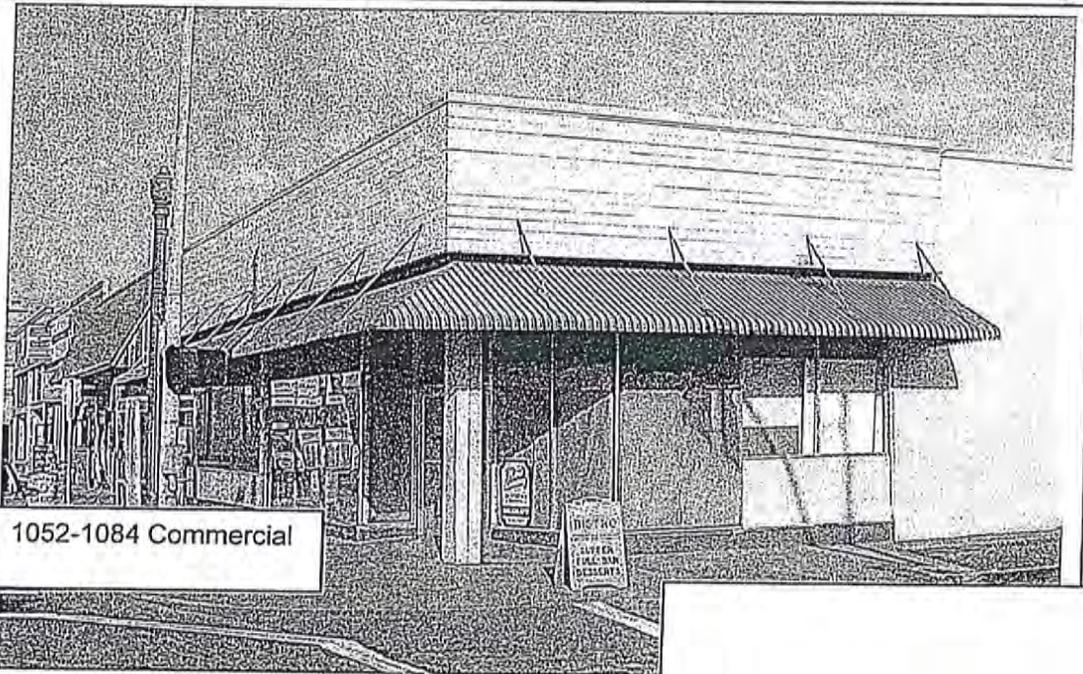
987 Duane (non-compatible) notes *"shed/metal"* roof

Color is not mentioned in the inventories as it is not a factor in the City Historic Properties Ordinance.

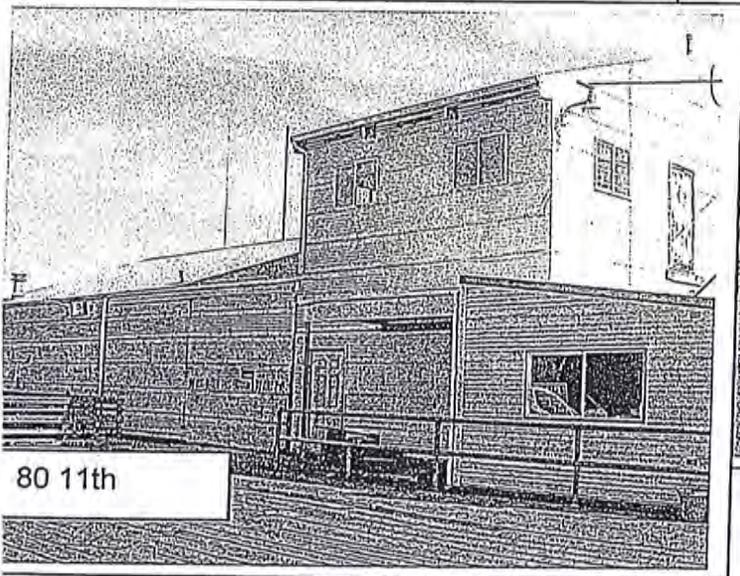
1303 Exchange



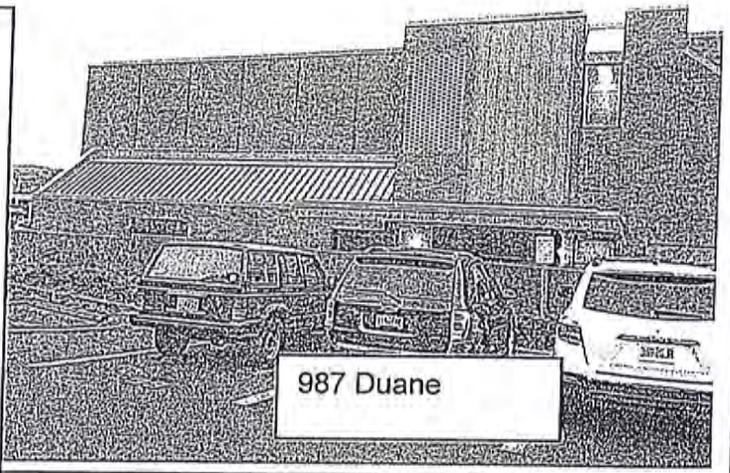
1052-1084 Commercial



80 11th



987 Duane





CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

November 14, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER & HISTORIC PRESERVATION OFFICER

SUBJECT: NEW CONSTRUCTION (NC14-05) BY STEELE ASSOCIATES ARCHITECTS TO CONSTRUCT A COMMERCIAL BUILDING AT 1122 DUANE STREET – SUPPLEMENTAL FINDINGS OF FACT

Background

At its October 21, 2014 meeting, the Historic Landmarks Commission (HLC) held a public hearing on the proposed new construction at 1122 Duane Street. The public hearing was closed at that meeting. The HLC expressed concerns with the blue standing seam metal pyramid roof, the location and design of rooftop mechanical equipment, and the texture and appearance of the various siding materials. The HLC indicated that the basic design and other aspects of the proposed construction appeared to meet the criteria. The HLC requested that the applicant return to the next HLC meeting with additional information to address these concerns. The issue was continued to the November 18, 2014 HLC meeting.

The applicant has submitted the design and location of the rooftop mechanical equipment dated 12-12-14 which are attached and incorporated by reference as part of the Findings of Fact. They will bring samples of the siding materials as noted in the attached submittal to the HLC meeting. Concerning the blue standing seam metal roof, the applicant has submitted examples of other structures in Astoria with blue and/or standing seam metal roofs. The memo from the applicant indicates that Columbia Bank uses the blue metal roof as corporate branding and have reduced the amount of this feature from a full roof to just the pyramid portion. The applicant has submitted the attached justification for the use of this material and requests that the HLC approve the blue standing seam metal pyramid roof.

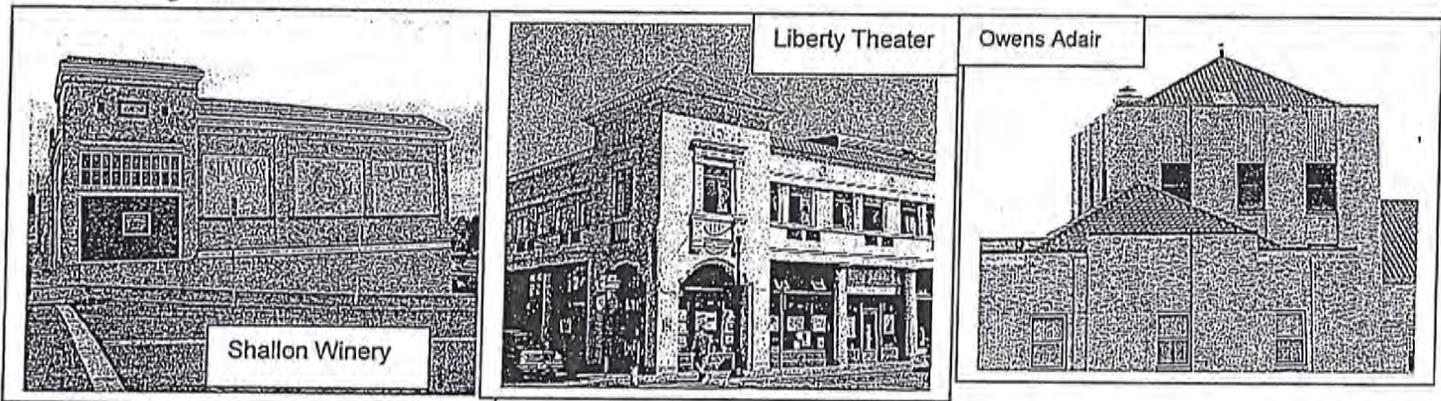
The buildings used as examples of blue and/or standing seam metal roofs by the applicant are as follows:

	<u>Address and map/tax lot</u>	<u>Use</u>	<u>Designation</u>	<u>District/Area</u>
1.	697 Duane (8CC 200)	commercial		Hobson-Flavel
2.	901 Marine (8CB 5500)	commercial		Downtown
3.	1052-1084 Commercial (8CB 8900)	commercial		Downtown
4.	1138 Exchange (8CD 400)	commercial		Downtown
5.	1161 Commercial (8CA 5100)	commercial		Downtown
6.	1598 Duane (8DB 2900)	commercial	Historic	Downtown
7.	1681 Franklin (8DC 3500)	residential		Shively-McClure
8.	544 17th (8DC 15501)	residential		Shively-McClure

Only one structure, Shallon Winery at 1598 Duane is designated as historic and is used as an example of "blue field color facade".

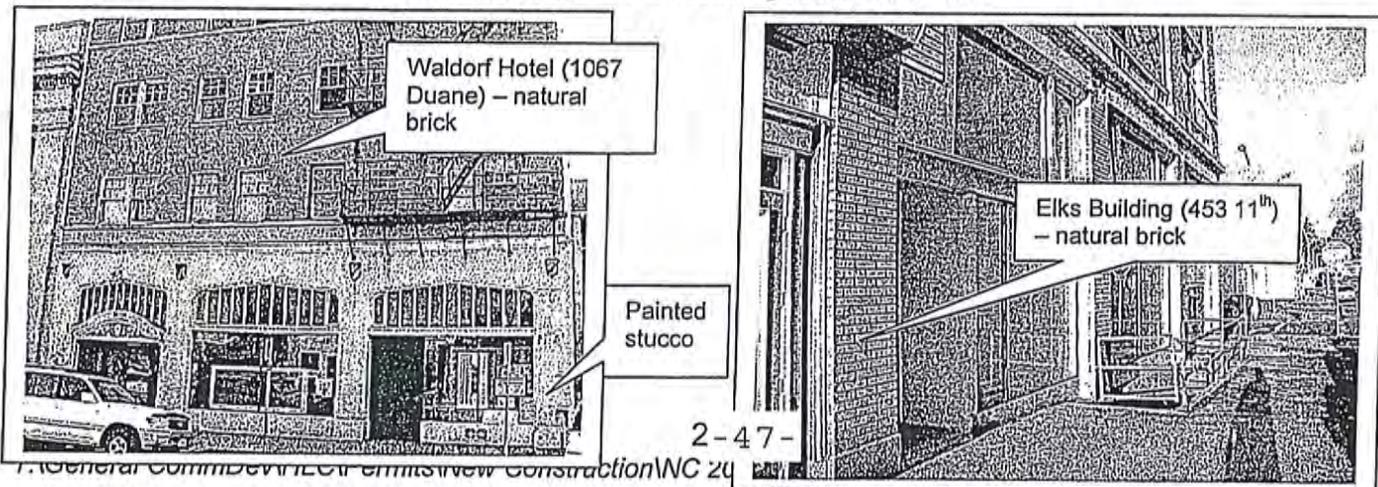
Development Code Section 6.070(B.1) states that "In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials."

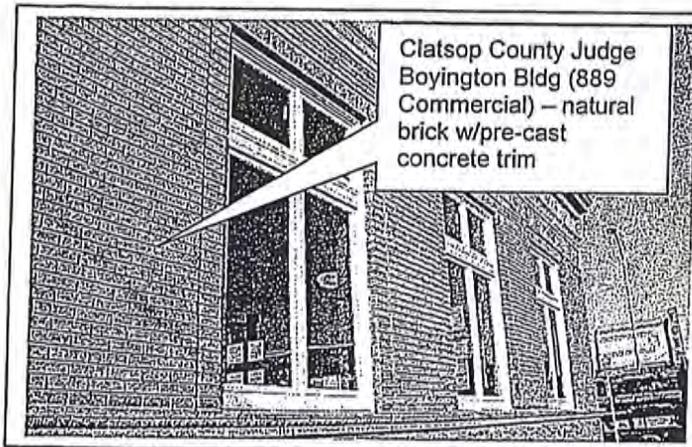
Finding: The criteria for New Construction review does not include review of color but does include review of materials. At its October 21, 2014 meeting, the HLC suggested that the applicant research the possibility of materials other than standing seam metal for the pyramid roof. Tile roofing was suggested. The Liberty Theater (1203 Commercial), Owens Adair Apartments (1508 Exchange), and Shallon Winery (1598 Duane) have tile roofs, but all three buildings are the Mediterranean style. The applicant has indicated that a tile roof is not the branding for Columbia Bank.



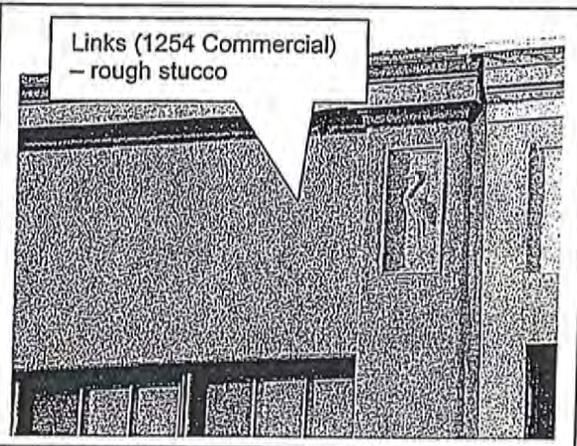
The HLC needs to "consider and weigh" the criteria in approving or denying a request. The applicant has indicated that the roof design is a branding feature of the bank. Therefore, it could be considered similar to signage. Due to the fact that the roof design is specifically for the bank, it could be constructed so that it could be removed in the future should Columbia Bank vacate the building and the future tenant no longer needs that specific branding feature (Condition 2). The HLC could make a condition that the roof construction be such that the pyramid feature is easily removable leaving an approved roof under the pyramid area (Condition 1).

The siding material is proposed to be a mixture of sandblasted stucco, precast concrete sills, and brick. Siding on historic buildings Downtown vary in texture including rough stucco and concrete, smooth stucco, natural brick, and smooth glazed brick tile.





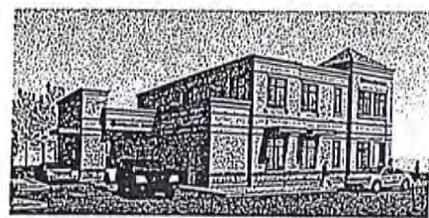
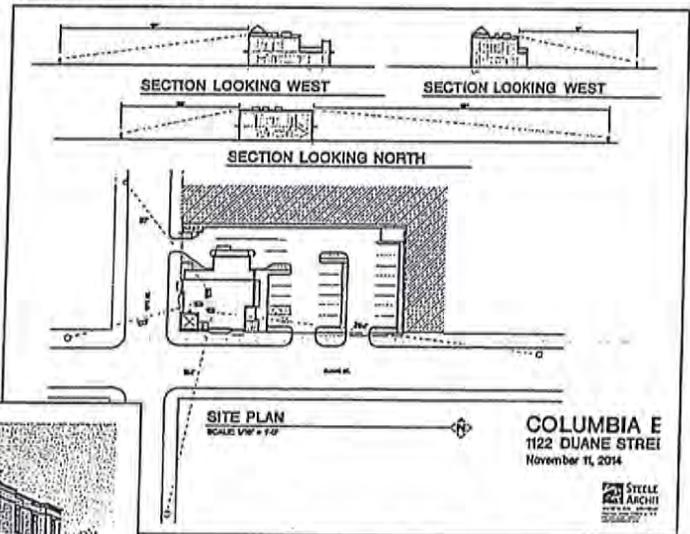
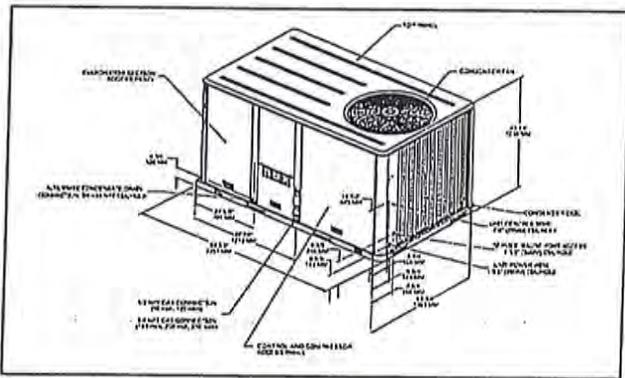
Clatsop County Judge Boyington Bldg (889 Commercial) – natural brick w/pre-cast concrete trim



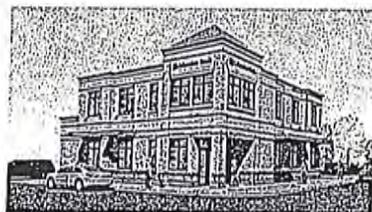
Links (1254 Commercial) – rough stucco

The applicant will provide samples at the meeting to show the texture and visual appearance of the materials. The proposed materials are consistent with other stucco and brick siding in the Downtown area.

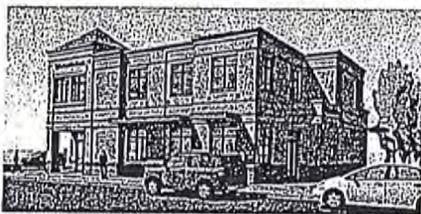
The rooftop mechanical equipment is similar to other equipment throughout the City. The units are approximately 40" tall and will be set back from the parapet toward the center of the roof. The applicant has included view prospective plans showing that the units would not be highly visible from the surrounding streets. Location of mechanical equipment on rooftops is a Class 1 historic review which allows for "over-the-counter" review and approval.



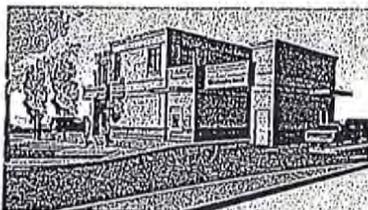
1 NORTHWEST



2 SOUTHWEST

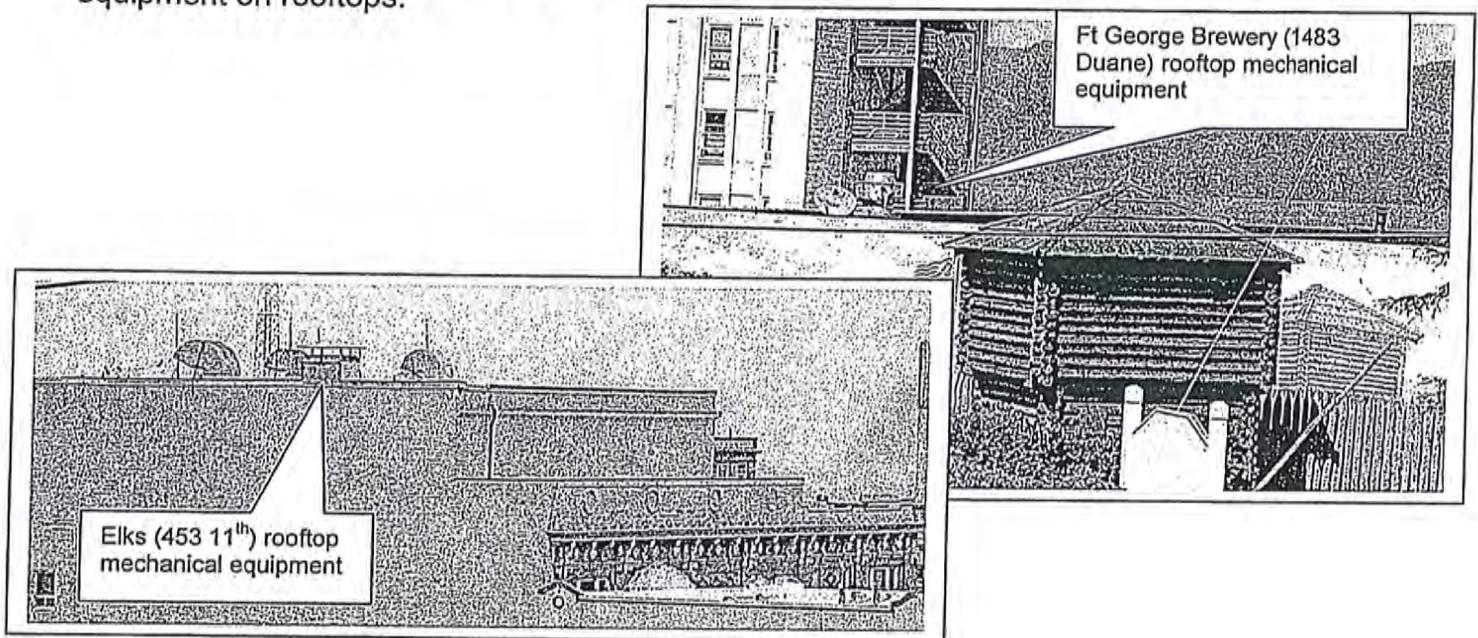


3 SOUTHEAST



4 NORTHEAST

Rooftop mechanical equipment is common on downtown buildings. Most are located back from the edge of the building to reduce the visual impact from the street. Equipment includes chimneys, cooking vents, heating and air conditioning equipment, wireless communication dishes and equipment, etc. The proposed size and location is consistent with other mechanical equipment on rooftops.



CONCLUSION AND RECOMMENDATION

The request, in balance, meets all the applicable review criteria. Staff recommends approval of the request with the following conditions:

1. The roof construction shall be such that the pyramid feature is easily removable leaving an approved roof under the pyramid area.
2. The pyramid roof shall be removed if the tenant no longer uses this feature as corporate branding unless otherwise approved by the Historic Landmarks Commission.
3. All conditions in the New Construction (NC14-05) Findings of Fact shall apply.



November 12, 2014

Rosemary Johnson
City Planner
Community Development Department
Astoria City Hall
1095 Duane Street
Astoria, OR 97103

Transmitted: via email to rjohnson@astoria.or.us

Project: Columbia Bank Astoria – Reference City of Astoria #NC14-05

Rosemary,

This letter is a response to the HLC requests to address the metal seam standing roof color, providing physical samples of the exterior materials, and presenting the location of the roof top units (RTU's) relative to sight lines from various viewpoints.

Roof material and color: In last month's HLC meeting the Commission took issue with the standing seam metal roof color. Other forms, materials, colors, and proportions of the exterior elevations presented were acceptable. Our understanding from the Commission was that a blue metal seam roof was not representative of the historic downtown dating back to pre-WWII. Possible recommendations were blue terra cotta tiles, grey, copper or stainless steel metal seam. Steele associates was directed to discuss with Columbia Bank if other options were possible as part of the continuance.

Owner-Architect response: Company branding colors and materials are very important to Columbia Bank. Columbia Bank respectfully requests that the Commission reconsider the current proposal of a blue standing seam metal pyramid. We hope the following bullet points justify the proposal to the Commission:

- **Accent Only:** Steele Associates has worked with City staff to provide the branding color as an accent material to the rest of the project. Traditionally Columbia Bank metal seam roofs are sloped and cover the entire building; a visually prominent feature. The proposed pyramid is a small percentage of the roof overall. It was also purposely set back from the parapet so to not interfere with the horizontal banding required by the City.
- **Low Profile and Scale:** Pedestrian level views from the street (see 3-D images) indicate that the pyramid roof is partially obscured. The pyramid is at a low profile and scale compared to the rest of the building.
- **Terra Cotta blue tiles:** This option was reviewed, but terra cotta roof tiles are not part of the bank's branding. Terra cotta also suggests Asian and Mediterranean styles.



STEELE ASSOCIATES ARCHITECTS LLC

ARCHITECTURE | MASTER PLANNING | SUSTAINABLE DESIGN | INTERIOR DESIGN
760 NW YORK DR. SUITE 200 BEND OR 97701 PH: 541-382-9867 FX: 541-385-8816 WWW.STEELE-ARCH.COM INFO@STEELE-ARCH.COM

- We researched in and near the Astoria Downtown and Shively-McClure Historic districts for examples to support the Owner's desire to maintain the blue metal seam roof. Please reference the graphic showing select structures where the following materials and colors have been used:
 - Blue metal seam roof; 1 and 8.
 - Blue metal seam awning at main entrance; 4.
 - Blue accent color façade; 2
 - Blue field color façade; 6.
 - Mixture of green and red metal seam awnings next to a predominant blue façade; 3.
 - Blue roof and field façade; 7.
 - Predominant red metal seam awning and parapet; 5. Though not blue the percent of red metal seam to the rest of the façade appears to be 50% or more against the rest of the elevation. The metal seam appears to interrupt the adjacent horizontal banding.

Summary: Based on select examples downtown, the placement and proportion of the metal seam roof, and the minimalist use of the material we believe the blue color, as proposed, is consistent with City's guidelines.

Exterior material samples: Please reference attached photographs indicating proposed materials in sunlight and diffused light. This helps in presenting how the materials change in appearance in different lighting conditions. Materials are proposed as follows:

*Metal Seam Roof / Awnings: Regal Blue (W35) - Metal Sales

*Stucco Texture & color: Sandblast NTX, 104 Dover Sky - Dryvit Systems, Inc.

PreCast Concrete window head and sills: Pewter 860 - Davis Colors.

Curtain wall window Frame: Dark Bronze - Kawneer

Field - Light Earth Tone: Limestone thin brick veneer - Mutual Materials

*+Base - Dark Earth Tone: Redondo Gray thin brick veneer - Mutual Materials

*Columbia Bank standard branding materials

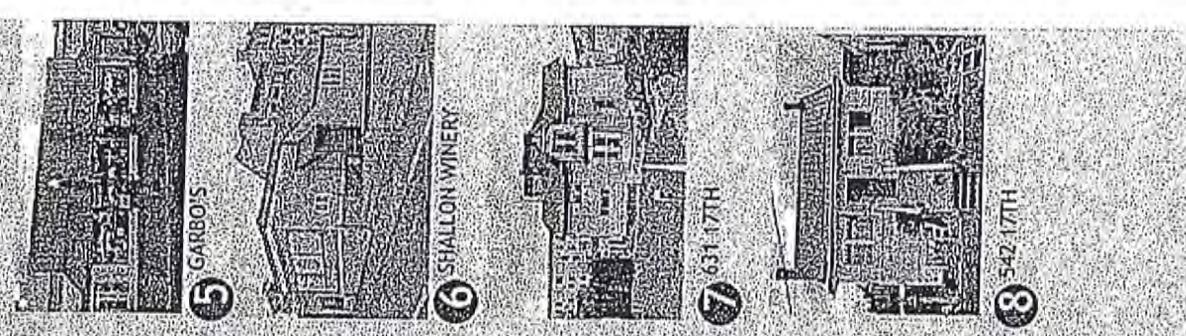
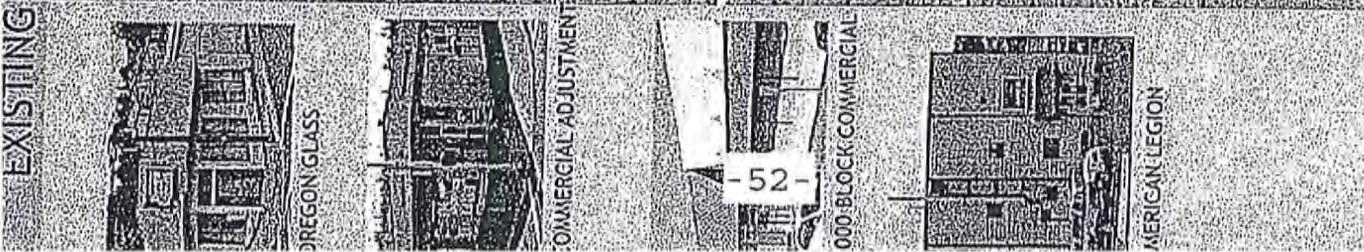
+No jumbo brick: Manufacturer confirmed that jumbo brick size is difficult to produce in a thin brick veneer format. There would be a substantial increase in units breaking between the extrusion process and product delivery. As a cost saving measure the standard 2 1/4" x 7 5/8" units are proposed. Full size samples will be presented at the HLC meeting.

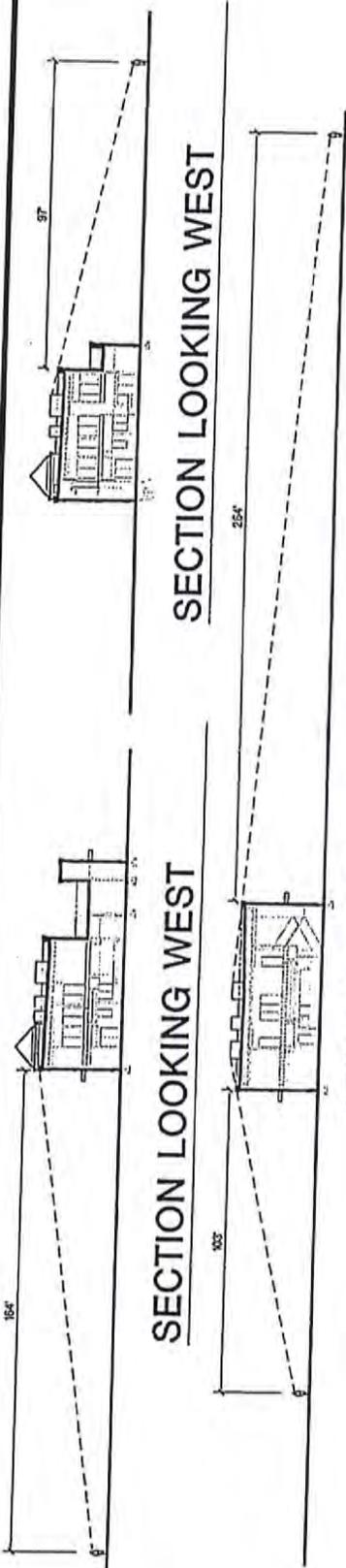
Roof Top Unit Sightlines: Please reference plan and section profile document indicating the maximum distance where the parapet blocks a pedestrian's view of the RTU. Distances are from 97'-0", 103'-0", 164'-0" and 264'-0" feet away from the building.

Best Regards,

Steve Hockman, Project Manager
Steele Associates Architects

EXISTING ELEMENTS OF DOWNTOWN ASTORIA

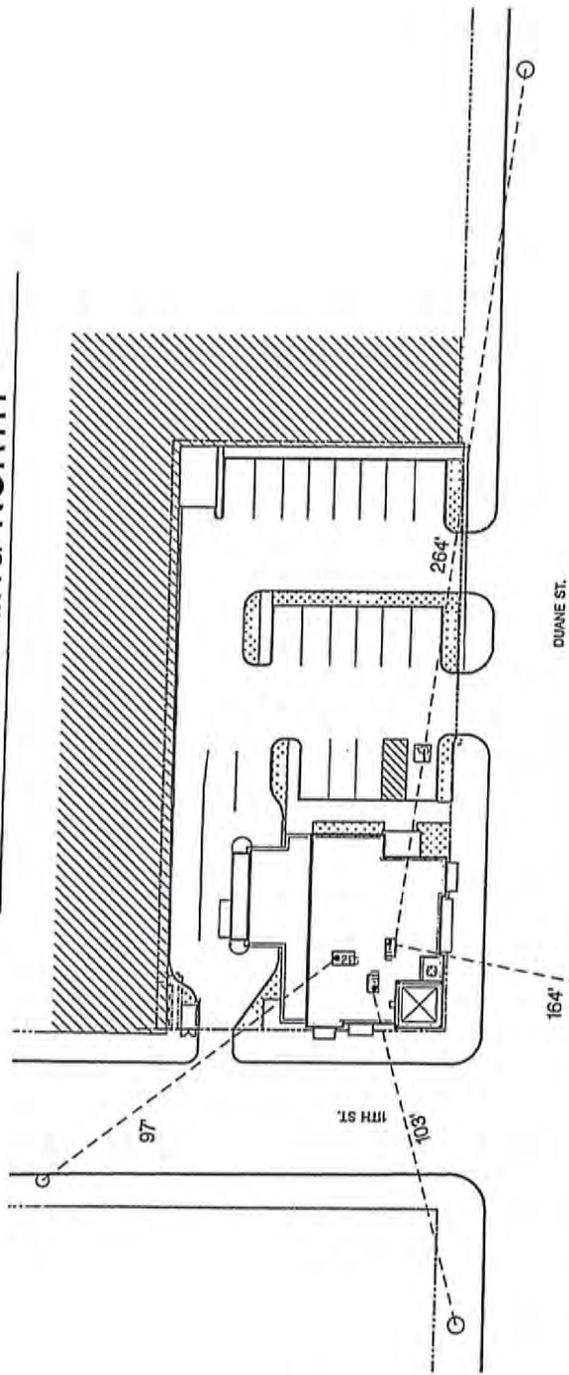




SECTION LOOKING WEST

SECTION LOOKING WEST

SECTION LOOKING NORTH



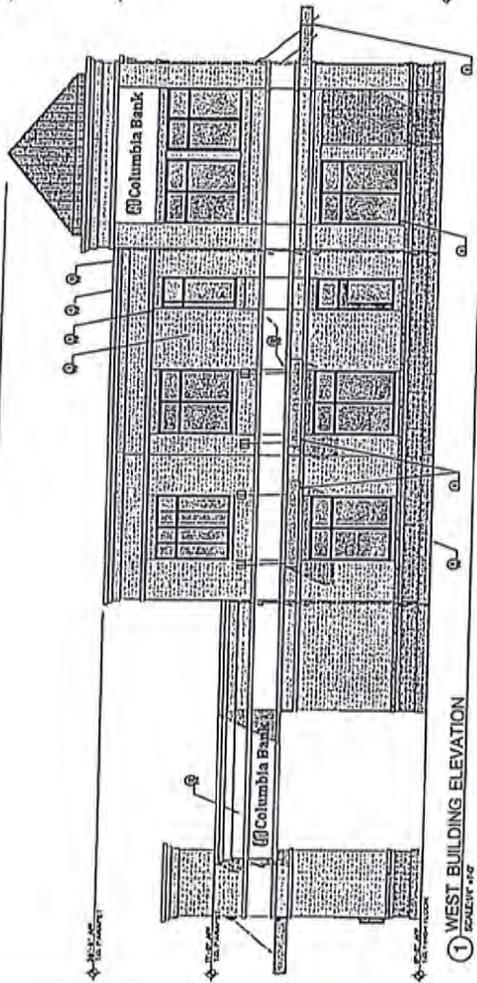
SITE PLAN
SCALE: 1/16" = 1'-0"

COLUMBIA BANK
1122 DUANE STREET
November 11, 2014

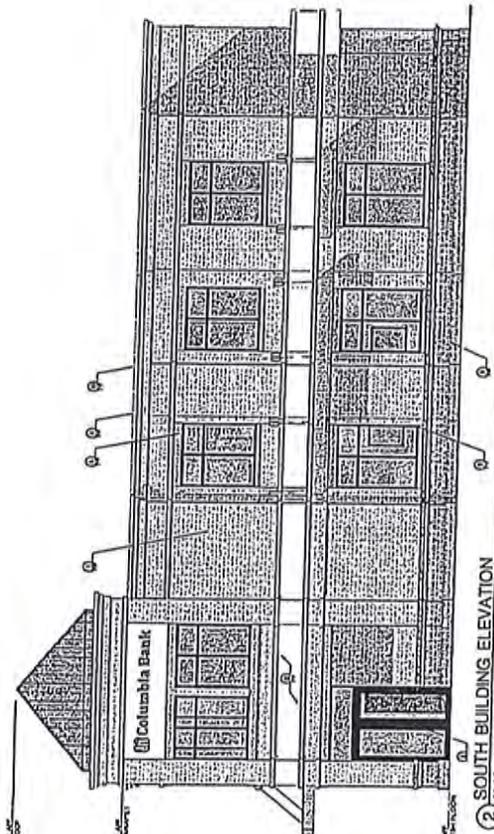
STEELE ASSOCIATES
ARCHITECTS LLC
ARCHITECTURE SUSTAINABLE DESIGN INTERIOR DESIGN
1609 08 17700
PHO 41-331-8881 FAX 41-331-8882
www.steelearch.com steelearch.com

COLUMBIA BANK

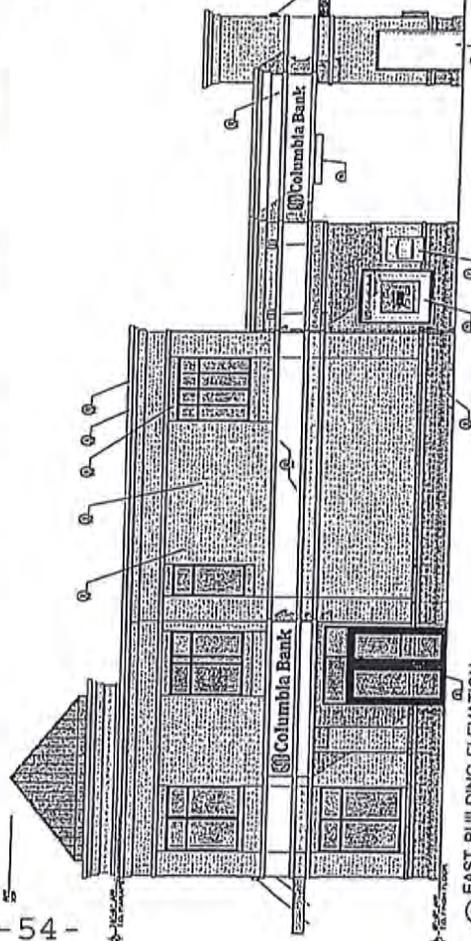
1122 DUANE STREET
ASTORIA, OREGON



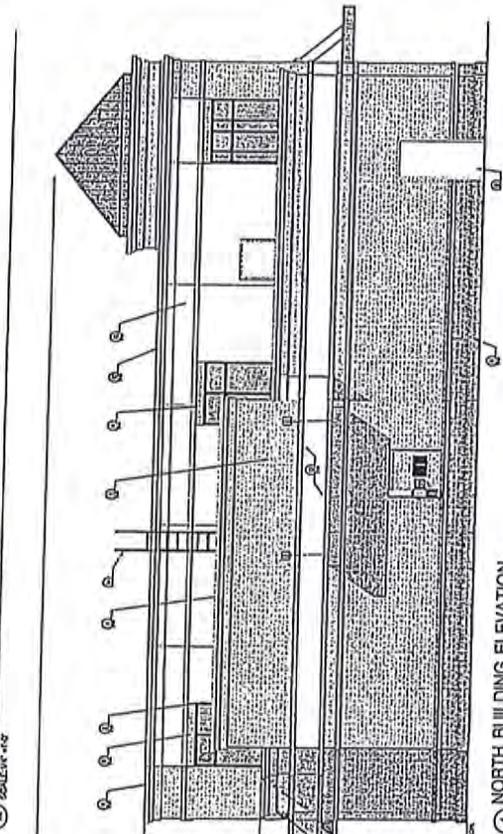
1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



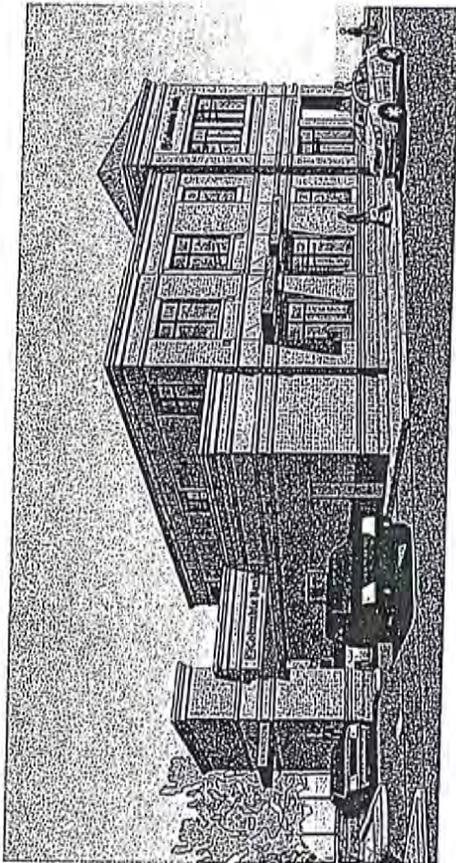
4 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

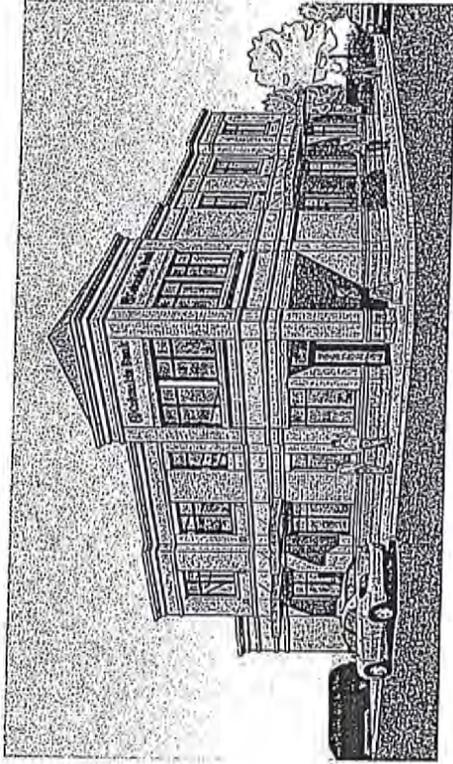
- 1 BRICK VENEER LIGHT BROWN TONE
- 2 BRICK VENEER DARK BROWN TONE
- 3 BRICK VENEER LIGHT BROWN TONE
- 4 BRICK VENEER DARK BROWN TONE
- 5 BRICK VENEER LIGHT BROWN TONE
- 6 BRICK VENEER DARK BROWN TONE
- 7 BRICK VENEER LIGHT BROWN TONE
- 8 BRICK VENEER DARK BROWN TONE
- 9 BRICK VENEER LIGHT BROWN TONE
- 10 BRICK VENEER DARK BROWN TONE
- 11 BRICK VENEER LIGHT BROWN TONE
- 12 BRICK VENEER DARK BROWN TONE
- 13 BRICK VENEER LIGHT BROWN TONE
- 14 BRICK VENEER DARK BROWN TONE
- 15 BRICK VENEER LIGHT BROWN TONE
- 16 BRICK VENEER DARK BROWN TONE
- 17 BRICK VENEER LIGHT BROWN TONE
- 18 BRICK VENEER DARK BROWN TONE
- 19 BRICK VENEER LIGHT BROWN TONE
- 20 BRICK VENEER DARK BROWN TONE
- 21 BRICK VENEER LIGHT BROWN TONE
- 22 BRICK VENEER DARK BROWN TONE
- 23 BRICK VENEER LIGHT BROWN TONE
- 24 BRICK VENEER DARK BROWN TONE
- 25 BRICK VENEER LIGHT BROWN TONE
- 26 BRICK VENEER DARK BROWN TONE
- 27 BRICK VENEER LIGHT BROWN TONE
- 28 BRICK VENEER DARK BROWN TONE
- 29 BRICK VENEER LIGHT BROWN TONE
- 30 BRICK VENEER DARK BROWN TONE
- 31 BRICK VENEER LIGHT BROWN TONE
- 32 BRICK VENEER DARK BROWN TONE
- 33 BRICK VENEER LIGHT BROWN TONE
- 34 BRICK VENEER DARK BROWN TONE
- 35 BRICK VENEER LIGHT BROWN TONE
- 36 BRICK VENEER DARK BROWN TONE
- 37 BRICK VENEER LIGHT BROWN TONE
- 38 BRICK VENEER DARK BROWN TONE
- 39 BRICK VENEER LIGHT BROWN TONE
- 40 BRICK VENEER DARK BROWN TONE
- 41 BRICK VENEER LIGHT BROWN TONE
- 42 BRICK VENEER DARK BROWN TONE
- 43 BRICK VENEER LIGHT BROWN TONE
- 44 BRICK VENEER DARK BROWN TONE
- 45 BRICK VENEER LIGHT BROWN TONE
- 46 BRICK VENEER DARK BROWN TONE
- 47 BRICK VENEER LIGHT BROWN TONE
- 48 BRICK VENEER DARK BROWN TONE
- 49 BRICK VENEER LIGHT BROWN TONE
- 50 BRICK VENEER DARK BROWN TONE
- 51 BRICK VENEER LIGHT BROWN TONE
- 52 BRICK VENEER DARK BROWN TONE
- 53 BRICK VENEER LIGHT BROWN TONE
- 54 BRICK VENEER DARK BROWN TONE
- 55 BRICK VENEER LIGHT BROWN TONE
- 56 BRICK VENEER DARK BROWN TONE
- 57 BRICK VENEER LIGHT BROWN TONE
- 58 BRICK VENEER DARK BROWN TONE
- 59 BRICK VENEER LIGHT BROWN TONE
- 60 BRICK VENEER DARK BROWN TONE
- 61 BRICK VENEER LIGHT BROWN TONE
- 62 BRICK VENEER DARK BROWN TONE
- 63 BRICK VENEER LIGHT BROWN TONE
- 64 BRICK VENEER DARK BROWN TONE
- 65 BRICK VENEER LIGHT BROWN TONE
- 66 BRICK VENEER DARK BROWN TONE
- 67 BRICK VENEER LIGHT BROWN TONE
- 68 BRICK VENEER DARK BROWN TONE
- 69 BRICK VENEER LIGHT BROWN TONE
- 70 BRICK VENEER DARK BROWN TONE
- 71 BRICK VENEER LIGHT BROWN TONE
- 72 BRICK VENEER DARK BROWN TONE
- 73 BRICK VENEER LIGHT BROWN TONE
- 74 BRICK VENEER DARK BROWN TONE
- 75 BRICK VENEER LIGHT BROWN TONE
- 76 BRICK VENEER DARK BROWN TONE
- 77 BRICK VENEER LIGHT BROWN TONE
- 78 BRICK VENEER DARK BROWN TONE
- 79 BRICK VENEER LIGHT BROWN TONE
- 80 BRICK VENEER DARK BROWN TONE
- 81 BRICK VENEER LIGHT BROWN TONE
- 82 BRICK VENEER DARK BROWN TONE
- 83 BRICK VENEER LIGHT BROWN TONE
- 84 BRICK VENEER DARK BROWN TONE
- 85 BRICK VENEER LIGHT BROWN TONE
- 86 BRICK VENEER DARK BROWN TONE
- 87 BRICK VENEER LIGHT BROWN TONE
- 88 BRICK VENEER DARK BROWN TONE
- 89 BRICK VENEER LIGHT BROWN TONE
- 90 BRICK VENEER DARK BROWN TONE
- 91 BRICK VENEER LIGHT BROWN TONE
- 92 BRICK VENEER DARK BROWN TONE
- 93 BRICK VENEER LIGHT BROWN TONE
- 94 BRICK VENEER DARK BROWN TONE
- 95 BRICK VENEER LIGHT BROWN TONE
- 96 BRICK VENEER DARK BROWN TONE
- 97 BRICK VENEER LIGHT BROWN TONE
- 98 BRICK VENEER DARK BROWN TONE
- 99 BRICK VENEER LIGHT BROWN TONE
- 100 BRICK VENEER DARK BROWN TONE

COLUMBIA BANK

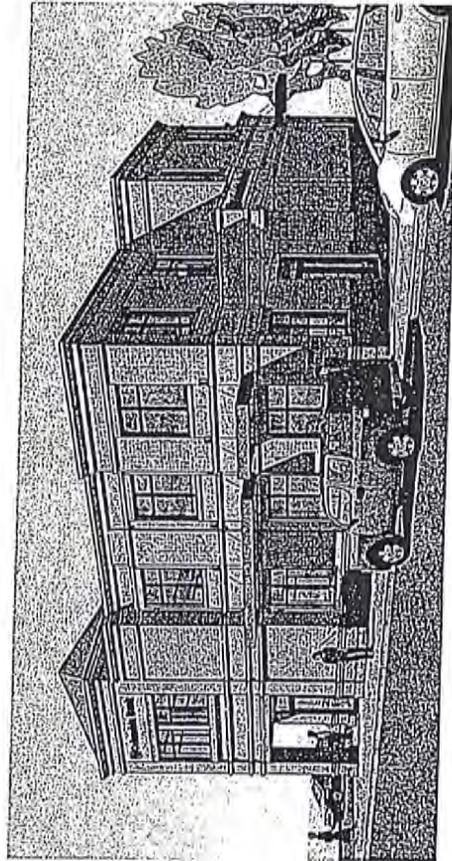
1122 DUANE STREET
ASTORIA, OREGON



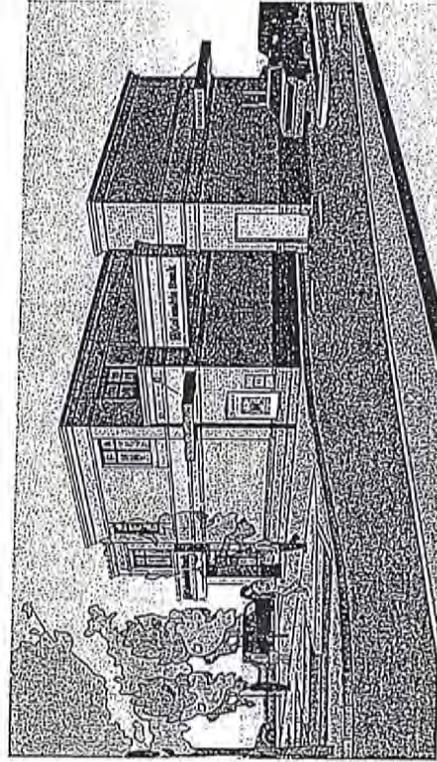
① NORTHWEST
SCALE: 1/8" = 1'-0"



② SOUTHWEST
SCALE: 1/8" = 1'-0"



③ SOUTHEAST
SCALE: 1/8" = 1'-0"



④ NORTHEAST
SCALE: 1/8" = 1'-0"

CB STANDARD - DIFFUSED LIGHT

Curtain Wall Frame
Dark Bronze
Kawneer

Dark earth tone
Base brick thin
veneer

Redondo Gray -
Mutual Materials

PreCast concrete
WDW Head / Sills:
Pewter 860 -
Davis Colors

Light earth tone
field brick thin
veneer

Limestone -
Mutual Materials

Stucco:
Texture: Sandblast NTX
Color: 104 Dover Sky -
Dryvit Systems, Inc.

Metal Seam/Roof/
Awnings
Regal Blue (W35)
Metal Sales

CB STANDARD - SUN LIGHT



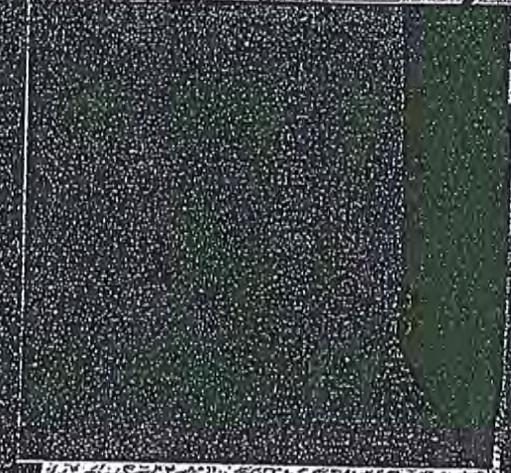
Light earth-tone
field brick thin
veneer

Limestone -
Mutual Materials

PreCast concrete
WDW Head / Sills
Pewter 860 -
Davis Color
Colors

Baselbrick Thin
Secondo Gray
Mutual Materials

Light earth-tone
field brick thin
veneer
Limestone -
Mutual Materials



PreCast concrete
WDW Head / Sills
Pewter 860 -
Davis Color
Colors

Gravel
Textura Sandblast NTX
Color 104 Dover 96
Davis Systems, Inc.

Figure 11. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency

Note: All dimensions are in inches/millimeters.

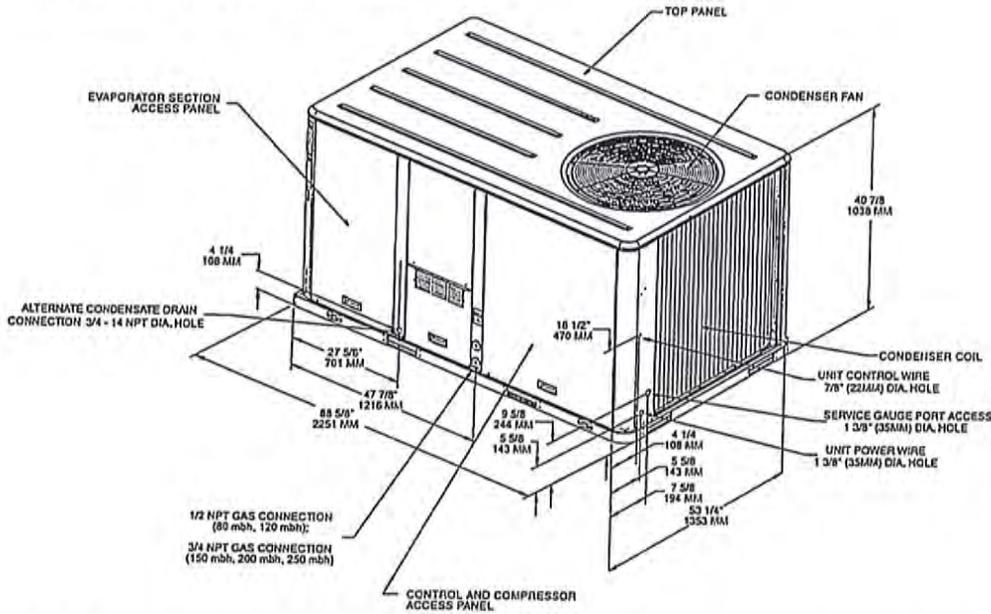
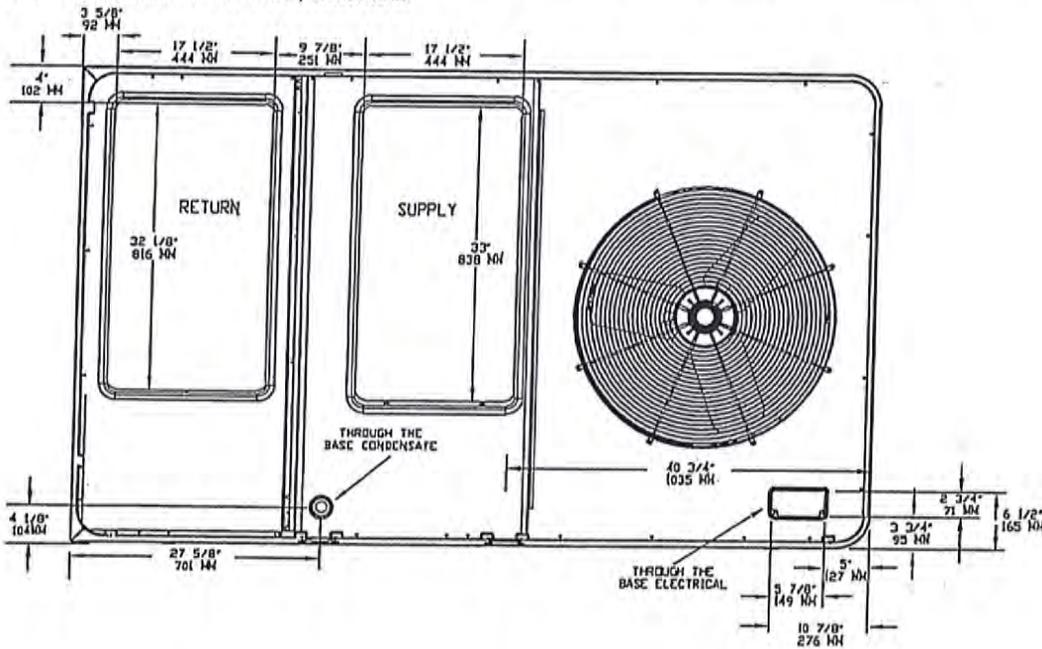
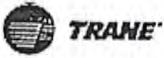


Figure 12. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency downflow airflow supply/return - through-the-base utilities

Note: All dimensions are in inches/millimeters.





Dimensional Data

Figure 13. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency horizontal airflow supply and return

Note: All dimensions are in inches/millimeters.

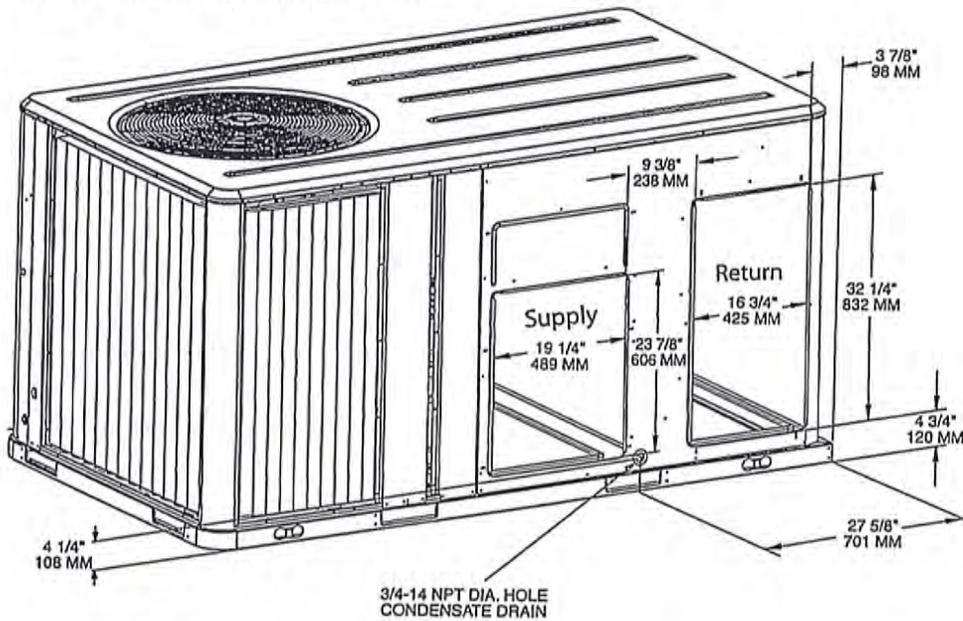


Figure 14. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency unit clearance and roof opening

Note: All dimensions are in inches/millimeters.

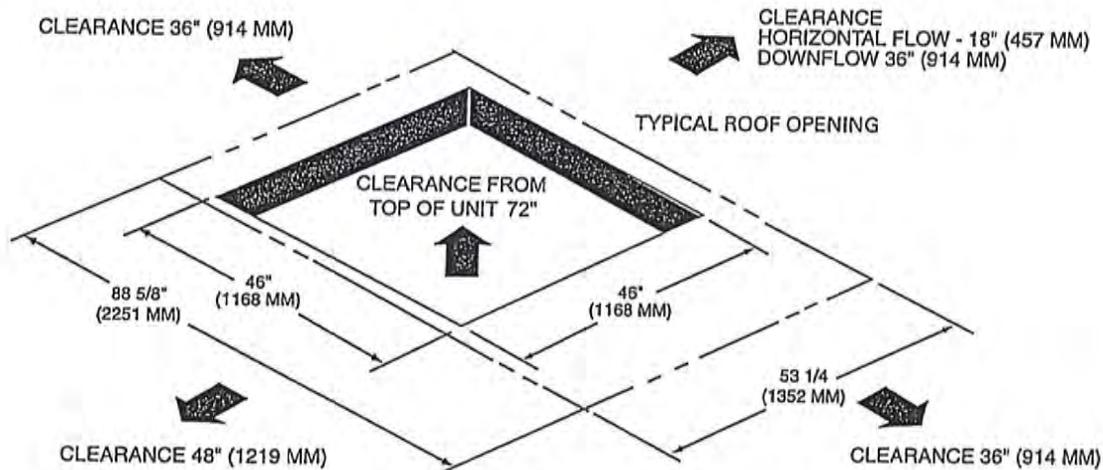


Figure 15. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency - roof curb

Note: All dimensions are in inches/millimeters.

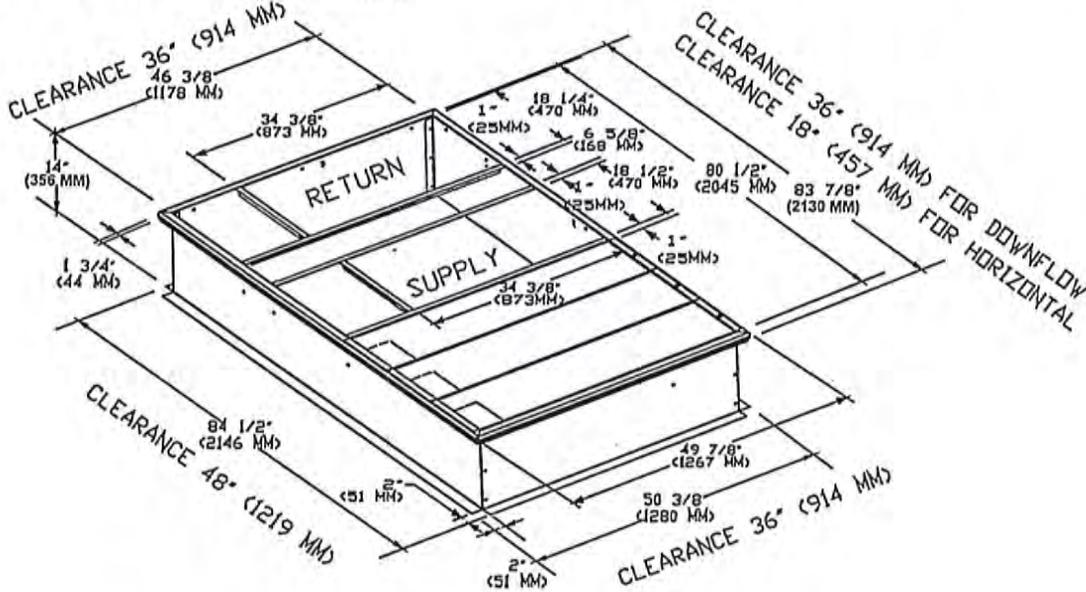
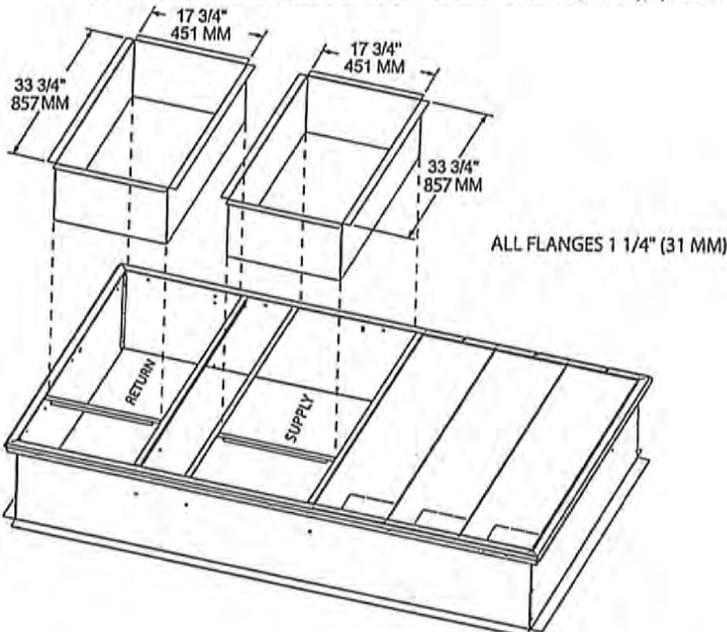


Figure 16. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency downflow duct connections field fabricated

Note: All dimensions are in inches/millimeters.

Note: See "Clearance required from duct to combustible surfaces (inches)," p. 19 for duct clearance to combustible materials.



Dimensional Data

Figure 1. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency

Notes:

1. All dimensions are in inches/millimeters.
2. 1/2 NPT Gas Connection = (Y_C Models only); 2" Electrical Connection: Single Point Power When Heat Installed (T_C Models only.)

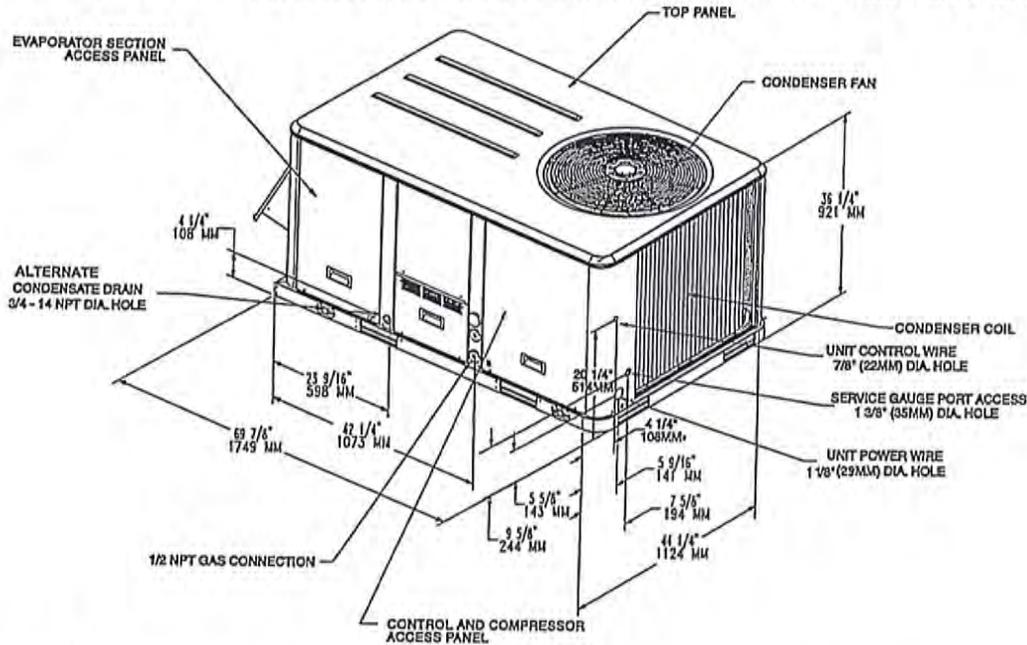
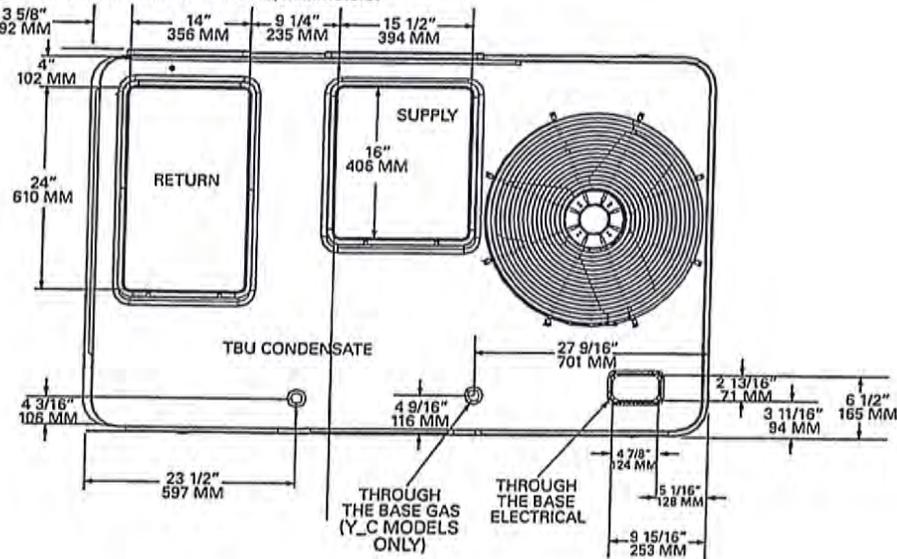


Figure 2. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency downflow airflow supply/return - through-the-base utilities

Note: All dimensions are in inches/millimeters.

Note: All dimensions are in inches/millimeters.





Dimensional Data

Figure 3. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency horizontal airflow supply/return

Note: All dimensions are in inches/millimeters.

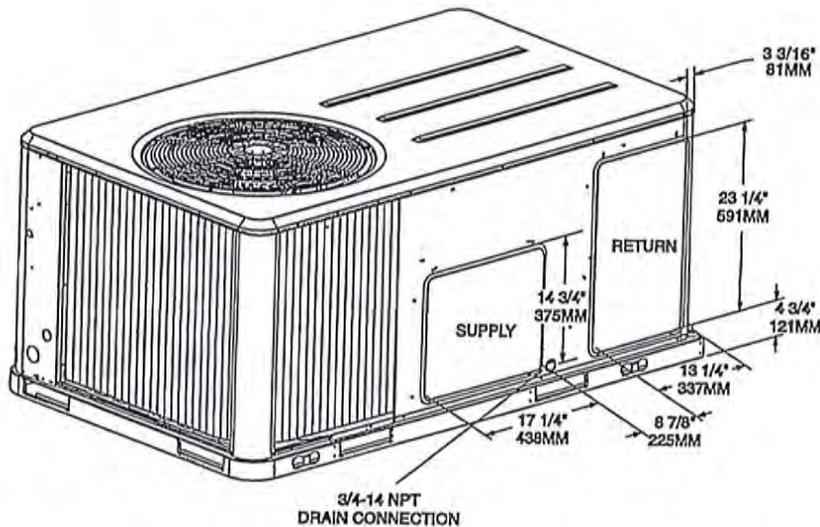


Figure 4. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency unit clearance and roof opening

Note: All dimensions are in inches/millimeters.

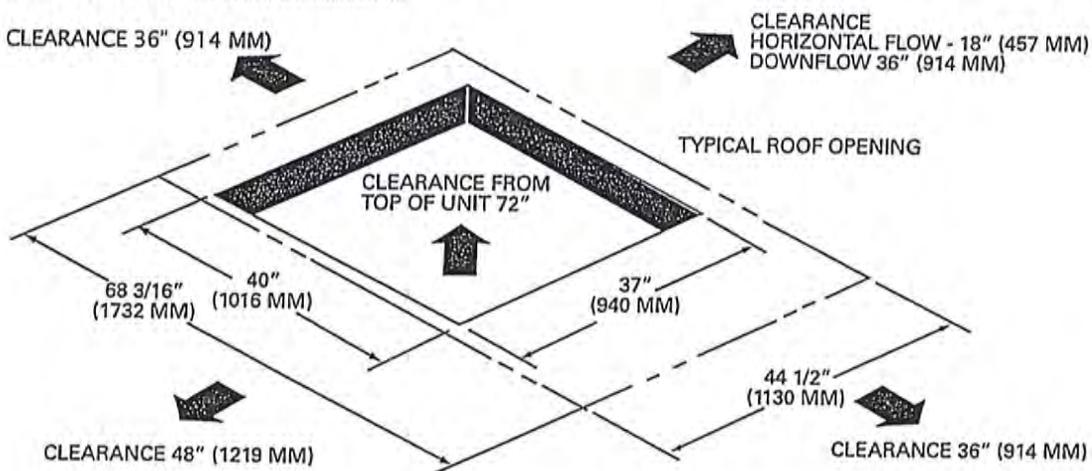


Figure 5. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency - roof curb

Note: All dimensions are in inches/millimeters.

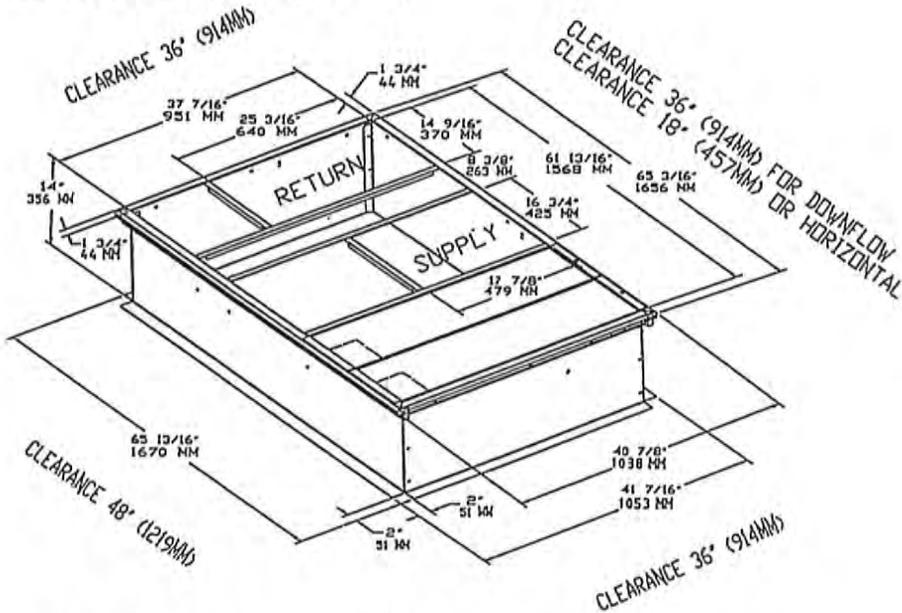
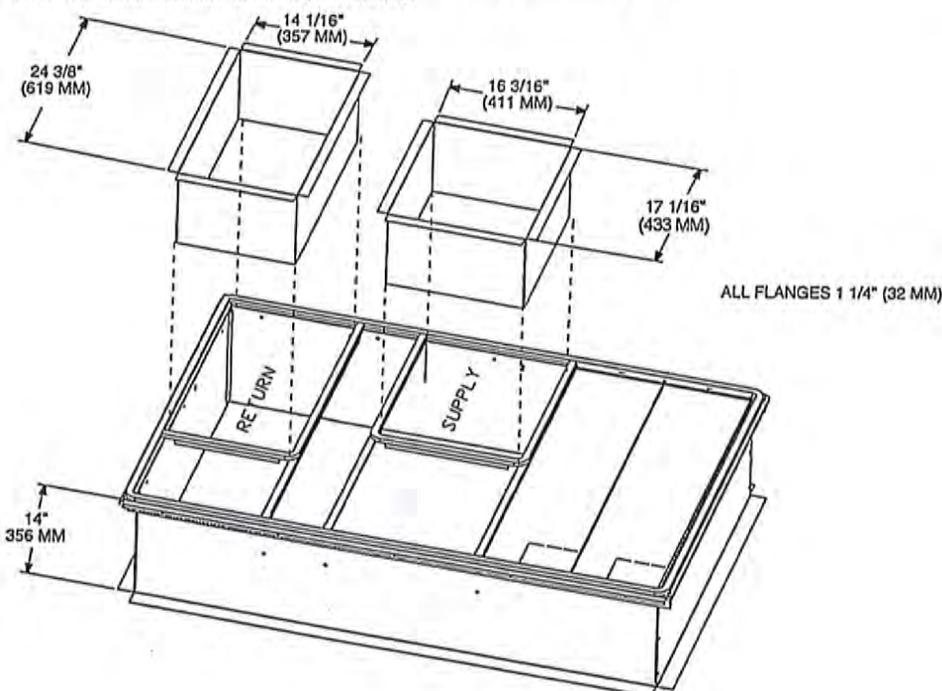


Figure 6. Cooling and gas/electric - 3-5 tons standard efficiency; 3 tons high efficiency downflow duct connections - field fabricated

Note: All dimensions are in inches/millimeters.



STAFF REPORT AND FINDINGS OF FACT

October 13, 2014

TO: HISTORIC LANDMARKS COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER & HISTORIC PRESERVATION OFFICER



SUBJECT: NEW CONSTRUCTION REQUEST (NC14-05) BY STEELE ASSOCIATES ARCHITECTS TO CONSTRUCT A COMMERCIAL BUILDING AT 1122 DUANE STREET

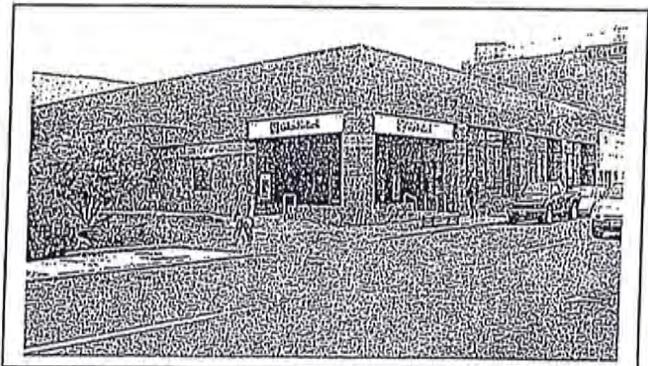
I. BACKGROUND SUMMARY

- A. Applicant: Steve Hockman
Steele Associates Architects
760 Northwest York Drive #200
Bend OR 97701
- B. Owner: Bank of Astoria
MS OP-3300
PO Box 2156
Tacoma WA 98401-2156
- C. Location: 1122 Duane Street; Map T8N-R9W Section 8CA, Tax Lot 5600; Lot 13 & 14, Block 61, McClure
- D. Classification: New construction adjacent to structure(s) designated as historic within the Downtown National Register Historic District
- E. Proposal: To construct an approximate 5,200 square foot, two story commercial building
- F. Zone: C-4 (Central Commercial)

II. BACKGROUND

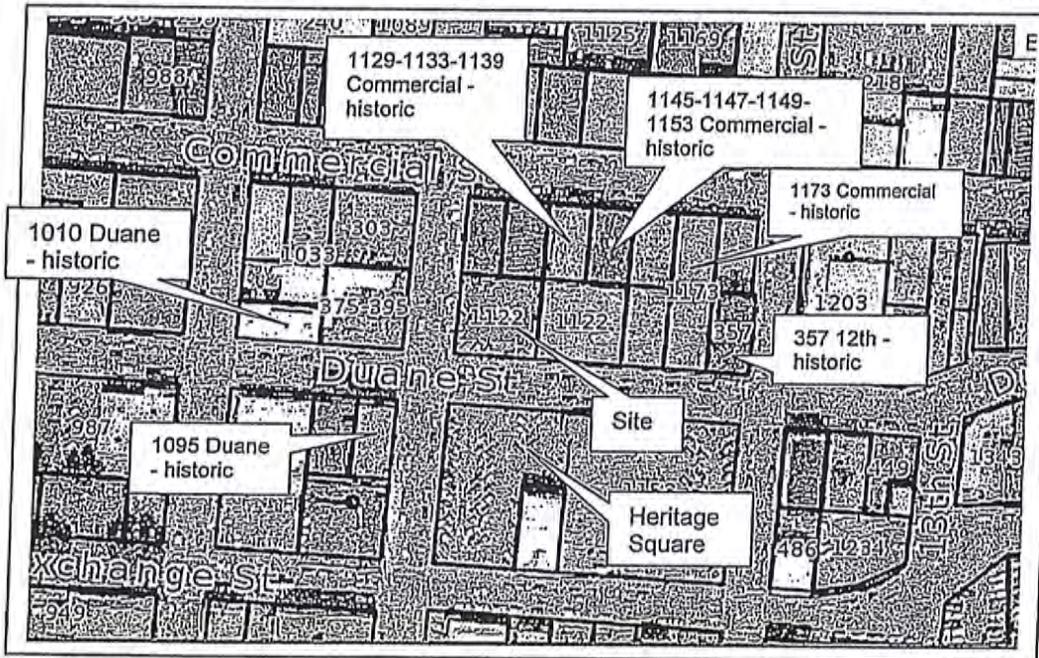
A. Subject Property

The subject property is located on the north side of Duane Street and east side of 11th Street. The lot is 95' x 195' (18,525 square feet). The site is currently developed with the Columbia Bank on the east half of the parcel and a parking lot on the west half.



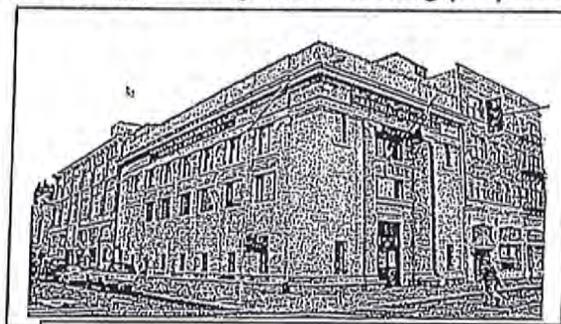
B. Adjacent Neighborhood and Historic Property

The site is located in the downtown and is bounded on all sides by mostly commercial buildings. To the north is Silver Salmon Restaurant; to the east is retail stores; to the west across 11th Street right-of-way is retail and offices, and a bank facing Commercial Street; to the south across the Duane Street right-of-way is Heritage Square and the Garden of Surging Waves, American Legion, and City Hall. There are historic buildings adjacent to this site and in the general neighborhood. Most structures are generally built up to the sidewalks except the commercial cluster at the northwest corner of 11th and Duane has a parking lot at the sidewalk with the building behind similar to the existing bank building site.

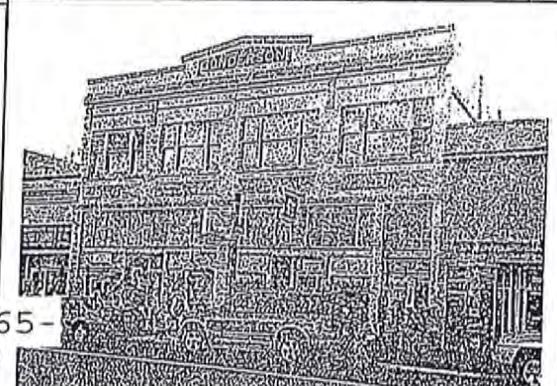


Review of new construction at this site is triggered by the following properties:

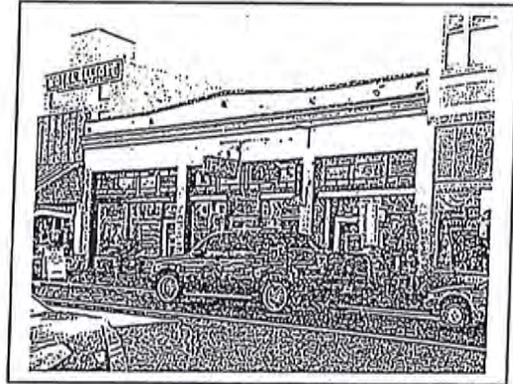
- 1) 1095 Duane
Primary
Downtown National
Register Historic District
Classical
1923



- 2) 1129-1133-1139 Commercial
Secondary
Downtown National
Register Historic District
Late Commercial
1924



- 3) 1145-1147-1149-1153
 Commercial
 Secondary
 Downtown National
 Register Historic District
 Late Commercial
 1924



The proposed project would locate an approximate 5,200 square foot, two story building at the southwest corner of the lot at the sidewalk with the parking behind the building.

Height: 2 stories with a height of approximately 28' to top of parapet and 35.5' to peak

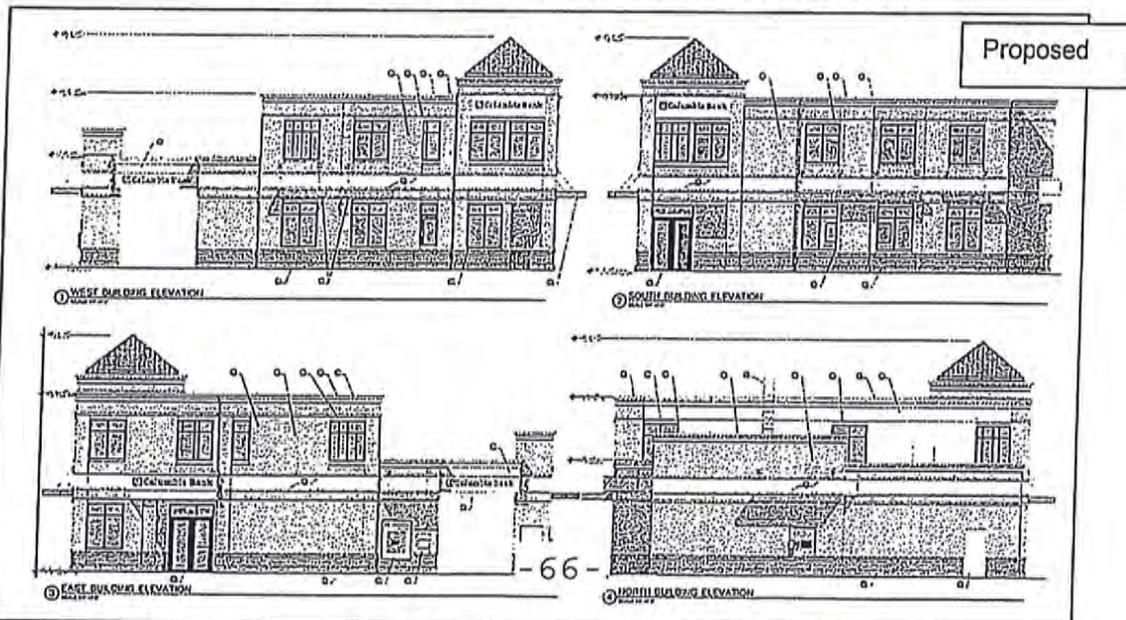
Roof: Flat parapet roof with hip dome tower feature in front corner; blue standing seam metal hip roof

Siding: Cream colored stucco and earth toned standard and jumbo brick veneer

Windows: Anodized aluminum storefront windows with window headers and sills in precast concrete; mullions divide window lites;

Doors: Front door full lite anodized aluminum storefront door; metal man doors on north and east side elevations

Other Features: Covered recessed front entry; belt course between first and second floors; crown molding at parapet cap; pedestrian scale base band; drive through window with stair tower on north elevation; flat metal awnings on east, west, and south elevations



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on September 26, 2014. A notice of public hearing was published in the Daily Astorian on October 21, 2014. Comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

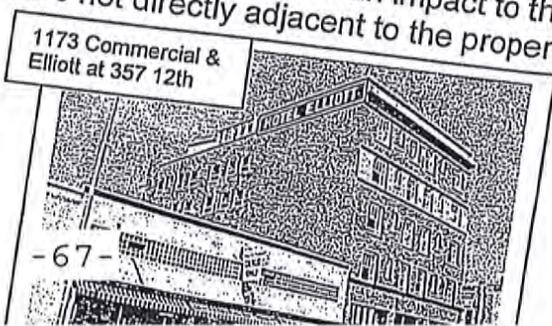
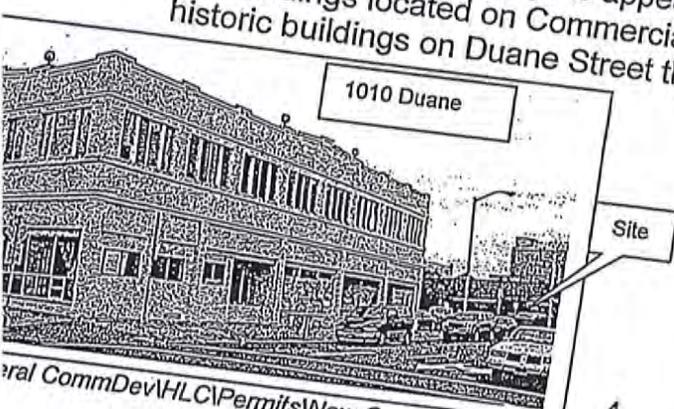
A. Development Code Section 6.070(A) states that "No person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark as described in Section 6.040, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission."

Finding: The structure is proposed to be located adjacent to structure(s) designated as historic in the Downtown National Register Historic District. The proposed structure shall be reviewed by the Historic Landmarks Commission.

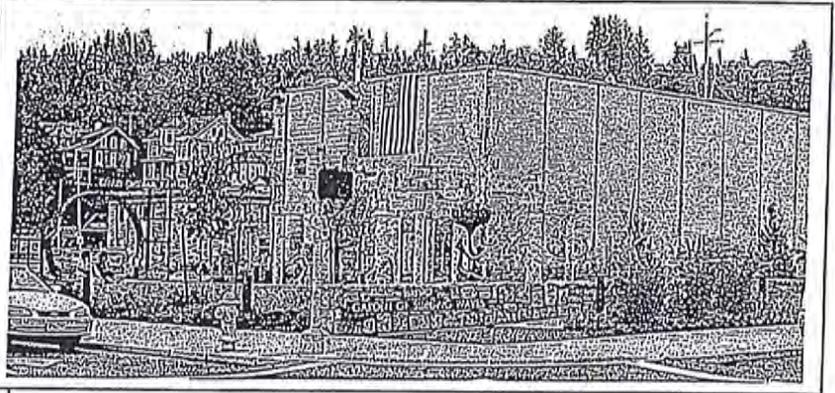
B. Development Code Section 6.070(B.1) states that "In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials."

Finding: The proposed structure will be a 2 story commercial building with a drive through bank teller window. Most buildings in the Downtown are one, 1.5, or two story. The design has elements from other structures in the neighborhood including the use of crown molding parapet, mullion divided window lites; belt course between floors, pedestrian scaled base band, and full lite doors. The adjacent historic structures include a two story Late Commercial, one story Late Commercial, and three story Classical (City Hall). The two Late Commercial buildings are finished concrete with gable parapet and have aluminum frame storefront windows. The City Hall is finished in terra cotta with Ionic columns and cornice and a granite base.

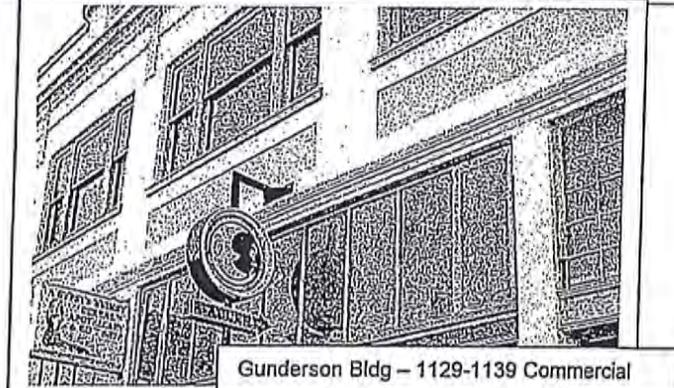
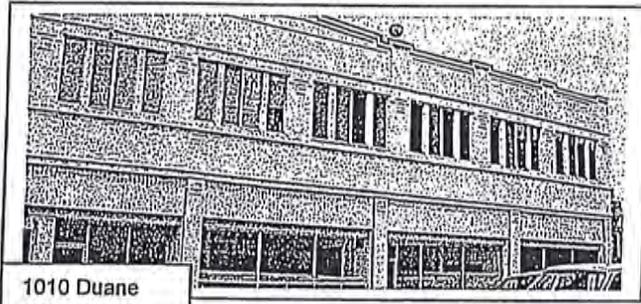
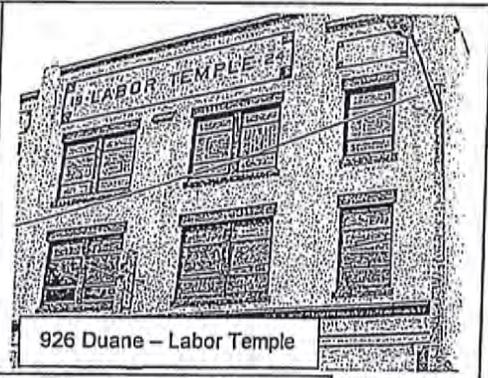
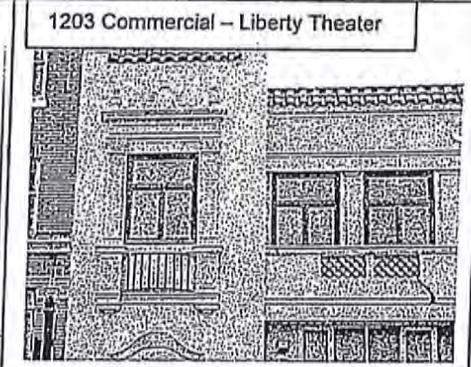
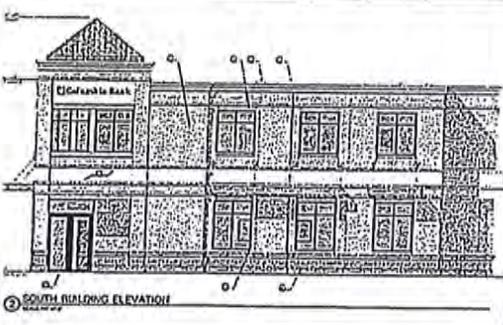
The proposed design reflects the horizontal lineal features of the adjacent historic buildings and of many of the other historic buildings in the Downtown. The structure does not attempt to appear as historic. While the review is triggered by the buildings located on Commercial Street, it will be more of an impact to the historic buildings on Duane Street that are not directly adjacent to the property.



The building will also be across the Duane Street right-of-way from Heritage Square and the Garden of Surging Waves. This park is not designated as historic but is a focal point in the downtown.

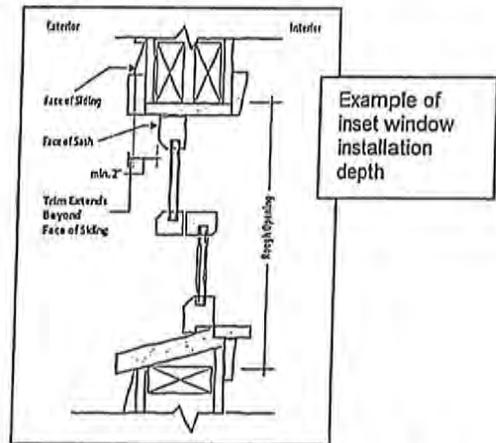
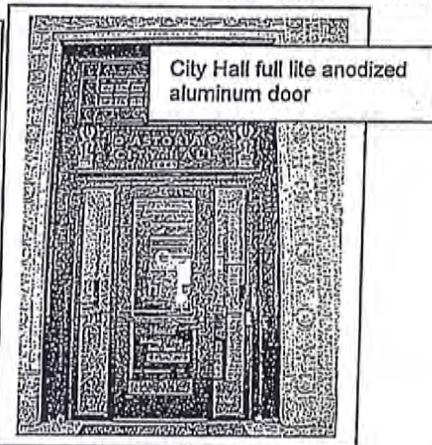
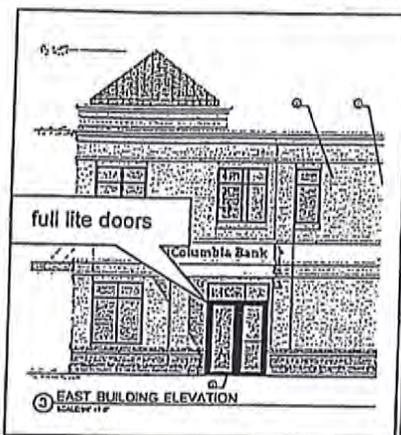


The windows would be anodized aluminum storefront windows with mullions creating true divided lites. Windows are fixed. The mullion / lite pattern and window header and sills are similar to other downtown historic buildings such as Gunderson Building at 1129-1139 Commercial, Van Dusen Building at 1010 Duane, Liberty Theater at 1203 Commercial, and Labor Temple at 926 Duane. The glass should be clear and not be tinted or reflective (Condition 1). The window design would be compatible with the historic buildings.

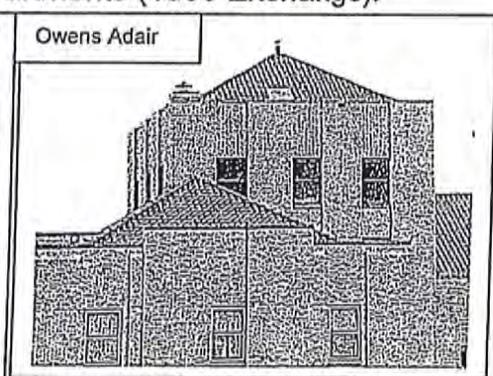
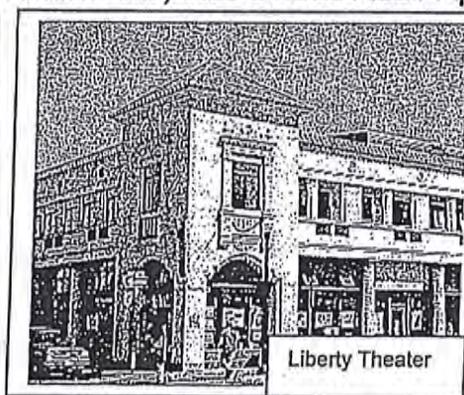
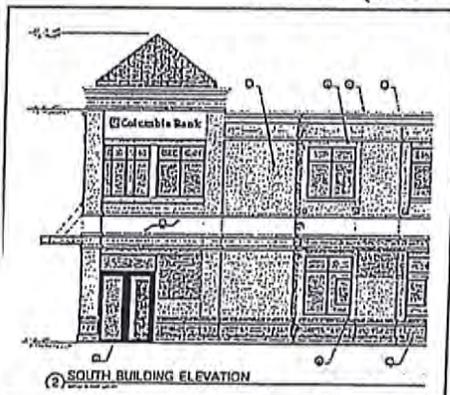


The windows should be installed inset similar to a historic depth so that the windows do not protrude beyond the plane of the facade as indicated in the

graphic (Condition 2). Front and parking lot doors will be single lite, anodized aluminum door; north side doors will be steel with no lites.

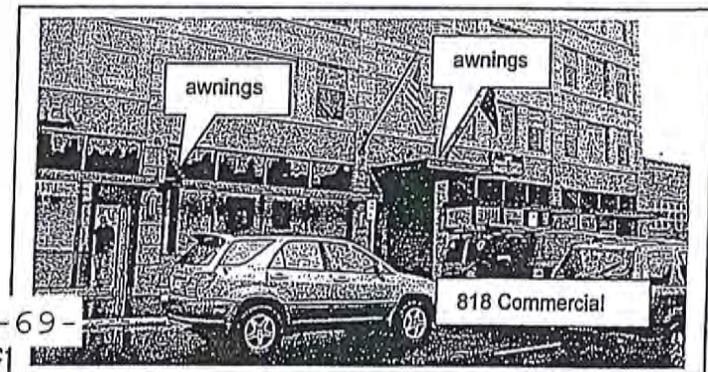
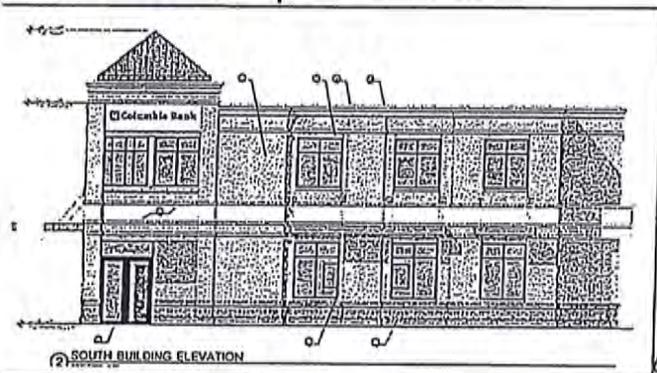


The parapet roof is typical of downtown historic buildings. The pyramid dome on the main corner of the building is a corporate design feature of Columbia Bank. This style of roof is not common downtown but can be found on the Liberty Theater (1203 Commercial) and Owens Adair Apartments (1508 Exchange).

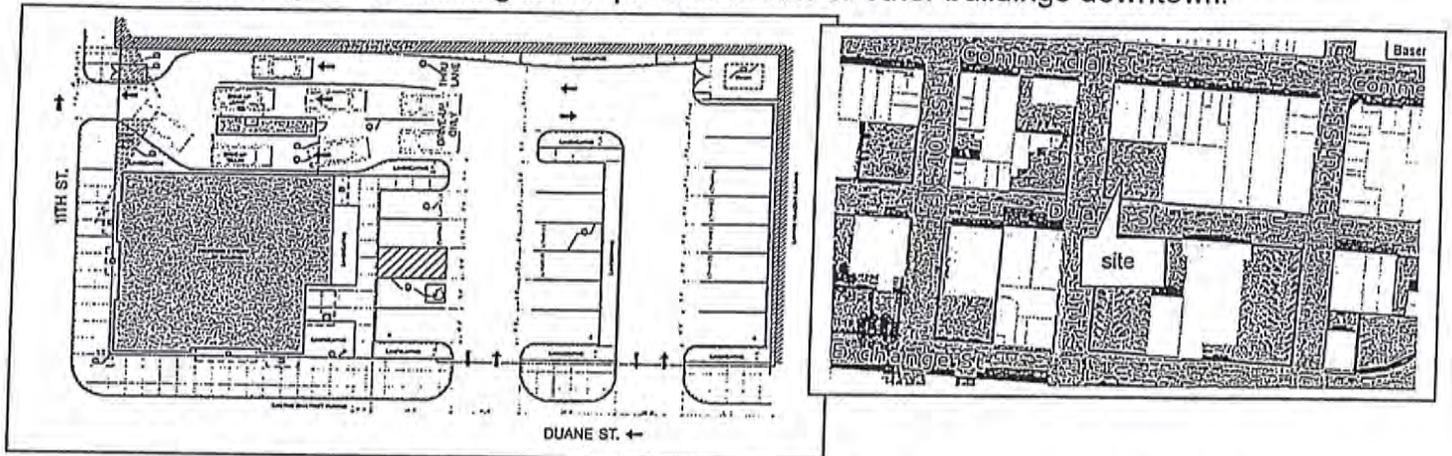


The siding is proposed to be cream colored stucco and earth toned standard and jumbo brick veneer. This is similar to the siding material on the historic properties which are finished concrete and terra cotta. Several historic downtown buildings are brick and stucco. The siding is compatible with the historic buildings.

There will be flat metal awnings over first floor windows which are typical on industrial buildings and contemporary buildings. They will be similar to the awnings used on the historic Spexarth Building at 818 Commercial which has similar building design to the proposed building. The awnings would be compatible with the historic downtown.



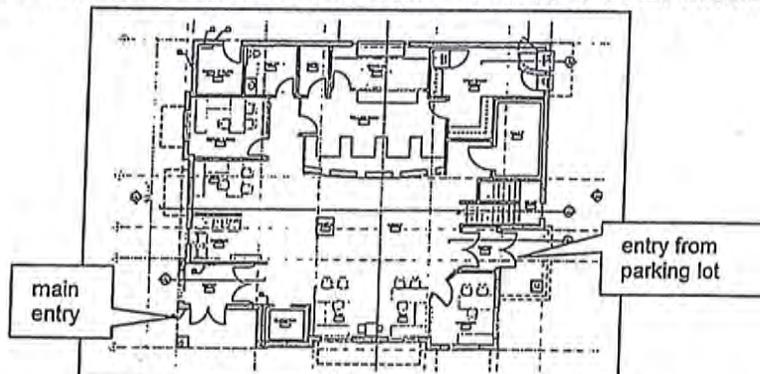
The foot print of most structures in the downtown are simple square or rectangle and generally encompass the entire lot. The proposed structure would be rectangle and be located on the southwest corner of the lot with the parking behind the building. Building sizes are generally governed by the size of the lot. This site is 195' x 100' and could accommodate a larger building. However, the nature of a bank with a drive through teller window and customer parking requires a smaller building. The building is comparable in size to other buildings downtown.



With the conditions noted, the proposed structure is compatible in scale, style, height and architectural detail with the existing historic structure.

- C. Development Code Section 6.070 (B.2) states that "In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations."

Finding: The structure is proposed to be situated on the southwest front corner of the lot adjacent to the sidewalk with no setback. This is typical of most downtown buildings. The parking area would be in the rear of the building but would front on Duane Street. The proposed structure would be situated similar in setbacks to other structures in the area. The main entrance to the structure is in the front at the 11th Street corner facing Duane Street. There is a second entrance on the east side facing the parking lot. The proposed location of the structure and entrances is consistent with the location of other similar structures.



The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

V. **CONCLUSION AND RECOMMENDATION**

The request, in balance, meets all the applicable review criteria. Staff recommends approval of the request with the following conditions:

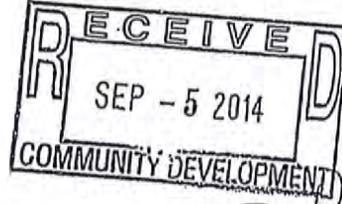
1. All glass shall be clear and not tinted or reflective.
2. Windows shall be installed inset similar to a historic depth so that the windows do not protrude beyond the plane of the facade
3. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved by the Historic Landmarks Commission.

The applicant should be aware of the following requirements:

The applicant shall obtain all necessary City and building permits prior to the start of construction.



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
 COMMUNITY DEVELOPMENT



NC 74-05

FEE: \$100.00 *rd-clc 9-8-14*

NEW CONSTRUCTION

Property Location: Address: 1122 Duane street, Astoria, Oregon

Lot 13 & 14
~~MCCLURES LT 13~~

Block 14 BLK 61

Subdivision EXCST *McClure*

Map 8-09-08 CA 05600

Tax Lot 22465-5600

Zone C-4

For office use only:

Adjacent Property Address:	<u>1129-1133-1139 Commercial</u>	<u>1095 Duane</u>
Classification:	<u>1145-1147-1149-1153 Commercial</u>	
Inventory Area:	<u>Downtown NRD</u>	

Applicant Name: Steve Hockman / Steele Associates Architects
 Mailing Address: 760 Northwest York Drive, suite 200, Bend OR 97701
 Phone: _____ Business Phone: 541.382.9867 Email: shockman@steele-arch.com
 Property Owner's Name: Columbia Bank

Mailing Address: P.O. Box 2156 MS OP2118, Tacoma WA. 98401

Business Name (if applicable): _____
 Signature of Applicant: *Steve D. Hockman*
 Signature of Property Owner: *Avery Johnson*

Proposed Construction: Phased development: Construction of a type VB, 2-Story wood framed structure; approximately 5,200 square feet. Demolition of an existing one-story structure; approximately 10,000 square feet. Scope will include significant restructuring of underground elevated sidewalk system along project property line, removing a sub-grade structure currently supporting a portion of the existing parking lot, and filling the basement of the existing building.

Construct an approx 5,200 sq ft, two-story commercial building adjacent to structures designated as historic

Application Complete:		Permit Info Into D-Base:	<u>9-11-14</u>
Labels Prepared:	<u>9-12-14</u>	Tentative HLC Meeting Date:	<u>10/21/14</u>
120 Days:			

FILING INFORMATION: Historic Landmarks Commission meets at 5:15 pm on the third Tuesday of each month. Completed applications must be received by the 13th of the month to be on the next month's agenda. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Historic Landmarks Commission meeting is recommended. Forms also available on City website at www.astoria.or.us.

Briefly address each of the New Construction Criteria and state why this request should be approved. (Use additional sheets if necessary.):

1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.
The proposed new bank exterior is articulated with a base, center and cap; further refined with a strong horizontal band; separating the first floor from the second floor. Though the bank has specific branding requirements (blue standing seam roof, blue awnings, and cream colored stucco) they are accented against a predominate field of earth toned standard and jumbo brick veneer elements. The window head and sill elements are punctuated with pre-cast concrete. Glazing is subdivided by mullions.
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.
The proposed location is at the Southwest corner of the street intersection. The building is set back 1'-0" from the property line; final location will be determined by structural analysis of the elevated sidewalk, proposed piling locations, and recommendations by the geotechnical engineer. On-site parking and bank drive through will be adjacent to the north and east properties; bordered by their respective walls.

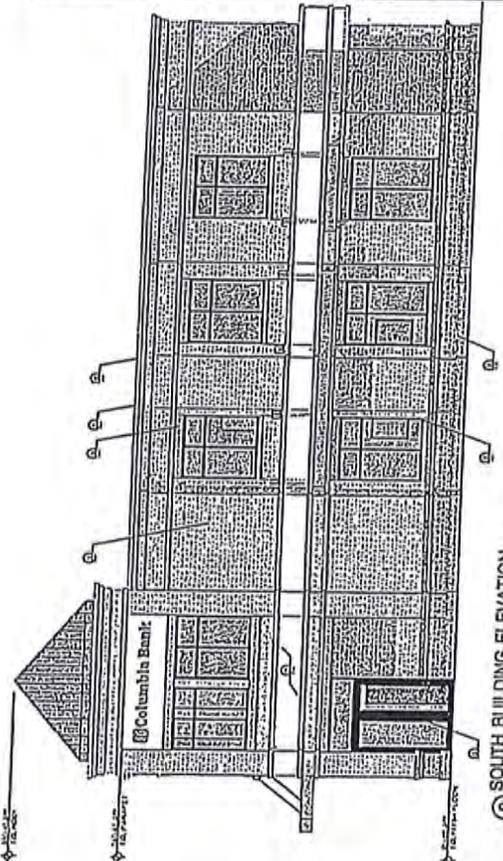
PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance on your proposal.

A401

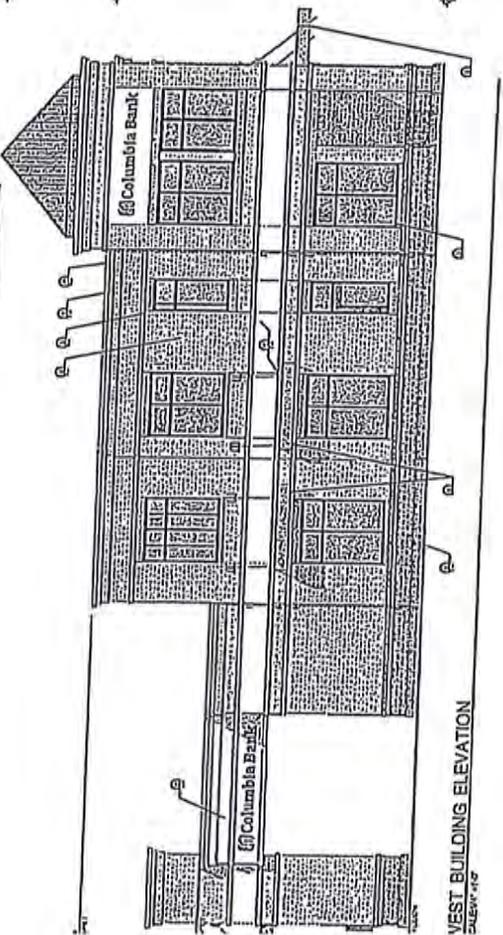
COLUMBIA BANK
7122 DUANE STREET
ORONOCH

ARCHITECTS
BUILDING ELEVATIONS

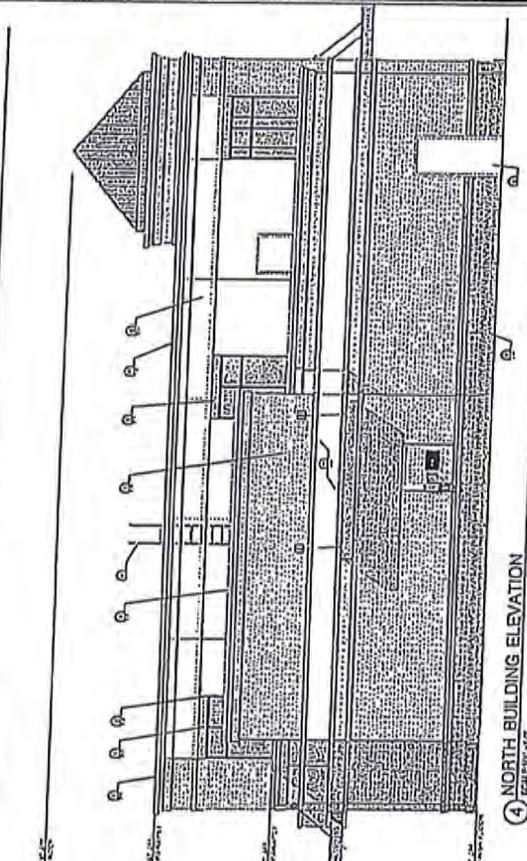
STEELE ASSOCIATES
ARCHITECTS LLC
760 NW YORK DRIVE, SUITE 200
DENVER, OR 97201
541.382.9867 FAX 541.385.8816
info@steele-arch.com



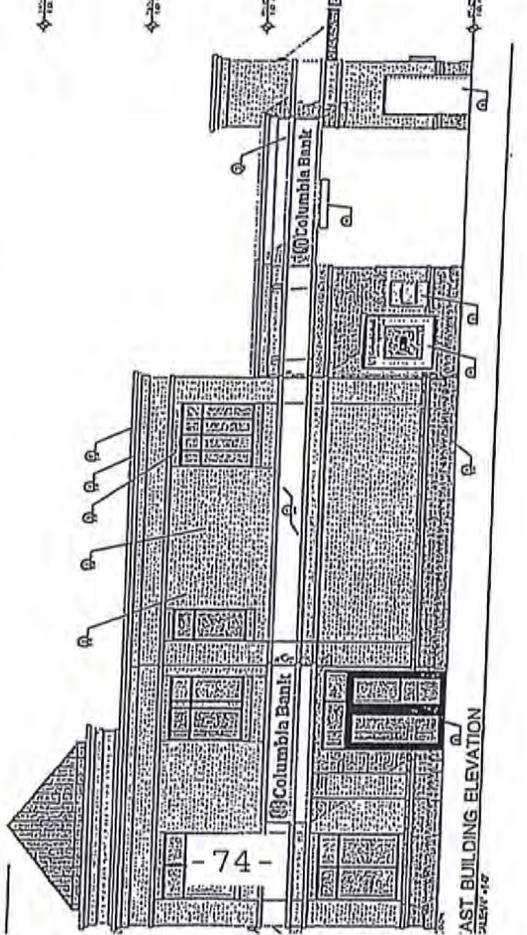
2 SOUTH BUILDING ELEVATION
SCALE 1/8\"/>



WEST BUILDING ELEVATION
SCALE 1/8\"/>



4 NORTH BUILDING ELEVATION
SCALE 1/8\"/>



EAST BUILDING ELEVATION
SCALE 1/8\"/>

GENERAL NOTES	
1	RECOVERIES TO MATCH THE
2	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
3	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
4	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
5	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
6	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
7	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
8	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
9	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
10	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
11	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
12	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
13	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
14	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
15	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
16	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
17	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
18	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
19	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK
20	ADDITIONAL ALUMINUM FINISHES: BRASS, BRONZE, BLACK

A101

COLUMBIA BANK
1122 DUANE STREET
ASTORIA, OREGON

STEEL ASSOCIATES
ARCHITECTS LLC
740 NEW YORK DRIVE, SUITE 200
BEING, OR 97101
info@steel-arch.com
541.382.9857 FAX 541.385.8916

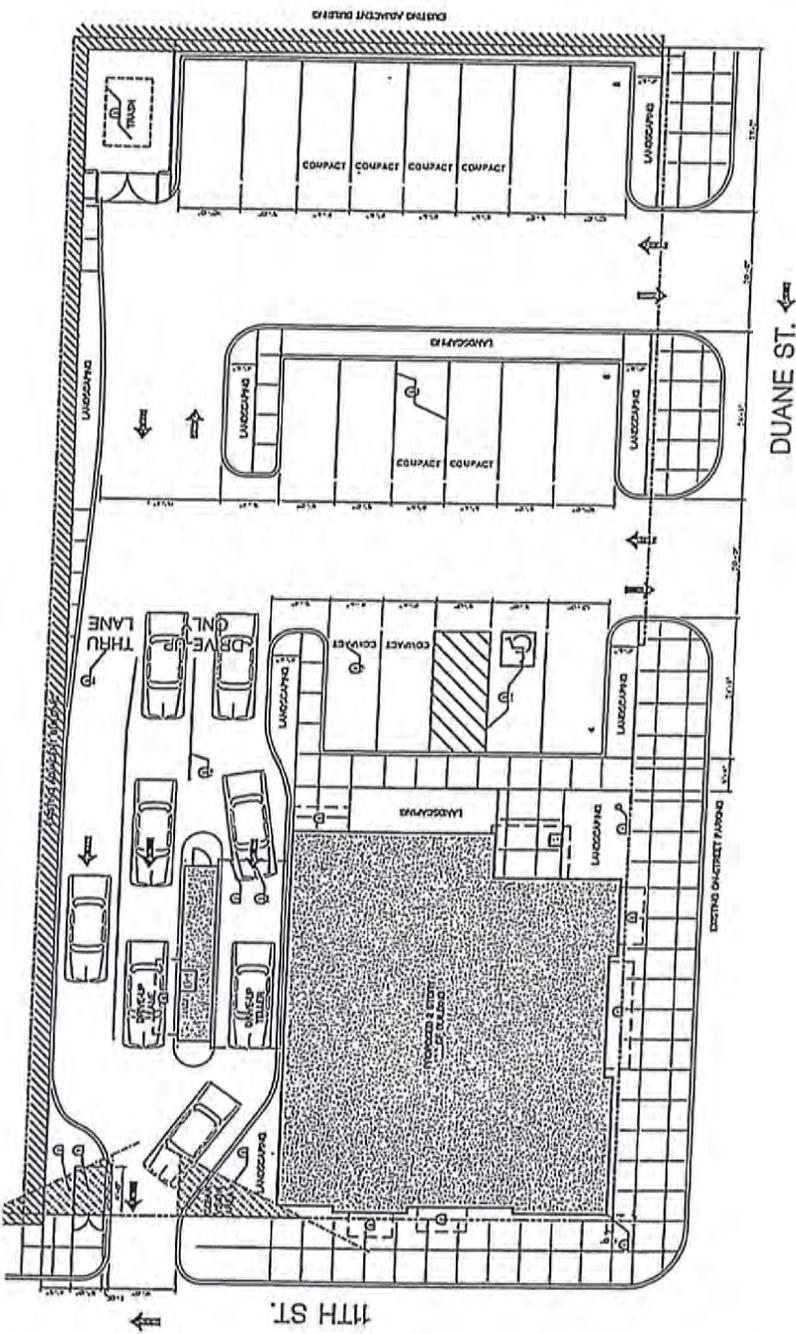
Drawn by: []
Checked by: []
Date: []

KEYNOTES

- 1. PLAN FILE
- 2. CLEAR PAVEMENT
- 3. IMPROVED TRUCK PAD
- 4. PAVED DRIVE
- 5. PAVED DRIVE WITH TRUCK PAD
- 6. PAVED DRIVE WITH TRUCK PAD AND TRUCK STOP
- 7. PAVED DRIVE WITH TRUCK PAD AND TRUCK STOP AND TRUCK STOP
- 8. PAVED DRIVE WITH TRUCK PAD AND TRUCK STOP AND TRUCK STOP AND TRUCK STOP
- 9. PAVED DRIVE WITH TRUCK PAD AND TRUCK STOP AND TRUCK STOP AND TRUCK STOP AND TRUCK STOP
- 10. PAVED DRIVE WITH TRUCK PAD AND TRUCK STOP AND TRUCK STOP AND TRUCK STOP AND TRUCK STOP AND TRUCK STOP

SITE PLAN LEGEND

- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED TRUCK PAD
- EXISTING TRUCK PAD



1 SITE PLAN
COLLEGE 11-10

A201

NO.	DATE	BY	DESCRIPTION
1	08/25/14	AS	ISSUED FOR PERMITS
2			
3			
4			

COLUMBIA BANK
 1122 DUANE STREET
 ASTORIA
 OREGON

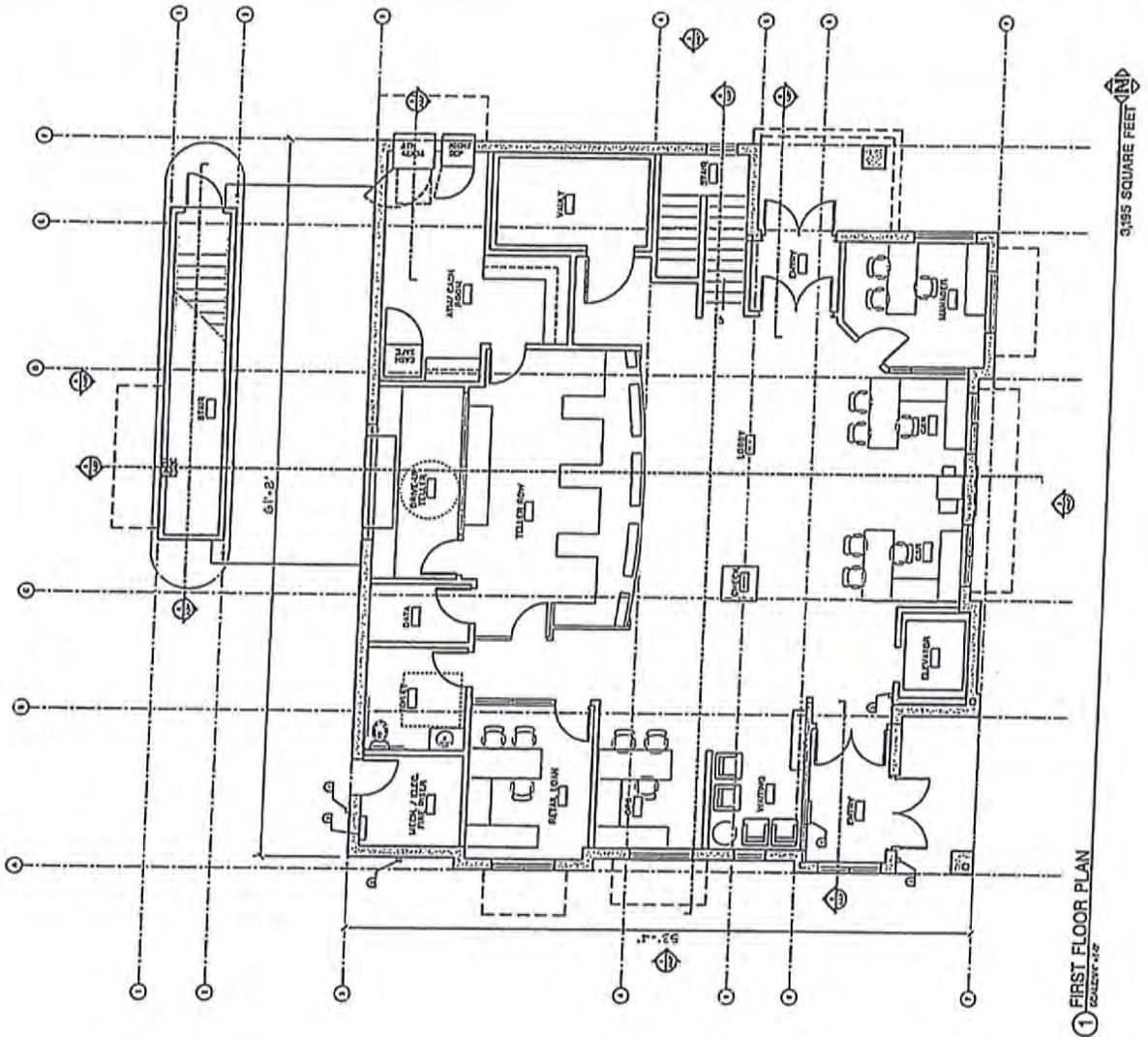
STEEL ASSOCIATES
 ARCHITECTS LLC
 740 NW YORK DRIVE, SUITE 200
 SEASIDE, OR 97138
 541.382.9867 FAX 541.385.8816
 info@steelc-arch.com

KEY NOTES

- 1. ROOM LOCK SIGN
- 2. AS FLOOR
- 3. WALL POINTED MORTAR FINE DEPARTMENT COLLECTION
- 4. MANICURE FLOOR
- 5. RESTROOM LOCK SIGN AND BY LINE DEPARTMENT

GENERAL NOTES

1. SEE ARCHITECT'S SPECIFICATIONS



1 FIRST FLOOR PLAN
 COLLEGE PLACE

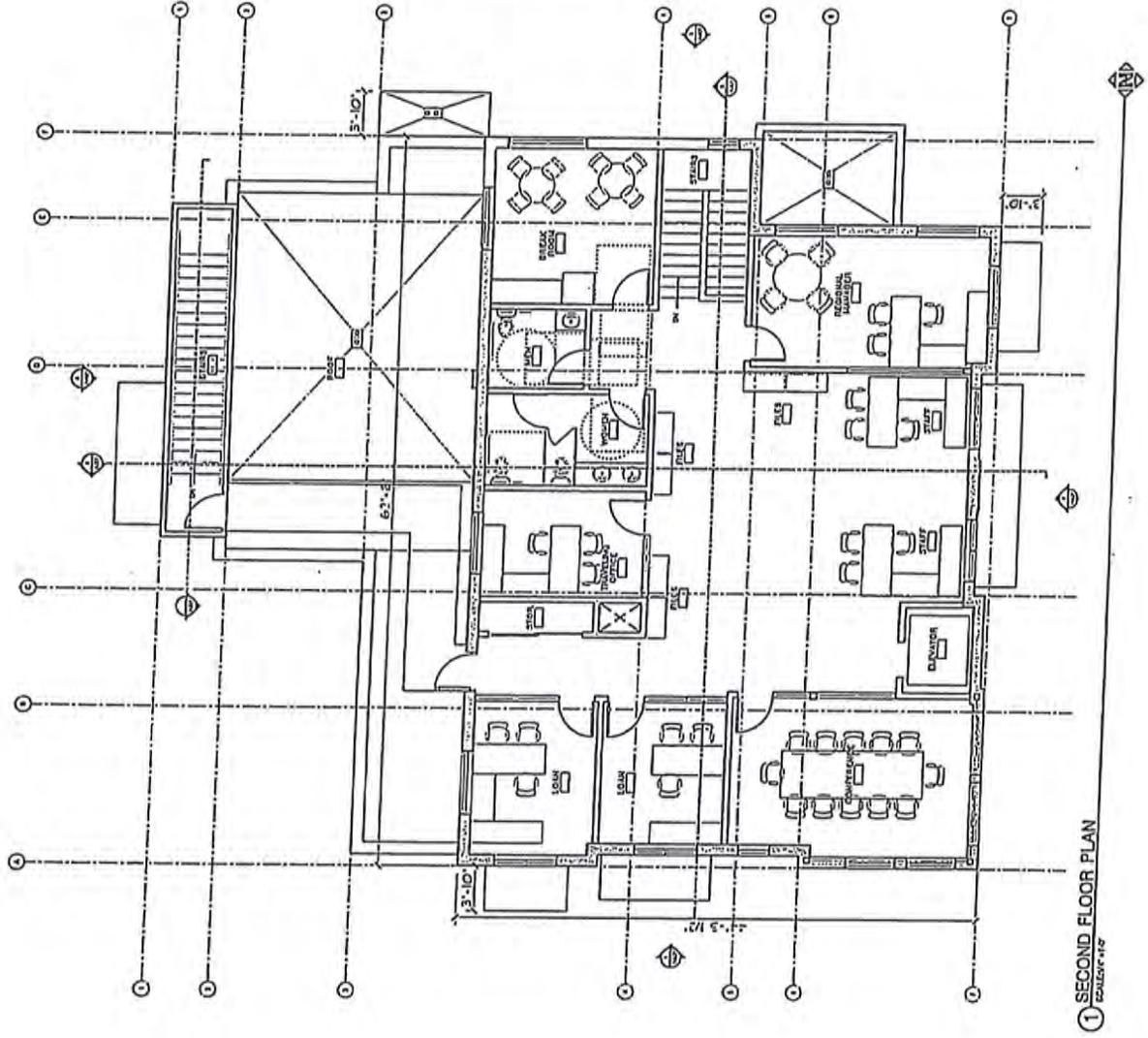
A202

COLUMBIA BANK
1122 DUANE STREET
ASTORIA
OREGON

STEEL ASSOCIATES
ARCHITECTS LLC
760 1/2 W YORK DRIVE, SUITE 200
DENVER, CO 80202
541.382.9867 FAX 541.385.8816
info@steel-arch.com

GENERAL NOTES

KEY NOTES



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

HISTORIC LANDMARKS SUBMISSION SET FOR COLUMBIA BANK

1122 DUANE STREET ASTORIA, OREGON

RECEIVED

AUG 26 2014

COMMUNITY DEVELOPMENT

STEEL ASSOCIATES
ARCHITECTS & ENGINEERS
760 JIM YORK DRIVE, SUITE 200
BEND, OR 97701
503.325.9857 FAX 503.325.8816
info@steel-aich.com

COVER SHEET

ASTORIA
1122 DUANE STREET
CROTON

G001

ABBREVIATIONS	GRAPHIC & MATERIAL SYMBOLS	PROPERTY DESCRIPTION	PROJECT TEAM	SHEET INDEX
<p>AA ARCHITECTURE</p> <p>AL ALUMINUM</p> <p>AS ASPHALT</p> <p>BA BRICK</p> <p>BS BRICK SLIP</p> <p>CA CEMENT</p> <p>CB CEMENT BRICK</p> <p>CC CEMENT CONCRETE</p> <p>CD CEMENT DUST</p> <p>CE CEMENT PLASTER</p> <p>CF CEMENT FLOOR</p> <p>CG CEMENT GROUT</p> <p>CH CEMENT HOUSING</p> <p>CI CEMENT INSULATION</p> <p>CJ CEMENT JOINT</p> <p>CK CEMENT KEY</p> <p>CL CEMENT LATH</p> <p>CM CEMENT MORTAR</p> <p>CP CEMENT PLASTER</p> <p>CQ CEMENT QUARTZ</p> <p>CR CEMENT RENDER</p> <p>CS CEMENT SAND</p> <p>CT CEMENT TIE</p> <p>CU CEMENT UNDERLAY</p> <p>CV CEMENT VENEER</p> <p>CW CEMENT WATER</p> <p>CX CEMENT XPS</p> <p>CY CEMENT YIELD</p> <p>CZ CEMENT ZONE</p> <p>DA DRY BRICK</p> <p>DB DRY BRICK SLIP</p> <p>DC DRY BRICK CONCRETE</p> <p>DD DRY BRICK DUST</p> <p>DE DRY BRICK CEMENT</p> <p>DF DRY BRICK FLOOR</p> <p>DG DRY BRICK GROUT</p> <p>DH DRY BRICK HOUSING</p> <p>DI DRY BRICK INSULATION</p> <p>DJ DRY BRICK JOINT</p> <p>DK DRY BRICK KEY</p> <p>DL DRY BRICK LATH</p> <p>DM DRY BRICK MORTAR</p> <p>DN DRY BRICK PLASTER</p> <p>DO DRY BRICK QUARTZ</p> <p>DP DRY BRICK RENDER</p> <p>DQ DRY BRICK SAND</p> <p>DR DRY BRICK TIE</p> <p>DS DRY BRICK UNDERLAY</p> <p>DT DRY BRICK VENEER</p> <p>DU DRY BRICK WATER</p> <p>DV DRY BRICK XPS</p> <p>DW DRY BRICK YIELD</p> <p>DX DRY BRICK ZONE</p> <p>E1 EXTERIOR WALL</p> <p>E2 EXTERIOR WINDOW</p> <p>E3 EXTERIOR DOOR</p> <p>E4 EXTERIOR ROOF</p> <p>E5 EXTERIOR FLOOR</p> <p>E6 EXTERIOR CEILING</p> <p>E7 EXTERIOR PLASTER</p> <p>E8 EXTERIOR PAINT</p> <p>E9 EXTERIOR GLASS</p> <p>E10 EXTERIOR METAL</p> <p>E11 EXTERIOR WOOD</p> <p>E12 EXTERIOR STONE</p> <p>E13 EXTERIOR BRICK</p> <p>E14 EXTERIOR TILE</p> <p>E15 EXTERIOR CONCRETE</p> <p>E16 EXTERIOR ASPHALT</p> <p>E17 EXTERIOR RUBBER</p> <p>E18 EXTERIOR GLASS BLOCK</p> <p>E19 EXTERIOR GLASS CURTAIN</p> <p>E20 EXTERIOR GLASS PARTITION</p> <p>E21 EXTERIOR GLASS FRONT</p> <p>E22 EXTERIOR GLASS WALL</p> <p>E23 EXTERIOR GLASS DOOR</p> <p>E24 EXTERIOR GLASS WINDOW</p> <p>E25 EXTERIOR GLASS ROOF</p> <p>E26 EXTERIOR GLASS FLOOR</p> <p>E27 EXTERIOR GLASS CEILING</p> <p>E28 EXTERIOR GLASS PLASTER</p> <p>E29 EXTERIOR GLASS PAINT</p> <p>E30 EXTERIOR GLASS GLASS</p> <p>E31 EXTERIOR GLASS QUARTZ</p> <p>E32 EXTERIOR GLASS RENDER</p> <p>E33 EXTERIOR GLASS SAND</p> <p>E34 EXTERIOR GLASS TIE</p> <p>E35 EXTERIOR GLASS UNDERLAY</p> <p>E36 EXTERIOR GLASS VENEER</p> <p>E37 EXTERIOR GLASS WATER</p> <p>E38 EXTERIOR GLASS XPS</p> <p>E39 EXTERIOR GLASS YIELD</p> <p>E40 EXTERIOR GLASS ZONE</p> <p>F1 FLOOR</p> <p>F2 FLOOR SLIP</p> <p>F3 FLOOR CONCRETE</p> <p>F4 FLOOR DUST</p> <p>F5 FLOOR CEMENT</p> <p>F6 FLOOR FLOOR</p> <p>F7 FLOOR GROUT</p> <p>F8 FLOOR HOUSING</p> <p>F9 FLOOR INSULATION</p> <p>F10 FLOOR JOINT</p> <p>F11 FLOOR KEY</p> <p>F12 FLOOR LATH</p> <p>F13 FLOOR MORTAR</p> <p>F14 FLOOR PLASTER</p> <p>F15 FLOOR QUARTZ</p> <p>F16 FLOOR RENDER</p> <p>F17 FLOOR SAND</p> <p>F18 FLOOR TIE</p> <p>F19 FLOOR UNDERLAY</p> <p>F20 FLOOR VENEER</p> <p>F21 FLOOR WATER</p> <p>F22 FLOOR XPS</p> <p>F23 FLOOR YIELD</p> <p>F24 FLOOR ZONE</p> <p>G1 GROUND</p> <p>G2 GROUND SLIP</p> <p>G3 GROUND CONCRETE</p> <p>G4 GROUND DUST</p> <p>G5 GROUND CEMENT</p> <p>G6 GROUND FLOOR</p> <p>G7 GROUND GROUT</p> <p>G8 GROUND HOUSING</p> <p>G9 GROUND INSULATION</p> <p>G10 GROUND JOINT</p> <p>G11 GROUND KEY</p> <p>G12 GROUND LATH</p> <p>G13 GROUND MORTAR</p> <p>G14 GROUND PLASTER</p> <p>G15 GROUND QUARTZ</p> <p>G16 GROUND RENDER</p> <p>G17 GROUND SAND</p> <p>G18 GROUND TIE</p> <p>G19 GROUND UNDERLAY</p> <p>G20 GROUND VENEER</p> <p>G21 GROUND WATER</p> <p>G22 GROUND XPS</p> <p>G23 GROUND YIELD</p> <p>G24 GROUND ZONE</p> <p>H1 HATCH</p> <p>H2 HATCH SLIP</p> <p>H3 HATCH CONCRETE</p> <p>H4 HATCH DUST</p> <p>H5 HATCH CEMENT</p> <p>H6 HATCH FLOOR</p> <p>H7 HATCH GROUT</p> <p>H8 HATCH HOUSING</p> <p>H9 HATCH INSULATION</p> <p>H10 HATCH JOINT</p> <p>H11 HATCH KEY</p> <p>H12 HATCH LATH</p> <p>H13 HATCH MORTAR</p> <p>H14 HATCH PLASTER</p> <p>H15 HATCH QUARTZ</p> <p>H16 HATCH RENDER</p> <p>H17 HATCH SAND</p> <p>H18 HATCH TIE</p> <p>H19 HATCH UNDERLAY</p> <p>H20 HATCH VENEER</p> <p>H21 HATCH WATER</p> <p>H22 HATCH XPS</p> <p>H23 HATCH YIELD</p> <p>H24 HATCH ZONE</p> <p>I1 INTERIOR WALL</p> <p>I2 INTERIOR WINDOW</p> <p>I3 INTERIOR DOOR</p> <p>I4 INTERIOR ROOF</p> <p>I5 INTERIOR FLOOR</p> <p>I6 INTERIOR CEILING</p> <p>I7 INTERIOR PLASTER</p> <p>I8 INTERIOR PAINT</p> <p>I9 INTERIOR GLASS</p> <p>I10 INTERIOR METAL</p> <p>I11 INTERIOR WOOD</p> <p>I12 INTERIOR STONE</p> <p>I13 INTERIOR BRICK</p> <p>I14 INTERIOR TILE</p> <p>I15 INTERIOR CONCRETE</p> <p>I16 INTERIOR ASPHALT</p> <p>I17 INTERIOR RUBBER</p> <p>I18 INTERIOR GLASS BLOCK</p> <p>I19 INTERIOR GLASS CURTAIN</p> <p>I20 INTERIOR GLASS PARTITION</p> <p>I21 INTERIOR GLASS FRONT</p> <p>I22 INTERIOR GLASS WALL</p> <p>I23 INTERIOR GLASS DOOR</p> <p>I24 INTERIOR GLASS WINDOW</p> <p>I25 INTERIOR GLASS ROOF</p> <p>I26 INTERIOR GLASS FLOOR</p> <p>I27 INTERIOR GLASS CEILING</p> <p>I28 INTERIOR GLASS PLASTER</p> <p>I29 INTERIOR GLASS PAINT</p> <p>I30 INTERIOR GLASS GLASS</p> <p>I31 INTERIOR GLASS QUARTZ</p> <p>I32 INTERIOR GLASS RENDER</p> <p>I33 INTERIOR GLASS SAND</p> <p>I34 INTERIOR GLASS TIE</p> <p>I35 INTERIOR GLASS UNDERLAY</p> <p>I36 INTERIOR GLASS VENEER</p> <p>I37 INTERIOR GLASS WATER</p> <p>I38 INTERIOR GLASS XPS</p> <p>I39 INTERIOR GLASS YIELD</p> <p>I40 INTERIOR GLASS ZONE</p> <p>J1 JOINT</p> <p>J2 JOINT SLIP</p> <p>J3 JOINT CONCRETE</p> <p>J4 JOINT DUST</p> <p>J5 JOINT CEMENT</p> <p>J6 JOINT FLOOR</p> <p>J7 JOINT GROUT</p> <p>J8 JOINT HOUSING</p> <p>J9 JOINT INSULATION</p> <p>J10 JOINT JOINT</p> <p>J11 JOINT KEY</p> <p>J12 JOINT LATH</p> <p>J13 JOINT MORTAR</p> <p>J14 JOINT PLASTER</p> <p>J15 JOINT QUARTZ</p> <p>J16 JOINT RENDER</p> <p>J17 JOINT SAND</p> <p>J18 JOINT TIE</p> <p>J19 JOINT UNDERLAY</p> <p>J20 JOINT VENEER</p> <p>J21 JOINT WATER</p> <p>J22 JOINT XPS</p> <p>J23 JOINT YIELD</p> <p>J24 JOINT ZONE</p> <p>K1 KEY</p> <p>K2 KEY SLIP</p> <p>K3 KEY CONCRETE</p> <p>K4 KEY DUST</p> <p>K5 KEY CEMENT</p> <p>K6 KEY FLOOR</p> <p>K7 KEY GROUT</p> <p>K8 KEY HOUSING</p> <p>K9 KEY INSULATION</p> <p>K10 KEY JOINT</p> <p>K11 KEY KEY</p> <p>K12 KEY LATH</p> <p>K13 KEY MORTAR</p> <p>K14 KEY PLASTER</p> <p>K15 KEY QUARTZ</p> <p>K16 KEY RENDER</p> <p>K17 KEY SAND</p> <p>K18 KEY TIE</p> <p>K19 KEY UNDERLAY</p> <p>K20 KEY VENEER</p> <p>K21 KEY WATER</p> <p>K22 KEY XPS</p> <p>K23 KEY YIELD</p> <p>K24 KEY ZONE</p> <p>L1 LATH</p> <p>L2 LATH SLIP</p> <p>L3 LATH CONCRETE</p> <p>L4 LATH DUST</p> <p>L5 LATH CEMENT</p> <p>L6 LATH FLOOR</p> <p>L7 LATH GROUT</p> <p>L8 LATH HOUSING</p> <p>L9 LATH INSULATION</p> <p>L10 LATH JOINT</p> <p>L11 LATH KEY</p> <p>L12 LATH LATH</p> <p>L13 LATH MORTAR</p> <p>L14 LATH PLASTER</p> <p>L15 LATH QUARTZ</p> <p>L16 LATH RENDER</p> <p>L17 LATH SAND</p> <p>L18 LATH TIE</p> <p>L19 LATH UNDERLAY</p> <p>L20 LATH VENEER</p> <p>L21 LATH WATER</p> <p>L22 LATH XPS</p> <p>L23 LATH YIELD</p> <p>L24 LATH ZONE</p> <p>M1 MORTAR</p> <p>M2 MORTAR SLIP</p> <p>M3 MORTAR CONCRETE</p> <p>M4 MORTAR DUST</p> <p>M5 MORTAR CEMENT</p> <p>M6 MORTAR FLOOR</p> <p>M7 MORTAR GROUT</p> <p>M8 MORTAR HOUSING</p> <p>M9 MORTAR INSULATION</p> <p>M10 MORTAR JOINT</p> <p>M11 MORTAR KEY</p> <p>M12 MORTAR LATH</p> <p>M13 MORTAR MORTAR</p> <p>M14 MORTAR PLASTER</p> <p>M15 MORTAR QUARTZ</p> <p>M16 MORTAR RENDER</p> <p>M17 MORTAR SAND</p> <p>M18 MORTAR TIE</p> <p>M19 MORTAR UNDERLAY</p> <p>M20 MORTAR VENEER</p> <p>M21 MORTAR WATER</p> <p>M22 MORTAR XPS</p> <p>M23 MORTAR YIELD</p> <p>M24 MORTAR ZONE</p> <p>N1 PAINT</p> <p>N2 PAINT SLIP</p> <p>N3 PAINT CONCRETE</p> <p>N4 PAINT DUST</p> <p>N5 PAINT CEMENT</p> <p>N6 PAINT FLOOR</p> <p>N7 PAINT GROUT</p> <p>N8 PAINT HOUSING</p> <p>N9 PAINT INSULATION</p> <p>N10 PAINT JOINT</p> <p>N11 PAINT KEY</p> <p>N12 PAINT LATH</p> <p>N13 PAINT MORTAR</p> <p>N14 PAINT PLASTER</p> <p>N15 PAINT QUARTZ</p> <p>N16 PAINT RENDER</p> <p>N17 PAINT SAND</p> <p>N18 PAINT TIE</p> <p>N19 PAINT UNDERLAY</p> <p>N20 PAINT VENEER</p> <p>N21 PAINT WATER</p> <p>N22 PAINT XPS</p> <p>N23 PAINT YIELD</p> <p>N24 PAINT ZONE</p> <p>O1 ROOF</p> <p>O2 ROOF SLIP</p> <p>O3 ROOF CONCRETE</p> <p>O4 ROOF DUST</p> <p>O5 ROOF CEMENT</p> <p>O6 ROOF FLOOR</p> <p>O7 ROOF GROUT</p> <p>O8 ROOF HOUSING</p> <p>O9 ROOF INSULATION</p> <p>O10 ROOF JOINT</p> <p>O11 ROOF KEY</p> <p>O12 ROOF LATH</p> <p>O13 ROOF MORTAR</p> <p>O14 ROOF PLASTER</p> <p>O15 ROOF QUARTZ</p> <p>O16 ROOF RENDER</p> <p>O17 ROOF SAND</p> <p>O18 ROOF TIE</p> <p>O19 ROOF UNDERLAY</p> <p>O20 ROOF VENEER</p> <p>O21 ROOF WATER</p> <p>O22 ROOF XPS</p> <p>O23 ROOF YIELD</p> <p>O24 ROOF ZONE</p> <p>P1 PLASTER</p> <p>P2 PLASTER SLIP</p> <p>P3 PLASTER CONCRETE</p> <p>P4 PLASTER DUST</p> <p>P5 PLASTER CEMENT</p> <p>P6 PLASTER FLOOR</p> <p>P7 PLASTER GROUT</p> <p>P8 PLASTER HOUSING</p> <p>P9 PLASTER INSULATION</p> <p>P10 PLASTER JOINT</p> <p>P11 PLASTER KEY</p> <p>P12 PLASTER LATH</p> <p>P13 PLASTER MORTAR</p> <p>P14 PLASTER PLASTER</p> <p>P15 PLASTER QUARTZ</p> <p>P16 PLASTER RENDER</p> <p>P17 PLASTER SAND</p> <p>P18 PLASTER TIE</p> <p>P19 PLASTER UNDERLAY</p> <p>P20 PLASTER VENEER</p> <p>P21 PLASTER WATER</p> <p>P22 PLASTER XPS</p> <p>P23 PLASTER YIELD</p> <p>P24 PLASTER ZONE</p> <p>Q1 QUARTZ</p> <p>Q2 QUARTZ SLIP</p> <p>Q3 QUARTZ CONCRETE</p> <p>Q4 QUARTZ DUST</p> <p>Q5 QUARTZ CEMENT</p> <p>Q6 QUARTZ FLOOR</p> <p>Q7 QUARTZ GROUT</p> <p>Q8 QUARTZ HOUSING</p> <p>Q9 QUARTZ INSULATION</p> <p>Q10 QUARTZ JOINT</p> <p>Q11 QUARTZ KEY</p> <p>Q12 QUARTZ LATH</p> <p>Q13 QUARTZ MORTAR</p> <p>Q14 QUARTZ PLASTER</p> <p>Q15 QUARTZ QUARTZ</p> <p>Q16 QUARTZ RENDER</p> <p>Q17 QUARTZ SAND</p> <p>Q18 QUARTZ TIE</p> <p>Q19 QUARTZ UNDERLAY</p> <p>Q20 QUARTZ VENEER</p> <p>Q21 QUARTZ WATER</p> <p>Q22 QUARTZ XPS</p> <p>Q23 QUARTZ YIELD</p> <p>Q24 QUARTZ ZONE</p> <p>R1 RENDER</p> <p>R2 RENDER SLIP</p> <p>R3 RENDER CONCRETE</p> <p>R4 RENDER DUST</p> <p>R5 RENDER CEMENT</p> <p>R6 RENDER FLOOR</p> <p>R7 RENDER GROUT</p> <p>R8 RENDER HOUSING</p> <p>R9 RENDER INSULATION</p> <p>R10 RENDER JOINT</p> <p>R11 RENDER KEY</p> <p>R12 RENDER LATH</p> <p>R13 RENDER MORTAR</p> <p>R14 RENDER PLASTER</p> <p>R15 RENDER QUARTZ</p> <p>R16 RENDER RENDER</p> <p>R17 RENDER SAND</p> <p>R18 RENDER TIE</p> <p>R19 RENDER UNDERLAY</p> <p>R20 RENDER VENEER</p> <p>R21 RENDER WATER</p> <p>R22 RENDER XPS</p> <p>R23 RENDER YIELD</p> <p>R24 RENDER ZONE</p> <p>S1 SAND</p> <p>S2 SAND SLIP</p> <p>S3 SAND CONCRETE</p> <p>S4 SAND DUST</p> <p>S5 SAND CEMENT</p> <p>S6 SAND FLOOR</p> <p>S7 SAND GROUT</p> <p>S8 SAND HOUSING</p> <p>S9 SAND INSULATION</p> <p>S10 SAND JOINT</p> <p>S11 SAND KEY</p> <p>S12 SAND LATH</p> <p>S13 SAND MORTAR</p> <p>S14 SAND PLASTER</p> <p>S15 SAND QUARTZ</p> <p>S16 SAND RENDER</p> <p>S17 SAND SAND</p> <p>S18 SAND TIE</p> <p>S19 SAND UNDERLAY</p> <p>S20 SAND VENEER</p> <p>S21 SAND WATER</p> <p>S22 SAND XPS</p> <p>S23 SAND YIELD</p> <p>S24 SAND ZONE</p> <p>T1 TILE</p> <p>T2 TILE SLIP</p> <p>T3 TILE CONCRETE</p> <p>T4 TILE DUST</p> <p>T5 TILE CEMENT</p> <p>T6 TILE FLOOR</p> <p>T7 TILE GROUT</p> <p>T8 TILE HOUSING</p> <p>T9 TILE INSULATION</p> <p>T10 TILE JOINT</p> <p>T11 TILE KEY</p> <p>T12 TILE LATH</p> <p>T13 TILE MORTAR</p> <p>T14 TILE PLASTER</p> <p>T15 TILE QUARTZ</p> <p>T16 TILE RENDER</p> <p>T17 TILE SAND</p> <p>T18 TILE TIE</p> <p>T19 TILE UNDERLAY</p> <p>T20 TILE VENEER</p> <p>T21 TILE WATER</p> <p>T22 TILE XPS</p> <p>T23 TILE YIELD</p> <p>T24 TILE ZONE</p> <p>U1 UNDERLAY</p> <p>U2 UNDERLAY SLIP</p> <p>U3 UNDERLAY CONCRETE</p> <p>U4 UNDERLAY DUST</p> <p>U5 UNDERLAY CEMENT</p> <p>U6 UNDERLAY FLOOR</p> <p>U7 UNDERLAY GROUT</p> <p>U8 UNDERLAY HOUSING</p> <p>U9 UNDERLAY INSULATION</p> <p>U10 UNDERLAY JOINT</p> <p>U11 UNDERLAY KEY</p> <p>U12 UNDERLAY LATH</p> <p>U13 UNDERLAY MORTAR</p> <p>U14 UNDERLAY PLASTER</p> <p>U15 UNDERLAY QUARTZ</p> <p>U16 UNDERLAY RENDER</p> <p>U17 UNDERLAY SAND</p> <p>U18 UNDERLAY TIE</p> <p>U19 UNDERLAY UNDERLAY</p> <p>U20 UNDERLAY VENEER</p> <p>U21 UNDERLAY WATER</p> <p>U22 UNDERLAY XPS</p> <p>U23 UNDERLAY YIELD</p> <p>U24 UNDERLAY ZONE</p> <p>V1 VENEER</p> <p>V2 VENEER SLIP</p> <p>V3 VENEER CONCRETE</p> <p>V4 VENEER DUST</p> <p>V5 VENEER CEMENT</p> <p>V6 VENEER FLOOR</p> <p>V7 VENEER GROUT</p> <p>V8 VENEER HOUSING</p> <p>V9 VENEER INSULATION</p> <p>V10 VENEER JOINT</p> <p>V11 VENEER KEY</p> <p>V12 VENEER LATH</p> <p>V13 VENEER MORTAR</p> <p>V14 VENEER PLASTER</p> <p>V15 VENEER QUARTZ</p> <p>V16 VENEER RENDER</p> <p>V17 VENEER SAND</p> <p>V18 VENEER TIE</p> <p>V19 VENEER UNDERLAY</p> <p>V20 VENEER VENEER</p> <p>V21 VENEER WATER</p> <p>V22 VENEER XPS</p> <p>V23 VENEER YIELD</p> <p>V24 VENEER ZONE</p> <p>W1 WATER</p> <p>W2 WATER SLIP</p> <p>W3 WATER CONCRETE</p> <p>W4 WATER DUST</p> <p>W5 WATER CEMENT</p> <p>W6 WATER FLOOR</p> <p>W7 WATER GROUT</p> <p>W8 WATER HOUSING</p> <p>W9 WATER INSULATION</p> <p>W10 WATER JOINT</p> <p>W11 WATER KEY</p> <p>W12 WATER LATH</p> <p>W13 WATER MORTAR</p> <p>W14 WATER PLASTER</p> <p>W15 WATER QUARTZ</p> <p>W16 WATER RENDER</p> <p>W17 WATER SAND</p> <p>W18 WATER TIE</p> <p>W19 WATER UNDERLAY</p> <p>W20 WATER VENEER</p> <p>W21 WATER WATER</p> <p>W22 WATER XPS</p> <p>W23 WATER YIELD</p> <p>W24 WATER ZONE</p> <p>X1 XPS</p> <p>X2 XPS SLIP</p> <p>X3 XPS CONCRETE</p> <p>X4 XPS DUST</p> <p>X5 XPS CEMENT</p> <p>X6 XPS FLOOR</p> <p>X7 XPS GROUT</p> <p>X8 XPS HOUSING</p> <p>X9 XPS INSULATION</p> <p>X10 XPS JOINT</p> <p>X11 XPS KEY</p> <p>X12 XPS LATH</p> <p>X13 XPS MORTAR</p> <p>X14 XPS PLASTER</p> <p>X15 XPS QUARTZ</p> <p>X16 XPS RENDER</p> <p>X17 XPS SAND</p> <p>X18 XPS TIE</p> <p>X19 XPS UNDERLAY</p> <p>X20 XPS VENEER</p> <p>X21 XPS WATER</p> <p>X22 XPS XPS</p> <p>X23 XPS YIELD</p> <p>X24 XPS ZONE</p> <p>Y1 YIELD</p> <p>Y2 YIELD SLIP</p> <p>Y3 YIELD CONCRETE</p> <p>Y4 YIELD DUST</p> <p>Y5 YIELD CEMENT</p> <p>Y6 YIELD FLOOR</p> <p>Y7 YIELD GROUT</p> <p>Y8 YIELD HOUSING</p> <p>Y9 YIELD INSULATION</p> <p>Y10 YIELD JOINT</p> <p>Y11 YIELD KEY</p> <p>Y12 YIELD LATH</p> <p>Y13 YIELD MORTAR</p> <p>Y14 YIELD PLASTER</p> <p>Y15 YIELD QUARTZ</p> <p>Y16 YIELD RENDER</p> <p>Y17 YIELD SAND</p> <p>Y18 YIELD TIE</p> <p>Y19 YIELD UNDERLAY</p> <p>Y20 YIELD VENEER</p> <p>Y21 YIELD WATER</p> <p>Y22 YIELD XPS</p> <p>Y23 YIELD YIELD</p> <p>Y24 YIELD ZONE</p> <p>Z1 ZONE</p> <p>Z2 ZONE SLIP</p> <p>Z3 ZONE CONCRETE</p> <p>Z4 ZONE DUST</p> <p>Z5 ZONE CEMENT</p> <p>Z6 ZONE FLOOR</p> <p>Z7 ZONE GROUT</p> <p>Z8 ZONE HOUSING</p> <p>Z9 ZONE INSULATION</p> <p>Z10 ZONE JOINT</p> <p>Z11 ZONE KEY</p> <p>Z12 ZONE LATH</p> <p>Z13 ZONE MORTAR</p> <p>Z14 ZONE PLASTER</p> <p>Z15 ZONE QUARTZ</p> <p>Z16 ZONE RENDER</p> <p>Z17 ZONE SAND</p> <p>Z18 ZONE TIE</p> <p>Z19 ZONE UNDERLAY</p> <p>Z20 ZONE VENEER</p> <p>Z21 ZONE WATER</p> <p>Z22 ZONE XPS</p> <p>Z23 ZONE YIELD</p> <p>Z24 ZONE ZONE</p>	<p>GENERAL NOTES</p> <p>1. THE ARCHITECT HAS REVIEWED THE SUBMITTALS AND APPROVES THEM FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.</p>	<p>ADDRESS: 1122 DUANE STREET, ASTORIA, OREGON</p> <p>LEGAL DESCRIPTION: TO BE DECEDED</p> <p>TAX MAP: TO BE DECEDED</p> <p>VICINITY MAP</p> <p>LOCATION MAP</p>	<p>DESIGNER: STEEL ASSOCIATES</p> <p>ARCHITECT: STEEL ASSOCIATES</p> <p>ENGINEER: STEEL ASSOCIATES</p> <p>PROJECT TEAM: STEEL ASSOCIATES</p>	<p>SHEET INDEX:</p> <p>COVER SHEET</p> <p>FOUNDATION</p> <p>FRONT ELEVATION</p> <p>REAR ELEVATION</p> <p>LEFT ELEVATION</p> <p>RIGHT ELEVATION</p> <p>SECTION 1</p> <p>SECTION 2</p> <p>SECTION 3</p> <p>SECTION 4</p> <p>SECTION 5</p> <p>SECTION 6</p> <p>SECTION 7</p> <p>SECTION 8</p> <p>SECTION 9</p> <p>SECTION 10</p> <p>SECTION 11</p> <p>SECTION 12</p> <p>SECTION 13</p> <p>SECTION 14</p> <p>SECTION 15</p> <p>SECTION 16</p> <p>SECTION 17</p> <p>SECTION 18</p> <p>SECTION 19</p> <p>SECTION 20</p> <p>SECTION 21</p> <p>SECTION 22</p> <p>SECTION 23</p> <p>SECTION 24</p> <p>SECTION 25</p> <p>SECTION 26</p> <p>SECTION 27</p> <p>SECTION 28</p> <p>SECTION 29</p> <p>SECTION 30</p> <p>SECTION 31</p> <p>SECTION 32</p> <p>SECTION 33</p> <p>SECTION 34</p> <p>SECTION 35</p> <p>SECTION 36</p> <p>SECTION 37</p> <p>SECTION 38</p> <p>SECTION 39</p> <p>SECTION 40</p> <p>SECTION 41</p> <p>SECTION 42</p> <p>SECTION 43</p> <p>SECTION 44</p> <p>SECTION 45</p> <p>SECTION 46</p> <p>SECTION 47</p> <p>SECTION 48</p> <p>SECTION 49</p> <p>SECTION 50</p> <p>SECTION 51</p> <p>SECTION 52</p> <p>SECTION 53</p> <p>SECTION 54</p> <p>SECTION 55</p> <p>SECTION 56</p> <p>SECTION 57</p> <p>SECTION 58</p> <p>SECTION 59</p> <p>SECTION 60</p> <p>SECTION 61</p> <p>SECTION 62</p> <p>SECTION 63</p> <p>SECTION 64</p> <p>SECTION 65</p> <p>SECTION 66</p> <p>SECTION 67</p> <p>SECTION 68</p> <p>SECTION 69</p> <p>SECTION 70</p> <p>SECTION 71</p> <p>SECTION 72</p> <p>SECTION 73</p> <p>SECTION 74</p> <p>SECTION 75</p> <p>SECTION 76</p> <p>SECTION 77</p> <p>SECTION 78</p> <p>SECTION 79</p> <p>SECTION 80</p> <p>SECTION 81</p> <p>SECTION 82</p> <p>SECTION 83</p> <p>SECTION 84</p> <p>SECTION 85</p> <p>SECTION 86</p> <p>SECTION 87</p> <p>SECTION 88</p> <p>SECTION 89</p> <p>SECTION 90</p> <p>SECTION 91</p> <p>SECTION 92</p> <p>SECTION 93</p> <p>SECTION 94</p> <p>SECTION 95</p> <p>SECTION 96</p> <p>SECTION 97</p> <p>SECTION 98</p> <p>SECTION 99</p> <p>SECTION 100</p>

HISTORIC LANDMARKS SUBMISSION 08-25-14

Tracy & Donna Black
1505 Mill Pond Lane
Astoria OR 97103

Tracy Victor Black
Donna Isabelle Black
1854 Hwy 104
Warrenton OR 97146



NC14-05 Columbia Bank

Steve Hockman
Steele Associates Architects
760 Northwest York Drive
Suite 200
Bend OR 97701
Bank of Astoria
MS OP-3300
P.O. Box 2156
Tacoma WA 98401-2156

Heather Seppa
89471 Shady Pine Road
Warrenton OR 97146

Cindy Price
1219 Jerome
Astoria OR 97103

Lucien Swerdloff
1087 11th Street
Astoria OR 97103

Kris Haefker
2034 N Killingsworth St
Portland OR 97217

STAFF REPORT AND FINDINGS OF FACT

October 13, 2014

TO: HISTORIC LANDMARKS COMMISSION



FROM: ROSEMARY JOHNSON, PLANNER & HISTORIC PRESERVATION OFFICER

SUBJECT: NEW CONSTRUCTION REQUEST (NC14-05) BY STEELE ASSOCIATES ARCHITECTS TO CONSTRUCT A COMMERCIAL BUILDING AT 1122 DUANE STREET

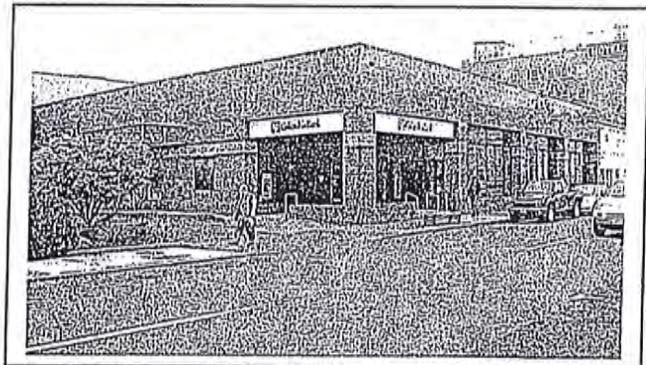
I. BACKGROUND SUMMARY

- A. Applicant: Steve Hockman
Steele Associates Architects
760 Northwest York Drive #200
Bend OR 97701
- B. Owner: Bank of Astoria
MS OP-3300
PO Box 2156
Tacoma WA 98401-2156
- C. Location: 1122 Duane Street; Map T8N-R9W Section 8CA, Tax Lot 5600; Lot 13 & 14, Block 61, McClure
- D. Classification: New construction adjacent to structure(s) designated as historic within the Downtown National Register Historic District
- E. Proposal: To construct an approximate 5,200 square foot, two story commercial building
- F. Zone: C-4 (Central Commercial)

II. BACKGROUND

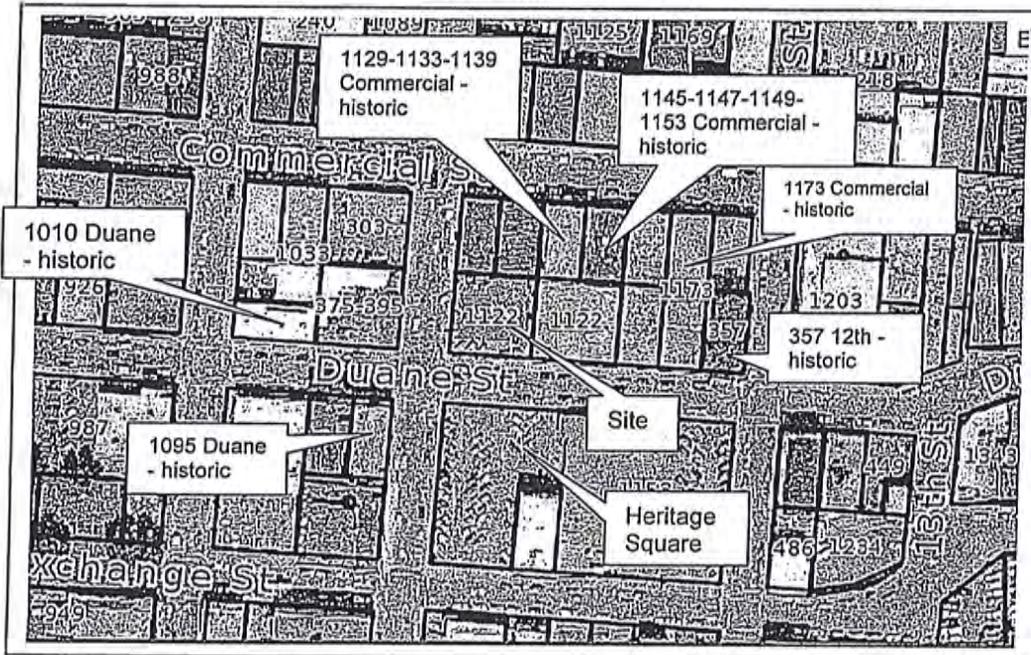
A. Subject Property

The subject property is located on the north side of Duane Street and east side of 11th Street. The lot is 95' x 195' (18,525 square feet). The site is currently developed with the Columbia Bank on the east half of the parcel and a parking lot on the west half.



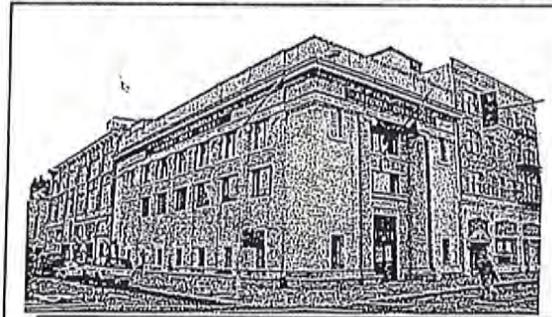
B. Adjacent Neighborhood and Historic Property

The site is located in the downtown and is bounded on all sides by mostly commercial buildings. To the north is Silver Salmon Restaurant; to the east is retail stores; to the west across 11th Street right-of-way is retail and offices, and a bank facing Commercial Street; to the south across the Duane Street right-of-way is Heritage Square and the Garden of Surging Waves, American Legion, and City Hall. There are historic buildings adjacent to this site and in the general neighborhood. Most structures are generally built up to the sidewalks except the commercial cluster at the northwest corner of 11th and Duane has a parking lot at the sidewalk with the building behind similar to the existing bank building site.

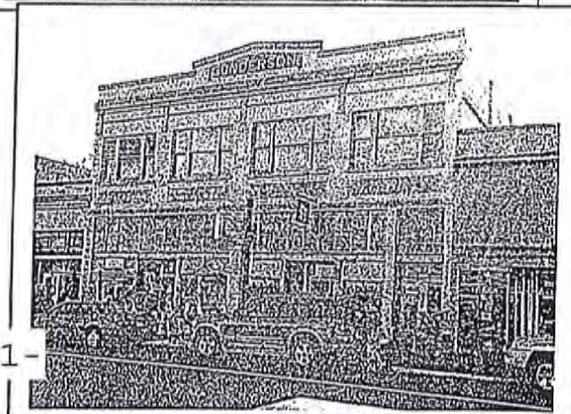


Review of new construction at this site is triggered by the following properties:

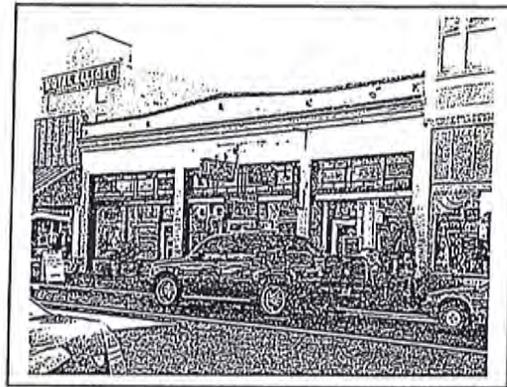
- 1) 1095 Duane
Primary
Downtown National
Register Historic District
Classical
1923



- 2) 1129-1133-1139 Commercial
Secondary
Downtown National
Register Historic District
Late Commercial
1924



- 3) 1145-1147-1149-1153
 Commercial
 Secondary
 Downtown National
 Register Historic District
 Late Commercial
 1924



The proposed project would locate an approximate 5,200 square foot, two story building at the southwest corner of the lot at the sidewalk with the parking behind the building.

Height: 2 stories with a height of approximately 28' to top of parapet and 35.5' to peak

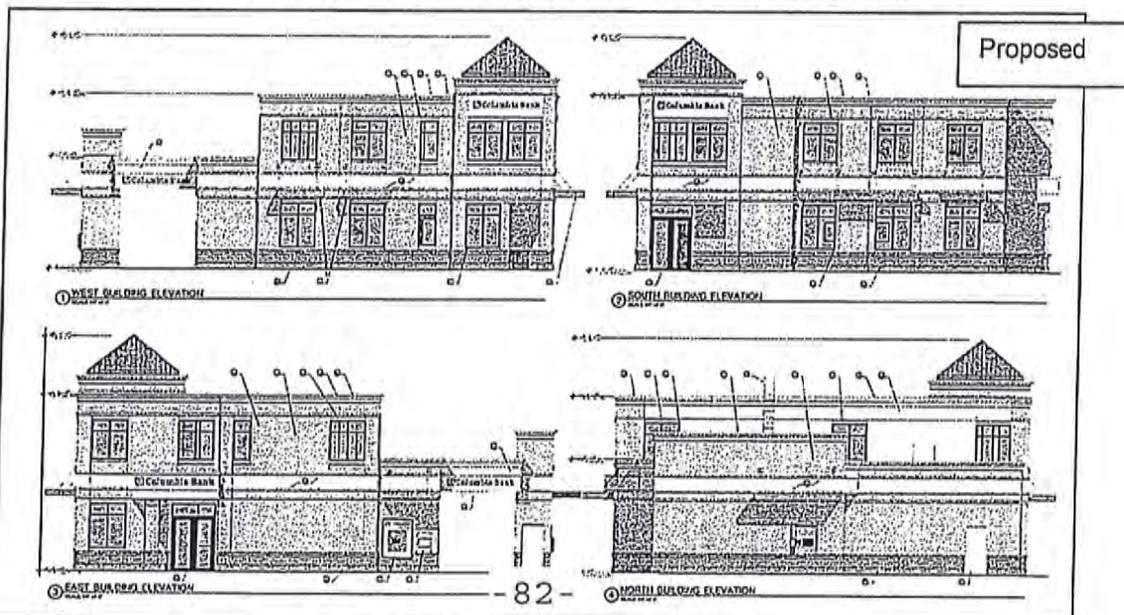
Roof: Flat parapet roof with hip dome tower feature in front corner; blue standing seam metal hip roof

Siding: Cream colored stucco and earth toned standard and jumbo brick veneer

Windows: Anodized aluminum storefront windows with window headers and sills in precast concrete; mullions divide window lites;

Doors: Front door full lite anodized aluminum storefront door; metal man doors on north and east side elevations

Other Features: Covered recessed front entry; belt course between first and second floors; crown molding at parapet cap; pedestrian scale base band; drive through window with stair tower on north elevation; flat metal awnings on east, west, and south elevations



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on September 26, 2014. A notice of public hearing was published in the Daily Astorian on October 21, 2014. Comments received will be made available at the Historic Landmarks Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

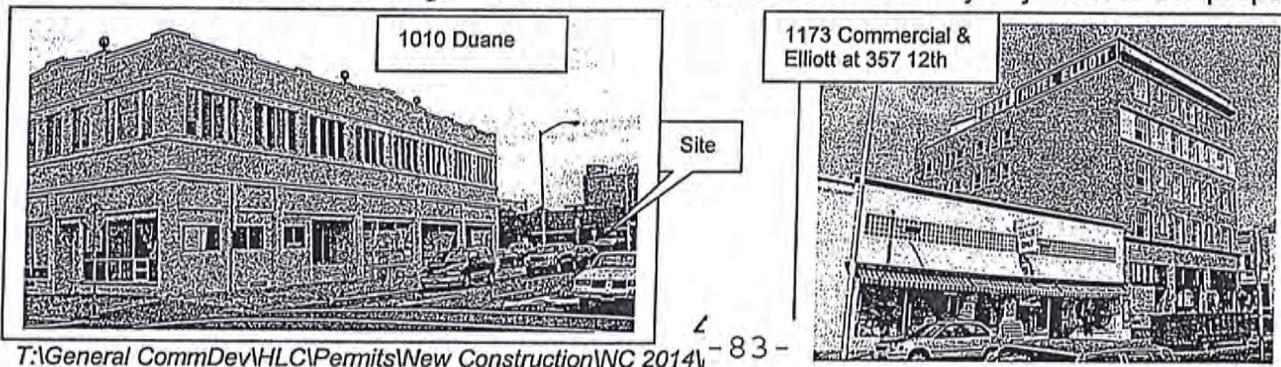
- A. Development Code Section 6.070(A) states that *"No person, corporation, or other entity shall construct a new structure adjacent to or across a public right-of-way from a Historic Landmark as described in Section 6.040, without first obtaining a Certificate of Appropriateness from the Historic Landmarks Commission."*

Finding: The structure is proposed to be located adjacent to structure(s) designated as historic in the Downtown National Register Historic District. The proposed structure shall be reviewed by the Historic Landmarks Commission.

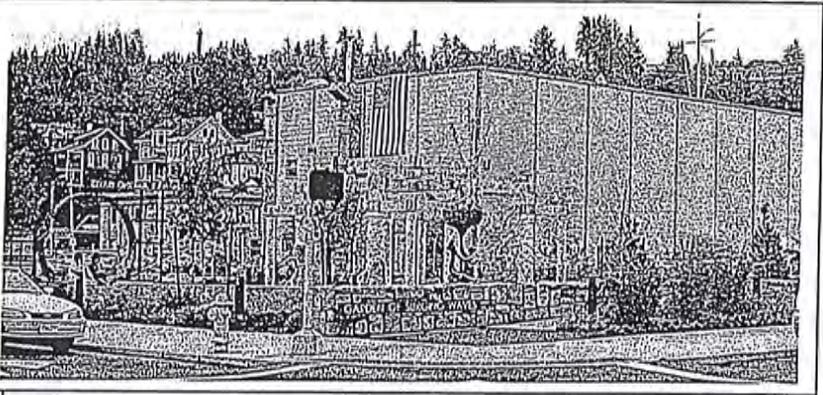
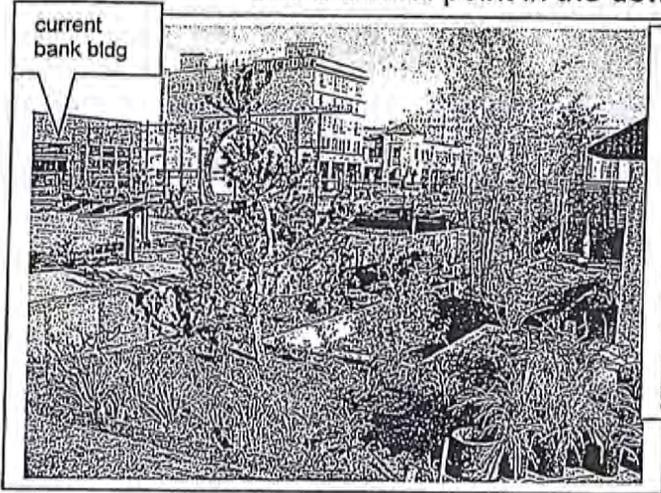
- B. Development Code Section 6.070(B.1) states that *"In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials."*

Finding: The proposed structure will be a 2 story commercial building with a drive through bank teller window. Most buildings in the Downtown are one, 1.5, or two story. The design has elements from other structures in the neighborhood including the use of crown molding parapet, mullion divided window lites; belt course between floors, pedestrian scaled base band, and full lite doors. The adjacent historic structures include a two story Late Commercial, one story Late Commercial, and three story Classical (City Hall). The two Late Commercial buildings are finished concrete with gable parapet and have aluminum frame storefront windows. The City Hall is finished in terra cotta with Ionic columns and cornice and a granite base.

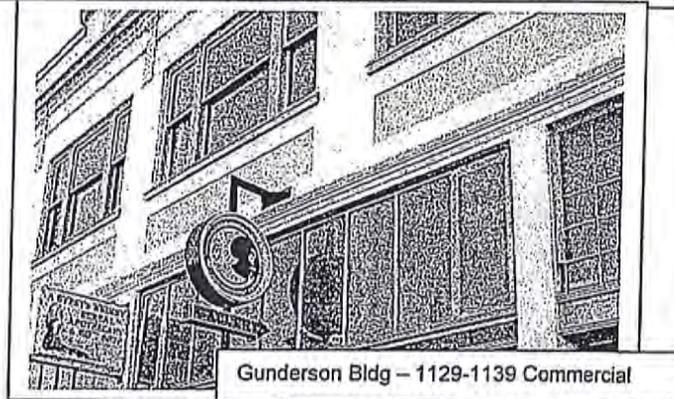
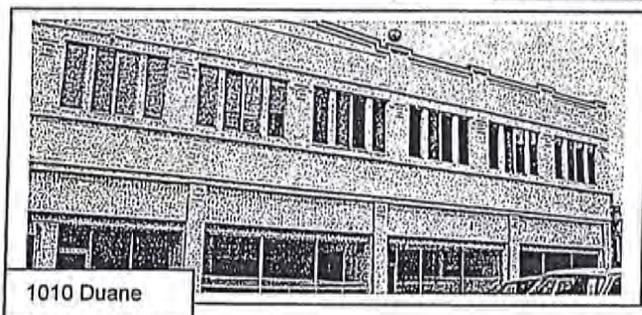
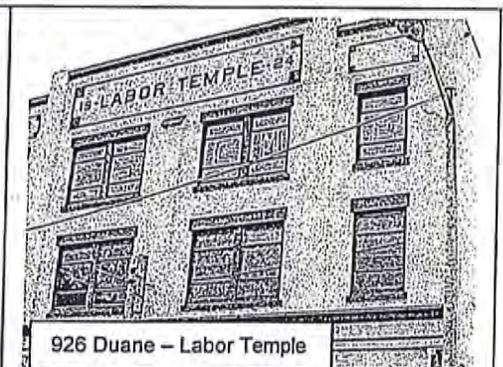
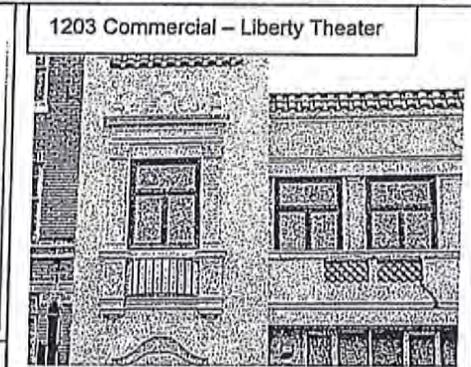
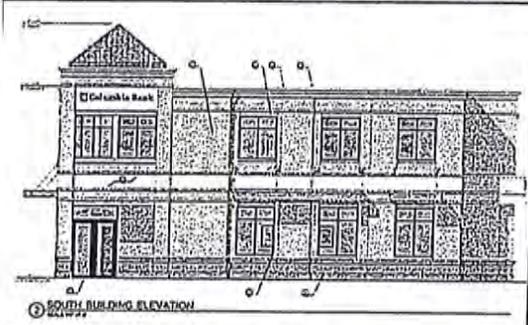
The proposed design reflects the horizontal lineal features of the adjacent historic buildings and of many of the other historic buildings in the Downtown. The structure does not attempt to appear as historic. While the review is triggered by the buildings located on Commercial Street, it will be more of an impact to the historic buildings on Duane Street that are not directly adjacent to the property.



The building will also be across the Duane Street right-of-way from Heritage Square and the Garden of Surging Waves. This park is not designated as historic but is a focal point in the downtown.

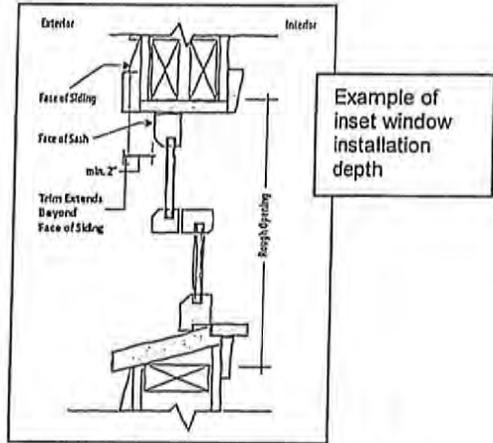
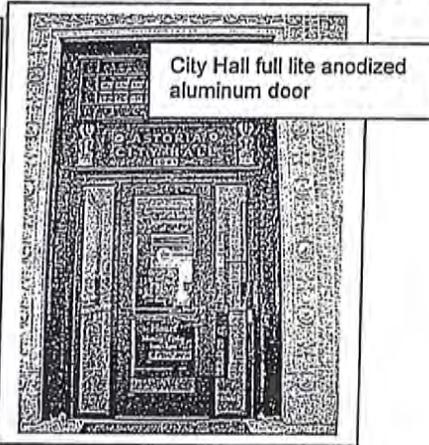
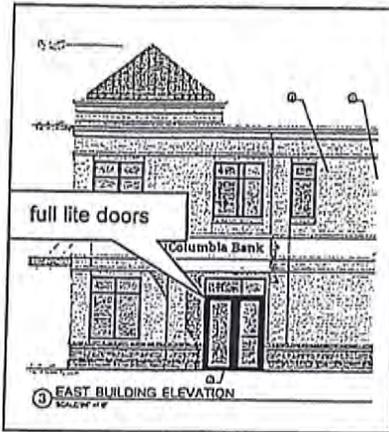


The windows would be anodized aluminum storefront windows with mullions creating true divided lites. Windows are fixed. The mullion / lite pattern and window header and sills are similar to other downtown historic buildings such as Gunderson Building at 1129-1139 Commercial, Van Dusen Building at 1010 Duane, Liberty Theater at 1203 Commercial, and Labor Temple at 926 Duane. The glass should be clear and not be tinted or reflective (Condition 1). The window design would be compatible with the historic buildings.

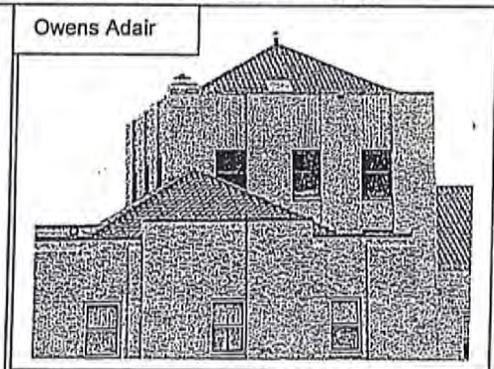
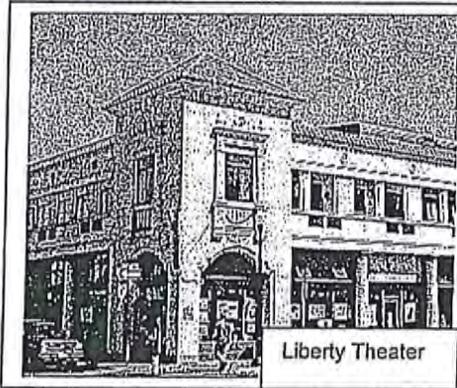
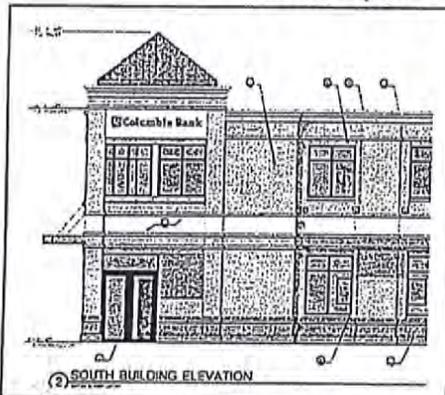


The windows should be installed inset similar to a historic depth so that the windows do not protrude beyond the plane of the facade as indicated in the

graphic (Condition 2). Front and parking lot doors will be single lite, anodized aluminum door; north side doors will be steel with no lites.

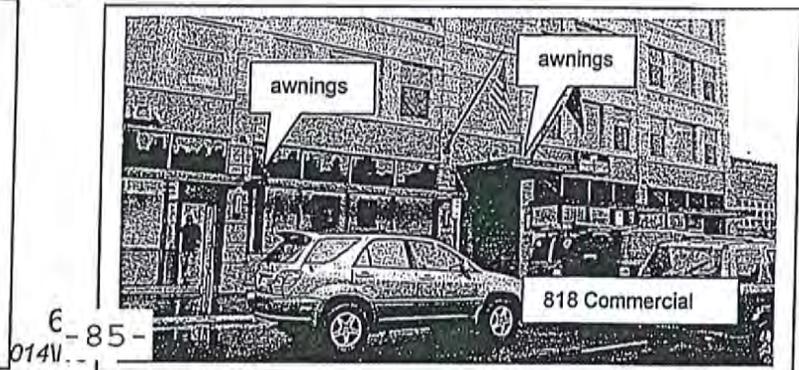
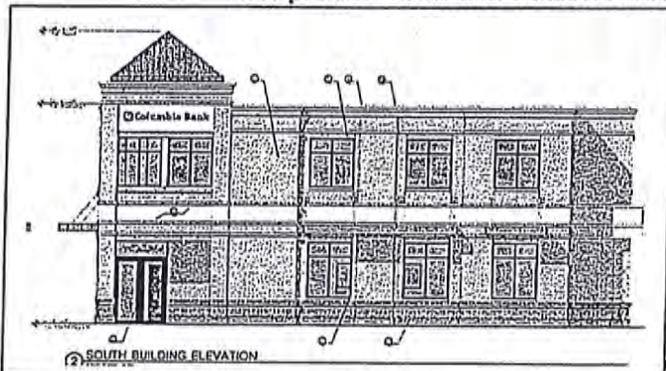


The parapet roof is typical of downtown historic buildings. The pyramid dome on the main corner of the building is a corporate design feature of Columbia Bank. This style of roof is not common downtown but can be found on the Liberty Theater (1203 Commercial) and Owens Adair Apartments (1508 Exchange).

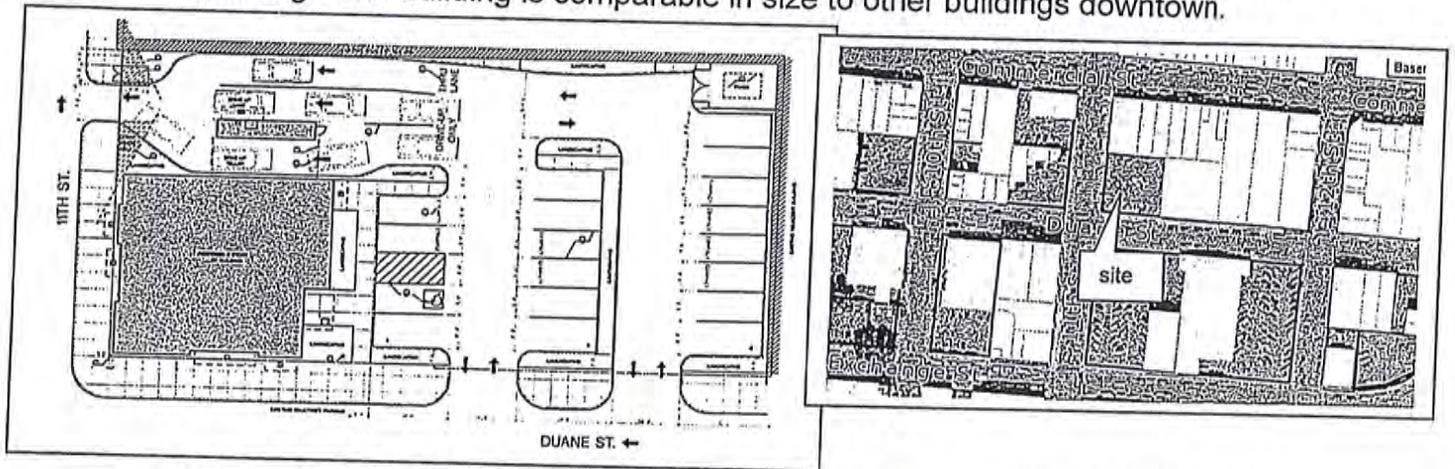


The siding is proposed to be cream colored stucco and earth toned standard and jumbo brick veneer. This is similar to the siding material on the historic properties which are finished concrete and terra cotta. Several historic downtown buildings are brick and stucco. The siding is compatible with the historic buildings.

There will be flat metal awnings over first floor windows which are typical on industrial buildings and contemporary buildings. They will be similar to the awnings used on the historic Spexarth Building at 818 Commercial which has similar building design to the proposed building. The awnings would be compatible with the historic downtown.



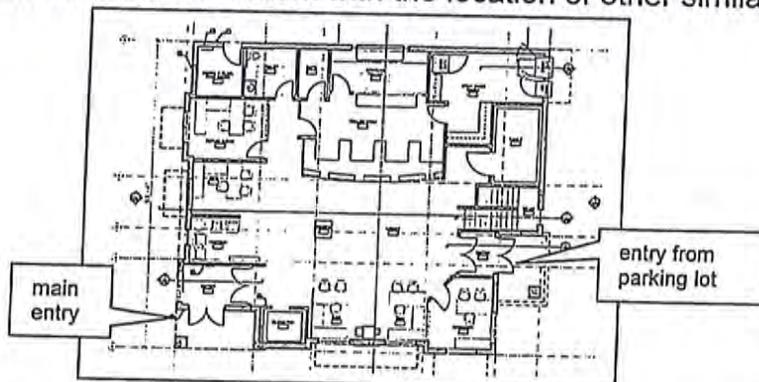
The foot print of most structures in the downtown are simple square or rectangle and generally encompass the entire lot. The proposed structure would be rectangle and be located on the southwest corner of the lot with the parking behind the building. Building sizes are generally governed by the size of the lot. This site is 195' x 100' and could accommodate a larger building. However, the nature of a bank with a drive through teller window and customer parking requires a smaller building. The building is comparable in size to other buildings downtown.



With the conditions noted, the proposed structure is compatible in scale, style, height and architectural detail with the existing historic structure.

- C. Development Code Section 6.070 (B.2) states that "In reviewing the request, the Historic Landmarks Commission shall consider and weigh the following criteria: The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations."

Finding: The structure is proposed to be situated on the southwest front corner of the lot adjacent to the sidewalk with no setback. This is typical of most downtown buildings. The parking area would be in the rear of the building but would front on Duane Street. The proposed structure would be situated similar in setbacks to other structures in the area. The main entrance to the structure is in the front at the 11th Street corner facing Duane Street. There is a second entrance on the east side facing the parking lot. The proposed location of the structure and entrances is consistent with the location of other similar structures.



The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.

V. CONCLUSION AND RECOMMENDATION

The request, in balance, meets all the applicable review criteria. Staff recommends approval of the request with the following conditions:

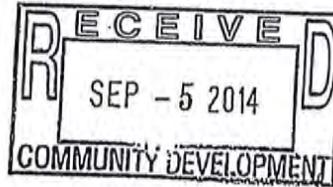
1. All glass shall be clear and not tinted or reflective.
2. Windows shall be installed inset similar to a historic depth so that the windows do not protrude beyond the plane of the facade
3. Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed and approved by the Historic Landmarks Commission.

The applicant should be aware of the following requirements:

The applicant shall obtain all necessary City and building permits prior to the start of construction.



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



NC 74-05

FEE: \$100.00 *rd - ck 9-8-14*

NEW CONSTRUCTION

Property Location: Address: 1122 Duane street, Astoria, Oregon

Lot 13 & 14 ~~MCCLURES LT 13~~ Block 14 BLK 61 Subdivision EXCISE *McClure*
 Map 8-09-08 CA 05600 Tax Lot 22465-5600 Zone C-4

For office use only:

Adjacent Property Address: 1129-1133-1139 Commercial; 1095 Duane
1145-1147-1149-1153 Commercial
 Classification: _____ Inventory Area: Downtown NRD

Applicant Name: Steve Hockman / Steele Associates Architects
 Mailing Address: 760 Northwest York Drive, suite 200, Bend OR 97701
 Phone: _____ Business Phone: 541.382.9867 Email: shockman@steele-arch.com

Property Owner's Name: Columbia Bank
 Mailing Address: P.O. Box 2156 MS OP2118, Tacoma WA. 98401

Business Name (if applicable): _____
 Signature of Applicant: *[Signature]*
 Signature of Property Owner: *[Signature]*
AVENY J04.250

Proposed Construction: Phased development: Construction of a type VB, 2-Story wood framed structure; approximately 5,200 square feet. Demolition of an existing one-story structure; approximately 10,000 square feet. Scope will include significant restructuring of underground elevated sidewalk tunnel system along project property line, removing a sub-grade structure currently supporting a portion of the existing parking lot, and filling the basement of the existing building.

restruct an approx 5,200 sq ft, two-story commercial building adjacent to structures designated as historic

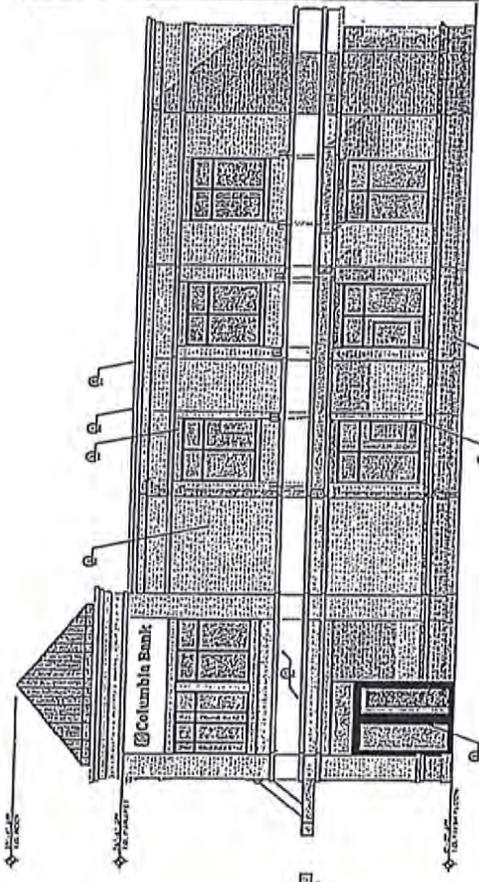
Application Complete:		Permit Info Into D-Base:	<u>9-11-14</u>
Labels Prepared:	<u>9-12-14</u>	Tentative HLC Meeting Date:	<u>10/21/14</u>
120 Days:			

FILING INFORMATION: Historic Landmarks Commission meets at 5:15 pm on the third Tuesday of each month. Completed applications must be received by the 13th of the month to be on the next month's agenda. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Historic Landmarks Commission meeting is recommended. Forms also available on City website at www.astoria.or.us.

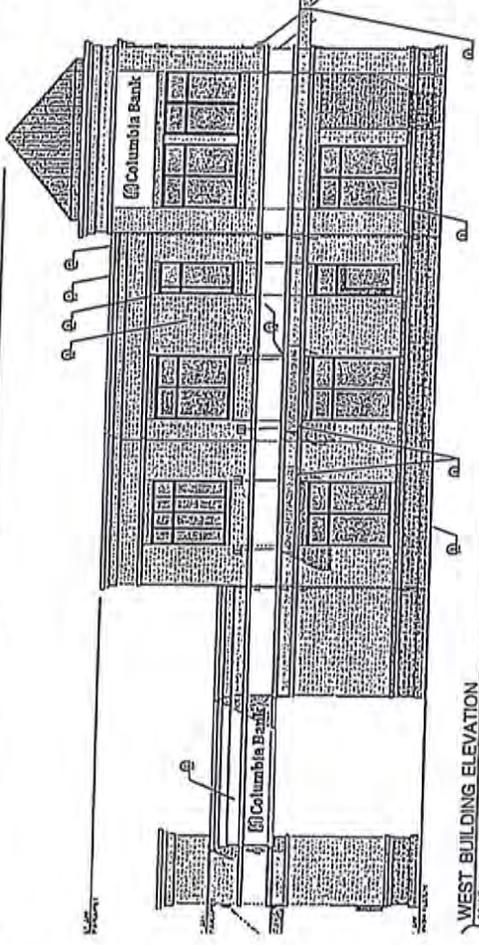
Briefly address each of the New Construction Criteria and state why this request should be approved. (Use additional sheets if necessary.):

1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.
The proposed new bank exterior is articulated with a base, center and cap; further refined with a strong horizontal band; separating the first floor from the second floor. Though the bank has specific branding requirements (blue standing seam roof, blue awnings, and cream colored stucco) they are accented against a predominate field of earth toned standard and jumbo brick veneer elements. The window head and sill elements are punctuated with pre-cast concrete. Glazing is subdivided by mullions.
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.
The proposed location is at the Southwest corner of the street intersection. The building is set back 1'-0" from the property line; final location will be determined by structural analysis of the elevated sidewalk, proposed piling locations, and recommendations by the geotechnical engineer. On-site parking and bank drive through will be adjacent to the north and east properties; bordered by their respective walls.

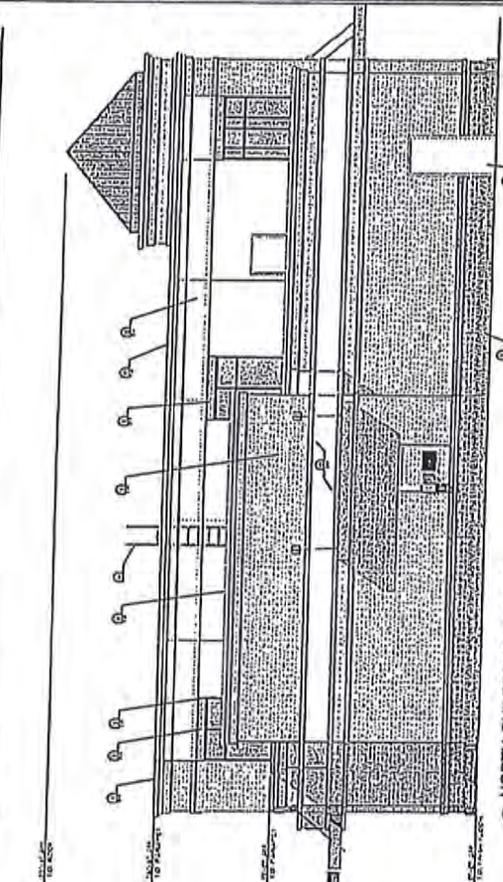
PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance on your proposal.



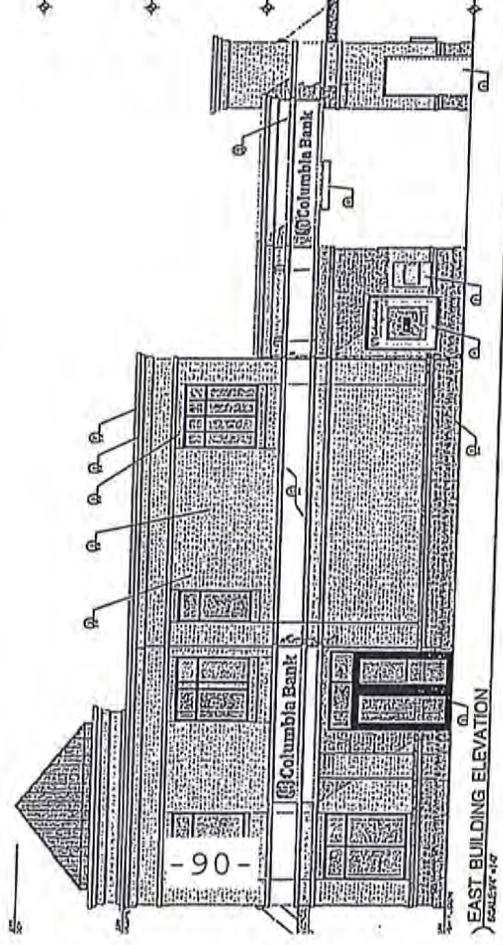
WEST BUILDING ELEVATION
 SCALE: 1/2" = 1'-0"



SOUTH BUILDING ELEVATION
 SCALE: 1/2" = 1'-0"



EAST BUILDING ELEVATION
 SCALE: 1/2" = 1'-0"



NORTH BUILDING ELEVATION
 SCALE: 1/2" = 1'-0"

KEY NOTES		GENERAL NOTES	
1	BRICK VENEER, LIGHT BROWN TONE	1	SEE GENERAL NOTES
2	BRICK VENEER, LIGHT BROWN TONE	2	SEE GENERAL NOTES
3	BRICK VENEER, LIGHT BROWN TONE	3	SEE GENERAL NOTES
4	BRICK VENEER, LIGHT BROWN TONE	4	SEE GENERAL NOTES
5	BRICK VENEER, LIGHT BROWN TONE	5	SEE GENERAL NOTES
6	BRICK VENEER, LIGHT BROWN TONE	6	SEE GENERAL NOTES
7	BRICK VENEER, LIGHT BROWN TONE	7	SEE GENERAL NOTES
8	BRICK VENEER, LIGHT BROWN TONE	8	SEE GENERAL NOTES
9	BRICK VENEER, LIGHT BROWN TONE	9	SEE GENERAL NOTES
10	BRICK VENEER, LIGHT BROWN TONE	10	SEE GENERAL NOTES
11	BRICK VENEER, LIGHT BROWN TONE	11	SEE GENERAL NOTES
12	BRICK VENEER, LIGHT BROWN TONE	12	SEE GENERAL NOTES
13	BRICK VENEER, LIGHT BROWN TONE	13	SEE GENERAL NOTES
14	BRICK VENEER, LIGHT BROWN TONE	14	SEE GENERAL NOTES
15	BRICK VENEER, LIGHT BROWN TONE	15	SEE GENERAL NOTES
16	BRICK VENEER, LIGHT BROWN TONE	16	SEE GENERAL NOTES
17	BRICK VENEER, LIGHT BROWN TONE	17	SEE GENERAL NOTES
18	BRICK VENEER, LIGHT BROWN TONE	18	SEE GENERAL NOTES
19	BRICK VENEER, LIGHT BROWN TONE	19	SEE GENERAL NOTES
20	BRICK VENEER, LIGHT BROWN TONE	20	SEE GENERAL NOTES

A101

COLUMBIA BANK
 1122 DUANE STREET
 ASTORIA
 OREGON

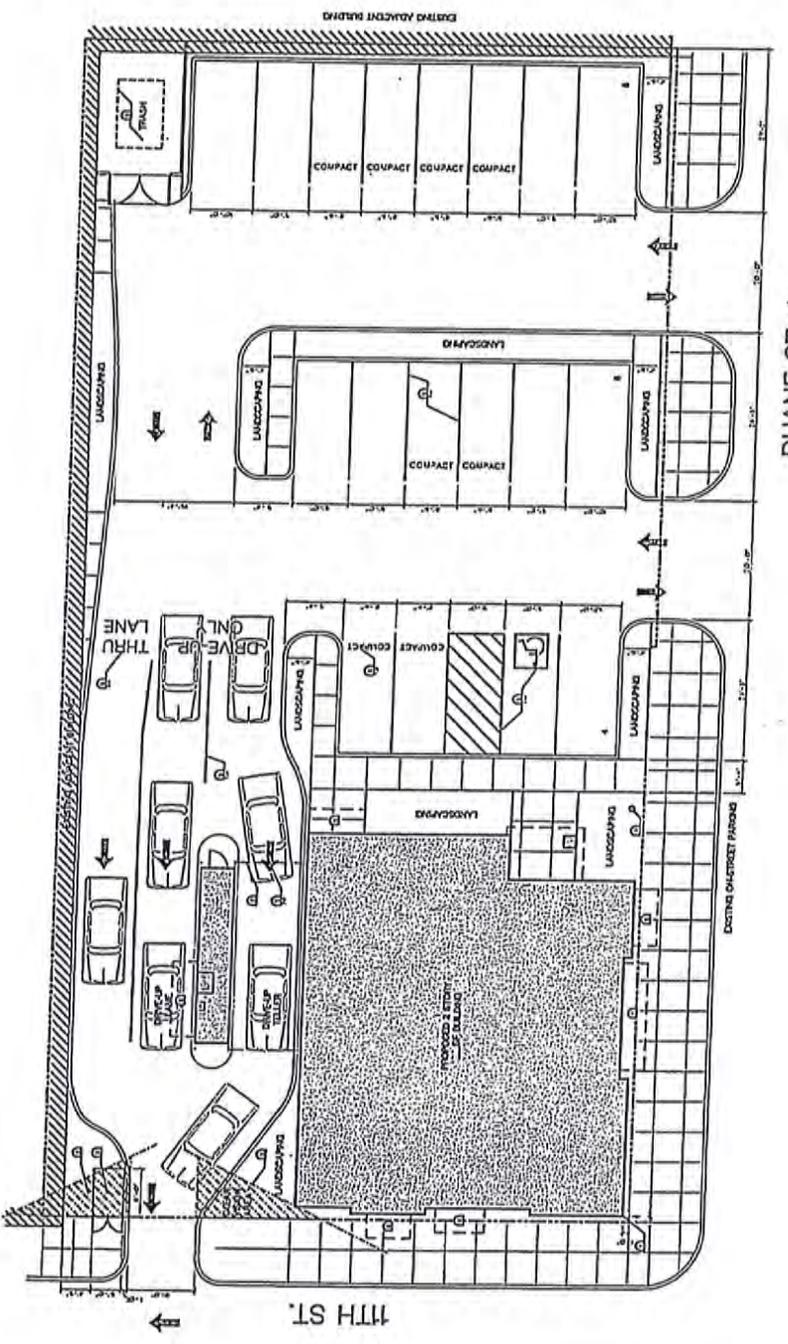
STEELE ASSOCIATES
 ARCHITECTS LLC
 760 HWY YORK DRIVE, SUITE 200
 BEND, OR 97701
 info@steele-arch.com
 541.382.9867 FAX 541.385.8916

KEYNOTES

- 1 ROAD WALL
- 2 DRIVE WALKWAY
- 3 PROPOSED TRAIL ENCLAVE
- 4 FINAL BUILDING LOCATION APPROVED UNDER PERMITS WITH BACK REFLECTOR TO THE TRAIL AND BACK TO THE CONCOURSE LOCATION
- 5 PLANNED PARKING (TRAIL TRUCKS & REGIONAL TRUCKS)
- 6 ASHES FOR TRAIL TRUCKS & REGIONAL TRUCKS
- 7 DRIVE WALKWAY TO TRAIL TRUCKS & REGIONAL TRUCKS
- 8 DRIVE WALKWAY TO TRAIL TRUCKS & REGIONAL TRUCKS
- 9 DRIVE WALKWAY TO TRAIL TRUCKS & REGIONAL TRUCKS
- 10 DRIVE WALKWAY TO TRAIL TRUCKS & REGIONAL TRUCKS

SITE PLAN LEGEND

- RIGHTS RESERVED LOCATION
- SETBACK LINE
- PROPERTY LINE



1 SITE PLAN
 SCALE: 1/8" = 1'-0"

A202

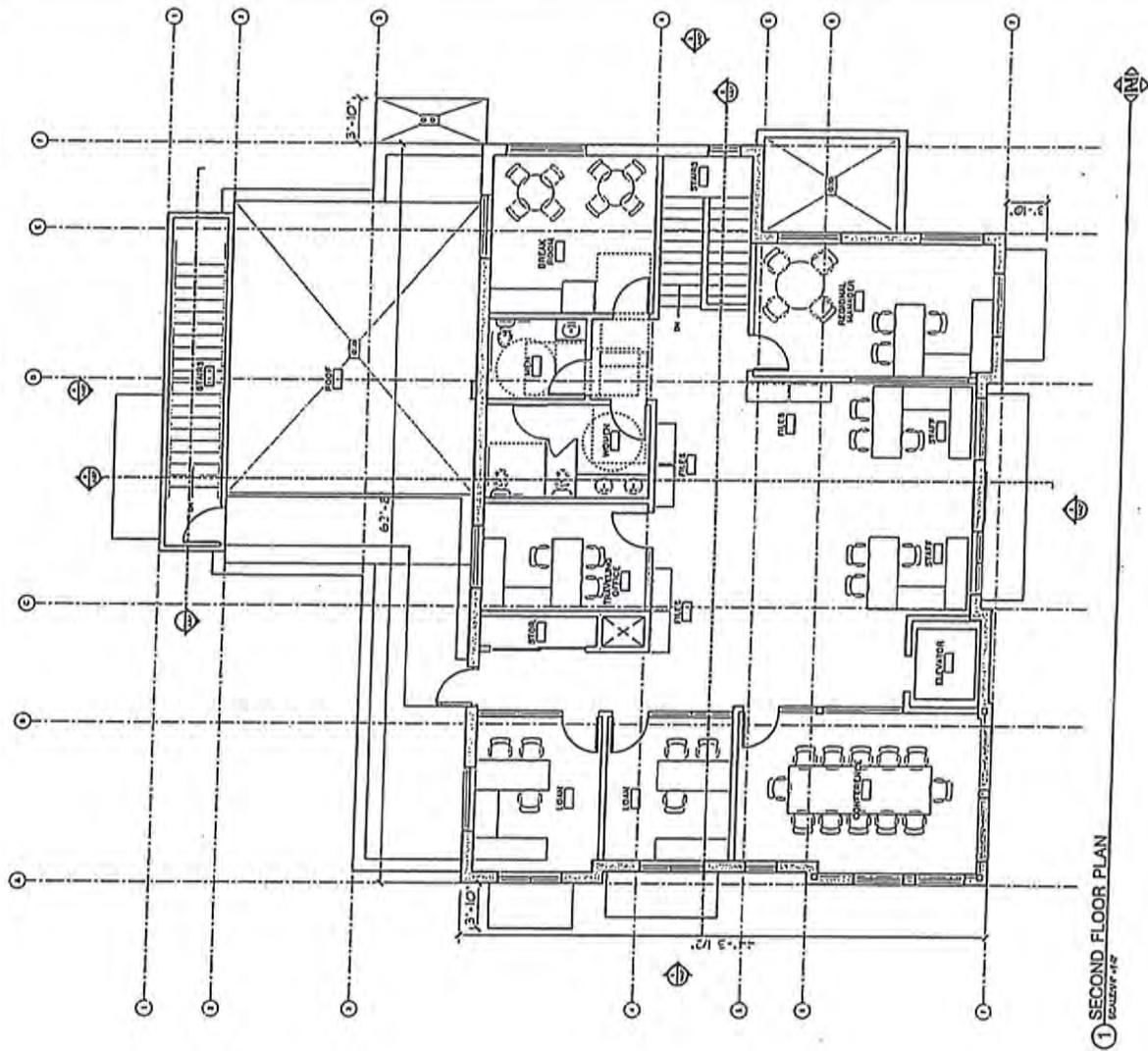
NO.	DATE	REVISION

COLUMBIA BANK
 1122 DUANE STREET
 ASTORIA
 OREGON

STEEL ASSOCIATES
 ARCHITECTS LLC
 760 NW YORK DRIVE, SUITE 200
 GENO, OR 97031
 INFO@STEEL-ARCH.COM
 541.382.9867 FAX 541.385.8816

KEY NOTES
 1. REFER TO ARCHITECTURAL RECORDS FOR ALL EXISTING CONDITIONS.

GENERAL NOTES
 1. REFER TO ARCHITECTURAL RECORDS FOR ALL EXISTING CONDITIONS.



1 SECOND FLOOR PLAN
 08/25/14

MINUTES

MINUTES

11-18-14	Minutes of Historic Landmark Commission meeting of November 18, 2014 wherein the Commission voted to approve the New Construction Request NC14-05 with conditions.	95
10-21-14	Minutes of Historic Landmarks Commission meeting of October 21, 2014 wherein the Commission voted to continue New Construction Request NC14-05 to the November 18, 2014 meeting.	101

ITEM 4(a):

NC14-05 New Construction NC14-05 by Steve Hockman, Steele Associates Architects to construct an approximately 5,200 square foot, two-story commercial building adjacent to structures designed as historic at 1122 Duane in the C-4, Central Commercial zone. This issue was continued from the October 21, 2014 meeting.

President Gunderson asked if anyone objected to the jurisdiction of the Historic Landmarks Commission (HLC) to hear this matter at this time. There were no objections. President Gunderson asked if any member of the HLC had a conflict of interest, or any ex parte contacts to declare.

Vice President Dieffenbach declared that Rickenbach Construction has been consulting with the architect and owner of this property and has a conflict of interest. She stepped down from the dais.

Commissioner Burns declared that he banks at Columbia Bank, which has also been a long time member of the Clatsop County Historical Society. He has not discussed this issue with anyone and believed his judgment would not be affected.

President Gunderson declared that Columbia Bank was a client of the companies her family owns, Windermere Pacific Land Company and Easom Property Management. She did not declare this at the last meeting because she did not think of it. She did not believe this would have any bearing on whether or not the bank was built; therefore, she could vote impartially. She apologized for the oversight at the last meeting.

Planner Johnson said presentation of the Staff report and public input were given at the last meeting. She reviewed the issues raised and questions asked by the HLC during their deliberation, additional information about rooftop equipment submitted by the Applicant since that meeting, and a list of properties in Astoria that use standing seam metal and/or the color blue on awnings and roofs. She gave the HLC a supplemental memo that included additional information requested by one of the Commissioners and information that was brought to her attention within the last day or two. She recently learned that standing seam metal roofs date back over 100 years, but were generally of a low profile rib height. She listed buildings in the downtown area and designated Historic District that had metal roofs or awnings, noting that none were designated as historic. She explained that both of the supplemental reports would be attached to the original Findings. The HLC must consider how the features relate to the historic criteria, which includes design, materials, styles, height, and details. She reminded that color is not a regulated element in Astoria's Code and is not mentioned in the National Register District nomination forms. Should the HLC approve the standing seam metal roof, Staff offered one option that the Applicant could be required to construct the roof under the metal so the pyramid could be removed, like a sign rather than an architectural feature. The metal roof be removed if the tenant changed or the branding of the bank changed. All conditions contained in the original Staff report would still apply. An additional condition to be considered has been included in the supplemental memorandum, which would require a standing seam metal roof to be of low profile rib height. Staff recommends approval with the proposed conditions.

Commissioner Osterberg asked if photos of the high and low profile metal roofing in the memo dated November 18th were of a specific manufacturer. Planner Johnson said the photos just showed an example of the height differences between the two types of profiles. She was not suggesting that the roofing material had to be of the same dimensions.

President Gunderson opened public testimony for the hearing and asked for the applicant's presentation.

Steve Hockman, Steele Associates Architects, 760 Northwest York Drive, Suite 200, Bend OR 97701 thanked the HLC for allowing the continuance. During his presentation, he referred to several boards that showed photographs and diagrams of the proposed building. The blue color on the roof and the middle band was originally meant to be an accent on the building. Much of the roof cannot be seen from the street, but it is more visible from a flat elevation, as shown on one of the display boards. The intent was to avoid overemphasizing the color while maintaining the branding color that the bank really wants. He referred to a board that showed where blue is used as an accent color on buildings in and adjacent to the Historic District, noting that the bank wants to take a more reserved approach than some of the examples shown. He presented examples of veneer brick and field brick to be used on the facade. The bank originally wanted to use a jumbo size brick

veneer, but decided to use a smaller brick of the same color because the manufacturer is not able to make the jumbo size without a lot of breakage. The field brick, which is a lighter earth tone than the veneer brick, would cover the majority of the building's facade. He showed an example of the stucco band in the middle and some accents that would be used here and there on the rest of the building. He showed the color of the precast header and sills on the windows, which would be a dark bronze. The colors generated by the computer can be different from the exact color to be used. The shade of blue might be a little bit darker than what is shown on the elevation board. He made handouts available that showed how diffused light and sunlight would change the look of the colors and materials. He hoped the HLC would reconsider the possibility of using blue on the roof for the branding because the bank holds the color dear to their corporate image. He also hoped that the building accents chosen would accent the corner of the street instead of overemphasize the roof. He showed how the rooftop equipment would look from four different locations. The bank is currently developing the design and beginning construction documents, so roof slopes and the height of the second floor are being considered as adjustments to the structure are worked out.

Commissioner Osterberg asked Mr. Hockman to respond to the new conditions of approval recommended by Staff.

Mr. Hockman said the low profile standing seam metal could easily be used. Various manufacturers can make different sizes and shapes, so this would not be a problem. He was concerned about how to handle wind loads if the blue metal roofing had to be installed as a temporary structure over a permanent roof. This would also be an extra expense. He asked the HLC to consider requiring the metal to be repainted instead of removed.

Commissioner Osterberg said repainting the metal roof would address the issue with the color, but not the material. He asked Mr. Hockman to keep this in mind, as he would like to hear Mr. Hockman's opinion of the condition during rebuttal.

Commissioner Caruana asked about the pitch of the roof, noting that in the Staff report, the roof looks much steeper than the examples given. Mr. Hockman agreed that the flat, straight on images were a little deceptive. He did not know the exact pitch of the roof, but believed it would be less than a 45-degree angle.

President Gunderson called for any presentations by persons in favor of, impartial to or against the application. Seeing none, she called for closing remarks of Staff. There were none. She closed the public testimony portion of the hearing and called for Commission discussion and deliberation.

Commissioner McHone believed the Applicant answered the HLC's questions satisfactorily. He appreciated the effort to consider minimizing the amount of the contentious color, as he understood the banks branding requirements. He believed the overall look of the building would make a good addition and he was not concerned about the height of the pyramid.

Commissioner Stanley said some of the examples shown were not historic buildings. He believed those non-historic buildings would likely have trouble trying to replace materials. However, he liked the proposed design and exterior of the bank building, which outweighs his concern about the color.

Commissioner Osterberg said after reviewing the list of other sites in the area that use standing seam metal or the color blue, he noticed that the letter dated November 12, 2014 did not include any examples of standing seam metal roofs within the Downtown Historic District. Metal used within the Historic District is almost entirely used on awnings or other features, not roofs. All of the metal roofs shown are outside of the Historic District. Therefore, he did not give these examples much merit. He was never concerned about the color, so he did not consider those examples either, but he respected that other Commissioners were concerned about the color. He believed the Commission could carefully consider the proposed standing seam metal as a roof, which he defined as a structure above the eave line or parapet line. The Applicant has not cited examples of any other such roofs in Downtown. Staff's memo dated November 18 indicates standing seam metal roofs have been used and can be appropriate, depending on the architecture or historic characteristics of the building. He appreciated the memo and believed Staff has concluded that a standing seam metal roof could potentially be approved. Therefore, the Commission should consider approving standing seam metal as a material. He believed the low profile material would be more appropriate. He did not support the requirement that the roof must be removed upon a change in tenant or owner, as this would be onerous. This requirement would only be warranted if the Commission approved standing seam metal even though it was considered objectionable. If the metal were that

objectionable, the Commission probably would not approve it anyway. Therefore, the Commission should either approve or deny standing seam metal and not consider the requirement of the material to be removed in the future. He also believed the requirement would be difficult for Code enforcement and inappropriate for a land use action.

Commissioner Burns agreed the Commission should either deny or approve the standing seam metal without the additional condition of approval to remove the metal in the future. He believed the building would be fine. He appreciated seeing the colors even though he did not have an issue with them. He supported the project.

Commissioner Caruana also agreed that the proposed condition of approval should not be implemented. There is nothing special about the Applicant that would make him decide to grant the standing seam metal just for them. Therefore, if the Commission approves the metal roofing, it should do so without the requirement to have it removed in the future. The examples show roofs that look like they could be walked on, but the proposed bank roof seemed very steep. He was unsure how the steepness would affect anything, but noted that the proposed roof does not look like any of the examples given. He would rather see the roof be of a lower pitch and run out to the edge, like the Liberty Theatre, but this was just his personal opinion. Ultimately, he was fine with the request as long as there was no condition to remove the metal roofing by a future user.

The Commissioners discussed the difference between a low pitch roof and low profile standing seam metal, noting that each would change the look of the building.

Commissioner Stanley agreed that the requirement to remove the metal in the future did not make sense.

President Gunderson agreed with Commissioners Stanley and Osterberg that the examples given were not appropriate. Oregon Glass is not in business and when the building is to be used again, she would vote to have the standing seam metal replaced with the original material. She would be surprised if the metal were original to that building. The Commission is trying to get building owners in downtown to return their buildings to their original skins, which is not metal. Metal roofing does not reflect the flavor of downtown. U.S. Bank has the metal roofing on the back of the building and it is used as an element, not a prominent feature. Everyone in the downtown area wants to see the building that Garbo's is located in (1161 Commercial) remove the metal and put its original skin back on the building. She had a hard time supporting the request. Approving this application could set a standard, as was done with Dutch Brothers (468 W Marine). She reminded that the Commission had some issues with the design proposed by Dutch Brothers. After approving their application, the Commission learned that Dutch Brothers used other designs in other towns, some of which would have better reflected the flavor of Astoria. She was not ready to set a precedent, but agreed that the requirement to make the roof removable was not appropriate. She loved the building, but not the metal. She and Commissioner Stanley believed tile would be appropriate, even if the tile were blue.

The Commission discussed the shade of blue. Mr. Hockman confirmed that the color proposed was the same color used on all of their other bank buildings. President Gunderson and Commissioner Caruana believed the shades varied among all of their buildings, noting that the color may fade or look different in different lights.

Commissioner Stanley agreed the Commission should not set a precedent. Planner Johnson explained that commissions do not set precedents in land use law. Each decision is based on its own merit and criteria. Land use law specifically prevents precedents from being set. The HLC could review this exact same building for another location and make a completely different decision. Commissioner Stanley concluded that other blue roofed buildings in the downtown area did not set a precedent for this building.

President Gunderson and Commissioner Stanley were still concerned. Even though no precedent would be set, a future applicant with a similar request could use the bank's blue roof as example of what had been approved in the past. The examples given did not convince them to go along with the bank's request. Commissioner Stanley said he did not like the metal, but agreed with Staff that the building would be ruled on its own merit. He suggested terra cotta be used instead because blue terra cotta would be beautiful.

Commissioner Osterberg said the buildings on Commercial have awnings, which is a different design issue than a roof feature. He hoped that as the buildings come before the HLC for review, the offending awnings, which are not historic, would be removed over time. These awnings have been cited by the Applicant, but are described as inappropriate in the historic inventory materials. Therefore, he did not believe approval of the bank's special roof

feature would slow down or interfere with the removal of the awnings on Commercial Street. He did not believe awnings and roof features were strongly linked when making renovations.

The Commissioners looked at pictures of the Shallon Winery (1598 Duane) and discussed its roofing materials, which were a mixture of terra cotta tile and a metal material that looked like terra cotta tile. Commissioner Stanley did not believe people would be unable to recognize the bank building as a bank if it had a tile roof.

Mr. Hockman said he discussed this issue with the bank in October. The tile is more representative of a Mediterranean or Asian style, which is not the bank's style. All of the bank's buildings have blue standing seam metal roofs as part of their branding. A tile roof would be an anomaly for the bank.

President Gunderson said she had seen examples of corporate companies that were able to come up with designs that blended with the fabric of the local community while maintaining their identity. She would feel more comfortable with the building if the roof were tile. She wanted companies to work with the HLC to complement the downtown area, even if it meant keeping the blue, but using tile.

Commissioner Caruana suggested bringing the tiles all the way to the edge, like the Liberty.

Commissioner Stanley loved the color of the building and pitch of the roof, but did not like the color of the roof. There was just something about the color that was not attractive to the historic direction that the City is trying to go.

Tom Lewis, Construction Project Manager, Columbia Bank, c/o 1122 Duane, Astoria OR 97103 said he has worked on the bank's buildings in Newport, Gulfport, and Lincoln City. He has spoken to their marketing department about the branding and the importance of the metal seamed roof that has been proposed. The bank is not trying to compromise the integrity of the Historic District, but the proposed roof is the bank's corporate brand. The blue roof has been installed on several other projects this year in Oregon and Washington. He appreciated the HLC's consideration.

President Gunderson appreciated the branding issue, but did not believe the proposed roof was appropriate in downtown Astoria.

Commissioner Stanley agreed that other very recognizable brands have changed the look of their properties to fit the local area. He has seen McDonald's that were built as Brownstones. People were still able to find the restaurant and knew it was a McDonald's. The style of the building did not seem to hinder the marketing. The HLC wants the bank in downtown Astoria, but he did not see any reason the roof could not be tile.

Jenny Butenson, Branch Manager, Columbia Bank, 1122 Duane, Astoria said the bank has looked at blue terra cotta tile samples. The tiles do not seem to fit with the style of the rest of the building. The bank is trying to fit in well with the architectural integrity of the downtown area and the Downtown Historic District. The bank believes the tiles mix a Mediterranean style in with a more classic historic style. This is why the bank is not in favor of using tile. She believed tile would make the building stick out. The bank really zoned in on the metal roof as an architectural feature, which she believes would be a nice highlight that would provide a bit of color and interest to the building. She believed people would agree that the tile looked out of place on the building. She thanked the HLC for their comments and the great care they were taking to consider the application. The bank and the HLC share the same goal of making a beautiful building.

Because comments were made after the public hearing had closed, President Gunderson called for additional testimony in favor of, impartial to, or opposed to the application. There was none.

Commissioner Caruana did not agree that the tile looked Mediterranean with the stucco siding. He believed the metal looked cheap and was disappointed that the bank could not understand the HLC's passion to keep things a certain way. He believed using tile would be a small concession. While metal roofs have been used for a long time, this combination of colors and materials would not be appropriate. Colored metal roofs do not look as nice as copper or stainless steel roofs.

Commissioner Osterberg said the Applicant had the opportunity to consider roofing materials other than tile or standing seam metal that might have been closer to the criteria for approval. However, the Applicant is so

committed to the branding aspect that they are not willing to consider any alternatives. He believed the metal material that looked like tile, which is used on the Shallon Winery, is a compromise between standing seam and tile. However, the Applicant has indicated that they are not interested in anything other than standing seam metal. This leaves the HLC with a difficult decision.

Commissioner Burns said he did not prefer the metal roof, but it is a small part of an overall building that would otherwise be fine. He wished the Applicant would reconsider the metal roof. He has seen McDonald's in Santa Fe that were built as pueblo buildings so they could fit in with the local community. If the Applicant was not willing to fit in, he would still be okay with the request.

Commissioner McHone agreed with Commissioner Caruana that the metal roof is more of a design element than an actual roof. If this were a single story building, this would be a significant issue. He agreed that a compromise would be best. However, given the elemental nature of the roof, he was okay with the request.

Planner Johnson explained that the City Council would review this application if the HLC's decision were to deny the request and was appealed. She reminded that the HLC could approve or deny the request or add conditions. The Applicant would have the right to appeal either the entire decision or just the conditions of approval.

Commissioner Caruana said he would likely vote to approve the application, but was concerned that the pitch of the roof would make it a more prominent feature. He also wanted the Applicant to use a different material on the roof. If he were to add a condition, it would be to keep the roof within a certain pitch. Pictures of the proposed roof show what appear to be different pitches. The picture of the street view does make the roof look more diminished, but the straight on view makes the metal on the roof look much more predominant.

President Gunderson said she was disappointed that the Applicant was not willing to consider other branding concepts the way other corporations have; she wished the Applicant would consider a material other than metal.

Mr. Hockman apologized for not having information about the pitch of the roof. He said the bank would be willing to lower the pitch, if necessary. The photo of the roof from the straight on view was a bit deceptive and he was pretty sure the roof would not be at a 45-degree angle. He believed the roof would be at about a 4:12 pitch. He confirmed for Commissioner Osterberg that both sets of elevation drawings were the same.

President Gunderson believed the blue on one set of drawings made it look different from the other set. Mr. Hockman added that the three dimensional drawings were from the same computer program base.

Commissioner McHone moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC14-05 by Steve Hockman, Steele Associates Architects, with the following changes to the Staff report:

Motion seconded by Commissioner Burns. Motion failed, as the vote was tied 3 to 3. Ayes: Commissioners McHone, Burns, and Caruana. Nays: President Gunderson, Commissioners Osterberg, and Stanley.

Planner Johnson explained that the Development Code states that a tied vote results in denial of the permit application.

President Gunderson said she did not want to deny the project, but she also did not want a metal roof in downtown Astoria. She offered to change her vote if the Applicant would consider a different material. She believed this would be a fair compromise. She has seen photos on the bank's website of buildings in other communities. While all of the buildings do use blue as an accent in some way, they do not all use standing seam metal. She believed the bank was great and she wanted the project in Astoria, but would only change her vote if the Applicant would consider tile or another alternative.

Planner Johnson said it would be up to the Applicant whether to come back to the HLC in December to propose other materials or to appeal the HLC's decision.

Commissioner Stanley agreed with President Gunderson that another material would be appropriate.

Commissioner Osterberg suggested the HLC could conduct a new vote with the condition of approval that required a material other than standing seam metal. The Applicant would have the right to appeal this decision. He believed this would be a limited condition of approval that would not require a vast redesign of the building. The condition would be limited to the material of one particular part of the roofing, which seemed appropriate.

Planner Johnson explained that as the vote currently stood, the HLC has denied the entire project and the Applicant would have to appeal to move forward. The HLC could vote to withdraw its decision, then add the condition that the roof be another material, and vote to approve the project with that condition. The Applicant could appeal that specific condition of the approval to City Council. This would indicate to City Council that the HLC approves of the project, but not the standing seam metal roof.

Commissioner McHone moved to withdraw the Historic Landmark Commission's decision on New Construction NC14-05 by Steve Hockman, Steele Associates Architects; seconded by Commissioner Burns. Motion passed unanimously.

Commissioner Osterberg moved that the Historic Landmarks Commission adopt the Findings and Conclusions contained in the Staff report and approve New Construction NC14-05 by Steve Hockman, Steele Associates Architects, with the following additional conditions and changes to the Staff report:

- Page 2, Paragraph 4, Sentences 4 & 5, delete in their entirety
- Page 2, Paragraph 4, Sentence 4, add: "However, the HLC finds that there are no standing seam metal roofs on historic buildings within the Downtown National Register Historic District and therefore it is not compatible with the historic buildings. The roof shall be a different material and the applicant shall submit the revised material for review and approval by the Planner (Condition 4). The pitch of the pyramid roof feature has not been indicated. It should be low as noted in the perspective elevations and not appear steep as shown in the plan elevation drawings (Condition 5)."
- Page 4, Conclusions and Recommendations, delete 1. & 2.
- Page 4, Conclusions and Recommendations, add:
 - "4. The pyramid roof shall be a material other than standing seam metal. The applicant shall submit a revised material to the Planner for review and approval.
 5. The pitch of the pyramid roof shall be low as indicated in the perspective elevations.
 6. All conditions in the New Construction (NC14-05) Findings of Fact shall apply."

Motion seconded by Commissioner Burns. Motion passed unanimously.

Planner Johnson clarified for the Applicant that the building has been approved with a different material on the roof. The Applicant has the right to appeal the entire decision or just a condition of approval.

President Gunderson read the rules of appeal into the record.

Vice President Dieffenbach returned to the dais.

ITEM 4(c):

NC14-05 New Construction NC14-05 by Steve Hockman, Steele Associates Architects to construct an approximately 5,200 square foot, two-story commercial building adjacent to structures designated as historic at 1122 Duane in the C-4, Central Commercial Zone.

President Gunderson asked if anyone objected to the jurisdiction of the Historic Landmarks Commission to hear this matter at this time. There were no objections. President Gunderson asked if any member of the Historic Landmarks Commission had a conflict of interest, or any ex parte contacts to declare.

Commissioner Caruana declared that he banks at Columbia Bank. Commissioner Burns stated he also banks at Columbia Bank and that the Applicant is a member of the Clatsop County Historical Society. He stated this should not affect his opinion or judgment.

President Gunderson requested a presentation of the Staff report.

Planner Johnson presented the Staff report and recommended approval with conditions. No correspondence has been received.

President Gunderson called for questions of Staff.

Commissioner Osterberg understood that virtually all glazing on similar structures must have some amount of tinting or reflection in order to meet energy codes. He believed he understood Staff's intention with regard to the condition of approval requiring clear glass. However, Staff should keep in mind that the building plan examiner would know that some amount of tinting or reflective glazing would probably be required to meet the energy codes. Planner Johnson said the condition could be edited to say that no additional tinting or reflective glazing be allowed. She has worked with the building official and the minimum glazing required by Code would be allowed. The condition is intended to prevent tinted glass like the State Office building (450 Marine Drive) with blue tinted glass and would not supersede Building Code requirements.

Commissioner Osterberg believed the condition would satisfy the HLC's purpose. The existing language would allow the developer options or alternatives. However, he preferred the Staff report be edited to include Planner Johnson's revised language.

President Gunderson opened public hearing and asked for the applicant's presentation.

Steve Hockman, Steele Associates Architects, 760 NW York Drive # 200, Bend OR 97701, said the design of the new bank was driven by several factors; branding of the bank in the cream-colored stucco, the blue metal roof, and blue awnings; and the function of the building, which will be asymmetrical so that each side of the building will be different. He wanted to tie everything together to meet the historical aspects of the City and meet the branding aspects of the bank. He worked with the bank and City Staff to come up with some accent colors for the branding elements. The awnings and pyramid will be blue to represent the bank. The field colors will be earth tones. Jumbo brick will be used on the base with smaller field brick above. The windows will be slightly articulated with mullions to help bring in a more historic look. He intends to develop and repair some of the sidewalks and has spoken with the City about the elevated sidewalks. The project will be phased because demolition is involved. The building will be constructed first, and then the old building will be removed.

Commissioner Osterberg understood that Staff worked with the Applicant on the domed tower roof. However, he was concerned about the choice to use standing seam metal on that roof. He believed the scale, size, and height of the roof feature was appropriate and roughly mirrored some of the same features on other downtown buildings. However, to his knowledge, the standing seam metal was not found elsewhere in the downtown area. Other similar roofs described in the Staff report are covered with terra cotta or ceramic, which is the character of the historic nature of the domed roof features. He asked if the Applicant would be willing to consider a different material for the roof that would be more appropriate. Mr. Hockman said metal is a standard material used by Columbia Bank. He would have to speak with staff about this. He believed terra cotta was available in blue, but his team would need to do some research. The proposed roof, which is one small element of the entire building, is a branding element for the bank. Therefore, he would need to discuss alternative materials with the bank. He

confirmed for Commissioner Osterberg that he was not able to suggest an acceptable alternative at this time. He believed he had seen another bank in Astoria with a standing seam metal roof.

Commissioner Osterberg said it was possible to find standing seam metal, but not on historic structures. He was not sure that he would want to see standing seam metal introduced as a desirable building material in such a prominent location. The proposed design is prominent, well balanced, and reasonably attractive, but he believed the metal was not appropriate with the historic character the bank is trying to achieve. The metal is also not compatible with the surrounding buildings or the buildings cited in the Staff report.

Commissioner Burns asked how this building would be different from a bank building in Longview. He understood branding, but he wanted to know how this building would be unique to Astoria. Mr. Hockman said most Columbia Bank buildings are one-story instead of two-story buildings and have not been in a historic area. The one-story buildings have sloping roofs, gabled roofs, a lot of blue standing seam metal, and stucco and earth tones below the roofs. He tried to introduce those features and originally had a more prominent roof in mind. After working with the City, he scaled it back so the parapet would be more prominent. The Staff report includes the schematic design package, so the building is not fully designed yet. There are definitely some items that can still be tweaked, but he is not sure about the roof and would have to do some research.

Commissioner Burns asked what the difference in square footage would be between the old and new buildings. Mr. Hockman believed the existing building footprint is about 10,000 square feet, which includes a full basement. The new building would have a footprint of about 5,200 square feet. A reduction in square feet appears to suit the needs of the bank, allowing for more parking and a better drive-through lane.

Commissioner Caruana asked Mr. Hockman to clarify what would be brick and what would be stucco. Mr. Hockman confirmed that only the stucco would be cream colored. He pointed out on the plan elevations where the stucco would be located. The jumbo brick would be used along the base and the field brick would be a lighter tone. He has not yet decided if standard faced brick would be used. Materials have not yet been selected, so the Staff report includes established concepts. Materials would still need to be approved by the bank and City Staff. The north side of the building will have more stucco because a portion of the north side is just one story. A lot of steel would be necessary to support the weight if brick was used on the inset second floor. However, the same horizontal elements would still be used on the north side.

President Gunderson noted that she did not see any rooftop mechanical equipment. Mr. Hockman explained that the roof was flat. He intended to install the mechanical equipment below the roof or set them back far enough that they could not be seen. The mechanical equipment have not yet been developed and he would be speaking with the mechanical engineer to find out how large the equipment would be. The preliminary schematic design stated there would probably be one unit on the roof.

President Gunderson said she looked at the Columbia Bank website to get an idea of the branding and noticed that branding features were across the board. She asked how the blue proposed in the Staff report compared to the blue she saw online. She also wanted to know if the proposed building featured a new branding style. Mr. Hockman said the bank would be following the same standard color scheme, like the cream-colored stucco. The computer images do not replicate the exact shades.

President Gunderson called for any presentations by persons in favor of the application.

Heather Seppa, 89471 Shady Pine Road, Warrenton, said she is a regional manager for Columbia Bank and thanked the HLC for listening to their presentation. She believed the new building would be a nice asset to downtown Astoria. Her office will be relocated to the new building. The bank is swimming in its current building that is about 10,000 square feet. A lot of the space is unused. She is excited for her employees, customers, and the community.

President Gunderson called for any presentations by persons impartial to the application.

Cindy Price, 1219 Jerome, Astoria, said she has an account at Columbia Bank. She thanked the HLC for encouraging as much historical quality and materials as possible and for making the building as distinctive as possible. The location is very prominent.

Lucien Swerdloff, 1087 11th Street, Astoria, noted that the Staff report showed a stairwell on the east side of the building, which he assumed was the required second egress. The second floor plan shows a hallway connecting the main building to the stairwell was shown. However, no indication of this connection was shown on the elevation. Mr. Hockman explained that an exterior exit was located on the roof. Mr. Swerdloff said it still appeared as if the building was not high enough for a roof level door. He believed this would change. Mr. Hockman said the height shown should be pretty close, reminding that the Staff report contained a schematic design. The intent was to have the second exit on the roof. Steele Associates Architects has done this on its own roof.

Chris Haefker, 2034 N. Killingsworth, Portland, believed historical continuity downtown was very important. He did not object to the shape of the roof, but did object to the color. He believed zinc aluminum roofing and the colors proposed were post war features. Standing seam roofs on historic buildings are usually galvanized and painted red or copper. He believed the HLC should consider this because blue clashes. He understood branding, but did not care for branding when he looks out his window.

President Gunderson called for any presentations by persons opposed to the application. Seeing none, she called for closing remarks of Staff.

Planner Johnson asked if the HLC wanted to change the Staff report to require a different roof material and add a condition concerning the texture of the brick façade. She explained that on new construction, color is not a criteria reviewed by the HLC, but the materials need to be compatible, not necessarily historic, with the downtown area. There are newer downtown buildings with standing seam metal, but none are historic.

President Gunderson understood the HLC could not review colors. However, if the HLC were presented with something the Commission believed did not compliment the surrounding historic area, they could make a statement.

Planner Johnson said the criteria specifically states scale, mass, height, architectural details, and materials must be compatible with adjacent historic structures. The HLC can consider the orientation of the building and the location of the entrances. The HLC does have the authority to state that a feature is not compatible when compared to adjacent historic structures. She understood her answer was not clear because color is not a criterion. However, if color plays into the overall design and material, the HLC may address the issue.

President Gunderson closed the public hearing and called for Commission discussion and deliberation.

Commissioner Caruana said metal roofs have been around for thousands of years. Color may not be a factor, but he believed the HLC would prefer galvanized, stainless, or copper instead of standing seam metal. Blue with the right materials could be gorgeous. He understood the branding aspects and recognized that this may be something the HLC could not enforce, but would like the Applicant to consider using a more appropriate combination of color and material.

President Gunderson believed the color and material proposed for the pyramid dome did not complement the downtown area and was concerned about the shade of blue. She understood the branding aspects, but would prefer a different material on the roof.

Commissioner Stanley believed the branding could and should be compatible with the historic aspects of the City. He did not believe it would be necessary to conduct research before making a decision on this request. The size, scope, and scale of this project at this location justified the argument that the type of roof proposed was not acceptable. Terra cotta or copper would be more appropriate materials. If the roof was blue, the shade of blue would not need to be one that electrified the City. He suggested a shade of blue that would be more complementary. He was thrilled about the building and loved the idea of filling in the corner, but did not support the request as proposed.

President Gunderson said Leavenworth, Washington has done a great job of helping national corporations make their branding fit with the town. She believed Astoria could do the same with Columbia Bank.

Commissioner Osterberg agreed with the other Commissioners. He asked if the application would go through a design review process. Planner Johnson explained that this hearing was the last step in the design review

process. Commissioner Osterberg said he would not restate his comments about the roof, but noted that his focus was the material; the color was of less concern. However, other Commissioners made some good points about the color. The Applicant stated the design process was not complete and some details are yet to be decided. Commissioner Osterberg said that some of the concerns stated during the public hearing seemed to argue in support of additional review of two or three design details. He hoped the Applicant would consider requesting a continuance of the application and come back to the HLC to address the concerns. He did not believe the application met criteria with the proposal of standing seam metal because materials must be compatible with the surrounding historic structures and the historic district. He believed the other Commissioners and members of the public who gave testimony agreed, even though the public testimony was impartial to the application.

Planner Johnson said the HLC could approve the request with the condition that the Applicant comes back with a revised roof plan.

Commissioner Caruana believed the roof material was not the only concern. A two-story building will look great, but the HLC would need to see brick and roof samples before approving the request. He wanted to allow the Applicant to move forward with the architectural aspects of the building and return to the HLC for final approval of the details.

President Gunderson asked the Applicant to state whether he preferred a full continuance of this hearing or a decision now with the additional conditions desired by the HLC. Mr. Hockman stated he would need to speak to the bank about the standing seam metal roof and the color. He would like clarification on whether the color was an enforceable issue, but was sure the bank wanted to work with the HLC to come to an agreement with all of the materials.

President Gunderson said the HLC definitely wants the project to move forward and does not want to be a stumbling block. However, she believed the Applicant could bring some other material options to the HLC.

Mr. Hockman said he would work with the HLC regardless of its decision tonight.

City Manager Estes said if this hearing were continued, it could be continued just for certain issues. However, he believed the City would prefer a continuance of the entire request.

Commissioners Osterberg and Stanley agreed that the entire request should be continued.

Commissioner Caruana asked if it would be advantageous to the Applicant if the HLC approved the request contingent on the final selection of brick and roof materials.

Mr. Hockman understood that the bank wanted approval of this request before going any further. However, they would probably need more time to finish the design because there are underground issues that must be resolved.

City Manager Estes explained that requiring the Applicant to come back to the HLC to have material approved would result in a new land use application because the issue could be appealed.

Commissioner Osterberg believed it would be faster for the Applicant to have the entire request continued for one month. Having some items come back at another time would require the public review process to start over from the beginning, which would take longer.

Commissioner Stanley moved that the Historic Landmarks Commission continue New Construction NC14-05 by Steve Hockman to the November 18, 2014 Historic Landmarks Commission meeting at 5:15 pm at City Hall, Council Chambers; seconded by President Gunderson. Motion passed unanimously.

Planner Johnson confirmed for Commissioner Osterberg that Staff would not need an extension to the 120-day land use decision requirement.

City Manager Estes clarified that the HLC wants additional materials to be considered for the pyramid roof. Staff will provide clarification on the issue of color. However, he agreed with Planner Johnson that the Code does not

allow for any discretion with regard for color, only on specific material. He did not hear any concerns about the mass or scale of the building and confirmed that the HLC wanted material samples.

Commissioner Burns believed, and Commissioner Osterberg agreed, that the footprint, mass, and size of the project was acceptable to the Commission. City Manager Estes added that Staff would work with the Applicant on any possible issues with the rooftop mechanical equipment.

CORRESPONDENCE
and
MISCELLANEOUS
DOCUMENTS

CORRESPONDENCE & MISCELLANEOUS DOCUMENTS

11-19-14 Letter to Interested Parties dated November 19, 2014 from
Planner Rosemary Johnson informing of the Historic Landmarks
Commission’s decision to approve New Construction Request
NC14-05 with Order and Findings of Fact, with mailing list.....106

11-13-14 Letter from Steve Hockman of Steele Associates Architects to
Planner Rosemary Johnson, dated November 12, 2014
addressing the metal seam standing roof color and materials.....108

Historic Inventory sheets for the historic buildings adjacent to
the proposed new construction for New Construction Request
NC14-05.....122



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
 COMMUNITY DEVELOPMENT

11/19/14
 Mail
 Email
 Web
 w/Order

November 19, 2014

TO: Interested Parties
 FROM: Planning Division
 RE: NOTICE OF DECISION
 Historic Landmarks Commission New Construction
 File No. NC14-05, Steve Hockman

This letter is to inform you of the decision of the Historic Landmarks Commission concerning a request for New Construction to construct an approximately 5,200 square feet, two-story commercial building adjacent to structures designed as historic at 1122 Duane in Astoria in the C-4, Central Commercial zone. The property can be specifically identified as Tax Lot 5600 on Clatsop County Assessor's Tax Map 80908CA. The decision of the Historic Landmarks Commission is to approve the request with conditions.

A copy of the decision of the Historic Landmarks Commission is enclosed for your information.

Any person with standing may appeal the Historic Landmarks Commission decision and request a public hearing before the City Council by filing a completed Notice of Appeal with the Community Development Department within 15 days of the Date of Decision. The appeal deadline is 5:00 p.m., December 4, 2014. The notice should include all requested information and should state the reasons for the appeal. A fee is required to cover the cost of the appeal. If no appeal is filed within the 15-day period, the decision of the Historic Landmarks Commission becomes final. Approval shall be void after two years, on November 18, 2016 unless the purpose for which the application was submitted has been vested.

If you have any questions, please call the Planning Division at (503) 338-5183.

Sincerely,

THE CITY OF ASTORIA

Rosemary Johnson
 Rosemary Johnson,
 Planner

RJ/sw

Enclosures: Order NC14-05

NC 14-05 Columbia Bank



Steve Hockman
Steele Associates Architects
760 Northwest York Drive
Suite 200
Bend OR 97701
Bank of Astoria
MS OP-3300
P.O. Box 2156
Tacoma WA 98401-2156

Heather Seppa
89471 Shady Pine Road
Warrenton OR 97146

Cindy Price
1219 Jerome
Astoria OR 97103

Lucien Swerdloff
1087 11th Street
Astoria OR 97103

Kris Haefker
2034 N Killingsworth St
Portland OR 97217

Tom Lewis
Columbia Bank
1122 Duane
Astoria OR 97103

Jenny Butension
Columbia Bank
1122 Duane
Astoria OR 97103



November 12, 2014

Rosemary Johnson
City Planner
Community Development Department
Astoria City Hall
1095 Duane Street
Astoria, OR 97103

Transmitted: via email to rjohnson@astoria.or.us

Project: Columbia Bank Astoria – Reference City of Astoria #NC14-05

Rosemary,

This letter is a response to the HLC requests to address the metal seam standing roof color, providing physical samples of the exterior materials, and presenting the location of the roof top units (RTU's) relative to sight lines from various viewpoints.

Roof material and color: In last month's HLC meeting the Commission took issue with the standing seam metal roof color. Other forms, materials, colors, and proportions of the exterior elevations presented were acceptable. Our understanding from the Commission was that a blue metal seam roof was not representative of the historic downtown dating back to pre-WWII. Possible recommendations were blue terra cotta tiles, grey, copper or stainless steel metal seam. Steele associates was directed to discuss with Columbia Bank if other options were possible as part of the continuance.

Owner-Architect response: Company branding colors and materials are very important to Columbia Bank. Columbia Bank respectfully requests that the Commission reconsider the current proposal of a blue standing seam metal pyramid. We hope the following bullet points justify the proposal to the Commission:

- **Accent Only:** Steele Associates has worked with City staff to provide the branding color as an accent material to the rest of the project. Traditionally Columbia Bank metal seam roofs are sloped and cover the entire building; a visually prominent feature. The proposed pyramid is a small percentage of the roof overall. It was also purposely set back from the parapet so to not interfere with the horizontal banding required by the City.
- **Low Profile and Scale:** Pedestrian level views from the street (see 3-D images) indicate that the pyramid roof is partially obscured. The pyramid is at a low profile and scale compared to the rest of the building.
- **Terra Cotta blue tiles:** This option was reviewed, but terra cotta roof tiles are not part of the bank's branding. Terra cotta also suggests Asian and Mediterranean styles.



STEELE ASSOCIATES ARCHITECTS LLC

ARCHITECTURE | MASTER PLANNING | SUSTAINABLE DESIGN | INTERIOR DESIGN
760 NW YORK DR. SUITE 200 BEND OR 97701 PH: 541-382-9867 FX: 541-385-8816 WWW.STEELE-ARCH.COM INFO@STEELE-ARCH.COM

- We researched in and near the Astoria Downtown and Shively-McClure Historic districts for examples to support the Owner's desire to maintain the blue metal seam roof. Please reference the graphic showing select structures where the following materials and colors have been used:
 - Blue metal seam roof; 1 and 8.
 - Blue metal seam awning at main entrance; 4.
 - Blue accent color façade; 2
 - Blue field color façade; 6.
 - Mixture of green and red metal seam awnings next to a predominant blue façade; 3.
 - Blue roof and field façade; 7.
 - Predominant red metal seam awning and parapet; 5. Though not blue the percent of red metal seam to the rest of the façade appears to be 50% or more against the rest of the elevation. The metal seam appears to interrupt the adjacent horizontal banding.

Summary: Based on select examples downtown, the placement and proportion of the metal seam roof, and the minimalist use of the material we believe the blue color, as proposed, is consistent with City's guidelines.

Exterior material samples: Please reference attached photographs indicating proposed materials in sunlight and diffused light. This helps in presenting how the materials change in appearance in different lighting conditions. Materials are proposed as follows:

*Metal Seam Roof / Awnings: Regal Blue (W35) - Metal Sales

*Stucco Texture & color: Sandblast NTX, 104 Dover Sky - Dryvit Systems, Inc.

PreCast Concrete window head and sills: Pewter 860 - Davis Colors.

Curtain wall window Frame: Dark Bronze - Kawneer

Field - Light Earth Tone: Limestone thin brick veneer - Mutual Materials

*+Base - Dark Earth Tone: Redondo Gray thin brick veneer - Mutual Materials

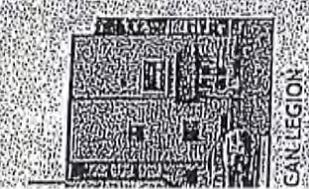
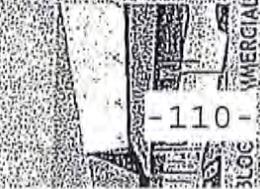
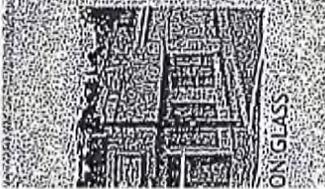
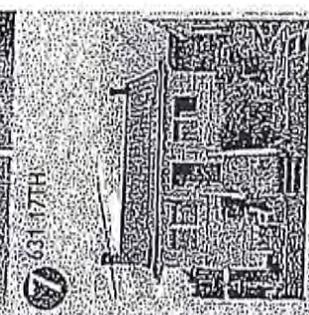
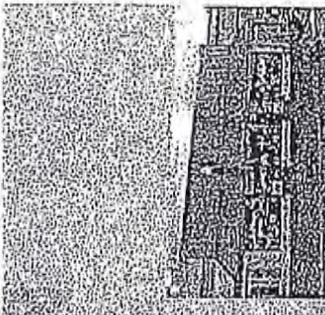
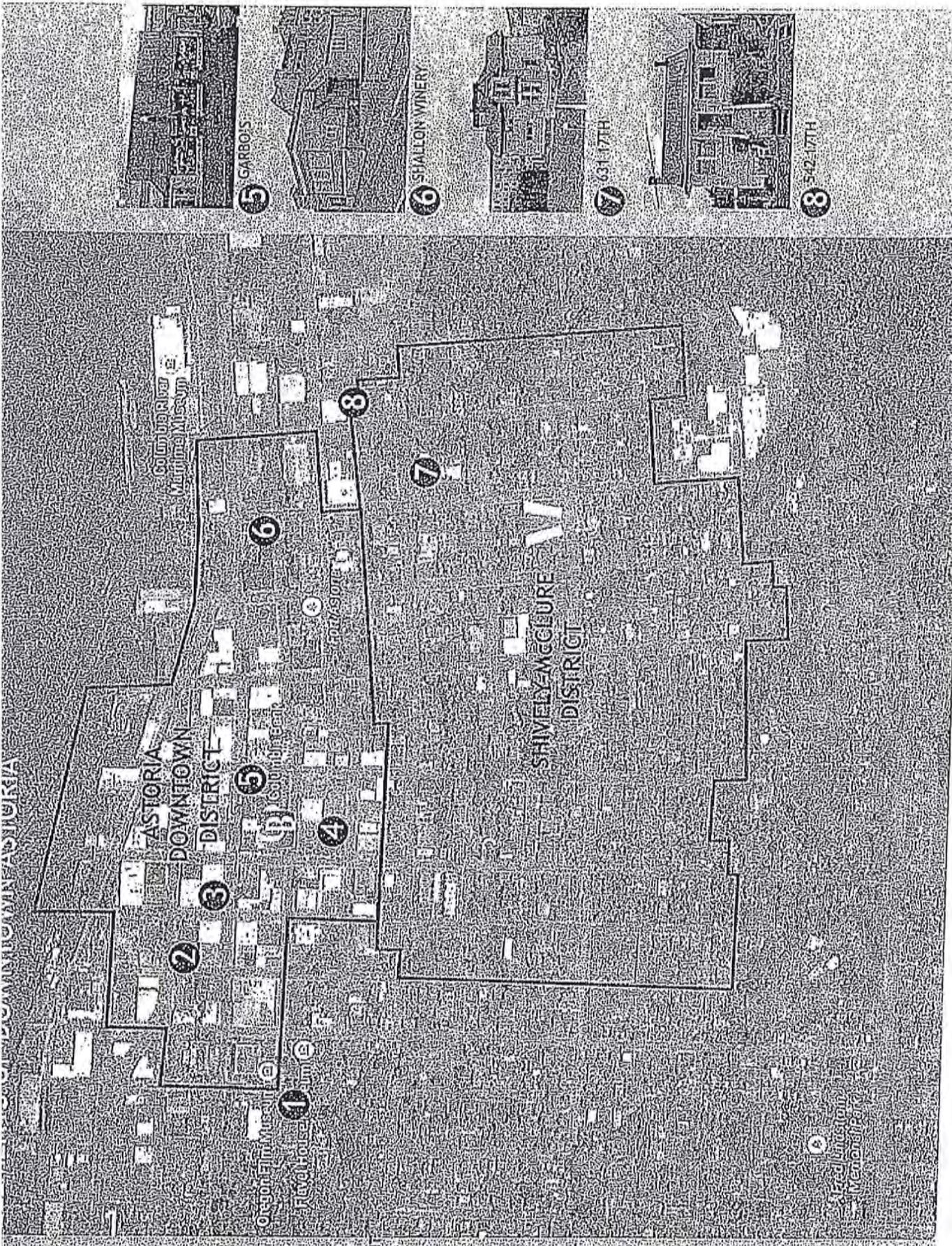
*Columbia Bank standard branding materials

~~+~~No jumbo brick: Manufacturer confirmed that jumbo brick size is difficult to produce in a thin brick veneer format. There would be a substantial increase in units breaking between the extrusion process and product delivery. As a cost saving measure the standard 2 1/4" x 7 5/8" units are proposed. Full size samples will be presented at the HLC meeting.

Roof Top Unit Sightlines: Please reference plan and section profile document indicating the maximum distance where the parapet blocks a pedestrian's view of the RTU. Distances are from 97'-0", 103'-0", 164'-0" and 264'-0" feet away from the building.

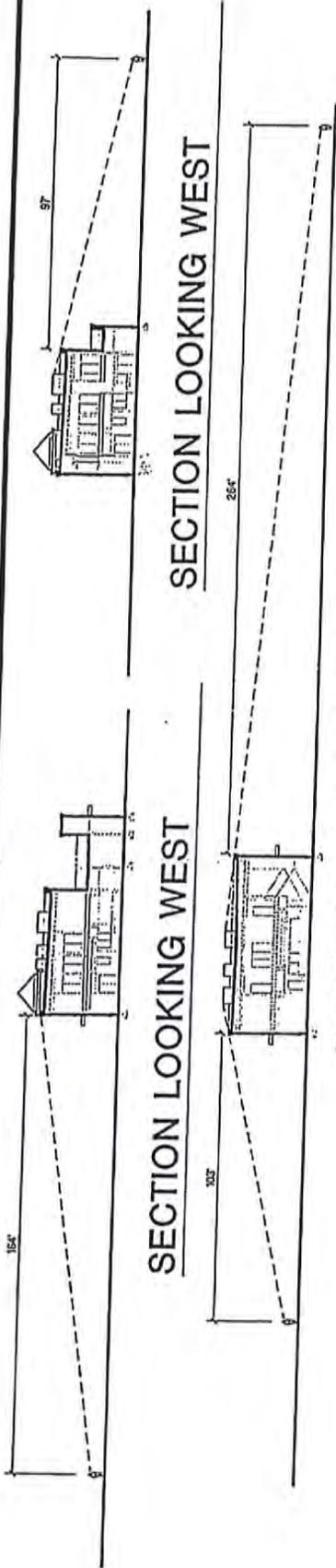
Best Regards,

Steve Hockman, Project Manager
Steele Associates Architects

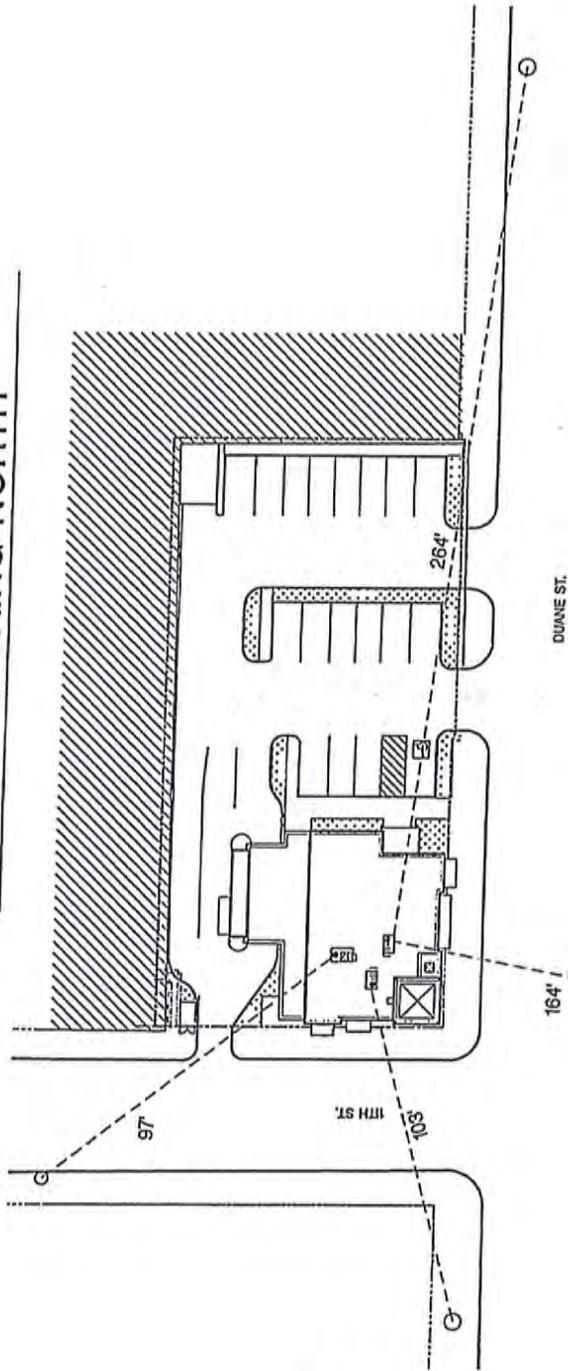


DESIGN COPYRIGHT 2017
 STEELE ASSOCIATES ARCHITECTS LLC
 WWW.STEELE-ARCH.COM (503) 382-1110

Columbia Bank



SECTION LOOKING NORTH



SITE PLAN
SCALE: 1/16" = 1'-0"

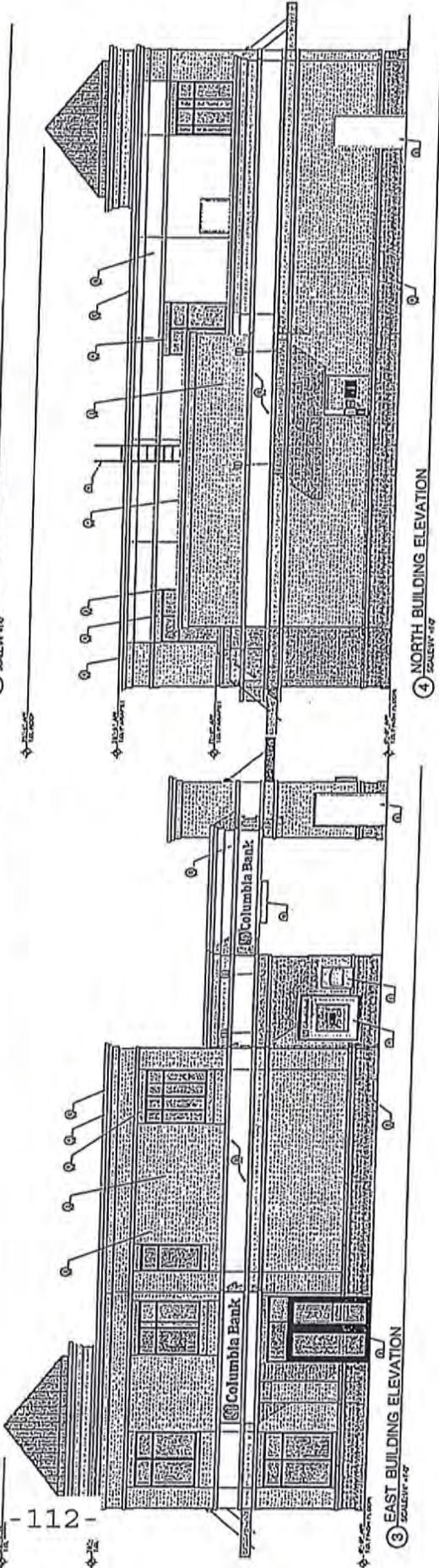
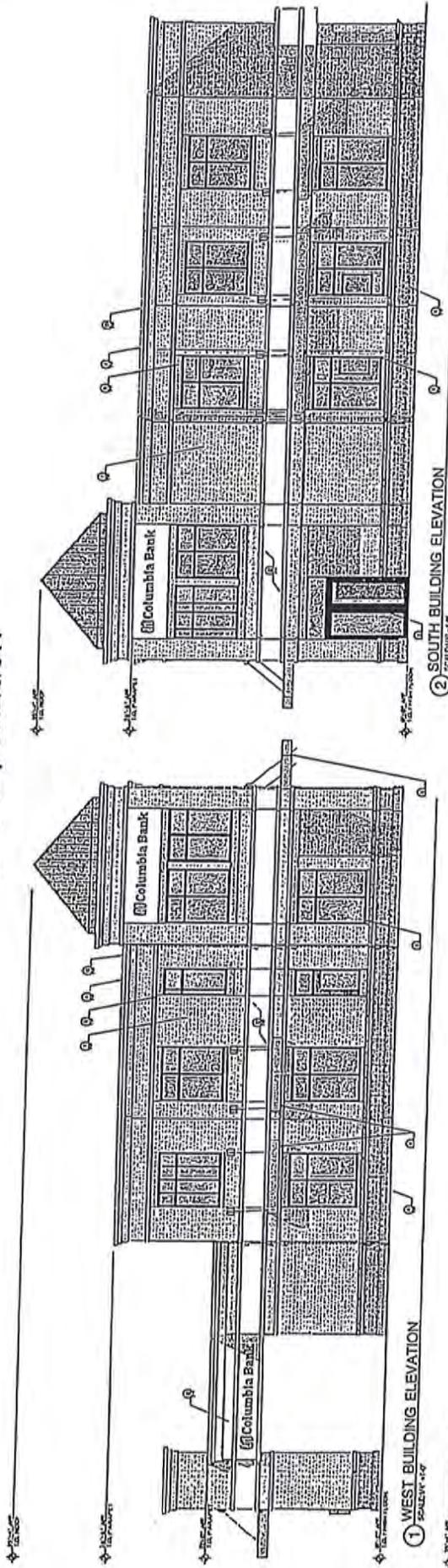


COLUMBIA BANK
1122 DUANE STREET
November 11, 2014

STEELE ASSOCIATES
ARCHITECTS LLC
ARCHITECTURE - SUSTAINABLE DESIGN INTERIOR DESIGN
1122 DUANE STREET SUITE 300
ANN ARBOR MI 48106
734.769.1234

COLUMBIA BANK

1122 DUANE STREET
ASTORIA, OREGON

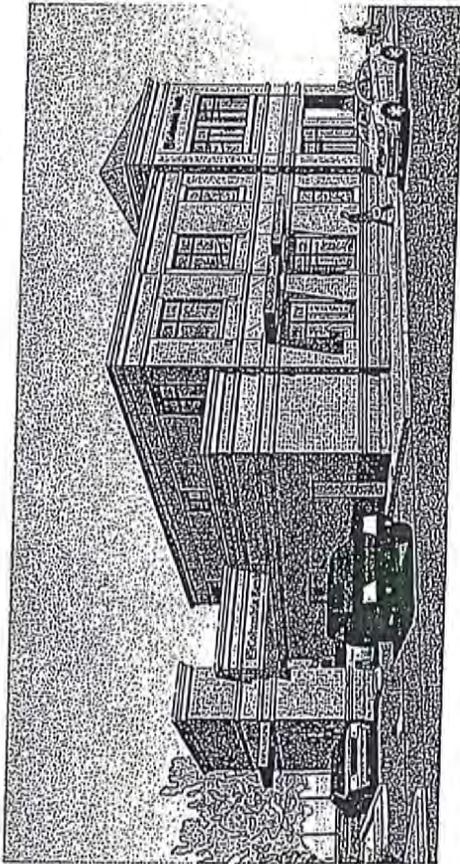


- KEY NOTES**
- 1. BRICK VENEER, LIGHT SAND TONE
 - 2. BRICK VENEER, DARK SAND TONE
 - 3. BRICK VENEER, LIGHT SAND TONE
 - 4. BRICK VENEER, DARK SAND TONE
 - 5. BRICK VENEER, LIGHT SAND TONE
 - 6. BRICK VENEER, DARK SAND TONE
 - 7. BRICK VENEER, LIGHT SAND TONE
 - 8. BRICK VENEER, DARK SAND TONE
 - 9. BRICK VENEER, LIGHT SAND TONE
 - 10. BRICK VENEER, DARK SAND TONE
 - 11. BRICK VENEER, LIGHT SAND TONE
 - 12. BRICK VENEER, DARK SAND TONE
 - 13. BRICK VENEER, LIGHT SAND TONE
 - 14. BRICK VENEER, DARK SAND TONE
 - 15. BRICK VENEER, LIGHT SAND TONE
 - 16. BRICK VENEER, DARK SAND TONE
 - 17. BRICK VENEER, LIGHT SAND TONE
 - 18. BRICK VENEER, DARK SAND TONE
 - 19. BRICK VENEER, LIGHT SAND TONE
 - 20. BRICK VENEER, DARK SAND TONE
 - 21. BRICK VENEER, LIGHT SAND TONE
 - 22. BRICK VENEER, DARK SAND TONE
 - 23. BRICK VENEER, LIGHT SAND TONE
 - 24. BRICK VENEER, DARK SAND TONE
 - 25. BRICK VENEER, LIGHT SAND TONE
 - 26. BRICK VENEER, DARK SAND TONE
 - 27. BRICK VENEER, LIGHT SAND TONE
 - 28. BRICK VENEER, DARK SAND TONE
 - 29. BRICK VENEER, LIGHT SAND TONE
 - 30. BRICK VENEER, DARK SAND TONE
 - 31. BRICK VENEER, LIGHT SAND TONE
 - 32. BRICK VENEER, DARK SAND TONE
 - 33. BRICK VENEER, LIGHT SAND TONE
 - 34. BRICK VENEER, DARK SAND TONE
 - 35. BRICK VENEER, LIGHT SAND TONE
 - 36. BRICK VENEER, DARK SAND TONE
 - 37. BRICK VENEER, LIGHT SAND TONE
 - 38. BRICK VENEER, DARK SAND TONE
 - 39. BRICK VENEER, LIGHT SAND TONE
 - 40. BRICK VENEER, DARK SAND TONE
 - 41. BRICK VENEER, LIGHT SAND TONE
 - 42. BRICK VENEER, DARK SAND TONE
 - 43. BRICK VENEER, LIGHT SAND TONE
 - 44. BRICK VENEER, DARK SAND TONE
 - 45. BRICK VENEER, LIGHT SAND TONE
 - 46. BRICK VENEER, DARK SAND TONE
 - 47. BRICK VENEER, LIGHT SAND TONE
 - 48. BRICK VENEER, DARK SAND TONE
 - 49. BRICK VENEER, LIGHT SAND TONE
 - 50. BRICK VENEER, DARK SAND TONE
 - 51. BRICK VENEER, LIGHT SAND TONE
 - 52. BRICK VENEER, DARK SAND TONE
 - 53. BRICK VENEER, LIGHT SAND TONE
 - 54. BRICK VENEER, DARK SAND TONE
 - 55. BRICK VENEER, LIGHT SAND TONE
 - 56. BRICK VENEER, DARK SAND TONE
 - 57. BRICK VENEER, LIGHT SAND TONE
 - 58. BRICK VENEER, DARK SAND TONE
 - 59. BRICK VENEER, LIGHT SAND TONE
 - 60. BRICK VENEER, DARK SAND TONE
 - 61. BRICK VENEER, LIGHT SAND TONE
 - 62. BRICK VENEER, DARK SAND TONE
 - 63. BRICK VENEER, LIGHT SAND TONE
 - 64. BRICK VENEER, DARK SAND TONE
 - 65. BRICK VENEER, LIGHT SAND TONE
 - 66. BRICK VENEER, DARK SAND TONE
 - 67. BRICK VENEER, LIGHT SAND TONE
 - 68. BRICK VENEER, DARK SAND TONE
 - 69. BRICK VENEER, LIGHT SAND TONE
 - 70. BRICK VENEER, DARK SAND TONE
 - 71. BRICK VENEER, LIGHT SAND TONE
 - 72. BRICK VENEER, DARK SAND TONE
 - 73. BRICK VENEER, LIGHT SAND TONE
 - 74. BRICK VENEER, DARK SAND TONE
 - 75. BRICK VENEER, LIGHT SAND TONE
 - 76. BRICK VENEER, DARK SAND TONE
 - 77. BRICK VENEER, LIGHT SAND TONE
 - 78. BRICK VENEER, DARK SAND TONE
 - 79. BRICK VENEER, LIGHT SAND TONE
 - 80. BRICK VENEER, DARK SAND TONE
 - 81. BRICK VENEER, LIGHT SAND TONE
 - 82. BRICK VENEER, DARK SAND TONE
 - 83. BRICK VENEER, LIGHT SAND TONE
 - 84. BRICK VENEER, DARK SAND TONE
 - 85. BRICK VENEER, LIGHT SAND TONE
 - 86. BRICK VENEER, DARK SAND TONE
 - 87. BRICK VENEER, LIGHT SAND TONE
 - 88. BRICK VENEER, DARK SAND TONE
 - 89. BRICK VENEER, LIGHT SAND TONE
 - 90. BRICK VENEER, DARK SAND TONE
 - 91. BRICK VENEER, LIGHT SAND TONE
 - 92. BRICK VENEER, DARK SAND TONE
 - 93. BRICK VENEER, LIGHT SAND TONE
 - 94. BRICK VENEER, DARK SAND TONE
 - 95. BRICK VENEER, LIGHT SAND TONE
 - 96. BRICK VENEER, DARK SAND TONE
 - 97. BRICK VENEER, LIGHT SAND TONE
 - 98. BRICK VENEER, DARK SAND TONE
 - 99. BRICK VENEER, LIGHT SAND TONE
 - 100. BRICK VENEER, DARK SAND TONE

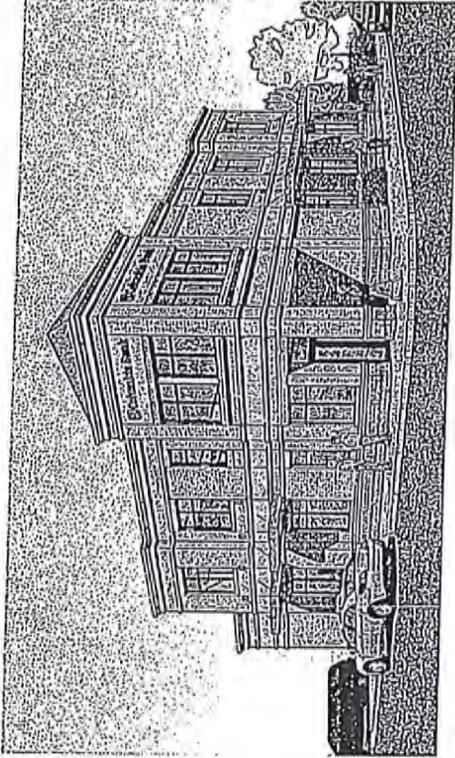
DESIGN COPYRIGHT 2014
W. STEELE ASSOCIATES
 ARCHITECTS, LLC
 WWW.STEELEARCH.COM (503) 325-7887
 OCTOBER 24, 2014

COLUMBIA BANK

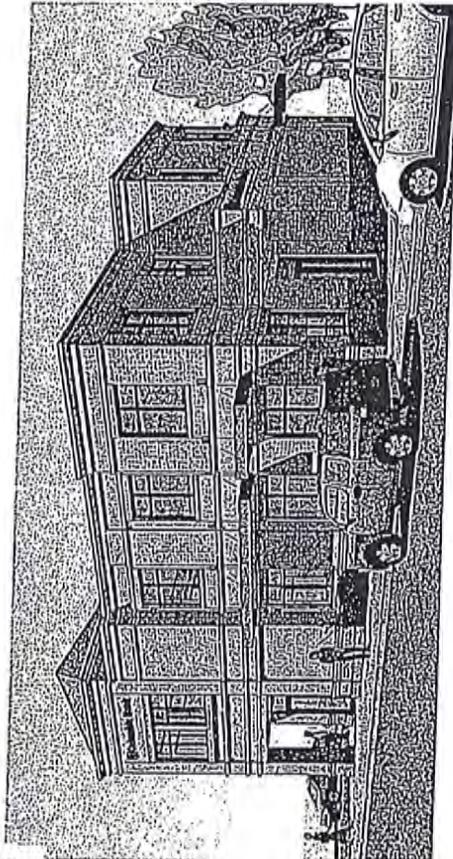
1122 DUANE STREET
ASTORIA, OREGON



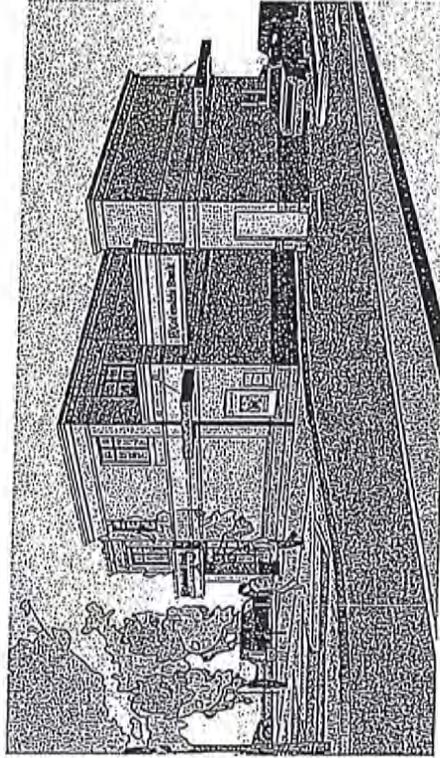
① NORTHWEST
SCALE: 1/8" = 1'-0"



② SOUTHWEST
SCALE: 1/8" = 1'-0"



③ SOUTHEAST
SCALE: 1/8" = 1'-0"



④ NORTHEAST
SCALE: 1/8" = 1'-0"

CB STANDARD - DIFFUSED LIGHT

Curtain Wall Frame
Dark Bronze
Kawneer

Dark earth tone
Base brick thin
veneer

Redondo Gray -
Mutual Materials

PreCast concrete
WDW Head / Sills
Pewter 860 -
Davis Colors / AVT

Light earth tone
field brick thin
veneer
Limestone -
Mutual Materials

Stucco:
Texture: Sandblast NTX
Color: 104 Dover Sky -
Dryvit Systems, Inc.

Metal Seam Roof/
Awnings
Regal Blue (W65) -
Metal Sales

CB STANDARD - SUN LIGHT

Dark ecumene
base brick thin

Porcelain
Natural Materials

Light earth-tone
field brick thin

veneer
Limestone
Mutual Materials

PreCast concrete
WDW Head / Sills
Pewter 860
Davis Colors
DAVIS
Colors

30

Gracco
Texure sandblasting
Cabin 10 Dover 9K
Davis Colors

Figure 11. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency

Note: All dimensions are in inches/millimeters.

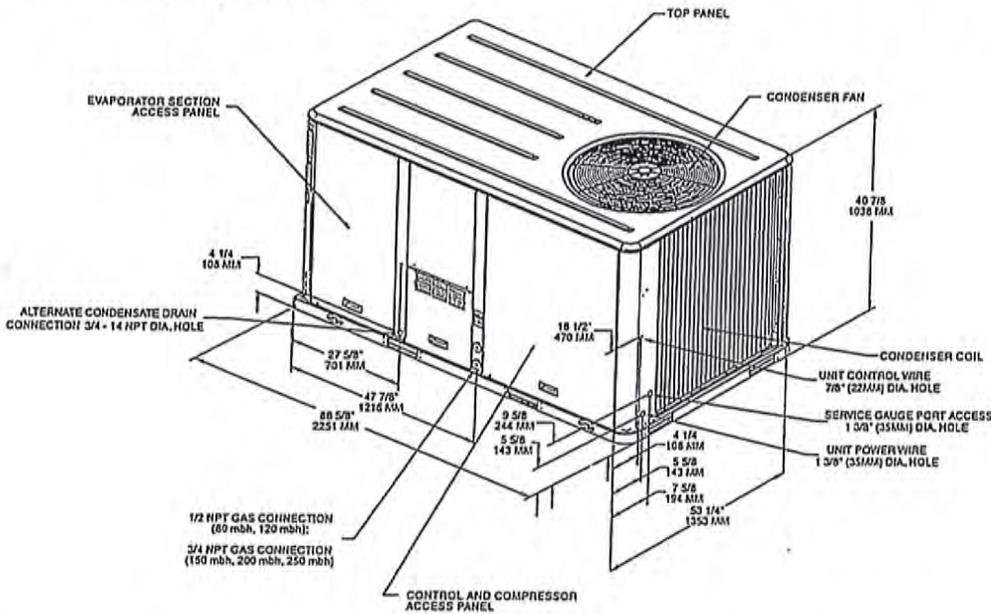
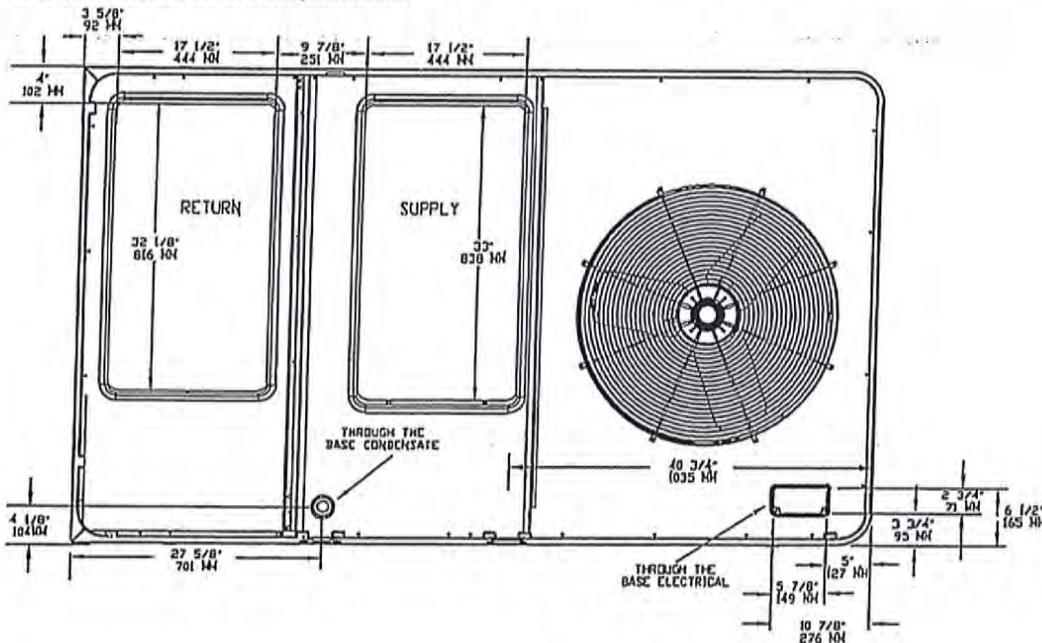
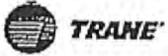


Figure 12. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency downflow airflow supply/return - through-the-base utilities

Note: All dimensions are in inches/millimeters.





Dimensional Data

Figure 13. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency horizontal airflow supply and return

Note: All dimensions are in inches/millimeters.

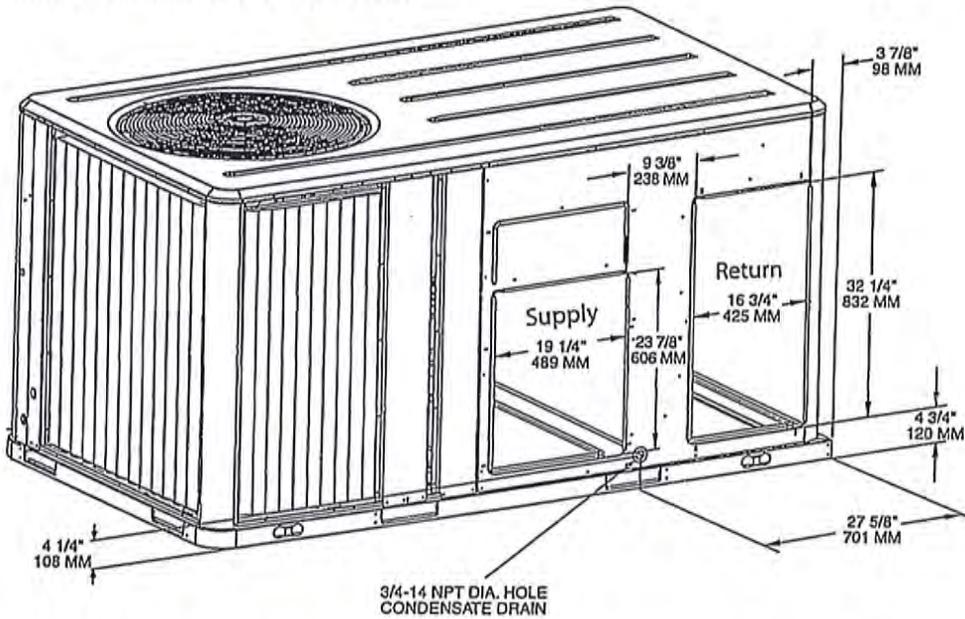
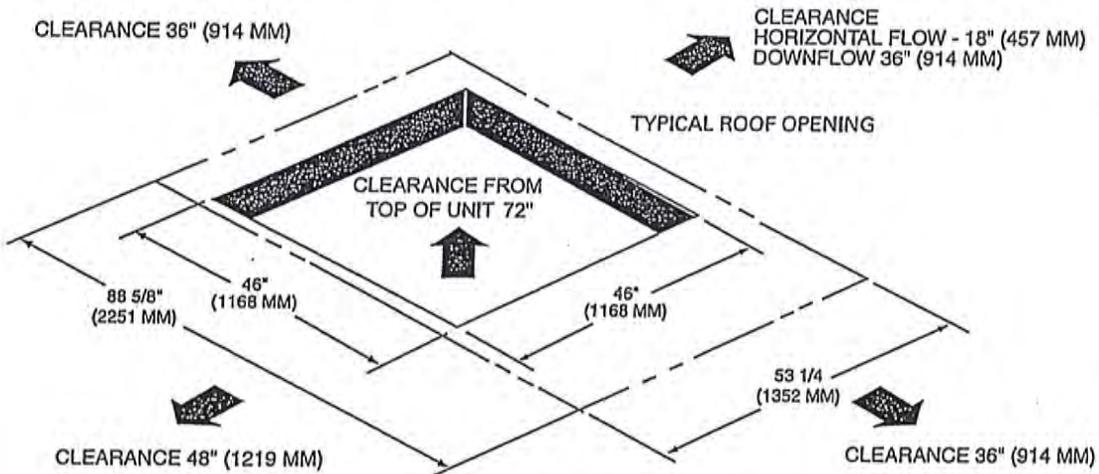


Figure 14. Cooling and gas/electric - 6, 7½ (single) tons standard efficiency, 4-5 tons high efficiency unit clearance and roof opening

Note: All dimensions are in inches/millimeters.





Dimensional Data

Figure 1. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency

- Notes:
 1. All dimensions are in inches/millimeters.
 2. 1/2 NPT Gas Connection = (Y_C Models only); 2" Electrical Connection: Single Point Power When Heat Installed (T_C Models only.)

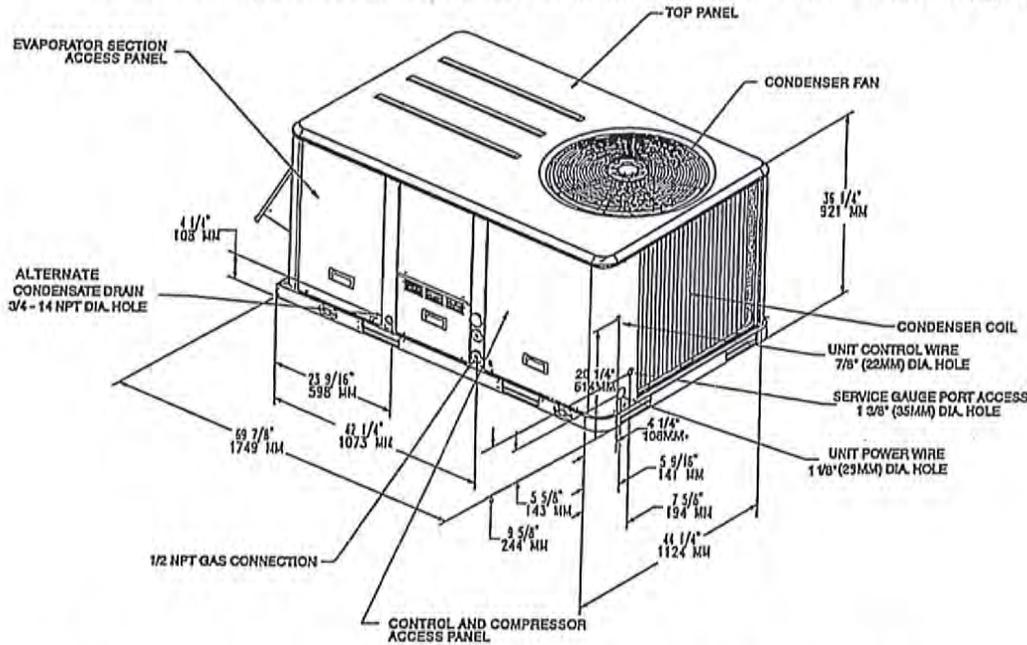
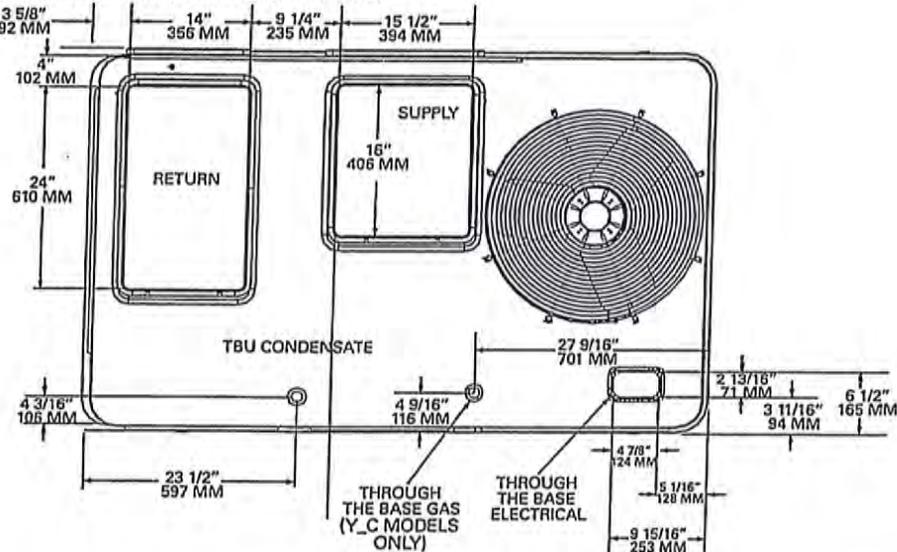
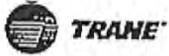


Figure 2. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency downflow airflow supply/return - through-the-base utilities

- Note: All dimensions are in inches/millimeters.
 Note: All dimensions are in inches/millimeters.





Dimensional Data

Figure 3. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency horizontal airflow supply/return

Note: All dimensions are in inches/millimeters.

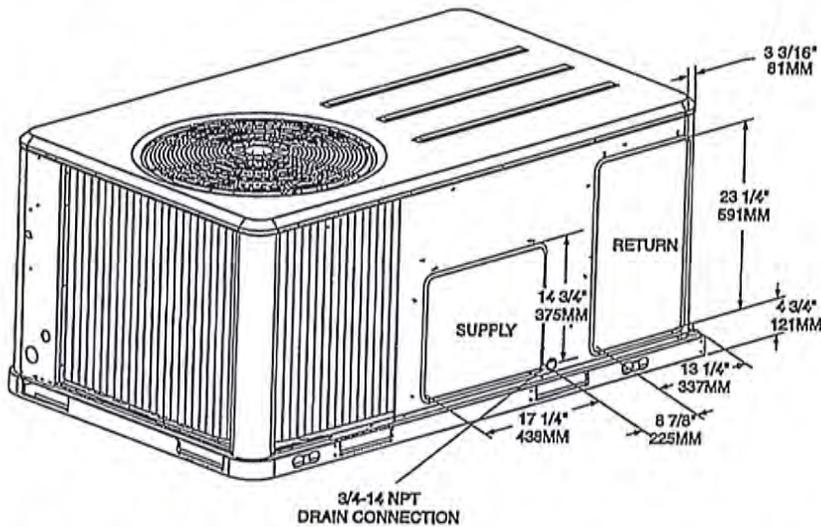


Figure 4. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency unit clearance and roof opening

Note: All dimensions are in inches/millimeters.

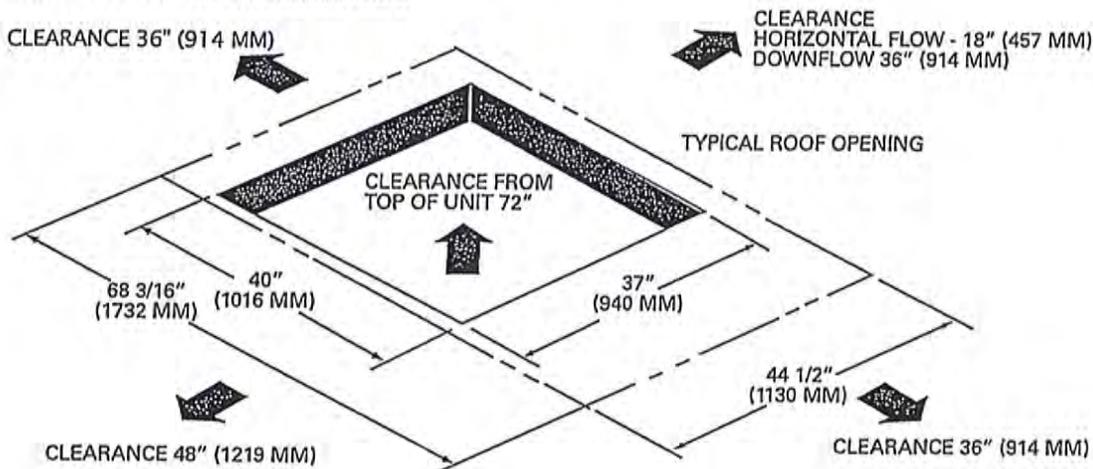


Figure 5. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency - roof curb

Note: All dimensions are in inches/millimeters.

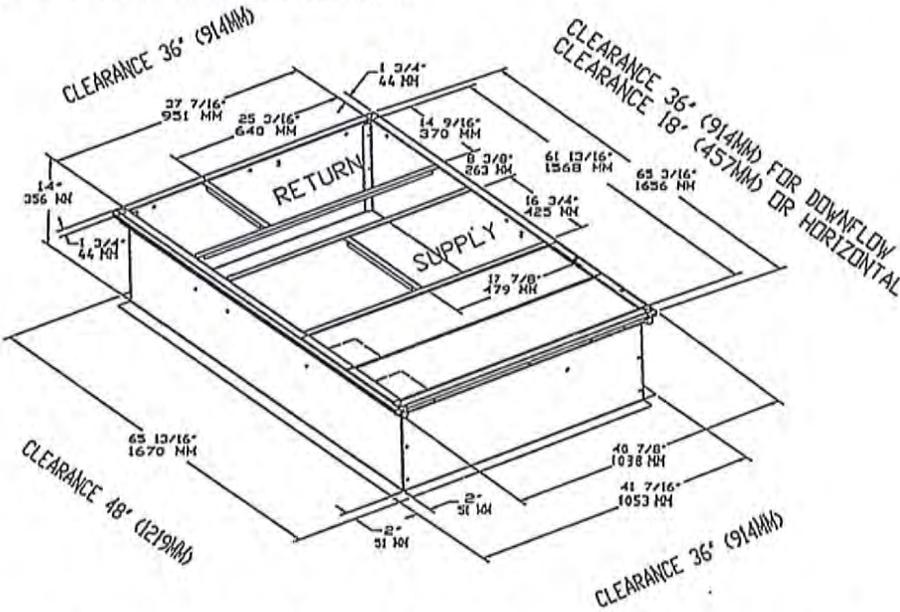
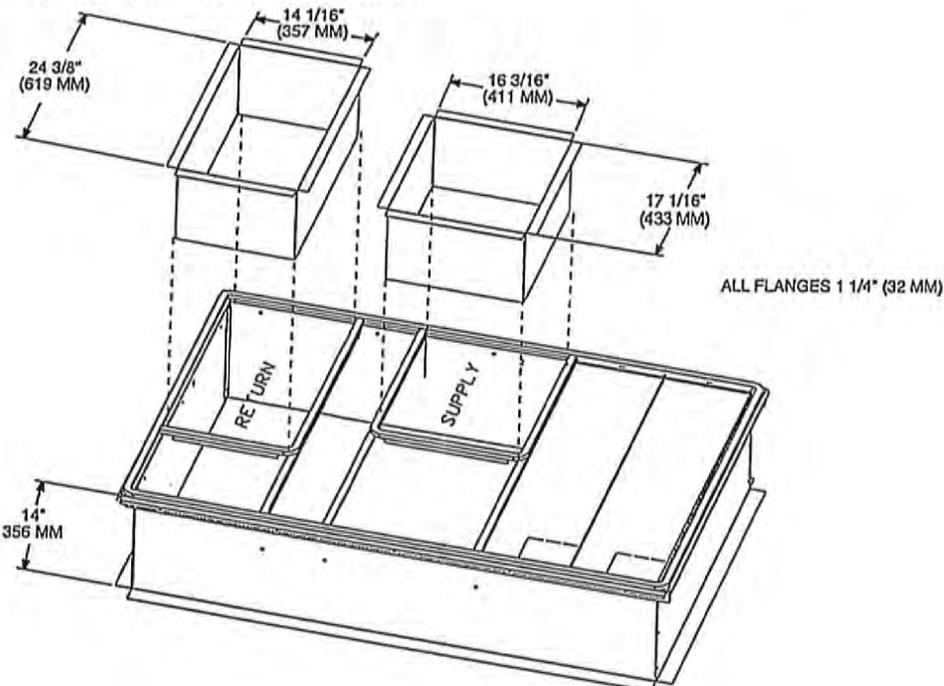


Figure 6. Cooling and gas/electric - 3-5 tons standard efficiency; 3 tons high efficiency downflow duct connections - field fabricated

Note: All dimensions are in inches/millimeters.



OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: CLATSOP

HIST. NAME: United States National
Bank of Oregon
COMMON NAME: U. S. Bank
ADDRESS: 987 Duane

CITY: Astoria, 97103
OWNER: United States National Bank of Oregon

T/R/S: T8N/R9W/S8
MAP NO.: 80908 CC TAX LOT: 1400
ADDITION: McClure's Astoria

DATE OF CONSTRUCTION: 1971

ORIGINAL USE: bank
PRESENT USE: bank

ARCHITECT: Brown, Brown & Grider
BUILDER: Albert Mittet

THEME: commerce & urban dev.
STYLE: contemporary

XBLDG STRUC DIST SITE OBJ
BLOCK: 43 LOT: 1 thru 4; N 221 of LT 5 thru 8 QUAD: Astoria

PLAN TYPE/SHAPE: rectangular NO. OF STORIES: two
FOUNDATION MATERIAL: conc/pier BASEMENT: none
ROOF FORM & MATERIALS: flat/built-up; shed/metal
WALL CONSTRUCTION: masonry STRUCTURAL FRAME: masonry
PRIMARY WINDOW TYPE: fixed in aluminum frame
EXTERIOR SURFACING MATERIALS: brick
DECORATIVE FEATURES: diagonal brick detailing on north elevation;
oversized door with concrete lintel
OTHER: recessed, vertical window openings, east elevation

CLASSIFICATION: non-compatible
STRUCTURAL STATUS: XGOOD FAIR POOR MOVED (DATE)
HISTORICAL INTEGRITY: intact
EXTERIOR ALTERATIONS/ADDITIONS: none

NOTEWORTHY LANDSCAPE FEATURES: maple trees & rhododendrons in raised
brick beds, east elevation

ASSOCIATED STRUCTURES: none

KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: SW corner, 10th & Duane; free standing; parking to west, drive through to south

STATEMENT OF SIGNIFICANCE: Astoria contractor Albert Mittet was awarded a \$454,000 contract to erect this building. The design plans were drawn by the architectural firm of Brown, Brown & Grider. Construction began in June, 1971, and was completed in the spring of 1972. The unusual round door of the safe deposit box vault was brought from the old bank building at Duane & Twelfth Streets and is a major design feature in this building. When the vault is open during business hours, it is seen through a round window facing Duane Street.

SOURCES: Sanborn Fire Insurance Maps; The Daily Astorian May 14, 1971,

HIST. NAME: Gunderson Building
COMMON NAME: Gunderson Building
ADDRESS: 1129 - 1139 Commercial Street

CITY: Astoria, 97103

OWNER: John & Mary Chilson
PO Box 286
Kelso, WA 98626

DATE OF CONSTRUCTION: 1924
ORIGINAL USE: retail, office
PRESENT USE: retail

ARCHITECT: John E. Wicks
BUILDER: Albertson, Cornell Bros & Walsh

THEME: commerce & urban dev
STYLE: Late Commercial

T/R/S: T8N/R9W/S8
MAP NO.: 80908CA **TAX LOT:** 4800
ADDITION: McClure's Astoria
BLOCK: 61 **LOT:** 3, **EXC ST QUAD:** Astoria

xBLDG STRUC DIST SITE OBJ

CLASSIFICATION: secondary

PLAN TYPE/SHAPE: rectangular
FOUNDATION MATERIAL: conc/pier
ROOF FORM & MATERIALS: flat/built-up
WALL CONSTRUCTION: reinforced concrete
PRIMARY WINDOW TYPE: 1/1 double-hung in wood frame; fixed in aluminum frame; fixed with awning in aluminum frame
EXTERIOR SURFACING MATERIALS: finished concrete
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

NO. OF STORIES: two
BASEMENT: yes
STRUCTURAL FRAME: reinf conc

DECORATIVE FEATURES: gabled parapet with title block; bracketed cornice
OTHER: frieze

HISTORICAL INTEGRITY: slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: recently restored; marble kickplates replaced with ceramic tile; 1/1 double-hung wood windows replaced by fixed with awning in aluminum frame, west

NOTEWORTHY LANDSCAPE FEATURES: none
ASSOCIATED STRUCTURES: none
KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: south side of Commercial Street, center of block between 11th & 12th Streets; one full elevation exposed, two half elevations exposed

SIGNIFICANCE: architecture

STATEMENT OF SIGNIFICANCE: Announcement was made on April 27, 1923, that Captain C. S. Gunderson of Seaside had awarded a contract to Albertson, Cornell Brothers & Walsh for the construction of a foundation for a business building on the south side of Commercial, between Eleventh and Twelfth Streets. H. Gordon & Company, women's wear merchants, opened their store on May 27, 1924, and remained there until 1932. D. E. Lagassee announced on July 7, 1924, that he had leased space in the Gunderson building as the permanent location of his shoe store. In 1939 D. E. Lagassee sold his interest in the business to E. A. Maunula and the Maunula Shoe Store occupied space in the building until 1975. The offices located on the second floor were occupied primarily by attorneys. The recently restored building is home to Astoria Christian Supply and There She Blows, a balloon and party supply store. The second story offices are currently vacant.

The building is significant for its association to John E. Wicks who designed it and had an office on the second floor. The building is also significant for its great contribution to the historic streetscape.

SOURCES: Sanborn Fire Insurance Maps; Astoria Evening Budget, January 5, 1923, April 27, 1923, May 20, 1924, May 28, 1924, July 7, 1924, July 29, 1924; Evening Astorian-Budget, July 24, 1939; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

HIST. NAME: Pythian Building
COMMON NAME: Recreation Tavern
ADDRESS: 1145 - 1153 Commercial Street

DATE OF CONSTRUCTION: 1924
ORIGINAL USE: retail, office, restaurant
PRESENT USE: retail

CITY: Astoria, 97103

ARCHITECT:
BUILDER: Albertson, Cornell Bros & Walsh

OWNER: Kermit A. & Lorraine V. Gimre
%William F. & Marilyn Baumann (c)
Rt. 2 Box 416
Warrenton, OR 97146

THEME: commerce & urban dev
STYLE: Late Commercial

T/R/S: T8N/R9W/S8
MAP NO.: 80908CA **TAX LOT:** 4900
ADDITION: McClure's Astoria
BLOCK: 61 **LOT:** 4, **EXC ST QUAD:** Astoria

xBLDG STRUC DIST SITE OBJ

CLASSIFICATION: secondary

PLAN TYPE/SHAPE: rectangular
FOUNDATION MATERIAL: conc/pier
ROOF FORM & MATERIALS: flat/built-up
WALL CONSTRUCTION: reinforced concrete

NO. OF STORIES: one
BASEMENT: yes
STRUCTURAL FRAME: pilastered
reinf conc

PRIMARY WINDOW TYPE: fixed in both wood and aluminum frame
EXTERIOR SURFACING MATERIALS: finished concrete
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: low gable parapet; multiple-light transoms
OTHER: historic painted sign from Central Meat Market, "The House of Choice Meats & Service"

HISTORICAL INTEGRITY: slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: display window openings reduced, kickplate raised and covered with brick veneer, central bay

NOTEWORTHY LANDSCAPE FEATURES: none
ASSOCIATED STRUCTURES: none
KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: south side of Commercial Street, center of block, between 11th & 12th Streets; one elevation exposed

SIGNIFICANCE: architecture

STATEMENT OF SIGNIFICANCE: On April 25, 1923, workmen started the excavation for the new business block to be erected on the south side of Commercial, between Eleventh and Twelfth Streets, by the Pythian Land Building Association of Astoria. This was the first new permanent structure to be started in the heart of the burned area. It was built on the site of the Pythian Building, a three-story Second Empire structure constructed in 1881. The contracting firm of Albertson, Cornell Brothers and Walsh was awarded the contract for the construction of this new 01 x 901 building. The Postal Telegraph Company moved its office into the building on May 25, 1924, and remained there until its merger with the Western Union Telegraph Company in 1943. On May 29, 1924, J.S. Handley opened his cigar store/confectionery/pool room and cafe. Long-time occupants of the buildings were the Recreation, a billard parlor and tavern (1928-1975) and Central Meat Market (1930-1962). The building is currently occupied by two stores, Bead & Trade and River's Edge Antiques. The Recreation Tavern, a new business with an old name, was closed recently.

This building is significant for its contribution to the historic streetscape, including fine detailing in its multi-paned transom windows. The building is locally significant for the original Recreation Tavern, a long-time favorite watering hole.

SOURCES: Sanborn Fire Insurance Maps; Astoria Evening Budget, April 19, 1923, April 25, 1923, June 1, 1923, May 24, 1924, May 30, 1924; Evening Astorian-Budget, October 8, 1943, March 14, 1944; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

HIST. NAME: Astoria Savings Bank
COMMON NAME: Astoria City Hall
ADDRESS: 1095 Duane Street

DATE OF CONSTRUCTION: 1923
ORIGINAL USE: bank, office
PRESENT USE: government

CITY: Astoria, 97103

ARCHITECT: John V. Bennes
BUILDER: John Hedstrom

OWNER: City of Astoria
1095 Duane Street
Astoria, OR 97103

THEME: commerce & urban dev,
government
STYLE: Classical

T/R/S: T8N/R9W/S8

MAP NO.: 80908CC **TAX LOT:** 1900

ADDITION: McClure's Astoria

BLOCK: 44 **LOT:** 4, **EXC STS QUAD:** Astoria

xBLDG STRUC DIST SITE OBJ

CLASSIFICATION: secondary

PLAN TYPE/SHAPE: rectangular
FOUNDATION MATERIAL: conc/wood post
ROOF FORM & MATERIALS: flat/built-up
WALL CONSTRUCTION: reinforced concrete

NO. OF STORIES: three
BASEMENT: yes
STRUCTURAL FRAME: pilastered
reinf conc

PRIMARY WINDOW TYPE: fixed and casement in steel frames; fixed with casement in aluminum frames; 2/2 double-hung in steel frames

EXTERIOR SURFACING MATERIALS: pulschrome terra cotta

STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: colossal Ionic columns with frieze, north; fluted pilasters, east; granite base and heavy terra cotta cornice, north and east

OTHER: colossal door frame and entry of terra cotta, north

HISTORICAL INTEGRITY: slightly altered

EXTERIOR ALTERATIONS/ADDITIONS: large multi-pane vertical windows reduced to small square casements, east (1969); copper paneled doors replaced by glass door in aluminum frame, north

NOTEWORTHY LANDSCAPE FEATURES: none

ASSOCIATED STRUCTURES: none

KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: SW corner, 11th & Duane Streets; two elevations exposed, light well to west

SIGNIFICANCE: architecture, politics/government

STATEMENT OF SIGNIFICANCE: Portland contractor John Hedstrom won the contract for the construction of this two story, 45' x 95' building on July 10, 1923. The architect for this bank and office building was John V. Bennes of Portland. The building was completed in August, 1924, and the Astoria Savings Bank opened its doors on August 11th. The building is three stories high, the lower and mezzanine floors were the bank's quarters, while the upper floor was divided into 14 spacious offices. In June, 1929, the bank went into receivership and never recovered. Clatsop County acquired the deed to the building in 1936 and in September of 1938, the city of Astoria petitioned the Public Works Administration (PWA), for funds to renovate the building for use as a city hall. This grant was approved in November, 1938, and the city moved its offices into the building on April 1, 1939. The building continues to function as Astoria's city hall.

This building is significant for its rarity of type. It represents one of a handful of buildings in the downtown area which use finely detailed terra cotta. This classic American Renaissance building is also significant for its association to John V. Bennes, Portland architect. The building's use by the Astoria city government also contributes to its significance.

SOURCES: Sanborn Fire Insurance Maps; Astoria Evening Budget, July 10, 1923, August 9, 1924, August 11, 1924; The Morning Astorian, June 19, 1929; Evening Astorian-Budget, July 3, 1936, September 7, 1938, November 12, 1938, April 1, 1939; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

HIST. NAME: J. R Carlson Building
COMMON NAME: Heater's C & C Body Shop
ADDRESS: 1303 Exchange Street

DATE OF CONSTRUCTION: 1924
ORIGINAL USE: auto body shop
PRESENT USE: auto body shop

CITY: Astoria, 97103

ARCHITECT:
BUILDER:

OWNER: Kenneth Randy Heater 1/2
James Bradely Heater 1/2
1303 Exchange Street
Astoria, OR 97103

THEME: commrece & urban dev
STYLE: Utilitarian

T/R/S: T8N/R9W/S8

MAP NO.: 80908CD **TAX LOT:** 14100

ADDITION: Shively's Astoria

xBLDG STRUC DIST SITE OBJ

BLOCK: 116 **LOT:** S 40' LTS 3 & 4; N 50' LTS 9 & 10 **QUAD:** Astoria

CLASSIFICATION: historic non-contributing

PLAN TYPE/SHAPE: rectangular
FOUNDATION MATERIAL: conc/pier
ROOF FORM & MATERIALS: flat/built-up
WALL CONSTRUCTION: reinforced concrete

NO. OF STORIES: one
BASEMENT: yes

STRUCTURAL FRAME: pilastered
reinf conc

PRIMARY WINDOW TYPE: fixed and sliding in aluminum frame

EXTERIOR SURFACING MATERIALS: unfinished concrete

STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: none

OTHER: none

HISTORICAL INTEGRITY: few remaining features

EXTERIOR ALTERATIONS/ADDITIONS: multi-paned steel windows and roll-up wood doors replaced by aluminum frame; cornice covered by false mansard roof made of standing seam metal

NOTEWORTHY LANDSCAPE FEATURES: none

ASSOCIATED STRUCTURES: none

KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: SE corner, 13th & Exchange Streets; three elevations exposed; below grade lot to south and west; car lot to north

SIGNIFICANCE: commerce

STATEMENT OF SIGNIFICANCE: James R. Carlson opened an automobile repair garage in this building November of 1924. D & S Auto Paint Company occupied the building in 1926 and 1927. In 1930, it was Rowland's Auto Repair Shop and from 1931 through 1945, it was Klopfer Auto Repair. Ken Carlstrom and Clarence Gallant of C & C Body & Paint Clinic took occupancy in 1946. In 1965, the building was sold to Ken Heater who operated the business under the name of Heater's C & C Body Shop. The business is currently owned and operated by Ken Heater's sons.

If restored, this building could contribute to the historic streetscape as a minor example of early auto repair.

SOURCES: Sanborn Fire Insurance Maps; Astoria Evening Budget, November 3, 1924. The Daily Astorian, March 2, 1990; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

HIST. NAME: Josephson Fish Station
COMMON NAME: Fergus McBarendse Co
ADDRESS: 80 Eleventh Street

DATE OF CONSTRUCTION: 1972
ORIGINAL USE: fish receiving
PRESENT USE: fish receiving, retail

CITY: Astoria, 97103

ARCHITECT:
BUILDER:

OWNER: Astoria Dock Company
%William Clark
P.O. Box C-5030
Seattle, WA 98105

THEME: industry & manufacturing
STYLE: Contemporary Industrial

T/R/S: T8N/R9W/S8

MAP NO.: 80908CA **TAX LOT:** 100

ADDITION: McClure's Astoria

xBLDG STRUC DIST SITE OBJ

BLOCK: FTG BLK 56 1/2 **LOT:** N of R/W LTS 12 thru 14 **QUAD:** Astoria

CLASSIFICATION: non-compatible

PLAN TYPE/SHAPE: rectangular

NO. OF STORIES: two

FOUNDATION MATERIAL: conc decking/wood piling **BASEMENT:** none

ROOF FORM & MATERIALS: low gable/standing seam metal

WALL CONSTRUCTION: nailed wood frame

STRUCTURAL FRAME: nailed wd frame

PRIMARY WINDOW TYPE: sliding in aluminum frame

EXTERIOR SURFACING MATERIALS: standing seam metal

STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: none

OTHER: none

HISTORICAL INTEGRITY: very altered

EXTERIOR ALTERATIONS/ADDITIONS: two-story addition built on south half in 1990; single-story retail addition built later

NOTEWORTHY LANDSCAPE FEATURES: none

ASSOCIATED STRUCTURES: none

KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: NE corner, 11th & Water Streets; north side of Burlington Northern tracks; built over river's edge, free-standing

SIGNIFICANCE: none

STATEMENT OF SIGNIFICANCE: This building was constructed for the Josephson Smoked Fish Company and used as a fish receiving station. It is presently owned by Fergus McBarendse Company and is used as a fish receiving station and for retail.

SOURCES: Sandborn Fire Insurance Maps; 1969 Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory

HIST. NAME: Royal Building
COMMON NAME: Deals Only
ADDRESS: 1052, 1084 Commercial Street

DATE OF CONSTRUCTION: 1949
ORIGINAL USE: retail
PRESENT USE: retail

CITY: Astoria, 97103

ARCHITECT: John E. Wicks
BUILDER:

OWNER: Royal Building Company
%Julie Weber
P.O. Box 2031
Sisters, OR 97759

THEME: commerce & urban dev
STYLE: Utilitarian

T/R/S: T8N/R9W/S8
MAP NO.: 80908CB **TAX LOT:** 8900
ADDITION: McClure's Astoria
BLOCK: 59 **LOT:** 5 & 6 **QUAD:** Astoria

xBLDG STRUC DIST SITE OBJ

CLASSIFICATION: non-compatible

PLAN TYPE/SHAPE: rectangular
FOUNDATION MATERIAL: concrete block
ROOF FORM & MATERIALS: flat/built-up
WALL CONSTRUCTION: concrete block

NO. OF STORIES: one
BASEMENT: yes

STRUCTURAL FRAME: pilastered con
blk

PRIMARY WINDOW TYPE: fixed in aluminum frame
EXTERIOR SURFACING MATERIALS: finished concrete
STRUCTURAL STATUS: xGOOD FAIR POOR MOVED (DATE)

DECORATIVE FEATURES: glass curtain wall wraps around interior steel column
OTHER: storefronts divided by flaring column

HISTORICAL INTEGRITY: very altered

EXTERIOR ALTERATIONS/ADDITIONS: the two storefronts have had differing alterations; SE corner storefront has frieze covered by horizontal wood siding, window size is reduced or infilled by permanent wall on east elevation; SW corner storefront nearly intact, but standing seam awning covers transoms

NOTEWORTHY LANDSCAPE FEATURES: none
ASSOCIATED STRUCTURES: none
KNOWN ARCHAEOLOGICAL FEATURES: none

SETTING: NW corner, 11th & Commercial Streets; two elevations exposed

SIGNIFICANCE: architecture

STATEMENT OF SIGNIFICANCE: Curtis Hoare commissioned the construction of this building in 1949. An original tenant was Steinbock's Pharmacy, who occupied the corner space from 1949 to 1983. Others were Block's Shoe Store and a Firestone Tire & Rubber Company Store. When Block's Shoe Store vacated their storefront in 1958, Steinbock's Pharmacy remodeled and included that area into their drugstore. When the Firestone store closed in May of 1979, the Western Auto Supply store moved in and remained until 1989. Current tenants are Phog Bounders Antique Mall and Deals Only.

If restored, this building could be considered compatible and contribute to the streetscape. John E. Wicks's clean utilitarian design has been obscured through alterations.

SOURCES: Sanborn Fire Insurance Maps; The Daily Astorian, May 1, 1979, July 10, 1979, January 18, 1983, July 13, 1983, February 28, 1985, March 2, 1990; Astoria and Clatsop County Telephone Directory; Polk's Astoria and Clatsop County Directory; interview with Mrs. Harry M. (Mary) Steinbock, May 23, 1990, Astoria, OR; interview with Mrs. Albert (Sharon) Simonsen, May 24, 1990, Astoria, OR; interview with Ebba Wicks Brown, May 13, 1990, Astoria, OR

PUBLIC NOTICES

PUBLIC NOTICES

12-26-14	Notice of Public Hearing for City Council January 20, 2015 hearing, with mailing/email list	136
12-26-14	E-mailed Notice of Public Hearing for City Council January 20, 2015 hearing to <i>The Daily Astorian</i>	139
10-14-14	Affidavit of Notice of Public Hearing published in <u>Daily Astorian</u> on October 14, 2014 for the October 21, 2014 Historic Landmarks Commission Meeting	140
9-26-14	Notice of Public Hearing for Historic Landmarks Commission October 21, 2014 meeting with mailing/email list	141
9-23-14	E-mailed Notice of Public Hearing for Historic Landmarks Commission October 21, 2014 meeting <i>The Daily Astorian</i>	144

CITY OF ASTORIA
NOTICE OF PUBLIC HEARING

Mail	12-26-14
Email	
Web	

The City of Astoria City Council will hold a public hearing on Tuesday, January 20, 2015 at 7:00 p.m., in the City Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Appeal AP14-01 by Steele Associates Architects for Columbia Bank of Historic Landmarks Commission decision on New Construction NC14-05 to construct a commercial building at 1122 Duane (Map T8N-R9W Section 8CA, Tax Lot(s) 5600; Lot(s) 13-14, Block 61, McClure) adjacent to structures designated as historic. The appeal is for the condition that the pyramid roof be constructed of a material other than standing seam metal. The appellant asserts that the metal material is compatible because it will be new construction, the material was used historically, there are examples of metal roofs on other non-historic buildings downtown, and that the pyramid roof is only a small accent feature on the roof, in the C-4, Central Commercial Zone. Development Code Standards 2.425-2.445, Articles 6 and 9, and Comprehensive Plan Sections CP.005-CP.025, CP.050-CP.055, CP.240-CP.255 and are applicable to the request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria.

The location of the hearing is accessible to the handicapped. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours prior to the meeting.

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the City Council 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the City Council and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The City Council's ruling may be appealed to the State Land Use Board of Appeals by the applicant, a party to the hearing, or by a party who responded in writing, by filing a Notice of Intent to Appeal within 21 days after the City Council's decision. Appellants should contact the Oregon Land Use Board of Appeals (LUBA) concerning specific procedures for filing an appeal with LUBA. If an appeal is not filed with LUBA within the 21 day period, the decision of the City Council shall be final.

The public hearing, as conducted by the City Council, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant and those in favor of the request, those in opposition to the request, and deliberation and decision by the City Council. The City Council reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA


Sherri Williams

Administrative Assistant

MAIL: December 26, 2014

WILLIS L. VAN DUSEN
500 29TH
ASTORIA OR 97103

JIM STOFFER
ALDERBROOK GROUP
jistoffer@charter.net E-MAIL

Planning & Development Manager
Oregon Department of Transportation
Region 2 Headquarters
455 Airport Road SE Building B
Salem OR 97301-5395
E-MAIL

ADHDA
office/@astoriadowntown.com
E-MAIL

Greg Kenney E-MAIL
Cannery Lofts HOA
Gregkenney2@msn.com

Arline LaMear E-MAIL
alamear@astoria.or.us

Sirpa Duoos E-MAIL
sduoos@co.clatsop.or.us

Floral Alameda Ngbhd Assoc
c/o Bruce Conner
P.O. Box 543
Astoria OR 97103

SUSAN MARSHALL
EMERALD HEIGHTS GRP
1 EMERALD DRIVE
ASTORIA OR 97103

BLAIR HENNINGSGAARD
1482 JEROME
ASTORIA OR 97103
blair@astorialaw.com E-MAIL

Patrick Wingard
Coastal Services Representative
DLCD
4301 Third Street, Room 206
Tillamook, OR 97141 E-MAIL

Dulcye Taylor E-MAIL
ADHDA
dulcye@astoriadowntown.com

Jennifer Holen E-MAIL
ADHDA
jennifer@bakedak.com

Eagle Ridge Home Owner Association
Mark Hedeem E-MAIL
Mark.hedeem@raymondjames.com

Leroy Aldolphson
Uniontown Neighborhood Assoc
c/o 165 W. Bond
Astoria OR 97103

ATTN: HOUSING OFFICER
COMMANDING OFFICER
USCG AIRSTA ASTORIA
2185 SE 12TH PLACE
WARRENTON OR 97146-9693

Jim Wolcott
Mill Pond Village Home Owners' Assoc
2735 Mill Pond Lane
Astoria OR 97103 E-MAIL

RUSS WARR
415 MARINE DRIVE
ASTORIA OR 97103
E-MAIL

Karen Mellin E-MAIL
kmellin5382@charter.net

Tryan Hartill E-MAIL
editor@northcoastoregon.com

Columbia House Condominiums
1 3rd Street # 510
Astoria OR 97103

AP 14-01 Steele & Assoc
Columbia Bank

Steve Hockman
Steele Associates Architects
760 Northwest York Drive
Suite 200
Bend OR 97701

Lucien Swerdloff
087 11th Street
Astoria OR 97103

Heather Seppa
89471 Shady Pine Road
Warrenton OR 97146

Chris Haefker
034 N Killingsworth St
Portland OR 97217

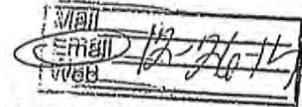
Cindy Price
1219 Jerome
Astoria OR 97103

Bank of Astoria
MS OP-3300
P.O. Box 2156
Tacoma WA 98401-2156

Tom Lewis
c/o Columbia Bank
122 Duane
Astoria OR 97103

Jenny Butension
c/o Columbia Bank
1122 Duane
Astoria OR 97103

December 26, 2014



TO: LEGAL ADS, DAILY ASTORIAN, legals@dailyastorian.com
FROM: SHERRI WILLIAMS, CITY OF ASTORIA, swilliams@astoria.or.us
SUBJECT: PLEASE RUN THE FOLLOWING PUBLIC NOTICE ONE TIME

CITY OF ASTORIA
NOTICE OF PUBLIC HEARING

The City of Astoria City Council will hold a public hearing on Tuesday, January 20, 2015, at 7:00 p.m., in the Council Chambers of the Astoria City Hall, at 1095 Duane Street.

The purpose of the hearing is to consider the following Appeal(s):

1. Appeal AP14-01 by Steele Associates Architects for Columbia Bank of Historic Landmarks Commission decision on New Construction NC14-05 to construct a commercial building at 1122 Duane adjacent to structures designated as historic. The appeal is for the condition that the pyramid roof be constructed of a material other than standing seam metal. The appellant asserts that the metal material is compatible because it will be new construction, the material was used historically, there are examples of metal roofs on other non-historic buildings downtown, and that the pyramid roof is only a small accent feature on the roof, in the C-4, Central Commercial Zone.

For information, call or write the Community Development Department, 1095 Duane St., Astoria OR 97103, phone 503-338-5183.

The location of the hearing is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours before the meeting.

The Astoria City Council reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA

Sherri Williams
Administrative Assistant

PUBLISH: January 13, 2015

Paid \$143.73 10-24-14
check # 82204

State Of Oregon
County Of Clatsop } ss.

Copy Of Advertisement

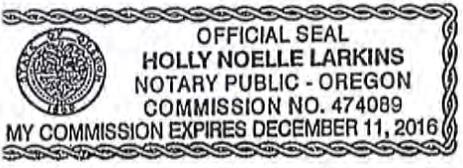
Affidavit of
PUBLICATION

I, **Kimberly A. Flaigg**, being duly sworn, depose and say that I am the principal clerk of the manager of the **DAILY ASTORIAN**, a newspaper of general circulation, as defined by section ORS 193.010 and 193.020 Oregon Compiled Laws, Annotated, printed and published daily at Astoria in the aforesaid county and state; the **Legal Notice #AB4270 Notice of Public Hearing** printed copy of which is hereto attached, was published in the entire issue of said newspaper for **one** successive and consecutive **time(s)** in the following issues **Published: October 14th, 2014**

Kimberly A. Flaigg

Signed and attested before me on the **14th** day of **October 2014**,
by:

Holly Noelle Larkins



Notary Public for the State of Oregon, Residing at Astoria, Oregon, Clatsop County.

**AB4270
CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, October 21, 2014 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria.

The purpose of the hearing is to consider the following request(s):

1. Historic Designation HD14-02 by Kris Haelker to designate the residential structure as historic within the Shively-McClure National Register Historic District. Designation will be based upon proposed alteration plans to restore the building to its historic design at 665 12th in the R-3, High Density Residential zone.
2. New Construction NC14-04 by Warren M Williams to construct a new approximate 1,800 square foot single family dwelling adjacent to properties designated as historic at 3011 Grand in the R-2, Medium Density Residential zone.
3. New Construction NC14-05 by Steve Hockman, Steele Associates Architects to construct an approximately 5,200 square foot, two-story commercial building adjacent to structures designed as historic at 1122 Duane in the C-4, Central Commercial zone.

For information, call or write the Community Development Department, 1095 Duane St., Astoria OR 97103, phone 503-338-5183.

The location of the hearing is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at (503)338-5183 48 hours before the meeting.

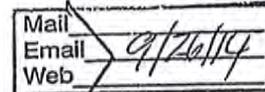
The Historic Landmarks Commission reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA
Sherri Williams
Administrative Assistant

PUBLISHED: October 14th, 2014

YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA

CITY OF ASTORIA
NOTICE OF PUBLIC HEARING



The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, October 21, 2014 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Historic Designation HD14-02 by Kris Haefker to designate the residential structure as historic within the Shively-McClure National Register Historic District. Designation will be based upon proposed alteration plans to restore the building to its historic design at 665 12th Street (Map T8N-R9W Section 8CD, Tax Lot(s) 4600; Lot(s) N. 42'48' Lots 8 & 9, Block 70, McClure) in the R-3, High Density Residential zone. Development Code Standards 2.150-2.185, Articles 6 and 9, and Comprehensive Plan Sections CP.005-CP.025, CP.040-CP.045, CP.240-CP.255 and are applicable to the request.
2. New Construction NC14-04 by Warren M Williams to construct a new approximate 1,800 square foot single family dwelling adjacent to properties designated as historic at 3011 Grand (Map T8N-R9W Section 9CA, Tax Lot(s) 17100; Lot(s) 6, Block 37, Shively) in the R-2, Medium Density Residential zone. Development Code Standards 2.060-2.095, Articles 6 and 9, and Comprehensive Plan Sections CP.005-CP.025, CP.070-CP.075, CP.240-CP.255 and are applicable to the request.
3. New Construction NC14-05 by Steve Hockman, Steele Associates Architects to construct an approximately 5,200 square foot, two-story commercial building adjacent to structures designed as historic at 1122 Duane (Map T8N-R9W Section 8CA, Tax Lot(s) 5600; Lot(s) 13 & 14, Block 61, McClure) in the C-4, Central Commercial zone. Development Code Standards 2.425-2.445, Articles 6 and 9, and Comprehensive Plan Sections CP.005-CP.025, CP.050-CP.055, CP.240-CP.255 and are applicable to the request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Contact Rosemary Johnson, Planner, at 503-338-5183 for additional information.

The location of the hearing is accessible to the handicapped. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours prior to the meeting.

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Historic Landmarks Commission, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan and use regulation which you believe

80908CB09100
VANCO INVESTMENTS LLC
8923 NW Mills St
Portland, OR 97219-7967

80908CB09000
LEBANON TOWN CENTER LLC
7152 SW La View Dr
Portland, OR 97219-3004

80908CB08900
BJORNSGARD JEFFREY
BJORNSGARD KATHERINE
515 Salmon Creek Rd
Naselle, WA 98638-9104

80908CA05500
BANK OF ASTORIA
MS-0P 3300
MS-0P 3300
P.O. Box 2156
Tacoma, WA 98401-2156

80908CA04400
P & C LAND CO LLC
P.O. Box 173
Astoria, OR 97103-5445

80908CA04300
STREULI JANAC LLC
P.O. Box 485
Nehalem, OR 97131-0485

80908CA04200
MITCHUM WILLIAM R III/MARIE A
879 8th St
Astoria, OR 97103-4819

80908CA04100
GALWAY CONSTRUCTION & DESIGN LLC
P.O. Box 83763
Portland, OR 97283-0763

80908CA04000
COPELAND BLOC LLC
10972 SE Garrett Dr
Milwaukie, OR 97222-5328

80908CA03900
HOBSON BUILDING LLC
1550 Lexington Ave
Astoria, OR 97103-3730

80908CB09300
PAAVOLA ROSE MARIE 1/2 INT
MITCHUM MARIE A/WILLIAM R 1/2 INT
376 W Grand Ave
Astoria, OR 97103-6414

80908CB09400
LUOTTAMUS PARTNERS LLC
RM Paavola
376 W Grand Ave
Astoria, OR 97103-6414

80908CB09500
BLASAL INVESTMENT CO
Sterling Savings Bank/Accounting
Sterling Savings Bank/Accounting
111 N Wall St
Spokane, WA 99201-0609

80908CA04600
JEFFERY & LAURIE ENTERPRISES LLC
1810 SE Kearney St
Astoria, OR 97103-5416

80908CA04700
TER HAR ENTERPRISES LLC
P.O. Box 8
Seaside, OR 97138-0008

80908CA04800
TOWNSEND KNOWLSON J
TOWNSEND SARAH WHEELER
1117 Irving Ave
Astoria, OR 97103-4035

80908CA04900
TRUDGING THE ROAD LLC
857 Florence Ave
Astoria, OR 97103-5819

80908CA05000
SLOAN DONALD C
P.O. Box 69094
Portland, OR 97239-0094

80908CB09800
WATSOP CO WOMENS RESOURCE
P.O. Box 1342
Astoria, OR 97103-1342

80908CA05100
SANDERS ELLIOTT LLC
4107 NW 118th Cir
Vancouver, WA 98685-3590

80908CB09600
SMITH FREDERICK DMD
515 15th St Ste #2
Astoria, OR 97103-3851

80908CC02000
STORIA LODGE 180 BPOE
53 11th St
Astoria, OR 97103-4117

80908CD00400
AMERICAN LEGION POST #12
1132 Exchange
Astoria OR 97103

80908CC01800
GROAT BROTHERS INC
P.O. Box 1630
Woodland, WA 98674

Steve Hockman
Hockman Associates Architects
60 Northwest York Drive
Suite 200
Astoria OR 97701

Columbia Bank
P.O. Box 2156
MS OP2118
Tacoma WA 98401

WILLIS L. VAN DUSEN
500 29TH
ASTORIA OR 97103

Floral Alameda Ngbhd Assoc
c/o Bruce Conner
P.O. Box 543
Astoria OR 97103

Leroy Aldolphson
Uniontown Neighborhood Assoc
c/o 165 W. Bond
Astoria OR 97103

JIM STOFFER
~~ANDERSON GROUP~~
~~Stoffer@charter.net~~ E-MAIL
istoffer@charter.net E-MAIL

SUSAN MARSHALL
EMERALD HEIGHTS GRP
1 EMERALD DRIVE
ASTORIA OR 97103

ATTN: HOUSING OFFICER
COMMANDING OFFICER
USCG AIRSTA ASTORIA
2185 SE 12TH PLACE
WARRENTON OR 97146-9693

Planning & Development Manager
Oregon Department of Transportation
Region 2 Headquarters
455 Airport Road SE Building B
Salem OR 97301-5395
E-MAIL

BLAIR HENNINGSGAARD
1482 JEROME
ASTORIA OR 97103
blair@astorialaw.com E-MAIL

Jim Wolcott
Mill Pond Village Home Owners
Assoc
2735 Mill Pond Lane
Astoria OR 97103 E-MAIL

ADHDA
office/@astoriadowntown.com
E-MAIL

Patrick Wingard
Coastal Services Representative
DLCD
4301 Third Street, Room 206
Tillamook, OR 97141 E-MAIL

RUSS WARR
415 MARINE DRIVE
ASTORIA OR 97103
E-MAIL

Greg Kenney E-MAIL
Cannery Lofts HOA
Gregkenney2@msn.com

Dulcye Taylor E-MAIL
ADHDA
dulcye@astoriadowntown.com

Karen Mellin E-MAIL
kmellin5382@charter.net

Arline LaMear E-MAIL
alamear@astoria.or.us

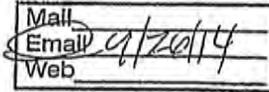
Jennifer Holen E-MAIL
ADHDA
jennifer@bakedak.com

Tryan Hartill E-MAIL
editor@northcoastoregon.com

Sirpa Duoos E-MAIL
sduoos@co.clatsop.or.us

Eagle Ridge Home Owner Association
Mark Hedeem (503) 325-0677
1839 SE 3rd email
Astoria OR 97103

Columbia House Condominiums
1 3rd Street # 510
Astoria OR 97103



September 23, 2014

E-MAILED TO: LEGAL ADS, DAILY ASTORIAN, legals@dailyastorian.com
FROM: SHERRI WILLIAMS, COMMUNITY DEVELOPMENT, 338-5183
SUBJECT: PLEASE PUBLISH THE FOLLOWING PUBLIC NOTICE, ONE TIME.

CITY OF ASTORIA
NOTICE OF PUBLIC HEARING

The City of Astoria Historic Landmarks Commission will hold a public hearing on Tuesday, October 21, 2014 at 5:15 p.m., in the City Hall Council Chambers, 1095 Duane Street, Astoria.

The purpose of the hearing is to consider the following request(s):

1. Historic Designation HD14-02 by Kris Haefker to designate the residential structure as historic within the Shively-McClure National Register Historic District. Designation will be based upon proposed alteration plans to restore the building to its historic design at 665 12th in the R-3, High Density Residential zone.
2. New Construction NC14-04 by Warren M Williams to construct a new approximate 1,800 square foot single family dwelling adjacent to properties designated as historic at 3011 Grand in the R-2, Medium Density Residential zone.
3. New Construction NC14-05 by Steve Hockman, Steele Associates Architects to construct an approximately 5,200 square foot, two-story commercial building adjacent to structures designed as historic at 1122 Duane in the C-4, Central Commercial zone.

For information, call or write the Community Development Department, 1095 Duane St., Astoria OR 97103, phone 503-338-5183.

The location of the hearing is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours before the meeting.

The Historic Landmarks Commission reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA
Sherri Williams
Administrative Assistant

PUBLISH: October 14, 2014

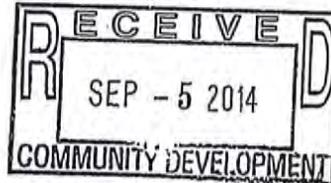
APPLICATION

APPLICATIONS

9-5-14	New Construction Application NC14-05 by Steve Hockman, Steele Associates Architects for Columbia Bank to construct an approximately 5,200 square foot, two-story commercial building adjacent to structures designated as historic at 1122 Duane Street, received September 5, 2014	145
--------	---	-----



CITY OF ASTORIA
 Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT



NC 74-05

FEE: \$100.00 *pd - CR 9-8-14*

NEW CONSTRUCTION

Property Location: Address: 1122 Duane street, Astoria, Oregon

Lot ^{13 & 14} ~~MCCLURES LT 13~~ Block ~~14~~ BLK 61 Subdivision ~~EXCST~~ McClure
 Map 8-09-08 CA 05600 Tax Lot ~~22465~~ 5600 Zone C-4

For office use only:			
Adjacent Property Address:	<u>1129-1133-1139 Commercial; 1095 Duane</u>		
	<u>1145-1147-1149-1153 Commercial</u>		
Classification:	Inventory Area:	<u>Downtown NRD</u>	

Applicant Name: Steve Hockman / Steele Associates Architects
 Mailing Address: 760 Northwest York Drive, suite 200, Bend OR 97701
 Phone: _____ Business Phone: 541.382.9867 Email: shockman@steele-arch.com
 Property Owner's Name: Columbia Bank
 Mailing Address: P.O. Box 2156 MS OP2118, Tacoma WA. 98401

Business Name (if applicable): _____
 Signature of Applicant: *Steve D. Hockman*
 Signature of Property Owner: *AVENY JOHNSON*

Proposed Construction: Phased development: Construction of a type VB, 2-Story wood framed structure; approximately 5,200 square feet. Demolition of an existing one-story structure; approximately 10,000 square feet. Scope will include significant restructuring of underground elevated sidewalk tunnel system along project property line, removing a sub-grade structure currently supporting a portion of the existing parking lot, and filling the basement of the existing building.

construct an approx 5,200 sq ft, two-story commercial building adjacent to structures designated as historic

For office use only:			
Application Complete:		Permit Info Into D-Base:	<u>9-11-14</u>
Labels Prepared:	<u>9-12-14</u>	Tentative HLC Meeting Date:	<u>10/21/14</u>
120 Days:			

City Hall • 1095 Duane Street • Astoria, OR 97103 • Phone 503-338-5183 • Fax 503-338-6538

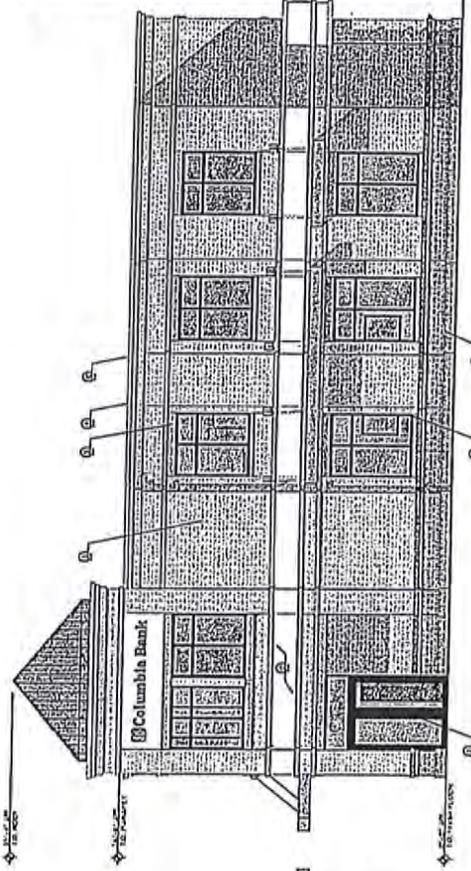
johnson@astoria.or.us • www.astoria.or.us

FILING INFORMATION: Historic Landmarks Commission meets at 5:15 pm on the third Tuesday of each month. Completed applications must be received by the 13th of the month to be on the next month's agenda. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Historic Landmarks Commission meeting is recommended. Forms also available on City website at www.astoria.or.us.

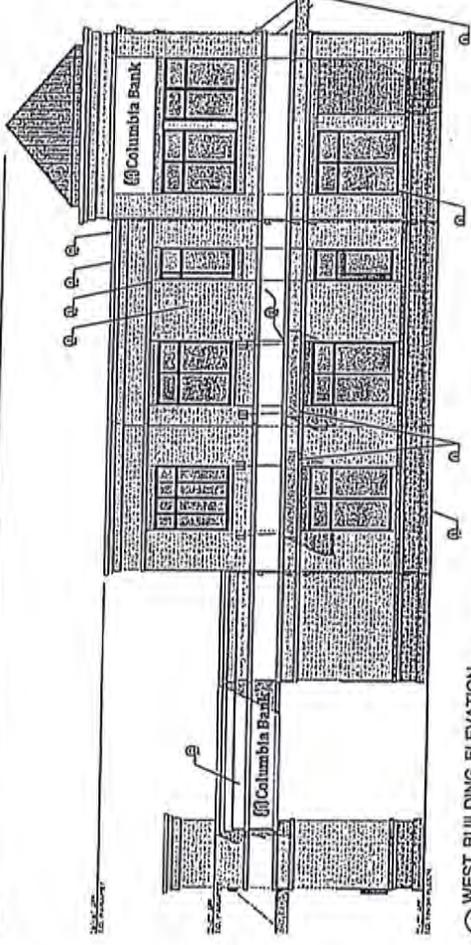
Briefly address each of the New Construction Criteria and state why this request should be approved. (Use additional sheets if necessary.):

1. The design of the proposed structure is compatible with the design of adjacent historic structures considering scale, style, height, architectural detail and materials.
The proposed new bank exterior is articulated with a base, center and cap; further refined with a strong horizontal band; separating the first floor from the second floor. Though the bank has specific branding requirements (blue standing seam roof, blue awnings, and cream colored stucco) they are accented against a predominate field of earth toned standard and jumbo brick veneer elements. The window head and sill elements are punctuated with pre-cast concrete. Glazing is subdivided by mullions.
2. The location and orientation of the new structure on the site is consistent with the typical location and orientation of adjacent structures considering setbacks, distances between structures, location of entrances and similar siting considerations.
The proposed location is at the Southwest corner of the street intersection. The building is set back 1'-0" from the property line; final location will be determined by structural analysis of the elevated sidewalk, proposed piling locations, and recommendations by the geotechnical engineer. On-site parking and bank drive through will be adjacent to the north and east properties; bordered by their respective walls.

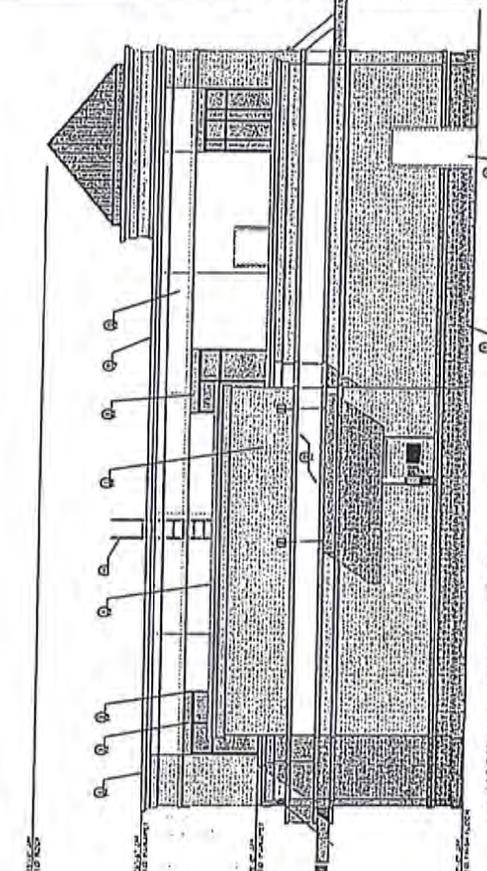
PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used. Scaled free-hand drawings are acceptable. The City may be able to provide some historic technical assistance on your proposal.



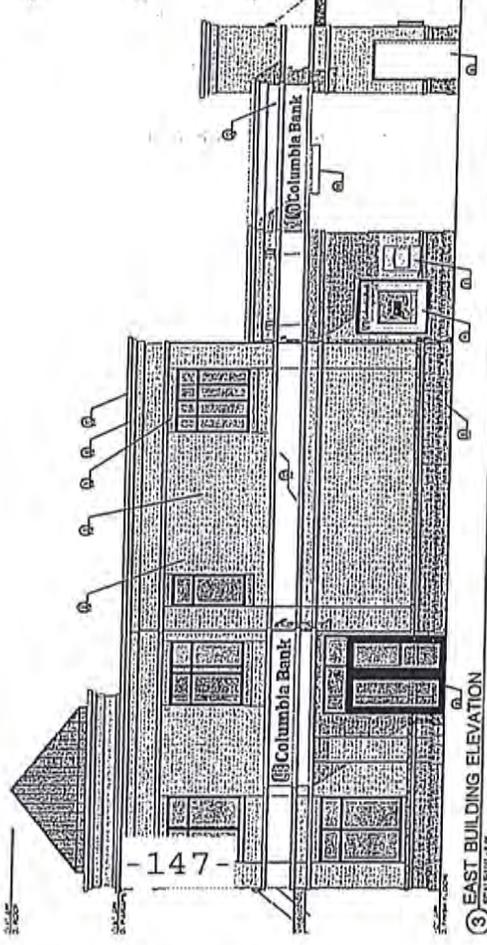
1 WEST BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



2 SOUTH BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



3 EAST BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



4 NORTH BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"

KEY NOTES	
1	BRICK WORKER (LOW) FLOOR LINE
2	BRICK WORKER (HIGH) FLOOR LINE
3	BRICK WORKER (MIDDLE) FLOOR LINE
4	BRICK WORKER (TOP) FLOOR LINE
5	BRICK WORKER (BOTTOM) FLOOR LINE
6	BRICK WORKER (CORNER) FLOOR LINE
7	BRICK WORKER (SIDE) FLOOR LINE
8	BRICK WORKER (FRONT) FLOOR LINE
9	BRICK WORKER (BACK) FLOOR LINE
10	BRICK WORKER (ROOF) FLOOR LINE

GENERAL NOTES	
A. 100% AS-BUILT	

A101

COLUMBIA BANK
1122 DUANE STREET
ASTORIA
OREGON

STEELE ASSOCIATES
ARCHITECTS LLC
760 NW YORK DRIVE, SUITE 200
BEND, OR 97701
info@steele-arch.com
541.382.9867 FAX 541.385.8816

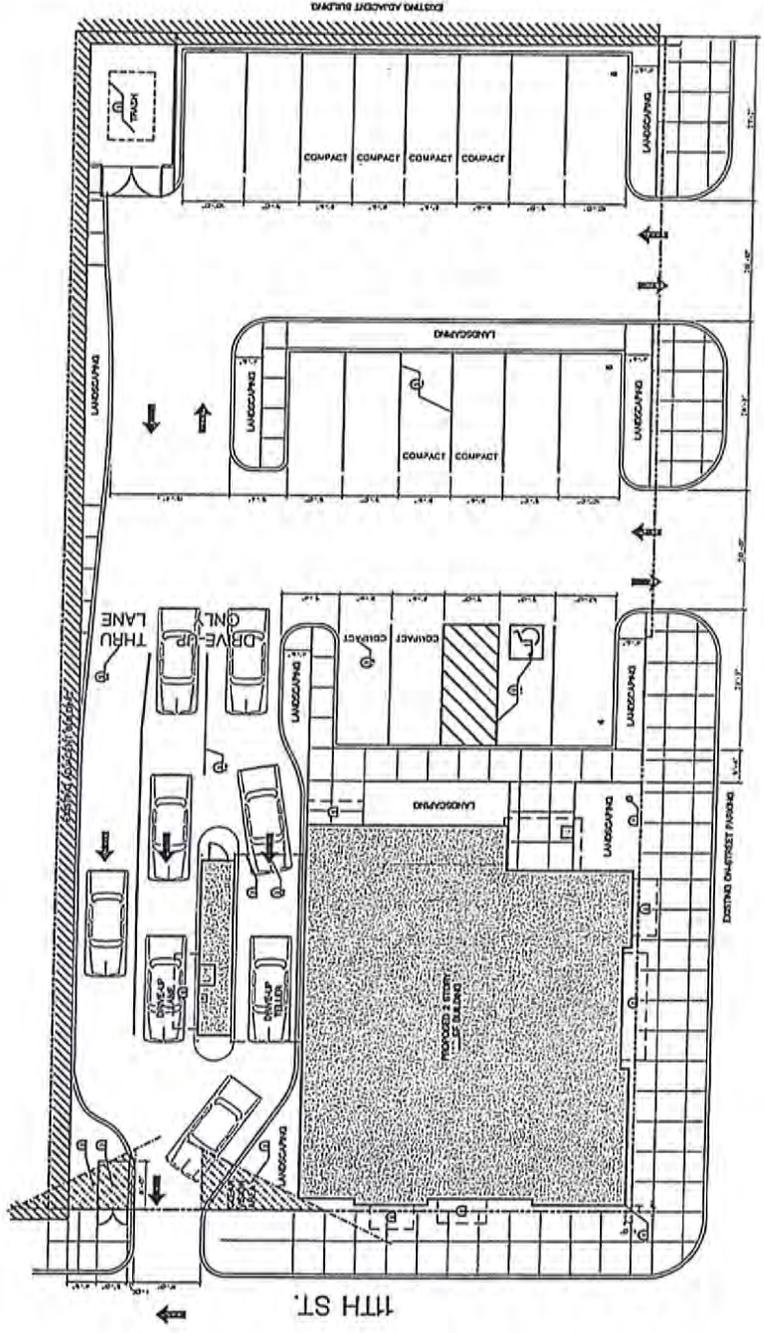
STEELE ASSOCIATES
ARCHITECTS LLC
760 NW YORK DRIVE, SUITE 200
BEND, OR 97701
info@steele-arch.com
541.382.9867 FAX 541.385.8816

KEYNOTES

- 1 PLAN FILE
- 2 CURB FROM SIDE
- 3 FUTURE SIDEWALK
- 4 FUTURE SIDEWALK
- 5 FUTURE SIDEWALK
- 6 FUTURE SIDEWALK
- 7 FUTURE SIDEWALK
- 8 FUTURE SIDEWALK
- 9 FUTURE SIDEWALK
- 10 FUTURE SIDEWALK
- 11 FUTURE SIDEWALK
- 12 FUTURE SIDEWALK
- 13 FUTURE SIDEWALK
- 14 FUTURE SIDEWALK
- 15 FUTURE SIDEWALK
- 16 FUTURE SIDEWALK
- 17 FUTURE SIDEWALK
- 18 FUTURE SIDEWALK
- 19 FUTURE SIDEWALK
- 20 FUTURE SIDEWALK
- 21 FUTURE SIDEWALK
- 22 FUTURE SIDEWALK
- 23 FUTURE SIDEWALK
- 24 FUTURE SIDEWALK
- 25 FUTURE SIDEWALK
- 26 FUTURE SIDEWALK
- 27 FUTURE SIDEWALK
- 28 FUTURE SIDEWALK
- 29 FUTURE SIDEWALK
- 30 FUTURE SIDEWALK
- 31 FUTURE SIDEWALK
- 32 FUTURE SIDEWALK
- 33 FUTURE SIDEWALK
- 34 FUTURE SIDEWALK
- 35 FUTURE SIDEWALK
- 36 FUTURE SIDEWALK
- 37 FUTURE SIDEWALK
- 38 FUTURE SIDEWALK
- 39 FUTURE SIDEWALK
- 40 FUTURE SIDEWALK
- 41 FUTURE SIDEWALK
- 42 FUTURE SIDEWALK
- 43 FUTURE SIDEWALK
- 44 FUTURE SIDEWALK
- 45 FUTURE SIDEWALK
- 46 FUTURE SIDEWALK
- 47 FUTURE SIDEWALK
- 48 FUTURE SIDEWALK
- 49 FUTURE SIDEWALK
- 50 FUTURE SIDEWALK
- 51 FUTURE SIDEWALK
- 52 FUTURE SIDEWALK
- 53 FUTURE SIDEWALK
- 54 FUTURE SIDEWALK
- 55 FUTURE SIDEWALK
- 56 FUTURE SIDEWALK
- 57 FUTURE SIDEWALK
- 58 FUTURE SIDEWALK
- 59 FUTURE SIDEWALK
- 60 FUTURE SIDEWALK
- 61 FUTURE SIDEWALK
- 62 FUTURE SIDEWALK
- 63 FUTURE SIDEWALK
- 64 FUTURE SIDEWALK
- 65 FUTURE SIDEWALK
- 66 FUTURE SIDEWALK
- 67 FUTURE SIDEWALK
- 68 FUTURE SIDEWALK
- 69 FUTURE SIDEWALK
- 70 FUTURE SIDEWALK
- 71 FUTURE SIDEWALK
- 72 FUTURE SIDEWALK
- 73 FUTURE SIDEWALK
- 74 FUTURE SIDEWALK
- 75 FUTURE SIDEWALK
- 76 FUTURE SIDEWALK
- 77 FUTURE SIDEWALK
- 78 FUTURE SIDEWALK
- 79 FUTURE SIDEWALK
- 80 FUTURE SIDEWALK
- 81 FUTURE SIDEWALK
- 82 FUTURE SIDEWALK
- 83 FUTURE SIDEWALK
- 84 FUTURE SIDEWALK
- 85 FUTURE SIDEWALK
- 86 FUTURE SIDEWALK
- 87 FUTURE SIDEWALK
- 88 FUTURE SIDEWALK
- 89 FUTURE SIDEWALK
- 90 FUTURE SIDEWALK
- 91 FUTURE SIDEWALK
- 92 FUTURE SIDEWALK
- 93 FUTURE SIDEWALK
- 94 FUTURE SIDEWALK
- 95 FUTURE SIDEWALK
- 96 FUTURE SIDEWALK
- 97 FUTURE SIDEWALK
- 98 FUTURE SIDEWALK
- 99 FUTURE SIDEWALK
- 100 FUTURE SIDEWALK

SITE PLAN LEGEND

- 1 ACCURATE LOCATION
- 2 REFERENCE LINE
- 3 PROPERTY LINE



1 SITE PLAN
SCALE: 1/8" = 1'-0"

NO. 1	NO. 2	NO. 3	NO. 4

COLUMBIA BANK
 1122 DUANE STREET
 ASTORIA
 OREGON

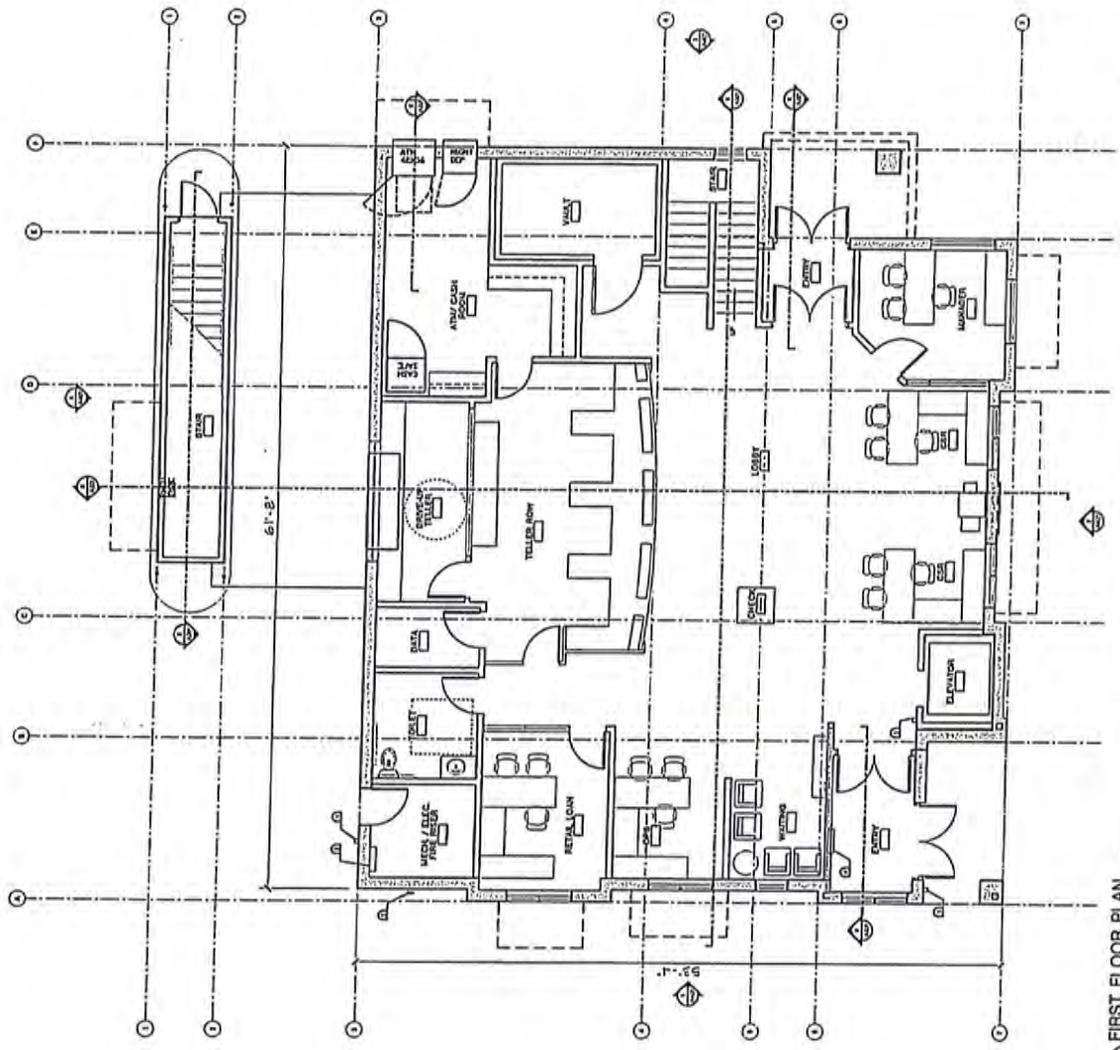
STEEL ASSOCIATES
 ARCHITECTS LLC
 760 NW YORK DRIVE, SUITE 200
 BEND, OR 97701
 info@steel-arch.com
 541.382.9867 FAX 541.385.0816

KEY NOTES

1. REFER TO ARCHITECTURAL RECORDS FOR EXISTING CONDITIONS
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
4. ELEVATION LOCUS AND 100 BY 100 DIMENSIONS

GENERAL NOTES

TURN 180° TO FACE



1 FIRST FLOOR PLAN
 2014-11-17

3195 SQUARE FEET

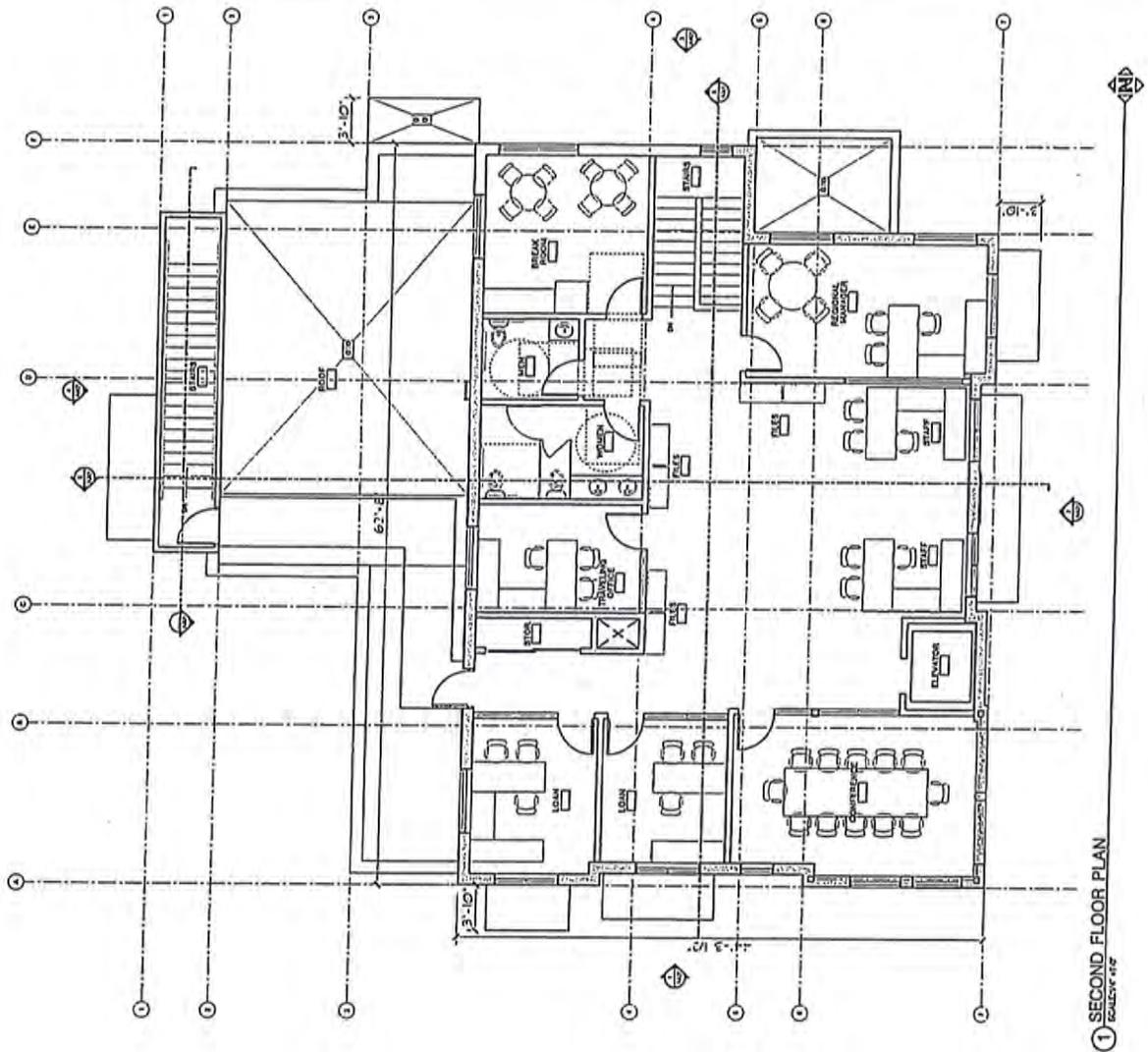
A202

COLUMBIA BANK
1122 DVANE STREET
ATLANTA
GEORGIA

STEEL ASSOCIATES
ARCHITECTS LLC
760 NW YORK DRIVE, SUITE 200
DENVER, OR 97701
info@steel-arch.com
541.382.9867 FAX 541.385.8816

GENERAL NOTES
TEXT AREAS HERE

KEY NOTES
TEXT AREAS HERE



1 SECOND FLOOR PLAN
DATE: 08-25-14

A203

DATE	NO. OF SHEETS	TOTAL NO. OF SHEETS

COLUMBIA BANK
1122 DUANE STREET
 CHICAGO, ILL.

ROOF PLAN



STEELE ASSOCIATES
 ARCHITECTS LLC
 760 NW YORK DRIVE, SUITE 200
 BEND, OR 97701
 info@steele-arch.com
 541.382.9867 FAX 541.385.8816

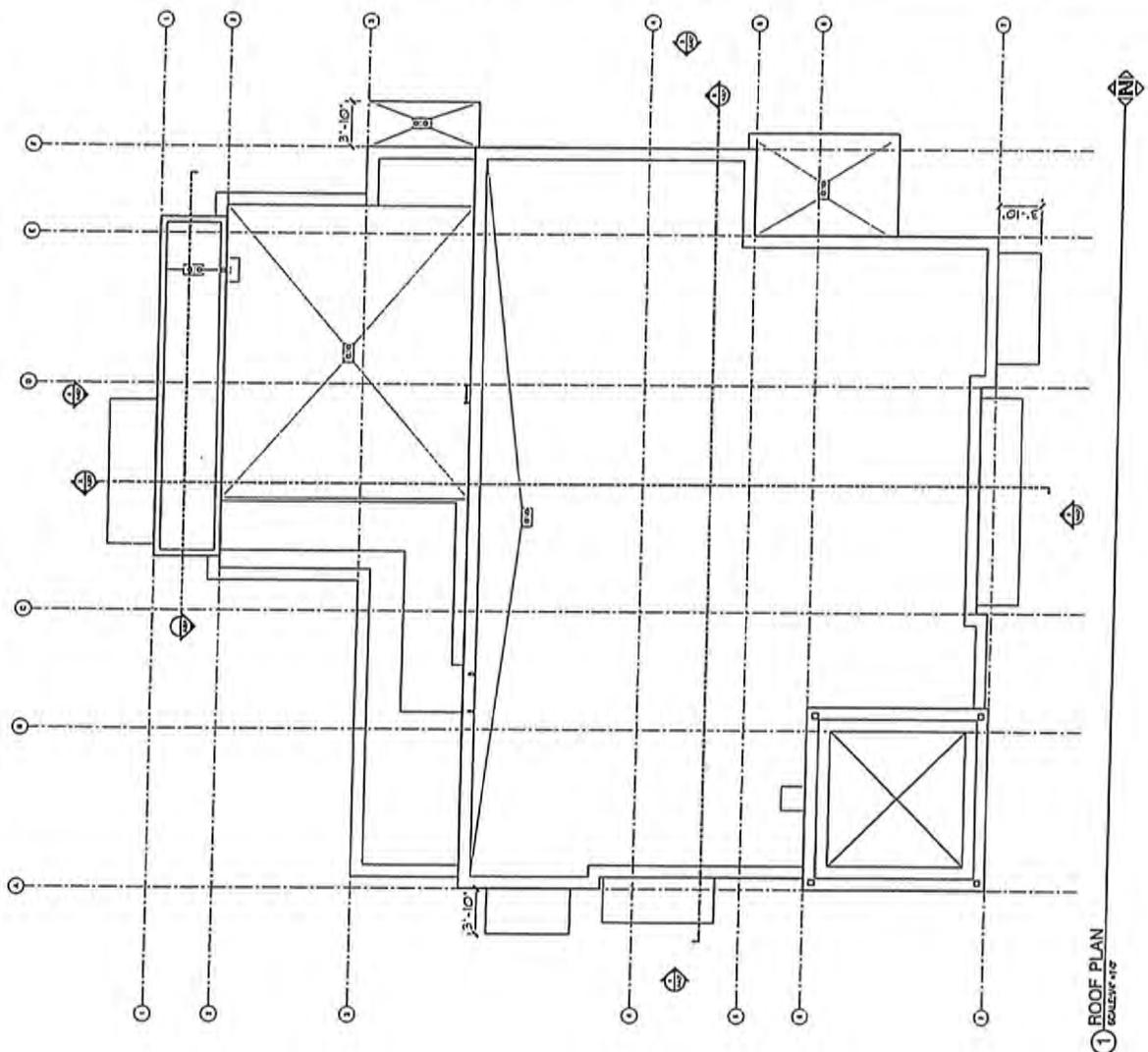
STEELE ASSOCIATES ARCHITECTS LLC
 760 NW YORK DRIVE, SUITE 200
 BEND, OR 97701
 info@steele-arch.com
 541.382.9867 FAX 541.385.8816

KEY NOTES

1. REFER TO SHEET A-100

GENERAL NOTES

1. REFER TO SHEET A-100



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

DATE	NO.	DESCRIPTION

A301

COLUMBIA BANK
 7122 DUANE STREET
 ASTORIA
 OREGON

STEEL ASSOCIATES
 ARCHITECTS LLC
 760 NW YORK DRIVE, SUITE 200
 ASTORIA, OR 97101
 541.382.9867 FAX 541.385.8816
 info@steel-arch.com

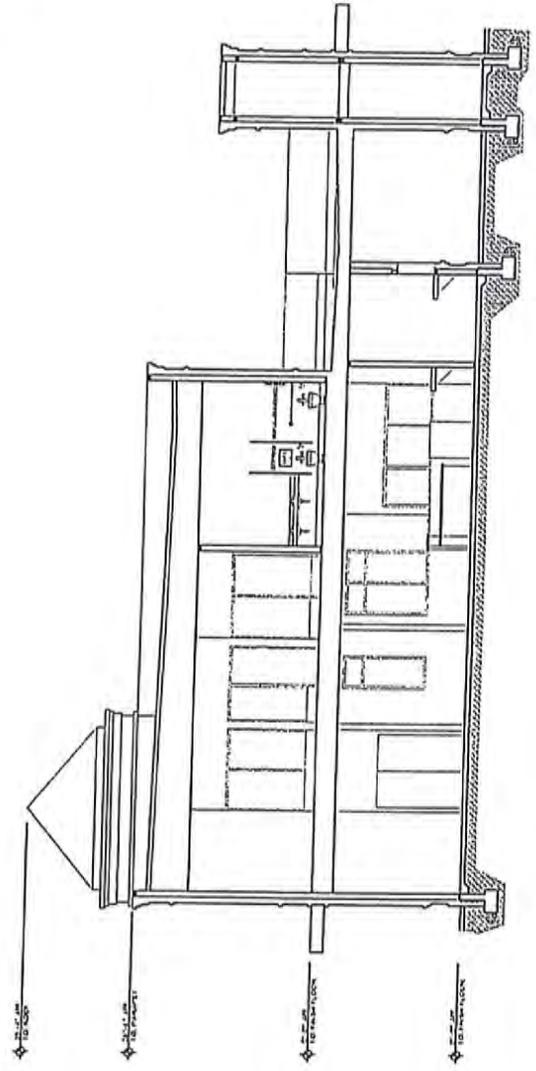
THIS DOCUMENT SHALL BE THE PROPERTY OF STEEL ASSOCIATES ARCHITECTS LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF STEEL ASSOCIATES ARCHITECTS LLC.

KEY NOTES

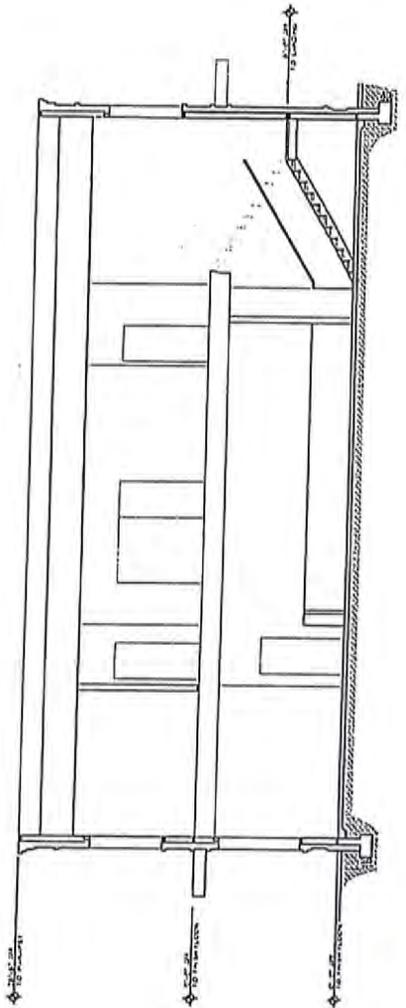
1. SEE PLAN

GENERAL NOTES

1. SEE PLAN



2 BUILDING SECTION
 GALLERY #10



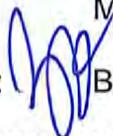
1 BUILDING SECTION
 GALLERY #9



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

January 8, 2015

MEMORANDUM

TO: MAYOR AND CITY COUNCIL
FROM:  BRETT ESTES, CITY MANAGER
SUBJECT: LIQUOR LICENSE APPLICATION

Discussion & Analysis

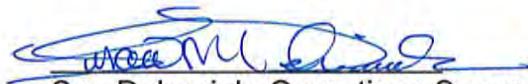
A liquor license application has been filed by Amanda Cordero of Northwest Wild Products. The application is for an additional licensee, Ron Neva. Northwest Wild Products has an existing Limited On-Premises and Off-Premises Sales Licenses. The site is located at 354 Industry Street, Astoria and this application will be considered at the January 20, 2015 meeting. A copy of the application is attached.

The appropriate departments have reviewed the application. No objections to approval were noted.

Recommendation

Staff recommends that the City Council consider this application for approval.

Respectfully submitted,



Sue Dohaniuk, Operations Supervisor
Finance Department



OREGON LIQUOR CONTROL COMMISSION
LIQUOR LICENSE APPLICATION

ORIGINAL

Application is being made for:

<p>LICENSE TYPES</p> <input type="checkbox"/> Full On-Premises Sales (\$402.60/yr) <input type="checkbox"/> Commercial Establishment <input type="checkbox"/> Caterer <input type="checkbox"/> Passenger Carrier <input type="checkbox"/> Other Public Location <input type="checkbox"/> Private Club <input type="checkbox"/> Limited On-Premises Sales (\$202.60/yr) <input checked="" type="checkbox"/> Off-Premises Sales (\$100/yr) <input type="checkbox"/> with Fuel Pumps <input type="checkbox"/> Brewery Public House (\$252.60) <input type="checkbox"/> Winery (\$250/yr) <input type="checkbox"/> Other: _____	<p>ACTIONS</p> <input checked="" type="checkbox"/> Change Ownership <input type="checkbox"/> New Outlet <input type="checkbox"/> Greater Privilege <input type="checkbox"/> Additional Privilege <input checked="" type="checkbox"/> Other <u>add license</u>
---	--

90-DAY AUTHORITY
 Check here if you are applying for a change of ownership at a business that has a current liquor license, or if you are applying for an Off-Premises Sales license and are requesting a 90-Day Temporary Authority

APPLYING AS:
 Limited Partnership Corporation Limited Liability Company Individuals

<p>CITY AND COUNTY USE ONLY</p> <p>Date application received: <u>12-19-14</u></p> <p>The City Council or County Commission: <u>City of Astoria</u> <small>(name of city or county)</small></p> <p>recommends that this license be: <input type="checkbox"/> Granted <input type="checkbox"/> Denied</p> <p>By: _____ <small>(signature) (date)</small></p> <p>Name: <u>Brett Estes</u> Title: <u>City Manager</u></p>	<p>OLCC USE ONLY</p> <p>Application Rec'd by: <u>@</u></p> <p>Date: <u>11/18/2014</u></p> <p>90-day authority: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
--	---

1. Entity or Individuals applying for the license: [See SECTION 1 of the Guide]
 ① Ron Neva ③ _____
 ② Amanda Cardero ④ _____
2. Trade Name (dba): ~~Ron~~ Northwest Wild Products
3. Business Location: 354 Industry St Astoria OR 97103
(number, street, rural route) (city) (county) (state) (ZIP code)
4. Business Mailing Address: 306 West Exchange St Astoria OR 97103
(PO box, number, street, rural route) (city) (state) (ZIP code)
5. Business Numbers: 503 791-1907
(phone) (fax)
6. Is the business at this location currently licensed by OLCC? Yes No
7. If yes to whom: Amanda Cardero Type of License: off premise
8. Former Business Name: Amanda Cardero DBA Northwest Wild Products
9. Will you have a manager? Yes No Name: _____
(manager must fill out an Individual History form)
10. What is the local governing body where your business is located? Clatsop County
(name of city or county)
11. Contact person for this application: Amanda Cardero 503 791-5330
306 West Exchange St Astoria Oregon mandab1966@yahoo.com
(name) (phone number(s)) (address) (fax number) (e-mail address)

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Applicant(s) Signature(s) and Date:

① R Neva Date 11/11/14 ③ _____ Date _____
 ② A Cardero Date 11/11/14 ④ _____ Date _____



OREGON LIQUOR CONTROL COMMISSION BUSINESS INFORMATION

Oregon Liquor Control Commission P.O. Box 967 Warrenton, OR 97146

Received: 12/18/2014

Please Print or Type RONALD
Applicant Name: Ronald Neva Phone: 503 791-1907
Trade Name (dba): Northwest Wild Products
Business Location Address: 354 Industry St
City: Astoria OR ZIP Code: 97103

DAYS AND HOURS OF OPERATION

Business Hours: Sunday 9 to 530, Monday 9 to 530, Tuesday 9 to 530, Wednesday 9 to 530, Thursday 9 to 530, Friday 9 to 530, Saturday 9 to 530
Outdoor Area Hours: Sunday to, Monday to, Tuesday to, Wednesday to, Thursday to, Friday to, Saturday to
The outdoor area is used for: [X] Food service, [X] Alcohol service, [X] Enclosed, how
The exterior area is adequately viewed and/or supervised by Service Permittees. (Investigator's Initials)

Seasonal Variations: [X] Yes [] No If yes, explain: Spring Summer open until 7pm

ENTERTAINMENT

Check all that apply:

- [] Live Music, [] Recorded Music, [] DJ Music, [] Dancing, [] Nude Entertainers, [] Karaoke, [] Coin-operated Games, [] Video Lottery Machines, [] Social Gaming, [] Pool Tables, [] Other:

DAYS & HOURS OF LIVE OR DJ MUSIC

Sunday to, Monday to, Tuesday to, Wednesday to, Thursday to, Friday to, Saturday to

SEATING COUNT

Restaurant: Outdoor: Other (explain): Total Seating:

OLCC USE ONLY
Investigator Verified Seating: (Y) (N)
Investigator Initials:
Date: 12/18/2014

I understand if my answers are not true and complete, the OLCC may deny my license application.

Applicant Signature: Ronald Neva Date: 12/18/14

1-800-452-OLCC (6522)

www.oregon.gov/olcc

(rev. 12/07)

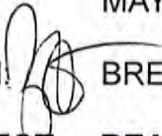


CITY OF ASTORIA
Founded 1811 • Incorporated 1856

Date: January 9, 2015

MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM:  BRETT ESTES, CITY MANAGER

SUBJECT: **BEAR CREEK DAM HYDROELECTRIC POWER PURCHASE AGREEMENT
WITH PACIFICORP**

DISCUSSION/ANALYSIS

As part of the installation of a small hydroelectric generator at Bear Creek Dam, the City must sign a power purchase agreement with PacifiCorp, as attached. This agreement allows the utility to purchase the excess power generated by the turbine, and feed power back into the system.

The turbine is estimated to generate an average of 154,645 kilowatt hours (kWh) annually. The City's water treatment system utilizes approximately 90,000 to 100,000 kWh annually, at a cost of about \$9,000. This charge would be eliminated by the power generated by the turbine, and excess power (estimated at up to 60,000 kWh) would be sold to PacifiCorp at regulated rates. These "buy back" rates are significantly lower than the amount the City is paying, so it is advantageous to "reverse the meter" to use power generated by our hydroelectric facility before selling the power back into the system.

The scheduled date for startup of the system is March 1, 2015. However, this date may be moved up depending on the speed of construction. The Power Purchase Agreement, if approved, is for 15 years.

Please note that City Council has approved the original agreement at the June 2nd, 2014 council meeting but the agreement required some minor modifications by PacifiCorp and needs to be re-signed. Modifications to the agreement consist of the following:

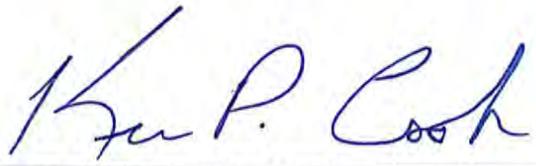
- 1) Date changes under RECITALS section B & C
- 2) The estimated annual energy sold back under RECITALS section D was increased to be more accurate
- 3) Section 2.4 was changed from 15 years to an actual date of December 18, 2029
- 4) Sections 4.2 and 4.3 were modified to include a revised power production value due to modified power generation calculations

- 5) Exhibit D-1, SELLER'S MOTIVE FORCE PLAN was updated to include more accurate average energy generation numbers.

In general, the above changes were a result of a misunderstanding in the agreement where PacificCorp assumed that the City would be selling all power generated, and buying all required power instead of the originally agreed upon net metering method which basically reverses the PacificCorp meter. The attached agreement has been reviewed and approved as to form by City Attorney Henningsgaard.

RECOMMENDATION

It is recommended that the City Council approve the revised Power Purchase Agreement and authorize the Mayor to sign the document.

Submitted By 
Ken Cook, Public Works Director

Prepared By JEFF HARRINGTON 
Jeff Harrington, City Engineer

POWER PURCHASE AGREEMENT

BETWEEN

CITY OF ASTORIA

**[a new Firm Qualifying Facility with 10,000 kW Facility Capacity Rating, or Less and
not an Intermittent Resource]**

AND

PACIFICORP

Section 1: Definitions	2
Section 2: Term; Commercial Operation Date	7
Section 3: Representations and Warranties.....	7
Section 4: Delivery of Power	10
Section 5: Purchase Prices	12
Section 6: Operation and Control	13
Section 7: Fuel/Motive Force.....	14
Section 8: Metering.....	14
Section 9: Billings, Computations, and Payments	15
Section 10: Security	15
Section 11: Defaults and Remedies	17
Section 12: Indemnification and Liability	20
Section 13: Insurance (<i>Facilities over 200kW only</i>)	21
Section 14: Force Majeure.....	22
Section 15: Several Obligations.....	23
Section 16: Choice of Law.....	23
Section 17: Partial Invalidity	23
Section 18: Waiver.....	23
Section 19: Governmental Jurisdictions and Authorizations.....	23
Section 20: Repeal of PURPA	24
Section 21: Successors and Assigns	24
Section 22: Entire Agreement.....	24
Section 23: Notices	24

- EXHIBIT A: DESCRIPTION OF SELLER'S FACILITY
- EXHIBIT B: SELLER'S INTERCONNECTION FACILITIES
- EXHIBIT C: REQUIRED FACILITY DOCUMENTS
- EXHIBIT D-1: SELLER'S MOTIVE FORCE PLAN
- EXHIBIT D-2: ENGINEER'S CERTIFICATION OF MOTIVE FORCE PLAN
- EXHIBIT E: START-UP TESTING
- EXHIBIT F: SELLER AUTHORIZATION TO RELEASE GENERATION DATA TO PACIFICORP
- EXHIBIT G: SCHEDULE 37 AND PRICING SUMMARY TABLE
- EXHIBIT H: GREEN TAG ATTESTATION AND BILL OF SALE

POWER PURCHASE AGREEMENT

THIS POWER PURCHASE AGREEMENT, entered into this 5th day of January, 2015, is between the City of Astoria, "Seller" and PacifiCorp (d/b/a Pacific Power & Light Company), an Oregon corporation acting in its regulated utility capacity, "PacifiCorp." (Seller and PacifiCorp are referred to individually as a "Party" or collectively as the "Parties").

RECITALS

- A. Seller intends to construct, own, operate and maintain a hydroelectric facility for the generation of electric power, including interconnection facilities, located in Astoria, Clatsop County, Oregon with a Facility Capacity Rating of 30 kilowatts (kW) as further described in Exhibit A and Exhibit B ("Facility"); and
- B. Seller intends to commence delivery of Net Output under this Agreement, for the purpose of Start-up Testing, on December 19, 2014 ("Scheduled Initial Delivery Date"); and
- C. Seller intends to operate the Facility as a Qualifying Facility, commencing commercial operations on February 10, 2015 ("Scheduled Commercial Operation Date"); and
- D. Seller estimates that the average annual Net Energy to be delivered by the Facility to PacifiCorp is 55,440 kilowatt-hours (kWh), which amount of energy PacifiCorp will include in its resource planning; and
- E. Seller shall (choose one) sell all Net Output to PacifiCorp and purchase its full electric requirements from PacifiCorp sell Net Output surplus to its needs at the Facility site to PacifiCorp and purchase partial electric requirements service from PacifiCorp, in accordance with the terms and conditions of this Agreement; and
- F. This Agreement is a "New QF Contract" under the PacifiCorp Inter-Jurisdictional Cost Allocation Revised Protocol.

AGREEMENT

NOW, THEREFORE, the Parties mutually agree as follows:

SECTION 1: DEFINITIONS

When used in this Agreement, the following terms shall have the following meanings:

- 1.1 **“As-built Supplement”** shall be a supplement to **Exhibit A** and **Exhibit B**, provided by Seller following completion of construction of the Facility, describing the Facility as actually built.
- 1.2 **“Average Annual Generation”** shall have the meaning set forth in Section 4.2.
- 1.3 **“Billing Period”** means, unless otherwise agreed to, the time period between PacifiCorp's consecutive readings of its power purchase billing meter at the Facility in the normal course of PacifiCorp's business. Such periods typically range between twenty-seven (27) and thirty-four (34) days and may not coincide with calendar months.
- 1.4 **“CAMD”** means the Clean Air Markets Division of the Environmental Protection Agency or successor administrator, or any state or federal entity given jurisdiction over a program involving transferability of Green Tags.
- 1.5 **“Commercial Operation Date”** means the date that the Facility is deemed by PacifiCorp to be fully operational and reliable, which shall require, among other things, that all of the following events have occurred:
 - 1.5.1 PacifiCorp has received a certificate addressed to PacifiCorp from a Licensed Professional Engineer stating (a) the Facility Capacity Rating of the Facility at the anticipated Commercial Operation Date; and (b) that the Facility is able to generate electric power reliably in amounts required by this Agreement and in accordance with all other terms and conditions of this Agreement;
 - 1.5.2 The Facility has completed Start-Up Testing;
 - 1.5.3 PacifiCorp has received a certificate addressed to PacifiCorp from a Licensed Professional Engineer stating that, (a), in accordance with the Generation Interconnection Agreement, all required interconnection facilities have been constructed, all required interconnection tests have been completed and the Facility is physically interconnected with PacifiCorp's electric system, or (b) if the Facility is interconnected with another electric utility that will wheel Net Output to PacifiCorp, all required interconnection facilities have been completed and tested and are in place to allow for such wheeling;

1.5.4 PacifiCorp has received a certificate addressed to PacifiCorp from an attorney in good standing in the State of Oregon stating that Seller has obtained all Required Facility Documents and if requested by PacifiCorp, in writing, has provided copies of any or all such requested Required Facility Documents. (Facilities over 200 kW only).

1.5.5 Seller has complied with the security requirements of Section 10.

1.5.6 PacifiCorp has received an executed copy of **Exhibit F**—Seller’s Interconnection Request.

1.6 **“Commission”** means the Oregon Public Utilities Commission.

1.7 **“Contract Price”** means the applicable price for capacity or energy, or both capacity and energy, stated in Sections 5.1, 5.2, and 5.3.

1.8 **“Contract Year”** means a twelve (12) month period commencing at 00:00 hours Pacific Prevailing Time (“PPT”) on January 1 and ending on 24:00 hours PPT on December 31; *provided, however*, that the first Contract Year shall commence on the Commercial Operation Date and end on the next succeeding December 31, and the last Contract Year shall end on the Termination Date.

1.9 **“Credit Requirements”** means a long-term credit rating (corporate or long-term senior unsecured debt) of (1) “Baa3” or greater by Moody’s, or (2) “BBB-” or greater by S&P, or such other indicia of creditworthiness acceptable to PacifiCorp in its reasonable judgment.

1.10 **“Default Security”**, unless otherwise agreed to by the Parties in writing, means the amount of either a Letter of Credit or cash placed in an escrow account sufficient to replace twelve (12) average months of replacement power costs over the term of this Agreement, and shall be calculated by taking the average, over the term of this Agreement, of the positive difference between (a) the monthly forward power prices at **Mid-Columbia** (as determined by PacifiCorp in good faith using information from a commercially reasonable independent source), multiplied by 110%, minus (b) the average of the Fixed Avoided Cost Prices specified in Schedule 37, and multiplying such difference by (c) the Minimum Annual Delivery; provided, however, the amount of Default Security shall in no event be less than the amount equal to the payments PacifiCorp would make for three (3) average months based on Seller’s average monthly volume over the term of this Agreement and utilizing the average Fixed Avoided Cost Prices specified in Schedule 37. Such amount shall be fixed at the Effective Date of this Agreement.

1.11 **“Effective Date”** shall have the meaning set forth in Section 2.1.

1.12 **“Energy Delivery Schedule”** shall have the meaning set forth in Section 4.5.

1.13 **“Environmental Attributes”** shall mean any and all claims, credits, benefits, emissions reductions, offsets, and allowances, howsoever entitled, resulting from the avoidance of the emission of any gas, chemical, or other substance to the air, soil or water.

Environmental Attributes include but are not limited to: (1) any avoided emissions of pollutants to the air, soil, or water such as (subject to the foregoing) sulfur oxides (SOx), nitrogen oxides (NOx), carbon monoxide (CO), and other pollutants; and (2) any avoided emissions of carbon dioxide (CO₂), methane (CH₄), and other greenhouse gases (GHGs) that have been determined by the United Nations Intergovernmental Panel on Climate Change to contribute to the actual or potential threat of altering the Earth's climate by trapping heat in the atmosphere.

1.14 “**Excess Output**” shall mean any increment of Net Output delivered at a rate, on an hourly basis, exceeding the Facility Capacity Rating.

1.15 “**Facility**” shall have the meaning set forth in Recital A.

1.16 “**Facility Capacity Rating**” means the sum of the Nameplate Capacity Ratings for all generators comprising the Facility.

1.17 “**FERC**” means the Federal Energy Regulatory Commission, or its successor.

1.18 “**Generation Interconnection Agreement**” means the generation interconnection agreement to be entered into separately between Seller and PacifiCorp’s transmission or distribution department, as applicable, providing for the construction, operation, and maintenance of PacifiCorp’s interconnection facilities required to accommodate deliveries of Seller’s Net Output if the Facility is to be interconnected directly with PacifiCorp rather than another electric utility.

1.19 “**Green Tags**” means (1) the Environmental Attributes associated with all Net Output, together with (2) all WREGIS Certificates; and (3) the Green Tag Reporting Rights associated with such energy, Environmental Attributes and WREGIS Certificates, however commercially transferred or traded under any or other product names, such as “Renewable Energy Credits,” “Green-e Certified”, or otherwise. One (1) Green Tag represents the Environmental Attributes made available by the generation of one (1) MWh of energy from the Facility. Provided however, that “Green Tags” do not include Environmental Attributes that are greenhouse gas offsets from methane capture not associated with the generation of electricity and not needed to ensure that there are zero net emissions associated with the generation of electricity.

1.20 “**Green Tag Reporting Rights**” means the exclusive right of a purchaser of Green Tags to report exclusive ownership of Green Tags in compliance with federal or state law, if applicable, and to federal or state agencies or other parties at such purchaser's discretion, and include reporting under Section 1605(b) of the Energy Policy Act of 1992, or under any present or future domestic, international, or foreign emissions trading program or renewable portfolio standard.

1.21 “**Letter of Credit**” means an irrevocable standby letter of credit, from an institution that has a long-term senior unsecured debt rating of “A” or greater from S&P or “A2” or greater from Moody’s, in a form reasonably acceptable to PacifiCorp, naming PacifiCorp as the party entitled to demand payment and present draw requests thereunder.

1.22 **“Licensed Professional Engineer”** means a person acceptable to PacifiCorp in its reasonable judgment who is licensed to practice engineering in the state of Oregon, who has no economic relationship, association, or nexus with the Seller, and who is not a representative of a consulting engineer, contractor, designer or other individual involved in the development of the Facility, or of a manufacturer or supplier of any equipment installed in the Facility. Such Licensed Professional Engineer shall be licensed in an appropriate engineering discipline for the required certification being made.

1.23 **“Material Adverse Change”** means the occurrence of any event of default under any material agreement to which Seller is a party and of any other development, financial or otherwise, which would have a material adverse effect on Seller, the Facility or Seller’s ability to develop, construct, operate, maintain or own the Facility as provided in this Agreement

1.24 **“Maximum Annual Delivery”** shall have the meaning set forth in Section 4.3.

1.25 **“Minimum Annual Delivery”** shall have the meaning set forth in Section 4.3.

1.26 **“Nameplate Capacity Rating”** means the full-load electrical quantities assigned by the designer to a generator and its prime mover or other piece of electrical equipment, such as transformers and circuit breakers, under standardized conditions, expressed in amperes, kilovoltamperes, kilowatts, volts, or other appropriate units. Usually indicated on a nameplate attached to the individual machine or device.

1.27 **“Net Energy”** means the energy component, in kWh, of Net Output.

1.28 **“Net Output”** means all energy and capacity produced by the Facility, less station use and less transformation and transmission losses and other adjustments (e.g., Seller’s load other than station use), if any. For purposes of calculating payment under this Agreement, Net Output of energy shall be the amount of energy flowing through the Point of Delivery.

1.29 **“Net Replacement Power Costs”** shall have the meaning set forth in Section 11.4.1.

1.30 **“Off-Peak Hours”** means all hours of the week that are not On-Peak Hours.

1.31 **“On-Peak Hours”** means the hours between 6 a.m. Pacific Prevailing Time (“PPT”) and 10 p.m. PPT, Mondays through Saturdays, excluding all hours occurring on holidays as provided in Schedule 37.

1.32 **“Point of Delivery”** means the high side of the Seller’s step-up transformer(s) located at the point of interconnection between the Facility and PacifiCorp’s distribution/transmission system, as specified in the Generation Interconnection Agreement, or, if the Facility is not interconnected directly with PacifiCorp, the point at which another utility will deliver the Net Output to PacifiCorp as specified in **Exhibit B**.

1.33 **“Prime Rate”** means the publicly announced prime rate for commercial loans to large businesses with the highest credit rating in the United States in effect from time to time

quoted by Citibank, N.A. If a Citibank, N.A. prime rate is not available, the applicable Prime Rate shall be the announced prime rate for commercial loans in effect from time to time quoted by a bank with \$10 billion or more in assets in New York City, New York, selected by the Party to whom interest based on the Prime Rate is being paid.

1.34 “**Prudent Electrical Practices**” means any of the practices, methods and acts engaged in or approved by a significant portion of the electrical utility industry or any of the practices, methods or acts, which, in the exercise of reasonable judgment in the light of the facts known at the time a decision is made, could have been expected to accomplish the desired result at the lowest reasonable cost consistent with reliability, safety and expedition. Prudent Electrical Practices is not intended to be limited to the optimum practice, method or act to the exclusion of all others, but rather to be a spectrum of possible practices, methods or acts.

1.35 “**QF**” means “**Qualifying Facility**,” as that term is defined in the FERC regulations (codified at 18 CFR Part 292) in effect on the Effective Date.

1.36 “**Renewable Resource Deficiency Period**” means the period from 2024 through 2040.

1.37 “**Renewable Resource Sufficiency Period**” means the period from 2014 through 2023.

1.38 “**Replacement Price**” means the price at which PacifiCorp, acting in a commercially reasonable manner, purchases for delivery at the Point of Delivery a replacement for any Net Output that Seller is required to deliver under this Agreement plus (i) costs reasonably incurred by PacifiCorp in purchasing such replacement Net Output, and (ii) additional transmission charges, if any, reasonably incurred by PacifiCorp in causing replacement energy to be delivered to the Point of Delivery. If PacifiCorp elects not to make such a purchase, the Replacement Price shall be the market price at the Mid-Columbia trading hub for such energy not delivered, plus any additional cost or expense incurred as a result of Seller’s failure to deliver, as determined by PacifiCorp in a commercially reasonable manner (but not including any penalties, ratcheted demand or similar charges).

1.39 “**Required Facility Documents**” means all licenses, permits, authorizations, and agreements, including a Generation Interconnection Agreement or equivalent, necessary for construction, operation, and maintenance of the Facility consistent with the terms of this Agreement, including without limitation those set forth in **Exhibit C**.

1.40 “**Schedule 37**” means the Schedule 37 of Pacific Power & Light Company’s Commission-approved tariffs, providing pricing options for Qualifying Facilities of 10,000 kW or less, which is in effect on the Effective Date of this Agreement. A copy of that Schedule 37 is attached as **Exhibit G**.

1.41 “**Scheduled Commercial Operation Date**” shall have the meaning set forth in Recital C.

1.42 “**Scheduled Initial Delivery Date**” shall have the meaning set forth in Recital B.

1.43 “**Start-Up Testing**” means the completion of required factory and start-up tests as set forth in **Exhibit E** hereto.

1.44 “**Termination Date**” shall have the meaning set forth in Section 2.4.

1.45 “**WREGIS**” means the Western Renewable Energy Generation Information System or successor organization in case WREGIS is ever replaced.

1.46 “**WREGIS Certificate**” means “Certificate” as defined by WREGIS in the WREGIS Operating Rules dated July 15, 2013.

1.47 “**WREGIS Operating Rules**” means the operating rules and requirements adopted by WREGIS, dated July 15, 2013.

SECTION 2: TERM; COMMERCIAL OPERATION DATE

2.1 This Agreement shall become effective after execution by both Parties (“**Effective Date**”).

2.2 **Time is of the essence for this Agreement**, and Seller's ability to meet certain requirements prior to the Commercial Operation Date and to deliver Net Output by the Scheduled Commercial Operation Date is critically important. Therefore,

By December 31, 2014, Seller shall provide PacifiCorp with a copy of an executed Generation Interconnection Agreement, or wheeling agreement, as applicable, which shall be consistent with all material terms and requirements of this Agreement.

Upon completion of construction, Seller, in accordance with Section 6.1, shall provide PacifiCorp with an As-built Supplement acceptable to PacifiCorp;

By the date thirty (30) days after the Effective Date, Seller shall provide Default Security required under Sections 10.1 or 10.2, as applicable.

2.3 Seller shall cause the Facility to achieve Commercial Operation on or before the Scheduled Commercial Operation Date. If Commercial Operation occurs after the Scheduled Commercial Operation Date, Seller shall be in default, and liable for delay damages specified in Section 11.

2.4 Except as otherwise provided herein, this Agreement shall terminate on December 18, 2029 (“**Termination Date**”).

SECTION 3: REPRESENTATIONS AND WARRANTIES

3.1 PacifiCorp represents, covenants, and warrants to Seller that:

PacifiCorp is duly organized and validly existing under the laws of the State of Oregon.

PacifiCorp has the requisite corporate power and authority to enter into this Agreement and to perform according to the terms of this Agreement.

PacifiCorp has taken all corporate actions required to be taken by it to authorize the execution, delivery and performance of this Agreement and the consummation of the transactions contemplated hereby.

The execution and delivery of this Agreement does not contravene any provision of, or constitute a default under, any indenture, mortgage, or other material agreement binding on PacifiCorp or any valid order of any court, or any regulatory agency or other body having authority to which PacifiCorp is subject.

This Agreement is a valid and legally binding obligation of PacifiCorp, enforceable against PacifiCorp in accordance with its terms (except as the enforceability of this Agreement may be limited by bankruptcy, insolvency, bank moratorium or similar laws affecting creditors' rights generally and laws restricting the availability of equitable remedies and except as the enforceability of this Agreement may be subject to general principles of equity, whether or not such enforceability is considered in a proceeding at equity or in law).

3.2 Seller represents, covenants, and warrants to PacifiCorp that:

Seller is a municipal corporation duly organized and validly existing under the laws Oregon.

Seller has the requisite power and authority to enter into this Agreement and to perform according to the terms hereof, including all required regulatory authority to make wholesale sales from the Facility.

Seller has taken all actions required to authorize the execution, delivery and performance of this Agreement and the consummation of the transactions contemplated hereby.

The execution and delivery of this Agreement does not contravene any provision of, or constitute a default under, any indenture, mortgage, or other material agreement binding on Seller or any valid order of any court, or any regulatory agency or other body having authority to which Seller is subject.

This Agreement is a valid and legally binding obligation of Seller, enforceable against Seller in accordance with its terms (except as the enforceability of this Agreement may be limited by bankruptcy, insolvency, bank moratorium or similar laws affecting creditors' rights generally and laws restricting the availability of equitable remedies and except as the enforceability of this Agreement may be subject to general principles of equity, whether or not such enforceability is considered in a proceeding at equity or in law).

The Facility is and shall for the term of this Agreement continue to be a QF, and Seller will operate the Facility in a manner consistent with its FERC QF certification. Seller has provided to PacifiCorp the appropriate QF certification (which may include a FERC self-certification)

prior to PacifiCorp's execution of this Agreement. At any time during the term of this Agreement, PacifiCorp may require Seller to provide PacifiCorp with evidence satisfactory to PacifiCorp in its reasonable discretion that the Facility continues to qualify as a QF under all applicable requirements and, if PacifiCorp is not satisfied that the Facility qualifies for such status, a written legal opinion from an attorney who is (a) in good standing in the state of Oregon, and (b) who has no economic relationship, association or nexus with the Seller or the Facility, stating that the Facility is a QF and providing sufficient proof (including copies of all documents and data as PacifiCorp may request) demonstrating that Seller has maintained and will continue to maintain the Facility as a QF.

Compliance with Ownership Requirements in Commission Proceedings No. UM 1129 and UM 1610. Seller will not make any changes in its ownership, control, or management during the term of this Agreement that would cause it to not be in compliance with the definition of a Small Cogeneration Facility or Small Power Production Facility provided in PacifiCorp's Schedule 37 tariff approved by the Commission at the time this Agreement is executed. Seller will provide, upon request by PacifiCorp not more frequently than every 36 months, such documentation and information as reasonably may be required to establish Seller's continued compliance with such Definition. PacifiCorp agrees to take reasonable steps to maintain the confidentiality of any portion of the above-described documentation and information that the Seller identifies as confidential except PacifiCorp will provide all such confidential information the Public Utility Commission of Oregon upon the Commission's request. These ownership requirements, as well as the dispute resolution provision governing any disputes over a QF's entitlement to the standard rates and standard contract with respect to the requirements, are detailed in Schedule 37.

Additional Seller Creditworthiness Warranties. Seller need not post security under Section 10 for PacifiCorp's benefit in the event of Seller default, provided that Seller warrants all of the following:

Neither the Seller nor any of its principal equity owners is or has within the past two (2) years been the debtor in any bankruptcy proceeding, is unable to pay its bills in the ordinary course of its business, or is the subject of any legal or regulatory action, the result of which could reasonably be expected to impair Seller's ability to own and operate the Facility in accordance with the terms of this Agreement.

Seller has not at any time defaulted in any of its payment obligations for electricity purchased from PacifiCorp.

Seller is not in default under any of its other agreements and is current on all of its financial obligations, including construction related financial obligations.

Seller owns, and will continue to own for the term of this Agreement, all right, title and interest in and to the Facility, free and clear of all liens and encumbrances other than liens and encumbrances related to third-party financing of the Facility.

[Applicable only to Seller's with a Facility having a Facility Capacity Rating greater than 3,000 kW] Seller meets the Credit Requirements.

Seller hereby declares (Seller initial one only):

- X Seller affirms and adopts all warranties of this Section 3.2.8, and therefore is not required to post security under Section 10; or
- Seller does not affirm and adopt all warranties of this Section 3.2.8, and therefore Seller elects to post the security specified in Section 10.

3.3 Notice. If at any time during this Agreement, any Party obtains actual knowledge of any event or information which would have caused any of the representations and warranties in this Section 3 to have been materially untrue or misleading when made, such Party shall provide the other Party with written notice of the event or information, the representations and warranties affected, and the action, if any, which such Party intends to take to make the representations and warranties true and correct. The notice required pursuant to this Section shall be given as soon as practicable after the occurrence of each such event.

SECTION 4: DELIVERY OF POWER

4.1 Commencing on the Commercial Operation Date, unless otherwise provided herein, Seller will sell and PacifiCorp will purchase (a) all Net Output from the Facility delivered to the Point of Delivery and (b) all Green Tags associated with the output or otherwise resulting from the generation of energy by the Facility (which shall come from the Facility and from no other source), for the periods during which the Green Tags are required to be transferred to PacifiCorp under the terms of Section 5.5.

4.2 Average Annual Generation. Seller estimates that the Facility will generate, on average, 55,440 kWh per Contract Year (“**Average Annual Generation**”). Seller may, upon at least six months prior written notice, modify the Average Annual Generation every other Contract Year.

4.3 Minimum and Maximum Delivery. Seller shall make available from the Facility a minimum of 20,354 kWh of Net Output during each Contract Year, provided that such minimum for the first Contract Year shall be reduced pro rata to reflect the Commercial Operation Date, and further provided that such minimum Net Output shall be reduced on a pro-rata basis for any periods during a Contract Year that the Facility was prevented from generating electricity for reasons of Force Majeure (“**Minimum Annual Delivery**”). Seller estimates, for informational purposes, that it will make available from the Facility a maximum of 76,710 kWh of Net Output during each Contract Year (“**Maximum Annual Delivery**”). Seller’s basis for determining the Minimum and Maximum Annual Delivery amounts is set forth in **Exhibit D**.

4.4 Deliveries in Deficit of Delivery Obligation. Seller's failure to deliver the Minimum Annual Delivery in any Contract Year (prorated if necessary) shall be a default, and Seller shall be liable for damages in accordance with Section 11.

4.5 Energy Delivery Schedule. Seller has provided a monthly schedule of Net Energy expected to be delivered by the Facility ("**Energy Delivery Schedule**"), incorporated into **Exhibit D**.

4.6 Transfer of Title to Green Tags; Documentation of Green Tags Transfers. Subject to the Green Tags ownership as defined in Section 5.5, title to the Green Tags shall pass from Seller to PacifiCorp immediately upon the generation of the Net Output at the Facility that gives rise to such Green Tags. The Parties shall execute all additional documents and instruments reasonably requested by PacifiCorp in order to further document the transfer of the Green Tags to PacifiCorp or its designees. Without limiting the generality of the foregoing, Seller shall, on or before the 10th day of each month, deliver to PacifiCorp a Green Tags Attestation and Bill of Sale in the form attached as **Exhibit H** for all Green Tags delivered to PacifiCorp hereunder in the preceding month, along with any attestation that is then-current with the Center for Resource Solution's Green-e program or successor organization in case the Center for Resource Solutions is replaced by another party over the life of the contract. Seller, at its own cost and expense, shall register with, pay all fees required by, and comply with, all reporting and other requirements of WREGIS relating to the Facility or Green Tags, except that when Seller is required to transfer Green Tags to PacifiCorp under Section 5.5, PacifiCorp will pay all fees required by WREGIS relating to the Green Tags. Seller shall ensure that the Facility will participate in and comply with, during the Term, all aspects of WREGIS. Seller will use WREGIS as required pursuant to the WREGIS Operating Rules to effectuate the transfer of WREGIS Certificates to PacifiCorp, and transfer such WREGIS Certificates to PacifiCorp, in accordance with WREGIS reporting protocols and WREGIS Operating Rules. Seller may either elect to enter into a Qualified Reporting Entity Services Agreement with PacifiCorp in a form approved by PacifiCorp, enter into a Qualified Reporting Entity Services Agreement with a third-party authorized to act as a Qualified Reporting Entity, or elect to act as its own WREGIS-defined Qualified Reporting Entity. Seller shall promptly give PacifiCorp copies of all documentation it submits to WREGIS. Further, in the event of the promulgation of a scheme involving Green Tags administered by CAMD, upon notification by CAMD that any transfer contemplated by this Agreement will not be recorded, the Parties shall promptly cooperate in taking all reasonable actions necessary so that such transfers can be recorded. Seller shall not report under Section 1605(b) of the Energy Policy Act of 1992 or under any applicable program that any of the Green Tags purchased by PacifiCorp hereunder belong to any person other than PacifiCorp. Without limiting the generality of PacifiCorp's ownership of the Green Tag Reporting Rights, PacifiCorp may report under such program that such Green Tags purchased hereunder belong to it. Each Party shall promptly give the other Party copies of all documents it submits to the CAMD to effectuate any transfer. Seller shall reasonably cooperate in any registration by PacifiCorp of the Facility in the renewable portfolio standard or equivalent program in all such further states and programs in which PacifiCorp may wish to register or maintain registration of the Facility by providing copies of all such information as PacifiCorp reasonably required for such registration.

SECTION 5: PURCHASE PRICES

5.1 Seller shall have the option to select one of three pricing options: Standard Fixed Avoided Cost Prices (“Fixed Price Standard”), Renewable Fixed Avoided Cost Prices (“Fixed Price Renewable”), or Firm Market Indexed Avoided Cost Prices (“Firm Electric Market”), as published in Schedule 37. Once an option is selected the option will remain in effect for the duration of the Facility’s contract. Seller has selected the following (Seller to initial one):

_____	Fixed Price Standard
<u> X </u>	Fixed Price Renewable
_____	Firm Electric Market

A copy of Schedule 37, and a table summarizing the purchase prices under the pricing option selected by Seller, is attached as **Exhibit G**.

5.2 (Fixed Price Standard Seller Only). In the event Seller elects the Fixed Price Standard pricing method, PacifiCorp shall pay Seller the applicable On-Peak and Off-Peak rates specified in **Schedule 37** during the first fifteen (15) years after the Scheduled Initial Delivery Date. Thereafter, PacifiCorp shall pay Seller Firm Electric Market.

5.3 (Fixed Price Renewable Seller Only). In the event Seller elects the Fixed Price Renewable pricing method, PacifiCorp shall pay Seller the applicable On-Peak and Off-Peak rates specified in **Schedule 37** during the first fifteen (15) years after the Scheduled Initial Delivery Date. Thereafter, PacifiCorp shall pay Seller Firm Electric Market.

5.4 For all Excess Output and for all Net Output delivered prior to the Commercial Operation Date, PacifiCorp shall pay Seller 93 percent of a blended market index price for day-ahead firm energy at MidColumbia, California Oregon Border (COB), Four Corners and Palo Verde market indices as reported by the Intercontinental Exchange (ICE), for the On-Peak and Off-Peak periods. PacifiCorp shall document its calculation of the blended rate, upon request, to Seller. Such payment will be accomplished by adjustments pursuant to Section 9.2.

5.5 Environmental Attributes

5.5.1 (Fixed Price Standard Seller Only): PacifiCorp waives any claim to Seller’s ownership of Environmental Attributes under this Agreement throughout the Term.

5.5.2 (Fixed Price Renewable Seller Only): PacifiCorp waives any claim to Seller’s ownership of Environmental Attributes during the Renewable Resource Sufficiency Period, and any period within the Term of this Agreement after completion of the first fifteen (15) years after the Scheduled Initial Delivery Date. Subject to the foregoing, Seller shall transfer the Green Tags to PacifiCorp in accordance with Section 4.5 during the Renewable Resource Deficiency Period.

SECTION 6: OPERATION AND CONTROL

6.1 **As-Built Supplement.** Upon completion of initial (and any subsequent) construction of the Facility, Seller shall provide PacifiCorp an As-built Supplement to specify the actual Facility as built. The As-built Supplement must be reviewed and approved by PacifiCorp, which approval shall not unreasonably be withheld, conditioned or delayed.

6.2 **Incremental Utility Upgrades.** At start-up (and at any other time upon at least six months' prior written notice), Seller may increase Net Output, if such increase is due to normal variances in estimated versus actual performance, changed Facility operations, or improvements in Facility efficiency. Seller may not increase Net Output under this Agreement by installing additional generating units. In the case of substantial upgrades, PacifiCorp may require Seller to comply with Section 3.2.8(e) (in the event that the Facility upgrade causes the Facility Capacity Rating to exceed 3,000 kW) and increase its Minimum Annual Delivery obligation in Section 4.3 (if appropriate). PacifiCorp may also update Seller's security obligation (if applicable). So long as the Facility Capacity Rating after the upgrade is 10,000 kW or less, Seller will continue to receive the Contract Price for the Net Output, as set forth in Sections 5.1, 5.2, and 5.3 of this Agreement. If Seller increases the Facility Capacity Rating above 10,000 kW, then (on a going forward basis) PacifiCorp shall pay Seller the Contract Price for the fraction of total Net Output equal to 10,000 kW divided by the Facility Capacity Rating of the upgraded Facility. For the remaining fraction of Net Output, PacifiCorp and Seller shall agree to a new negotiated rate. Seller shall be responsible for ensuring that any planned increase in the Facility Capacity Rating or the maximum instantaneous capacity of the Facility complies with Seller's Generation Interconnection Agreement and any other agreements with PacifiCorp.

6.3 Seller shall operate and maintain the Facility in a safe manner in accordance with the Generation Interconnection Agreement (if applicable), Prudent Electrical Practices and in accordance with the requirements of all applicable federal, state and local laws and the National Electric Safety Code as such laws and code may be amended from time to time. PacifiCorp shall have no obligation to purchase Net Output from the Facility to the extent the interconnection between the Facility and PacifiCorp's electric system is disconnected, suspended or interrupted, in whole or in part, pursuant to the Generation Interconnection Agreement, or to the extent generation curtailment is required as a result of Seller's non-compliance with the Generation Interconnection Agreement. PacifiCorp shall have the right to inspect the Facility to confirm that Seller is operating the Facility in accordance with the provisions of this Section 6.3 upon reasonable notice to Seller. Seller is solely responsible for the operation and maintenance of the Facility. PacifiCorp shall not, by reason of its decision to inspect or not to inspect the Facility, or by any action or inaction taken with respect to any such inspection, assume or be held responsible for any liability or occurrence arising from the operation and maintenance by Seller of the Facility.

6.4 **Scheduled Outages.** Seller may cease operation of the entire Facility or individual units, if applicable, for maintenance or other purposes. Seller shall exercise its best efforts to notify PacifiCorp of planned outages at least ninety (90) days prior, and shall reasonably accommodate PacifiCorp's request, if any, to reschedule such planned outage in order to accommodate PacifiCorp's need for Facility operation.

6.5 Unplanned Outages. In the event of an unscheduled outage or curtailment exceeding twenty-five (25) percent of the Facility Capacity Rating (other than curtailments due to lack of motive force), Seller immediately shall notify PacifiCorp of the necessity of such unscheduled outage or curtailment, the time when such has occurred or will occur and the anticipated duration. Seller shall take all reasonable measures and exercise its best efforts to avoid unscheduled outage or curtailment, to limit the duration of such, and to perform unscheduled maintenance during Off-Peak hours.

SECTION 7: FUEL/MOTIVE FORCE

Prior to the Effective Date of this Agreement, Seller provided to PacifiCorp a fuel or motive force plan acceptable to PacifiCorp in its reasonable discretion and attached hereto as **Exhibit D-1**, together with a certification from a Licensed Professional Engineer to PacifiCorp attached hereto as **Exhibit D-2**, certifying that the implementation of the fuel or motive force plan can reasonably be expected to provide fuel or motive force to the Facility for the duration of this Agreement adequate to generate power and energy in quantities necessary to deliver the Minimum Annual Delivery set forth by Seller in Section 4.

SECTION 8: METERING

8.1 PacifiCorp shall design, furnish, install, own, inspect, test, maintain and replace all metering equipment required pursuant to the Generation Interconnection Agreement, if applicable.

8.2 Metering shall be performed at the location and in a manner consistent with this Agreement and as specified in the Generation Interconnection Agreement, or, if the Net Output is to be wheeled to PacifiCorp by another utility, metering will be performed in accordance with the terms of PacifiCorp's interconnection agreement with such other utility. All quantities of energy purchased hereunder shall be adjusted to account for electrical losses, if any between the point of metering and the Point of Delivery, so that the purchased amount reflects the net amount of energy flowing into PacifiCorp's system at the Point of Delivery.

8.3 PacifiCorp shall periodically inspect, test, repair and replace the metering equipment as provided in the Generation Interconnection Agreement, if applicable. If the Net Output is to be wheeled to PacifiCorp by another utility, meter inspection, testing, repair and replacement will be performed in accordance with the terms of PacifiCorp's interconnection agreement with such utility. If any of the inspections or tests discloses an error exceeding two percent (2%), either fast or slow, proper correction, based upon the inaccuracy found, shall be made of previous readings for the actual period during which the metering equipment rendered inaccurate measurements if that period can be ascertained. If the actual period cannot be ascertained, the proper correction shall be made to the measurements taken during the time the metering equipment was in service since last tested, but not exceeding three (3) Billing Periods, in the amount the metering equipment shall have been shown to be in error by such test. Any

correction in billings or payments resulting from a correction in the meter records shall be made in the next monthly billing or payment rendered following the repair of the meter.

SECTION 9: BILLINGS, COMPUTATIONS, AND PAYMENTS

9.1 On or before the thirtieth (30th) day following the end of each Billing Period, PacifiCorp shall send to Seller payment for Seller's deliveries of Net Output to PacifiCorp, together with computations supporting such payment. PacifiCorp may offset any such payment to reflect amounts owing from Seller to PacifiCorp pursuant to this Agreement, the Generation Interconnection Agreement, or any other agreement between the Parties.

9.2 Corrections. PacifiCorp shall have up to eighteen months to adjust any payment made pursuant to Section 9.1. In the event PacifiCorp determines it has overpaid Seller (for Excess Output or otherwise), PacifiCorp may adjust Seller's future payment accordingly in order to recapture any overpayment in a reasonable time.

9.3 Any amounts owing after the due date thereof shall bear interest at the Prime Rate plus two percent (2%) from the date due until paid; *provided, however*, that the interest rate shall at no time exceed the maximum rate allowed by applicable law.

SECTION 10: SECURITY

Unless Seller has adopted the creditworthiness warranties contained in Section 3.2.8, Seller must provide security (if requested by PacifiCorp) in the form of a cash escrow, letter of credit, senior lien, or step-in rights. Seller hereby elects to provide, in accordance with the applicable terms of this Section 10, the following security (Seller to initial one selection only):

Cash Escrow

Letter of Credit

Senior Lien

Step-in Rights

Seller has adopted the Creditworthiness Warranties of Section 3.2.8.

In the event Seller's obligation to post default security (under Section 10 or Section 11.1.4) arises solely from Seller's delinquent performance of construction-related financial obligations, upon Seller's request, PacifiCorp will excuse Seller from such obligation in the event Seller has negotiated financial arrangements with its construction lenders that mitigate Seller's financial risks to PacifiCorp's reasonable satisfaction.

[SKIP THIS SECTION 10.1 UNLESS SELLER SELECTED CASH ESCROW ALTERNATIVE]

10.1 Cash Escrow Security. Seller shall deposit in an escrow account established by PacifiCorp in a banking institution acceptable to both Parties, the Default Security. Such sum shall earn interest at the rate applicable to money market deposits at such banking institution from time to time. To the extent PacifiCorp receives payment from the Default Security, Seller shall, within fifteen (15) days, restore the Default Security as if no such deduction had occurred.

[SKIP THIS SECTION 10.2 UNLESS SELLER SELECTED LETTER OF CREDIT ALTERNATIVE]

10.2 Letter of Credit Security. Seller shall post and maintain in an amount equal to the Default Security: (a) a guaranty from a party that satisfies the Credit Requirements, in a form acceptable to PacifiCorp in its discretion, or (b) a Letter of Credit in favor of PacifiCorp. To the extent PacifiCorp receives payment from the Default Security, Seller shall, within fifteen (15) days, restore the Default Security as if no such deduction had occurred.

[SKIP THIS SECTION 10.3 UNLESS SELLER SELECTED SENIOR LIEN ALTERNATIVE]

10.3 Senior Lien. Before the Scheduled Commercial Operation Date, Seller shall grant PacifiCorp a senior, unsubordinated lien on the Facility and its assets as security for performance of this Agreement by executing, acknowledging and delivering a security agreement and a deed of trust or a mortgage, in a recordable form (each in a form satisfactory to PacifiCorp in the reasonable exercise of its discretion). Pending delivery of the senior lien to PacifiCorp, Seller shall not cause or permit the Facility or its assets to be burdened by liens or other encumbrances that would be superior to PacifiCorp's, other than workers', mechanics', suppliers' or similar liens, or tax liens, in each case arising in the ordinary course of business that are either not yet due and payable or that have been released by means of a performance bond posted within eight (8) calendar days of the commencement of any proceeding to foreclose the lien.

[SKIP THIS SECTION 10.4 UNLESS SELLER SELECTED STEP-IN RIGHTS ALTERNATIVE]

10.4 Step-in Rights (Operation by PacifiCorp Following Event of Default of Seller).

Prior to any termination of this Agreement due to an Event of Default of Seller, as identified in Section 11, PacifiCorp shall have the right, but not the obligation, to possess, assume control of, and operate the Facility as agent for Seller (in accordance with Seller's rights, obligations, and interest under this Agreement) during the period provided for herein. Seller shall not grant any person, other than the lending institution providing financing to the Seller for construction of the Facility ("Facility Lender"), a right to possess, assume control of, and operate the Facility that is equal to or superior to PacifiCorp's right under this Section 10.4.

PacifiCorp shall give Seller ten (10) calendar days notice in advance of the contemplated exercise of PacifiCorp's rights under this Section 10.4. Upon such notice, Seller shall collect and have available at a convenient, central location at the Facility all documents, contracts, books, manuals, reports, and records required to construct, operate, and maintain the Facility in accordance with Prudent Electrical Practices. Upon such notice, PacifiCorp, its employees, contractors, or designated third parties shall have the unrestricted right to enter the Facility for

the purpose of constructing and/or operating the Facility. Seller hereby irrevocably appoints PacifiCorp as Seller's attorney-in-fact for the exclusive purpose of executing such documents and taking such other actions as PacifiCorp may reasonably deem necessary or appropriate to exercise PacifiCorp's step-in rights under this Section 10.4.

During any period that PacifiCorp is in possession of and constructing and/or operating the Facility, no proceeds or other monies attributed to operation of the Facility shall be remitted to or otherwise provided to the account of Seller until all Events of Default of Seller have been cured.

During any period that PacifiCorp is in possession of and operating the Facility, Seller shall retain legal title to and ownership of the Facility and PacifiCorp shall assume possession, operation, and control solely as agent for Seller.

In the event PacifiCorp is in possession and control of the Facility for an interim period, Seller shall resume operation and PacifiCorp shall relinquish its right to operate when Seller demonstrates to PacifiCorp's reasonable satisfaction that it will remove those grounds that originally gave rise to PacifiCorp's right to operate the Facility, as provided above, in that Seller (i) will resume operation of the Facility in accordance with the provisions of this Agreement, and (ii) has cured any Events of Default of Seller which allowed PacifiCorp to exercise its rights under this Section 10.4.

In the event that PacifiCorp is in possession and control of the Facility for an interim period, the Facility Lender, or any nominee or transferee thereof, may foreclose and take possession of and operate the Facility and PacifiCorp shall relinquish its right to operate when the Facility Lender or any nominee or transferee thereof, requests such relinquishment.

PacifiCorp's exercise of its rights hereunder to possess and operate the Facility shall not be deemed an assumption by PacifiCorp of any liability attributable to Seller. If at any time after exercising its rights to take possession of and operate the Facility PacifiCorp elects to return such possession and operation to Seller, PacifiCorp shall provide Seller with at least fifteen (15) calendar days advance notice of the date PacifiCorp intends to return such possession and operation, and upon receipt of such notice Seller shall take all measures necessary to resume possession and operation of the Facility on such date.

SECTION 11: DEFAULTS AND REMEDIES

11.1 Events of Default. The following events shall constitute defaults under this Agreement:

11.1.1 Breach of Material Term. Failure of a Party to perform any material obligation imposed upon that Party by this Agreement (including but not limited to failure by Seller to meet any deadline set forth in Section 2) or breach by a Party of a representation or warranty set forth in this Agreement.

11.1.2 Default on Other Agreements. Seller's failure to cure any default under any commercial or financing agreements or instrument (including the Generation Interconnection Agreement) within the time allowed for a cure under such agreement or instrument.

11.1.3 Insolvency. A Party (a) makes an assignment for the benefit of its creditors; (b) files a petition or otherwise commences, authorizes or acquiesces in the commencement of a proceeding or cause of action under any bankruptcy or similar law for the protection of creditors, or has such a petition filed against it and such petition is not withdrawn or dismissed within sixty (60) days after such filing; (c) becomes insolvent; or (d) is unable to pay its debts when due.

11.1.4 Material Adverse Change. A Material Adverse Change has occurred with respect to Seller and Seller fails to provide such performance assurances as are reasonably requested by PacifiCorp, including without limitation the posting of additional Default Security, within thirty (30) days from the date of such request;

11.1.5 Delayed Commercial Operations. Seller's failure to achieve the Commercial Operation Date by the Scheduled Commercial Operation Date.

11.1.6 Underdelivery. If Seller's Facility has a Facility Capacity Rating of 100 kW or less, Seller's failure to satisfy the minimum delivery obligation of Section 4.3 for two (2) consecutive years; else Seller's failure to satisfy the minimum delivery obligation of Section 4.3 for one year.

11.2 Notice; Opportunity to Cure.

11.2.1 Notice. In the event of any default hereunder, the non-defaulting Party must notify the defaulting Party in writing of the circumstances indicating the default and outlining the requirements to cure the default.

11.2.2 Opportunity to Cure. A Party defaulting under Section 11.1.1 or 11.1.5 shall have thirty (30) days to cure after receipt of proper notice from the non-defaulting Party. This thirty (30) day period shall be extended by an additional ninety (90) days if (a) the failure cannot reasonably be cured within the thirty (30) day period despite diligent efforts, (b) the default is capable of being cured within the additional ninety (90) day period, and (c) the defaulting Party commences the cure within the original thirty (30) day period and is at all times thereafter diligently and continuously proceeding to cure the failure.

11.2.3 Seller Default Under Other Agreements. Seller shall cause any notices of default under any of its commercial or financing agreements or instruments to be sent by the other party to such agreements or instruments, or immediately forwarded, to PacifiCorp as a notice in accordance with Section 23.

11.2.4 Seller Delinquent on Construction-related Financial Obligations. Seller promptly shall notify PacifiCorp (or cause PacifiCorp to be notified) anytime it becomes delinquent under any construction related financing agreement or instrument related to the Facility. Such delinquency may constitute a Material Adverse Change, subject to Section 11.1.4.

11.3 Termination.

11.3.1 Notice of Termination. If a default described herein has not been cured within the prescribed time, above, the non-defaulting Party may terminate this Agreement at its sole discretion by delivering written notice to the other Party and may pursue any and all legal or equitable remedies provided by law or pursuant to this Agreement; *provided, however* that PacifiCorp shall not terminate: (a) for a default under Section 11.1.5 unless PacifiCorp is in a resource deficient state during the period Commercial Operation is delayed; or (b) for a default under Section 11.1.6, unless such default is material. The rights provided in Section 10 and this Section 11 are cumulative such that the exercise of one or more rights shall not constitute a waiver of any other rights. Further, the Parties may by mutual written agreement amend this Agreement in lieu of a Party's exercise of its right to terminate.

In the event this Agreement is terminated because of Seller's default and Seller wishes to again sell Net Output to PacifiCorp following such termination, PacifiCorp in its sole discretion may require that Seller shall do so subject to the terms of this Agreement, including but not limited to the Contract Price, until the Termination Date (as set forth in Section 2.4). At such time Seller and PacifiCorp agree to execute a written document ratifying the terms of this Agreement.

11.3.2 Damages. If this Agreement is terminated as a result of Seller's default, Seller shall pay PacifiCorp the positive difference, if any, obtained by subtracting the Contract Price from the sum of the Replacement Price for the Minimum Annual Delivery that Seller was otherwise obligated to provide for a period of twenty-four (24) months from the date of termination plus any cost incurred for transmission purchased to deliver the replacement power to the Point of Delivery, and the estimated administrative cost to the utility to acquire replacement power. Amounts owed by Seller pursuant to this paragraph shall be due within five (5) business days after any invoice from PacifiCorp for the same.

If this Agreement is terminated because of Seller's default, PacifiCorp may foreclose upon any security provided pursuant to Section 10 to satisfy any amounts that Seller owes PacifiCorp arising from such default.

11.4 Damages.

11.4.1 Failure to Deliver Net Output. In the event of Seller default under Subsection 11.1.5 or Subsection 11.1.6, then Seller shall pay PacifiCorp the positive difference, if any, obtained by subtracting the Contract Price from the Replacement Price for any energy and capacity that Seller was otherwise obligated (under Section 4.3) to provide during the period of default ("**Net Replacement Power Costs**"); *provided, however*, that the positive difference obtained by subtracting the Contract Price from the Replacement Price shall not exceed the Contract Price, and the period of default under this Section 11.4.1 shall not exceed one Contract Year.

11.4.2 Recoupment of Damages.

Default Security Available. If Seller has posted Default Security, PacifiCorp may draw upon that security to satisfy any damages, above.

Default Security Unavailable. If Seller has not posted Default Security, or if PacifiCorp has exhausted the Default Security, PacifiCorp may collect any remaining amount owing by partially withholding future payments to Seller over a reasonable period of time, which period shall not be less than the period over which the default occurred. PacifiCorp and Seller shall work together in good faith to establish the period, and monthly amounts, of such withholding so as to avoid Seller's default on its commercial or financing agreements necessary for its continued operation of the Facility.

SECTION 12: INDEMNIFICATION AND LIABILITY

12.1 Indemnities.

Indemnity by Seller. Seller shall release, indemnify and hold harmless PacifiCorp, its directors, officers, agents, and representatives against and from any and all loss, fines, penalties, claims, actions or suits, including costs and attorney's fees, both at trial and on appeal, resulting from, or arising out of or in any way connected with (a) the energy delivered by Seller under this Agreement to and at the Point of Delivery, (b) any facilities on Seller's side of the Point of Delivery, (c) Seller's operation and/or maintenance of the Facility, or (d) arising from this Agreement, including without limitation any loss, claim, action or suit, for or on account of injury, bodily or otherwise, to, or death of, persons, or for damage to, or destruction or economic loss of property belonging to PacifiCorp, Seller or others, excepting only such loss, claim, action or suit as may be caused solely by the fault or gross negligence of PacifiCorp, its directors, officers, employees, agents or representatives.

Indemnity by PacifiCorp. PacifiCorp shall release, indemnify and hold harmless Seller, its directors, officers, agents, Lenders and representatives against and from any and all loss, fines, penalties, claims, actions or suits, including costs and attorney's fees, both at trial and on appeal, resulting from, or arising out of or in any way connected with the energy delivered by Seller under this Agreement after the Point of Delivery, including without limitation any loss, claim, action or suit, for or on account of injury, bodily or otherwise, to, or death of, persons, or for damage to, or destruction or economic loss of property, excepting only such loss, claim, action or suit as may be caused solely by the fault or gross negligence of Seller, its directors, officers, employees, agents, Lenders or representatives.

12.2 No Dedication. Nothing in this Agreement shall be construed to create any duty to, any standard of care with reference to, or any liability to any person not a Party to this Agreement. No undertaking by one Party to the other under any provision of this Agreement shall constitute the dedication of that Party's system or any portion thereof to the other Party or to the public, nor affect the status of PacifiCorp as an independent public utility corporation or Seller as an independent individual or entity.

12.3 No Consequential Damages. EXCEPT TO THE EXTENT SUCH DAMAGES ARE INCLUDED IN THE LIQUIDATED DAMAGES, DELAY DAMAGES, COST TO COVER DAMAGES OR OTHER SPECIFIED MEASURE OF DAMAGES EXPRESSLY PROVIDED FOR IN THIS AGREEMENT, NEITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR SPECIAL, PUNITIVE, INDIRECT, EXEMPLARY OR CONSEQUENTIAL DAMAGES, WHETHER SUCH DAMAGES ARE ALLOWED OR PROVIDED BY CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, STATUTE OR OTHERWISE.

SECTION 13: INSURANCE (FACILITIES OVER 200KW ONLY)

13.1 Certificates. Prior to connection of the Facility to PacifiCorp's electric system, or another utility's electric system if delivery to PacifiCorp is to be accomplished by wheeling, Seller shall secure and continuously carry insurance in compliance with the requirements of this Section. Seller shall provide PacifiCorp insurance certificate(s) (of "ACORD Form" or the equivalent) certifying Seller's compliance with the insurance requirements hereunder. Commercial General Liability coverage written on a "claims-made" basis, if any, shall be specifically identified on the certificate. If requested by PacifiCorp, a copy of each insurance policy, certified as a true copy by an authorized representative of the issuing insurance company, shall be furnished to PacifiCorp.

13.2 Required Policies and Coverages. Without limiting any liabilities or any other obligations of Seller under this Agreement, Seller shall secure and continuously carry with an insurance company or companies rated not lower than "B+" by the A.M. Best Company the insurance coverage specified below:

Commercial General Liability insurance, to include contractual liability, with a minimum single limit of \$1,000,000 to protect against and from all loss by reason of injury to persons or damage to property based upon and arising out of the activity under this Agreement.

All Risk Property insurance providing coverage in an amount at least equal to the full replacement value of the Facility against "all risks" of physical loss or damage, including coverage for earth movement, flood, and boiler and machinery. The Risk policy may contain separate sub-limits and deductibles subject to insurance company underwriting guidelines. The Risk Policy will be maintained in accordance with terms available in the insurance market for similar facilities.

13.3 The Commercial General Liability policy required herein shall include i) provisions or endorsements naming PacifiCorp, its Board of Directors, Officers and employees as additional insureds, and ii) cross liability coverage so that the insurance applies separately to each insured against whom claim is made or suit is brought, even in instances where one insured claims against or sues another insured.

13.4 All liability policies required by this Agreement shall include provisions that such insurance is primary insurance with respect to the interests of PacifiCorp and that any other

insurance maintained by PacifiCorp is excess and not contributory insurance with the insurance required hereunder, and provisions that such policies shall not be canceled or their limits of liability reduced without 1) ten (10) days prior written notice to PacifiCorp if canceled for nonpayment of premium, or 2) thirty (30) days prior written notice to PacifiCorp if canceled for any other reason.

13.5 Insurance coverage provided on a "claims-made" basis shall be maintained by Seller for a minimum period of five (5) years after the completion of this Agreement and for such other length of time necessary to cover liabilities arising out of the activities under this Agreement.

SECTION 14: FORCE MAJEURE

14.1 As used in this Agreement, "**Force Majeure**" or "**an event of Force Majeure**" means any cause beyond the reasonable control of the Seller or of PacifiCorp which, despite the exercise of due diligence, such Party is unable to prevent or overcome. By way of example, Force Majeure may include but is not limited to acts of God, fire, flood, storms, wars, hostilities, civil strife, strikes, and other labor disturbances, earthquakes, fires, lightning, epidemics, sabotage, restraint by court order or other delay or failure in the performance as a result of any action or inaction on behalf of a public authority which by the exercise of reasonable foresight such Party could not reasonably have been expected to avoid and by the exercise of due diligence, it shall be unable to overcome, subject, in each case, to the requirements of the first sentence of this paragraph. Force Majeure, however, specifically excludes the cost or availability of fuel or motive force resources to operate the Facility or changes in market conditions that affect the price of energy or transmission. If either Party is rendered wholly or in part unable to perform its obligation under this Agreement because of an event of Force Majeure, that Party shall be excused from whatever performance is affected by the event of Force Majeure to the extent and for the duration of the event of Force Majeure, after which such Party shall recommence performance of such obligation, provided that:

the non-performing Party, shall, within two (2) weeks after the occurrence of the Force Majeure, give the other Party written notice describing the particulars of the occurrence; and

the suspension of performance shall be of no greater scope and of no longer duration than is required by the event of Force Majeure; and

the non-performing Party uses its best efforts to remedy its inability to perform.

14.2 No obligations of either Party which arose before the Force Majeure causing the suspension of performance shall be excused as a result of the event of Force Majeure.

14.3 Neither Party shall be required to settle any strike, walkout, lockout or other labor dispute on terms which, in the sole judgment of the Party involved in the dispute, are contrary to the Party's best interests.

14.4 PacifiCorp may terminate the Agreement if Seller fails to remedy Seller's inability to perform, due to an event of Force Majeure, within six months after the occurrence of the event.

SECTION 15: SEVERAL OBLIGATIONS

Nothing contained in this Agreement shall ever be construed to create an association, trust, partnership or joint venture or to impose a trust or partnership duty, obligation or liability between the Parties. If Seller includes two or more parties, each such party shall be jointly and severally liable for Seller's obligations under this Agreement.

SECTION 16: CHOICE OF LAW

This Agreement shall be interpreted and enforced in accordance with the laws of the State of Oregon, excluding any choice of law rules which may direct the application of the laws of another jurisdiction.

SECTION 17: PARTIAL INVALIDITY

It is not the intention of the Parties to violate any laws governing the subject matter of this Agreement. If any of the terms of the Agreement are finally held or determined to be invalid, illegal or void as being contrary to any applicable law or public policy, all other terms of the Agreement shall remain in effect. If any terms are finally held or determined to be invalid, illegal or void, the Parties shall enter into negotiations concerning the terms affected by such decision for the purpose of achieving conformity with requirements of any applicable law and the intent of the Parties to this Agreement.

SECTION 18: WAIVER

Any waiver at any time by either Party of its rights with respect to a default under this Agreement or with respect to any other matters arising in connection with this Agreement must be in writing, and such waiver shall not be deemed a waiver with respect to any subsequent default or other matter.

SECTION 19: GOVERNMENTAL JURISDICTIONS AND AUTHORIZATIONS

This Agreement is subject to the jurisdiction of those governmental agencies having control over either Party or this Agreement. Seller shall at all times maintain in effect all local, state and federal licenses, permits and other approvals as then may be required by law for the construction, operation and maintenance of the Facility, and shall provide upon request copies of the same to PacifiCorp.

SECTION 20: REPEAL OF PURPA

This Agreement shall not terminate upon the repeal of the PURPA, unless such termination is mandated by federal or state law.

SECTION 21: SUCCESSORS AND ASSIGNS

This Agreement and all of the terms hereof shall be binding upon and inure to the benefit of the respective successors and assigns of the Parties. No assignment hereof by either Party shall become effective without the written consent of the other Party being first obtained and such consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, either Party may assign this Agreement without the other Party's consent to a lender as part of a financing transaction or as part of (a) a sale of all or substantially all of the assigning Party's assets, or (b) a merger, consolidation or other reorganization of the assigning Party.

SECTION 22: ENTIRE AGREEMENT

22.1 This Agreement supersedes all prior agreements, proposals, representations, negotiations, discussions or letters, whether oral or in writing, regarding PacifiCorp's purchase of Net Output from the Facility. No modification of this Agreement shall be effective unless it is in writing and signed by both Parties.

22.2 By executing this Agreement, Seller releases PacifiCorp from any claims, known or unknown, that may have arisen prior to the Effective Date.

SECTION 23: NOTICES

23.1 All notices except as otherwise provided in this Agreement shall be in writing, shall be directed as follows and shall be considered delivered if delivered in person or when deposited in the U.S. Mail, postage prepaid by certified or registered mail and return receipt requested.

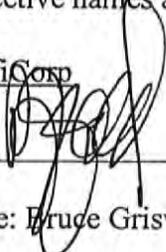
Notices	PacifiCorp	Seller
All Notices	PacifiCorp 825 NE Multnomah Street Portland, OR 97232 Attn: Contract Administration, Suite 600 Phone: (503) 813 - 5380 Facsimile: (503) 813 - 6291 Duns: 00-790-9013 Federal Tax ID Number: 93-0246090	City of Astoria Attn: Ken P. Cook 1095 Duane St. Astoria, OR 97103 Phone: 503-338-5177
All Invoices:	(same as street address above) Attn: Back Office, Suite 700 Phone: (503) 813 - 5578	Same as above

Notices	PacifiCorp	Seller
	Facsimile: (503) 813 – 5580	
Scheduling:	(same as street address above) Attn: Resource Planning, Suite 600 Phone: (503) 813 - 6090 Facsimile: (503) 813 – 6265	Same as above
Payments:	(same as street address above) Attn: Back Office, Suite 700 Phone: (503) 813 - 5578 Facsimile: (503) 813 – 5580	Same as above
Wire Transfer:	Bank One N.A. ABA: ACCT: NAME: PacifiCorp Wholesale	
Credit and Collections:	(same as street address above) Attn: Credit Manager, Suite 700 Phone: (503) 813 - 5684 Facsimile: (503) 813 – 5609	Same as above
With Additional Notices of an Event of Default or Potential Event of Default to:	(same as street address above) Attn: PacifiCorp General Counsel Phone: (503) 813-5029 Facsimile: (503) 813-7252	Same as above

23.2 The Parties may change the person to whom such notices are addressed, or their addresses, by providing written notices thereof in accordance with this Section 23.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed in their respective names as of the date first above written.

PacificCorp

By:  _____

Name: Bruce Griswold

Title: Director, Short Term Origination
and QF Contracts

BWS 10-29-2014

Seller

By: _____

Name: _____

Title: _____

By: _____

Name: Brett Estes

Title: City Manager

EXHIBIT A
DESCRIPTION OF SELLER'S FACILITY
[Seller to Complete]

Seller's Facility consists of one (1) hydroelectric generators manufactured by Soar Technology. More specifically, each generator at the Facility is described as:

Type (synchronous or inductive): Inductive

Model:

Number of Phases: 3

Rated Output (kW): 30

Rated Output (kVA): 30 _____

Rated Voltage (line to line): 240v

Rated Current (A): Stator: 240 Volts _____ A; Rotor: _____ A

Maximum kW Output: 30 kW **Maximum kVA Output:** 30kVA

Minimum kW Output 2 kW

Manufacturer's Guaranteed Cut-in Wind Speed [if applicable]: NA

Facility Capacity Rating: _____ 30 _____ kW at _____ 102 Ft, 3.5
_____ cfs

Identify the maximum output of the generator(s) and describe any differences between that output and the Nameplate Capacity Rating:

Station service requirements, and other loads served by the Facility, if any, are described as follows: The project does not anticipate any station service requirement.

Location of the Facility: The Facility is to be constructed in the vicinity of the Bear Creek Watershed in Clatsop County, Oregon. The location is more particularly described as follows:

46.7' 4.95 'N
123.38' 25.44' W

Power factor requirements:

Rated Power Factor (PF) or reactive load (kVAR): .995

EXHIBIT B

SELLER'S INTERCONNECTION FACILITIES

[Seller to provide its own diagram and description]

POINT OF DELIVERY / SELLER'S INTERCONNECTION FACILITIES

Instructions to Seller:

1. Include description of point of metering, and Point of Delivery
2. Provide interconnection single line drawing of Facility including any transmission facilities on Seller's side of the Point of Delivery.

1. The point of metering and point of delivery is at the meter on 7.2 kV distribution circuit 5A92 located in Clatsop County, Oregon.
2. The single line diagram of the Facility is attached

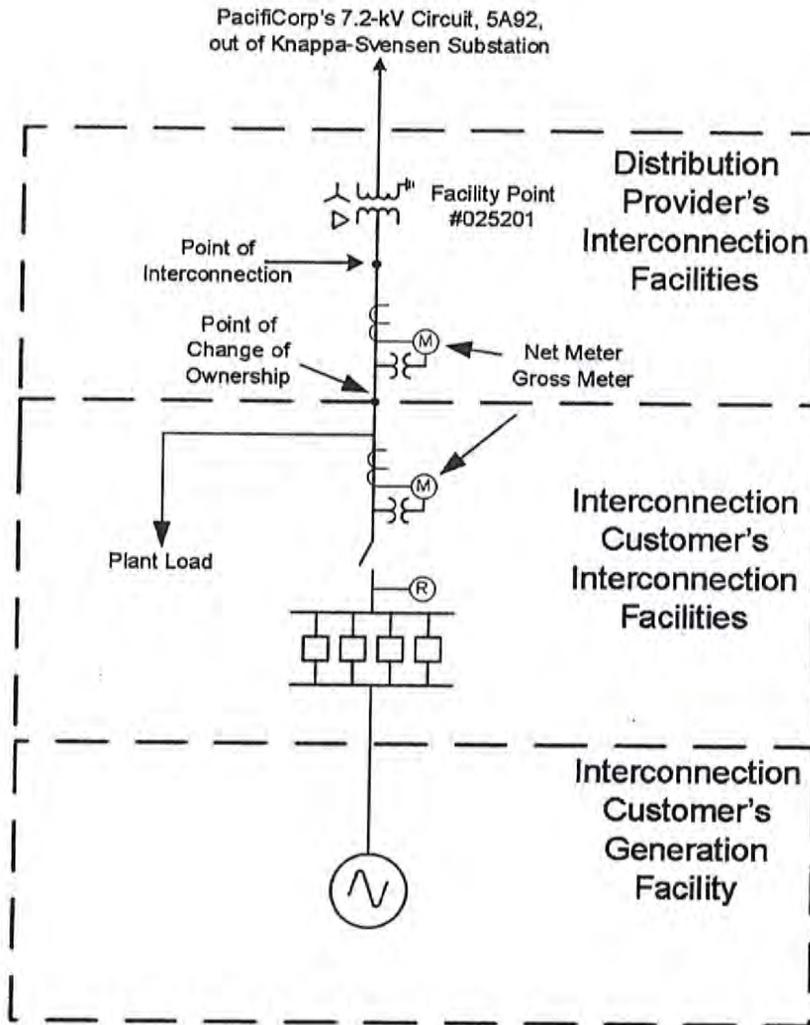


EXHIBIT C
REQUIRED FACILITY DOCUMENTS

REQUIRED OF ALL FACILITIES:

QF Certification: Not required project is less than 1,000 KW
Interconnection Agreement: SGIA with the City of Astoria was executed 11/23/2011 -
Q352
Fuel Supply Agreement, if applicable: NA

REQUIRED IF SELLER ELECTS TO GRANT SENIOR LIEN OR STEP-IN RIGHTS:

Deed or Lease to Facility Premises
Preliminary Title Report of Premises
Proof of ownership of Facility
Off-take sale agreements, e.g. surplus heat sale contract, if applicable

REQUIRED OF ALL HYDRO FACILITIES:

FERC License: Docket CD13-6-000 Letter dated November 21, 2013
Power Generation Water Rights: PC 898, Certificate 89004

Depending upon the type of Facility and its specific characteristics, additional Required Facility Documents may be requested.

EXHIBIT D-1
SELLER'S MOTIVE FORCE PLAN

A. MONTHLY DELIVERY SCHEDULES AND SCHEDULED MAINTENANCE

Month	Average Energy (kWh)
January	1,526
February	4,945
March	5,840
April	4,824
May	8,008
June	5,252
July	9,019
August	2,809
September	2,540
October	3,039
November	4,631
December	3,006

Seller provide an estimate of the average monthly Net Output of the Facility, and explain the basis for the estimate.

B. MINIMUM ANNUAL DELIVERY CALCULATION

Seller specify the Minimum Annual Delivery of the Facility, and explain the basis for the estimate. NOTE: The Minimum Annual Delivery should be based on the most adverse natural motive force conditions reasonably expected and should take into account maintenance and Seller's load (if any). The minimum delivery of 20,354 KWH is based on minimum stream flows and loads at the water treatment plant.

C. MAXIMUM ANNUAL DELIVERY CALCULATION

Seller specify the estimated Maximum Annual Delivery of the Facility, and explain the basis for the estimate. The maximum delivery of 76,710 KWH is based on maximum stream flows and loads at the water treatment plant.

EXHIBIT D-2
ENGINEER'S CERTIFICATION OF
MOTIVE FORCE PLAN

Seller provide a written declaration from a Licensed Professional Engineer to PacifiCorp that the Facility is likely capable under average conditions foreseeable during the term of this Agreement of meeting Seller's estimated average, maximum, and minimum Net Output.

Motive Force Calculations

Bear Creek Hydroelectric Project

SOAR Technologies, Inc. - 5/9/14, NS

I, Nathan Smith, certify that the Bear Creek Hydroelectric facility is likely capable under average conditions foreseeable during the term of this PPA of meeting seller's estimated average, maximum, and minimum net output as indicated in the Motive Force Plan prepared by SOAR Technologies, Inc.

Nathan Smith, PE

WA #50618

Motive Force Calculations

Bear Creek Hydroelectric Project
SOAR Technologies, Inc. - 2/4/14, NS

General Notes:

Calculations based on data Range from Jan '05 - Dec '06 and from Jan '12 - Dec '13.
Upstream Head: 105Ft, Downstream Head: 2Ft, Approximate Design Head: 103Ft
Approximate Flow Range of Bear Creek Effluent: 2.0CFS up to 4.25CFS
Approximate Turbine Design Flow Rate: 3.50CFS
Turbine-Generator Equipment: Induction based 6TR3 1200RPM turbine with Flow Control Valve in Series.

Values Used in Calculations:

Generator Efficiency: 92%
Net Head: 100Ft
Turbine Efficiency: See Efficiency Curve
Hours/Day Operating: 21.6Hrs (90% Run Time)

Month	Minimum Generation			Average Generation			Maximum Generation		
	Turbine Flow (CFS)	Power (kW)	kWh	Turbine Flow (CFS)	Power (kW)	kWh	Turbine Flow (CFS)	Power (kW)	kWh
January	1.97	6.15	4,120.31	2.58	12.07	8,082.65	3.01	17.15	11,482.26
February	2.64	12.54	7,584.76	3.00	16.83	10,178.92	3.36	21.88	13,232.94
March	2.66	12.75	8,536.03	3.20	19.57	13,105.23	3.46	23.39	15,662.43
April	2.67	13.00	8,423.65	3.11	18.47	11,970.58	3.42	22.94	14,863.97
May	2.98	16.62	11,128.37	3.39	22.52	15,076.13	3.49	24.05	16,102.40
June	3.08	18.20	11,792.32	3.46	23.49	15,221.09	3.50	24.08	15,601.92
July	3.03	17.54	11,741.97	3.48	23.73	15,888.05	3.50	24.09	16,127.72
August	3.28	21.17	14,175.20	3.50	24.09	16,127.72	3.50	24.09	16,127.72
September	3.46	23.46	15,199.98	3.50	24.09	15,607.47	3.50	24.09	15,607.47
October	2.95	16.50	11,046.81	3.42	22.86	15,306.43	3.50	24.09	16,127.72
November	2.36	9.77	6,327.92	2.79	14.27	9,249.16	3.25	20.32	13,167.10
December	2.29	8.03	5,379.88	2.70	13.19	8,831.45	3.04	17.64	11,811.78
Total (kWh):			115,457			154,645			175,915

See the following pages for kWh consumed and kWh exported estimates.

Bear Creek Hydroelectric Project - Power Consumed On-Site

SOAR Technologies Inc.

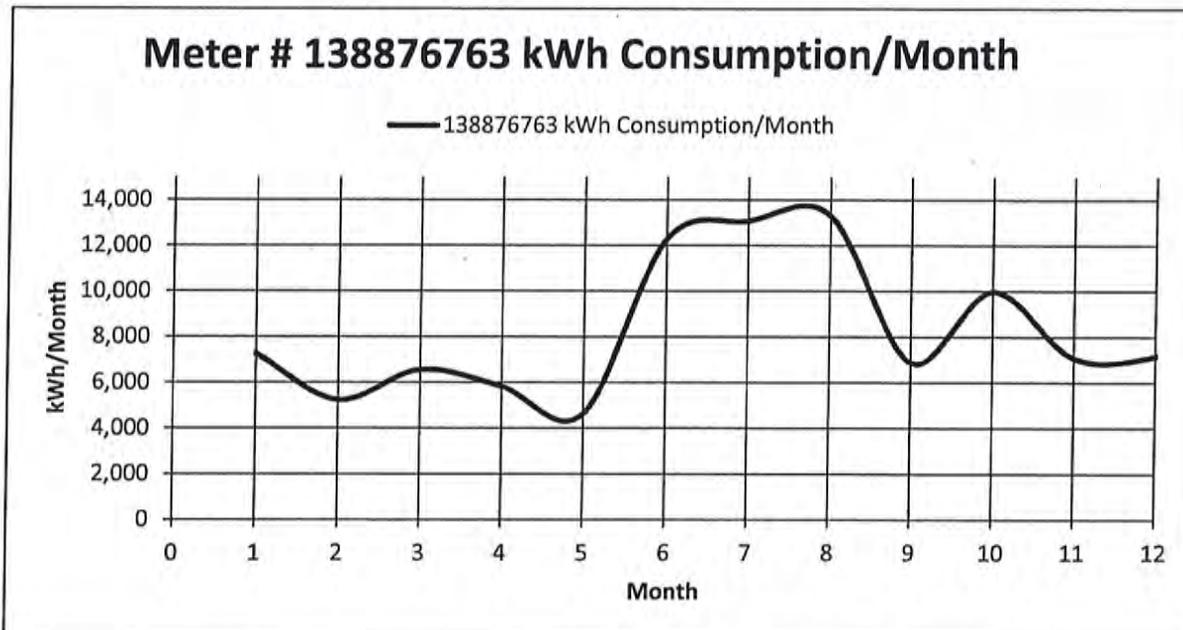
Created: 3-28-14

Notes:

Pacificorp Service ID: 138876763

Pacificorp Meter Number: 28360973 Located at Bear Creek Reservoir

Month	Read Date	Days	KW Usage	KWH Usage	Invoice Amt
-	-	-	-	-	-
2	2/5/2014	29	12	5,234	\$ 520.68
1	1/7/2014	33	13	6,557	\$ 597.62
12	12/5/2013	34	12	5,825	\$ 544.59
11	11/1/2013	29	11	4,618	\$ 462.39
10	10/3/2013	28	26	12,267	\$ 1,042.56
9	9/5/2013	31	27	13,067	\$ 1,102.36
8	8/5/2013	33	27	13,319	\$ 1,119.34
7	7/3/2013	29	30	6,869	\$ 702.05
6	6/4/2013	32	32	9,969	\$ 914.43
5	5/3/2013	28	32	7,068	\$ 716.76
4	4/5/2013	30	32	7,147	\$ 721.35
3	3/6/2013	27	33	8,527	\$ 819.43
Average/Month:	-	-	24.2	8,287	\$ 769.04
Sum/Total:	-	363	-	100,467	\$ 9,263.56



Motive Force Calculations
 Bear Creek Hydroelectric Project
 SOAR Technologies, Inc. - 10/14/14, NS

Estimated kWh Exported Calculations

Notes:

Exported kWh was calculated by subtracting kWh consumed from kWh generated. For more detail on kWh generated and kWh consumed columns see the previous pages.

Month	kWh Consumed	Minimum Exported Power		Average Exported Power		Maximum Exported Power	
		Min kWh Generated	Exported kWh	Avg kWh Generated	Exported kWh	Max kWh Generated	Exported kWh
January	6,557	4,120	-	8,083	1,526	11,482	4,925
February	5,234	7,585	2,351	10,179	4,945	13,233	7,999
March	7,265	8,536	1,271	13,105	5,840	15,662	8,397
April	7,147	8,424	1,277	11,971	4,824	14,864	7,717
May	7,068	11,128	4,060	15,076	8,008	16,102	9,034
June	9,969	11,792	1,823	15,221	5,252	15,602	5,633
July	6,869	11,742	4,873	15,888	9,019	16,128	9,259
August	13,319	14,175	856	16,128	2,809	16,128	2,809
September	13,067	15,200	2,133	15,607	2,540	15,607	2,540
October	12,267	11,047	-	15,306	3,039	16,128	3,861
November	4,618	6,328	1,710	9,249	4,631	13,167	8,549
December	5,825	5,380	-	8,831	3,006	11,812	5,987
Total (kWh):	99,205	115,457	20,354	154,645	55,440	175,915	76,710

Average Flow From 05/06 - 12/31 Data / Minimum Power Generation Estimate

Date / Day	Average Flow (CFS)	Flow Through Turbine (CFS)	% of Turbine Design Flow	Power (kW)	kWh
1-Jan	2.37	2.37	70.0%	10.12	219
2-Jan	2.35	2.35	65.0%	9.24	200
3-Jan	2.32	2.32	65.0%	9.09	196
4-Jan	2.37	2.37	70.0%	10.12	219
5-Jan	2.05	2.05	60.0%	6.96	150
6-Jan	2.05	2.05	60.0%	6.96	150
7-Jan	2.05	2.05	60.0%	6.96	150
8-Jan	2.21	2.21	65.0%	8.69	188
9-Jan	2.04	2.04	60.0%	6.91	149
10-Jan	2.34	2.34	65.0%	9.20	199
11-Jan	2.93	2.93	85.0%	16.26	351
12-Jan	2.56	2.56	75.0%	11.90	257
13-Jan	2.57	2.57	75.0%	11.92	258
14-Jan	2.83	2.83	80.0%	14.48	313
15-Jan	2.90	2.90	85.0%	16.10	348
16-Jan	2.81	2.81	80.0%	14.37	310
17-Jan	2.78	2.78	80.0%	14.23	307
18-Jan	2.61	2.61	75.0%	12.12	262
19-Jan	2.63	2.63	75.0%	12.20	264
20-Jan	2.63	2.63	75.0%	12.23	264
21-Jan	2.86	2.86	80.0%	14.63	316
22-Jan	2.77	2.77	80.0%	14.17	306
23-Jan	2.76	2.76	80.0%	14.12	305
24-Jan	2.76	2.76	80.0%	14.11	305
25-Jan	2.70	2.70	75.0%	12.54	271
26-Jan	2.79	2.79	80.0%	14.30	309
27-Jan	2.85	2.85	80.0%	14.62	316
28-Jan	2.72	2.72	80.0%	13.94	301
29-Jan	2.71	2.71	75.0%	12.60	272
30-Jan	2.87	2.87	80.0%	14.69	317
31-Jan	2.81	2.81	80.0%	14.41	311

Average Flow / Power Summary

Month	Turbine Flow (CFS)	Power (kW)	kWh
January	2.58	12.1	8,083
February	3.00	16.8	10,179
March	3.20	19.6	13,105
April	3.11	18.5	11,971
May	3.39	22.5	15,076
June	3.46	23.5	15,221
July	3.48	23.7	15,888
August	3.50	24.1	16,128
September	3.50	24.1	15,607
October	3.42	22.9	15,306
November	2.79	14.3	9,249
December	2.70	13.2	8,831
Total:			154,645

Maximum Flow From 05-09-12/23 Data / Minimum Power Generation Estimates

Date / Day	Max. Flow (CFS)	Flow Through Turbine (CFS)	% of Turbine Design Flow	Power (kW)	kWh
1-Jan	2.73	2.73	80.0%	13.97	302
2-Jan	2.73	2.73	80.0%	13.99	302
3-Jan	2.73	2.73	80.0%	13.99	302
4-Jan	2.73	2.73	80.0%	13.97	302
5-Jan	2.72	2.72	80.0%	13.96	301
6-Jan	2.72	2.72	80.0%	13.96	301
7-Jan	2.74	2.74	80.0%	14.04	303
8-Jan	2.72	2.72	80.0%	13.93	301
9-Jan	2.72	2.72	80.0%	13.96	301
10-Jan	2.72	2.72	80.0%	13.96	301
11-Jan	4.01	3.50	100.0%	24.09	520
12-Jan	3.01	3.01	85.0%	16.74	361
13-Jan	3.03	3.03	85.0%	16.80	363
14-Jan	3.14	3.14	90.0%	18.44	398
15-Jan	3.24	3.24	90.0%	19.01	411
16-Jan	3.26	3.26	95.0%	20.90	452
17-Jan	3.26	3.26	95.0%	20.89	451
18-Jan	2.90	2.90	85.0%	16.08	347
19-Jan	3.19	3.19	90.0%	18.71	404
20-Jan	2.90	2.90	85.0%	16.12	348
21-Jan	3.20	3.20	90.0%	18.77	405
22-Jan	3.16	3.16	90.0%	18.54	400
23-Jan	3.16	3.16	90.0%	18.55	401
24-Jan	3.15	3.15	90.0%	18.52	400
25-Jan	3.15	3.15	90.0%	18.52	400
26-Jan	3.16	3.16	90.0%	18.54	400
27-Jan	3.16	3.16	90.0%	18.54	400
28-Jan	3.15	3.15	90.0%	18.52	400
29-Jan	3.15	3.15	90.0%	18.53	400
30-Jan	3.15	3.15	90.0%	18.53	400
31-Jan	3.16	3.16	90.0%	18.55	401

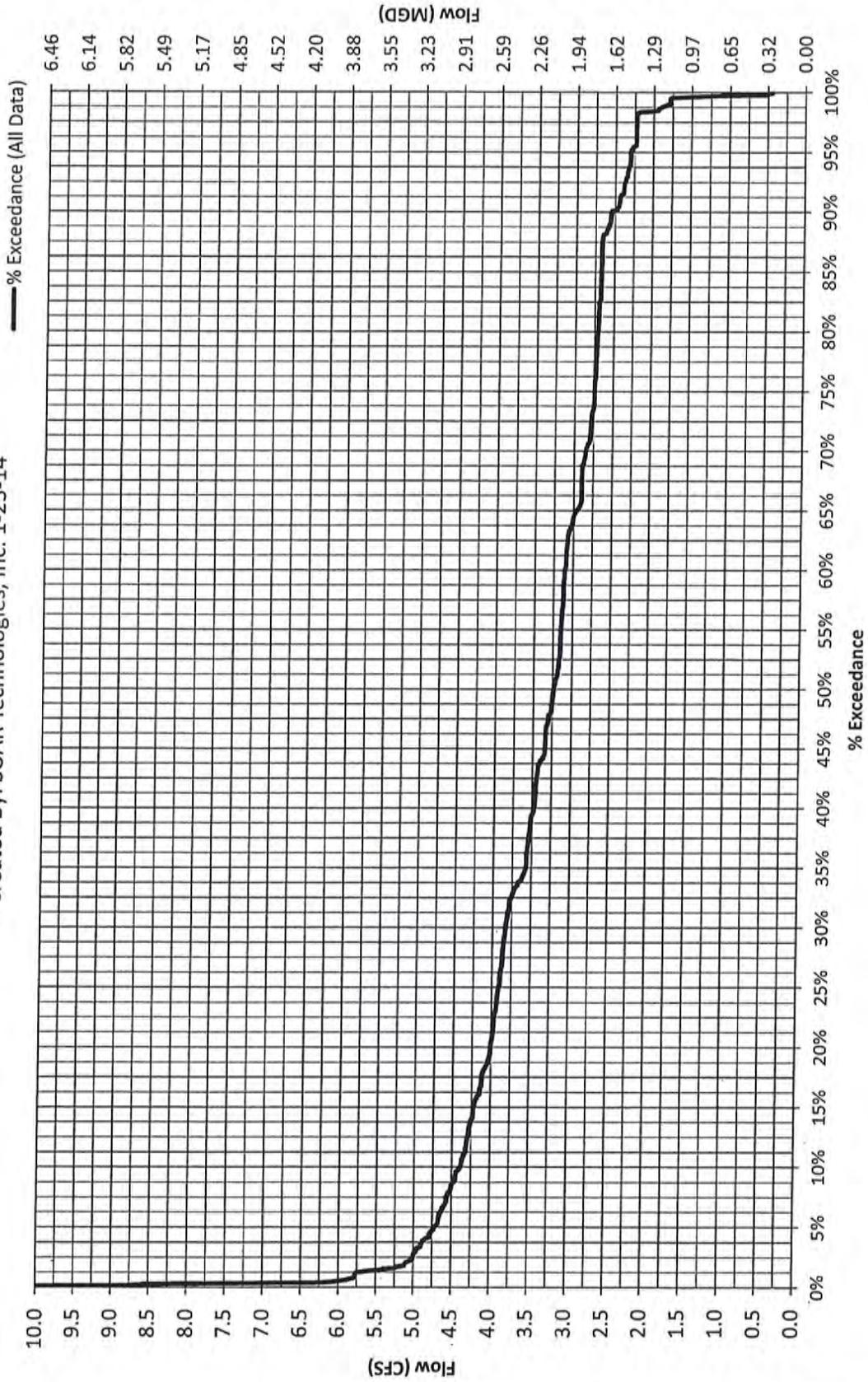
Maximum Flow / Power Summary

Month	Turbine Flow (CFS)	Power (kW)	kWh
January	3.01	17.1	11,482
February	3.36	21.9	13,233
March	3.46	23.4	15,662
April	3.42	22.9	14,864
May	3.49	24.0	16,102
June	3.50	24.1	15,602
July	3.50	24.1	16,128
August	3.50	24.1	16,128
September	3.50	24.1	15,607
October	3.50	24.1	16,128
November	3.25	20.3	13,167
December	3.04	17.6	11,812
Total:			175,915

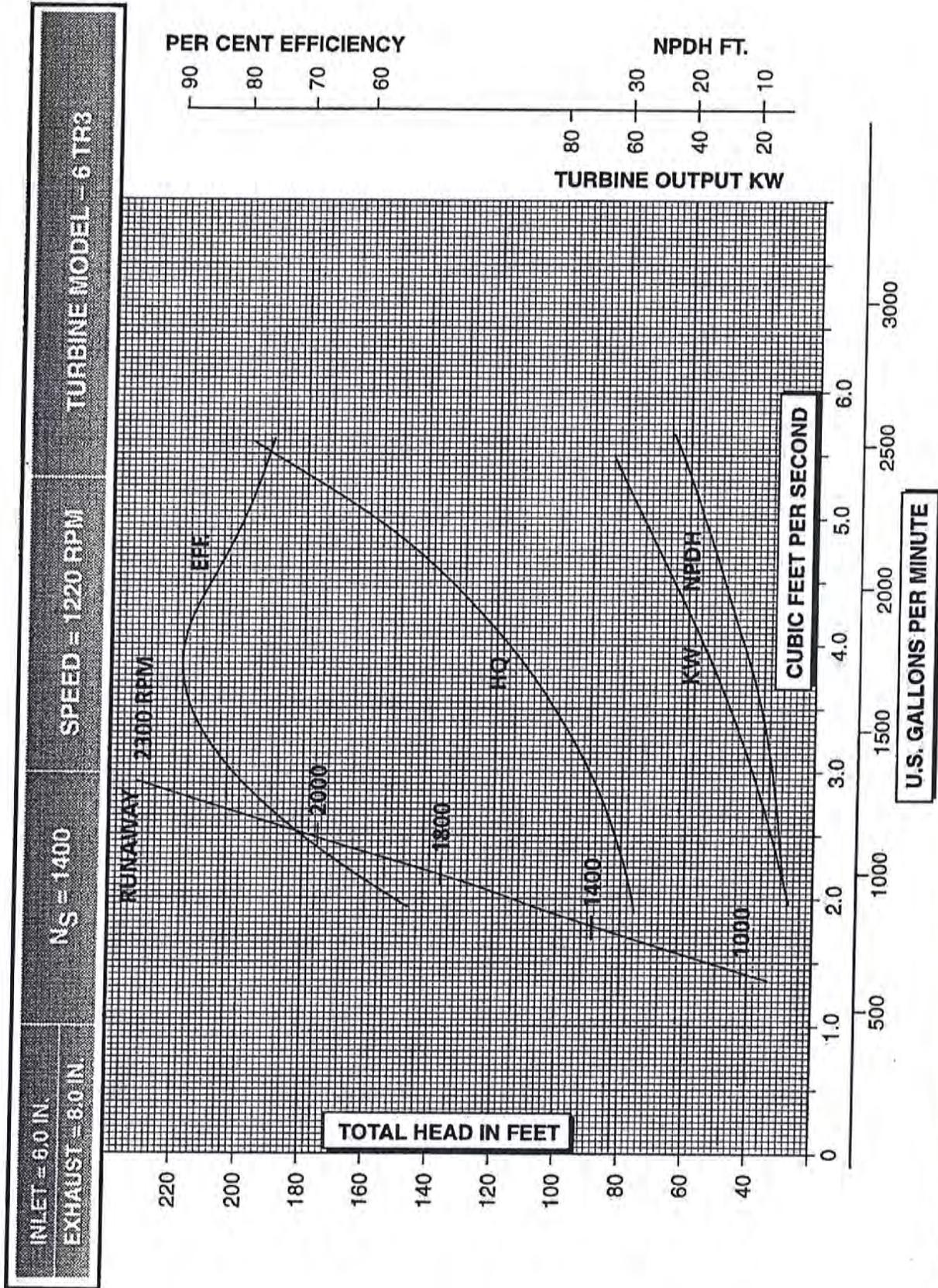
Flow Exceedance Curve - Bear Creek Hydroelectric

Data Range: SSF Effluent Flow Jan 2005 to Dec 2006 and Jan 2012- Dec 2013

Created By: SOAR Technologies, Inc. 1-23-14

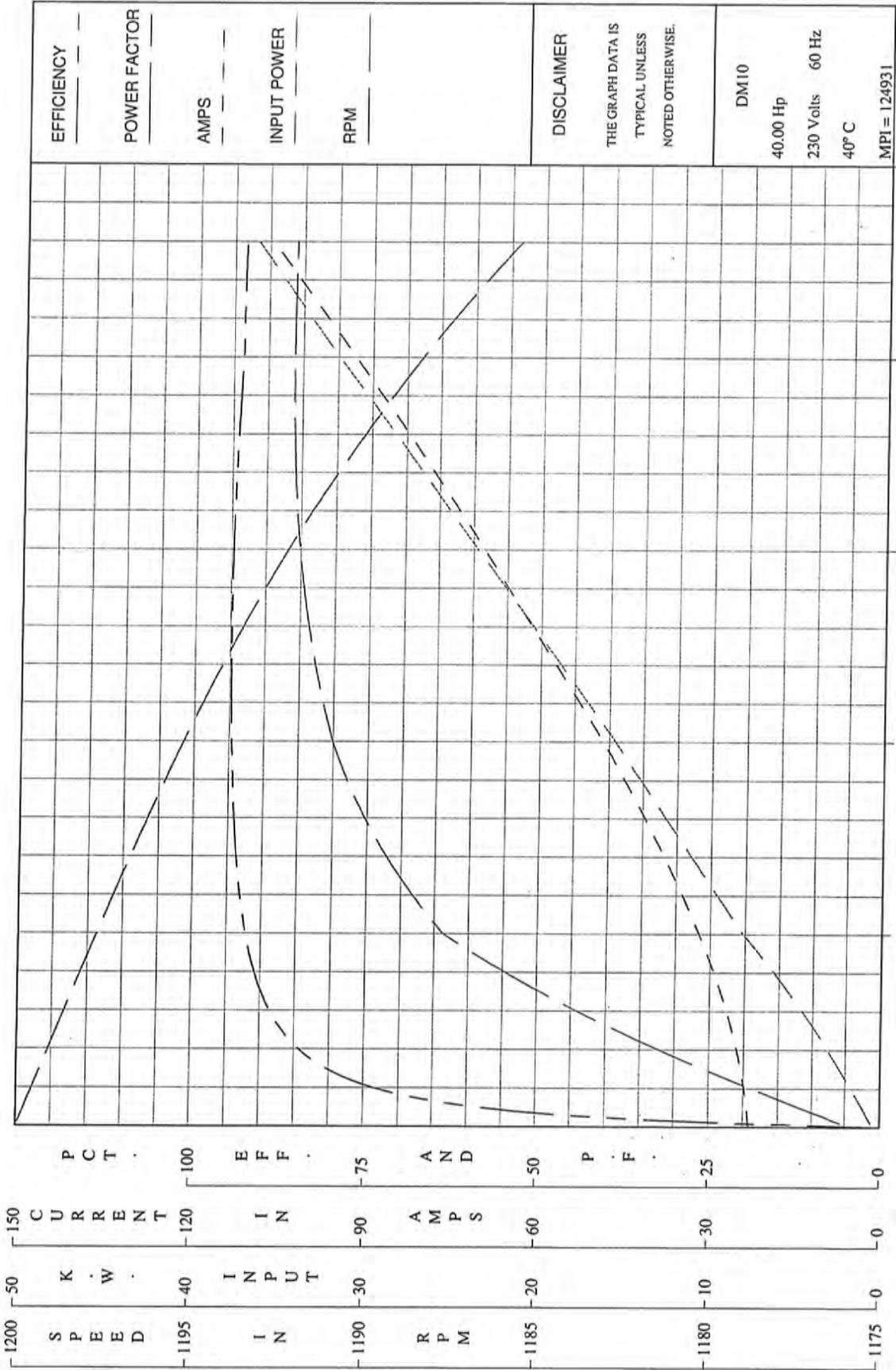


Turbine Efficiency - 2-7-14, SOAR Technologies, Inc.



6 TR3	CORNELL PUMP COMPANY • PORTLAND, OREGON	
--------------	--	--

Preliminary Generator Performance Curve
 SOAR Technologies, Inc. 2-7-14



EFFICIENCY _____
 POWER FACTOR _____
 AMPS _____
 INPUT POWER _____
 RPM _____

DISCLAIMER
 THE GRAPH DATA IS
 TYPICAL UNLESS
 NOTED OTHERWISE.

DM10
 40.00 Hp
 230 Volts 60 Hz
 40° C
 MPI = 124931

02-07-2014

NIDEC MOTOR CORPORATION
 ST. LOUIS, MISSOURI

Estimated System Performance Curve - SOAR Technologies, Inc. 2-7-14

Small Hydro Turbine Characteristics		Estimate	Notes/Range
Gross head	ft	103.00	
Design flow	ft ³ /s	3.500	
Turbine type	-	Other	<i>See Product Database</i>
Number of turbines	turbine	1	
Small hydro turbine manufacturer		SOAR	
Small hydro turbine model			
Efficiency adjustment	%	0%	-5% to 5%
Turbine efficiency at design flow	%	88.0%	

Turbine Efficiency Curve Data			
Flow (%)	Turbine efficiency	Turbines running #	Combined turbine efficiency
0%		0	0.00
5%		1	0.00
10%		1	0.00
15%		1	0.00
20%		1	0.00
25%		1	0.00
30%		1	0.00
35%		1	0.00
40%		1	0.00
45%		1	0.00
50%		1	0.00
55%	0.00	1	0.00
60%	0.43	1	0.43
65%	0.50	1	0.50
70%	0.55	1	0.55
75%	0.59	1	0.59
80%	0.66	1	0.66
85%	0.71	1	0.71
90%	0.75	1	0.75
95%	0.82	1	0.82
100%	0.88	1	0.88

Efficiency Curve - 1 Turbine(s)

Return to Energy Model sheet

EXHIBIT E

START-UP TESTING

Required factory testing includes such checks and tests necessary to determine that the equipment systems and subsystems have been properly manufactured and installed, function properly, and are in a condition to permit safe and efficient start-up of the Facility, which may include but are not limited to (as applicable): **[Seller identify appropriate tests]**

1. Pressure tests of all steam system equipment;
2. Calibration of all pressure, level, flow, temperature and monitoring instruments;
3. Operating tests of all valves, operators, motor starters and motor;
4. Alarms, signals, and fail-safe or system shutdown control tests;
5. Insulation resistance and point-to-point continuity tests;
6. Bench tests of all protective devices;
7. Tests required by manufacturer of equipment; and
8. Complete pre-parallel checks with PacifiCorp.

Required start-up tests are those checks and tests necessary to determine that all features and equipment, systems, and subsystems have been properly designed, manufactured, installed and adjusted, function properly, and are capable of operating simultaneously in such condition that the Facility is capable of continuous delivery into PacifiCorp's electrical system, which may include but are not limited to (as applicable):

1. Turbine/generator mechanical runs including shaft, vibration, and bearing temperature measurements;
2. Running tests to establish tolerances and inspections for final adjustment of bearings, shaft run-outs;
3. Brake tests;
4. Energization of transformers;
5. Synchronizing tests (manual and auto);
6. Stator windings dielectric test;
7. Armature and field windings resistance tests;
8. Load rejection tests in incremental stages from 5, 25, 50, 75 and 100 percent load;
9. Heat runs;
10. Tests required by manufacturer of equipment;
11. Excitation and voltage regulation operation tests;
12. Open circuit and short circuit; saturation tests;
13. Governor system steady state stability test;
14. Phase angle and magnitude of all PT and CT secondary voltages and currents to protective relays, indicating instruments and metering;
15. Auto stop/start sequence;
16. Level control system tests; and
17. Completion of all state and federal environmental testing requirements.

EXHIBIT F
SELLER AUTHORIZATION TO RELEASE
GENERATION DATA TO PACIFICORP

See attached letter



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

May 10, 2014

Transmission Services
Attn: Senior Vice President, Transmission Services
825 NE Multnomah, Suite 1600
Portland, OR 97232

RE: CITY OF ASTORIA INTERCONNECTION REQUEST

Dear Sir:

The City of Astoria hereby voluntarily authorizes PacifiCorp's Transmission business unit to share the City of Astoria's generator interconnection information and generator meter data with Marketing Affiliate employees of PacifiCorp Energy, including, but not limited to those in the Commercial and Trading group. The City of Astoria acknowledges that PacifiCorp did not provide it any preferences, either operational or rate-related, in exchange for this voluntary consent.

Sincerely,

THE CITY OF ASTORIA

Ken P. Cook
Public Works Director

EXHIBIT G
SCHEDULE 37 AND PRICING SUMMARY TABLE

Renewable Fixed Avoided Cost Prices

Year	On-Peak ¢/kWh	Off-Peak ¢/kWh
2014	3.98	2.62
2015	3.94	2.86
2016	3.85	2.84
2017	4.06	3.01
2018	4.33	3.20
2019	4.55	3.41
2020	4.78	3.84
2021	4.92	4.25
2022	5.58	4.83
2023	5.79	5.02
2024	11.48	7.36
2025	11.70	7.49
2026	11.91	7.64
2027	12.14	7.78
2028	12.36	7.94
2029	12.58	8.11

**AVOIDED COST PURCHASES FROM
QUALIFYING FACILITIES OF 10,000 KW OR LESS**

Available

To owners of Qualifying Facilities making sales of electricity to the Company in the State of Oregon.

Applicable

For power purchased from Qualifying Facilities with a nameplate capacity of 10,000 kW or less or that, together with any other electric generating facility using the same motive force, owned or controlled by the same person(s) or affiliated person(s), and located at the same site, has a nameplate capacity of 10,000 kW or less. Owners of these Qualifying Facilities will be required to enter into a written power sales contract with the Company.

Definitions

Cogeneration Facility

A facility which produces electric energy together with steam or other form of useful energy (such as heat) which are used for industrial, commercial, heating or cooling purposes through the sequential use of energy.

Qualifying Facilities

Qualifying cogeneration facilities or qualifying small power production facilities within the meaning of section 201 and 210 of the Public Utility Regulatory Policies Act of 1978 (PURPA), 16 U.S.C. 796 and 824a-3.

Qualifying Electricity

Electricity that meets the requirements of "qualifying electricity" set forth in the Oregon Renewable Portfolio Standards: ORS 469A.010, 469A.020, and 469A.025.

Renewable Qualifying Facility

A Qualifying Facility that generates Qualifying Electricity.

Wind Qualifying Facility

A Renewable Qualifying Facility that generates Qualifying Electricity using wind as its motive force.

Baseload Renewable Qualifying Facility

A Renewable Qualifying Facility that generates Qualifying Electricity using any qualifying resource other than wind or solar.

Small Power Production Facility

A facility which produces electric energy using as a primary energy source biomass, waste, renewable resources or any combination thereof and has a power production capacity which, together with other facilities located at the same site, is not greater than 80 megawatts.

On-Peak Hours or Peak Hours

On-Peak hours are defined as 6:00 a.m. to 10:00 p.m. Pacific Prevailing Time Monday through Saturday, excluding NERC holidays.

Due to the expansions of Daylight Saving Time (DST) as adopted under Section 110 of the U.S. Energy Policy Act of 2005, the time periods shown above will begin and end one hour later for the period between the second Sunday in March and the first Sunday in April and for the period between the last Sunday in October and the first Sunday in November.

(continued)

Definitions (continued)

Off-Peak Hours

All hours other than On-Peak.

Excess Output

Excess Output shall mean any increment of Net Output delivered at a rate, on an hourly basis, exceeding the Facility Nameplate Capacity. PacifiCorp shall pay Seller the Off-Peak Price as described and calculated under pricing option 4 (Non-Firm Market Index Avoided Cost Price) for all Excess Output.

Same Site

Generating facilities are considered to be located at the same site as the QF for which qualification for the standard rates and standard contract is sought if they are located within a five-mile radius of any generating facilities or equipment providing fuel or motive force associated with the QF for which qualification for the standard rates and standard contract is sought.

Person(s) or Affiliated Person(s)

A natural person or persons or any legal entity or entities sharing common ownership, management or acting jointly or in concert with or exercising influence over the policies or actions of another person or entity. Two facilities will not be held to be owned or controlled by the same person(s) or affiliated person(s) solely because they are developed by a single entity. Two facilities will not be held to be owned or controlled by the same person(s) or affiliated person(s) if such common person or persons is a "passive investor" whose ownership interest in the QF is primarily related to utilizing production tax credits, green tag values and MACRS depreciation as the primary ownership benefit and the facilities at issue are independent family-owned or community-based projects. A unit of Oregon local government may also be a "passive investor" in a community-based project if the local governmental unit demonstrates that it will not have an equity ownership interest in or exercise any control over the management of the QF and that its only interest is a share of the cash flow from the QF, which share will not exceed 20%. The 20% cash flow share limit may only be exceeded for good cause shown and only with the prior approval of the Commission.

Shared Interconnection and Infrastructure

QFs otherwise meeting the separate ownership test and thereby qualified for entitlement to the standard rates and standard contract will not be disqualified by utilizing an interconnection or other infrastructure not providing motive force or fuel that is shared with other QFs qualifying for the standard rates and standard contract so long as the use of the shared interconnection complies with the interconnecting utility's safety and reliability standards, interconnection contract requirements and Prudent Electrical Practices as that term is defined in the interconnecting utility's approved standard contract.

Dispute Resolution

Upon request, the QF will provide the purchasing utility with documentation verifying the ownership, management and financial structure of the QF in reasonably sufficient detail to allow the utility to make an initial determination of whether or not the QF meets the above-described criteria for entitlement to the standard rates and standard contract.

(continued)

**AVOIDED COST PURCHASES FROM
QUALIFYING FACILITIES OF 10,000 KW OR LESS**

Page 3

Dispute Resolution (continued)

Any dispute concerning a QF's entitlement to the standard rates and standard contract shall be presented to the Commission for resolution.

Self Supply Option

Owner shall elect to sell all Net Output to PacifiCorp and purchase its full electric requirements from PacifiCorp or sell Net Output surplus to its needs at the Facility site to PacifiCorp and purchase partial electric requirements service from PacifiCorp, in accordance with the terms and conditions of the power purchase agreement and the appropriate retail service.

Pricing Options**1. Standard Fixed Avoided Cost Prices**

Prices are fixed at the time that the contract is signed by both the Qualifying Facility and the Company and will not change during the term of the contract. Standard Fixed Avoided Cost Prices are available for a contract term of up to 15 years and prices under a longer term contract (up to 20 years) will thereafter be under the Firm Market Indexed Avoided Cost Price. The Standard Fixed Avoided Cost pricing option is available to all Qualifying Facilities. The Standard Fixed Avoided Cost Price for Wind Qualifying Facilities will reflect integration costs as set forth on page 5.

2. Renewable Fixed Avoided Cost Prices

Prices are fixed at the time that the contract is signed by both the Renewable Qualifying Facility and the Company and will not change during the term of the contract. Renewable Fixed Avoided Cost Prices are available for a contract term of up to 15 years and prices under a longer term contract (up to 20 years) will thereafter be under the Firm Market Indexed Avoided Cost Price. The Renewable Fixed Avoided Cost pricing option is available only to Renewable Qualifying Facilities. A Renewable Qualifying Facility choosing the Renewable Fixed Avoided Cost pricing option must cede all Green Tags generated by the facility, as defined in the standard contract, to the Company during the Renewable Resource Deficiency Period identified on page 6, except that a Renewable Qualifying Facility retains ownership of all Environmental Attributes generated by the facility, as defined in the standard contract, during the Renewable Resource Sufficiency Period identified on page 6 and during any period after the first 15 years of a longer term contract (up to 20 years).

3. Firm Market Indexed Avoided Cost Prices

Firm Market Index Avoided Cost Prices are available to Qualifying Facilities that contract to deliver firm power. Monthly on-peak / off-peak prices paid are a blending of Intercontinental Exchange (ICE) Day Ahead Power Price Report at market hubs for on-peak and off-peak prices. The monthly blending matrix is available upon request.

4. Non-Firm Market Index Avoided Cost Prices

Non-Firm Market Index Avoided Cost Prices are available to Qualifying Facilities that do not elect to provide firm power. Qualifying Facilities taking this option will have contracts that do not include minimum delivery requirements, default damages for construction delay or, for under delivery or early termination, or default security for these purposes. Monthly On-Peak / Off-Peak prices paid are 93 percent of a blending of ICE Day Ahead Power Price Report at market hubs for on-peak and off-peak firm index prices. The monthly blending matrix is available upon request. The Non-Firm Market Index Avoided Cost pricing option is available to all Qualifying Facilities. The Non-Firm Market Index Avoided Cost Price for Wind Qualifying Facilities will reflect integration costs.

(continued)

Monthly Payments

A Qualifying Facility shall select the option of payment at the time of signing the contract under one of the Pricing Options specified above. Once an option is selected the option will remain in effect for the duration of the Facility's contract.

Renewable or Standard Fixed Avoided Cost Prices

In accordance with the terms of a contract with a Qualifying Facility, the Company shall pay for all separately metered kilowatt-hours of On-Peak and Off-Peak generation at the renewable or standard fixed prices as provided in this schedule. On-Peak and Off-Peak are defined in the definitions section of this schedule.

Firm Market Indexed and Non-Firm Market Index Avoided Cost Prices

In accordance with the terms of a contract with a Qualifying Facility, the Company shall pay for all separately metered kilowatt-hours of On-Peak and Off-Peak generation at the market prices calculated at the time of delivery. On-Peak and Off-Peak are defined in the definitions section of this schedule.

(continued)

**AVOIDED COST PURCHASES FROM
 QUALIFYING FACILITIES OF 10,000 KW OR LESS**
Avoided Cost Prices
Standard Fixed Avoided Cost Prices

Fixed Prices ¢/kWh			Standard Fixed Avoided Cost Prices			
Deliveries During Calendar Year	Base Load QF (1)		Wind QF (2)		Solar QF	
	On-Peak Energy Price	Off-Peak Energy Price	On-Peak Energy Price	Off-Peak Energy Price	On-Peak Energy Price	Off-Peak Energy Price
	(a)	(b)	(c)	(d)	(e)	(f)
2014	3.98	2.62	3.71	2.35	3.98	2.62
2015	3.94	2.86	3.67	2.59	3.94	2.86
2016	3.85	2.84	3.58	2.57	3.85	2.84
2017	4.06	3.01	3.79	2.73	4.06	3.01
2018	4.33	3.20	4.04	2.92	4.33	3.20
2019	4.55	3.41	4.26	3.12	4.55	3.41
2020	4.78	3.84	4.48	3.54	4.78	3.84
2021	4.92	4.25	4.62	3.95	4.92	4.25
2022	5.58	4.83	5.28	4.53	5.58	4.83
2023	5.79	5.02	5.48	4.71	5.79	5.02
2024	6.97	3.91	3.72	3.59	4.32	3.91
2025	7.11	4.00	3.81	3.68	4.42	4.00
2026	7.31	4.13	3.94	3.80	4.56	4.13
2027	7.52	4.29	4.09	3.96	4.73	4.29
2028	7.74	4.44	4.24	4.11	4.89	4.44
2029	8.00	4.64	4.44	4.30	5.10	4.64
2030	8.25	4.83	4.62	4.48	5.30	4.83
2031	8.42	4.93	4.72	4.57	5.40	4.93
2032	8.59	5.03	4.81	4.66	5.51	5.03
2033	8.76	5.13	4.91	4.75	5.62	5.13
2034	8.94	5.23	5.01	4.85	5.74	5.23
2035	9.11	5.33	5.10	4.94	5.84	5.33
2036	9.30	5.44	5.21	5.05	5.97	5.44
2037	9.50	5.56	5.32	5.16	6.09	5.56
2038	9.70	5.68	5.44	5.27	6.22	5.68
2039	9.90	5.80	5.55	5.38	6.35	5.80
2040	10.11	5.91	5.66	5.48	6.48	5.91

- (1) Capacity Contribution to Peak for Avoided Proxy Resource and Base Load Qualifying Facility resource are assumed 100%.
- (2) The standard avoided cost price for wind is reduced by an integration charge of \$2.55/MWh (\$2012). If Wind Qualifying Facility is not in PacifiCorp's balancing authority area, then no reduction is required.

(continued)

**AVOIDED COST PURCHASES FROM
QUALIFYING FACILITIES OF 10,000 KW OR LESS**
Avoided Cost Prices (Continued)

Fixed Prices ¢/kWh		Renewable Fixed Avoided Cost Prices					
Deliveries During Calendar Year (1)	Base Load Renewable QF (2)		Wind QF (3,4)		Solar QF (5)		
	On-Peak Energy Price	Off-Peak Energy Price	On-Peak Energy Price	Off-Peak Energy Price	On-Peak Energy Price	Off-Peak Energy Price	
	(a)	(b)	(c)	(d)	(e)	(f)	
2014	3.98	2.62	3.71	2.35	3.98	2.62	
2015	3.94	2.86	3.67	2.59	3.94	2.86	
2016	3.85	2.84	3.58	2.57	3.85	2.84	
2017	4.06	3.01	3.79	2.73	4.06	3.01	
2018	4.33	3.20	4.04	2.92	4.33	3.20	
2019	4.55	3.41	4.26	3.12	4.55	3.41	
2020	4.78	3.84	4.48	3.54	4.78	3.84	
2021	4.92	4.25	4.62	3.95	4.92	4.25	
2022	5.58	4.83	5.28	4.53	5.58	4.83	
2023	5.79	5.02	5.48	4.71	5.79	5.02	
2024	11.48	7.36	8.24	7.05	8.84	7.36	
2025	11.70	7.49	8.39	7.17	9.01	7.49	
2026	11.91	7.64	8.54	7.31	9.17	7.64	
2027	12.14	7.78	8.71	7.45	9.34	7.78	
2028	12.36	7.94	8.87	7.61	9.52	7.94	
2029	12.58	8.11	9.02	7.77	9.68	8.11	
2030	12.81	8.28	9.18	7.93	9.85	8.28	
2031	13.05	8.46	9.34	8.10	10.03	8.46	
2032	13.29	8.66	9.51	8.30	10.21	8.66	
2033	13.53	8.87	9.68	8.50	10.39	8.87	
2034	13.79	9.07	9.86	8.69	10.58	9.07	
2035	14.04	9.27	10.03	8.89	10.78	9.27	
2036	14.32	9.49	10.23	9.09	10.99	9.49	
2037	14.59	9.72	10.42	9.32	11.19	9.72	
2038	14.87	9.96	10.60	9.55	11.39	9.96	
2039	15.15	10.21	10.80	9.79	11.60	10.21	
2040	15.47	10.43	11.02	10.00	11.85	10.43	

(1) For the purpose of determining: (1) when the Renewable Qualifying Facility is entitled to renewable avoided cost prices; and (2) the ownership of Environmental Attributes and the transfer of Green Tags to PacifiCorp, the Renewable Resource Sufficiency Period ends December 31, 2023, and the Renewable Resource Deficiency Period begins January 1, 2024.

(2) The renewable avoided cost price during the Renewable Resource Deficiency Period (2024-2040) has been increased by an integration charge of \$2.55/MWh (\$2012).

(3) During the Renewable Resource Deficiency Period, the renewable avoided cost price for a Wind Qualifying Facility will be adjusted by adding the difference between the avoided integration costs and the Qualifying Facility's integration costs. If the Wind Qualifying Facility is in PacifiCorp's balancing authority area (BAA), the adjustment is zero (integration costs cancel each other out). If the Wind Qualifying Facility is not in PacifiCorp's BAA, \$2.55/MWh (\$2012) will be added for avoided integration charges.

(4) During Renewable Resource Sufficiency Period, the renewable avoided cost price for a Wind Qualifying Facility has been reduced by an integration charge of \$2.55/MWh (\$2012) for Wind Qualifying Facilities located in PacifiCorp's BAA (in-system). If a Wind Qualifying Facility is not in PacifiCorp's BAA, \$2.55/MWh (\$2012) will be added for avoided integration charges.

(5) The renewable avoided cost payment during the Renewable Resource Deficiency Period (2024-2040) has been increased by an integration charge of \$2.55/MWh (\$2012).

(continued)

Qualifying Facilities Contracting Procedure

Interconnection and power purchase agreements are handled by different functions within the Company. Interconnection agreements (both transmission and distribution level voltages) are handled by the Company's transmission function (PacifiCorp Transmission Services) while power purchase agreements are handled by the Company's merchant function (PacifiCorp Commercial and Trading).

It is recommended that the owner initiate its request for interconnection 18 months ahead of the anticipated in-service date to allow time for studies, negotiation of agreements, engineering, procurement, and construction of the required interconnection facilities. Early application for interconnection will help ensure that necessary interconnection arrangements proceed in a timely manner on a parallel track with negotiation of the power purchase agreement.

1. Qualifying Facilities up to 10,000 kW

APPLICATION: To owners of existing or proposed QFs with a design capacity less than or equal to 10,000 kW who desire to make sales to the Company in the state of Oregon. Such owners will be required to enter into a written power purchase agreement with the Company pursuant to the procedures set forth below.

I. Process for Completing a Power Purchase Agreement

A. Communications

Unless otherwise directed by the Company, all communications to the Company regarding QF power purchase agreements should be directed in writing as follows:

PacifiCorp
Manager-QF Contracts
825 NE Multnomah St, Suite 600
Portland, Oregon 97232

The Company will respond to all such communications in a timely manner. If the Company is unable to respond on the basis of incomplete or missing information from the QF owner, the Company shall indicate what additional information is required. Thereafter, the Company will respond in a timely manner following receipt of all required information.

(continued)

**AVOIDED COST PURCHASES FROM
QUALIFYING FACILITIES OF 10,000 KW OR LESS**

B. Procedures

1. The Company's approved generic or standard form power purchase agreements may be obtained from the Company's website at www.pacificorp.com, or if the owner is unable to obtain it from the website, the Company will send a copy within seven days of a written request.
2. In order to obtain a project specific draft power purchase agreement the owner must provide in writing to the Company, general project information required for the completion of a power purchase agreement, including, but not limited to:
 - (a) demonstration of ability to obtain QF status;
 - (b) design capacity (MW), station service requirements, and net amount of power to be delivered to the Company's electric system;
 - (c) generation technology and other related technology applicable to the site;
 - (d) proposed site location;
 - (e) schedule of monthly power deliveries;
 - (f) calculation or determination of minimum and maximum annual deliveries;
 - (g) motive force or fuel plan;
 - (h) proposed on-line date and other significant dates required to complete the milestones;
 - (i) proposed contract term and pricing provisions as defined in this Schedule (i.e., standard fixed price, renewable fixed price);
 - (j) status of interconnection or transmission arrangements;
 - (k) point of delivery or interconnection;
3. The Company shall provide a draft power purchase agreement when all information described in Paragraph 2 above has been received in writing from the QF owner. Within 15 business days following receipt of all information required in Paragraph 2, the Company will provide the owner with a draft power purchase agreement including current standard avoided cost prices and/or other optional pricing mechanisms as approved by the Public Utility Commission of Oregon in this Schedule 37.
4. If the owner desires to proceed with the power purchase agreement after reviewing the Company's draft power purchase agreement, it may request in writing that the Company prepare a final draft power purchase agreement. In connection with such request, the owner must provide the Company with any additional or clarified project information that the Company reasonably determines to be necessary for the preparation of a final draft power purchase agreement. Within 15 business days following receipt of all information requested by the Company in this paragraph 4, the Company will provide the owner with a final draft power purchase agreement.

(continued)

B. Procedures (continued)

5. After reviewing the final draft power purchase agreement, the owner may either prepare another set of written comments and proposals or approve the final draft power purchase agreement. If the owner prepares written comments and proposals the Company will respond in 15 business days to those comments and proposals.

6. When both parties are in full agreement as to all terms and conditions of the draft power purchase agreement, the Company will prepare and forward to the owner within 15 business days, a final executable version of the agreement. Following the Company's execution a completely executed copy will be returned to the owner. Prices and other terms and conditions in the power purchase agreement will not be final and binding until the power purchase agreement has been executed by both parties.

II. Process for Negotiating Interconnection Agreements

[NOTE: Section II applies only to QFs connecting directly to PacifiCorp's electrical system. An off-system QF should contact its local utility or transmission provider to determine the interconnection requirements and wheeling arrangement necessary to move the power to PacifiCorp's system.]

In addition to negotiating a power purchase agreement, QFs intending to make sales to the Company are also required to enter into an interconnection agreement that governs the physical interconnection of the project to the Company's transmission or distribution system. The Company's obligation to make purchases from a QF is conditioned upon the QF completing all necessary interconnection arrangements. It is recommended that the owner initiate its request for interconnection 18 months ahead of the anticipated in-service date to help ensure that necessary interconnection arrangements proceed in a timely manner on a parallel track with negotiation of the power purchase agreement.

Because of functional separation requirements mandated by the Federal Energy Regulatory Commission, interconnection and power purchase agreements are handled by different functions within the Company. Interconnection agreements (both transmission and distribution level voltages) are handled by the Company's transmission function (including but not limited to PacifiCorp Transmission Services) while power purchase agreements are handled by the Company's merchant function (including but not limited to PacifiCorp's Commercial and Trading Group).

(continued)

II. Process for Negotiating Interconnection Agreements (continued)

A. Communications

Initial communications regarding interconnection agreements should be directed to the Company in writing as follows:

PacifiCorp
Director – Transmission Services
825 NE Multnomah St, Suite 1600
Portland, Oregon 97232

Based on the project size and other characteristics, the Company will direct the QF owner to the appropriate individual within the Company's transmission function who will be responsible for negotiating the interconnection agreement with the QF owner. Thereafter, the QF owner should direct all communications regarding interconnection agreements to the designated individual, with a copy of any written communications to the address set forth above.

B. Procedures

Generally, the interconnection process involves (1) initiating a request for interconnection, (2) undertaking studies to determine the system impacts associated with the interconnection and the design, cost, and schedules for constructing any necessary interconnection facilities, and (3) executing an interconnection agreement to address facility construction, testing, acceptance, ownership, operation and maintenance issues. Consistent with PURPA and Oregon Public Utility Commission regulations, the owner is responsible for all interconnection costs assessed by the Company on a nondiscriminatory basis. For interconnections impacting the Company's Transmission and Distribution System, the Company will process the interconnection application through PacifiCorp Transmission Services.

EXHIBIT H
GREEN TAG ATTESTATION AND BILL OF SALE

Subject to Green Tags ownership as defined in Section 5.5, from the period commencing on ____ and ending on ____, _____ ("Seller") hereby sells, transfers and delivers to PacifiCorp the Green Tags (including all Green Tag Reporting Rights) associated with the generation of Net Output under the Power Purchase Agreement (Renewable Energy) between Seller and PacifiCorp dated [_____] (the "PPA"), as described below, in the amount of one Green Tag for each megawatt hour generated. Defined terms used in this Green Tag Attestation and Bill of Sale (as indicated by initial capitalization) shall have the meaning set forth in the PPA.

Facility name and location: _____ Fuel Type: _____

Capacity (MW): _____ Operational Date: _____

Energy Admin. ID no.: _____

Dates	MWh generated
_____	_____

Seller further attests, warrants and represents, under penalty of perjury, as follows:

- i) to the best of its knowledge, the information provided herein is true and correct;
- ii) its sale to PacifiCorp is its one and only sale of the Green Tags referenced herein;
- iii) the Facility generated Output in the amount indicated above; and
- iv) to the best of Seller's knowledge, each of the Green Tags associated with the generation Output have been generated and sold by the Facility.

This Green Tag Attestation and Bill of Sale confirms, in accordance with the PPA, the transfer from Seller to PacifiCorp all of Seller's right, title and interest in and to the Green Tags (including Green Tag Reporting Rights), as set forth above.

Seller's Contact Person: [_____]

WITNESS MY HAND,

a _____

By _____

Its _____

Date: _____

This Attestation may be disclosed by Seller and PacifiCorp to others, including the Center for Resource Solutions and the public utility commissions having jurisdiction over PacifiCorp, to substantiate and verify the accuracy of PacifiCorp's advertising and public communication claims, as well as in PacifiCorp's advertising and other public communications.

ADDENDUM A
Jury Trial Waiver

PacifiCorp and the City of Astoria ("Astoria") are parties to that certain Power Purchase Agreement executed the date last written below (the "PPA"). This Addendum A to the PPA is entered into by and between PacifiCorp and Astoria and is intended to be interpreted and applied to the PPA.

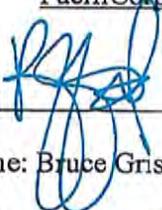
Whereas, the Parties for their respective business purposes have an interest in not presenting a dispute to a jury for trial should a dispute arise between the Parties;

NOW, THEREFORE, for independent consideration, the receipt and sufficiency of which is acknowledged by both Parties, the Parties do hereby declare and agree as follows:

TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

This Addendum A to the PPA is executed and made effective this 5 day of January, 2015.

PacifiCorp

By:  _____

Name: Bruce Griswold

Title: Director, Short-Term Origination
and QF Contracts

City of Astoria

By: _____

Name: Arline LaMear

Title: Mayor

Date: January 20, 2015

By: _____

Name: Brett Estes

Title: City Manager

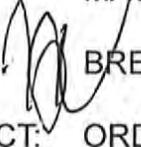
Date: January 20, 2015



January 9, 2015

MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM:  BRETT ESTES, CITY MANAGER

SUBJECT: ORDINANCE READOPTING CERTAIN STATE STATUTES TO REFLECT
CHANGES MADE BY THE 2014 LEGISLATURE

DISCUSSION/ANALYSIS

This ordinance received its first reading at the January 5, 2015 City Council meeting. The 2014 legislation passed by the Oregon Legislature, for the most part, became effective on January 1, 2015. Many of our City ordinances refer to or incorporate state statutes. Every year, the City routinely re-adopts all referenced ORS sections to pick up any changes made by the legislature. This is done by a "global readoption", which was the technique recommended by the League of Oregon Cities. The City is legally unable to prospectively adopt Oregon legislative changes, i.e., we cannot adopt a state statute "as it now exists and is from time to time amended." The proposed ordinance has been reviewed and approved by the City Attorney.

RECOMMENDATION

It is recommended that Council conduct the second reading and adopt the ordinance.

ORDINANCE NO. 15-_____

AN ORDINANCE READOPTING CERTAIN STATE STATUTES

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section 1. Code Section 1.047 is amended to read as follows:

"Readoption of Oregon Revised Statutes. Oregon Revised Statutes adopted either referentially or directly in the Astoria Code, including but not limited to Astoria Code Sections 1.010, 1.015, 1.085, 1.211, 1.230, 1.555, 1.602, 1.608, 1.620, 1.632, 1.638, 1.640, 1.900, 1.960, 1.961, 1.962, 1.963, 1.964; 1.965, 1.967, 1.970, 1.971, 2.220, 2.360, 2.700, 2.705; 2.710, 3.010, 3.015, 3.118, 5.000, 5.010, 5.100, 5.110, 5.255, 5.260, 5.300, 5.335, 5.385, 5.425, 5.726, 5.740, 5.925, 5.931, 5.933, 6.005, 6.010, 6.025, 6.030, 6.060, 6.135, 6.220, 6.250, 6.255, 6.305, 6.400, 6.500, 6.510, 6.520, 6.530, 6.550, 7.000, 7.005, 8.045.15, 8.045.17, 8.045.18, 8.104, 8.138, 9.005, 9.025, 9.030, 9.090, and 9.160, are hereby readopted to include all amendments, repeals, and additions made by legislative action of the State of Oregon, up to and including those of the 2014 legislative session."

Section 2. This ordinance will be effective thirty (30) days after its passage.

ADOPTED BY THE COMMON COUNCIL THIS 20TH DAY OF JANUARY, 2015.

APPROVED BY THE MAYOR THIS 20TH DAY OF JANUARY, 2015.

Mayor

ATTEST:

City Manager

ROLL CALL ON ADOPTION	YEA	NAY	ABSENT
Councilor Nemlowill			
Herzig			
Price			
Warr			
Mayor LaMear			



CITY OF ASTORIA
POLICE DEPARTMENT

January 9, 2015

MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM:  BRETT ESTES, CITY MANAGER

SUBJECT: CONSIDERATION OF EXPENDITURE APPROVAL FOR VEHICLE SETUP –
2015 CHEVY TAHOE

DISCUSSION/ANALYSIS

In October 2014 City Council approved the purchase of a 2015 Chevy Tahoe PPV (Police Pursuit Vehicle). As noted in the Council memorandum requesting approval to purchase the vehicle, purchase approval did not include the price of purchase and installation of the emergency equipment. The 2015 model year saw a significant redesign of the vehicle and the Department wanted to determine what equipment could be repurposed and what equipment would have to be replaced. They also wanted to ensure the market for lights, consoles, barrier screens, and other such material was more mature and less limited. The delivery of the vehicle is expected in February and the Department has obtained a quote of \$11,800 from Cascade Mobile for the purchase and installation of emergency equipment.

In 2013 City Council conducted public hearings to exempt the setup of public safety vehicles from the competitive solicitation requirement. In order to provide consistency in setting up vehicles, Cascade Mobile was declared a sole source vendor. Cascade Mobile's proximity, to provide service, was also found to be a significant benefit. This process has been reviewed and approved by City Attorney Henningsgaard for this purchase.

This quote includes removal of emergency equipment to be repurposed from the decommissioned police vehicle, the installation of that equipment in the new vehicle, purchase of new emergency equipment and lighting and the installation of that equipment and lighting. Due to the change in the vehicle body style and updates in lighting technology, the only items being repurposed are the storage box from the rear of the vehicle (this is a \$2,000 to \$3,000 item), gun racks, camera system, radar system, and end user equipment.

RECOMMENDATION

Staff recommends approving the purchase of equipment and installation through Cascade Mobile in the amount of \$11,800. Spending for this project was anticipated in the Capital Improvement Fund budget as public safety lease payments.



Brad Johnston
Chief of Police / Assistant City Manager



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

**NO DOCUMENTATION IS INCLUDED
FOR THIS AGENDA ITEM**



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

**NO DOCUMENTATION IS INCLUDED
FOR THIS AGENDA ITEM**
