

CITY OF MOSIER

small enough to make a difference

CITY COUNCIL MEETING
November 6, 2019 6:30 P.M.
Mosier Senior Center at 500 Second Ave

AGENDA

I	6:30 pm	Call to Order/Roll Call – Mayor Burns	
II	6:32	Agenda corrections or additions	
III	6:35 pm	Business from the Audience - This is for Mosier residents and anyone else to express concerns, needs, or opportunities. Please keep your comments succinct and under two minutes. You may bring in written materials for Committee and Staff to review. The Facilitator can assign the issue to a future Committee meeting, or to an appropriate Committee or staff member. Please realize that we cannot always offer a response immediately but will give the matter due consideration. We encourage the participation of all stakeholders in our community.	10 mins
IV	6:45 pm	Approval of: 10/16/19 - City Council Meeting Minutes	5 mins
IV.		BUSINESS	
1.	6:50 pm	Zone Change Request Public Hearing – City Planner, Nick Kraemer	1 hr.
2.	7:50 pm	UPRR Site Restoration Plan Presentation / Signage – City Manager	15 mins.
3.	8:05 pm	Mosier Center Update – Council President, Emily Reed	20 mins.
4.	8:25 pm	Announcements	5 mins.
V.	8:30 pm	ADJOURN	

CITY COUNCIL MEETING

October 16, 2019 at 6:30 P.M.

Mosier Senior Center at 500 Second Ave.

Mosier, Oregon 97040

MINUTES

6:30 Call MTG to Order: Mayor Burns

Attendance: Mayor Burns, Emily Reed, Acasia Berry, Peny Wallace, Witt Anderson, Lacy Gries, John Grim City Engineer, Andrew Wells Public Works, Colleen Coleman City Manager, Jayme Bennett City Recorder, Walter Burt GSI, Kyle Pettibone RH2, Philip Merrill Water Operator of record; Charlie Cannon, appointed City Councilor, not yet sworn in

Agenda Corrections or Additions: Add Mosier Center updates (5 mins)

Approval of October 02, 2019 Minutes:

Motion: Lacy Gries

Second: Acasia Berry

All in: 6:34

I. USDA Water Project:

John Grim gave a review of criteria of historical reference priorities for the project being reliability and cost. Today, the additional criteria of water quality will be reviewed and discussed. Goal tonight is to lock the criteria to facilitate a decision on the location of the well.

Staff requested an evaluation of the location of the proposed well site with any impacts a change could induce. Current Status of the project is that we have hired a consultant to design it.

Walter Burt: The issues with well no. 2 are related to the condition of the well, not water quality standards. We want to minimize the rate impact and maximize reliability. Walter Burt gave an overview of thrust faults, water tables, aquifers - productivity for well yield on both sides of the thrust faults (high degree of confidence they are equivalent).

CITY OF MOSIER

small enough to make a difference

Long term sustainability, reliability, vulnerability, and further geological characteristics of water quality are reviewed and discussed. There is uncertainty in the North side (City aquifer site) by default, given limited historical data of aquifer use.

Logistics of acquisition of additional property, supplemental funding, water rate impacts, and estimated delays are discussed, as well as USDA rules, Federal funding requirements, procurement rules, and limits on donations.

Tonight, we should define the criteria to select the best option.

Comparison of communities our size regarding having a backup well: everyone and or anyone that doesn't, is seeking one. Most that have one, have poor water quality.

If the City of Mosier addresses maintenance concerns, and repairs as they are needed, the primary source is solid for the foreseeable future. In an emergency, best we can assess today, 5 days every 10 years, the original City site is the preferred site with the current selection criteria.

All councilors are in support of the original location for the emergency backup well.

II. Mosier Center Update (Emily Reedd):

Date for public meeting announcing the City's intent to raise additional funds – October 24 - 7:00 at the Grange

Chris McNall is pulling the information together for the website.

Announcements:

Happiness month

Adjourn 9:00



PUBLIC HEARING - STAFF REPORT:
QUASI-JUDICIAL REZONE APPLICATION
206 Oregon Street – Lot 10 – Parcel 2N 11E 1 CB 3000

TO: City of Mosier – City Council and Mayor
FROM: Nick Kraemer – City Planner
DATE: October 30, 2019

PROPOSAL

Jordan Schmidt has made an application for a quasi-judicial zone change for property located at 206 Oregon St and shown on the Wasco County Assessors map as Lot 10 - Parcel 2N 11E 1 CB 3000. The subject property is currently zoned and planned for C-1 Commercial. The zone change request is to amend the Zoning Map and Comprehensive Plan Map designation to R-5 Residential Zoning to accommodate a future single family dwelling to be developed on the property.

PROCESS

As detailed in Section 15.10.010 – Initiation of the Amendment and Process in the Mosier Zoning Ordinance – *an amendment to the zoning map, including a zone change, may be initiated by the city council or by a property owner. Any property-specific zone change application shall be subject to a Type III process.*

This property owner-initiated proposal is considered a property specific zone change and all of the Type III process and notice requirements are applicable:

Public notice is required to be posted at least 20 days prior to the public hearing (as detailed below). The city council shall hold at least one public hearing before taking action on a quasi-judicial request for a zone change. Any interested person may appear and provide written or oral testimony on the proposal at or prior to the hearing. A staff report must be available at least 7 days prehearing. All issues are addressed by the city council at the evidentiary hearing.

Notice requirements were completed. This document serves as the Staff Report and was available at least 7 days prior to the hearing. The November 6, 2019 Public Hearing serves as the required public hearing. The city council shall adopt a written decision on the proposal. The city

council’s decision is appealable to the Land Use Board of Appeals (LUBA), as provided by state law.

NOTICE

Notice of the proposed zone change and public hearing was submitted to DLCD.
Notice was posted in The Dalles Chronicle at least 20 days in advance of the public hearing.
Notice was posted at City Hall and other public places.
Notice was mailed to property owners within 100 feet of the subject property.

COMMENTS RECEIVED

No comments received – as of 10/30/19.

DESCRIPTION

The subject property includes two legal lots of record from the original town plat of the City of Mosier. The two legal lots are under one ownership and considered one tax lot. The existing zoning results in a split-zoned property for this property owner. The property owner is seeking the rezone to accommodate a single family dwelling to be built on the subject property – which is currently vacant.

The C-1 Commercial Zone does not allow single family dwellings as a permitted or conditional use – any residential use needs to be accessory to an onsite commercial use. The subject property is bordered by R-5 Residential Zoning and relatively small for any viable, stand-alone commercial use. In addition, this area of downtown Mosier has several properties that are zoned C-1 Commercial but have been developed as single family residential (prior to our current Zoning Ordinance C-1 limitations on residential uses). Mosier has a very limited supply of C-1 Commercially zoned properties and my recommendation is that C-1 zoned properties in the core of downtown Mosier should be preserved. However, the subject property lies just outside of the core of the C-1 Commercial Zoning and is directly adjacent to mostly residential – existing, non-conforming uses.

DECISION CRITERIA

15.10.020 – Criteria. The proponent for any amendment to this Ordinance, the Land Division Ordinance, the Comprehensive Plan, or an amendment to the zoning map, including a zone change, shall demonstrate with evidence that all of the following criteria are met:

A. The proposal shall be consistent with the goals and policies of the Comprehensive Plan, with the applicable State-wide Planning Goals, and with any other applicable state or local requirement.

FINDING #1: CRITERIA MET. Findings on following pages.

Consistency with Statewide Planning Goals

Goal 1 Citizen Involvement

1. The citizen involvement procedures laid out in the Mosier Zoning Ordinance have been implemented for the proposed amendments – which is detailed above in the Notice section.
2. The November 6th, 2019 Public Hearing before City Council meets this goal.

Goal 2 Land Use Planning

1. The proposed amendments are consistent with Goal 2 and discussed above in the Description section. The Mosier Zoning Ordinance details the amendments process and the findings in this Staff Report show that the proposed amendments meet Goal 2.
2. The location, size, and characteristics of the property are all considered as part of the decision and the proposed amendments meet Goal 2.
3. The proposed amendments have been found to be consistent with local Comprehensive Plan policies, as addressed in following Section of this report.

Goal 3 Agricultural Lands

This goal is not applicable to the proposed amendments.

Goal 4 Forest Lands

This goal is not applicable to the proposed amendments.

Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces

1. There are no significant natural resources, scenic and historic areas, or open spaces directly impacted by the proposed amendments.
2. The focus on enabling residential infill within the existing city limits and urban growth boundary of Mosier will continue to help protect natural and scenic resources throughout the rest of the City of Mosier and within the Columbia River Gorge National Scenic Area.
3. The Site Development Permit process – required for any development – emphasizes the protection of natural resources.

Goal 6 Air, Water and Land Resources Quality

1. Findings of consistency with Statewide Goal 5 are also applicable to and support Statewide Goal 6.

Goal 7 Areas Subject to Natural Hazards

1. There are no significant natural hazards on the subject property and the proposed amendments will not directly impact any natural hazards.

Goal 8 Recreational Needs

1. There are no recreational amenities on the subject property and the proposed amendments will not directly impact any recreational amenities.

Goal 9 Economic Development

1. The proposed amendments are consistent with Goal 9 – as laid out in the Discussion section. The subject property is bordered by R-5 Residential Zoning and relatively small

for any viable, stand-alone commercial use. In addition, this area of downtown Mosier has several properties that are zoned C-1 Commercial but have been developed as single family residential (prior to our current Zoning Ordinance C-1 limitations on residential uses). Mosier has a very limited supply of C-1 Commercially zoned properties and my recommendation is that C-1 zoned properties in the core of downtown Mosier should be preserved. However, the subject property lies just outside of the core of the C-1 Commercial Zoning and is directly adjacent to mostly residential – existing, non-conforming uses. Each proposed rezone from C-1 to R-5 should be considered separately and the decision is highly dependent on the specific characteristics of each property – so this decision should not be considered to set a precedent for rezoning all C-1 properties to R-5 in the City of Mosier.

Goal 10 Housing

1. The proposed amendments are consistent with Goal 10 in supporting residential infill – where it is appropriate.

Goal 11 Public Facilities and Services

1. The proposed amendments are consistent with Goal 11 – as the subject property is readily served by existing public facilities and services. In addition, system development charges are applicable to future development on the subject property to insure the long-term viability and availability of public facilities provided by the City of Mosier.

Goal 12 Transportation and OAR 660 Division 12 Transportation Planning Rule (TPR)

The purpose of the TPR is “to implement Statewide Planning Goal 12 (Transportation) and promote the development of safe, convenient and economic transportation systems.”

1. The proposed amendments are consistent with Goal 12 – as the streets are in place at this location and can easily serve any permitted uses in the R-5 Residential Zone. The proposed rezone is a “down-zone” from C-1 Commercial to R-5 Residential – and the overall trip generation associated with uses that are permitted in the R-5 zone are much less than those allowed in the C-1 Commercial Zone. No traffic impact study is required.

Goal 13 Energy Conservation

This goal is not applicable to the proposed amendments.

Goal 14 Urbanization

1. The proposed amendments are consistent with Goal 14 in enabling residential infill in the city’s existing urban area and downtown, reducing the need for additional urban area and UGB expansions.

Consistency with Mosier Comprehensive Plan Policies

1. The proposed amendments are consistent with the Comprehensive Plan Policies #1, *Land Use* in the following ways:
 - a. The proposed amendments enable residential infill in the city’s existing urban area and downtown, reducing the need for additional urban area and UGB expansions.
 2. The proposed amendments are consistent with the Comprehensive Plan Policies #2, *Local State and Federal Coordination* in the following ways:
 - a. Notice was submitted to DLCD of the proposed amendments – and no comments have been received from DLCD.
 3. The proposed amendments are consistent with the Comprehensive Plan Policies #3, *Transportation* in the following ways:
 - a. The proposed rezone is a “down-zone” from C-1 Commercial to R-5 Residential – and the overall trip generation associated with uses that are permitted in the R-5 zone are much less than those allowed in the C-1 Commercial Zone. No traffic impact study is required.
 4. The proposed amendments are consistent with Policies #4 *Public Facilities and Services* as the subject property is readily served by existing public facilities and services.
 5. The proposed amendments are consistent with Policies #5, *Resource*, as there are not any known major natural resources, hazards, or other impacts associated with the proposed amendments.
 6. The proposed amendments are consistent with Policies #6, *Social-Economic*, in the following ways:
 - b. *That development of Mosier’s downtown will enhance the appearance and quality of life for community residents and visitors and support economic development objectives.*
 - c. *That development of Mosier’s downtown will build on the unique character of the community and be consistent with development standards and guidelines as defined by the Mosier Zoning Ordinance.*
- This is a subjective Comprehensive Plan Policy and I am looking to input from City Council as to whether they feel this policy is being met with the proposed amendments. Again – I believe the characteristics of the subject property make it suitable for the proposed amendments and believe there will not be an overall negative impact on economic opportunities in the downtown core of Mosier.
7. The proposed amendments are consistent with Policies #7, *Housing*, because they enable housing infill in an area that is predominantly surrounded by existing residential uses.

8. The proposed amendments are consistent with Policies #8, *Recreation*, as no recreational resources are impacted.
9. The proposed amendments are consistent with the Comprehensive Plan *Policies #9, Citizen Involvement*, in the following ways:
 - a. Citizens of Mosier were afforded an opportunity to participate in the quasi-judicial planning process through the City Council public hearing for the adoption process.
 - b. The City Council Public Hearing was noticed in local newspaper, mailed to neighbors within 100 feet and posted at City Hall.

B. That public facilities and services (water, sewer, storm drainage, transportation, schools, police and fire protection) are presently capable of supporting the uses allowed by the zone, or can be made available prior to development under the proposed zoning. Service shall be sufficient to support the range of uses and development allowed by the zone.

FINDING #2: CRITERIA MET. All public facilities and services are in place at this location and can easily serve any permitted uses in the R-5 Residential Zone. The proposed rezone is a “down-zone” from C-1 Commercial to R-5 Residential – and the overall intensity and impacts of uses that are permitted in the R-5 zone are much less than those allowed in the C-1 Commercial Zone.

C. The land uses authorized by the proposal are consistent with the existing or planned function, capacity and level of service of the transportation system serving the proposed zoning district.

FINDING #3: CRITERIA MET. The streets are in place at this location and can easily serve any permitted uses in the R-5 Residential Zone. The proposed rezone is a “down-zone” from C-1 Commercial to R-5 Residential – and the overall trip generation associated with uses that are permitted in the R-5 zone are much less than those allowed in the C-1 Commercial Zone. No traffic impact study is required.

D. That the proposed change is in the public interest and supports the general public welfare.

FINDING #4: CRITERIA MET.

This is a relatively subjective criteria – for the City Council to consider and make a decision on whether the proposal meets these criteria.

See Discussion Section above. Due to the specific location of the subject property in relation to other existing residential uses and just outside of the downtown commercial core – I recommend a finding that the proposed rezone is in the public interest and supports the general welfare of Mosier. By allowing this specific rezone request – an underutilized property will be put to use and more housing will be constructed in Mosier. The site is too small to accommodate most commercial uses on its own. This does not set a precedent for converting all C-1 Commercial Zoned lands as the subject property is directly adjacent to residential zoning and existing residential uses.

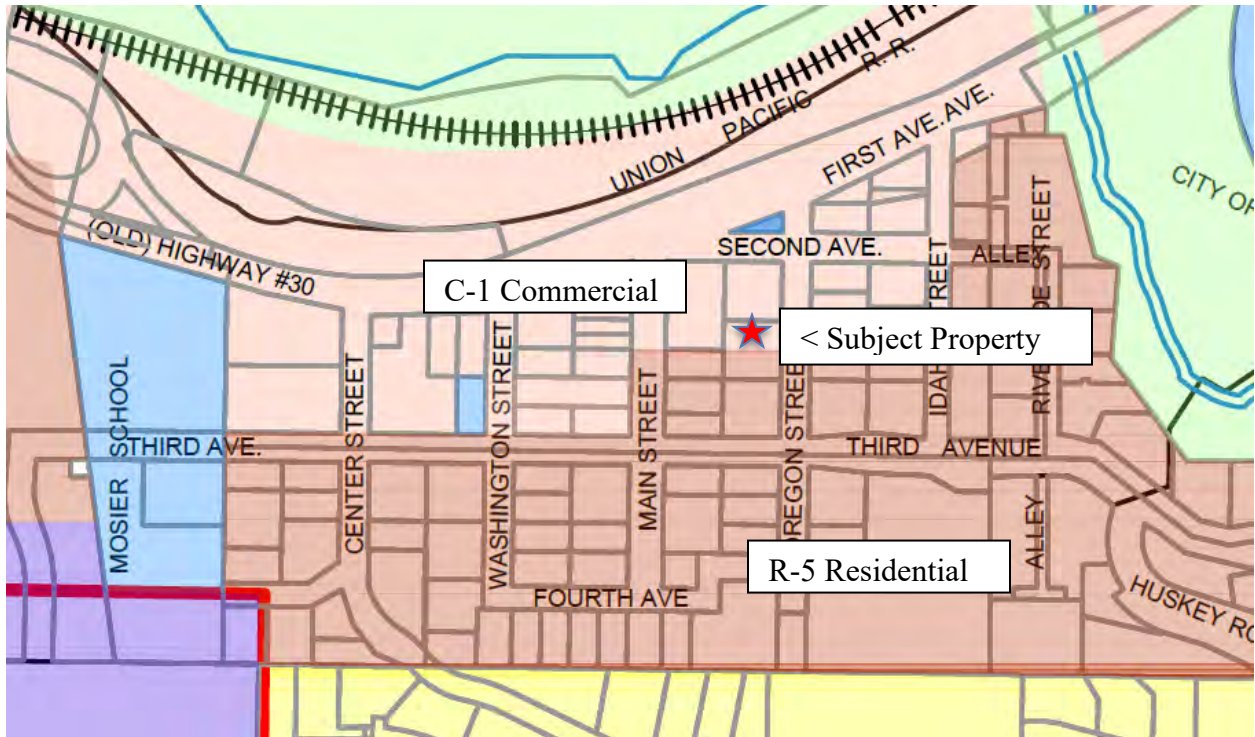
RECCOMENDATION

Overall, the Council needs to consider the criteria outlined above and determine whether the rezone can meet these criteria. **My recommendation is for approval of the proposed rezone from C-1 Commercial to R-5 Residential for the subject property. I have no conditions to recommend along with the proposed rezone.**

CITY COUNCIL ACTIONS

- 1) Continue the Public Hearing to a future date
- 2) Consider motion to approve/deny the proposed rezone with/without conditions.

APPLICANT: Jordan Schmidt
PROPERTY LOCATION: 206 Oregon Street. The property is described as 2N 11E 1CB tax lot 3000 in Wasco County Assessor's Maps.
PROPERTY SIZE: Tax lot 3000 is 0.23 acres - 10,018 square feet
EXISTING USE: Lot 10 - ~5,000 square feet - is vacant
 Lot 9 - ~5,000 square feet - Single Family Home and Accessory Structures
REVIEW CRITERIA: The City of Mosier Municipal Code (MMC) Title 15 – Zoning (Section 15.10 Zone Changes and Comprehensive Plan Amendments)



October 4, 2019

NOTICE OF PUBLIC HEARING

The City of Mosier City Council will conduct a public hearing beginning at 6:30 p.m. on 6th day of November 2019 at the Mosier Senior Center located at 500 East Second Ave. The purpose of the public hearing is for the City Council to consider a request for a quasi-judicial zone change for property located at Oregon St and shown on the Wasco County Assessors map as Lot 10 - Parcel 2N 11E 1 CB 3000. The subject property is currently zoned and planned for C-1 Commercial. The zone change request is to change to R-5 Residential Zoning. The proposal will be reviewed for consistency with the City of Mosier Municipal Code (MMC) Title 15 – Zoning. A staff report will be available at least 7 days prior to the hearing. The application and all supporting materials may be inspected at no charge, and copies may be obtained at a reasonable cost at City Hall during normal business hours. Written comments will be accepted by the City at PO Box 456, Mosier, OR 97040 or at City Hall until 1:00 p.m. on the day of the hearing. Any issue which is intended to provide a basis for an appeal to the Land Use Board of Appeals must be raised during the comment period with sufficient specificity to enable the city to respond to the issue. All interested parties are urged to participate and attend the public hearing. Please feel free to contact the City Manager at 541-478-3505 with questions regarding the application.

DRAFT ADOPTING ORDINANCE

**ORDINANCE NO. _____
CITY OF MOSIER, OREGON**

**AN ORDINANCE ADOPTING THE
PROPOSED JORDAN ZONING MAP AND COMPREHENSIVE PLAN MAP
AMENDMENT FROM C-1 COMMERCIAL TO R-5 RESIDENTIAL TO THE
CITY OF MOSIER ZONING ORDINANCE AND COMPREHENSIVE PLAN**

WHEREAS, Jordan Schmidt has made an application for a quasi-judicial zone change for property located at 206 Oregon St and shown on the Wasco County Assessors map as Lot 10 - Parcel 2N 11E 1 CB 3000. The subject property is currently zoned and planned for C-1 Commercial. The zone change request is to amend the Zoning Map and Comprehensive Plan Map designation to R-5 Residential Zoning to accommodate a future single family dwelling to be developed on the property.,

WHEREAS, a complete application for the proposed amendments was submitted to the City of Mosier by the property owner; and

WHEREAS, notice of proposed amendments to the Zoning and Comprehensive Plan Maps were submitted to DLCD 35 days prior to the first public hearing; and

WHEREAS, notice of proposed amendments were sent to property owners within 100 feet of the subject property, posted throughout the City and in the newspaper 20 days prior to the public hearing held before the City Council on November 6, 2019; and

WHEREAS, the public hearing before City Council was conducted on November 6, 2019 to consider all public testimony on the matter. A Staff Report was presented and incorporated into the record. At the close of that public hearing, there being a quorum present, the City Council moved to **approve/deny** proposed amendments to the Zoning and Comprehensive Plan Maps; and

NOW, THEREFORE, THE CITY OF MOSIER ORDAINS AS FOLLOWS:

Section 1. Findings. The City of Mosier hereby adopts as findings of fact the above recitals and the documents entitled Staff Report attached hereto as Exhibit “A.”

Section 2. Order. The City of Mosier hereby adopts the proposed amendment to the City of Mosier Zoning Map and Comprehensive Plan Map designation for the subject property from C-1 Commercial to R-5 Residential Zoning, as described in the Staff Report attached hereto as Exhibit “A”, and incorporated herein as fully set forth.

Section 3. Staff Directive. Staff is directed to make conforming changes to the Zoning Maps and Comprehensive Plan Maps as necessary to incorporate the amendments adopted herein.

READ FOR THE FIRST TIME this ____ day of _____ 2019.

READ FOR THE SECOND TIME and adopted this ____ day of _____ 2019.
This Ordinance shall take effect on the 30th day following the second reading.

Approved by the City Council and signed by the Mayor this ____ day of 2019.

Arlene Burns, Mayor

ATTEST

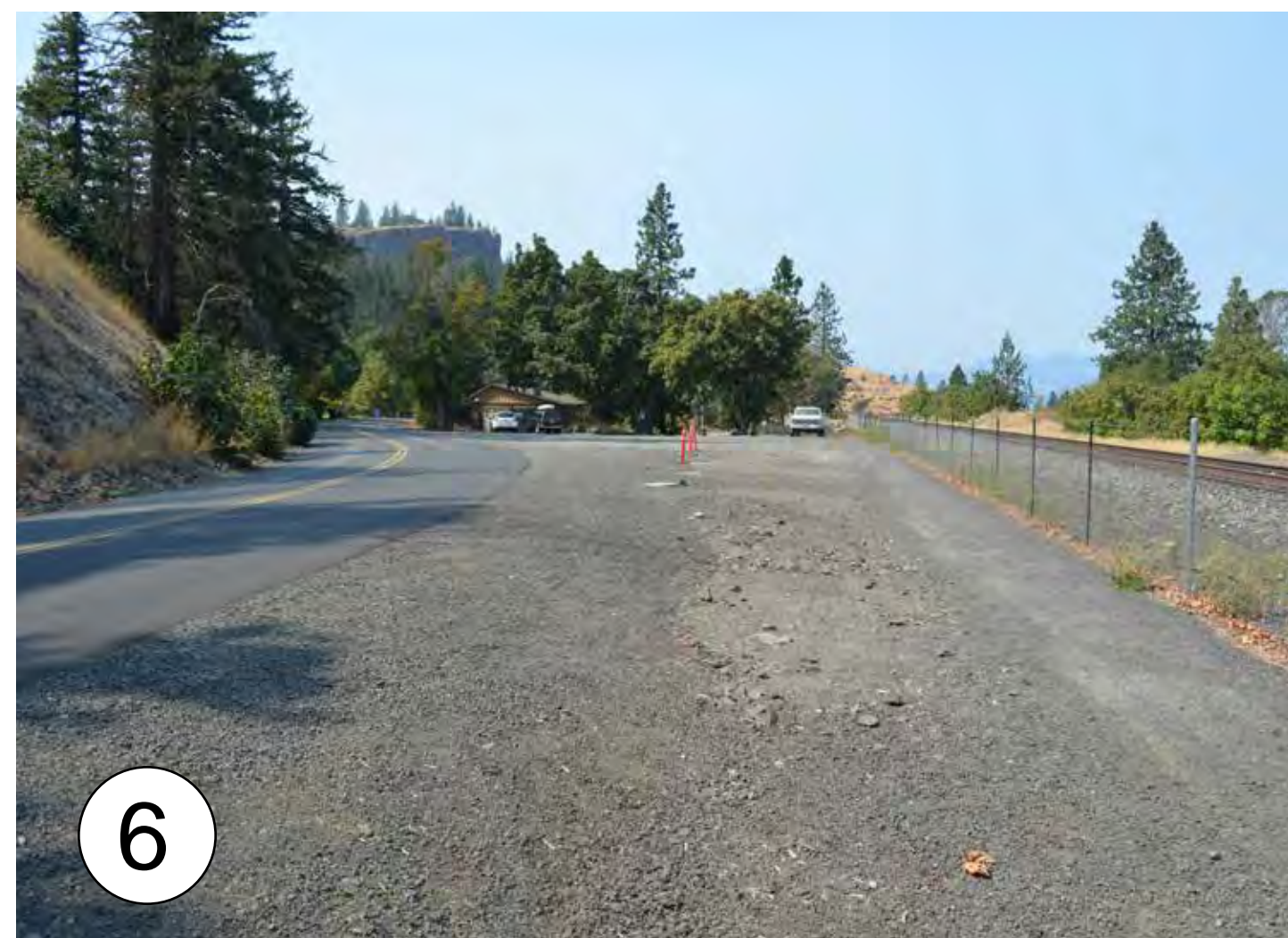
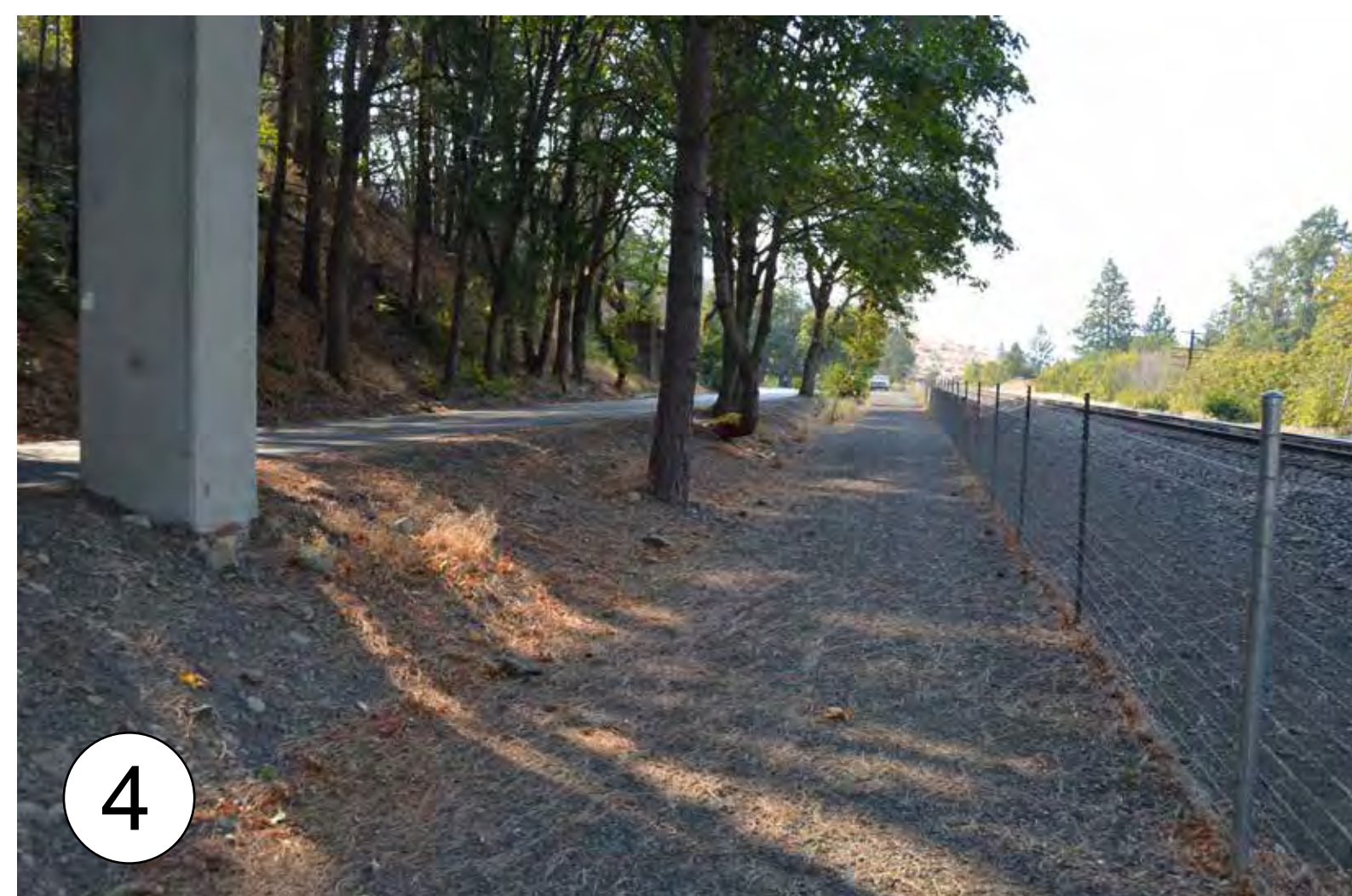
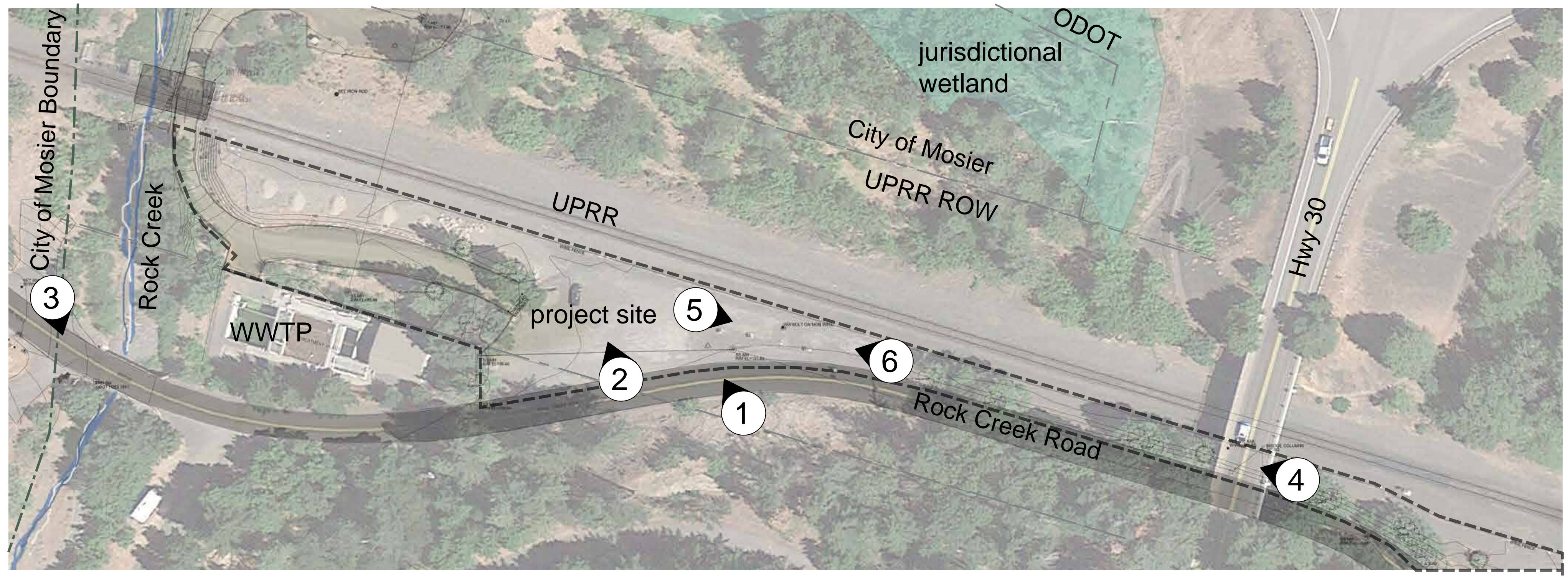
Jayme Bennett, City Recorder

MOSIER LANDSCAPE RESTORATION PROJECT

Concept Design Review Meeting

October 8, 2019
11:00 am - 1:00 pm

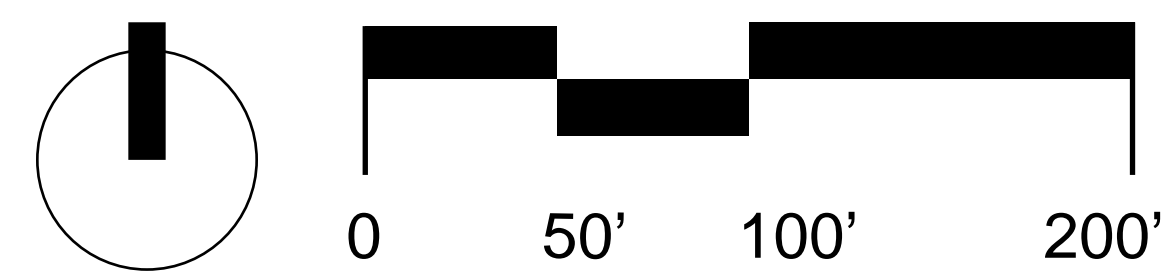
City of Mosier
Mosier Senior Center

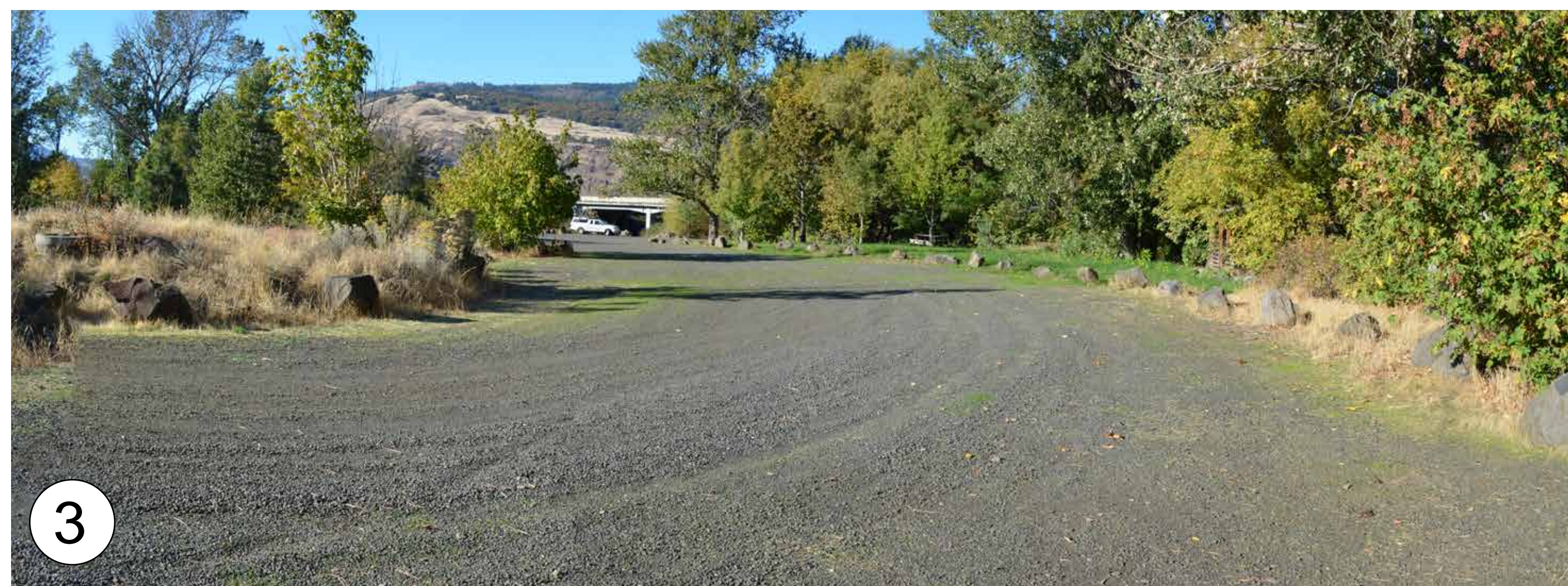
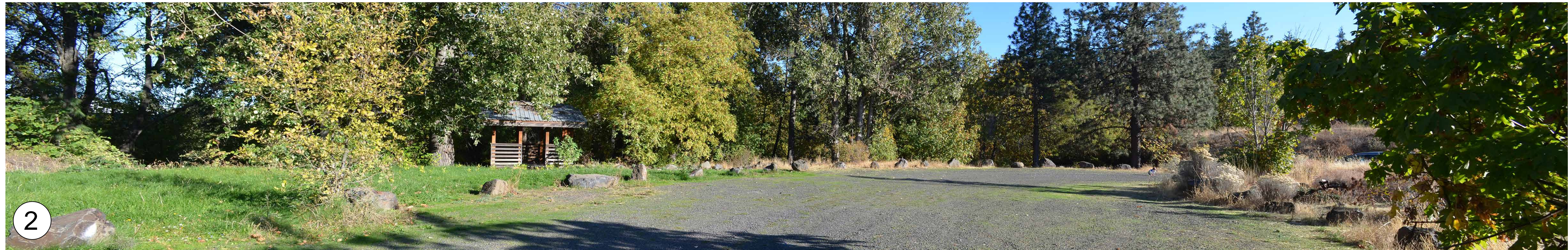
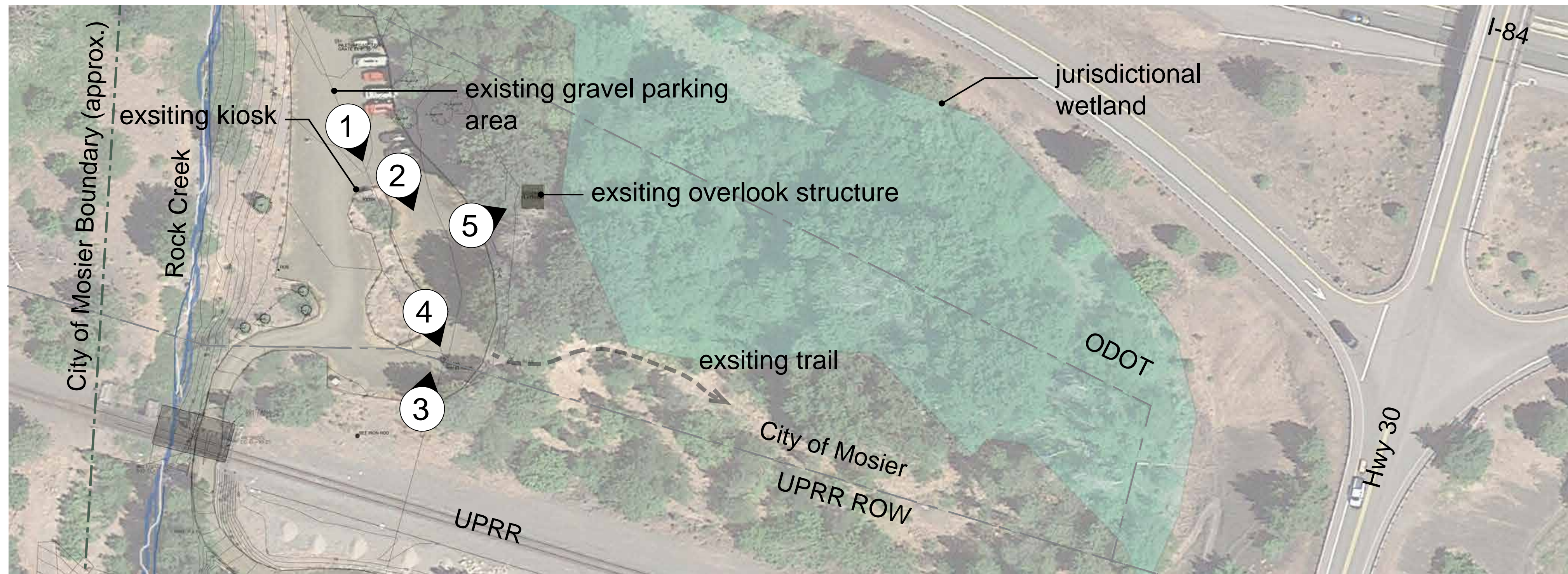


EXISTING CONDITIONS - south of RR

MOSIER LANDSCAPE RESTORATION PROJECT

Parcel boundaries are not surveyed

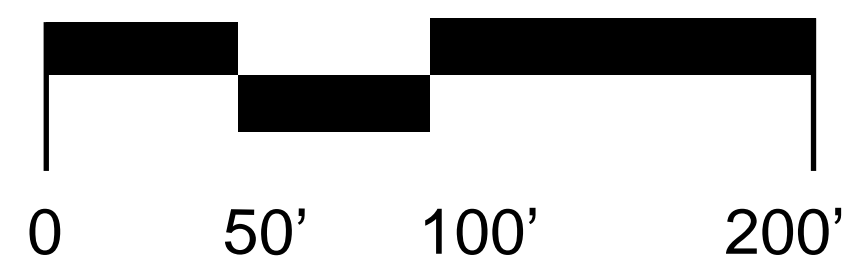
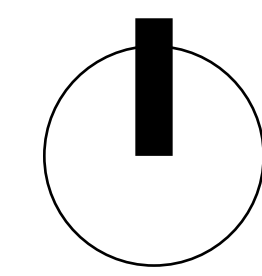


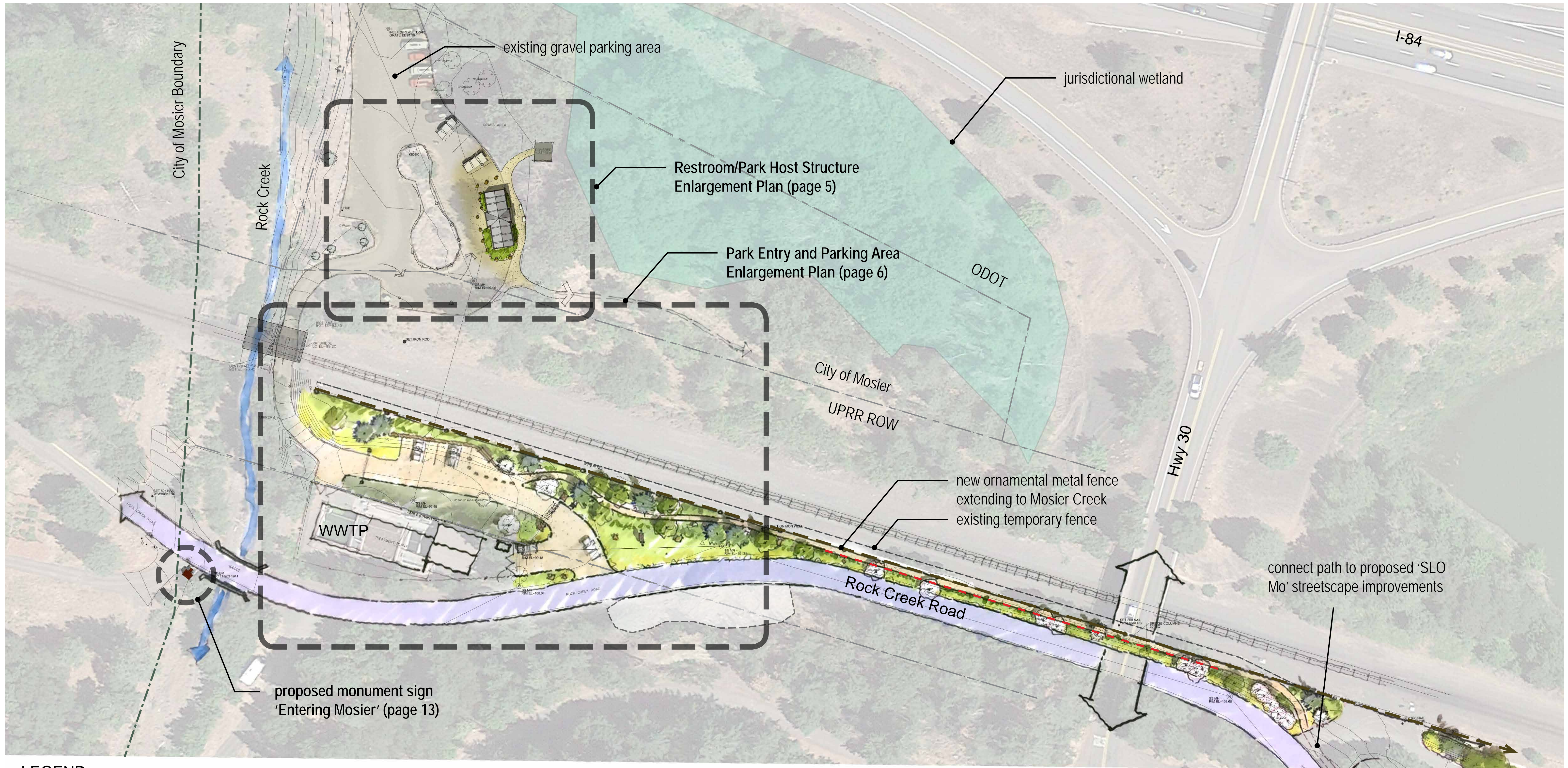


EXISTING CONDITIONS - north of RR

MOSIER LANDSCAPE RESTORATION PROJECT

Parcel boundaries are not surveyed



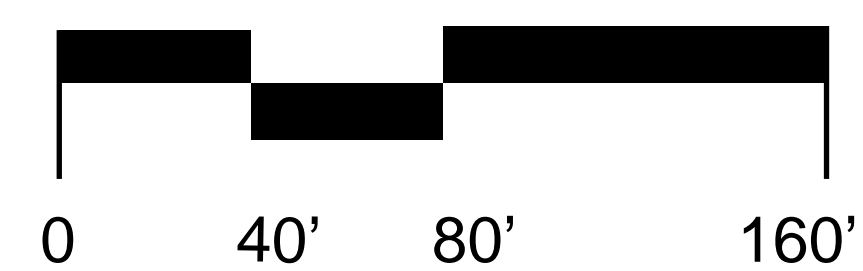


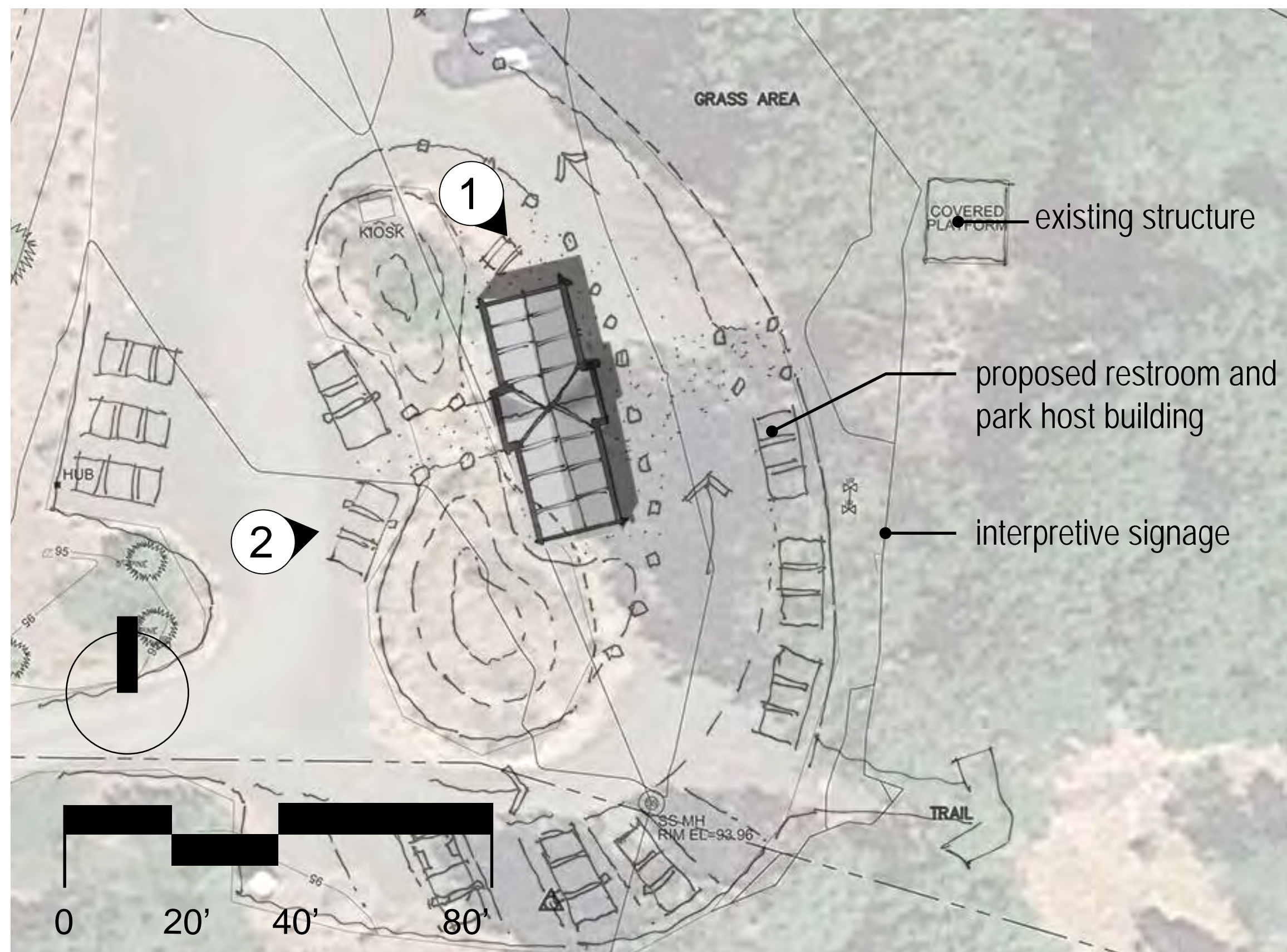
LEGEND

- - - - - Potential grading and impacts to bridge supports and existing trees
- - - - - New ornamental metal fence - 25' setback from center line of track
- - - - - Existing temporary fence - approx. 18' setback from center line of track

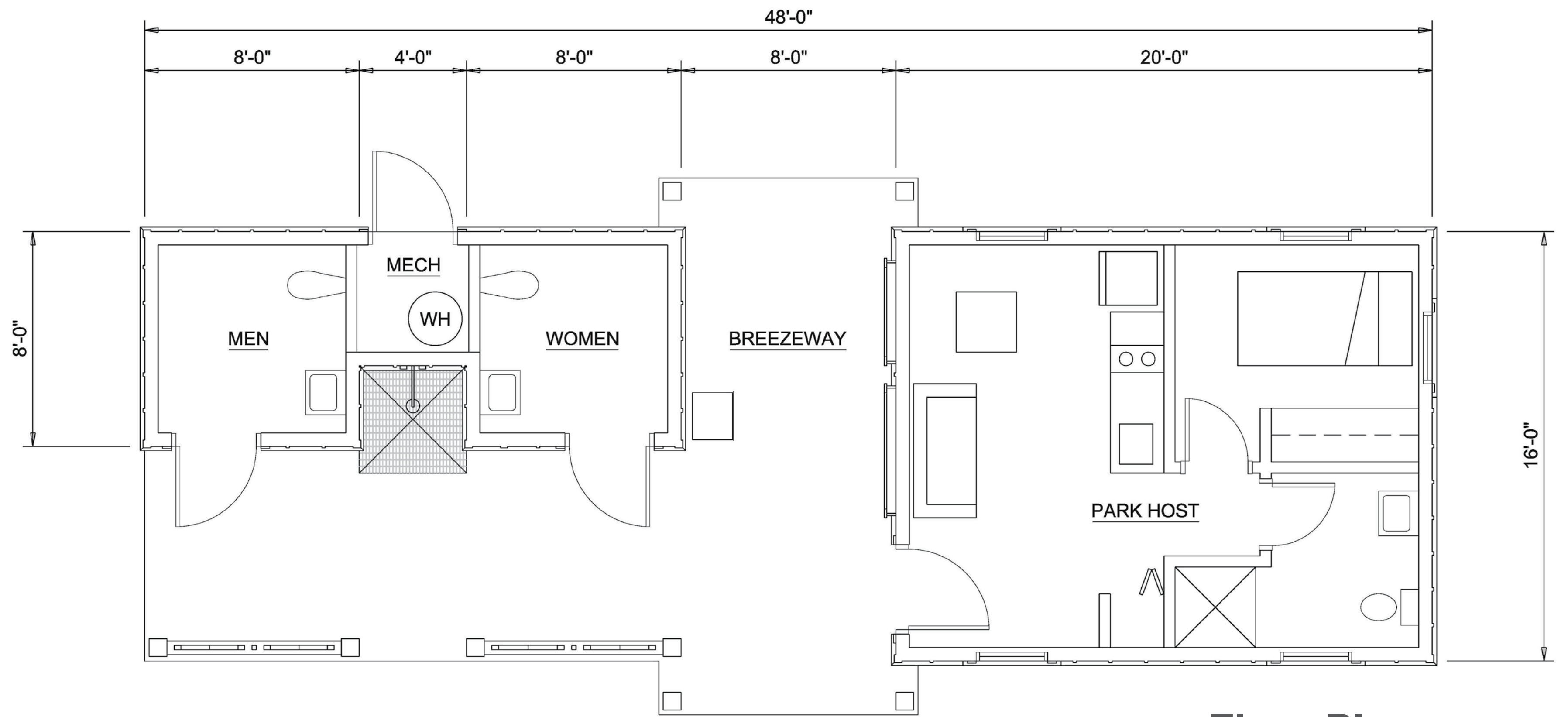
OVERALL SITE CONCEPT PLAN
MOSIER LANDSCAPE RESTORATION PROJECT

Parcel boundaries shown are not surveyed





Site Enlargement Plan



Floor Plan



View 1

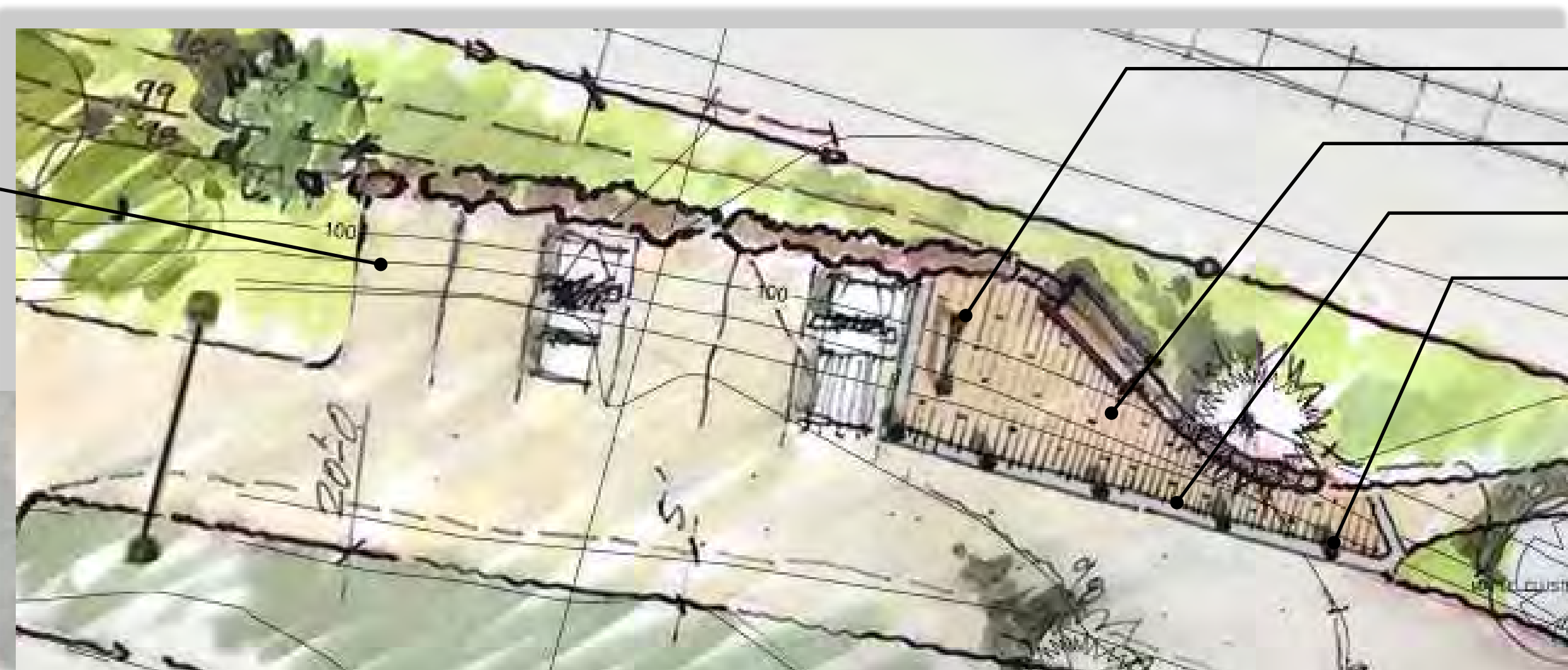
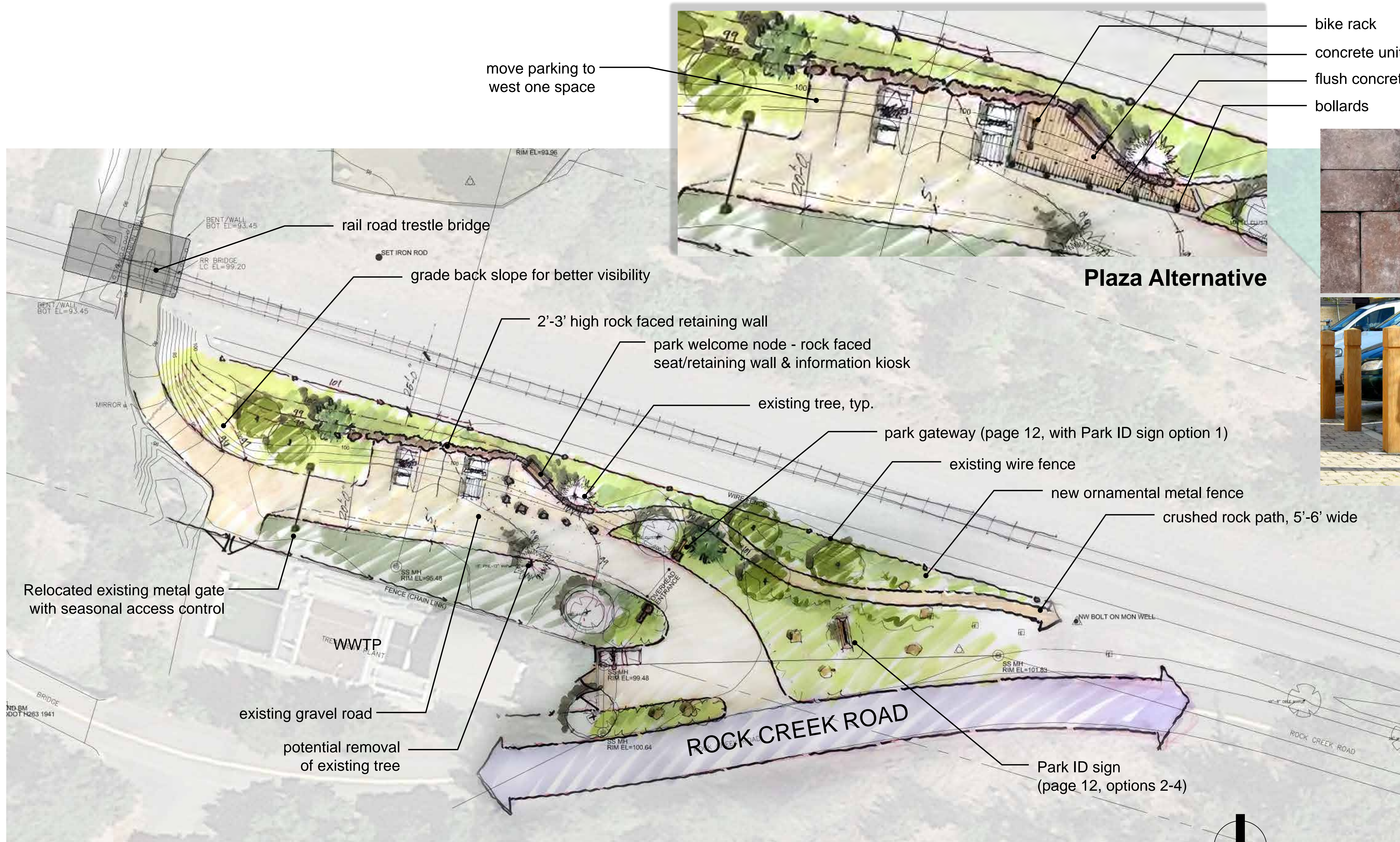


View 2

RESTROOM & PARK HOST BUILDING CONCEPT

site enlargement plan, floor plan and rendering views

MOSIER LANDSCAPE RESTORATION PROJECT



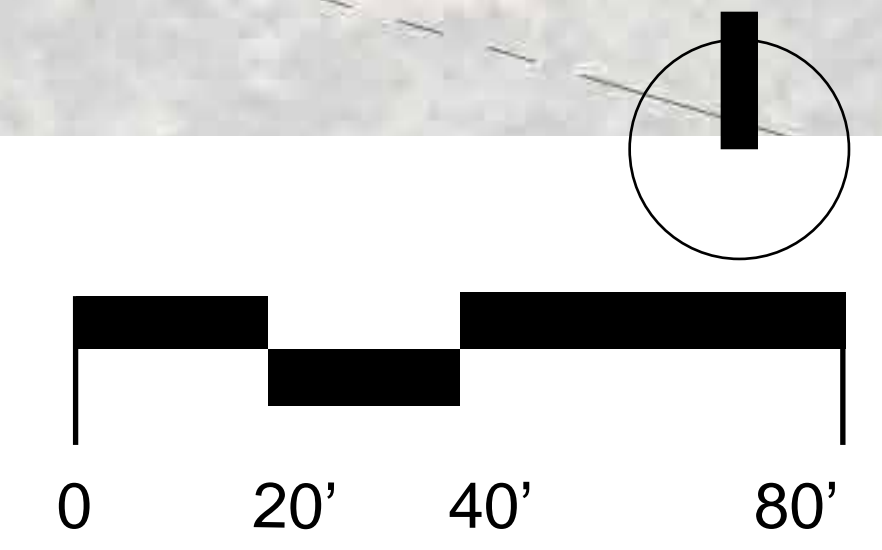
- bike rack
- concrete unit pavers
- flush concrete curb
- bollards



Plaza Alternative

PREFERRED CONCEPT
 maximize restoration/reduce visibility of parking
MOSIER LANDSCAPE RESTORATION PROJECT

Parcel boundaries shown are not surveyed

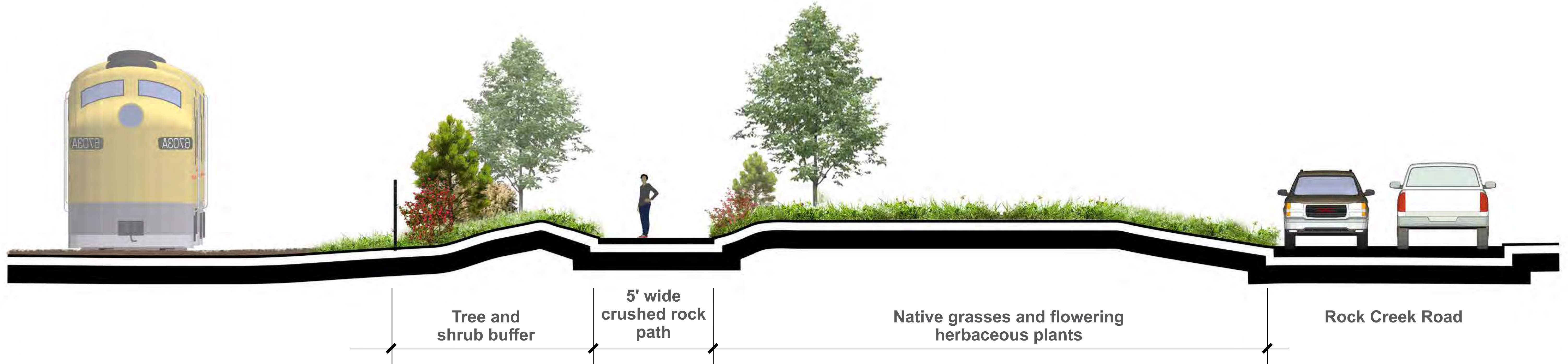




View 1



View 2



Section

NTS

Ornamental
metal fence

Tree and
shrub buffer

5' wide
crushed rock
path

Native grasses and flowering
herbaceous plants

Rock Creek Road

Concept - Perspective Views & Section

MOSIER LANDSCAPE RESTORATION PROJECT



View 1



View 2



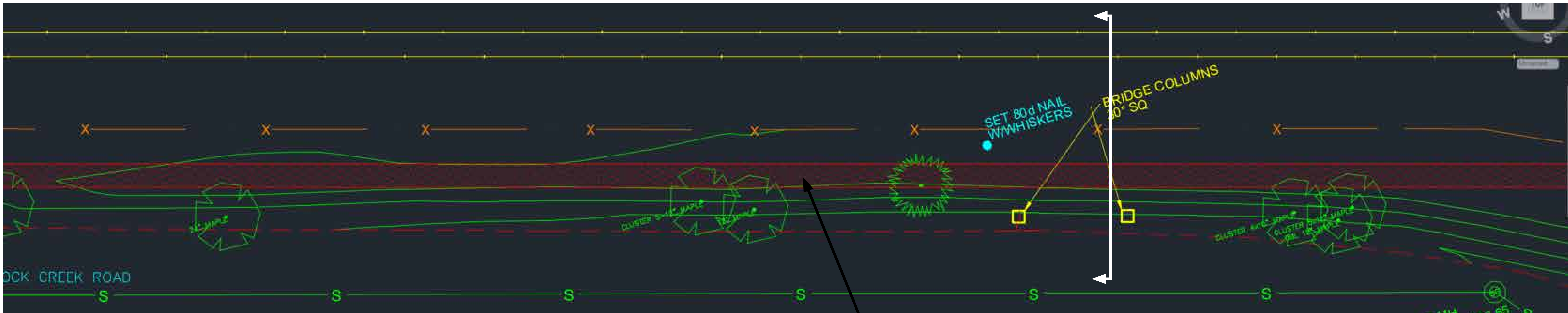
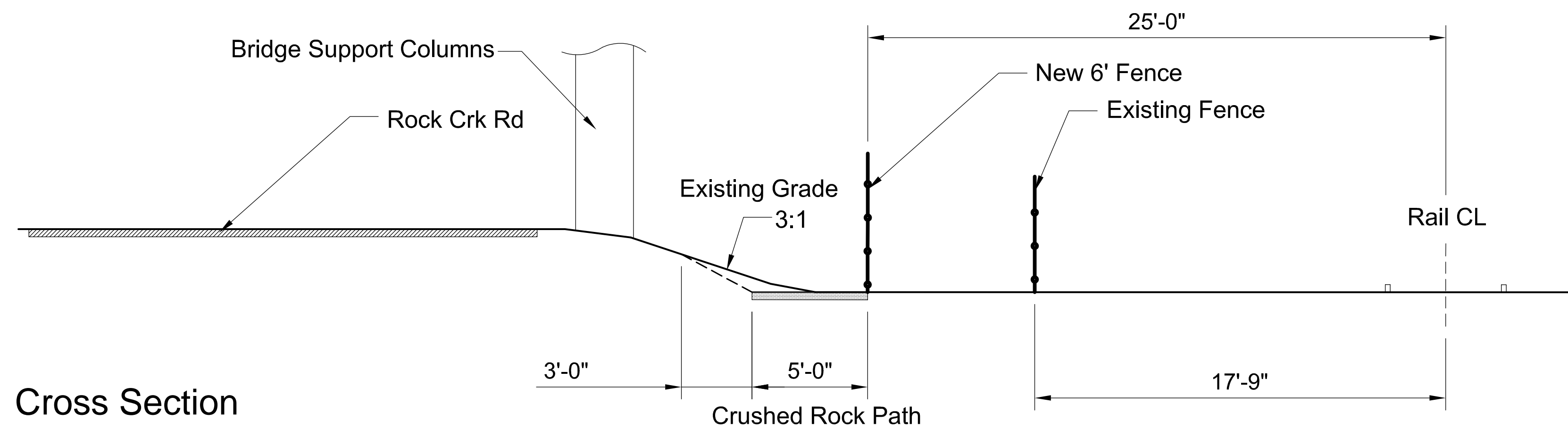
View 3



View 4

Concept - Perspective Views

MOSIER LANDSCAPE RESTORATION PROJECT



Trees



Ponderosa Pine
Pinus Ponderosa



Big Leaf Maple
Acer Macrophyllum

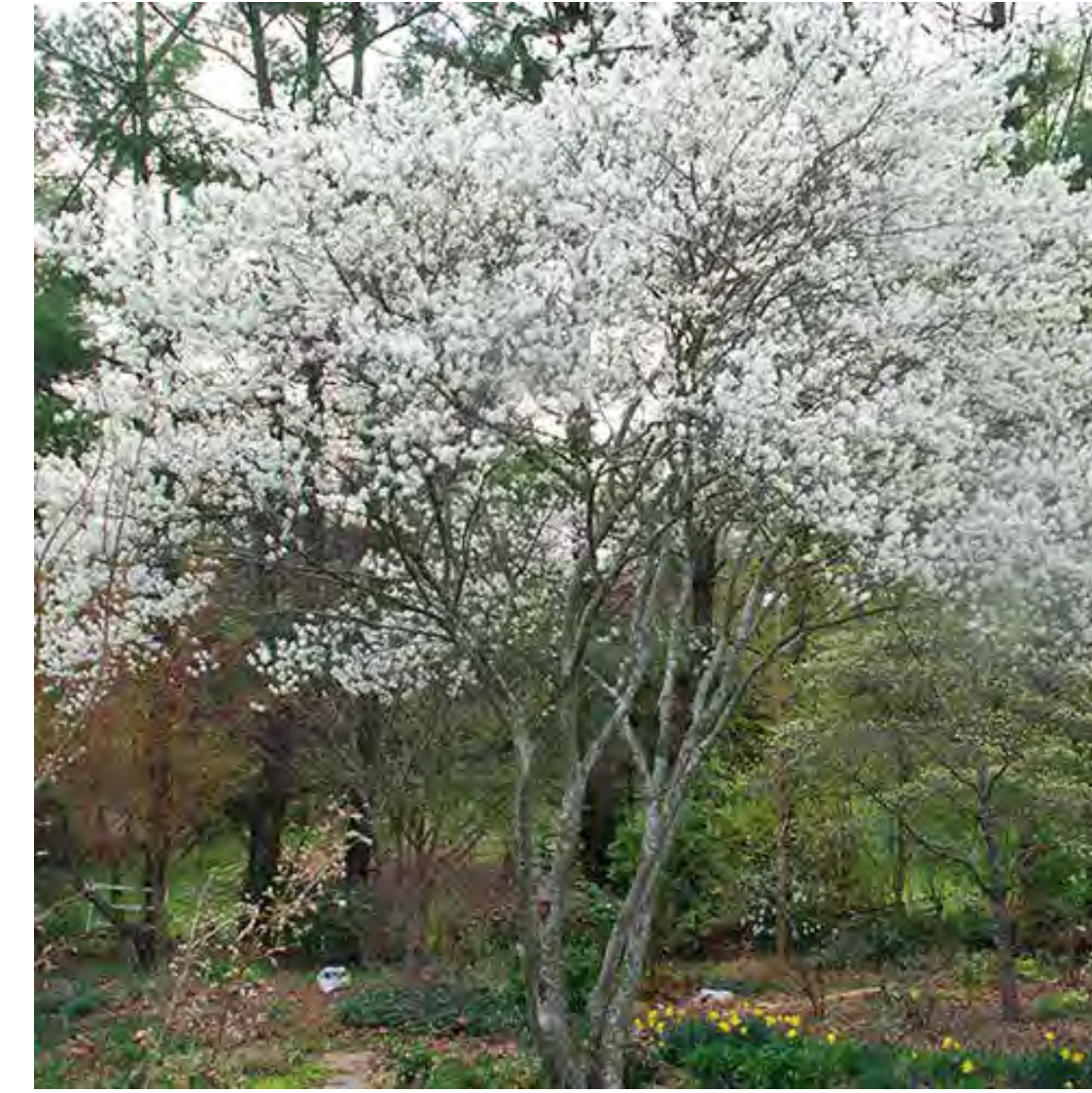
Shrubs



Ocean Spray
Holodiscus discolor



Snow Berry
Symphoricarpos albus



Service Berry
Amelanchier alnifolia



Oregon Grape
Berberis aquifolium



Mock Orange
Philadelphus lenissi



Red Flowering Current
Ribes sanguineum

Flowering Herbaceous Plants

Native Seed Mix



Idaho fescue
Festuca idahoensis



Bluebunch wheatgrass
Pseudoroegneria spicata



Blue wildrye
Elymus glaucus



Pungent Desert Parsley
Lomatium grayi



9 Leaf Desert Parsley
Lomatium triternatum



Lupinus latifolius v
thompsonius



Barrett's Penstemon
Penstemon Barrettiae



Columbia Desert Parsley
Lomatium columbianum



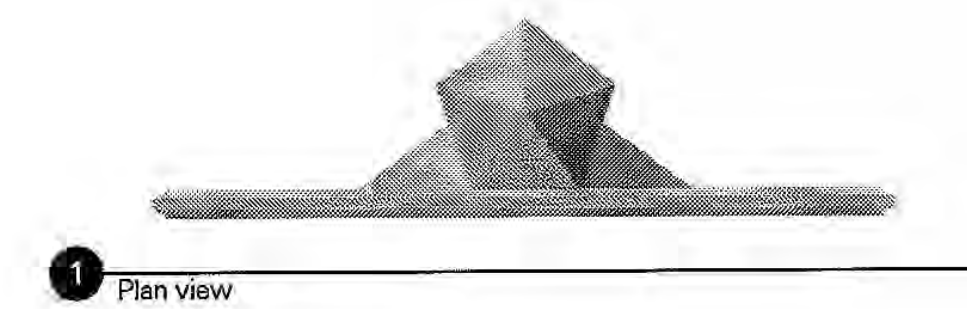
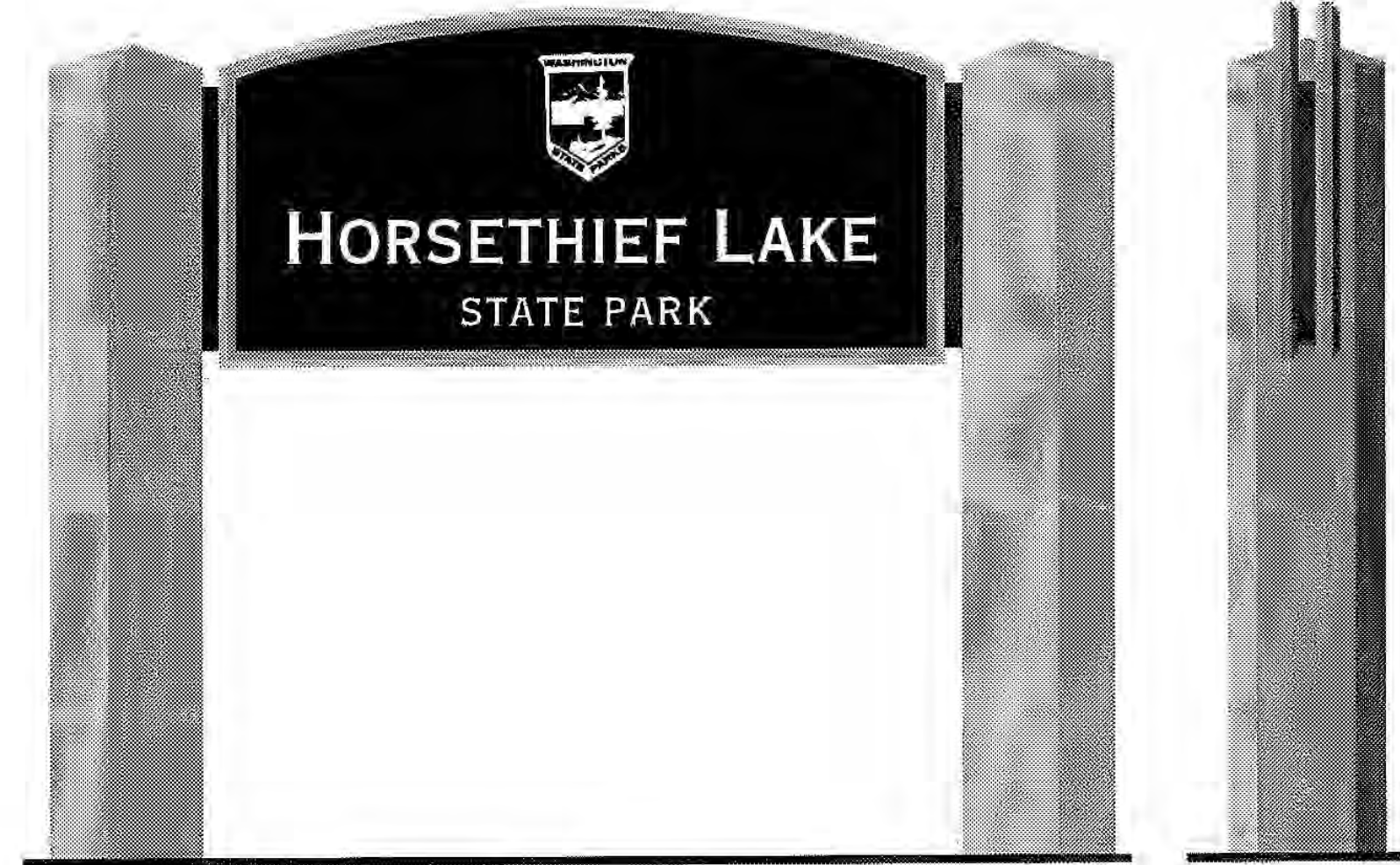
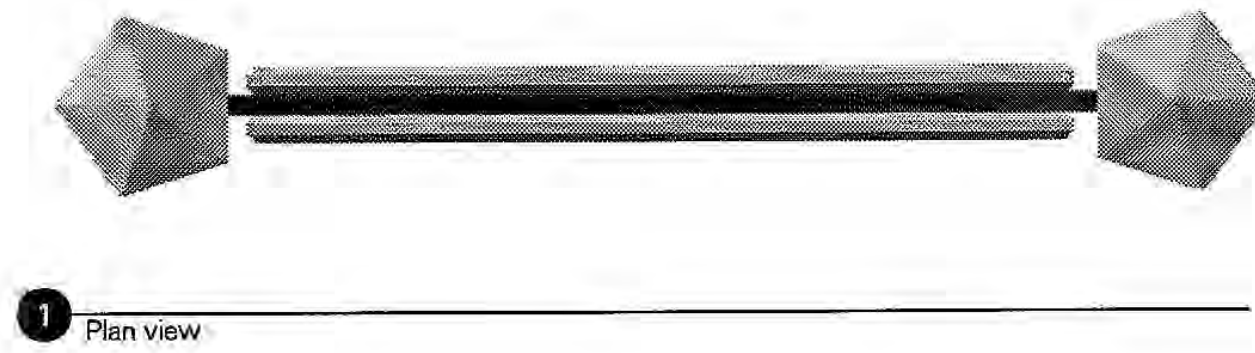
Indian Celery
Lomatium Nudicaue



Oregon Sunshine



Douglas Buckwheat
Eriogonum Douglasii



Columbia River Gorge National Scenic Area Sign Standards



Sign Precedent Examples

Historic Columbia River Hwy State Trail
Wayfinding Signage Plan
Trail Information Sign

Bike Hub Sign

Sign Standards/Examples - Historic Columbia River Gorge

MOSIER LANDSCAPE RESTORATION PROJECT

NTS

JACOBS

5'-0"



Option 1



8'-0"

6'-0"



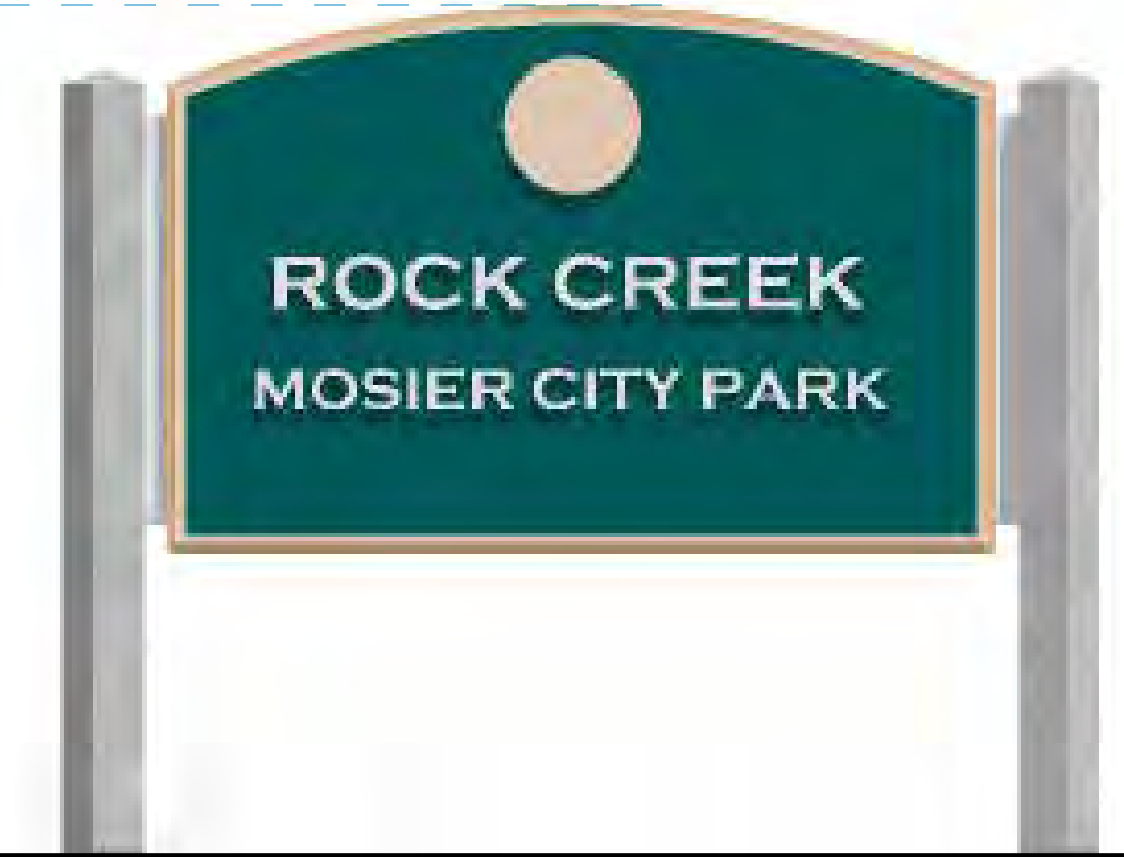
Option 2



Option 3



6'-0"



Option 4



Park Entrance Signage Options
 MOSIER LANDSCAPE RESTORATION PROJECT





Elevations

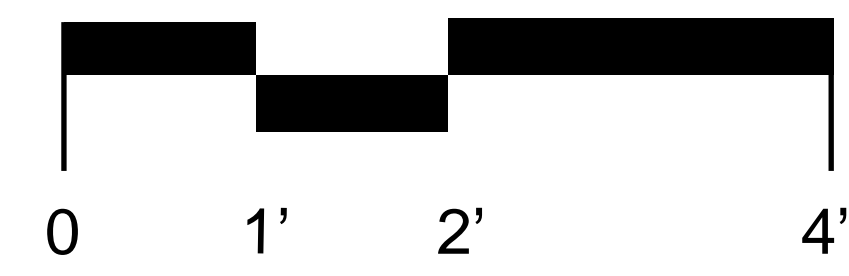
Option 1

Option 2

Option 3

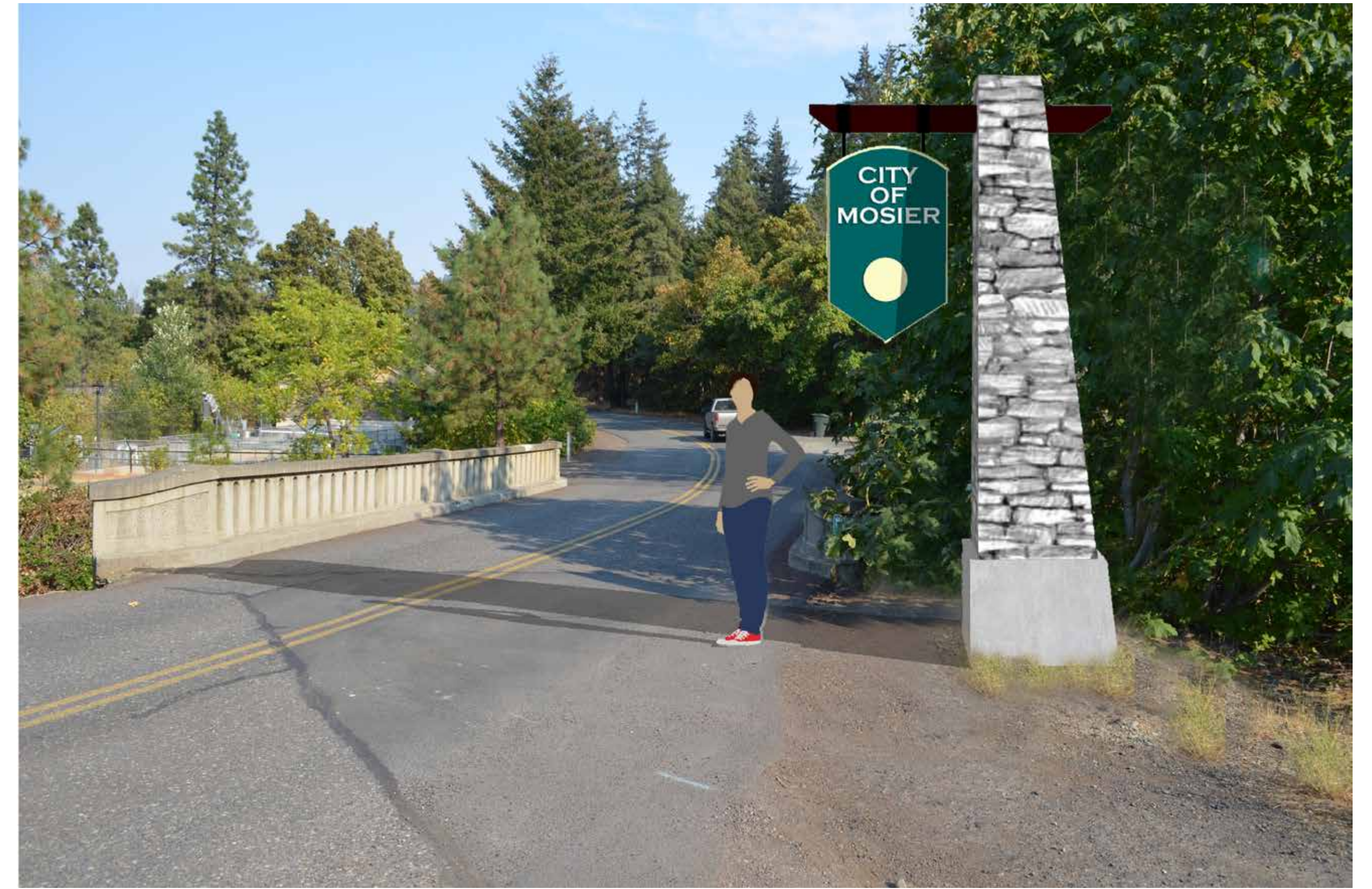
Gateway Signage Options

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Option 1



Option 2



Precedent

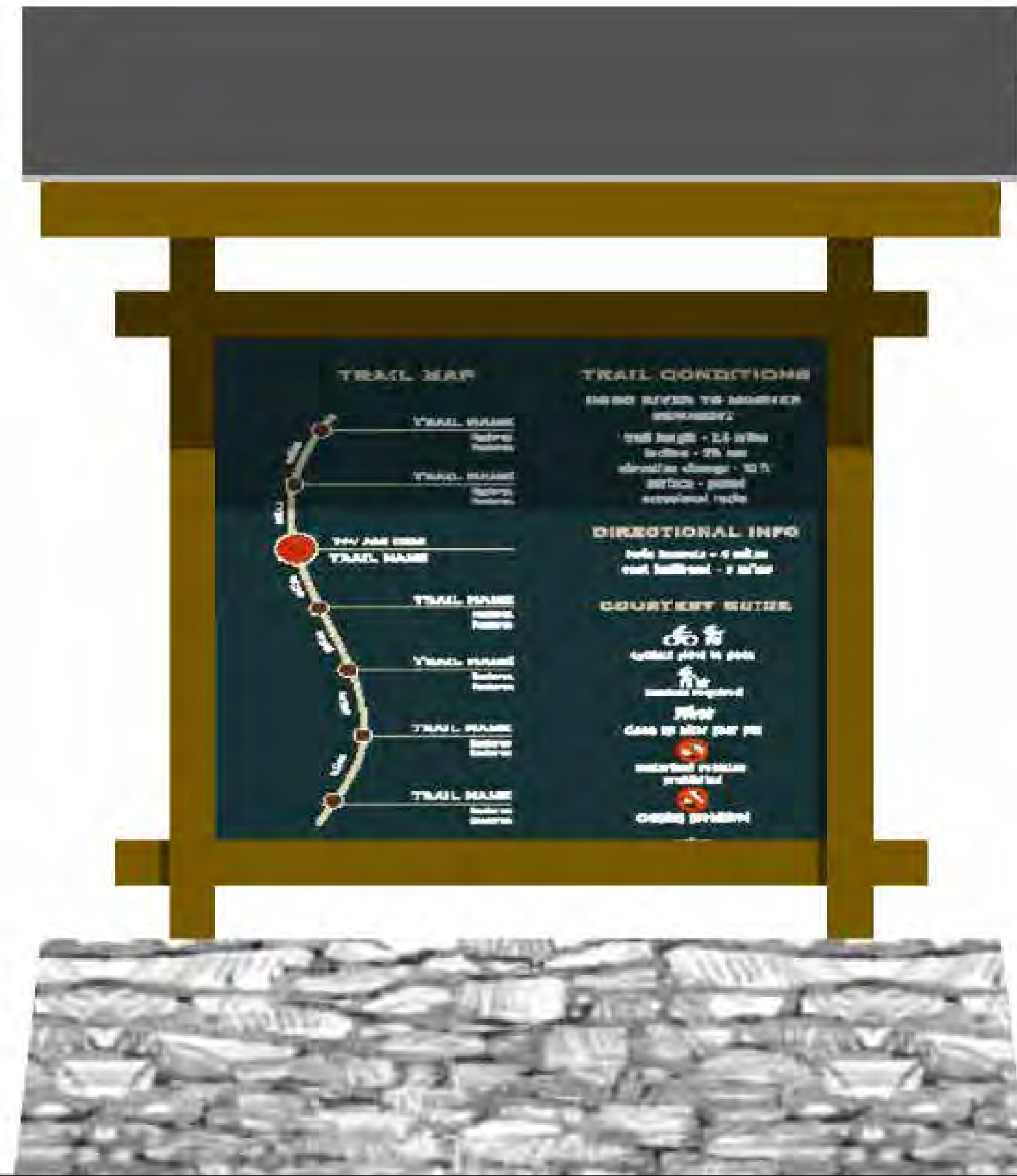


Existing

Gateway Signage Options

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10'-6"



Section



Perspective View

Optional Signage Panel

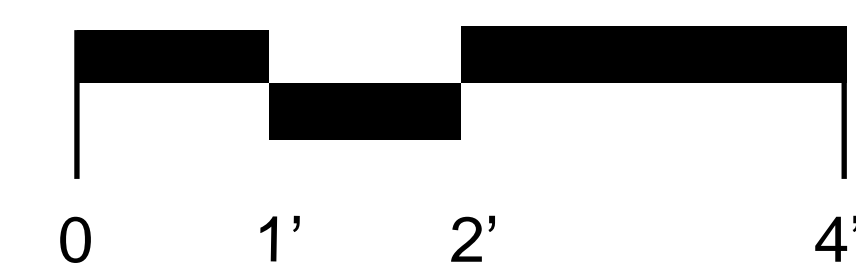


Kiosk at Hatfield West Trailhead

Kiosk Design Concept

Wayfinding and Park Information

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AMERISTAR - Montage Fence
fence styles, color and adornment options

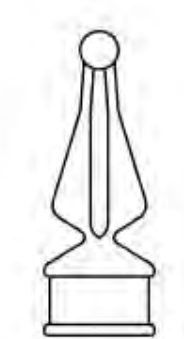
'Bronze' Color



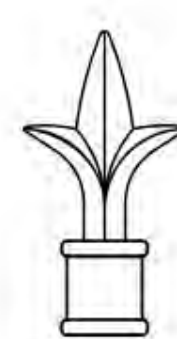
Classic



Majestic



Quad Flare



Triad



Royalty



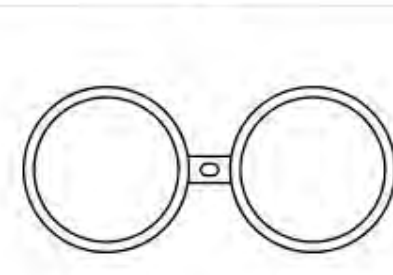
Genesis



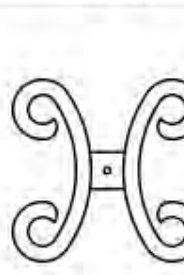
Invincible



Ball Cap



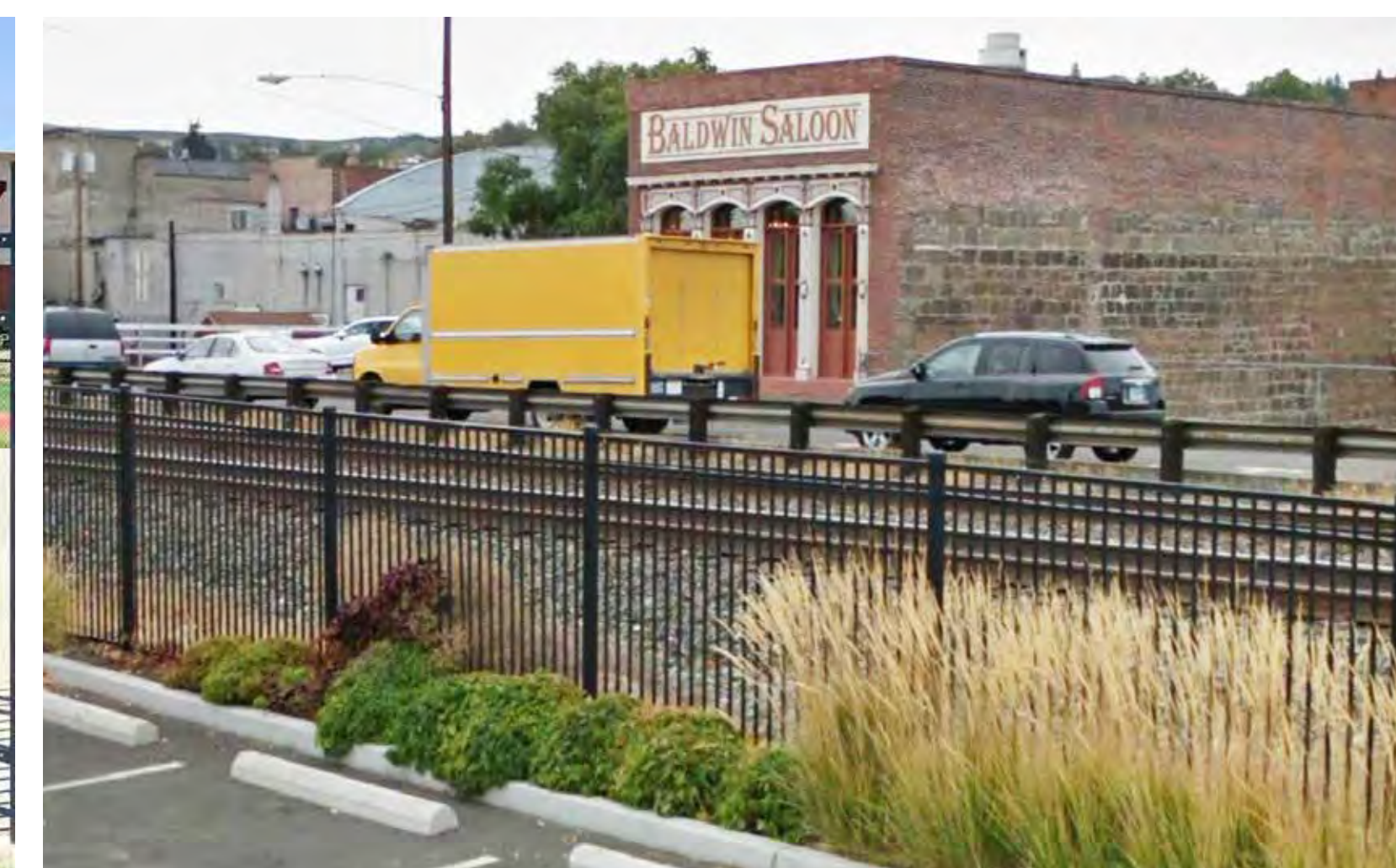
Double Rings



Butterfly Scroll



'Genesis' style



'Majestic' style

FENCING
fencing options by Ameristar

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