

ASTORIA PLANNING COMMISSION MEETING

Astoria City Hall
September 24, 2013

CALL TO ORDER - ITEM 1:

President Innes called the meeting to order at 7:46 p.m.

ROLL CALL - ITEM 2:

Commissioners Present: President McLaren Innes, Vice-President Mark Cary, David Pearson, and Al Tollefson (via telephone).

Commissioners Excused: Zetty Nemowill, Thor Norgaard, and Kera Huber.

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

APPROVAL OF MINUTES - ITEM 3(a): August 27, 2013 meeting

Vice-President Cary moved to approve the minutes of August 27, 2013 as presented; seconded by Commissioner Pearson. 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):

CU13-05 Conditional Use CU13-05 by Luke Colvin for River Barrel Brewing to locate an eating and drinking establishment, indoor family entertainment of brewery tours, tourist oriented retail sales, and brewery in an existing commercial building at 1 8th Street, AKA 2 7th Street, in the A-2, Aquatic Two Development zone.

(This item reviewed and discussed at the same time as Variance V13-15.)

Vice President Cary moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Conditional Use CU13-05 by Luke Colvin for River Barrel Brewing; seconded by Commissioner Pearson. Motion passed unanimously.

President Innes read the rules of appeal into the record.

ITEM 4(b):

V13-15 Parking Variance V13-15 by David Kroening for River Barrel Brewing from the required 26 off-street parking spaces to provide 8 on-site and 4 leased spaces for a variance of 14 off-street spaces to locate a brewery/restaurant in an existing commercial building at 1 8th Street, AKA 2 7th Street, in the A-2, Aquatic Two Development zone.

(This item reviewed and discussed at the same time as Conditional Use CU13-05.)

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. Vice President Cary declared that he owns a pizza restaurant, but could make a fair and unbiased decision. Commissioner Pearson declared that he had heard the Applicant give a presentation at the Astoria Rotary meeting. The presentation included the same information

contained in the Staff report with no additional information given. Commissioner Pearson stated he could make an unbiased and fair decision.

Planner Johnson reviewed the written Staff reports of both applications. Citizens submitted inquiries, which have all been addressed. No written correspondence has been received on either application, other than the ODOT letter submitted by the Applicant. Staff recommends approval of both the Conditional Use and Variance requests, with conditions.

- The parking variance may be affected by the Transportation System Plan (TSP) update, which requires both Code and Comprehensive Plan amendments. A recommended Code amendment would extend the downtown area to 7th Street. Typically, there are no off-street parking requirements in downtown areas because of the way these areas are constructed encompassing the entire lot with building. Staff is recommending no required off-street parking within the downtown area be extended to 7th Street. However, parking must be considered when reviewing conditional use permits, regardless of requirements. Therefore, should the Code change, Staff recommends that the Applicant be required to maintain the eight on-site parking spaces or apply for a variance.
- The TSP update should be complete in January or February of 2014. Staff's recommendation regarding parking on 7th Street will be part of the TSP.

President Innes opened the public hearing on both applications and called for testimony from the Applicant.

David Kroening, 721 14th Street # 4, Astoria, said that Planner Johnson did an excellent job presenting the application and offered to answer any questions.

Vice President Cary asked how long the lease agreement was in effect for the parking lot at the Fisher Brothers' Building at 42 7th Street. Mr. Kroening said the Bornstein family owns 42 7th Street, including the parking lot. He was unaware of the parking agreement. He confirmed that Fisher Brothers' Building businesses operated mainly during the day, while the brewery would be operating mainly at night. Some employees may be working during the day but the brewery will not begin taking restaurant applications until January or February 2014.

Planner Johnson clarified that the 12 parking spots on 7th Street would be striped and open to the public. These spaces cannot be signed as brewery parking only, but those spaces are available on the street for customers to that use and for general public parking. The four spaces on the former railroad are on City-owned property and must be leased to be reserved for the brewery.

President Innes noted that no members of the public were present and closed the public hearing. She called for Commissioner comment and deliberation.

Vice President Cary moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Conditional Use CU13-05 by Luke Colvin for River Barrel Brewing; seconded by Commissioner Pearson. Motion passed unanimously.

Commissioner Pearson moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Parking Variance V13-15 by David Kroening for River Barrel Brewing; seconded by Vice President Cary. Motion passed unanimously.

President Innes read the rules of appeal into the record.

ITEM 4(c):

A13-04 Amendment A13-04 by Brett Estes, Community Development Director, to amend the Development Code by the addition of Article 16 concerning solar energy. The code establishes regulations and the permit review process for installation of solar energy facilities. The draft ordinance is available on the City website at www.astoria.or.us under Community Development Projects. In addition, Section 9.010 and 9.020 Administrative Procedures and Section 6.050 Historic Design Review permits to be amended to include reference to solar energy permits, City Wide. The City Council meeting is tentatively scheduled for October 21, 2013 at 7:00 p.m. in City Hall Council Chambers.

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. There were none.

Planner Johnson reviewed the written Staff report. No correspondence has been received regarding tonight's proposed ordinance and Staff recommends that the Planning Commission forward the proposed amendment to City Council for adoption.

President Innes opened the public hearing and called for testimony in favor of, impartial or opposed to the application. Hearing none, she closed the public hearing and called for Commissioner comment.

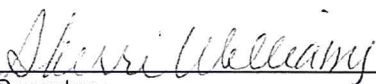
Commissioner Pearson moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report for Amendment Request A13-04 by the Community Development Director and recommend that the Astoria City Council adopt the Amendment request; seconded by Vice President Cary. Motion passed unanimously.

REPORTS OF OFFICERS- ITEM 5: No reports.

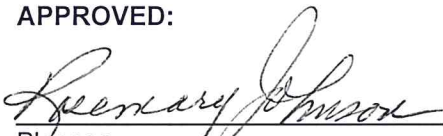
ADJOURNMENT- ITEM 6:

There being no further business, the meeting was adjourned at 8:14 p.m.

ATTEST:


Secretary

APPROVED:


Planner