

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

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

Councilors Excused: None

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

Mayor LaMear: We, the four of us, went down to Salem yesterday, the City Manager and the Librarian, Jimmy Pearson, and Cindy Price and myself. And we took down the territorial records from 1843 that were here in our library basement and were rediscovered by Bruce Jones, who was down in the basement and discovered these territorial journals.

Councilor Jones: I said, 'Jimmy, I think this should be safeguarded. This looks like an original.'

Mayor LaMear: These were territorial journals. It turns out there were three regions in the Oregon territory, and this was before statehood. And Astoria was in one region, so these are from this area. And prior to statehood and just a record of what went on in the courts here. We presented them to the Chief Justice of the Supreme Court in Salem. The other justices were all there, so we got to meet them. And we got a tour of the law library. It was just a wonderful experience and we were delighted to be able to turn those over where they really belong. And they're making copies for us so we will have reference copies to use here in Astoria.

Councilor Jones: That's great, fantastic.

Councilor Price: They were all really delighted and the Chief Justice opened up one. It was just casual. We were sort of plotting on the way there, okay, how we should do it thinking it would be very formal. It was very casual and charming. And he opened up one of the books and he read this long passage about ... I'm sure that somebody will tell Blair Henningsgaard who will tell Judge Brown because it was like the first family court justice or proceeding in Clatsop County. It was all there written about some kid who had guardianship here, but no not a guardianship. It was just really lovely. I enjoyed it.

Mayor LaMear: Yeah, very nice.

Councilor Price: So thanks to Bruce for finding it and Jimmy Pearson for setting it all up. They did a wonderful job. Cathryn Bowie, I never really learned how to pronounce her last name, the state law librarian was just wonderful. So, yeah, thanks.

Mayor LaMear: Okay, it was a good day. Oh, we also stopped by and saw Dave Pearson at the World of Speed so we could say hi to him.

## **DISCUSSION ON FUTURE VISION FOR THE CITY OF ASTORIA**

City Manager Estes: So this agenda has been set at the request of the City Council to be able to have a follow up to your last work session. Since it was determined that we would hold off on a formal visioning process until a later time, the Council wanted to be able to have a time to be able to get together, gather, and discuss amongst themselves their ideas, their thoughts, their perspectives on the vision of Astoria, and really to be able to have, the way I understood it, is to have some time to share and discuss and understand what each one of the Councilors thoughts were in terms of how we should move forward and how we should operate as a city and what we should be in the future. So, this is a time for the Council to be able to have that

dialogue time. There's no presentation from Staff. This is your time and I'll let the Council just go at it, how every you see fit, Mayor.

Mayor LaMear: Okay, I was just sitting while I was eating breakfast this morning thinking what my overall vision is. And this is just an extremely general one, but to encourage economic – I don't want to use the word development – vitality. Encourage economic vitality while protecting and preserving our historic heritage. Anybody else have some general ideas?

Councilor Nemlowill: Well, I really hate to write things and then come to meetings and read them because I think that it kind of inhibits collaboration. I'd sort of like to hear from everybody and then kind of morph my thinking and vision into that. But, all that being said, I did write something. I guess if you don't mind, I'll read it because I think that it kind of sums up my feelings on the vision. I believe that we are all going to articulate our vision differently, but I also think that there's probably going to be commonalities in our long-term thinking for Astoria. I'm really looking forward to hearing what you all have to say. But, Astoria has always been known as a working class city. That was true when visitors used to pass through Astoria on their way to coastal resort towns that surround us. And it's true now that Astoria is a destination too. The city's year-round community is still very much intact and it is this sense of community that locals seem to value most. Even though fishing and logging aren't what they used to be people of this city have found new ways to earn a living and stay rooted in this place. This resiliency of the people has kept Astoria authentic.

I have early childhood memories of my mom smelling like fish. She had a job filleting in one of the canneries. I remember downtown being filled with people wearing black rubber boots. They weren't making a fashion statement. They had just gotten off work at the canneries. I was a coffee girl at the former Bumble Bee Cannery where my step-mom worked and then many years later opened a coffee shop named Coffee Girl at Pier 39, the same building my step-mom worked in, which has now been repurposed into offices, retail, and a museum to honor the cannery workers. A lot has changed in Astoria in my lifetime. If change continues at this rate for the next 40 years, I wonder what Astoria will be like if we don't articulate how we want Astoria to be in the future and help guide it in that direction. One thing I've learned in life is I can figure out how to do almost anything, or at least I know someone who knows how to get it done. But, what can be even harder is finding a vision in the first place. Sometimes it comes naturally. Sometimes we must try hard to seek one. A vision is intuitive. It is imagining what something looks like in the future even though it doesn't exist.

My vision for Astoria is a place where people who work in Astoria can live, work, and play in Astoria. This provides the authenticity we all strive to maintain. And here's how we know it works. Natural resource based industries, fishing, and logging have shifted to another industry based on natural resources, tourism. Visitors come here for the beauty and history of the land and water. And many small businesses are capitalizing on that. The common thread between Astoria pre-renaissance and now is the workers. Astorians have found ways to keep their families here, in some cases by shifting industries, being resilient, and keeping our heritage intact. So with this vision in mind, we should be looking at each policy decision through the filter of whether or not it helps or harms the workers of Astoria, our year-round community. As policy makers, we have the ability to nurture Astoria's authentic character. Creating a vision for the city is the most important thing us leaders can do, especially given the extremely competent Staff that carries out the day-to-day work in the city.

Mayor LaMear: Very well stated.

Councilor Jones: I thought that was excellent. I can't think of a word in there I would have changed. That sort of summarizes a lot of what I've been thinking as well. And then it begs the next question. Dive in one level deeper. So, how do you articulate specifically what that unique character is? And then, how do you protect that unique character? What specific policies or code changes do you make to protect the character? I went through the Riverfront Vision Plan and pulled out some themes that were in there that I thought were relevant. It talked in there about concern for the pace of change in the community. This is eight, nine years ago, when the community came

together at a bunch of stakeholder meetings to articulate this. There was discussion and concern about maintaining community quality, this undefined thing called quality that hopefully today we can put a definition on. That would be really useful. A couple of one-line quotes I'll pull out of there. 'Ensuring equitable riverfront growth by balancing development with the desire to preserve Astoria's quality of life and connections with its unique history.' That one sentence packs a lot in there.

Okay, first of all, balancing development. Well, the premise, if you're gonna balance development, that means you have some development. Development exists. And you also only allow that development in a way that preserves our quality of life. Well, what is the quality of life? I mean, I think we need to try to define in four or five bullet points as to what is it that composes this quality of life that we like so much. And our unique history. So, if we're trying to preserve the connection to our unique history, then somehow we need to go out of our way to... For instance, this is talking about the waterfront. We want, if not canneries, at least fish processing. We want places for the fishing boats to offload. We want log ships, for example. I mean, if that's... Or, let's define what we mean by unique history. But, if we just say we want to preserve our unique waterfront history, but we don't know what that means, then I think we have to articulate what exactly does that mean. What do we want Astoria to look like in 25 years?

I think some of the things we want to try to define demographics. And I think Zetty hit on a lot of that without using the word demographic, talking about working and people that work here and live here and year-round residents. Part of being a year-round community, well that speaks to what percentage of our community is currently second home owners. I don't know, but do we want to try to figure out what that percentage is and then have as a goal that it doesn't exceed X percentage in the future? And how do you go about making it? What kinds of policies are even legal to put in place to prevent a significant increase in the number of second home owners in Astoria that aren't year-round residents? What are the unique qualities that make the community retain its unique look? And if that means we don't have an Applebee's or a TGIFriday, what code changes or strategies or even just a wish list do we want to have in our Comprehensive Plan or other documents that make it so that whenever you drive into Astoria 25 years from now, you don't see an Applebee's and a TGIFriday as you enter town? Is that even possible? And then, what I mentioned at our last meeting, what does failure look like? What would Astoria look like 25 years from now where we would all say, "Oh lord, who let that happen?"

Councilor Price: I think we're all gonna say a lot of the same things because we have talked about this a few times before. And my... I really like... I think Zetty's statement of a place where people who live in Astoria can live, work, and play in Astoria is a really lovely way of saying what I said. What I wrote with a lot of big words is a year-round, diverse, healthy, and sustainable community with increasingly vital business districts and reverence for our historic character and our natural surroundings. And again, I think that does go. Mainly, there are a lot of questions in there, and definitions to be made. But, really, our Development Code, our ordinances. You mentioned the Riverfront Vision Plan. I have been begging to do that for three years and some of us have wanted it and some of haven't. And we are about now to lose one of... You know, things are going on that have nothing to do with any idea that any of us have ever expressed that we want for Astoria. And just three really big examples, a pawn shop, which could carry guns, sell guns, Dollar General, and the development at 10 6<sup>th</sup> Street, which is gonna be two one-story business buildings with no housing. And we're told that there's nothing we can do about any of it.

City Manager Estes: I suggest we not talk about that since there is a submitted application. So, it is now-

Councilor Price: We have – this can't – listen, you know I'm really tired... I really understand the legal stuff, but the only thing that really gets me going is I'm really kind of tired being told at all sorts of levels that there's nothing we can do. We have to be able to talk about these things and we have to be able to figure out what we can do.

City Manager Estes: Then Councilor, I would suggest that if you want to talk about a specific development-

Councilor Price: I don't need to talk about it any more. I'm just saying that in terms of riverfront development, it is important and we have thought about it in terms of being concerned about hotels blocking views. But now, we see that what we might be losing is housing. Housing is a concern in any kind of development that we have. It's been our number one concern for a number of years. Anyway, I don't want to get on the negative part, but I just say that I agree with Bruce that our Development Code, our ordinances, these are the things where the policies are being made that will guide the future.

City Manager Estes: I know. You mentioned concern about no housing along the waterfront. I'll tell you that the Riverfront Vision Plan, as a response from the community, just discouraged housing along the waterfront.

Councilor Price: Well, it did, but not for the Urban Core. The Urban Core was always the place where there was going to be housing or hotels or additional development. That was at particularly south of the tracks. And so, if we're... The fact that there's... That's the place where we want development to be very carefully thought about because it's going to be there for the 30, 50 years that we're talking about. And this is just an area that we haven't been able to discuss. I don't really want to rag on the Riverfront Vision Plan. I think there are plenty of other areas in the Development Code that we need to look at after we make some definitions, and get on quickly because it takes some time and Astoria has been discovered and things are happening. We, as a Council, as you just noted, we don't get... We're not really advised about things that are going on. We can't really talk about them. So, that's why we have to talk in general about our Development Code. That's why we need to do this vision plan and make some development decisions and fix our Development Code.

Councilor Nemlowill: Councilor Price, can you please restate the first sentence of your vision? I just wasn't taking notes quickly enough. A year-round, diverse, healthy...

Councilor Price: Sustainable community with increasingly vital business districts and reverence for our historic character and our natural surroundings. And so in healthy, I would include places for people to live and work and play.

Councilor Nemlowill: It is possible to get the minutes from this meeting in a little more detail?

City Manager Estes: I was thinking that with this meeting to be able to get, rather than summaries, I was simply thinking of when there's recitations going on, be able to have that. So, I was already...

Councilor Nemlowill: Okay, that's great. Thanks.

Councilor Brownson: Yeah, I concur. I think there've been... As we've touched on this since we've come together as a Council, there have been very common themes. And I don't need to restate what's been stated. I think that everybody has articulated what we've talked about pretty nicely, very succinctly. So, thanks for saving me the trouble. What I would like, what I would add to that is that I know that we're not... We're here today because we're not in a position to take this task on formally despite the real strong need to, at least for me, a real strong desire to have that in place and have that tool to help us move forward. And my thoughts have been that hopefully maybe we could talk about the idea of at least coming up with some sort of working vision statement. So, not the big picture, but at least something a little bit... Some sort of, maybe a touch stone that will help us, remind us of like what you very eloquently pointed out in your little letter. Going back to the conference we had, Milwaukie was there talking about vision. And they had recently gone through this whole process and came up with a new vision statement. I had it with me, but I don't have the old one in front of me. The old one was kind of clunky. The new one I thought was pretty elegant and it's not too long. I'd like to read it just so we have a sense of what I think a good vision statement could look like.

Mayor LaMear: This is from Milwaukie?

Councilor Brownson: This is from the city of Milwaukie and they did this last year, finalized it after a long process. So, we don't get to do this long process. So, it's based on feedback from the community and a vision advisory committee and the City of Milwaukie's Vision for 2040. So, that's that sort of 25-year look. And in 2040, Milwaukie is a flourishing city that's entirely... This actually touches on what Bruce was talking about. What do we want to look like? This won't touch on what we don't want to look like. By the way, I think that's really an excellent point.

'Milwaukie is a flourishing city that is entirely equitable, delightfully livable, and completely sustainable. It is a safe and welcoming community whose residents enjoy secure and meaningful work, a comprehensive educational system, and affordable housing. A complete network of sidewalks, bike lanes, and paths along with well-maintained streets and a robust transit system connect our neighborhood centers. Art and creativity are woven into the fabric of the city.

Milwaukie's neighborhoods are the centers of daily life, with each containing amenities and community-minded local businesses that meet residents' needs. Our industrial areas are magnets for innovation, and models for environmentally-sensitive manufacturing and high wage jobs. Our residents can easily access the training and education needed to win those jobs.

Milwaukie nurtures a verdant canopy of beneficial trees, promotes sustainable development, and is a net-zero energy city. The Willamette River, Johnson Creek, and Kellogg Creek are free-flowing, and accessible. Their ecosystems are protected by a robust storm water treatment system and enhanced by appropriate riparian vegetation. Milwaukie is a resilient community, adaptive to the realities of a changing climate, and prepared for emergencies, such as the Cascadia Event.

Milwaukie's government is transparent and accessible, and is committed to promoting tolerance and inclusion and eliminating disparities. It strongly encourages engagement and participation by all and nurtures a deep sense of community through celebrations and collective action. Residents have the resources necessary to access the help they need. In this great city, we strive to reach our full potential in the areas of education, environmental stewardship, commerce, culture, and recreation; and are proud to call it home.'

And I just thought that was just a really wonderful encapsulation of values, goals, desires, again what they'd ideally like to see. And something like that, whatever we came up with that is so inclusive and so... It's almost lofty, right? And a little loftiness goes a long way towards doing the right thing.

Councilor Price: You know, if you looked at some of the strategic plans that we looked at last year or whenever it was, what you would see from that is that you would have a statement, a one sentence, sort of what like Zetty or Bruce or Arline and I have said. And then, below that, as part of breaking that down, all of these other elements that you say... I mean, yes, I completely agree with all those elements being part of diverse, healthy, sustainable, and communities. So, you break them down. Then, in your strategic plan, it comes out of your visioning. You have each of these elements. And then, within each of those elements that you're talking about, then it's a place for Staff to fill in how they go about achieving those things and for us for what are the policies that we produce to achieve those things. And then Staff goes down with a tactical level of how they implement those policies.

Councilor Jones: Yeah, ideal world.

Mayor LaMear: Well, yeah. The City of Albany has this where they have the mission and the vision. And then, on the next page it's 'Our Values'. So, it's very similar to what you're saying. It's broken down a little bit differently, but usually a mission statement and a vision statement, in my thoughts anyway, should be relatively short. But the things then that back up our mission and vision we can be much more specific about.

Councilor Brownson: Yeah, I guess basically what I'm... Because we don't get to do this process right now, we don't have the time to really dig in. What can we do? What can we do to help that along? That's where my thought about having some sort of item along those lines – and again I don't know if we could even do that without a process.

City Manager Estes: I think you can start having as part of your goal setting session... A lot of time when you have something like was prepared for the City of Milwaukie, there's kind of a bigger process that goes in with community involvement to get to that. But is there a way through the goal setting process? There's a way to kind of message a cohesive statement.

Councilor Brownson: Well, and just to kind of finish off a little bit here, and I've said this before, one of the tools we have in front of us that we're already doing is the Riverfront, the Urban Core. And that is such an opportunity for us to be reflecting on that process and where we want to go, and maybe coming out of that with an even better idea of what that's gonna look like.

Councilor Jones: You know, I hadn't made the connection that we're gonna be... It's already November, so we're gonna be doing our goal setting in two months. And I think that would be a perfect time to roll out a vision statement. I really like the idea of a one or two liner. I liked Cindy's statement and I liked – there's a couple of lines in Zetty's piece that were pretty much vision statement's too. I think we can combine maybe a couple of the lines from yours and Cindy's proposed vision statement and come up with something we could probably all agree to that talks about being a year-round community and our authenticity. I think you guys have 90 percent of it already.

Councilor Nemlowill: I think there are things. I really like the way the Milwaukie vision statement sounded. And I was kind of trying to listen to pieces that might be unique or authentic to Milwaukie. And I think there are some things in there, but there are other pieces that I think any city would want. And it would be kind of my hope that we really craft something that is very unique to Astoria that's not just kind of... Yeah, every city wants to be safe. Of course we want to be safe, but how do we keep Astoria unique? That's the kind of vision that I'm really hoping that we can articulate. And I'm glad that Brett, you think that a facilitator could help us craft some sort of statement. I hope that we can continue as a Council talking about how we can make this talk happen formally, this community wide vision. I think our last work session, we talked a lot about how we can't embark on the process right now in terms of time and money. But I think that we need to keep the conversation alive and figure how and when we can do it because it is really important. And Bruce, the Buildable Lands Inventory that the city did in 2011 talked about the second home ownership rate. And at the time, it was three to four percent. And part of the Buildable Lands Inventory is looking at a projection of our second home ownership rate. And that greatly influences our buildable lands. So, you can look at that as a reference, but I also wonder when it is time to update our Buildable Lands Inventory.

City Manager Estes: Actually, the next step would be to implement our Buildable Lands Inventory. That's something that we haven't done yet. To implement the Buildable Lands Inventory, it's addressing the issue of there's a housing lands need. And the question is do we want to address it by allowing more density inside the city, inside the neighborhoods, or do we expand the urban growth boundary and allow more development up at the top of the hillside. So those are the trade-offs to be able to comply with State statutes with regard to the Buildable Lands Inventory. So, we have a completed Buildable Lands Inventory. It stated we do not meet the State statutes for available residential lands. How do we address that? The Council has not wanted to go in either direction. So, it wouldn't be updated; it would be, what do we want to do to implement it.

Councilor Nemlowill: Isn't there a set of recommendations in the Buildable Lands Inventory?

City Manager Estes: There is.

Councilor Nemlowill: Do you recall? It's been a while since I've looked at that. My recollection is that it recommends infill for the most part.

City Manager Estes: It does recommend infill, but the areas that are needed most... So, the way the Buildable Lands Inventory works is you break it out by zone and housing type. Our housing deficiency is in single-family residential lands. The single-family residential lands actually took into account, the deficiency already took into account existing single-family lots that are vacant in the city. The Council wanted to really have an in-depth process. Patrick Wingard, at the time, before he worked for the Department of Land, Conservation, and Development (DLCD), was a consultant. And at the direction of the City Council, we hired him to go walk the streets and get that level of detail. So, there is a housing lands deficiency. This is not something that the City of Astoria has established as a policy. This is State land use code.

Councilor Price: I'm shaking my head because this just boils my blood for a number of reasons. But, not the first one, that I'll say. But first of all, 2011, so I don't know when in 2011 this was done or adopted. But probably much of the work might have been done in 2010. So, we're nearly eight years from that. And if you look at what is being told to us by Hood River, by Portland, by every other city practically in America, it's been in the past six years that there has been an explosion in short-term rentals, second homes, housing pressures of all sorts, populations moving in, etcetera. So, to implement something that is likely really out of date in some instances doesn't make sense to me.

And again, I think it is a great idea. And I'm looking at our goals from last year and see how some of them have in fact, well many of them, do in fact represent the parts of the vision that we've all expressed here that we would like to have. And yet, Number 4 has to do with housing. The development that is going on in town does not address this and it is allowed to go on because we haven't addressed the Development Code for it. So, my concern is that if we wait until February or January to do goals and then there's more time, another year goes by really, basically, before anything is done to prevent the sorts of things from happening that we will define as failures. So how do we speed that process up? Can we define a couple of things, two things, one thing today that would set in motion something that would help to prevent one of those things happening? Can we ban pawn shops? Can we make a statement that housing has to exist or has to at least be considered strongly in every development that happens? Is there anything or is it just no, there's nothing we can do?

City Manager Estes: State what you'd like to. If you're wanting to ban pawn shops, if the Council wants to say we want to do that, then provide direction.

Councilor Jones: Well, I think you have to walk back a few steps. Why would we want to ban pawn shops? That's what we have to define.

Mayor LaMear: Because they sell guns.

Councilor Jones: Is that the only reason you want to ban pawn shops.

Mayor LaMear: That's my reason.

Councilor Jones: You see, that's a whole separate policy issue. If you want to say... If we can forget guns just for a second, Mayor, if you want to ban pawn shops or any other type of establishment, we just need to back that up. What is it that pawn shops represents that we don't want in our community? How can you legitimately put that into the code? I'll go back to the TGIFriday thing. If you don't want a big national chain restaurant in our community, why? I don't either, but we have to articulate why. What can you actually put in the code to prevent that? Let's just maybe tackle these things one at a time.

Councilor Price: Okay, well I didn't come prepared with that information today, but I'll look it up right now because I know it's available because other cities do it and it will be easy to find.

Councilor Nemlowill: I think at this meeting we're not gonna be able to answer all of these questions, but we've never ever gotten the opportunity to talk about our visions for the city. I mean, any time we've

started to get into that discussion we've been reminded that we're here to talk about something else that's more pressing that's in the present. It's interesting to hear these ideas and get them out on the table. I know the City of Ashland, I believe, somehow doesn't have franchises and I haven't had a chance to look into that. But, let's talk more about that concept. Why don't you want chain restaurants in town?

Councilor Jones: For me, it goes back to when all the different places we have said, and its written in the Riverfront Vision Plan and other documents the City has created in past years, we want to preserve our unique character. So then, well, what does that mean? The unique character means when you drive into Astoria, it's not just Anytown, USA. It's not Hillsboro. It's not the same restaurants, the same retail stores that you see everywhere else. It's not the same cookie cutter houses where you don't even know what street you're on. So, it's our houses. It's our commercial establishments, whether they're retail stores, or whether they're hotels and restaurants. To me, a goal, a strategy to retain our unique character, one of the strategies would be to minimize the types of large national franchise establishments that make the community look like any other community. We want to be Astoria. A lot of people like me loves Cannery Pier Hotel. I love Cannery Pier Hotel because it's unique. It was intentionally built by its owners to kind of look like the old fish processing or cannery building. It's not a national chain. So, how do we encourage that type of growth and development and discourage the other kind? We can't undo what's already here. I don't know the answer. I have to ask Staff.

City Manager Estes: That's the thing. This is a good thing to bring up and have dialogue about. The mechanics would be to research and need to be determined, but the question is is there interest. Is there some sort of direction from Council that this is something that you'd like to see reviewed and brought back to you? Does this affect your vision for the future of Astoria? That's what having these dialogues and hearing some concurrence that's something you'd like Staff to delve into is helpful.

Mayor LaMear: I concur with Cindy that some of what we've heard about the development down on the riverfront we didn't know anything about. Is there any way, could we have an executive session where we could be-

City Manager Estes: No.

Mayor LaMear: Why? I know executive session is for property...

City Manager Estes: Right, exactly. Informing City Council of new development opportunities is not a permitted executive session.

Mayor LaMear: When could it ever be discussed then. We feel like we're out in left field sometimes.

Councilor Jones: We can discuss it though in general terms and then when a specific case that comes to the Planning Commission, hopefully we would have been able to provide guidance that would inform that.

City Manager Estes: If there is a development that's brewing out there, that right there is something that if someone is looking at doing a project, there are real estate transactions that are going on that... If someone's asking a question at the counter, we provide information in terms of what the code is as Staff. Having City Council provide direction to Staff in terms of how to give an answer to a developer is inappropriate.

Councilor Price: But here's the thing, Brett. Here's something Staff could do that I would find very helpful if it's appropriate somehow to do this. I think some members of Staff are probably much more acquainted with varieties of development requests that might come across the transom that you know you won't be able to speak to us about. So, when we're talking about preserving the unique character of Astoria or the high priority that we have placed on housing, can not Staff say one of the things you might not have considered is that maybe your concerned about X, but Y could happen too. Are you interested in general? I'm trying to say anything specific here.



These are the other kinds of development that could happen that could affect housing, that could or could not include housing. Have you considered this? Is there anything that you... does this concern you? Is there anything that you think we need to do to-

City Manager Estes: I think your presupposing that maybe Staff doesn't do that. Maybe. I don't know. So, when there are discussions with a developer, Staff is trying to get the best project that they can. Then there's also what does the code... But I'll tell you-

Councilor Price: Let me just stop you there because I think you're talking a specific project when you're talking about a specific project. But for instance, when we had a conversation about the Development Code in terms of wanting more housing and what we heard was infill and other things, but what we didn't hear about was there are certain areas of the city that are open for development that at this point would not require housing to be part of that development. Is that something you would like to look at?

City Manager Estes: I think that is something that... If there's opportunities for being able to incorporate housing as a part of a development, that's something that we do look at. I'll tell you, from a Staff perspective, the direction that Staff has, there are certain areas of the town where there may be direction that the city doesn't want to look at housing in those areas. For instance, along the waterfront, the direction provided to Staff over the years is no additional housing along the waterfront, even the downtown corridor. And so, that was an issue that was of concern over the years. And so, I guess I'm trying to understand. If there is a project that's coming on, there's always the question of can we incorporate other things to make it a better project from an urban design standpoint, from a livability standpoint. And those conversations happen. If it's not required by code, we don't have the ability to make it happen.

Councilor Price: That's what I'm talking about, letting us know that the vision we're seeking is not going to be possible by the code that we have. So, what sorts of changes of the code should we be thinking about making? And there were some, but it had to do with infill and ADUs and things mostly in residential areas. But we have not been told or discussed or been thinking about housing in commercial areas.

City Manager Estes: Where there are requirements for housing and some mixed use areas... It's allowed in certain areas like the downtown. It's not mandated. There are certain areas that are zoned higher density residential like over in the Mill Pond. And so, I guess the-

Councilor Price: My question is can we add, is it possible to add something to the Development Code so that in commercial developments housing is required?

City Manager Estes: Yes.

Councilor Price: We can do that?

City Manager Estes: Yes.

Councilor Price: And require it as an element at least for consideration?

City Manager Estes: It's either required or it's not.

Councilor Price: Okay, required.

Councilor Jones: That's going to be really problematic unless it was just on a lot by lot basis.

Councilor Price: Yeah, I think there has to be... I think you're right. It could be just straight up.

Councilor Jones: That to require that any commercial development from this day forward must have housing, I think that... I don't know if that's workable or not.

Councilor Nemlowill: This discussion is... I think I see your point, Councilor Price, where it would be great to add housing above certain commercial properties or restore housing above commercial properties. But, on the other hand, from a perspective of somebody who works for a company that is trying to do a major project in Astoria right now that could be very beneficial for the city, I think you have to look at it from that standpoint too.

Councilor Price: I agree. That's why I said where possible. If it's just required period, that makes no sense. There are always...

Councilor Nemlowill: Yeah, it doesn't necessarily make sense in an area that already has a lot of housing that might already have a lot of buildings that have significant height. You might want to break up that height in the area. There might be issues like other things needed on the roof, like compressors.

Councilor Price: No, I totally understand. I just think that-

Councilor Nemlowill: So, I guess my... I think we're policy makers and so we're trying to do things that are most beneficial for the most amount of people in the public. But we also have to take into account private property rights and what it's like to be a business person and trying to make good use of a property. We want to have a healthy, flourishing city where there's people who can afford to live here because they've got jobs. We need to have good economic activity and not too many restrictions. The hairs on my back are starting to get up a little bit because I'm thinking ewe.

Councilor Price: That was not at all my intention.

Councilor Nemlowill: Okay.

City Manager Estes: So Councilor Price, one of the things we're about to move into over in the western gateway of the city is this whole – when we're looking at what does that whole area look like, there's what things look like from a streetscape standpoint. One of the things we're gonna be looking at is the existing zoning over in that area. And right now, drive-thrus and those types of things are permitted over there. As a part of this process, we're going to be able to look at do we want to prohibit drive-thru establishments. Do we want to be able to have mixed-use development and does that make sense? Maybe it does. Maybe it doesn't. Are there ways to structure the Development Code to be able to get those types of developments? I'll tell you that coming from Hillsboro to here, there are certain areas, particularly in the Portland area, that have minimum development standards, minimum floor to area ratio requirements. We actually have that in the Mill Pond area. It anticipates that there's going to be a certain amount of development that gets to the urban feeling over in that area. Some of those discussions we may want to have. What do we want over in the western gateway area? Ideally, do we want to see mixed use development? We have an opportunity to be able to help shepherd that type of development because it's in an urban renewal district. And because there are additional expenses that go along with that, could we somehow incentivize that type of development over there to get the residential development? There may be other ways to get at it where it's not mandated by code, but there's an idea as to what do we want over in that area and other mechanisms to try and incentivize Jane Q Developer for taking on that type of development.

Mayor LaMear: I wonder if we tackle the Urban Core portion of the Riverfront Vision Plan if that will give us something specific to work on where we can really see then what kinds of zoning changes we might need. We're kind of talking in generalities right here and I just wonder if it's easier if we have a specific area to look at and perhaps then come up with our zoning.

City Manager Estes: That's what we've been doing all along with the various areas. There will be more of a continuation of some of the activities that we've done in the other areas in the Urban Core. Councilor Price: is correct. The Urban Core area anticipated the highest amounts and the highest intensity of development because it's the downtown core. That was kind of the plan. But, what we've seen over in the various areas, there's different nuances. Like in the Civic Greenway there are certain requirements. In the area down by the Port one of the things that

was put in place is a maximum gross area of building to minimize how much massing can happen in that area. That's only in the Bridge Vista area and it isn't anywhere else. And frankly, the zoning of properties, that's the most difficult portion of implementation of a plan. It's where the rubber hits the road, where it affects the property owners and the citizens the most because it says what can and cannot be done.

Councilor Nemlowill: Can I ask you a question, Brett, that kind of relates to this question that the Mayor had. And that is once we're able to continue this process in a more formal way and articulate a city wide vision, do you foresee us implementing it in the same way that we're implementing the Riverfront Vision Plan now and updating our zoning and our Comprehensive Plan to reflect that vision.

City Manager Estes: Do you mean a greater city vision.

Councilor Nemlowill: Yeah.

City Manager Estes: I think there are gonna be... Here's the thing, when you're talking about a greater city vision, it is so much more than just a plan. It is dealing with working with partner agencies, social service groups, and so it's much larger. Would there be some potential changes that trigger changes to the Development Code? Most definitely, but it's not just a land use document. The Riverfront Vision Plan was really a document that was focused primarily on land use activities.

Councilor Nemlowill: It's interesting that we're talking so much about land use right now when we're thinking about the vision of the city.

Councilor Price: Yeah.

Mayor LaMear: Well, it's a bit part.

Councilor Price: How do we use the land that we have.

City Manager Estes: A vision also comes into how do we finance things. What are the priorities of services with public safety? How do we balance all of those?

Councilor Price: That's the sustainable part, which includes how you pay for these things over the years and including things like recycling and other green processes.

Councilor Brownson: Right, and I think even the most important part is that you bring in all the players and you bring everybody to the table and you allow everybody to get their ability to express what they see and then develop these partnerships with non-profits, with business, public, private enterprises, and see how all that works. That's part of the big how is the city work going to work. And once again, it's just too bad that we don't get to go there. Every time I look at it and hear it it's just such a major project and we're in such a time of change. Just talking about the Buildable Lands Inventory back in 2011, when I talk to people about Astoria right now, when I first started thinking about it coming into being a Councilor, I was always talking about look how it's changed in the last ten years. There's all these changes, but right now, I'm saying look at how it's changed in the last three years. To me, from just looking at it, everything has accelerated dramatically. So that puts us in this kind of untenable position. We can't go that far.

We need to be looking at specific issues that are happening just now and try and address them, whether its health, safety, homelessness, affordable housing, workforce housing, all these things that keep coming up on a very regular basis. So, that's what we get to do. And again, I'll just go back and say I think - and you brought up you're doing the west end there in the renewal - we have these opportunities to continue these discussions along these veins and get a clear and better understanding and have public input through these processes of what these are. And we can come out in the next year with probably a pretty good idea of where the

city needs to go and maybe make enough progress where we can then start talking about moving forward into a vision and a plan. It just seems hard right now. There's so much.

City Manager Estes: I guess what I'm gonna encourage the Council... I think we have opportunities through the goal setting session again to be able to start formulating some. If there are items that you as the Council feel are important to have Staff look at now to be able to bring back proposals for you, provide that guidance so that we can go and work on those things. I want to make sure... If there's something that you feel is critical now to be able to look at addressing, be it franchises, pawn shops, whatever it is-

Councilor Jones: I would suggest, just to expand slightly on what I'm getting at and what I mentioned earlier, I think it would be good if Staff could give us recommendations on how we make adjustments to the City Code and other documentation so that we don't have cookie cutter restaurants, cookie cutter box stores, cookie cutter hotels, whether that means that they have to change their design in places where its currently not required for their design to change, or change their signage, or whatever other options you come up with. I think it would be an important thing to get some recommendations from Staff on how do we go about doing that, because as the town becomes, as Tom said, just in the last two years, more and more articles about what a great place it is to live. More and more people want to come here and build their whatever. You know, fill in the blank with what their commercial establishment is. I think we do want to provide some parameters, if possible, to what those establishments look like so that we can preserve what we referred to earlier as our unique character.

Councilor Price: Right, because our local independent stores and businesses of all sorts are perhaps the major contributor to that unique character. So, I remembered something. I had looked up this chain store business a few weeks ago and remembered that they're called formula businesses and that generally the ordinances that cities enact to restrict them if not outright eliminate them is to restrict their number to an X percentage of total ground floor or otherwise business space, commercial space, in a city. That's one way that they go about doing it. And then, there are others. There's a criteria of what a formula business is, like if there are more than X number in the country that have the same logo and products and all of that. So, it does get a little... I am totally in agreement with moving forward with that.

Councilor Nemlowill: It's kind of funny though because we don't have a bunch of franchises knocking on our door.

Councilor Jones: Right.

Councilor Nemlowill: No franchises want to build in Astoria right now. There's no-

Councilor Price: Yes they do.

Councilor Brownson: Marriott.

Councilor Nemlowill: Okay, besides that.

Councilor Price: And Dollar General.

Councilor Nemlowill: Okay, besides those.

Councilor Price: Burger King just expanded.

Councilor Nemlowill: I'm just saying we've got very limited land to build raw shelves. We've got very limited land for parking. And so just in general I don't think that... I think Warrenton is more attractive to those types of businesses.

Councilor Price: They are, but why not protect ourselves to the best extent.

City Manager Estes: I'll just go to that point. You mentioned the Buildable Lands Inventory. During the completion of the Buildable Lands Inventory, the State of Oregon came to us and said, at a Planning Commission meeting - and Councilor Nemlowill: may remember this, you were on the Commission at the time - came and said to us you have the justification to be able to add more, and they called it large format commercial lands in the city because you don't have... You're at the low end. So, if you wanted to go and say we want more large format lands, you could put that in there. And the direction of the Planning Commission made, that the Council ultimately adopted, was no, that's not us. We're not feeling we need to expand the urban growth boundary to give a 20 acre parcel for large format stores. And what was written in the Buildable Lands Inventory was we're a community of redevelopment and that if there's going to be anything, that we focus on the commercial lands we have and repurpose them and reuse them. And so, there was some policy statements that were put in place back then to be able to try to address that whole issue that we didn't have the available property to be able to do that.

Councilor Jones: Are you saying also then that if we did expand our urban growth boundary, the state would require that a portion of that expansion be for large format stores.

City Manager Estes: No.

Councilor Jones: It would not be required?

City Manager Estes: No. With the Buildable Lands Inventory, lands are divided up into employment lands and residential lands. And then, there's subcategories under each one. For employment lands, there's industrial and commercial. And for residential, there are the various housing types that are put in place. And the whole methodology behind this, even with the various housing types from high density down to single family... The town that I grew up in was maybe an old historic downtown and had all kinds of different things. But the next community over was very affluent and they zoned out all multi family. They didn't want to permit any multi-family lands. And so the methodology in the State of Oregon is we're not going to allow communities to zone out various housing types to be able to keep... It's having housing opportunities for all people. So that's the methodology of the State of Oregon to say why they break it up into multi-family and you have to have the appropriate amounts for the different areas. So that's kind of just the philosophy at least of the state wide planning goals.

Councilor Nemlowill: Currently in our Buildable Lands Inventory, we meet our employment lands needs.

City Manager Estes: We do, right. The state said if you want to, we'll let you. But the city said no, we're fine. We're going to press on as we have.

Councilor Jones: So, can I ask what, in regards to either... As you said, there were two things that came out of that study, either expand our urban growth boundary or allow increased density. And then, Cindy just brought up a third option of redevelopment within the downtown to second floors of commercial buildings to add apartments and that kind of thing. But it begs the question if you add more housing units then that's more people. So what's our vision for the population size from a logistical and infrastructure support standpoint? I think the city's been at roughly 10,000, plus or minus 500, for how many decades. Obviously, during the war years we were three, four times that. So what population can the city support? Is there some stair step where if you get up to 12,000, now you've got a major sewer infrastructure cost associated with that? What is the desired... I'm not asking for an answer to this question, but one thing we'll have to wrestle with in a vision is what is the desired population size of our city. What can we support both to meet our economic needs, community needs, and preserve our character, but also what can the city's infrastructure support?

Councilor Price: Yeah, and that of course dove tails immediately into second homes and short term rentals because anything new that's built here is probably gonna be in the \$300,000 or more range. How many people are able to move here and have jobs or are actually going to be living and working here with jobs that allow them to afford that many \$300,000 homes or condos. So, it seems likely that many of them would be vacation homes and/or short term rentals.

Councilor Nemlowill: I was looking for commonalities with the visions that we expressed. And character preservation is one of them, and protecting our year-round community. Does anybody disagree with those points?

Councilor Jones: No.

Councilor Nemlowill: Are there any other commonalities that you guys have found?

Mayor LaMear: Authenticity. I don't know whether that probably is the same thing you're saying here.

Councilor Nemlowill: It fits into character.

City Manager Estes: So Councilor Nemlowill, protecting our year-round community and what was the other one.

Councilor Nemlowill: Character preservation, authenticity. But in terms of... We talked about franchises, limiting those, and protecting our unique small enterprises as part of our character, but I think what Councilor Price was talking about, the year-round community that we have is a really big part of our character. Look at second home ownership. It may have changed a little bit since 2011, but in 2011 when we were doing the Buildable Lands Inventory, I realized that we have something really unique in Astoria, that our second home ownership rate was so low compared to our neighboring coastal communities. The average rate on the Oregon coast at the time was 27 percent, but in Gearhart and Cannon Beach and Seaside and Manzanita, I think some of those communities have second home ownership rates that are over 50 percent. Like over half of the people don't live there year round and most of the people in Astoria do live here year round. That's a really awesome thing in terms of our sense of community and our livability, but also if you have a business in town, there's such seasonal fluctuations with tourism. But the local year round residents are businesses' bread and butter. You get to operate all year long because of the locals. If you're running a business in one of those other communities that has a high amount of second homes, how are you gonna keep your staff in the wintertime when nothing is going on? It's such a competitive edge that Astoria has, our year round community.

And it just relates to economic development and character and everything that you want. There are things that we can and can't do from a policy standpoint to keep that year round community intact. Hood River, for example, updated its policies around short term rentals. And I'd have to look at the specifics, but basically if you live outside of Hood River and you buy a home, you cannot rent it out as a vacation rental. Only people who live in Hood River now can rent out their properties as vacation rentals. So, I think that there are policy things that we can do to not make it right for people to buy second homes here. Obviously, there's nothing we can do if somebody with money comes and buys a house and doesn't live in it all year. But we don't have to make it easier for people to do.

Councilor Price: Well, you know some of this probably has to do with State law too. State laws are different everywhere. But there are some cities that do, when a person buys a house, they have to... I don't know how this would even happen, so this would be something we'd have to look into. But I certainly am looking at this. I've seen this in many cities, or some cities, particularly these destination resorts like we've become. Require that a person lives there for X amount of the year. I don't know how you do that. It seems pretty tough, but if that's a possible thing to do, check a box and then of course how you enforce it is another different thing. But I like that idea also, Zetty, if you have a second home here already, you're not allowed to have it as a short term rental.

Councilor Nemlowill: I think our current code around vacation rentals, as much as it needs to be enhanced a little bit, really if it were enhanced to where we could enforce it better, it really does protect our year round housing stock because no house is allowed to be rented out in a residential zone as a vacation rental, only a portion.

Councilor Price: I hope that it's still close to three percent, but I have to say just in the past five years, there's six houses in a two block neighborhood just up Jerome, not even going down 11<sup>th</sup> where I know there are a couple of others, that have become second homes and they're rented out all the time. Well, I won't say they all are, but some are rented out all the time, full residences. And then others are just second homes and they're rented out occasionally.

Councilor Jones: The ones that are rented out all the time you mean to short term rentals.

Councilor Price: Yeah, and this comes up a lot. And this is just recently, like in the last four or five years. So it's more common now than I think it was in 2011.

Councilor Nemlowill: So they're illegally rented out.

Councilor Price: Yeah.

Councilor Jones: Obviously you've already gotten guidance from us that we consider it a high priority to enforce and unfortunately your short handed in that department right now. So that's a problem.

City Manager Estes: We have been making some progress. Code enforcement staff had a bit of a lull this fall, so they were able to be able to get working on it and were really kind of trying to flush out some of the unknown online rentals in terms of where they were. It's really just getting out in the field and looking at pictures and then trying to be able to button down.

Councilor Price: And it's tough because a lot of people, when they buy their second homes here, they register their cars here because it's so cheap.

City Manager Estes: And no DEQ standards.

Councilor Price: Yeah. It's \$40 or \$80 a year. If it's in California, they've got more in tax, so it could be \$1,000 or so.

City Manager Estes: Well, even in the Portland metro area, there's additional fees there and emissions testing.

Councilor Price: Yeah, right.

Mayor LaMear: The reason that I mentioned the downtown core portion of the Riverfront Vision Plan, aside from the fact that I would love to see something completed, it would be nice to have that done, but also I can't remember anymore. It's been a long time since I've looked at that. And I'd kind of like an opportunity to look at that downtown core portion and see how does that vision that we had before jive with our vision today, these things that we're talking about right now. Is this congruent or are there some things here that we really need to change, that zoning needs to change or whatever? I don't know. Maybe we need to do it on our own, but I think it would be easier to really work through that part of the River Vision Plan and see what it is that we need to update.

Councilor Nemlowill: Isn't that what the implementation of the Riverfront Vision Plan will be, a robust process to do that.

Councilor Price: Yeah Arline, we talked about this a little bit, I don't know, maybe the last work session or something. I had very much the same concern, that it had a been a long time and our perceptions of what we wanted down there were different. And what I was concerned about was that in the Planning Commission, I think then the burden... But then I really understood the argument that was made. It wasn't really an argument. This will come out through planning, the implementation process.

So then I think what really the burden then becomes, comes on the Planning Commission and the City Council, that if there is something in the Riverfront Vision Plan, maybe there's a little tiny piece of wording somewhere that is no longer as applicable to today or to the vision that we

have in the future as it was at the time, it's up to us to point that out and not to say well, the Riverfront Vision Plan says we must do this. Well, we have to be flexible enough to say things have changed and the Riverfront Vision Plan may say this, but in implementing it, we know that things have changed in the past few years, so we're gonna do this. So that will come out. I think I just really, as soon as Zetty or whoever said it, that's gonna come out in the public hearings that come about and in the Planning Commission and when it comes to us. And I think we can address that rather than adding an additional step of reviewing the original Riverfront Vision Plan. That review will take place in the process.

City Manager Estes: Mayor, I think if you look at the vision plan, it really is... There's kind of some very broad statements. And in terms of how the rubber hits the road, what we want as a city in that area really comes down to there's a lot of interpretation on either side. You may have one individual who will say it's one side and you have another. So how does the Council want to interpret that document? That's when we have the packed public hearings. You have passionate people who are concerned one way or the other in terms of how things develop.

Mayor LaMear: So let me just ask in general does the Council feel that it's important to implement that portion then. Or do you think it's more important to be looking at these zoning changes just in general rather than completing the Riverfront Vision Plan.

Councilor Jones: The current plan to do that is why we're waiting for the spring to find out whether we get a grant to hire someone to then begin a process in November, roughly.

City Manager Estes: Right.

Mayor LaMear: In November next year?

City Manager Estes: Right, that would be kind of the timing.

Councilor Price: And then I think that meanwhile, some of these, at least one or two items that we've talked about that we'd like Staff to look into in terms of the Development Code and in terms of formula businesses and there's another one, that we could go ahead with those.

City Manager Estes: You mentioned pawn shops.

Councilor Price: Well, I was gonna get back to pawn shops. We were talking about second homes and short term rentals.

City Manager Estes: So, discussions with the Mayor about work sessions for December, we have two items that are bubbling. One is potentially having a work session on Open Gov. That is the dashboard software for our finance. It's taking our financial software and putting it in a fashion that the Council and the citizens can be able to read in terms of where things are as a status of expenditures within the-

Councilor Price: I'm so excited about that coming on board, but why does the Council need a work session on it.

City Manager Estes: Because there's actually training that go on. So right now-

Councilor Price: Council training.

City Manager Estes: Well, it's understanding how to be able to create... Well, because it was something that was very important for the Council to understand how do you generate these different... What sort of reports are available? So, you can understand, we're willing to be able to have that discussion. So, if there's things that you want differently, we can go back and not get individual requests. 'Oh, I like this. I like this.' We can then make those changes as necessary.

Councilor Price: And what was the second?



City Manager Estes: The second one is follow up on the whole issue of transient lodging.

Councilor Price: Yeah, I'm in favor of that one first.

City Manager Estes: Well, we're looking at maybe-

Councilor Price: Transient lodging.

City Manager Estes: Yeah, the whole follow up where our Community Development Department has been looking at way to be able to... The direction from the Council the last time was to establish a permit for transient lodging. And we're wanting to be able to kind of update you with what we've got, but also it's taking the temperature to see whether or not there are any differences of perspective from the City Council on this issue.

Councilor Jones: Well, I think we all indicated an interest in a permit process.

City Manager Estes: Right.

Councilor Jones: I think most of us, I thought, at least I did, indicated an interest in working with VRBO and other companies to go ahead and let them... Whatever was the obstacle in the past, the Council did not want to let them collect the tax for us. I would rather have them collect the tax for us. And then we had also talked about the possibility of creating or increasing existing fines and penalties for people who are found to be in willful violation or intentionally not either renting a whole home out knowing its illegal or not paying the taxes on a short term room rental. So, I would like to see significant penalties increased if that's possible as well.

Councilor Nemlowill: One thing that I don't think that we did discuss that I'm interested in too, and I wonder if you guys are interested in this and if you are maybe Staff could provide some information at a work session, but I've been flat out opposed to any kind of short term rentals in Astoria, period. There's no political support for that other than one other Councilor now. So how do we move forward in a positive way? The permitting process that Staff is proposing I believe would help us better enforce our rules, correct? Okay. So we wouldn't have as many illegal vacation rentals, hopefully. But, what about limiting the number? Do you want to have 100 percent of homes in Astoria be rented out to tourists?

Councilor Jones: Let's have a work session.

Councilor Brownson: Well see, then that's just it. I think this is-

Councilor Price: A long conversation.

Councilor Brownson: Especially if we see the conversation coming. We're, I'm ready for a very robust discussion about that whole range of issues that we have from how many to how to enforce to what are the issues that we want to enforce about them. Just that whole discussion because for me the sooner we do that and we get it done the happier I'm gonna be. It think it's something that we can get done. I think it's some place we can go. I think there's enough in common that we can hammer something out that we can live with.

Councilor Nemlowill: My question is if the Council supports the possibility of limiting short term rentals to a certain percentage, let's say we don't want 100 percent of homes having home stays in them, I'd be interested in hearing from Staff at a work session on how we can do that and what the options would be.

Councilor Brownson: It's already limited because R-1 homes don't get to have them. You have to be an R-2 outright or you have to get a Conditional Use Permit. So everybody's getting vetted in their limitations. There are things on the books to already do some limiting about who can actually, in an R-1, get a Conditional Use Permit.

Councilor Nemlowill: Yeah, but I'm talking about the possibility of a city wide cap so there would be only a certain percentage that could be reached and then no more permits issued.

Councilor Price: And there's a bit of a deadline that we could put to this because getting these rules in places before say Memorial Day next year will prevent. I mean that's gonna be the season. And so having the rules in place because generally what happens in all of these conversations... We saw this in Cannon Beach. I mean Gearhart, which by the way upheld their restrictions after a terrible fight. It was very divisive in the community. It probably cost them a lot of money. I know it did. There was a lot of outside money involved as well. That's what happens when you get VRBO and Airbnb in and they stay in and they throw a lot of money in. And so trying to get these regulations... Oh, I was gonna say because what happens is you generally wind up having to grandfather in a certain number. And if we go another year, it's just increasing by leaps and bounds. And so we'll lose another giant step. So, if we could get on it, that'd be great. And then what? Then we just bang it out.

Councilor Brownson: So again, it's so great right now because a number of communities that are very similar to ours have taken this on and have gone through the process. You can look and see a lot of good... There's a lot of good ideas out there to kind of pick around from. We don't have to invent the wheel on this. All we have to is kind of see what's available, what works, what's legal, and choose what's going to work best for our community. So this is a great time right now to move forward.

Councilor Price: Zetty's right. Before we have this work session, if Staff does have the time to look at the various options so that we are able to reach agreement on a set of options that we would like to implement for the city, if Staff has done the work or some amount of work and can move forward and advise us-

Councilor Nemlowill: So what's on the table is an increase in fines, a permitting process, and a potential cap and how that would work. Was there one other, Councilor, that you mentioned?

Councilor Jones: I think that was it, fines, a permit, a cap, yeah.

Mayor LaMear: You mentioned having Airbnb collect taxes.

Councilor Jones: Oh yeah, automated collection of the taxes.

Councilor Brownson: And again, I talked to that issue pretty clearly right now too. And there was good information on that and direction where that's going. And the other one is a thing that comes up a lot. This you'll hear from your local lodging providers. They want a level playing field. If somebody's gonna have an Airbnb, they better have-

Councilor Price: Inspections.

Councilor Brownson: Certain things involved, a good secondary exit maybe. Fire safety, for instance, is a great example. And getting some of those requirements that says that if you're gonna go into business, you're gonna provide lodging, you need to conform to at least some of the things that we need to do. And so that's a part of the discussion too. That becomes part of the whole ability to enforce. So, when you do enforcement, you have grounds. I think we talked about that in terms of a permit process. That would be tied into that. A permit process also would help address existing Airbnb facilities when they come forward to get a new permit. Built into that permit is that you need to meet these requirements to continue your operation, such as a good fire code and safety sort of stuff. That's a place you can build in, to start bringing them into compliance, and tie things like change of ownership of a home eliminates that if its grandfathered in. Grandfathering only lasts as long as the current owner continues to do it. So, they can drop off that way too and reestablish according to the new rules. So, to be able to talk about those and get that in place would be great.

Councilor Nemlowill: I personally think revenue collection is really really important. We definitely need to take that on. I'd personally like to get our rules a little more established though before we start communicating with those companies because I do fear the lobby money that can come in. If we're talking to those companies about revenue collection at the same time that we're adjusting our policies to suit the needs of our community, my fear is bringing them in too early. I would like to get our policies in place before we start talking to them about how we're going to be getting money from them.

Councilor Brownson: Well, I'll be able to talk to the success of what it was all about when I went to the OLCC meeting last Friday. It was all about the intermediaries who... Airbnb being the big example... But all of them, Expedia, Travelocity, VRBO. Where that stands right now because all of the cities have been taking this on. And the State has actually taken it on and is starting to take it on aggressively because they have their 1.5 percent of whatever it is, a transient tax, they're trying to collect. And there is law that the State very specifically said that these Airbnbs are required to collect the tax and distribute it, that it is already law. And so, right now, they're trying to fight it by interpretation. So the State of Oregon and interested players are working on for the 2018 session to put some clarifying language in there to be more specific to make sure that they don't have a way. And on top of that, the State is going to offer the ability to collect for us from them and be distributed. They're in the process of getting there. So, Airbnb would pay all their transient stuff to the State and the State would redistribute it back to us if we chose. We could have that service done for us for something like a 10 percent fee from the State and then we don't have to worry about it. The State is in the process of upgrading their computer, putting in new software to allow them to because right now they can only kind of see us as a region. They're not very specific, but they'll be able to have software in place that will be very specific about who... They'll be able to collect specifically for Astoria and track that as well as give information.

And the other thing, so everything that was presented the other day said don't even talk to these guys. Right now, its Airbnb as the only one that's an outlier. VRBO was bought by Expedia or Travelocity, one of them. And Travelocity and Expedia and those groups have chosen to collect the taxes. So, they're being good players and VRBO being associated with them will also do that. It still looks like Airbnb is the one that has fought this tooth and nail, but they're gonna have less and less ground to stand on as we go along. And so, they reluctantly decided to go into the agreement with different cities, with Portland. They did it recently with Seaside. My question was well, now that these cities did that, are they stuck with it because what they did is basically... I called it blackmail. They said we'll collect for you, but you need to not do this or not do that or not do this. We don't want you to inhibit and you're not gonna have access to our data. We'll give it to you, but we're not gonna tell you where its coming from sort of a thing. And so, there's no accountability. And those are the issues. That's why it's a strong issue. We don't need to go that route.

Mayor LaMear: I have one question about the December work shop. And this is just practicality. Are you still going on your long...

Councilor Jones: Yeah, I will. If it's the 13<sup>th</sup> I think, the normal second Wednesday, I will not be in town. So, if you're doing the software demonstration thing, I'll just have to do that later, which is fine.

Mayor LaMear: But I would like you, I'd like everybody here for that.

Councilor Jones: For the Open Gov.

Mayor LaMear: No, for the transient tax.

Councilor Jones: Oh, okay. I thought we were talking about the Open Gov thing.

Mayor LaMear: No. If we're gonna talk about transient lodging, it is something that I think we all ought to be involved in.

Councilor Jones: Well, yeah. I can dial in by phone then.

City Manager Estes: We can schedule it to where it works out. And I can also talk to Susan about... I mean if we're... I'll have to look at agendas for December. We could put it on a regular Council meeting as well if it's not gonna be too long, but I just need to look and see.

Councilor Price: Is it... At first I was thinking it was possible and now I'm not so sure, but first I was thinking is it possible that in a three-hour work session we could do both because the Open Gov would be maybe an hour. That would give us two hours for-

City Manager Estes: Right, and that's what we were talking about doing, trying to have it all in one work session. But let me see how long Open Gov is going to take. I know like the second meeting in December, we're trying to keep that relatively light. Also, we're gonna be starting at 6:00 pm on that day because we're gonna have the volunteer reception, as we've had for the past few years where we thank all the city volunteers. That's an informal gathering between 6:00 pm and 7:00 pm. I'm trying to keep the rest of the meeting fairly quiet since its before the holidays.

Councilor Jones: It's been an hour and 40 minutes. Can we take a five minute break, Madam Mayor?

Mayor LaMear: Sure, yeah, let's do.

Councilor Nemlowill: And based on the lengthy discussions we've had on short term rentals in the past and the importance of this issue as it relates to some of our common vision and goals, I would hope that it was during a work session, especially since we don't necessarily have clear proposals that we're gonna be voting on worked out yet. And I would also, as much as I like meetings to be efficient and get everything done all at once, I don't want to be rushed. I don't want to have to learn some new software and then be rushed through this policy discussion.

City Manager Estes: So that's why I said maybe we look at having that... I'll have to talk if maybe it's possible to have it at the first meeting in December at the end of the meeting or something like that. I'll look and talk with the Mayor about that.

Councilor Nemlowill: The software training.

City Manager Estes: Yes.

Councilor Nemlowill: The short term rentals at a work session. Okay.

City Council took a recess at 10:37 am. The work session reconvened at 10:48 am.

Mayor LaMear: Why don't we look at that particular piece of property?

City Manager Estes: Okay, I'll tell you though, what is interesting from a Riverfront Vision Plan standpoint, when we worked through the code amendment process on that piece of property, that area was to be rezoned from General Commercial to another kind of cottage housing zone. The Planning Commission recommended approval to the City Council.

Councilor Brownson: Is that the B line.

City Manager Estes: Yes.

Councilor Brownson: Okay, I just want to make sure I'm right there.

City Manager Estes: The Planning Commission recommended approval to City Council that it be rezoned. George Brugh owns that property, came to the City Council and said that he didn't want that rezoned. And so, the City Council carved out that one area so there is no Riverfront Vision Plan overlay on this. The Council took it out completely.

Councilor Jones: He was that influential?

City Manager Estes: And so, what can happen there is there is no design guidelines, no design standards. It's still zoned C-1 Commercial and it is a hole.

Councilor Price: Well perhaps this Council would be interested in revisiting that. I know I would be. Anybody else?

Councilor Nemlowill: Well, and the proposal was for cottage cluster development and so it was supposed to be affordable waterfront housing. It was supposed to be everyone would get their own relatively small house and have shared parking areas and shared outdoor areas.

Councilor Price: I remember. And I also remember one Councilor was opposed to it because of putting housing in a flood zone.

City Manager Estes: So that was the one area of the Riverfront Vision Plan where housing was planned, kind of a continuation of Mill Pond towards Safeway.

Councilor Price: Who could we revisit that.

City Manager Estes: That's something that I think if there's interest from the City Council, provide the direction.

Councilor Price: I'm interested.

Councilor Nemlowill: Well, that sounds interesting, but what about the city shops and Police Station.

City Manager Estes: That was all part of-

Councilor Nemlowill: Was that rezoned to residential.

City Manager Estes: No, that whole area, the city shops property was included in this area that was gonna be rezoned for the cottage housing development. So that stayed. I think it's probably an institutional zone or something like that.

Mayor LaMear: When that was there was some thought of moving public works or the shops.

City Manager Estes: That was setting the framework for it to be able to happen in some point and time in the future if the Council wanted to go there.

Councilor Nemlowill: Isn't the... Boy, this is a long time ago in planning documents, but was that rezone to residential included in the Buildable Lands Inventory?

City Manager Estes: No, it was not. But the thing is that it would have been factored in because Mr. Brew was looking at building garden style apartments, are actually permitted in that General Commercial zone. And so he could do... and so what he was actually telling City Council at that time is he was interested in developing apartment complexes there. And he actually, to be able to grandfather himself in while the code amendments were being put in place, he put in a development application for garden style apartments to vest his development rights while the City Council was... If you get a development application in before its approved, it vests those rights. And so he did it to be able to vest those rights should the Council approve the change. Ultimately, the Council did not.

Councilor Price: So he would do that again.

City Manager Estes: Perhaps, I don't know.

Mayor LaMear: But, if we made the change, he'd have to do the development of the riverfront.

City Manager Estes: Unless he got a development application in to vest his rights again.

Councilor Nemlowill: Well, even if we were to rezone the property to cottage cluster development, that wouldn't mean that anything would change there right now until somebody developed it.

City Manager Estes: No, but that's what I'm saying. If interest is brought, the condition of the property is one thing, but if there is that question mark out there...

Councilor Jones: Are there any other little holes. That's the only one.

City Manager Estes: That's the only one.

Councilor Jones: Sometime after the meeting, could you have someone send us just a copy of the map that shows exactly that parcel.

City Manager Estes: Mm hmm.

Councilor Jones: Thank you.

Councilor Price: Because one thing, if you rezone it, the shops area, to some sort of residential like we were talking about before, does that only happen after the shops move. The shops would have to move.

City Manager Estes: No, they would just be a grandfathered use.

Councilor Price: Oh, I see, a grandfathered use.

Mayor LaMear: Would he also have a grandfathered use.

City Manager Estes: Well, he kind of uses it as a storage yard now.

Mayor LaMear: I know.

Councilor Brownson: Well, I'm just curious. What was his objection to that? Did it take something away from him?

City Manager Estes: It actually probably in some cases would have reduced the ability to be able to put as many units on the property.

Councilor Price: He could put a big large apartment complex there, condos versus the cottage.

Councilor Jones: Yeah, right. So, I'm just thinking of over in the Mill Pond area and you have the apartment buildings that are there, not the senior building that's on the street across from the bakery, not the individual homes, but there's those three story apartments.

City Manager Estes: Oh, the townhomes.

Councilor Jones: I remember just from going and meeting a lot of those people when I was campaigning. I asked a few people about affordability and they seem to be very moderately priced homes. They're not luxury condos and they were mostly renters living there.

Councilor Price: Well, they're about \$350,000 and up.

Councilor Jones: Well, so I don't know why we would... I wouldn't personally object to three story apartment buildings like those in that area because it would just flow from Mill Pond and it would provide more housing units at an affordable or more readily affordable price.

City Manager Estes: And that's why having discussions... because I'll tell you, we talk about some of the nervousness now. I don't want to say nervousness when we're talking about land use and some of the... There was that in 2006, 2007.

Mayor LaMear: Yeah, absolutely.

City Manager Estes: And that's what really got the Riverfront Vision Plan going. And the concern at that time was that there was community concern about-

Councilor Price: On the water.

Mayor LaMear: Well, there were six or seven condo developments.

City Manager Estes: Right, over water but also there was concern that any housing that would be built on the dry land side would also be housing that would be more vacation.

Councilor Price: Right.

Councilor Nemlowill: There were 17 talked about, condo project along the waterfront.

Mayor LaMear: Seventeen, oh I thought there were six or seven.

Councilor Price: So that's why we have to have this work session and figure that out.

Mayor LaMear: Yeah.

Councilor Price: Because again, I think that how many \$300,000 and up places can you build that people live and work here are going to buy.

City Manager Estes: So I'll also say from a zoning standpoint, let's say that property, which is zoned commercial, developed as apartments. Because they're in a commercial zone, you have to remember we look at transient lodging in commercial zones as hotels and motels. So, there's some complex issues here. I think that at the time, the Council was probably maybe not sold on the concept of a cottage development as the right thing to do. But they felt it was important to get the rest of the area rezoned. And so, that's why they extracted that one area out.

Councilor Brownson: Is there a zoning that creates more flexibility for a piece like that, that says you could do this or that a little bit more.

City Manager Estes: However you want to craft it in terms of...

Councilor Brownson: You could create a whole new zoning category if one wanted to.

City Manager Estes: Right, yes. I'll tell you, we probably have, in my opinion, we have too many zones in the city. If anything, we've over complicated our code over the years. So, I think that anything we can do to be able to have overlays is a good thing in requirements on specific properties.

Councilor Nemlowill: Brett, can you remind me what the intent was in the Riverfront Vision Plan implementation to convert that property to residential.

City Manager Estes: It was looking at the concept of extending the neighborhood, the Mill Pond neighborhood, over to Safeway and to be able to have more of a cohesive neighborhood village along the waterfront. That was kind of just the concept at least. Also, there was some talk at the time about how Royal Nebeker's Net Shed could be somehow tied into that as a concept. At the time, Will was advocating for having some sort of artists village and how that whole thing could be tied in together. Will was participating in the discussion about how that could be looked at as one development. The difficulty with the Net Shed is that if it redevelops, in addition to a whole host of building code issues, there's not any land for parking. If that became some sort of

development unto itself, where do people park? Looking at that as a cohesive redevelopment makes it tough.

Councilor Nemlowill: But this was all on the premise that we would relocate the public works yard too, right.

City Manager Estes: As a concept, right.

Councilor Nemlowill: So I wonder are we still looking at that as a possibility. Because if we are then maybe that would make sense to think about converting other property adjacent to it to residential. But if things have changed and we aren't then maybe that concept of continuing the neighborhood along that area doesn't make as much sense.

Councilor Brownson: I can't see how this can't help because we're talking about a Cascadia event and that informs a lot of this discussion as we go forward. The idea of having a public and city services so vulnerable to disaster is something we really need to be thinking about.

City Manager Estes: Right now having the Police and Fire Department across the street from Public Works shop is a good thing. I think long-term if we are looking at having something that is somewhere else we need to be looking at-

Mayor LaMear: All three.

City Manager Estes: Right. During the December 2007 storm that was the hub of operations and that's where all city Staff were housed is the Police, Fire station, and Public Works shop.

Councilor Nemlowill: We better figure out where that is going to happen before we start repurposing city property to multifamily housing.

City Manager Estes: What it was doing was establishing a framework that would allow for that in the future. As to when, we would guide that. The question is also if the property-- Mr. Brew's property would develop in advance of that happening, how does that fit into the overall collective redevelopment potential for that whole area. One of the things that - Councilor Jones: has heard this as well - is ODOT and the City looked at opportunities to be able to have opportunities for people who are in that area to be able to not have to get on Highway 30 for alternate routes. And part of the concept was to be able to have people of that order they need to get to Safeway to not have to get on Highway 30 when it backs up. Sometimes people living in those neighborhoods have concerns with people who don't live in the neighborhoods driving through them, but we are a city of connectivity throughout. We have alternate routes to get around all over the place and we were looking at trying to achieve that from the transportation scenario as well to be able to get more mobility off the highway.

Councilor Nemlowill: Isn't one of the recommendations in the Buildable Lands Inventory to develop housing where the Public Works yard is now.

City Manager Estes: I'd have to go back and look. It may have as a concept. I would have to go back and look.

Councilor Nemlowill: Sounds like some decisions need to be made.

Councilor Jones: Yeah, if Public Works were to relocate they don't need as big a footprint as they have. I mean clearly they have lots of elbow room unless they anticipate in the future that they are going to need more storage or stacks of pipes and things like that. But if you walk around their facility right now it just seems like it's really spread out. And there's probably at least a third more room than they are currently using.

City Manager Estes: We'd have to do a whole analysis. If you recall when we rebuilt the fueling system over in that area, we had to put in new fuel tanks several years ago. Those were installed in a fashion



that they weren't buried. They're above ground. There are some other benefits to not having buried tanks but one of the benefits is that they could be relocated.

Councilor Jones: If I can shift to a slightly different housing topic back to second home ownership issue, I'm interested in hearing from colleagues and Staff. Are there any other disincentives to second ownership that cities can provide? Is it legal for example to assess some sort of fee that when someone buys a home and he's not living in it at least six months a year that would then go to an affordable housing fund? The same type of fund that - for instance if we do construction excise tax we had talked about - an affordable housing fund that could be used for a variety of projects. Is it legal to assess a fee to a second home?

City Manager Estes: I don't know. The question that Councilor Price: earlier is can you require a person to live in a house full time. I think it was you. I don't remember which one of you.

Councilor Price: For a certain amount of time.

Mayor LaMear: For at least six months of the year.

City Manager Estes: I was gonna be asking Blair that question and I'll ask this as well. I don't know the answer to that.

Mayor LaMear: I don't know whether this relates to what we're talking about right now, but I would certainly like to see that any construction of apartments include a certain percentage that have to be affordable. I know that that's done in other communities. It seems to me that that's one way to at least provide some affordable housing. Builders still have an opportunity, and developers, to make money, make a profit.

City Manager Estes: Okay, so that was actually illegal in the state of Oregon until a year and a half ago. However, what we have to do is, the code says now if we require it, the City has to pay for that. It has to incentivize the developer.

Mayor LaMear: Oh, the city has to do it.

City Manager Estes: Yes. Now we can pass a code saying it's mandatory, but then we have to have a pot of money to compensate.

Councilor Jones: So then the question is to figure out how much it's going to cost us to provide this incentive and are we better off just keeping those funds set aside and used for other affordable housing projects.

City Manager Estes: Was the whole conversation with the construction excise tax, if we establish the tax, that money could be set aside. And then came the discussion of if we did apply the construction excise tax, how do we get the most bang for our dollar and do we get more for doing other projects, like incentivizing the whole redevelopment of existing houses, those zombie houses, as they're referred to. Dangle a carrot out there to say let's get those houses fixed up.

Councilor Nemlowill: If they're properties we don't own it's more difficult to provide incentives. But if they are properties that we do own we have more tools to provide more incentives, such as the former Safeway site. If we were to put out a request for proposals, as we have indicated as one of our goals, for somebody to build apartments there given that we own the property I believe that we could ask for a certain percentage of that to be an affordable, however that would shake down, or work force. or whatever, because we could offer things such as low cost land, property payment deferrals property tax abatements, different things like that because we own the property. Same thing at the ARC, if we were to put Parks Department maintenance staff into the Public Works yard space and take some of those other programs that are offered there and find new homes for them and sell that property for multi-family housing. Again, we own that

property and we can offer a certain incentives making it cheaper to buy or cheaper property tax wise in order to achieve affordable housing units.

Councilor Brownson: I think that came up when we were talking about the Safeway space and getting RFP out there. We could craft that RFP to look for people that want to go that route and then we can work with them.

Councilor Price: Can I return to the issue of the pawn shops. Well the downtown association, a number of businesses along Commercial are concerned about this and I know the residents are. The Mayor and I have talked about it a little bit and Councilor Jones: why. I have three reasons here. One is that they offer predatory loans really on personal property, some of which is not one's personal property. They're frequent targets of crime. Because of that they have to have additional security that often includes ugliness's like gates and bars and other those sort of things. Therefore there is an impact on Astoria Police Department. For that and other reasons that I don't have off the top of my head, also the fact that they do sell and trade in guns. You're gonna have more people perhaps than we already do walking down the street with guns that they want to sell. And then maybe they can't enough money for it, they walk out mad with a gun. I think that if you look at cities that have pawn shops, you look at little downtowns pawn shops, these are not part of what I consider to be a unique character of Astoria. I would like to just outright ban them and I certainly want to ensure that they are not allowed to trade guns at the minimum.

Councilor Jones: There is an existing pawnshop, right. Isn't there a pawn shop in town?

City Manager Estes: No, there's one that's county.

Councilor Jones: I was thinking for some reason that store right across from Vintage Hardware was pawn. There's a bunch of used stuff in it and I thought it was pawn.

City Manager Estes: It's more of a resale shop.

Councilor Jones: There are several different issues wrapped up in Councilor Price's argument. The gun piece, I think we need to talk to Blair. I don't think we can legally outlaw the sale of legal items anymore than we can outlaw the sale of marijuana.

City Manager Estes: This question was asked and his statement is, and this was a cursory response. He feels that the City could band pawn shops or second-hand dealers from purchasing weapons, but we have no authority to regulate the sale of firearms.

Councilor Price: So we have to ban them.

Councilor Jones: And we already have firearms being sold in the city.

Councilor Brownson: We do.

Councilor Jones: Yes, firearms are sold at retail establishments in cities already.

Councilor Brownson: At a single retail establishment.

Councilor Price: Once again there is nothing we can do. Really, people, we have to start at a certain level recognizing some of the problems that our community and our nation in general and doing what we can about it. That's the way I el about it and you may differ.

Mayor LaMear: I agree.

Councilor Jones: Well, I'd keep the gun issue separate from just pawn shops in general.

Councilor Price: Well we were talking about just the gun issue to begin with.

Councilor Jones: I'm not going to argue to try to ban the sale of within the city limits when you can go to Warrenton and buy guns. I don't think there will be a single incident of crime that you could attribute to the sale of firearms in Astoria versus the sale of firearm in Warrenton or Klaskanine.

Councilor Price: Knock on wood. I think if you just look at the state of our nation and I think that this is the attitude that has brought us to the point where we are, where dozens of people... I think that it's true that once Sandy Hook happened, and it was okay to kill children in the school, that was the end of the discussion. And that leads us to where we are now.

Councilor Nemlowill: It's not okay to kill children.

Councilor Jones: I think we can all agree with that.

Councilor Nemlowill: I don't think that's what you meant.

Councilor Price: Well, that's what the nation said. I don't say that at all. But I would like this community to be able to stand up however it can even if it does mean that. It's like some communities are still dry and they have their reasons for being dry. It's because it speaks to their community values even if they can go across the street to another county and get completely drunk. There is just this still, what's the community value.

Councilor Jones: Well, if there is gonna at some future date be a proposal to enact a code change that bans the sale of firearms in the city, I just think it needs to be in the context of we currently have establishments in the city that sell firearms. And also there might be consideration by those proposing the changes are you talking about the types of firearms, that's a very different conversation. If there is going to be a proposal in the future to perhaps ban certain types of firearms, perhaps high capacity magazines, or weapons, again that's one I would ask Blair to weigh in on. What precedents have been established as to what the community can immediately do? But you have a commercial establishment in town now that sells pistols, hunting rifles, and shotguns. I don't have any idea whether they sell ArmaLite 15 rifles (AR-15) or not. I don't like the fact that they can sell that stuff legally. But-

Councilor Price: They're not buying them from people who need money for reasons that we don't know, but I'm sure they range from paying the rent to buying drugs to whatever, and are holding them under predatory loan practices until someone could come up with [inaudible] pawn shop is different.

Mayor LaMear: What about banning pawn shops? Blair indicates that would be legal. I presume we cannot ban the one that already has its proposal in.

City Manager Estes: Right.

Mayor LaMear: But we could from this point forward.

City Manager Estes: Right, we would be taking code amendments through appropriate... I mean, I think there'd be not only Development Code changes but also City codes. Our Development Code is silent with regards to pawn shops because they are treated like commercial establishments. We do have a provision in our City code that talks about pawn shops and how they interact with the Police Department and so forth. I think that if the Council direction was to do this, we would need to be looking at a two pronged approach most likely.

Mayor LaMear: I would definitely support it because as, well for many of the reasons that Councilor Price: has mentioned, but the fact that they often have these bars or the things that drop down and hide the doorways at night and all that kind of thing. That isn't Astoria.

Councilor Jones: I think it begs the larger question of what types of establishments can we feel we want to put a cap on. As you indicated, if this individual already has a permit application, we can't change that anyway. But we want to put a cap on pawn shops, what about marijuana shops, what about breweries and any number of things that certain people in town will say another brewery, another distillery too much alcohol. I don't have to agree with that settlement, but some people feel that way. Are there other caps that we should put into our 2025 year vision, caps on other types of establishment where we say you know what, 10 marijuana stores. That would be the limit and we are not going to issue a permit after the 10th one or... Is pawn shop the only type of establishment?

Councilor Price: No, we talked about franchises, so those are two things. I don't think it's a slippery slope that we're talking about.

Councilor Jones: I'm not saying that we shouldn't do that. I'm not opposed on putting caps on those types of establishments. I'm just wondering what other establishments should be included in the list and then when do we talk about what the cap should be. What about the marijuana shops? Do people feel there should be a limited number? What are we at now, seven, six?

Mayor LaMear: Brothels probably aren't talked about in our ordinances either.

Councilor Nemlowill: Yeah, talk about our heritage.

Councilor Price: We've talked about that and the problem is that the regulations that the State put down on... To say that there are regulations that the State put on marijuana shops and what cities can do about them, I mean as we know, we can't even know how much money we're getting from them, which is insane. Oregon, a sunshine state, and now we have secret revenues.

Councilor Brownson: Well that's a whole other discussion.

Councilor Price: But yes, I have asked before. I asked two years ago could we look at a cap on the number of marijuana shops and apparently the answer to that is no.

City Manager Estes: Well, the answer is yes. We could have done that, but the Council was not wanting to go there.

Councilor Brownson: We could still do it. Let's go back to the pawn shop. I'm totally intrigued. I didn't know we had one coming. I have this general feeling about pawn shops that when I see one I could certainly attest the aesthetic of any pawn I've ever seen, mostly. There are a few tastefully done maybe here and there. And I've always thought them as a really interesting place to go and poke around and see if I can get a cheap guitar, but I haven't really thought of it beyond that or being in our downtown. It just never occurred to me. It's really an interesting question and I think that if that's something we don't want, what is it that we don't want? Would it be okay if we have one that's next to the new Napa store over there on that side versus downtown. Because when you start talking about what's unique about Astoria and you talk about downtown, I see downtown as trying to continue this redevelopment of existing buildings and making it look more attractive and more vital all the time. I don't think pawn shop adds to that in any particular way any more than I think New Deals (Deals Only) adds to that aesthetic a great deal. But I haven't gotten rid of New Deals. I think you're starting to think about predatory lending. That's a huge problem and I agree with that. I'm happy to make a statement against that.

And the aesthetic argument I think is also a really good argument. As far as guns go, listen, I'm right there with you. I think that it's an extraordinary problem. The idea of Astoria in some way being able to say we're not going to stand for it even though you can go next door and buy one is not an unreasonable thing to talk about. I don't know. We always have Warrenton. I think that we started out with a vision that this certainly doesn't fit in anything that we've talked about as

far as what we want to see Astoria look like in the future. It just doesn't. If you want to have a discussion about banning any more –

Councilor Price: Then if this one goes out of business, never again.

Councilor Brownson: When this one closes up, it doesn't come back. I'm happy to have that discussion.

Councilor Nemlowill: I guess what bothers me, I don't really have as many negative connotations about pawn shops as you might. But perhaps it's just ignorance on my part. But, one thing that you said that bothers me, mostly is the idea of bars being on the window. That's also what bothers me about the marijuana establishments, is the aesthetics. I don't really like to see windows downtown blackened and I've wondered can we just make it so windows downtown aren't blackened. Can't we make it so there aren't bars on windows? I mean if we're talking about character protection, I don't think that it necessarily needs to be, "Well, we're going to ban this and we're going to ban that because we decide that that doesn't fit in with our character and if you want to do business in Astoria, you better forget the types of businesses that we banned because you're not going to get to open those." But if you do want to open a business in Astoria, you need to make it look nice and fit with the character. You can't put bars up on windows and you can't black out windows.

Councilor Jones: I agree. If we were talking about it now and it was a voting meeting, I would be opposed to anything that would ban pawn shops outright. I would rather identify what is it about the pawn shops we don't like and address those issues. So a design review of the requirements would certainly be one. As to that other store that we're not allowed to say because its under review, but it rhymes with mollard mineral or something. People objected to that store because of the assumption that we don't want that look. Well, instead of banning certain stores, just be sure that your code calls for the kind of looks that you want so that any store that applies-

Councilor Price: It's not just the look though. It's the value. When we're talking about a community vision, we're talking about values. All the visionary things that you said, that we've all said, have to do with the values that we hold personal and community values. You can make a pawn shop look pretty, I'm sure. There are all sorts of expensive ways of putting alarm systems around that are not ugly. The Five Zero Trees is actually a very attractive place except for the fact that it's got the blacked out windows, but they try to make that look attractive and the awning is nice. I have no problem with its look, but with the pawn shop, you can't take away the predatory loan aspect. That's a value that I am willing to stand up and say that should not be in this community. You can't take away the impact on Astoria Police Department (APD). That's a value that I'm willing to stand up and say businesses should not create an extra burden, be known to create extra burdens on police departments that are already overburdened. If the Council in general says that's okay, then let's figure out how we can charge them an extra lot of money, some kind of money in the permitting process to have a pawn shop. Because we know that they're targets of crime, that they engage in stolen property, etcetera. Let's make sure that APD has the resources to deal with that. But again, it's just to me the loan business, the impact on APD, the guns. These are values that I'm willing to stand up and say no.

Mayor LaMear: I agree. I also believe it pulls down the economic vitality of the rest of the neighborhood. I worked a couple of summer down near Coos Bay. You would walk down those streets and there was pawn shop after pawn shop after pawn shop. You just kept thinking is all they have resell shops and pawn shops. They have no community development. They have no community vitality.

Councilor Jones: I think those pawn shops are a symptom not a cause of their economic issues.

Councilor Brownson: That's true.

Councilor Nemlowill: What about strip clubs? What about jail bond places?

Councilor Jones: Oh goodness, let's just get started.

Councilor Nemlowill: There's probably a whole list of types of businesses that we would not like to see in Astoria. We haven't even scratched the surface.

Councilor Jones: I would rather put the blame on any additional strip clubs than pawn shops. To me if you're going to prioritize what we want to put caps in the community, a pawn shop wouldn't have risen to the top of my list, but strip clubs would.

City Manager Estes: With sexually oriented businesses, because of the state of Oregon's very open constitution, any place that entertainment is permitted, we cannot differentiate as to whether they have clothes or not.

Councilor Price: The slippery slope issue is something that prevents a lot of things from being done and we're talking about a particular business. I'm not trying to generalize out to other things. We are talking about a particular business, which has three strikes against it in terms of values, and visions that we're looking for in Astoria period. We've also talked about franchises businesses. Again you know it happens from time to time here that we stand up we say we are going to increase fees because we need to do this. Then we don't. If we're going to have a vision and were going to talk about a sustainable community that both pays its way and it has vision if we want, there are gonna be sometimes where we're going to have to say no or yes in some very strong ways that not everybody is gonna like to make it happen, to create the community that we think we want.

Councilor Jones: I'll clarify where I stand on pawn shops. I don't have any particular stance on pawn shops. I would love someone to come in and if we're going to consider that, have someone come in and educate us on... I'm not aware that it's a fact that pawn shops always cause an increase in crime and those other things. I'm willing to be convinced. I'm very willing to be convinced of it. I just want to know that. I haven't followed the issue of the pawn shops. I've been to a pawn shop to buy stuff in the past, and old guitar, old stuff. I don't really have an opinion, but I'm completely willing to be swayed by some statistics that can convince me pawn shops are a really bad for the community. I'm not familiar with the issue. That's why I'm not saying yes I want to vote.

Councilor Brownson: And it can boil down to individual businesses. I suspect there are some, or maybe a pawn shop or two that run with great integrity and safety community and is an asset to a community in some way. It's a way that people can maneuver economically, although again the predatory loan thing I just have some very strong feelings about that aspect of them. It's tricky isn't it? I think this is a great opportunity to have this discussion again, to get educated, and figure out what it is.

Councilor Jones: Predatory loans are against our values, but I think we already have predatory loans. Don't we have places in town that do the pay day check cashing? Is it that tobacco shop? Maybe I'm completely wrong. I thought I saw a sign up about a pay day loan.

Councilor Nemlowill: It's not really up to the city to oversee predatory loans. Isn't it the State and the Feds that regulate all that stuff? Who's to say going and getting a credit card in a bank that might charge you 30 percent interest if you miss a payment isn't predatory.

Councilor Brownson: It is. I think so.

Councilor Price: But Zetty, I hear you. I just think that you could take that statement and then there's no point in even having a vision statement. Who are we to say what we should have, that we should have more housing, that we should regulate the kind of housing that we have, or we should regulate anything. I mean who are we. You just sort of kind of have to make a... It's just one issue, but I

think you make many great arguments. That's not a great one because that just says don't regulate anything. Who the hell are you? There's nothing wrong with – there are plenty of cities, great cities, that are much more vital than Astoria will ever be probably that have infill housing, don't have any regulations for design review or this or that or the other. They do extraordinarily well. They have lots of businesses for people to operate in. And that's the argument for it. That's the argument for deregulation. Let everything go because then, you'll get everything and you'll have much more and everybody wins. So it's both sides of the coin. I'm not for either one or the other. I like a little bit of both.

Councilor Nemlowill: Well, I didn't know about this pawn shop, but if there were a strip that was going in to where the arcade was, I think we'd be talking about probably banning strip clubs. I guess we just... Banning pawn shops might be something we can talk about, but I think we're focusing on that just because there is a particular proposal. We might be forgetting about other types of-

Councilor Price: I'm focusing on it because I represent the downtown and I have downtown businesses who are very concerned about it coming. Predatory loans, which is not something that I want to... If we were talking about pay day loans, I would hope that we could get those out as a predatory loan issue. And because of the additional crime that tends to come with it. The trafficking of stolen goods, which is absolutely just a known part of all of these things. APD keeps track of these things and we'll have to keep track of the additional burden on APD.

Councilor Jones: I'd be very appreciative of looking at this some more, have Chief Spalding come in and maybe give us a presentation or something on what... I mean I'm sure he has a well informed experience and opinions on the issue.

Councilor Price: So clearly, there's nothing we can do about the one that's coming in. Although, maybe there's something we can do about regulating trafficking guns. And I would like to do something to prevent them from trafficking guns.

City Manager Estes: I'm thinking maybe if we have this added to a coming City Council meeting, have the City Attorney and Police Chief be able to dialogue with the full Council.

Councilor Jones: Remind me what it was that you quoted earlier that Blair had said about the issue. I've forgotten the language.

City Manager Estes: He says, 'As I understand, the City may ban pawn shops or second hand dealers from purchasing weapons, but otherwise have no authority to regulate the sale of firearms.'

Councilor Price: So you can ban or regulate second hand sales.

City Manager Estes: Yeah.

Councilor Jones: Not sales, purchases.

Councilor Price: I'm sorry, purchases.

City Manager Estes: This was a preliminary... You know a question was asked and response, so this is his take and he hasn't gone in and delved into the issue. But we could bring it back at a subsequent meeting where Blair could have more detail and be able to the legal analysis necessary. That would probably be a good thing. And be able to have Chief Spalding to talk about impacts of pawn shops.

Councilor Jones: If I could ask, could we take a look back at the housing issue and the two major themes of expanding the urban growth boundary and infill. It seems to me that in terms of a 25-year plan, we need to look at expanding the urban growth boundary. And I'm poorly informed on the issue other than I think you told me that typically when any city in Oregon proposes expanding the urban growth boundary, plan on ten years to get through the law suits by all the environmental

groups who will file automated law suits just because they can, because you're gonna have to cut trees down. But it seems to me like expanding the urban growth boundary is something we should be looking closely at moving forward on knowing its gonna take ten years or more to do it. And then on the infill issue, I know Staff had brought in some recommendations two years ago that probably would fit in the infill category, as far as changing setbacks and elevations and things. I don't know how we make real progress on housing without looking at infill again, knowing that there will be people who will object to infill because it changes a view for example. And without expanding the urban growth boundary, I think we need to look at both of those things in my opinion.

Councilor Price: As I recall one the discussions we had about the infill issue was we had asked for some additional information like what kind of housing is it that we need. We know that single family housing is the most needed, but other than that. And then also we talked about the overall issue of before we just did these bit by bit things with infill. I lost my train of thought.

City Manager Estes: So let me see if I can coalesce. First of all, the buildable land inventory is not looking at market conditions, it's looking at availability of land. Where we're deficient on the availability of R-1 single family zones property. That is what the Buildable Lands Inventory is looking at, not market but just availability of land to do that type of work. Then comes a question of what do we need here in our community. I think that is where the county housing study was wanting to be able to delve into that more. To be able to understand what's really needed in Clatsop County. I'll let you know that we've had, since the City of Astoria has entered into the agreement with the county to contribute some money, we've had our first meeting between the various jurisdictions to be able to start the process of putting together a scope of work. We're going to be getting back together later on this month. Cameron Moore has been leading that charge to put together the scope of work for what's going to be needed here. We don't have a draft yet. But at least he and the different jurisdictions are looking to get that completed.

Councilor Price: I think I also recall we also talked about a vision interest that you mentioned, which is determining how big you would want the city to grow. That was the big thing and we hadn't had that discussion yet. That was inhibiting our interest with going ahead with those code amendments right away.

City Manager Estes: That's interesting. What's also interesting is from a policy standpoint, when you do a Buildable Lands Inventory, the state prescribes through a methodology a growth rate that they anticipate that you would see within a community. And the way it's developed is they take what is anticipated in all of Clatsop County and they divide it up amongst all jurisdictions. We're given by Oregon State Statute sort of an anticipated growth rate. I'll tell you that typically what we see is we have that prescribed growth rate, which is prescribed by State Statute. But we don't see it because we've stayed about the same. It will be interesting to see what happens at this next census. I'll tell you that Community Development is already working with the federal government on the 2020 census. We're already ramping up preparing for that. It will be interesting to see how we fair after this time. We've had multifamily housing units come on line since the 2010 census. At the same time, the questions of how many families no longer live in Astoria. We hear the school district, Astoria School District, talk about shrinking enrollment and are we having more older retirees that don't have children which brings the sheer number of families...

Councilor Price: You know I think we have to be careful about that though because it seems to me everybody I know under the age of 40 or maybe 35 is having a baby now. There are more babies in this town than I have seen in years. I just remembered I talked this with my girlfriends who were about my age. Ten years ago up until five years ago it's like where's the next generation? Are we all old? Who's going to... Then especially with the breweries coming on and the success of ... because they're hiring a lot of workers and they're young workers and they're young families and they're finding each other in their work. You see that at the coffee house and Carruthers and the other businesses in town. And there are a lot of more younger people here now and a



lot of them are having babies now. This has been with the school districts and always a cycle where things ebb and flow. So you just want to be careful about that and look to the future.

Mayor LaMear: So tell Superintendent Hoppes to get ready.

Councilor Nemlowill: So what about implementing the Buildable Lands Inventory and being in compliance with what the State requires. That is for us to have a supply of buildable employment and residential land. What about what Bruce said about expansion of the urban growth boundary? Why aren't we implementing the Buildable Lands Inventory?

City Manager Estes: If we were to do that, that's maybe a very large project. What we have to do is do an analysis called an easy analysis, economic, environmental, and social analysis. We have to then look at where is the best place to be able to expand. It become a very long process. Typically urban growth boundary expansions that have been seen recently particularly in the Willamette Valley have been taking ten plus years. It costs quite a bit of money to be able to take on these efforts. What I will tell you is that there's acknowledgement that is has been such an issue that there has been a discussion at the legislature about the problems of having an Oregon land use system that requires this but at the same time it's difficult to be able to get implemented. I don't think the legislature really has it. I don't think it's set yet. I think they've been working on it. But how do we deal with these conflicting values of livability and also at the same time providing that space. Is there a different system to make that work?

Councilor Price: Is the implementation process all Staff or do you hire consultants to do it or a combination?

City Manager Estes: Both.

Councilor Price: It's expensive.

City Manager Estes: It's expensive and it's not just planning. It's also Public Works because you're looking at how do you serve utilities. It's a fairly substantial project from a political capital standpoint. It's the way our comprehensive plan reads. We are a bit of an anomaly here in Astoria that our urban growth boundary is inside our city limits. Most places it's the opposite where your urban growth boundaries outside of your city limits.

Councilor Price: Where does our urban growth boundary end on the east side of town?

City Manager Estes: It really kind of zig zags around the neighborhoods.

Councilor Price: When you're going out 30, do you know where it ends there for instance?

City Manager Estes: It's pretty much the edge of Alderbrook and then it wraps around Emerald Heights.

Councilor Price: Does it include Blue Ridge?

City Manager Estes: Yes. That's inside the urban growth boundary.

Councilor Price: Okay, so by the time you get to the Crest Motel from there out probably.

City Manager Estes: Well our city limits goes out to Merts. It's a little finger.

Councilor Price: Right, so somewhere in there.

City Manager Estes: Right. The way that our... If we were looking at expanding our urban growth boundary, we would be expanding the urban growth boundary within our city limits, which takes in the area around the Column.

Councilor Brownson: Around what?

City Manager Estes: The Column. Those areas blow the Column and-

Councilor Brownson: The landfill.

City Manager Estes: Right, the landfill heading east. Right.

Councilor Price: That's been purchased and has a plan to develop on the other side of that, the south side of Coxcomb.

City Manager Estes: No, I'm talking about if you're on the lower level of the Column, down where the Columbia Memorial Hospital (CMH) field is heading east all kind of in that area.

Councilor Price: Okay.

Councilor Nemlowill: So I don't understand. That is within our urban growth boundary, but it hasn't been annexed into the city yet?

Councilor Price: It's in the city.

City Manager Estes: No. Our city limits extends eastwards past the urban growth boundary.

Mayor LaMear: And hasn't Ken Cook said that if we exceed a certain population, which I think is really important, what Bruce was saying, it kicks in a whole lot of different State regulations and so forth than we deal with now.

City Manager Estes: Yeah.

Councilor Price: Like our water treatment.

City Manager Estes: Our population projection prepared by Portland State University has already put us over that threshold.

Councilor Price: How far?

City Manager Estes: I think we're at 10,500.

Councilor Price: For when, 2020.

City Manager Estes: No, population projection as we currently... but that is just a projection.

Councilor Jones: More than likely, when the census comes out in 2020 – or it comes out in 2021 I guess, right? The results.

City Manager Estes: '21, '22.

Councilor Jones: And shows us over 10,000, I guess we need to ask to get a briefing and list of things we should expect.

City Manager Estes: Well, we really don't-

Councilor Jones: You don't know yet.

City Manager Estes: There's some things that would have to be negotiated with Oregon Department of Transportation (ODOT), with the State, in terms of what we would be required to take on. But we don't know.

Councilor Brownson: When we talk about Astoria... I was listening to a Warrenton Commissioner talking about expected population growths in Warrenton. They do see over the next five to ten years a pretty substantial increase in population anticipated. And they've got the room for it, right? So, I think that's where we're gonna see a lot of the population go. I just think that I want to continue to listen to this conversation about infill and urban growth boundaries and what we can do. Because in earlier discussions that I've listened to, they've always talked about our limitations and our inability to go beyond where we are and we have to maximize what we have. And that's informed a lot of this discussion. So, I'm really interested in that continuing because identifying what the real needs are so we can get back to workforce housing would be really important. Workforce are the people who aren't making a lot of money, they have limited ability to transport themselves potentially, and so being here in Astoria is important to be able to get to work to be able to access professionals who come into town and live in Warrenton, which isn't such a big deal. It's just a quick drive across the way and there's housing, a pile of housing, non-affordable housing going in out there. And what we'll see is that population probably migrate that way too. So, again, it's just an interesting discussion how we really see it playing out.

Back to the vision, what is our vision for Astoria? Who are the Astorians? And we have, when we talk about housing, what was brought up at some too, don't forget, is this temporary workforce housing that's lacking around to serve our seafood industry and what not. We need to sit here and pick our battles. We need to sit here and pick what's really the most important thing, I think, and put our efforts in that. We only have so much time and energy and money to do this stuff. I think the urban growth boundary is right, but we just heard and it didn't take long to see the time and expense of getting there and then implementing it with infrastructure, which is judged as a sum loss game for a city to invest in infrastructure for new development. There's no win there. It just costs us money to get that stuff done. And we don't really get it back except over a long period of time.

Councilor Price: And so expanding the urban growth boundary (UGB) is part of implementing the Buildable Lands Inventory (BLI), yes.

City Manager Estes: Right.

Councilor Nemlowill: That's not the only way to implement it.

Councilor Brownson: Right, but not the only way.

Councilor Price: But is it an essential part of it.

City Manager Estes: Well, it makes it more difficult because in our case, because what we are deficient on is single family residential zoned land. That becomes little bit more difficult. If we were looking at ways to address... I guess the Department of Land Conservation and Development (DLCD) says maybe there's other ways to address that deficiency if we want to look at other development types. Like if we say we want to become more dense, more urban there's ways to modify that. And we'd have to pull in someone like Patrick Wingard who has taken a position elsewhere or whoever our new DLCD rep is going to be to have those conversations.

Mayor LaMear: I'd like to see where that urban growth boundary would go to. Is it strictly to the east of the Column? Because you've mentioned the Column a couple of times. It wouldn't include any of the Column grounds, would it?

City Manager Estes: No, we are talking about the lands that are the areas where our water reservoir is down Pipeline. If you take Pipeline out, goes outside the urban growth boundary. That's where we are talking about.

Councilor Price: Is there a map? There must be a map.

City Manager Estes: Yeah.

Councilor Jones: I'm sorry, in the room next door I think. Isn't there a huge map in there? We can just go and you can point to it on there.

City Manager Estes: Yeah, I can point to it-

Councilor Price: I know where it is. I just thought if there's a map of the urban growth boundary--

Mayor LaMear: Yeah, I would like to see it.

City Manager Estes: Here, I'll just get this real quick.

Mayor LaMear: But one thing on infill, one thing that we talked about and I don't know... I mean I just don't remember how the infill conversation went. Maybe you remember Zetty or Arline. One of the things we talked about was could we start with infill outside of the historic districts so that you were preserving the character of the... Oh, you brought the whole thing. That is lighter than I thought it would be.

Councilor Nemlowill: That is a large map.

City Manager Estes: So the...

Councilor Jones: Why don't I hold it.

City Manager Estes: So in general, the urban growth boundary goes around. There we are. It goes around Emerald Heights, tucks in along neighborhoods, and then this whole area, this is all within the city limits.

Mayor LaMear: How much of that is slide area though.

City Manager Estes: So you see the pink is the urban growth boundary and the yellow is city limits. The history here is that when the urban growth boundary was first established, our urban growth boundary was commensurate with our city limits. And then 1000 Friends of Oregon sued and prevailed. And it was brought in. So that's the history going back to the early '70s.

Mayor LaMear: Do you think they would still.

City Manager Estes: Well, generally 1000 Friends of Oregon continues to be advocates of preserving tight urban dense developments.

Councilor Jones: So, if you proposed cutting down 10 acres of currently forested land to build-

City Manager Estes: We don't know.

Councilor Jones: They'll probably sue.

City Manager Estes: Tell, we don't know. They're a land use watch dog. That's their mission.

[Crosstalk]

City Manager Estes: But I will tell you one of the things that is the reason why the Department of Land Conservation and Development has not been pushing this, is that this is a problem that communities across the state have been facing and the fact that they recognize that there are challenges within their process to expand the urban growth boundary. They are not knocking on our door and saying you have to do this right here right now. There are some benefits to the

city to be able to say when you want to. Do they have the ability to come and say you must do it now? There probably is, but they haven't just because of the challenges.

Mayor LaMear: Okay, I think we should--

Councilor Price: Is there... You might be good at this Zetty. Where are we? Can you sum up what we did today?

Councilor Nemlowill: No.

Councilor Price: Bruce.

Councilor Jones: I think the only thing I wanted to come out of this with and anything above that is just icing on the cake, which is simply just to have a good discussion of what are those different things that we are going to need to be talking about in the future that comprise our vision for the future. We talked about those things and we did a good job of writing a draft vision statement. Zetty did a really good job as well with parts of her page that I think would be exactly word for word what I want in a vision statement. And we talked about we want to preserve our unique character. And we talked a little bit about what is our unique character that we want to preserve. We gave specific guidance to Brett to ask Staff to look at how to impose some restrictions on formula buildings. I think you called them something like that.

Councilor Price: Formula businesses.

Councilor Jones: We talked a little bit about how Zetty phrased it was a year round community where Astorians who live, work, and play. And that's the starting point for future conversations about exactly what does that mean. We talked a little bit about that. A year round community means we'll be looking at second homes. Can we put any restrictions on second homes and also enforcing the short term rentals? Maybe put a cap on short term rentals. I think we made some progress on those issues, but we have a lot more to do.

Councilor Price: And was there to be-- What did we decide about George Brew, that property? Did we decide we wanted to relook at that?

City Manager Estes: I was going to get and send information about where that is and I looked at it some. What I took away is that, there's interest in the Council revisiting that from a zoning standpoint at some point time in the future. It's something that- I will tell you that this is... Bringing this up and having a discussion, why I want to bring it up is to say, "Hey Council, before there's a surprise later on, I want to make sure it's clear you understand what the situation is there." And what I understand is there's interest in revisiting I will tell you that I think that this is a good precursor to goal setting. This is a lot of stuff that... The conversation was able to... While there are a lot of commonalities in terms of what people in the Council feel is important, I think a lot of that has gotten out on table and I think it actually sets things up better for goal setting in a couple of months.

Councilor Jones: In just thinking about it today, as far as goal setting my personal view right would be I wouldn't see drastic changes. Every one of the goals that we established in January really we weren't gonna finish in one year. They're all long term goals, really. I would see most of them staying on there with maybe some tweaks, maybe one or two additions or deletions, but I would think most of that is still.. To me, they're all still important priorities.

Mayor LaMear: Usually what happens is that you know that you're still working through a certain percentage of those goals and you may add a couple.

City Manager Estes: And there are some times as I've said before where there are past year's goals that... I mean I go to the Western Gateway scenario, that was a goal from several years ago, but it's taken that much time to be able to get to this point. I will let you know that we got word

yesterday that it appeared as if we are going to be getting... The cost of this project is larger than what was initially scoped and we were told. And so, this is about \$200,000 project that we are going to be taking on.

Councilor Nemlowill: What is?

City Manager Estes: The Western Gateway planning process. And what has been conveyed to us by the State is that they approved additional money rather than cutting the scope. They've approved additional money to go to this project so we don't have to cut it. So now, the documents are finally at the Department of Justice to get the intergovernmental agreement (IGA) prepared to bring City Council.

Councilor Brownson: Brett, I noticed that the League of Oregon Cities (LOC) is also offering a day workshop in December for visioning and I don't know if anybody had any interest in participating in that at all. It's lead by Eric Jensen.

Mayor LaMear: Where is it going to be.

Councilor Brownson: It's going to be in Sherwood and there is an entry fee. It's \$150 for preregistration. It's a day long.

Councilor Jones: I need the date.

Councilor Brownson: I would have to go look. It was like... the 6th jumps to mind, but I could be wrong. I'd have to double check.

City Manager Estes: Zetty, you took that once.

Councilor Nemlowill: I took it once. It was an elaboration of the shorter class that we took at the League of Oregon Cities conference. So, it went more in to depth. I saw a lot of the same slides that were shown at the class that we took. There were just more of them and there was some opportunities to break out with people from other cities to do some kind of role playing and setting mission vision values. It gave me a little bit of a better understanding for visioning and strategic planning, but I also I walked away from it realizing we are going to need probably about a year and maybe \$75,000 to do a hybrid approach of visioning and strategic planning. I don't think that's-

Councilor Price: Do you recommend it?

Councilor Nemlowill: I don't think that's news to anyone.

Councilor Brownson: Yeah, I was thinking that since we are not really ready make that big leap that we can do this later, next year or some other in time. Right now there's plenty of other things to do.

City Manager Estes: A year and a half ago, we had Mr. Jensen come to a City Council meeting and gave a presentation on the vision process as well. That's something that as we get further-

Councilor Nemlowill: Bless you.

Councilor Price: I just wanted to say this was a great conversation. I really thank you all for allowing me to express my passions and lay them on the table occasionally. Thank you.

Mayor LaMear: Thanks, everybody. Okay, it looks like you have plenty to do. I will adjourn this meeting.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 12:02 pm.

**ATTEST:**

  
\_\_\_\_\_  
Finance Director

**APPROVED:**

  
\_\_\_\_\_  
City Manager