

ASTORIA PLANNING COMMISSION MEETING

Astoria City Hall
October 24, 2017

CALL TO ORDER:

Vice President Easom called the meeting to order at 7:09 pm.

ROLL CALL:

Commissioners Present: Vice President Kent Easom, Jennifer Cameron-Lattek, Sean Fitzpatrick, Daryl Moore, Jan Mitchell and Brookley Henri.

Commissioners Excused: President David Pearson

Staff Present: Planner Nancy Ferber and contractor Hannah Dankbar. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

ELECTION OF OFFICERS:

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the APC needs to elect officers. The officers were President David Pearson, Vice President Kent Easom, and Secretary Anna Stamper.

Commissioner Moore moved that the Astoria Planning Commission elect Kent Easom as President and Sean Fitzpatrick as Vice President for the remainder of 2017; seconded by Commissioner Mitchell. Motion passed unanimously.

APPROVAL OF MINUTES:

President Easom asked for approval of the minutes of the August 22, 2017 meeting. Vice-President Fitzpatrick moved that the Astoria Planning Commission approve the minutes as presented; seconded by Commissioner Mitchell. Motion passed unanimously.

The minutes of the September 6, 2017 and September 26, 2017 meetings were not yet available.

PUBLIC HEARINGS:

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

ITEM 5(a):

CU17-02 & ADU17-04 Conditional Use CU17-02 and Accessory Dwelling Unit ADU17-04 by Michael Angiletta to locate an ADU in an existing single-family dwelling at 1320 Madison Avenue in the R-1, Low Density Residential zone.

President Easom asked if anyone objected to the jurisdiction of the Planning Commission to hear this matter at this time. There were no objections. He asked if any member of the Planning Commission had any conflicts of interest or ex parte contacts to declare.

Vice-President Fitzpatrick declared that he was friends with Mr. Angiletta, but believed he could be impartial. Mr. Angiletta has been very respectful of the fact that he could not discuss the application.

Commissioner Cameron-Lattek declared that she knew Mr. Angiletta, but she had not spoken with him about this matter. She did not believe this would preclude her from being impartial.

President Easom declared he knew Mr. Angiletta, but did not believe that would impact his decision. He had seen the property on more than one occasion although not for the purposes of this hearing.

President Easom asked Staff to present the Staff report.

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

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

Michael Angiletta, 1320 Madison Avenue, Astoria, stated most people could acknowledge that Astoria has a housing challenge. He found the application process to be interesting. He filled out three applications and paid \$750 for the privilege of doing this legally. The house he is currently living had been illegally rented out for years. He suggested Astoria find a way to create less friction for people who want to play by the rules so that more people will play by the rules. Staff has been very helpful and supportive. However, the amount of time and money in order to supply an extra housing unit is astounding.

Commissioner Mitchell asked Mr. Angiletta to explain what he meant by friction.

Mr. Angiletta said there were three forms that were redundant. He answered the same questions on two separate forms, one for the conditional use permit, and one for the accessory dwelling unit. Three separate fees added up to about \$750. He believed the fees would be prohibitive for many people. Some might be creating a rental unit because they need additional financial support. Time was the other frictional component. This was a three-month process.

Commissioner Mitchell stated she came from a place where fees were much higher for many things. She believed rental units would be rented for the same amount and more. It would take Staff time to create a new form. It would be better for more people to do these projects legally. Long-term rentals would also be better because Astoria needs them. A three-month process is not very long in other cities. She asked if Mr. Angiletta's neighbors were happy.

Mr. Angiletta said he understood that the R-1 zone required some special circumstances. He had spoken with all of his neighbors and one neighbor was present.

Planner Ferber stated she was always happy to receive feedback from customers and streamline processes. Much of the process has been mandated by City Council. When housing policies were discussed, ADUs were proposed to require a conditional use permit in all zones. The compromise was to require the permit only in R-1 zones. She understood the applicant's perspective and agreed the process should be easy. She recommended Mr. Angiletta reach out to his Councilor about these issues.

President Easom asked if Staff could combine the ADU and conditional use application.

Planner Ferber explained that the conditional use application needed to be broad because Staff receives requests for permits in all zones and for very different uses. She would look into it, but believed the process was simplified as it could be at this time.

President Easom called for any testimony in favor of, impartial to, or opposed to the application. Hearing none, he called for closing comments of Staff. There were none. He closed the public hearing and called for Commission discussion and deliberation.

Commissioner Mitchell moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Conditional Use CU17-02 and Accessory Dwelling Unit ADU17-04 by Michael Angiletta; seconded by Commissioner Moore. Motion passed unanimously.

President Easom read the rules of appeal into the record.

REPORTS OF OFFICERS:

President Easom thanked David Pearson for his years of service to the Planning Commission and Historic Landmarks Commission.

STAFF UPDATES:

Planner Ferber recommended that the December meeting be rescheduled. She updated the Commission on the following:

- Efforts to hire a new Community Development Director
- American Planner Association Conference in Portland
- New Commissioner Training

MISCELLANEOUS:

ITEM 8(a): Thank you and farewell to Dave Pearson for his service as Chairman of the Astoria Planning Commission.

PUBLIC COMMENTS – NON AGENDA ITEMS:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:30 pm.

APPROVED:

A blue ink signature, likely of the City Planner, written over a horizontal line.

City Planner

A black ink signature, likely of the CREST Planner, written over a horizontal line.

CREST Planner