

ASTORIA PLANNING COMMISSION MEETING

Astoria City Hall

June 25, 2013

CALL TO ORDER:

President Innes called the meeting to order at 7:44 p.m.

ROLL CALL:

Commissioners Present: President McLaren Innes, Vice-President Mark Cary, Al Tollefson, David Pearson, and Zetty Nemlowill

Commissioners Excused: Kera Huber

Commissioners Absent: Thor Norgaard

Staff Present: Community Development Director Brett Estes, Planner Rosemary Johnson, and City Attorney Blair Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

Planner Johnson noted Commissioner Huber had asked her to convey her regrets that she was unable to attend due to illness.

APPROVAL OF MINUTES:

Item 3(a): May 6, 2013
Item 3(b): May 28, 2013

President Innes asked for approval of the minutes of the May 6, 2013 and May 28, 2013 meetings. Commissioner Nemlowill moved to approve the minutes; seconded by Commissioner Tollefson. Motion passed unanimously.

PUBLIC HEARINGS:

President Innes 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):

CU 13-03 Conditional Use CU13-03 by Lawrence Cary to locate a distillery as light manufacturing and conduct indoor entertainment of distillery tours with tasting room and retail sales at 1270 Duane in the C-4, Central Commercial zone.

President Innes asked if anyone objected to the jurisdiction of the Planning Commission to hear this matter at this time. There were no objections. President Innes asked if any member of the Planning Commission had a conflict of interest or any ex parte contacts to declare. Commissioner Nemlowill declared that she owns a brewery nearby, but she did not believe her brewery produced the same product as the Applicant's business. Because the Applicant's product would not have a negative impact on her revenues, Commissioner Nemlowill believed she could make an unbiased decision.

Planner Johnson reviewed the written Staff report. No correspondence has been received and staff recommends approval of the request with conditions.

Hearing no questions for Staff, President Innes opened the public hearing and called for testimony from the Applicants.

Darren Doss, 4900 Ash Street, Astoria and Lawrence Cary, 286 Lexington Avenue, Astoria, introduced themselves. Mr. Doss stated he is the architect on the project and could answer any questions or respond to any concerns from the Planning Commission.

Vice-President Cary asked how long it would be before the business opened and if a bar would be part of the business. Mr. Cary responded it would probably open in September 2013 and the business would include a tasting room. Mr. Doss added the business would include a retail outlet for spirits.

President Innes asked the Applicants what product they planned to distill. Mr. Cary stated they would begin distilling clear liquors, including vodka and gin. Eventually, they would distill rum and aged liquors like whiskey. Mr. Doss added the spirits will be named after local icons and will become an export of Astoria.

President Innes called for public testimony in favor of, impartial, or opposed to the application.

Rosemary Baker Monahan, 1880 South Edgewood, Seaside and Liberty Theater Director, spoke in favor of the application adding that the distillery will be a great addition to the neighborhood.

Drew Herzig, 628 Klaskanine Avenue, Astoria, spoke impartial to the application. He confirmed the business would be required to obtain a liquor license and asked if it would be difficult to move the business in five or ten years as this is somewhat of a temporary use of the facility. Mr. Cary responded that moving would not be difficult. An application with the federal government would need to be reprocessed and the Applicants must notify the Oregon Liquor Control Commission that they would be moving to a new location. Production would need to be shut down for a short period of time.

Director Estes stated that he understood Mr. Herzig was asking if the equipment would be easy to dismantle and reassemble. Mr. Cary replied it is very simple as his fermentation equipment is on wheels and the 200-gallon still would be pallet jacked and moved with a forklift. The distilling process is very simple and he would be happy to show how it works.

President Innes confirmed there was no further public comment or discussion and closed the public hearing.

Planner Johnson corrected the conditional use number on the agenda from CU13-08 to CU 13-03.

Commissioner Nemlowill moved to adopt the Findings and Conclusions contained in the Staff report and approve Conditional Use CU13-03 by Lawrence Cary to locate a distillery as light manufacturing and conduct indoor entertainment of distillery tours with tasting room and retail sales at 1270 Duane in the C-4, Central Commercial zone; seconded by Commissioner Pearson. Motion passed unanimously.

President Innes read the rules of appeal into the record.

OLD BUSINESS:

Item 5(a): Transportation System Plan Update

Director Estes stated this update is a follow up to the discussion that occurred during the Traffic Safety Commission meeting. He noted that three neighborhood meetings held a few weeks prior had very good attendance.

- The meeting for the Uniontown and Bond Street neighborhood had 24 attendees and discussion centered on opening Bond Street to two-way traffic, as well as the road diet (lane reduction) concept for Marine Drive and West Marine Drive. Some of the concerns raised by Bond Street residents were addressed by implementing pedestrian improvements on Bond Street prior to proceeding with any road diet improvements on Marine Drive. This would prevent more traffic from shifting over to Bond Street due to installation of traffic slowing mechanisms to slow down traffic on Bond Street.
- The meeting that focused on the downtown area had 50 attendees and the main issue was the concept of having two-way traffic completely throughout downtown, which would essentially put the highway to Marine Drive. Moving the highway would require the removal of on-street parking on both sides of Marine Drive. The

majority of people attending the meeting opposed that scenario, though a few people did support the concept.

- After hearing from attendees that Marine Drive and Commercial Street should remain a couplet, discussion turned to the issue of having two-way traffic throughout the rest of downtown. About half of those attending supported that concept and the Transportation System Plan (TSP) Committee members are split on the idea as well. Discussions will continue at another meeting.
- The third neighborhood meeting focused on the Niagara Avenue/7th Street and Highway 202-Olney Avenue/Business Highway 101 intersections. About 19 people attended to discuss possible pedestrian enhancements along Niagara and 7th Streets, including narrowing the streets, slowing down traffic through the area and implementing some improvements near Peter Pan Market.
- A suggestion taken from the Miles Crossing / Jeffers Garden TSP was to install a roundabout at Highway 202 and Business Route 101. Owners of the Shortstop Market expressed concerns that access to their business would be severed from Highway 202 based upon an initial concept drawing. Most of the attendees supported the roundabout if it could be moved to the southeast and provide access to the Shortstop Market.
- A follow up TSP Committee meeting was held last week and another meeting is scheduled for next week. At these meetings, the Committee listens to all the public feedback to develop recommendations that will be presented to the Planning Commission and City Council for consideration.

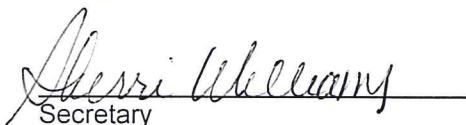
President Innes asked if the roundabout near Shortstop Market would include crosswalks. Director Estes replied there would be pedestrian enhancements between the Shortstop Market and the apartment complex formerly known as Riverine Apartments. ODOT is considering some short-term pedestrian improvements for the summer of 2014. A curb with a sidewalk and a rail will be built where cars are currently parking along the apartment complex. The rail will guide pedestrians to a crossing that connects to the Shortstop Market.

REPORTS OF OFFICERS/COMMISSIONERS: No reports.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:02 p.m.

ATTEST:


Secretary

APPROVED:


Community Development Director /
Assistant City Manager