

## ASTORIA PLANNING COMMISSION MEETING

Astoria City Hall  
November 25, 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, David Pearson, Kent Easom, Peter Gimre, and Sean Fitzpatrick

Commissioners Excused: Thor Norgaard

Staff and Others Present: City Manager Brett Estes, Planner Rosemary Johnson, and Consultant Matt Hastie, Angelo Planning Group. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

### APPROVAL OF MINUTES:

President Nemlowill asked for approval of the minutes of the October 28, 2014 meeting.

Commissioners Easom and Gimre noted the following corrections:

- Page 2, first paragraph, fifth line: "...but reviewing a code amendment which would allow a lattice tower that could be presented later."
- Page 4, second paragraph, second line: "She closed the public hearing and called for Commission discussion and deliberation."
- Page 4, sixth line under Reports of Officers: "There has been some concern about why the Mayor was appointing people positions in the City."
- Page 4, seventh line to read "...in Astoria and other areas than Astoria where there are seats that have not been filled to find there are only four ...."
- Page 5, fourth bullet, second line: "He also proposed an additional setback for buildings adjacent to the Rivertrail..."

Commissioner Easom moved that the Astoria Planning Commission approve the minutes as corrected; seconded by Commissioner Gimre. 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):

V14-12                      Variance V14-12 by Al Jaques from 24 square foot maximum signage to install one 4' x 40' sign for 160 square feet on the west elevation of the sports field complex structure at 1800 Williamsport in the IN, Institutional 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. Hearing none, she 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.

President Nemlowill confirmed there were no questions for Staff. She opened the public hearing and called for a presentation by the Applicant. Hearing none, she called for any testimony in favor of, impartial to, or opposed to the application. There was none. She closed the public hearing.

Commissioner Pearson moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Variance V14-12 by Al Jaques; seconded by Commissioner Fitzpatrick. Motion passed unanimously.

President Nemlowill read the rules of appeal into the record.

ITEM 4(b):

V14-13                      Variance V14-13 by Al Jaques from the requirement of a landscape separation at every 10 parking spaces to allow one separation approximately every 25 spaces; and to allow ground cover and shrubs rather than trees in the landscaping due to environmental constraints of the site at 1800 Williamsport Road in the IN, Institutional 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. Hearing none, she asked Staff to present the Staff report.

Planner Johnson reviewed the written Staff report. Since the Staff report had been published, the Applicant has submitted a Landscaping Plan, as required as a condition of approval. No correspondence had been received and Staff recommended approval of the request with the conditions listed in the Staff report.

President Nemlowill confirmed there were no questions for Staff and opened the public hearing. She called for a presentation by the Applicant. Hearing none, she called for any testimony in favor of, impartial to, or opposed to the application. There was none. She closed the public hearing and called for Commission discussion and deliberation.

Commissioner Gimre asked why the City wants to reduce the amount of landscaping required. Planner Johnson explained that the City would like to maximize the amount the parking because the site would be used for large events. This would also reduce the cost of installing and maintaining the landscaping at the site. Staff considered the request because the remote site is already well buffered by trees.

Applicant Al Jacques confirmed for Commissioner Gimre that with overflow parking, there is a total of 268 parking spaces.

Commissioner Pearson moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Variance V14-13 by Al Jaques, with conditions; seconded by Vice-President Innes. Motion passed unanimously.

President Nemlowill read the rules of appeal into the record.

ITEM 4(c):

CU14-12                      Conditional Use CU14-12 by Kelsy Fausett to locate a daycare center in an existing commercial building at 2911 Marine Drive in the C-3 Zone (General Commercial).

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. Commissioner Easom declared that his company managed a property across the street from the proposed daycare center, but he believed he could vote impartially. President Nemlowill 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 with the conditions listed in the Staff report.



President Nemlowill asked how the daycare center would affect the current tenants, the medical marijuana dispensary, and property management company. She also requested information on the legal status of medical marijuana dispensaries in Oregon.

Planner Johnson believed both tenants would remain in the building. She explained that medical marijuana dispensaries were legally allowed in the State, but they could not be located within 1,000 feet of a school. There is no regulation about locating dispensaries within the vicinity of daycare centers. Since the use of marijuana will no longer be restricted to medical uses, the State has defined the dispensaries as similar to cigarette stores, which are allowed to be located next to daycare centers. There are still questions about how Federal regulations would apply.

President Nemlowill noted that in the Staff report, Mike Morgan referred to the daycare center as a preschool. Planner Johnson explained that the terms are sometimes used interchangeably, but the definition of each can sometimes depend on the ages of the children attending the facility. Children under school age will attend the daycare center all day, while children of school age will attend half days, before or after they have attended school. City Manager Estes added that the use classification of a daycare center incorporates both all day care and before/after school care.

President Nemlowill asked if parking on the Applicant's residential property was an important aspect of approving this request. She wanted to know how the Conditional Use would impact a future owner of the property. Planner Johnson confirmed that the fourth condition of approval in the Staff report would take effect. The daycare center is required to have five parking spaces. There are eight parking spaces on 29<sup>th</sup> Street, some of which are used by adjacent facilities. If available parking on 29<sup>th</sup> Street were less than five, any loss of parking on the property would require a Planning Commission review to address the parking issue. Staff believed the available parking on 29<sup>th</sup> Street was sufficient and the parking in front of the house is considered additional.

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

Kelsy Fausett, 640 29<sup>th</sup> Street, Astoria, said she has run a daycare in her home for almost six years. Her home is adjacent to the proposed site to the south. Her business is ready to expand, especially since there is a need for more childcare in the area. She noted that her driveway is attached to the building through an easement. Therefore, even if she moved, the driveway would remain attached to the building.

Commissioner Gimre asked if any of Ms. Fausett's customers were concerned about the medical marijuana dispensary being located next door. Ms. Fausett agreed that situation seemed strange. She has never had an issue living and running a home daycare next to a dispensary. Parents have asked about issues, but being next to a dispensary has never caused concerns. The dispensary will be on the end of the building opposite where children will be coming and going and dispensary customers will have no access to the children through the building.

President Nemlowill called for any testimony in favor of the application.

Tara Mestrich, P.O. Box 846, Astoria, who works as a childcare research and referral coordinator in Clatsop and Tillamook Counties, said there is a huge need for daycare in the community. The Clatsop County area has 43 childcare providers, but only 26 are licensed. There are currently only eight childcare openings, none of which are for infants. When Coryell's Day Care closed, about 100 children were displaced. She worked with licensing specialists to expand a few of the other daycare centers so they could take a few more children, but several parents have contacted her with concerns because they had to leave their jobs due to lack of infant care. Ms. Fausett is one of the top requested childcare providers in Clatsop County. Ms. Westridge worked with Ms. Fausett to get her Childcare Development Associate (CDA) credential. Ms. Fausett is currently registered as an in-home family childcare provider, but she also teaches preschool while giving regular care in her home. She supported Ms. Fausett's request for the daycare center.

Megan Goin, 449 McClure, Astoria, said she and her husband recently moved back to Astoria. She was extremely lucky to be able to send both of her sons to Ms. Fausett's for daycare. Ms. Fausett is fantastic and it is a relief to go to work every day knowing that her children are being cared for. When she heard about Coryell's closure, she could not imagine what nightmares the parents must be going through to try to find daycare. Her 2½ year old is recognizing and writing his name and her sons love going to Ms. Fausett's. She would love to see Ms. Fausett expand and open a new facility.



Kirk Fausett said he was Ms. Fausett's father-in-law and owned the building and parking next door. He offered to answer questions.

Derith Andrew, 1425 7<sup>th</sup> Street, Astoria, said Ms. Fausett is fabulous. As a parent, she was concerned that the daycare would be located next to a medical marijuana facility and noted that it was also next to a strip club, which was not ideal. However, there is not enough childcare in this community. As a working parent, she believed it was impossible to find a daycare that is good at what they do, someone that you trust, and someone you can afford. Ms. Fausett's location is unfortunate, but there is a huge need for her services. Many people suffer when they do not have access to daycare, which is a basic necessity. Ms. Fausett's request should definitely be approved.

Kelly Smitherman, 1149 Grand Avenue, Astoria, said she was speaking as an education specialist for the Coast Guard. She has repeatedly heard from families of active duty Coast Guard members how difficult it is to find childcare, especially since Coryell's closed. Finding care for infants is a major issue. She spoke with Ms. Fausett and learned that Ms. Fausett is very interested in taking infants as well as toddlers and preschoolers. This would be a huge advantage to Coast Guard members. Ms. Fausett has a wonderful reputation with the Coast Guard and has cared for Coast Guard member's children for special events. She supported Ms. Fausett's request on behalf of the Coast Guard.

President Nemlowill called for any testimony impartial to, or opposed to the application. Hearing none, she called for closing comments from Staff.

Planner Johnson clarified that the parking area on the property would need to be reviewed by the Planning Commission upon a change of ownership. Childcare staff and parents would be turning around in the parking area on the property. The Planning Commission would need to determine if any compliance issues exist with the parking situation if there was ever a new owner. She reminded members of the audience who spoke to sign in with their names and addresses, as this information was needed for the record.

President Nemlowill closed the public hearing and called for Commission discussion and deliberation.

Commissioner Pearson said 10 or 12 years ago, when Mill Pond was just a dream, the idea was to create a community within the community with a mix of residential and commercial uses that would help the neighborhood grow and succeed. This application is the perfect example of that happening. He fully supported the request.

Commissioner Fitzpatrick said he was a bit concerned about the medical marijuana dispensary nearby; however, all of his questions were answered during the public hearing.

Vice President Innes said she was thrilled to hear this proposed solution to an obvious loss in the community. Everything she heard seemed satisfactory and she was in favor of the proposal.

Commissioner Gimre said when he first read the staff report, he believed the daycare would be replacing the current tenants. However, he realized that attitudes about marijuana are changing. The testimony in favor of the current daycare was moving. After hearing the public testimony, he would have no problem putting his own child in the daycare despite his concerns about the dispensary. A dispensary next door to a daycare is a moot point. He did not believe the daycare would have any problems filling an obvious need in the County. He planned to vote in favor of the application.

Commissioner Easom said he also supported the request.

President Nemlowill moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Conditional Use CU14-12 by Kelsy Fausett, with conditions; seconded by Commissioner Pearson. Motion passed unanimously.

President Nemlowill read the rules of appeal into the record.

ITEM 4(d):

CU14-13                      Conditional Use CU14-13 by Ryan Helligso for Nomadic Properties to expand an existing 2,000 square foot professional office with 3,000 square feet additional space at 3990 Abbey Lane in units 103, 104, 105, 106, and 107 in the S-2A Zone (Tourist Oriented Shoreland).

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. Hearing none, she called for the Staff report.

Planner Johnson reviewed the written Staff report. She clarified that while parking issues do exist on the property, there is ample parking for this use based on City Code. The City cannot dictate the location of the parking spaces and it would be up to the property owners and tenants to determine which spaces would be for this use. No correspondence had been received and Staff recommended approval of the request with the conditions listed in the Staff report.

President Nemlowill opened the public hearing and called for a presentation by the Applicant. There was no presentation by the Applicant. President Nemlowill called for any testimony in favor of, impartial to, or opposed to the application. Hearing none, she called for closing comments of Staff. There were none. She closed the public hearing and called for Commission discussion and deliberation.

Vice President Innes agreed that there was ample room on the property and the space should be used. She had no problems with the request and planned to vote in favor.

Commissioner Fitzpatrick said that because this project has come before the APC so many times, the City should remember during future planning that putting housing above industrial uses is not a good idea.

President Nemlowill agreed and added that this is a very dynamic property. When the property was designated as a General Industrial zone, she believed there was an idea that the ground floor businesses could be used for manufacturing. However, the ground floor remained empty. It is too bad the City could not have been more proactive with the planning of this area, but the City's hands were tied to some extent. City Manager Estes explained that the building has a long history of appeals and lawsuits, going back to when the building was first built. There was difference of opinion between the State of Oregon and the City of Astoria. Recently, the State's perspective has changed, which led the City to move forward with the zone change in an attempt to get the issues resolved. He believed the processes in this area would be much smoother from now on.

Commissioner Fitzpatrick said when this project was presented to him as an investment 10 years ago, he believed that no one would want to live above industrial sites. However, it has turned out that no one wants to do light manufacturing under residential units. He believed office spaces were a much more compatible use and he did not have any issues with expanding the Applicant's current space.

Commissioner Easom moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Conditional Use CU14-13 by Ryan Helligso for Nomadic Properties, with conditions; seconded by Vice President Innes. Motion passed unanimously.

President Nemlowill read the rules of appeal into the record.

ITEM 4(e):

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 previous meetings.

Planner Johnson explained that the Applicant has constructed parking on their site and no longer needs the variance. The applicant has withdrawn the application.



## REPORTS OF OFFICERS/COMMISSIONERS:

ITEM 5(a): The December Planning Commission meeting has been rescheduled for Wednesday, December 17, 2014 at 6:30 pm due to the Christmas holiday.

## ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:14 pm to convene the Work Session.

## WORK SESSION – Bridge Vista Area of the Riverfront Vision Plan:

City Manager Estes noted that this was the second work session on the Bridge Vista Area of the Riverfront Vision Plan (Plan). The first work session discussed issues with overwater development. This work session will discuss zoning district issues. Planner Johnson added that three pieces of correspondence had been received from George Hague, Rhonda Gewin, and Mike and Maryann Soderberg, which were presented to the Commissioners for their consideration during this work session.

Matt Hastie, Angelo Planning Group, reviewed discussions from the last work session about development standards for overwater and on land development. This work session would focus on land use regulations and the next work session would focus on design regulations. He and Staff presented their recommendations via PowerPoint, as noted in the memorandum included in the Staff report. Recommendations for permitted uses on land and overwater and zone changes aimed to satisfy land use objectives contained in the Riverfront Vision Plan.

Zone change recommendations are as follows:

- Extend the S-2 Zone around the West Mooring Basin into a portion of the existing C-2 zone.
- Convert most of the C-2 zone near the bridge into a new pedestrian oriented zone.
- Convert the west end of the C-2 zone at the east end of the Bridge Vista Area to a zone similar to the C-3 zone.

Mr. Hastie and Staff explained why these zone changes were being recommended. The C-2 Tourist Commercial zone allows for a very limited set of commercial uses, some of which include auto oriented uses. A pedestrian zone would create a livelier neighborhood-oriented commercial area. The C-2 zone has been a challenge for the City and Planning Commission over the years. The C-2 zone was established as part of an earlier Riverfront Plan to try to enliven the waterfront. However, the zone created a situation where a specific set of uses, which had to be driven by revenue from tourism, could only locate in that zone. Businesses providing services to local people could not be located within the zone. It became difficult and time consuming for businesses to be located within the zone. Some of the existing uses could be incorporated in the new zone while making the area a place that can accommodate businesses that serve both tourists and local people. The direction and location of Astoria's tourist industry has changed since the C-2 zone was implemented. The location no longer works with the intent of the zone because development of the entire community has changed.

Planner Johnson described the specific location of the current zones and the recommended S-2 zone extension area, which is the green space behind the pedestrian area facing West Marine Drive. The only way to access the back area is through Bay Street near the Maritime Memorial (10 Bay Street). Therefore, the area is more conducive to development similar to the Red Building (20 Basin Street) and other shoreland related developments. The area just along the riverfront would be rezoned to S-2. The Planning Commission needs to consider whether the entire green space between the Maritime Memorial and the fish processing plant at 305 Industry should be rezoned as S-2, pedestrian, or some other zone. She explained the difference between the S-2 zone and the pedestrian oriented zone, listing examples of allowed and conditional uses in each zone.

Commissioner Easom asked how a manufactured dwelling in an approved park ended up in the S-2 zone. Staff explained Federal regulations once required manufactured dwellings and parks to be allowed in any zone that allows residential uses. Astoria's S-2 zone allows residences as a secondary use. Some of the regulations have changed and Astoria no longer allows manufactured housing in the zone because single-family and duplex homes are not allowed. The code language provided equal housing opportunities. In order to comply with State law, this new code amendment would strike manufactured homes from the list of allowed uses because single-family residences would not be permitted.



Staff showed on the map which properties in the proposed S-2 zone were Port-owned properties, City-owned properties, and private-owned properties. The City has discussed this proposed zone change with the Port, which is currently in the C-2, Tourist Oriented zone. President Nemlowill asked if anyone in the audience was representing the Port.

Ted Naemura, Legal Assistant with Jordan Ramis, said he attended to represent the Port because Tim Ramis and Mike Weston were not able to attend the meeting and the Port wants to participate in this process.

Mr. Hastie continued with his presentation, noting that specific changes to some of the currently allowed uses have been proposed in an effort to satisfy the objectives of the Plan to support a working waterfront and allow a mix of commercial and residential uses. He asked the Planning Commission to consider whether the proposed uses support a working waterfront and provide an appropriate mix of commercial and other uses. These changes were being recommended because some of the currently allowed uses conflicted with the proposed pedestrian zone and because of feedback received during discussions of the Civic Greenway Area. For example, he recommended prohibiting fossil fuel and petroleum product terminals in overwater areas.

City Manager Estes explained that the fossil fuel terminal issue was raised during public hearings at City Council, after the Planning Commission hearings. City Council approved the prohibition of such terminals within the Civic Greenway Area. Therefore, Staff has carried this forward as a recommendation for the Bridge Vista Area.

Mr. Hastie listed other recommended changes to the allowed uses, which were listed in the Staff report. He asked if the Planning Commission believed warehouses and wood processing should be limited in the Bridge Vista Area of the S-2 zone.

President Nemlowill said that when the Planning Commission was discussing terminals in the Civic Greenway Area, they were talking about cruise ship terminals, not fossil fuel terminals. She believed different definitions of the word "terminals" led to the issue. Therefore, she believed warehouses and wood processing needed to be defined to avoid future issues.

Planner Johnson said a warehouse could be any large building where items are stored. A mini storage would not be considered a warehouse. A warehouse could store many different products and could be of any size. The items in a warehouse are stored for shipping or wholesaling, not for direct retail sales. Wood processing includes any of the various uses of plywood mills, debarking, or any process having to do with a wood product. She noted that limiting warehouses and wood processing was only recommended for the Bridge Vista Area, not the Port and the piers. Mr. Hastie added that both uses were currently allowed as conditional uses. He and Staff asked the Planning Commission to consider how these uses would impact the future of this area and decide if limiting them would be appropriate.

Staff used the map to describe the exact location of the area, noting the different zones, the uses currently allowed in each zone, and the changes being recommended. Staff confirmed that cold storage was listed as a separate outright permitted use in the S-2 zone and would not be grouped under warehousing. Therefore, prohibiting warehousing would still allow cold storage. Planner Johnson gave specific examples of several of the uses currently allowed in the S-2 zone and asked which uses the Planning Commission would like eliminated in the Bridge Vista Area.

Commissioner Easom said he would like to see the following Conditional Uses of the S-2 zone eliminated:

- Automobile sales and service establishments
- Educational establishments
- Gasoline service stations
- Housing which is secondary to another permitted use
- Manufactured dwelling parks
- Single-family residences where such use occupies no more than 25 percent of a structures gross floor area
- Multi-family dwellings

City Manager Estes explained that the pedestrian-oriented zone was being proposed because the area is a neighborhood center for the Uniontown District. The area is used as a gathering space with restaurants, coffee shops, and stores. The concept of a pedestrian zone would create a district that emphasized an urban pedestrian feel with buildings closer to property lines, similar to the historic buildings currently in the area. Larger



automobile intensive uses, like drive-throughs and car dealerships, would be removed from the area. The new zone would make the district more similar to other historic shopping districts in Astoria.

President Nemlowill believed Marine Drive would make it difficult to make the area pedestrian oriented. City Manager Estes agreed there would be logistical issues that would need to be addressed. The City has spoken to property owners in the area who remember when people would come to the district at night to see a show at the theatre or get a drink at the cafe. There is interest in seeing some of the underutilized properties in the area redeveloped. Staff described how the proposed zone change, along with some allowable use changes, could improve the area.

Commissioner Gimre and Vice President Innes said they were in favor of expanding the pedestrian zone. Vice President Innes remembered when the area was active and she believed it could be integrated into the River Trail.

President Nemlowill did not understand how the pedestrian zone made sense without looking at the Transportation System Plan (TSP). She asked if this was the area where a road diet and median had been proposed. Staff explained that the road diet was suggested for an area to the east that stopped at Columbia Avenue. However, crosswalk improvements in the proposed pedestrian zone had been discussed. The pedestrian zone could be a brand new zone that does not currently exist in Astoria, or implemented by other mechanics, like an overlay zone, and could be used to create the type of zone that includes land uses appropriate for the area. The TSP already includes pedestrian enhancements in the area. President Nemlowill believed pedestrian safety issues would need to be addressed.

Commissioner Pearson supported the pedestrian zone. The area contains the last of the historic buildings as one leaves Astoria. He was unsure how the S-2 zone would relate to the pedestrian area, being so close together. He did not believe any more warehouses or debarking on the waterfront would be appropriate within a block of a pedestrian-friendly area. However, he understood this was an extension of the Port. The parcel is so small and he was not sure how many options could be offered for something that is currently working well with the Maritime Memorial as a public open space.

Commissioner Fitzpatrick understood President Nemlowill's concern about traffic safety issues. However, the Commission needed to indicate what it would like to see in the zone. He supported a pedestrian oriented zone.

Mr. Hastie confirmed he had received some useful feedback. He suggested applying limits to building size to prevent big box stores in the area.

President Nemlowill called for a recess at 8:56 pm and reconvened the meeting at 9:04 pm. She invited public testimony about the Bridge Vista Area.

Drew Herzig, 628 Klaskanine Avenue, Astoria, noted that once again, there was a lot of information to address. He said at the last Planning Commission meeting, Suenn Ho talked about how rare and precious working waterfronts are. He believed it would be helpful for Mr. Hastie to compare Astoria to working waterfronts in other cities. Astoria is trying to create something for which there is not much of a model. No one really knows what the working waterfront of the future might look like, and yet the Commission is trying to make decisions. He believed it would be very valuable to get information about cities like Astoria that have working waterfronts. The pedestrian-oriented zone is an interesting proposal and he believed a town hall should be held to get the public's input about the zone. The new zone would be located in an important area. He was not sure the Commission received enough public input to move forward on the new zone. The area is away from what people consider the Riverfront and is in a neighborhood. He believed a different setting should be used to get public input on the vision for Uniontown.

President Nemlowill noted the Planning Commission went on a walking tour of the Bridge Vista Area earlier that day. It was helpful to see the area in person, not just on maps. She thanked Mr. Hastie and Staff for setting up the tour, and Sherri Williams for taking minutes of the meeting they conducted as they walked along the riverfront. Commissioner Fitzpatrick added that the walking tour was open to the public and notice was published in the *Daily Astorian*.

Ted Naemura, Legal Assistant for Jordan Ramis representing the Port of Astoria, thanked the Planning Commission for conducting the work session, allowing the public to attend, and encouraging the public to



participate. He said that Mike Weston and Tim Ramis were unable to attend the meeting, but they would like to provide feedback. He said he would work with his team to generate the answers the Planning Commission is looking for from the Port. The Port would like to participate in and contribute to this process.

Mr. Hastie said based on what he heard throughout the meeting, he believed it would be appropriate to extend the S-2 zone onto parcels that Planner Johnson referred to earlier which are in the C-2 zone or to include those parcels in the proposed pedestrian-oriented zone. He asked for feedback about these two options. Staff used the map to point out the exact location of the area in which the zone change was proposed.

Commissioner Easom asked if the pedestrian zone would preclude water-related activities. Planner Johnson explained that only tourist-oriented activities are currently allowed. Staff is suggesting the pedestrian area also allow general commercial uses. This would be an increase in the allowable uses of this area, but water-dependent and water-related uses would still not be allowed. She asked if the Commission believed it would be more appropriate to allow the marine industrial uses of the S-2 zone or allow lighter commercial development in the area. She added that if the zone allowed more commercial uses, the fish processing plant currently located in the proposed area would become a non-conforming use.

President Nemlowill asked how this discussion related to the Riverfront Vision Plan. City Manager Estes said the Plan states the C-2 zone should be rezoned. Mr. Hastie added that the Planning Commission needs to decide what type of zone would be appropriate in the area to be rezoned. He recommended a portion of the zone remain commercial, but allow a broader set of uses within the zone that would make it more pedestrian oriented. Another portion of the zone could allow for marine or water-dependent uses. After hearing discussion earlier in the meeting about his recommendation, Mr. Hastie suggested the entire existing C-2 zone be changed to allow a broader set of commercial uses that would make the area more pedestrian oriented. He believed both options would be consistent with the Riverfront Vision Plan.

President Nemlowill asked the Commissioners for feedback on Mr. Herzig's suggestion to host a town hall meeting.

City Manager Estes said Staff discussed a town hall meeting. Prior to this meeting, Staff had spoken to property owners and residents in the area, encouraging them to attend this meeting. He believed having a meeting in the Uniontown District would be beneficial. Planner Johnson said an open house could be scheduled for December.

Mr. Hastie reminded that his recommendations are a preliminary set of ideas and more proposed code revisions would be presented for the area. Additional meetings will help provide information about the entire area. Tonight's meeting was meant to provide the Planning Commission with options and get feedback about those options.

President Nemlowill said she needed more information about the vision for Uniontown. The Plan is very broad and she would like to find out more. Vice President Innes added that it would be helpful to see information that is clearer. The visual aids used during the presentation give part of the information, but she needs more information before she can choose an option.

Staff said they would prepare some graphics that show existing zones and the recommended options.

Commissioner Pearson believed it would be helpful to explore the transitional S-2 zone. It will be easier to get a reaction from the public if they have something to react to. On the walking tour, he saw that the space is small. The area would be a transition from the pedestrian zone to the Bridgewater Bistro (20 Basin Street) and Maritime Memorial Park (10 Bay Street). This is not a prime industrial zone, but if the City wants the area to be successful it needs to implement something that can flourish in a very small space, like commercial uses.

Commissioner Easom believed the area should be kept open to marine-oriented uses because doing so would satisfy the Plan.

City Manager Estes explained that thinking broadly about these areas allows Staff to come up with recommendations that incorporate what the Commission believes is appropriate for the area. The City has the opportunity to be creative and the Commission needs to think about how it wants the area to develop in the future.



Commissioner Easom asked what it would mean to limit drive-through establishments. Staff explained that coffee kiosks, restaurants, or banks with a drive-up window would be limited. Currently, drive-throughs are prohibited in several areas throughout the City. The businesses are still allowed in these areas, but they cannot have a drive-up window. Eliminating the drive-up windows encourages a more pedestrian-oriented area.

City Manager Estes said Staff has spoken to people who live in or have interests in the area. However, he believed allowing the public to give feedback directly to the Commission was important. To advertise the town hall meeting, Staff will send notices to residents and property owners in that area and notify the Uniontown Association.

Commissioner Gimre said it was unfortunate that no one from the district attended this meeting. He believed it would be difficult to get people to attend a meeting in December. Staff suggested the meeting be scheduled for early January which would allow the Planning Commission to discuss design review guidelines first, and get feedback about those guidelines at the town hall meeting. Staff also suggested having the meeting at a location in the neighborhood.

Commissioner Easom said during the walking tour, the group discussed measuring distance from the riverfront by starting at the center line of the trolley property. He and Mr. Hastie said this would not work west of the Holiday Inn Express because there is more land north of the trolley line in that area. Planner Johnson said there were other ways to measure the distance in different areas and it would be simple to add these to the code.

President Nemlowill reminded that the next Planning Commission meeting was scheduled for Wednesday, December 17, 2014 at 6:30 pm, and that the meeting will include a work session.

President Nemlowill adjourned the work session at 8:26 pm. Seeing that a member of the audience wished to speak on the record, she reopened the work session at 8:27 pm.

Robert Evert, 10 Pier 1, Suite 308, Astoria, said he represented the Port of Astoria. He spent the last 22 years in the forest products industry, laying out seven new mill sites and log yard operations in Alaska, Idaho, Montana, Oregon, and Washington. Most logs processed for export are 40 feet long. Logs processed for plywood and veneer are 34 feet long. There is no way to handle logs in the small area identified in the PowerPoint presentation between the Red Building and the Maritime Memorial area currently zoned C-2. Therefore, it is not reasonable to assume that debarking or log processing would occur in that area. He commended the Planning Commission for their forethought and insight on the S-2 zone concept. The zone would benefit everyone involved. Rezoning the Port's property in the vicinity of the Astoria-Megler Bridge could impact the Port's activities and the Red Building. He noted that the Red Building is constructed on the shoreline and the Bistro Cafe in that building has extensive views of the River. The proposed code language to require buildings to be at least 100', 200' or 500' from shore would block those views if a building is built just east of the Red Building. He recommended that the area between the Red Building and the Maritime Memorial allow buildings to be constructed on the shoreline and not further from shore to protect the views from the Red Building. There being no further business, the work session was adjourned at 8:30 pm.

**ATTEST:**

  
Secretary

**APPROVED:**

  
City Manager