

Warrenton: Site has 50 somewhat flat, buildable acres

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The site also presents a potentially synergistic development for Warrenton Fiber, which owns much of the uplands in the area and is developing a new subdivision next door.

The school district's purchase of the property would be contingent on voter approval of a \$38.5 million bond in November. The bond would also fund the construction of a new middle school as the first phase of a K-12 campus.

The district looked at three sites for a new campus.

One was on county-owned, industrial-zoned land in the North Coast Business Park. Another was on agriculturally zoned land owned by Warrenton Fiber along U.S. Highway 101 Business near Trails End Recovery, in an area known as Airport Hill. While the property on Airport Hill would have been cheaper, it faced several hurdles because it is just outside district and city limits, Jeffery said.

"Oregon's land use laws are designed to prevent us from doing what we were looking to do out at Airport Hill outside the urban growth boundary," Jeffery said. "That urban growth boundary, there's a reason for that. We would have had to prove that we couldn't build anywhere else."

The Warrenton Fiber site near Dolphin Avenue presents the school district with 50 somewhat flat, buildable acres significantly above sea level, in a high-density zone suitable



Colin Murphey/The Daily Astorian

Superintendent Mark Jeffery speaks to teachers on their lunch break at Warrenton Grade School, which school district officials say will be 40 percent over capacity this year.

for a school campus and near utilities, Jeffery said. The site is also close to law enforcement, with the Clatsop County Sheriff's Office to the north and the Oregon State Police to the west.

Just east of Warrenton's proposed master campus, contractors for Warrenton Fiber are laying out the design for the first phase of a new 74-home subdivision called

Roosevelt. The company hopes to break ground in the fall on the first phase, which includes about 30 homes, said John M. Nygaard, a member of the company's leadership.

Once the layout of Roosevelt is approved, construction can start on the new S.E. Bugle Avenue from 19th Street, between the former youth jail and the sheriff's office headquarters, south to Roosevelt.

The subdivision will also likely provide a necessary second access point to the campus and a connection to Dolphin Avenue, Jeffery said.

The area around the campus represents one of the few industrially zoned, developable areas in Warrenton out of the tsunami zone, Nygaard said.

"We are getting kind of a business park feel on the front

of Dolphin," he said.

While it prepares to negotiate the property purchase, the school district recently began meeting with staff and the school board to start planning what the new campus will look like. The initial middle school would be designed for 260 students to alleviate overcrowding at Warrenton Grade School. The campus is about 40 percent over its

intended capacity, with more than 800 students expected to start classes next week.

In initial meetings about the master campus, school board members have raised concerns about presenting a quality product but keeping the design simple to avoid the sort of cost overruns faced by the Seaside School District in building its new bond-financed master campus.

The school district has also faced questions about why it is not moving the more populous elementary school grades out of the tsunami zone first. A facilities committee recommended a 2022 bond to move the high school, and a 2032 bond to move the elementary school.

Relocating the middle school first was driven more by what the school district could afford than what it would like to do, Jeffery said. The district had originally looked at relocating all the schools with one bond, but learned it doesn't have the property values to put out a bond similar to the \$100 million approved by Seaside voters. The hope is that as Warrenton grows over time, the property tax base will expand, lowering the per capita cost of future bonds.

If voters approve a bond, the school district will hire an architect to work out the details of a new campus, said Karen Montovino, an architectural consultant. The design process will take about a year, she said, after which construction could take between 15 and 18 months.

Smith: Alert, Steadfast will be decommissioned if new cutters arrive

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A: The biggest challenge is the distance — 400-some odd miles of coastline, 420-some odd miles of river from here all the way to Lewiston, Idaho. Area of response goes up to Grays Harbor, goes down to Coos Bay. Just that volume of work and all the activity that has to go, that's associated with that is run out of here or Portland. So just keeping track of everything, understanding where our people are at and what they're doing, knowing where the folks are at — that's the biggest challenge.

Q: What are some of the top items on your agenda as far as personnel or opera-

tional policy?

A: I just want to make sure that the sector is positioned to support the district and to support the community. And then I want to make sure the folks here in the sector have the resources that they need to be comfortable in the community, so they're not worried about their families or things in their home life, so when they come to work they're focused on what they need to do that day and not worried about other things that are going on at home. So be that housing, medical care, ensuring that pay is commensurate with the cost of living for the area, and just making sure so that they can do their job.

Q: There's been kind of a baby boom in the local Coast Guard recently, a lot of families having children. Is there anything that you think needs to be done to accommodate that extra load on their lives?

A: So one thing that I've heard a lot about is child care — be that in-home child care for folks that want that or preschool or day care. I've gotten a lot of informal feedback that the community may not have those resources readily available for people. I'm starting to, kind of, look at that and think maybe there's an opportunity there for improvement.

Q: And, kind of in that same basket, housing is an issue in the area in general. In a few

years, two cutters are going to be stationed in Astoria. What do you think needs to be done to accommodate probably close to 200 families coming to the area?

A: I think that it's got to look at a couple different things. Housing obviously is the first and foremost. The number of cutters isn't necessarily determined. Also, if new cutters do arrive, the 210s — the Alert and the Steadfast — are going to be decommissioned, so it'll be leaving the area. So there's a little bit of an offset there. When, exactly, all that occurs is still up to the decision-makers. I know the Coast Guard at the higher levels is looking at where they home port cutters.

Just notionally looking at, "Are we putting the right assets in the right places?" Because there are, like you mentioned, areas like this where housing is an issue and the local economy is starting to pick up and housing prices are increasing. They're looking at, "Where do we want to put cutters across the entire enterprise?" And they also look at the change in threats — border security, drug smuggling, arctic security — where are our cutters best positioned to meet the strategic needs of the service and the nation. So, we'll see what happens in the grand scheme of things.

Q: You mean as far as the Steadfast and the Alert go?

A: Just, in general. Across

the Coast Guard, we're moving cutters around. I can think of an example on the Gulf Coast where they've moved home ports of cutters because of changes in the economy, the fishing fleet. They moved ports from one place to another, a place to follow the fish, so eventually the Coast Guard moved the cutters because they're closer to the fishing community. So things like that will drive decisions on where folks live. I don't — Astoria in particular — I don't know that there's any firm decision on where cutters are going to go. Like you said, two is kind of the number that has been thrown around. We'll see what happens.

TV SCHEDULE

Evening listings THURSDAY

THURSDAY EVENING												AUGUST 30	
A	L	6 PM	6:30	7 PM	7:30	8 PM	8:30	9 PM	9:30	10 PM	10:30	11 PM	11:30
2	KATU	(2)	KATU News at 6 (N)		Jeopardy!	Wheel of Fortune	The Gong Show (N)	Take Two "Stillwater" (N)		Take Two "Family Ties" (N)		KATU News (N)	(3:35) Jimmy Kimmel
3	KOMO	(4)	KOMO 4 News (N)		Wheel of Fortune	Jeopardy!	The Gong Show (N)	Take Two "Stillwater" (N)		Take Two "Family Ties" (N)		KOMO 4 News (N)	(3:35) Jimmy Kimmel
5	KING	(5)	(5:00) KING 5 News			NBC News (N)	Ellen's Game of Games	Will & Grace	Superstore	Law & Order: S.V.U. "Mama"		KING 5 News (N)	(3:35) Tonight Show
6	KOIN	(6)	KOIN Local 6 (N)	Evening News (N)	Extra	Ent. Tonight (N)	Young Sheldon	Mom	Big Brother (N)	S.W.A.T. "Source"		News (N)	(3:35) Colbert
7	KIRO	(7)	KIRO 7 News (N)	Evening News (N)	KIRO 7 News (N)	Ent. Tonight (N)	Young Sheldon	Mom	Big Brother (N)	S.W.A.T. "Source"		KIRO News (N)	(3:35) Colbert
8	KGW	(8)	KGW News at 6:00 p.m. (N)		Tonight Cassidy	Inside Edition	Ellen's Game of Games	Will & Grace	Superstore	Law & Order: S.V.U. "Mama"		KGW News (N)	(3:35) Tonight Show
9	KRCW	(9)	Modern Family	Modern Family	The Goldbergs	The Goldbergs	Supernatural "Bring 'em Back Alive"	Originals "The Kindness of Strangers"		News at 10 (N)	Friends	Two and a Half	Two and a Half
10	KOPB	(10)	Outside	Business (N)	PBS NewsHour (N)		Oregon Art Beat	Outdoor Idaho		Independent L. "Winnie" Explore the life of Winnie Mandela.		Fannie Lou Hamer	
12	KPTV	(12)	News (N)	Pre-game	NFL Football Pre-season Oakland Raiders at Seattle Seahawks Site: CenturyLink Field		Seattle, Wash. (L)			Post-game	News (N)	News (N)	MasterChef
13	KPDV	(13)	Mike & Molly		Big Bang Theory	Prime News (N)				Prime News (N)		The Game	The Game
14	KCPQ	(14)	Gameday	Seahawks	NFL Football Pre-season Oakland Raiders at Seattle Seahawks Site: CenturyLink Field		Seattle, Wash. (L)			Post-game	American Dad!	News (N)	MasterChef
20	TBS	(20)	Family Guy	Family Guy	Seinfeld	Seinfeld	Seinfeld	Seinfeld	Big Bang Theory	The Last O.G.	The Joker's Wild	Conan (N)	
21	KZJO	(21)	Friends	Friends	Mom	Modern Family	Mom	Modern Family	Q13 News at 9 (N)	Big Bang Theory	Big Bang Theory	Two and a Half	Two and a Half
29	ESPN	(29)	(5:00) NCAA Football Northwestern at Purdue (L)				SportsCenter (N)		SportsCenter With Scott Van Pelt (N)		SportsCenter (N)		
30	ESPN2	(30)	(4:00) ITF Tennis U.S. Open (L)				Rolling With Tide		Nación ESPN (N)		First Take The hottest topics in sports are debated.		
31	NICK	(31)	The Loud House	The Loud House	The Loud House	SpongeBob "SpongeBob's Greatest Grilling Moments"			The SpongeBob Movie: Sponge Out of Water (15) Antonio Banderas.		Friends	(3:35) Friends 1/2	
32	DISN	(32)	Stuck in Middle	Stuck in Middle	Stuck in Middle	Stuck in Middle	Stuck in Middle	Stuck in Middle	Stuck in Middle	Stuck in Middle	Stuck in Middle	Raven's Home	Raven's Home
34	FAM	(34)	Met Your Mother	** Space Jam (1996, Comedy) Danny DeVito, Wayne Knight, Michael Jordan.		**** The LEGO Movie (2014, Animated) Voices of Will Ferrell, Elizabeth Banks, Chris Pratt.						The 700 Club	
35	FMC	(35)	** The Wolverine (13) Will Yun Lee, Hugh Jackman.		(35) ** The Wolverine (2013, Action) Will Yun Lee, Tao Okamoto, Hugh Jackman.					(10) FXM Presents	**** Babylon A.D. (2008, Action) Michelle Yeoh, Vin Diesel.		
36	LIFE	(36)	Grey's A. "It Only Gets Much Worse"		Grey's A. "Back Where You Belong"		Bring It! "Fan Chat (N)"		Bring It! "Three's a Crowd" (N)		(05) Bring It! (N)		(05) Bring It! "Three's a Crowd"
38	ROOT	(38)	Mariners Access	MarinersPre-game	MLB Baseball Seattle Mariners at Oakland Athletics Site: Oakland Alameda Coliseum		Oakland, Calif. (L)			Post-game	MLB Baseball Seattle Mariners at Oakland Athletics		
39	FS1	(39)	(5:00) NCAA Football Missouri State at Oklahoma State Site: Boone Pickens Stadium		Stillwater, Okla. (L)	College FB Extra		MLB Whiparound (L)		Skip and Shannon: Undisputed Opinions on the biggest sports topics of the day.			
43	SPIKE	(43)	Mom	Mom	Friends	Friends	Friends	Friends	** Hitch (2005, Comedy) Eva Mendes, Kevin James, Will Smith.				
44	COM	(44)	(1:15) The Office	(5:0) The Office "The Return"		(25) The Office	The Office	The Office	The Office	The Office	The Office	The Office	The Office
45	HIST	(45)	Pawn Stars	Pawn Stars	Mountain Men "Battle Lines"		Mountain "While the Going Is Good"		Mountain Men "Block and Tackle" (N)		(05) Pickers "Texas Pick 'Em" (N)		(05) A. Pickers "From Coupe to Nuts"
46	A&E	(46)	The First 48 "Deadly Premonition"		First 48 "Fatal Showdown/ Deadly Text"		The First 48 "Bad Lick/ Red Dawn" (N)		The First 48 (N)		Nightwatch Nat. "Ready for Anything"		(05) Nightwatch Nation "Not Today"
47	TLC	(47)	(5:00) 90 Day Fiancé "Family Ties"		The 685-lb Teen		Dr. Pimple Popper "Dr. Pimple Popper"		Dr. Pimple Popper "An American Tail"		Dr. Pimple Popper		Dr. Pimple Popper "Dr. Pimple Popper"
48	DISC	(48)	Naked and Afraid "Hearts of Darkness"		Naked "Botswana Breakdown"		Naked and Afraid "Mountains and Swamps"		Survivalists must survive in a snake infested swamp. (N)		Naked and Afraid "Man vs. Amazon"		Naked and Afraid "Man vs. Amazon"
49	NGEO	(49)	The Getaway (N)		Big Sur: Wild California		Drain the Bermuda Triangle		Drain the Titanic		[Titanic:20YearsLater		Drain the Bermuda Triangle
50	TNT	(50)	NCIS: New Orleans "Overdrive"		NCIS: New Orleans "Follow the Money"		*** Safe House (2012, Action) Ryan Reynolds, Robert Patrick, Denzel Washington.				Blackhat (2014, Action) Viola Davis, Chris Hemsworth.		
51	AMC	(51)	(5:40) *** Uncle Buck '89, Comedy) Amy Madigan, Jean Louisa Kelly, John Candy.		*** Willy Wonka and the Chocolate Factory (71, Family) Peter Ostrum, Jack Albertson, Gene Wilder.		*** The Great Outdoors (88) John Candy, Dan Aykroyd.						
52	USA	(52)	Law & Order: S.V.U. "Protection"		Law & Order: S.V.U. "Prodigy"		Queen South "Diez de Copas" (N)		Shooter "Family Fire" (N)		The Sinner "Part V"		
53	FOOD	(53)	FoodTruck "An Oasis in the Desert"		Food Truck Race "Bordertown Boom"		Great FoodTruck Race "First Dates"		The Great Food Truck Race "The Whole Enchilada" (SF) (N)		Beat Play (N)		Beat Bobby Flay
54	HGTV	(54)	Flip or Flop	Flip or Flop	Flip or Flop	Flip or Flop	Flip or Flop	Flip or Flop	Flip or Flop	Flip or Flop	Flip or Flop	House Hunters (N)	House Hunters
56	FX	(56)	(4:00) Furious 7 (15, Action) Vin Diesel.		**** Straight Outta Compton (2015, True Story) Corey Hawkins, Jason Mitchell, O'Shea Jackson Jr.		Anderson Cooper 360		Snowfall "The World Is Yours" (N)		Snowfall "The World Is Yours"		Snowfall "The World Is Yours"
57	CNN	(57)	Cuomo Prime Time		CNN Tonight With Don Lemon		CNN Tonight With Don Lemon		Anderson Cooper 360		Cuomo Prime Time		CNN Tonight With Don Lemon
58	FNC	(58)	Hannity		The Ingraham Angle		Fox News @ Night		Tucker Carlson Tonight		Hannity		The Ingraham Angle
61	CNBC	(61)	Shark Tank		Jay Leno Garage "Second Chances" (N)		Jay Leno's Garage "Rebels"		Jay Leno's Garage "Living the Dream"		Jay Leno's Garage "Second Chances"		Paid Program
63	BRAV	(63)	Shahs "A Short Kiss Goodnight"		Shahs of Sunset		Shahs of Sunset "A Date with Destiny"		Shahs "Javid Shah: Long Live the King"		Below Deck "One Million Percent"		Watch What
64	TCM	(64)	(5:00) **** 8 1/2 (63) Marcello Mastroianni.		** A Special Day (77, Drama) Marcello Mastroianni, John Vernon, Sophia Loren.		I Compagni (63, Cri) Marcello Mastroianni, Renato Salvatori, Gabriella Giorgelli.						Movie
65	SYFY	(65)	(4:30) Knowing (09, Sci-Fi) Nicolas Cage.		** Rush Hour 3 (2007, Action) Jackie Chan, Roman Polanski, Chris Tucker.		** The Sorcerer's Apprentice (2010, Action) Alfred Molina, Jay Baruchel, Nicolas Cage.						Ghost Rider (07)
162	RFD	(162)	SF Machinery	Small Town	Rural America "Live" "Gleaner"		Steve Lantvit	Rural Eve. News	Grown	GA Farm Monitor	SF Machinery	Small Town	Time Life Library

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