

A work session of the Astoria Common Council was held at the above place at the hour of 9:00 am.

Councilors Present: Nemlowill, Jones, Price, Mayor LaMear, and Brownson.

Councilors Excused: None

Staff Present: City Manager Estes and Community Development Director Cronin. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

ADVANCE ASTORIA

Director Cronin updated City Council on the Advance Astoria Project, which would be presented to Council for formal adoption as an amendment to the Comprehensive Plan on June 19th. He presented the draft Economic Development Strategy and asked Councilors to provide feedback.

Staff shared details about a new residential development project and Council discussed a variety of potential development projects throughout Astoria. They discussed the possibility of working with a particular property owner to open up land for industrial use. The property contains some warehouses and vacant land and the owner is aware that the City would like his property to be developed.

Director Cronin confirmed for Councilor Brownson that a former Pacific Power substation site and the Astoria Ford site were brown fields.

City Council reviewed and discussed the Vision statement with Staff. Staff explained the intent of the language used in the statement and how goals were set. Staff also confirmed that goals would be tracked.

Staff discussed the possibility of partnering with community organizations to implement a branding strategy. The City's role would be to facilitate a strategy that local business owners could use to promote their services and products as being local to Astoria. After some discussion about potential partners, City Council agreed a branding strategy that included community partners would be beneficial.

Council and Staff discussed the concepts that were removed from the Economic Development Strategy by the advisory committee. Some of the concepts included outdoor recreation, internet technology, arts and culture, and education. Staff explained why each concept had been cut and Council provided the following feedback:

- Outdoor recreation should be included in the strategy under the section on place making.
- Arts and culture would not provide high wage jobs, but did bring economic development to the community by adding to the city's livability. Staff noted that the county was planning an arts and culture initiative.
- Astoria does not have the infrastructure to support internet technology and the City does not have a role in K-12 education.

Staff confirmed for Council that economic development strategies would be implemented citywide and all sections of town would be supported equally. The advisory committee did not focus on Tongue Point because the area would need \$10 to \$20 million in infrastructure improvements before growth could begin and several jurisdictions would be involved in any development. Additionally, those jurisdictions could change in the next few years if the Port of Astoria chose not to renew their lease.

The Maritime Strategy was briefly discussed. Staff explained the intent was to encourage supply chains that would support maritime industry. Councilor Jones agreed that a strategy for Tongue Point should be omitted for now, but discussed again in a year after considering the Coast Guard cutters and the Port's lease at Tongue Point. Staff confirmed for Council that filtration capacity was the biggest limiting factor for seafood processing. The advisory committee had agreed logging should not be included in the strategy because most logging activities occurred outside city limits and Clatsop Economic Development Resources (CEDR) had already

included logging in their countywide strategy. Councilors Brownson and Nemlowill agreed the City should support the Port's expansion of boatyards.

Director Cronin confirmed he would make edits to the strategy based on the comments made at this work session. He would also begin working on the City Council agenda packet for Monday's meeting. The consultant would give a presentation before the public hearing. He believed implementation of the strategy would require another work session, possibly in the fall. An annual report to Council would be beneficial for Staff and the City's stakeholders.

Rezoning and enterprise zones were briefly discussed. Staff explained that the State imposes requirements on overwater properties, which make it difficult to support certain businesses. Staff recommended redefining the zoning classifications and looking for creative ways to allow for redevelopment opportunities. They shared details about past projects that required Staff to get creative or could not be approved because of State laws. Councilor Brownson was concerned about the advisory committee's desire for zoning changes because those changes might not align with the City's goals. Staff noted that implementation of the Riverfront Vision Plan had already resolved some zoning issues.

Director Cronin confirmed for Councilor Jones that Staff was working on a tracking mechanism for potential projects and new applications. The information would be published online and Staff would be reconsidering the development review processes.

ADJOURNMENT


There being no further business, the meeting was adjourned at 10:40 am.

ATTEST:



Finance Director

APPROVED:



City Manager