



AGENDA

ASTORIA PLANNING COMMISSION

October 28, 2014

6:30 p.m.

2nd Floor Council Chambers

1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. September 23, 2014
4. PUBLIC HEARINGS
 - a. Amendment A14-04 by the Community Development Department to amend Development Code Section 15.065.A.5 concerning wireless communication facility structures to allow lattice towers and support structures for public emergency communication facilities within the LR, Land Reserve, zone, City Wide. Staff recommends that the Planning Commission recommend adoption by the City Council. The City Council will hold a public hearing tentatively scheduled for December 1, 2014 at 7:00 pm in the City Hall Council Chambers.
 - b. Variance V14-14 by Buoy Beer Co. from the maximum 150 square feet of signage and 100 square foot maximum of a single sign to install two signs for a total of approximately 266 square feet on an existing commercial building at 1 - 8th Street in the A-2, Aquatic Two Development zone. Staff recommends approval of the request.
5. REPORT OF OFFICERS
6. ADJOURNMENT
 - a. The Planning Commission will adjourn to hold a Work Session on the Riverfront Vision Plan, Bridge Vista Area.

<p>THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING SHERRI WILLIAMS, COMMUNITY DEVELOPMENT DEPARTMENT, 503-338-5183.</p>
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ASTORIA PLANNING COMMISSION MEETING

Astoria City Hall
September 23, 2014

CALL TO ORDER:

President Nemlowill called the meeting to order at 6:30 pm.

ROLL CALL:

Commissioners Present: President Zetty Nemlowill, Vice President McLaren Innes, Kent Easom, David Pearson, and Sean Fitzpatrick. Thor Norgaard arrived at 6:38 pm.

Commissioners Excused: Peter Gimre

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

APPROVAL OF MINUTES:

ITEM 3(a): August 26, 2014

President Nemlowill asked for approval of the minutes of the August 26, 2014 meeting.

Commissioner Pearson noted the following corrections:

- Page 3, second paragraph – "Commissioner ~~Pearson~~ *Gimre* declared an ex parte contact, noting that he is a member of the First Presbyterian Church."
- Page 4, fifth paragraph – "Commissioner ~~Pearson~~ *Gimre* asked if the facility in Long Beach was located in a high-density zone."
- Page 4, eighth paragraph – "Commissioner ~~Pearson~~ *Gimre* noted that the facility would have a daytime manager, but no nighttime manager."

Vice-President Innes moved that the Astoria Planning Commission approve the August 26, 2014 minutes with the corrections noted; seconded by Commissioner Easom. Motion passed unanimously.

PUBLIC HEARINGS:

President Nemlowill 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 4(a):

V14-06 Parking Variance V14-06 by Jennie Hillard for Rod Gramson, from the required two off-street parking spaces to increase the existing single-family dwelling to a two-family dwelling with zero off-street parking at 1626 Grand in the R-3, High Density Residential zone. This item was continued from the August 26, 2014 meeting. The Applicant has requested this be continued to the October 28, 2014 meeting.

President Nemlowill moved that the Astoria Planning Commission continue the public hearing for Parking Variance V14-06 by Jennie Hillard for Rod Gramson to October 28, 2014, immediately following the Traffic Safety Committee meeting at 6:30 pm at City Hall in City Council Chambers.

Commissioner Norgaard arrived at 6:38 pm.

Motion was seconded by Commissioner Easom. Motion passed unanimously.

President Nemlowill read the rules of appeal into the record.

ITEM 4(b):

V14-10 Variance V14-10 by Astoria Co-Op Grocery from the maximum 50 square foot of signage to install three signs for a total of approximately 113 square feet of signage for an existing commercial building at 1355 Exchange in the C-3, General Commercial zone.

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

President Nemlowill declared that she is the marketing director for Astoria Co-Op; therefore, she would not vote. She stepped down from the dais.

Commissioner Fitzpatrick declared two potential conflicts. He is a member of the Astoria Co-Op and he rents space to the co-op, but not in the subject building. He believed he could vote impartially.

Vice-President Innes declared that she has been a member of the Astoria Co-Op for a long time. She shops there regularly, but believed she could make an unbiased about this application.

Commissioner Easom also declared that he is a member of the Astoria Co-Op, but believed he could make an unbiased decision.

Vice-President Innes asked Staff to present the Staff report.

Planner Johnson reviewed the written Staff report. No correspondence had been received and Staff recommended approval of the request.

Vice-President Innes called for questions of Staff. Hearing none, she opened the public hearing and called for a presentation by the Applicant.

Matt Stanley, General Manager, Astoria Co-Op, 1355 Exchange Street, Suites 1 and 2, Astoria, said the project would be done professionally. The co-op is working with a firm in Portland that also does the signage for New Seasons natural food stores. The signs will fit the architecture of the building. The sign company has put a lot of thought into the project and plans to do the work in a tasteful way. He is happy with the design. The signs will alleviate lack of visibility from the street. Co-op staff is used to telling people to look for Providence because the current co-op sign cannot be seen. The co-op is virtually invisible right now and Providence has two large signs on both sides of the building. The Providence signs can be seen as one drives down the street, but the co-op cannot be seen until people are right in front of the building and past the entrance. He has seen people make poor traffic maneuvers to get into the entrance. This situation is dangerous for pedestrians and drivers. The new signs will give drivers tons of time to get into the right lane as they make their approach and turn into the entrance. The building sets back and the co-op is in the corner, which is difficult to see. The grocery industry is very competitive, so every penny counts. The co-op would like to be taken more seriously as a grocery store in the community and they are the only downtown grocery store in Astoria. The new sign prominently displays the word "grocery" because the co-op wants to make sure people know everyone is welcome to shop there.

Commissioner Norgaard asked if the Co-Op would be placing signs closer to the road, like a sign at the entrance that reads "Co-Op Entrance". Mr. Stanley replied there was a sign that said parking was for tenants only, but there was nothing that referred to the co-op. There are trees in the area and cars parked in nearby spots could block the sign. There is a section of the curb that can be painted yellow to prevent people from parking along the curb, so the co-op might consider a sandwich board in the future.

Vice-President Innes called for any testimony in favor of the application.

Allisa Evans, 380 Exchange Street, Astoria, said she walks to the co-op with her children. It is scary when the children walk ahead of her and drivers make a late turn into the parking lot. Increased visibility means more safety for pedestrians walking in the area. Pedestrian safety is tenuous anyway because cars are coming in and out, so she would like to see the area be more pedestrian friendly. She also wanted to promote less driving, especially in the downtown area. The co-op did a market survey that indicated where shoppers and potential shoppers are shopping. Getting more shoppers to shop locally keeps dollars in our city. The co-op has a long way to go before it will be seen as a full-service grocery store. She would like to see residents get their money

back in Astoria instead of spending money at Safeway. Safeway and other grocery stores are great, but she supported the idea of shopping at a locally owned store, keeping money in the local economy.

Vice-President Innes called for any testimony impartial to, or opposed to the application. Hearing none, she closed the public hearing and called Commission discussion and deliberation.

Commissioner Norgaard said he had no problem with the application. He believed it was great a business that is trying to improve and supported the application.

Commissioner Pearson supported the application, adding that the scale of the signage does not reflect what the Commissioners are seeing on paper. The sign is well balanced, fits the façade, and is a great mid-century design. He hoped the sign helps business.

Commissioner Norgaard moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Variance V14-10 by Astoria Co-Op Grocery; seconded by Commissioner Easom. Motion passed unanimously.

Vice-President Innes read the rules of appeal into the record.

Planner Johnson noted for the record that a sandwich board would be allowed in addition to the variance.

President Nemlowill returned to the dais.

REPORTS OF OFFICERS/COMMISSIONERS:

Commissioner Fitzpatrick reported that he attended the City Fair hosted by the City the previous week. He was glad the City hosted this event and believed the fair should be held regularly. The Mayor's Ball would be held on October 4, 2014 and the Columbia River Symphony would be performing on November 15, 2014, both at the Armory.

President Nemlowill said she attended the Armory for the first time since it opened to see the roller derby. She was impressed with all of the work that had been done to the building. She was also impressed with the City's Service Fair. The City does not have a public relations department, but she heard about the fair everywhere. It was great to attend an event that really showcased all of the City's departments. Many different groups from the community attended and it was neat to have the opportunity to talk to police officers and firefighters. She believed the event was executed well.

President Nemlowill adjourned the meeting at 6:48 pm. Seeing that there members of the audience who wished to speak on the record, she reconvened the meeting at 6:49 pm.

Samantha Lundberg, 496 Hamburg Avenue, Astoria, said that there is a commercial project going on in front of her property. She asked who mailed the public notice about the Astoria Co-Op's variance application, noting that none of the neighbors received any notices about the commercial project.

President Nemlowill stated that the City of Astoria mails information to property owners within 100 feet when an application is submitted. She was not familiar with the construction project to which Ms. Lundberg was referring.

Planner Johnson confirmed that the project involves John Carrier Construction near the roundabout, which is a commercial building in a C-3, General Commercial zone. The property owner did not request any variances or exceptions to the code and the use of the building as a construction office is allowed as an outright use, so no review by the Planning Commission is required. The project is not adjacent to any historic buildings, so no review by the Historic Landmarks Commission is required. The developer did apply for a building permit, which was reviewed by Staff and approved. There were no public reviews required for the project; therefore, no public notices were required. She confirmed that the City does not prohibit building in slide prone areas. If development is to occur within 100 feet of a known geologic hazard, the City requires the property owner to provide geologic test results. Any site can be built on with enough engineering. The decision to build is made by a geotech engineer at the expense of the applicant.

City Manager Estes added that the geotechnical tests are reviewed by City engineering and building code Staff.

Ms. Lundberg understood, but said that every time she called about violations, Staff refused to visit the site to see what the property owner was doing wrong and continues to do wrong. The construction is on two sides of her property. A six-foot cedar fence, which the property owner refers to as the "hate" fence has been built and encroaches on her property. The property owner has removed a survey monument and has failed to comply with the geotechnical engineering report. There are cliffs on two sides of her property. She explained that if the toe of the building is 20 feet down, the slope needs to be 20 feet out at a 45-degree angle. She knows that many people see the construction. The City has not responded. She never received a notice and the City has done nothing about the violations. The City has said the property owner is responsible for doing certain things and calling for inspections.

City Manager Estes said he knew Ms. Lundberg had been in frequent contact with the Engineering Department. Engineering Staff Jeff Harrington, Nathan Crater, and Steve Ruggles were at the construction site after Ms. Lundberg called to express her concerns. The City of Astoria issued a stop work order on the site in response to her concerns. Mr. Carrier submitted a revised plan to the City because the initial approved plan was different from what was being constructed. The revised plan was reviewed and approved by the Engineering and Building Departments. Construction now complies with the plans. Adjacent property owners are able to construct six-foot tall fences between properties. If there is a difference of opinion about where the property line is located, the issue is a civil matter between the two property owners. The fence has been legally constructed in accordance with City of Astoria codes.

Planner Johnson added that to address Ms. Lundberg's concerns about geotechnical issues, the City required the property owner to have a geologist on site during some of the construction and submit reports to the City at his own expense.

Ms. Lundberg asked how many times Tom Horning was at the construction site. Planner Johnson said she would have to check with building official.

Ms. Lundberg requested a copy of the inspection report. She said there was about 4,700 square feet of landscaping along West Marine Drive. There was supposed to be a five-foot landscape buffer between the commercial and residential properties. She did not mind the fence, but believed the plants in the landscape buffer were to be itemized in the plans. No one is enforcing this. Black plastic was been sitting on the buffer zone for two weeks, which many people have seen. Someone told the police that she pulled the black plastic on to her property, but it blew on to her property. Another piece of plastic blew on to the Stephen's, which had to be cut off because no one would take care of it. The City is taking no responsibility and leaving everything up to the property owner, who is in violation of many codes.

President Nemlowill said she was glad Ms. Lundberg attended the meeting and that she felt comfortable speaking to various City officials about her concerns. However, she did believe the issues were out of the Planning Commission's jurisdiction. She recommended that Ms. Lundberg continue her efforts to communicate with Staff and speak at a City Council meeting if she cannot get what she needs from Staff. She explained that each City Council meeting included the opportunity for public comments. The next City Council meeting is scheduled for Monday, October 6, 2014.

Ms. Lundberg said this was the first time she has attended a Planning Commission meeting. President Nemlowill explained that the Planning Commission deals with very specific issues. Ms. Lundberg said Staff was only helpful the first two times she went to City Hall. Her attorney has been to her property. Her insurance company called her that day to cancel her property insurance.

President Nemlowill said she was sorry to hear this and recommended Ms. Lundberg speak at the City Council meeting on October 6, 2014 if she is unable to get what she needs from Staff.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:59 pm.

ATTEST:

APPROVED:

Secretary

City Manager



CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

October 20, 2014

TO: ASTORIA PLANNING COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER

SUBJECT: AMENDMENT REQUEST (A14-04) ON WIRELESS COMMUNICATION FACILITIES

I. BACKGROUND SUMMARY

- A. Applicant: Brett Estes
Community Development Director
City of Astoria
1095 Duane Street
Astoria OR 97103
- B. Request: Amend the Astoria Development Code Section 15.065.A.5 concerning wireless communication facility structures to allow lattice towers and support structures for public emergency communication facilities within the LR Zone (Land Reserve)
- C. Location: City-wide

II. BACKGROUND

In 2002, the City adopted a Wireless Communication Facility Ordinance to address where and how these facilities could be located within the City. The intent was to encourage "stealth" location such as location on elevator penthouses, within church steeples, etc. The ordinance also encouraged co-location by multiple providers at one location/tower. Both of these requirements were intended to reduce the need for towers. For aesthetic purposes, lattice towers were prohibited requiring that any new support structures be monopoles. The ordinance provided that "public emergency communication" facilities were not subject to the requirements of the code to facilitate public safety. However, the code did not address co-location of a private provider with a public emergency communication facility, and therefore if the facility includes private providers, then it would be required to meet the code requirements.

The current public emergency communication facility and Verizon private facility are located on Coxcomb Hill adjacent to the Astoria Column. For over five years, the City has been working with Verizon concerning the upgrade of their services and the need to upgrade the public emergency services. After much consideration of the existing site, it

was determined that the facility should be relocated to another site to improve the aesthetics of the Astoria Column Park which is a major tourist attraction. The Friends of the Column, City, and Verizon have identified two alternate locations that would accommodate the needed towers and provide upgraded services to broader areas within the City and County. The two new locations would be at Shively Park and in the forested Land Reserve area above Irving Avenue. The Shively Park location would be for private companies and would not include emergency service facilities. However, the site in the Land Reserve near Reservoir 3 would include both private and public facilities.



Due to the type of facilities needed for public emergency communication services, and in order to allow co-location by other private providers, the tower needs to be fairly substantial in construction. The tower would need to be approximately 150' tall to accommodate quality two-way radio coverage. While monopoles can be built taller, generally they are a maximum of 100' or require extensive foundations. A lattice tower would provide the needed height and space on the tower for co-location of private provider antennas. In addition, maintenance and emergency repair of the facilities can be accomplished quicker with a lattice tower to maintain the critical coverage needed should there be outages of the public emergency service facilities.

If the tower were used only for emergency service facilities, the existing code would not apply and they would be allowed to install a lattice tower. However, since the tower will have co-location of private providers, it is subject to the Wireless Communication Facility Ordinance which prohibits lattice towers. By co-locating both public and private facilities, the number of towers is reduced and only one tower would be required at Reservoir 3 site. Therefore, staff has initiated a proposed code amendment to allow lattice towers in the LR Zone and only if they also accommodate an emergency service facility regardless of additional co-location by private providers. The intent of the original code was to prevent a forest of cell towers and to maintain the visual quality of the Astoria skyline. Since the tower could be lattice if it was only for emergency services, and since co-location would reduce the need for additional towers, it would be consistent with the intent of the code to allow a co-located emergency service tower to be a lattice tower.

III. PUBLIC REVIEW AND COMMENT

A. Astoria Planning Commission

A public notice was mailed to Neighborhood Associations, various agencies, and interested parties on October 3, 2014. In accordance with Section 9.020, a notice of public hearing was published in the Daily Astorian on October 21, 2014. The proposed amendment is legislative as it applies City-wide. Any comments received will be made available at the Astoria Planning Commission meeting.

The APC's recommendation will be forwarded to the City Council for public hearing tentatively at the December 1, 2014 City Council meeting.

B. City Council

A public notice will be mailed to Neighborhood Associations, various agencies, and interested parties on November 7, 2014. In accordance with Section 9.020, a notice of public hearing will be published in the Daily Astorian on November 24, 2014. Any comments received will be made available at the City Council meeting.

IV. FINDINGS OF FACT

- A. Development Code Section 10.020(A) states that *"an amendment to the text of the Development Code or the Comprehensive Plan may be initiated by the City Council, Planning Commission, the Community Development Director, a person owning property in the City, or a City resident."*

Finding: The proposed amendment to the Development Code is being initiated by the Community Development Director.

- B. Section 10.050(A) states that *"The following amendment actions are considered legislative under this Code:*

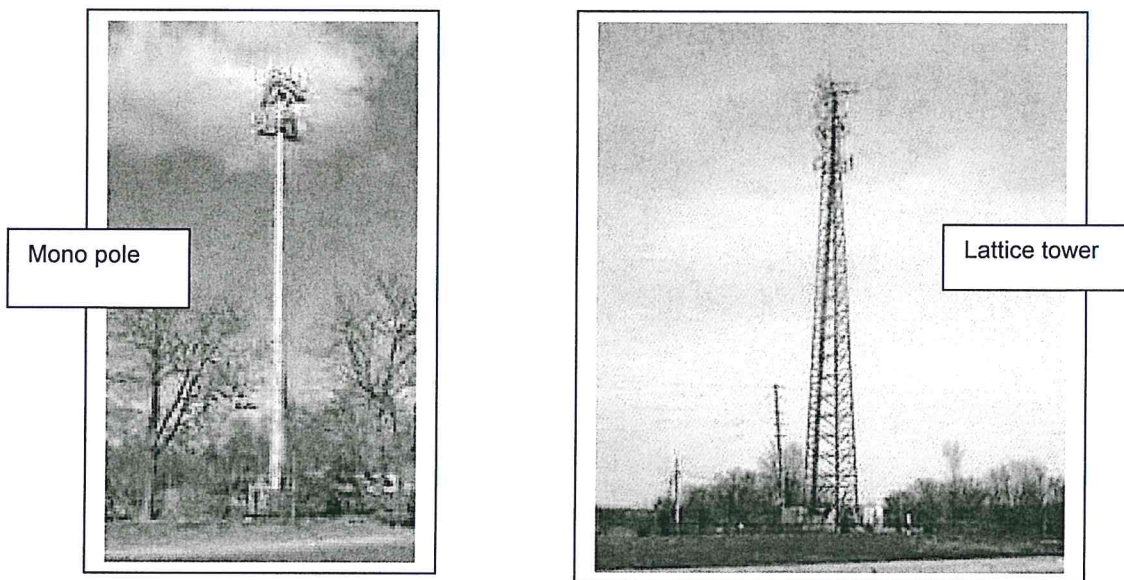
1. *An amendment to the text of the Development Code or Comprehensive Plan. . ."*

Finding: The proposed amendment is to amend the text of the Astoria Development Code Article 15 concerning Wireless Communication Facilities (WCF) to allow lattice towers in the LR Zone that include emergency service facilities. The Code is applicable City-wide. Processing as a legislative action is appropriate.

- C. Section 15.010, Wireless Communications Facilities, Purpose states that *"To accommodate the increasing communication needs of Astoria residents, businesses, and visitors, while protecting the public health, safety and general welfare, and visual and aesthetic environment of the City, these regulations are established to:*

1. *Provide a process and uniform comprehensive standards for the development and regulation of Wireless Communication Service Facilities.*
2. *Enhance the ability to provide communications services to City residents, businesses and visitors.*
3. *Protect the City's scenic, natural, cultural and historical resources, and visual environment from the potential adverse physical and visual effects of Wireless Communication Service Facilities, through careful design and siting standards."*

Finding: The proposed amendment would allow for the co-location of public and private communication facilities on a single tower that would provided the needed services to the City while protecting the historic and visual qualities of the City. The design change from a monopole to a lattice tower in the LR Zone would eliminate the need for multiple towers.



C. Section 10.070(A)(1) requires that *"The amendment is consistent with the Comprehensive Plan."*

1. CP.005(5), General Plan Philosophy and Policy Statement states that local comprehensive plans *"Shall be regularly reviewed, and, if necessary, revised to keep them consistent with the changing needs and desires of the public they are designed to serve."*

Finding: The WCF Ordinance did not address the possibility of co-location of private and public facilities. The proposed amendment would address the changes in the technology of wireless communication, and the need to provide better service to the community.

2. CP.440.5, Forest Resource Policies, states that *“Scenic forest lands such as the corridor along Williamsport Road, the area around the Astor Column, or areas which have significant value for open space or recreation will be designated as such in the City's Plan.”*

CP.455, Overall Goal, states that *“The City of Astoria will, through its Plan and ordinances, protect the natural values that make the City a desirable place to live and work.”*

CP.460.1, Natural Resource Policies states that *“The Plan land and water use designations will protect those areas that have high natural value, and direct intensive development into those areas that can best support it.”*

CP.460.3 , Natural Resource Policies states that *“The City recognizes the importance of "trade offs" that must occur in the planning process. Although certain estuary areas have been designated for intensive development, other areas will be left in their natural condition in order to balance environmental and economic concerns.”*

CP.460.4, Natural Resource Policies, states that *“The City's "Land Reserve" area has been designated as such in order to protect forest lands for forest uses, and to allow for limited, well planned residential development in certain areas. It is intended that forest uses include wildlife habitat, stream or drainage protection, windbreaks, recreation and scenic buffers. By requiring and encouraging techniques such as planned or cluster development, buffering, geologic site investigations, and similar measures, natural values will be protected.”*

CP.250.1, Historic Preservation Goals states that *“The City will Promote and encourage, by voluntary means whenever possible, the preservation, restoration and adaptive use of sites, areas, buildings, structures, appurtenances, places and elements that are indicative of Astoria's historical heritage.”*

CP.250.6, Historic Preservation Goals, states that *“The City will promote appreciation of Astoria's natural resource base, including wooded areas, marshlands, and water-based sites as elements of the City's historic growth and development.”*

Finding: The intent of the WCF Ordinance is to allow for wireless facilities while preserving the scenic and historic character of Astoria. The proposed amendment would preserve the aesthetic views of the Astoria skyline with the ability to locate a tower that could accommodate both emergency services and private providers on one tower rather than multiple towers. This “trade off” is consistent with the intent of the WCF Ordinance.

Relocation of the existing towers at the Astoria Column would help to restore the Park to the original historic and natural setting. Allowing the use

of lattice towers in the LR Zone would help facilitate the relocation of the existing towers located adjacent to the historic Astoria Column.

3. CP.205, Economic Development Goal 6, states that the City will *“Maintain a system of public facilities and services capable of supporting existing and future industry, and commercial development.”*

Finding: With the changing wireless communication industry, the private providers are continually upgrading the services in the Astoria and Clatsop County area. The upgraded services allow expansion of wireless based communications and industries in this area. The proposed change would allow co-location of public emergency services and private providers on a facility that would benefit both entities and reduce the need for multiple towers.

Finding: The request is consistent with the Comprehensive Plan.

- D. Section 10.070(A)(2) requires that *“The amendment will not adversely affect the ability of the City to satisfy land and water use needs.”*

Finding: The proposed amendment will satisfy land use needs in that it will allow for the installation of a public emergency communications facility that is co-located with private providers on a single tower to provide both public and private wireless services. With the proposal that the lattice towers only be located in the LR Zone which is outside the Urban Growth Boundary does not impact the buildable area of the City. The proposed amendment will not adversely affect the ability of the City to satisfy land and water use needs.

V. CONCLUSION AND RECOMMENDATION

The request is consistent with the Comprehensive Plan and Development Code. Staff recommends that the Astoria Planning Commission forward the proposed amendment to the City Council for adoption.

ORDINANCE NO. 14-_____

AN ORDINANCE AMENDING THE ASTORIA DEVELOPMENT CODE SECTION 15.065.A.5
PERTAINING TO WIRELESS COMMUNICATION FACILITIES

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section 1. Astoria Development Code Section 15.065.A.5, General and Operating Requirements, Prohibited Structures, is deleted in its entirety and replaced to read as follows:

"5. Prohibited Structures.

a. _____ Lattice and guyed wire towers and support structures and speculation ("spec") support structures are prohibited in all zones except as noted in Section 5.b.

b. _____ Lattice towers and support structures that are required for Emergency Communications Facilities and Temporary Communications Facilities operated by public officials may be located in the LR Zone (Land Reserve). Co-location by private communication providers on a lattice tower is allowed."

Section 2. Effective Date. This ordinance and its amendment will be effective 30 days following its adoption and enactment by the City Council.

ADOPTED BY THE COMMON COUNCIL THIS _____ DAY OF _____, 2014.

APPROVED BY THE MAYOR THIS _____ DAY OF _____, 2014.

ATTEST:

Mayor

Brett Estes, City Manager

ROLL CALL ON ADOPTION:

YEA

NAY

ABSENT

Commissioner

LaMear

Herzig

Mellin

Warr

Mayor

Van Dusen

STAFF REPORT AND FINDINGS OF FACT

October 17, 2014

TO: ASTORIA PLANNING COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER

SUBJECT: VARIANCE REQUEST (V14-14) BY BUOY BEER CO. TO INSTALL SIGNS AT 1 8TH STREET

I. BACKGROUND SUMMARY

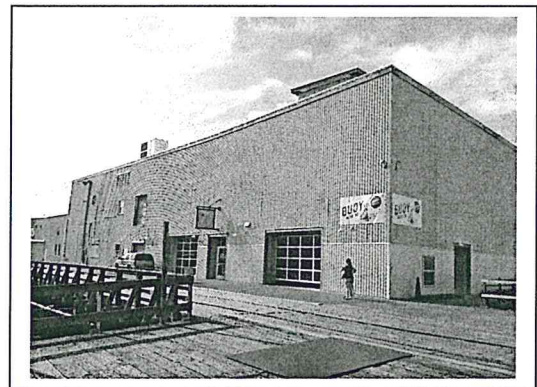
- A. Applicant: Buoy Beer Co.
42 7th Street #100
Astoria OR 97103
- B. Owner: Bornstein Seafoods Inc
PO Box 188
Bellingham WA 98227-0188

Andrew Bornstein (local contact)
PO Box 1290
Astoria OR 97103
- C. Location: 1 8th Street; Map T8N R9W Section 8CB, Tax Lot 700
- D. Zone: A-2, Aquatic Two Development
- E. Proposal: From the maximum 150 square feet of signage and maximum of 110 square feet of an individual sign to install two signs for a total of approximately 266 square feet of signs on an existing commercial structure.

II. BACKGROUND

A. Subject Site

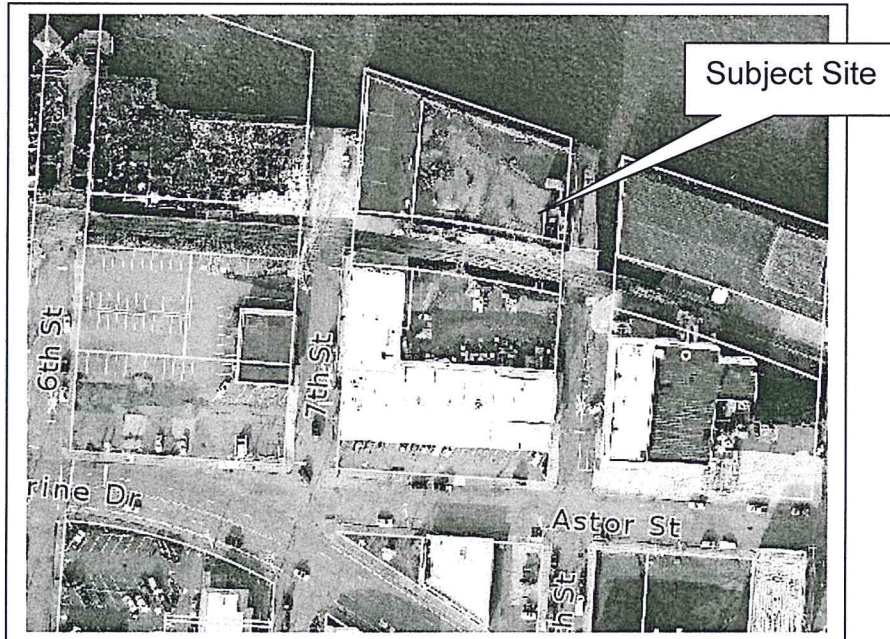
The building is located on the north side of the River Trail adjacent to 8th Street. The building was originally occupied by a fish processing facility and the east half of the building was recently remodeled and occupied by Buoy Beer Co.



The building encompasses the full width of the block between 7th and 8th Streets and is accessible from these streets and the River Trail.

B. Adjacent Neighborhood

The site is surrounded by commercial development. To the south is the parking lot for the building, an office building at 42 7th Street with dwellings above, and the Video Horizon building; to the west across 7th Street right-of-way is the vacant site and parking lot for No. 10 Sixth Street; to the east across the 6th Street right-of-way is a fish processing plant; and to the north is the Columbia River.



C. Proposal

The applicant is proposing to install one 133 square foot sign on the east elevation and one 133 square foot sign on the south elevation for a total of approximately 266 square feet. No other signs are proposed at this time.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on October 3, 2014. A notice of public hearing was published in the Daily Astorian on October 21, 2014. Comments received will be made available at the Astoria Planning Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 8.150.A, Total Square Footage Permitted for the A-2 Zone states that *"The total square footage of all signage associated with a business site, use, or activity shall not exceed 150 square feet, with no single sign exceeding 100 square feet."*

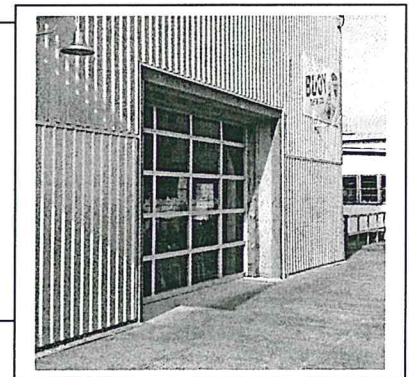
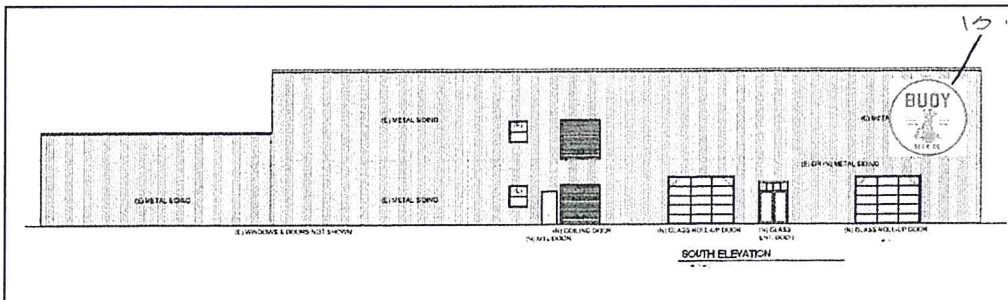
Finding: The proposed signs are 133 square feet each for a total of 266 square feet. A variance is required.

- B. Section 8.150.C.1, Wall, Roof Mounted, or Projecting Signs for the A-2 Zone states that *"Area. The total allowable area for all permanent signs attached to the building is determined as follows:*
- A wall, roof mounted, or projecting sign of one (1) square foot per lineal foot of building frontage is allowed.*
 - Individual sign face area. The maximum size of an individual sign within the total allowable area limits is 100 square feet."*

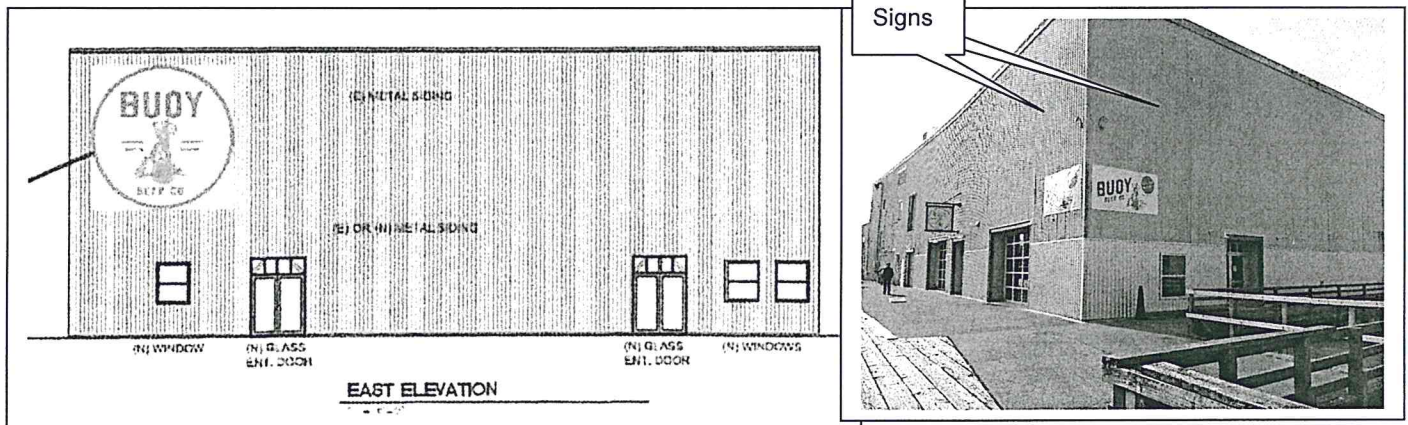
Finding: The building is approximately 135' wide on the south and 89' on the east elevation. A maximum of 150 square feet of signs would be allowed. The proposed sign on each elevation would be approximately 133 square feet for a total of 266 square feet of signs. A variance is required.

- C. Section 8.110.A requires that *"one of the following factors exists:*
- The variance would permit the placement of a sign with an exceptional design or style.*
 - The variance would permit the placement of a sign which is more consistent with the architecture, and development of the site.*
 - The existence of an unusual site characteristic, such as topography, existing development, or adjacent development, which precludes an allowable sign from being effectively visible from the public roadway adjacent to the site.*
 - The requirement to remove a sign under Section 8.110(A) would constitute a severe or extreme economic hardship to the business or activity involved."*

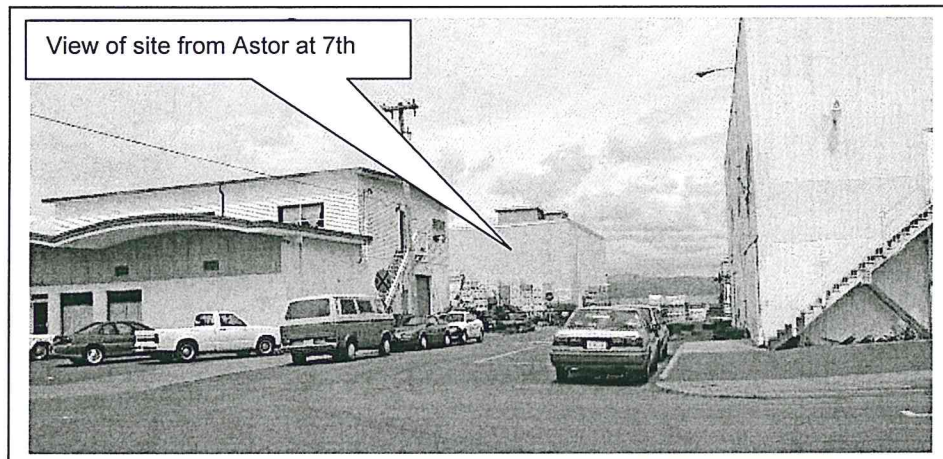
Finding: The proposed signs are more consistent with the architecture and development of the site. The building was constructed in 1924 as a fish processing facility and was designated as historic in 2013 when it was remodeled for the Buoy Beer Company. The architecture is industrial with large expanses of fairly plain wall space. With the remodel, large glass door openings were installed on the north, east, and south elevations. These doors are approximately 10' tall by 12' wide (120 square feet). The proposed signs would be round with a 13' diameter. The size of the sign would closely resemble the size of the door openings.



The signs are not exactly to scale on the drawings and would be slightly smaller about the same width as the doors.



The location is one block off Astor Street and 1.5 blocks off Marine Drive and is not highly visible from traffic on Marine. The side streets are small dead end streets with limited visibility of the building. The larger signs would allow a sign that is readable from the main road.



The variance would permit the placement of a sign that is consistent with the architecture of the structure, and would allow better visibility with the street and site configuration.

- D. Section 8.110(B) requires that the granting of the variance would not be detrimental to abutting properties.

Finding: There are only a few businesses, in this area, and there is a parking lot in front of this building. It fronts on the River Trail so signage in the area is minimal mostly fronting on Astor Street. The proposed signs would not block other signage or visibility of businesses. The signs will not be detrimental to abutting properties due to the existing development in the area.

- E. Section 8.110(C) requires that the granting of the variance would not create a traffic or safety hazard.

Finding: The building is located at the dead end of 8th Street fronting on the River Trail. There is very limited vehicle traffic in the area with the majority of vehicles using this street to access the site's parking lot. Granting the variance will not create a traffic or safety hazard.

- F. Section 8.110(D) states that sign variances are exempt from Section 12.030 (General Variance Criteria) through 12.040 (Variance from Standards Relating to Off-street Parking and Loading Facilities).

Finding: The application is for a sign variance and as such is exempt from Section 12.030 through 12.040.

V. CONCLUSION AND RECOMMENDATION

The request, in balance, meets all the applicable review criteria. Staff recommends approval of the request. The applicant should be aware of the following requirements:

Significant changes or modifications to the proposed plans as described in this Staff Report shall be reviewed by the Astoria Planning Commission.

The applicant shall obtain all necessary City and building permits prior to installation of the signs.



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

CITY OF ASTORIA

SEP 23 2014

No. V 14-14FEE: Administrative Permit \$150.00
or Planning Commission \$250.00

SIGN VARIANCE APPLICATION

Property Location: Address: 1-8th StreetLot — Block — Subdivision —Map 8CB Tax Lot 700 Zone A-2 historicApplicant Name: Buoy Beer Co.Mailing Address: 42-7th Street #100 Astoria, OR 97103Phone: 503-468-0800 Business Phone: — Email: dave@buoybeer.comProperty Owner's Name: Andrew BornsteinMailing Address: P.O. Box 1290 Astoria, OR 97103Business Name (if applicable): —Signature of Applicant: [Signature] Date: 6/23/14Signature of Property Owner: [Signature] Date: 6/23/14Existing/Proposed Use: Buoy Beer Co.

What Development Code Requirement do you need the Variance from? (Describe what is required by the Code and what you are able to provide without a Variance.)

Sign square footage in an A-1 property
from maximum 150 sq ft of signage to install two signs for a total
of approx 266 sq ft on an existing commercial bldg in the A-2 zone**SITE PLAN:** A Site Plan depicting property lines and the location of all existing and proposed structures, parking, landscaping, and/or signs is required. The Plan must include distances to all property lines and dimensions of all structures, parking areas, and/or signs. Scaled free-hand drawings are acceptable.

For office use only:

Application Complete:		Permit Info Into D-Base:	<u>9/18/14</u>
Labels Prepared:	<u>9/18/14</u>	Tentative APC Meeting Date:	<u>10/28/14</u>
120 Days:			

FILING INFORMATION: Planning Commission meets on the fourth Tuesday of each month. Completed applications must be received by the 13th of the month to be on the next month's agenda. A Pre-Application meeting with the Planner is required prior to acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Planning Commission meeting is recommended.

Briefly address the following criteria for **SIGN RELATED VARIANCES**:

8.110. VARIANCES FROM STANDARDS RELATING TO SIGNS.

Variances to the sign regulations of this Section may be approved by the Planning Commission following the procedures of Section 12.060 to 12.120 where the Planning Commission finds that the variance meets the following criteria:

A. One of the following factors exists:

1. The variance would permit the placement of a sign with an exceptional design or style.

2. The variance would permit the placement of a sign which is more consistent with the architecture, and development of the site.

the 13' diameter sign will replicate the glass roll-up door below the sign; the 33' 4" height of the building will accommodate the 13' sign.

3. The existence of an unusual site characteristic, such as topography, existing development, or adjacent development, which precludes an allowable sign from being effectively visible from the public roadway adjacent to the site.

4. The requirement to remove a sign under Section 8.100(A) would constitute a severe or extreme economic hardship to the business or activity involved.

B. The granting of the variance would not be detrimental to abutting properties.

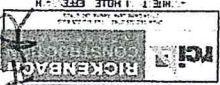
there are no adjacent building signage that would be impacted by this sign.

C. The granting of the variance would not create a traffic or safety hazard.

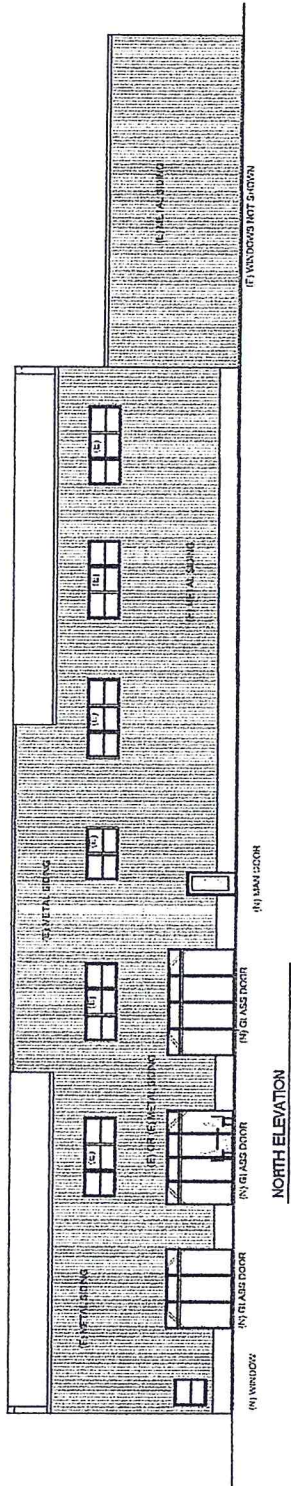
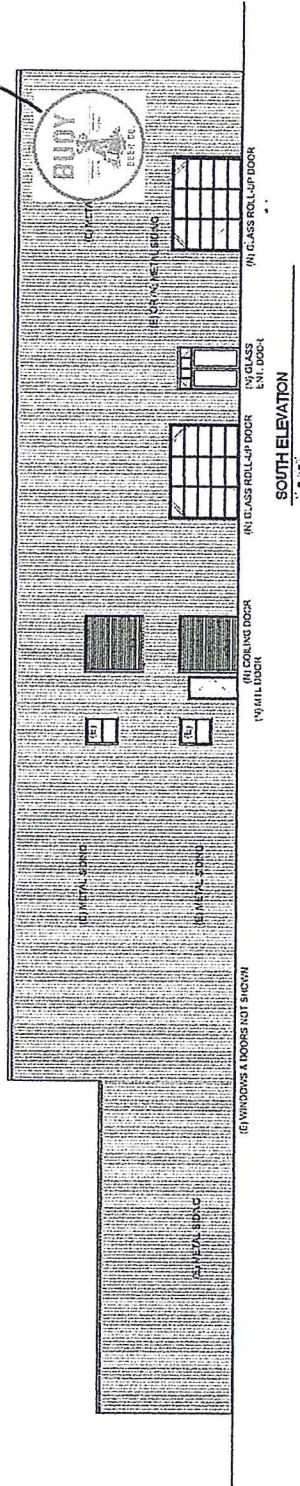
the sign will not create a traffic or safety hazard; the sign will be painted on therefore won't distend from the building.

D. Sign variances are exempt from Sections 12.030 through 12.040.

* Buoy Beer Co. Logo will be painted on current metal siding in 2 places (south & east elevations) with 13' diameter



13' diameter



13' diameter

13' diameter

13' diameter

13' diameter

13' diameter