



AGENDA

ASTORIA PLANNING COMMISSION

May 7, 2019

6:30 p.m.

**2nd Floor Council Chambers
1095 Duane Street • Astoria OR 97103**

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a) No new minutes to review
4. PUBLIC HEARINGS
 - a) Conditional Use Request (CU19-03) by Michelle Rickenbach on behalf of the Columbia River Maritime Museum (CRMM) to locate a boat pond and outbuilding for storage and model boat rental at a site adjacent to the CRMM at 2050 Marine Drive (Map T8N R9W Section 8DA WM, Tax Lot 700, Block 129) in the HR (Hospitality/Recreation) Zone.
 - b) Conditional Use Request (CU19-06) by Garry Vallaster to locate a short-term lodging facility in an existing commercial building at 151 12th Street (Map T8N R9W Section 8CA, Tax Lots 400 & 500, Block 56 ½) in the A-2 (Aquatic Two Development) Zone.
5. REPORT OF OFFICERS
6. STAFF/STATUS REPORTS
 - a) Save the Dates:
 - i. Wednesday, May 22nd 4:30pm-6:30pm – Public Meeting for Uniontown Reborn at the Holiday Inn Express (204 W. Marine Dr.)
 - ii. Tuesday, May 28th @ 6:30 pm – APC + TSAC Meeting (Traffic Safety Advisory Committee)
7. PUBLIC COMMENT (Non-Agenda Items)
8. ADJOURNMENT

STAFF REPORT AND FINDINGS OF FACT

April 30, 2019

TO: Astoria Planning Commission

FROM: Robin Scholetsky, AICP, Contract Planner

SUBJECT: Conditional Use Request (CU19-03) by Michelle Rickenbach, to locate a boat pond and outbuilding for storage and model boat rental at a site adjacent to the Columbia River Maritime Museum at 2050 Marine Drive.

I. SUMMARY

- A. Applicant: Rickenbach Construction
37734 Eagle Lane
Astoria OR 97103
- B. Owner: Columbia River Maritime Museum
1792 Marine Drive
Astoria OR 97103
- C. Location: 2060 Marine Drive
Astoria, OR 97103
Map T8N R9W Section 8DA WM, Tax Lot 700,
Block 129
- D. Classification: HR, Hospitality/Recreation and Civic Greenway
and Gateway Overlay
- E. Proposal: Conditional use request: This use is a Museum
accessory use. In the HR, Hospitality/Recreation
zone, a Museum use is a Conditional use per
2.968.5.
- F. Lot Size: Approximately 20,038 square feet
- G. Associated Applications: DR 19-01, design review for accessory structure
NC 19-02, new construction adjacent to historic
structure

II. BACKGROUND INFORMATION

A. Site:

The subject property is located on the north side of Marine Drive between 20th and 21st Street within the Gateway and Civic Overlay Districts. The site is relatively flat at a lower level than the adjacent street grade. The subject property is an irregular triangular lot approximately 20,038 square feet in size. The site includes a 25' wide access and utility easement. The site had been developed with the North Coast Auto Sales building and has been demolished.

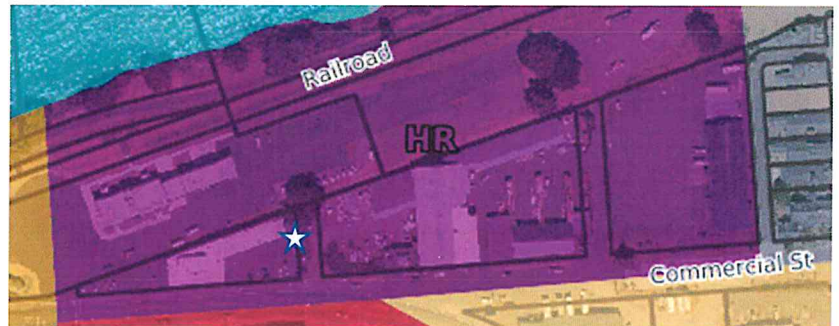


Site viewed from Marine Drive

The site is directly adjacent to the brick Barbey Center (Astoria Trail Depot) which was originally constructed for the Spokane, Portland and Seattle Railroad in 1925 and was used as such until 1952. It was designated as historic in 1988.

B. Neighborhood:

The area is developed with the Barbey Center (Astoria Train Depot) directly to the north. City Lumber is located to the east; the Columbia River, Trolley line, and River Trail to the north; the Columbia River Maritime Museum to the west; and a vacant Astoria Development Commission-owned waterfront parcel to the east.



The area is surrounded by lots with the same HR zone as noted by the above zoning map.

Streets/Access. Marine Drive is an ODOT owned right of way (US Route 30) and is a two-lane/centerline/ street going east/west that runs parallel with the south property line of the site. Marine Drive contains a designated bicycle lane on each side of the street and contains a sidewalk on each sides of the street. The site is on a corner with a marked pedestrian intersection. The City street of 20th Street dead-ends into the area of the site, however, across Marine Drive it is a two-lane, two-way street going south that runs parallel with the western point property line of the site. The site also contains an informal paved pathway between the site and the Barbey Center. The applicant is proposing to reduce this width as noted on the Site Plan, April 29, 2019. Note: Marine Drive divides into two roadways approximately one block to the east and is named Commercial Street.

The site is adjacent to ample existing off-street parking provided by the Columbia River Maritime Museum (CRMM). The project intends to utilize this off-street parking as part of this project.

C. Proposal:

The applicant is proposing to locate a model boat pond and accessory structure at the site. The boat pond would be approximately 50 by 100 feet and would be filled with water at a shallow depth of approximately 18 inches. The site improvements would include landscaping and a landscaped berm used to balance the existing slight site slope and provide some separation between the pond area and Marine Drive.

Use. The site is zoned HR (Hospitality/Recreation). This use, a model boat pond and accessory structure will be managed by the Columbia River Maritime Museum and will be accessory to their primary programming at the main building and at the Barbey Center. The boat pond will be primarily utilized as an educational component for schoolchildren. As per Section 2.968.5, this use, "Museum" is classified as a Conditional Use.

Operations. The boat pond and area will be open to the public at all times. The Columbia River Maritime Museum functions relating to their educational use of the pond will only happen within the typical hours of the museum's operation. The Museum operates daily from 9:30 to 5:00 and is open every day of the year aside from Christmas and Thanksgiving.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on April 15, 2019. A notice of public hearing was published in the *Daily Astorian* on April 30, 2019. A notice of public hearing was posted onsite on April 12, 2019. All noticing was completed in accordance with Article 9.

A public hearing will be held in accordance with Section 9.030 on May 7, 2019 with the Astoria Planning Commission. Any comments received will be made available at the Planning Commission meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 2.968.4 concerning Conditional Uses permitted in the Hospitality/Recreation allows "Museum" as a Conditional Use.

Finding: The applicant intends to locate an outdoor boat pond and outbuilding on a vacant site. The use is classified as a Museum use in conjunction with the Columbia River Maritime Museum.

- B. Section 2.969, Lot Coverage, states that "Buildings will not cover more than 90% of the lot area."

Finding: The site is approximately 20,038 square feet. The accessory building is approximately 408 square feet with a dimension of 12 feet by 34 feet. This standard has been met.

- C. Section 2.970, Landscaped Open Area, states that "A minimum of 10% of the total lot area will be maintained as a landscaped open area."

Finding: A minimum of 10% of the lot is required to be landscaped; the applicant is proposing approximately 4,000 square feet of planting area and approximately 8,700 square feet of lawn area as noted on a Preliminary Landscaping Plan. This meets this standard, however, a final landscape plan shall be submitted to Community Development staff for review prior to building permit which meets the standards of 2.972.1.

- D. Section 2.971, Height of Structures, states that "No structure will exceed a height of 45 feet above grade, except that a hotel will not exceed 60 feet above grade."

Finding: Height of the outbuilding is approximately at 14 feet tall and does not exceed 45 feet. This standard has been met.

- E. Section 2.972, Other Applicable Use Standards references the following standards:

1. Landscaping shall meet the requirements of Sections 3.105 through 3.120.

Finding: As noted above, a final landscape plan shall be submitted to Community Development staff for review prior to building permit which meets the standards of 2.972.1.

2. Outdoor storage areas will be enclosed by appropriate vegetation, fencing, or walls. This requirement does not apply to outdoor retail sales areas.

Finding: No outdoor storage areas are proposed other than the accessory structure for use to provide retail access to model boats for rent.

3. Where feasible, joint access points and parking facilities for more than one use should be established. This standard does not apply to multi-family residential developments.

Finding: No new access points are being proposed with this project. Parking will be provided via the existing parking facilities of the CRMM.

4. Access drives and parking areas should, where possible, be located on side streets or non-arterial streets in order to minimize congestion on Marine Drive.

5. All uses will comply with access, parking, and loading standards in Article 7.

Finding(s):

Access. All access drives are existing. No new access is being proposed as part of this project. An existing access located mid-lot, directly from Marine Drive will be removed.

The site also contains an informal paved pathway between the site and the Barbey Center. The applicant is proposing to reduce this width as noted on the Site Plan, April 29, 2019. This reduced width and inclusion of additional sidewalk area will foster internal circulation and minimize the adjacent drive aisle between the project and the Barbey Center. This proposed 18' width will provide additional pedestrian opportunities to walk safely around the CRMM campus and to this new project.

Parking. As per the minimum parking spaces requirements in Section 7.100 of the ADC: A Museum use would be required to provide one space per 600 square feet of gross floor area. In this situation, the building floor area that is being provided is 408 square feet, necessitating one parking space.

However, as noted previously, this proposal is part of land owned by the CRMM and is proposing to utilize their existing off-street parking. This addition to the Maritime Museum will function much like an extension of the existing Maritime Museum uses: it will share similar operating hours and staffing. As the site as a whole provides ample parking:

As noted in Table 1, Site Parking, the sites' existing off-street parking includes the following:

Table 1, Site Parking

Area of site	Parking Stalls
Parking near the Museum	80 stalls
'Middle of the Site' and east end of the Barbey Center	52 stalls
'Middle and east end for Commons area	30 stalls
RV or Bus Parking	5 stalls
TOTAL	162, including 9 ADA; 5 RV/Bus

April 7, 2019, Applicant communications

Staff believes that this amount of on-street parking is adequate to meet the needs of this accessory Museum use for the following reasons:

- Visitor demand will be in conjunction with the educational programming for school children. Therefore, the majority of the 'new' visitors to the site will arrive on school busses. Visitors to the Maritime Museum on weekends or as

the general public can use the ample auto parking as noted in Table 1, Site Parking.

- Staffing demand. Staffing for the rental boat facility will come from existing staff on-site and no new staff will be added for the rental boat facility. For educational programming, the Museum expects that staff to oversee the pond and park could increase the staff to either 1 full time person or part time equivalent which would place minimal demands on existing off-street parking availability.

Loading. No new loading facilities are being proposed, as existing loading areas which are available at the CRMM main portion of the campus will provide a location for all applicable deliveries.

Bicycle Parking. The CRMM has bicycle parking available at the main building. Although not noted on the Site Plan, April 29, 2019, the Applicant has noted a willingness to provide bicycle parking near the accessory structure.

6. Conditional uses will meet the requirements in Article 11.

Finding: Responses to Article 11 criteria are noted below in reference to Basic Conditional Use standards in Section 11.030. *Note: This is not considered an expansion of a conditional use as the primary use is allowed outright in the MH-Maritime Heritage zone, therefore, Sections 11.060, Expansion of a Conditional use are not applicable. Additionally, Section 11.140, Public or Semi-Public Use, references traffic, landscaping and hours of operation, which are addressed as part of responses to Basic Conditional Use standards noted below.*

7. Signs will comply with requirements in Article 8 and specifically, the Specific regulations of the base zone, Hospitality/Recreation (HR) Zone in Section 8.150.

Finding: No signage is proposed at this time; a signage plan will need to be provided as an item for the Community Development staff to review prior to building permit.

8. All structures will have storm drainage facilities that are channeled into the public storm drainage system or a natural drainage system approved by the City Engineer. Developments affecting natural drainage shall be approved by the City Engineer.

Finding: At the time of building permit(s), a detailed storm drainage plan will be provided by the applicant for review and approval by the City of Astoria Public Works.

9. Where new development is within 100 feet of a known landslide hazard, a site investigation report will be prepared by a registered geologist. Recommendations contained in the site report will be incorporated into the building plans.

Finding: The site is not within a known geological hazard area. Per the Astoria Geologic Hazards Map (2015), the area is within a 'Known Waterfront Fill Area' placed in the early 1900's. Given the low-scale development proposed, no additional information is needed at this time.

10. For uses located within the Astor-East Urban Renewal District, refer to the Urban Renewal Plan for additional standards.

Finding: This site is within the Astor-East Urban Renewal District however, there are no other standards which would apply to this project.

11. All uses will comply with the requirements of the Gateway Overlay Zone in Sections 14.005 to 14.030.

Finding: The requirements of the Gateway Overlay Zone and Civic Greenway Zone will be addressed in detail as per the concurrent applications (DR 19-01) and NC (19-02).

F. Section 11.020(B)(1) requires that the use comply with policies of the Comprehensive Plan.

1. CP.015(1) concerning General Land and Water Use Goals states that *"It is the primary goal of the Comprehensive Plan to maintain Astoria's existing character by encouraging a compact urban form, by strengthening the downtown core and waterfront areas, and by protecting the residential and historic character of the City's neighborhoods. It is the intent of the plan to promote Astoria as the commercial, industrial, tourist, and cultural center of the area."*

Finding: Allowing the proposed accessory museum use would provide an opportunity to continue to create a destination at the Columbia River Maritime Museum. The use is compatible with surrounding land uses based on the accessory nature of the use to the CRMM. Its impact will not overwhelm the existing Museum uses in terms of its hours of operation, number of visitors or staffing requirements.

The use, as a model boat pond, provides a park-like amenity with a pool of water and ample landscaped area.

G. Section 11.030 Basic Conditional Use Standards references the following subsections:

Section 11.030(A)(1) requires that *"the use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other*

appropriately zoned sites; and the desirability of other suitably zoned sites for the use."

Finding: The purpose statement for the HR zone notes:

The purpose of the Hospitality/Recreation Zone is to foster a quality regional destination-oriented hotel and associated uses. Uses are intended to relate to the museum, historic train station, and the historic character of Astoria as a whole. There should be easy pedestrian access to the surrounding uses.

The proposed use of a boat pond and outbuilding is well connected to this purpose statement for the HR zone. This use will relate directly to the museum and the Barbey Center. It reflects the history of the area while providing a recreation area for the community. The site is easily accessible to all users by a variety of modes: pedestrians, bicyclists, and vehicle traffic—its central location adjacent to Marine Drive.

The use of the site as an accessory use to the CRMM, providing a model boat pond will complement the CRMM function of education and community service which is located directly to the west. This use will provide income for the CRMM (economic benefit) while the landscaping and water feature (pond) will provide recreational opportunities for CRMM visitors and the community of Astoria.

- H. Section 11.030(A)(2) requires that *"an adequate site layout will be used for transportation activities. Consideration should be given to the suitability of any access points, on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths, or other transportation facilities. Suitability, in part, should be determined by the potential impact of these facilities on safety, traffic flow and control, and emergency vehicle movements."*

Finding: The site layout proposed by the project reflects the existing conditions of the triangular shaped lot. Access. All access drives are existing. No new access is being proposed as part of this project. An existing access located mid-lot, directly from Marine Drive will be removed. There is a paved drive aisle between the boat pond and the Barbey Center. It includes a 25' wide ingress/egress and utility easement granted to the City of Astoria from vacated right of way (Duane Street). Currently, this paved area is fairly wide and this project proposes to limit the access to 18'. It is proposed to include removable bollards to continue to preserve the easement functionality. This will help to improve safety in the area by limiting the use of this drive aisle and focusing auto traffic to the existing turnaround and parking areas of CRMM. The site will continue to utilize the access via 20th Street and this existing access, along with the ample turnaround to the west of the Barbey Center will provide sufficient auto access for this project. The applicant noted that most deliveries for the site will be managed in conjunction with deliveries for the CRMM as a whole and are not expected to increase with this project. Any loading needs specific to the boat

pond will be able to be accommodated using the existing drive aisle and removable bollards.

For pedestrians and cyclists reaching the site there are sidewalks on the north side of Marine Drive as well as bicycle lanes on both sides of Marine Drive.

- I. Section 11.030(A)(3) requires that the use will not overburden water and sewer facilities, storm drainage, fire and police protection, or other utilities.

Finding: Public facilities are available to the site. The outbuilding will contain a restroom. As with all new or increased business and development, there will be incremental impacts to police and fire protection, but the proposed use will not overburden these services.

The boat pond use and ongoing maintenance will require some specialized considerations for pond drainage and use of (any) equipment or treatment to maintain the pond water. Based on a preliminary review by the City of Astoria Public Works Department, staff is acceptable with what has been proposed to date, however, Public Works staff notes that a detailed stormwater and wastewater plan will be required for review by Public Works staff in conjunction with any other required permits to assure that the services are adequate and future operations will meet City requirements.

- J. Section 11.030(A)(4) requires that the topography, soils and other physical characteristics of the site are adequate for the use. Where determined by the City Engineer, an engineering or geologic study by a qualified individual may be required prior to construction.

Finding: The site is relatively flat with a slope to the north. In the application materials provided by the Applicant, a soils study was referenced as completed by the owner (but not included in the application) and the Applicant notes that the soil is stable, but may liquefy during a seismic event. Given the type of development and the limited opportunities for damage associated with a small accessory structure and shallow pond, no additional information has been requested by staff to meet this requirement.

- K. Section 11.030(A)(5) requires that the use contains an appropriate amount of landscaping, buffers, setbacks, berms or other separation from adjacent uses.

Finding: The site will be visually and physically separated from Marine Drive with a berm approximately 12 to 18 inches tall. Plantings will be provided at the top of the berm as noted on Site Plan, April 29, 2019. The plantings along the berm have been chosen to provide a barrier to minimize pedestrians crossing mid-block and reduce noise from Marine Drive. They are low enough to minimize sight issues for drivers on Marine Drive. Trees along the east edge of the site will also provide a landscaped buffer to the lumber yard. These measures, and as a result of grading on the site, the boat pond, pedestrian area and ground cover are sunken below the street at the east corner, reducing to

only a few inches at the west corner. All of these measures are appropriate for separating the proposed use from adjacent uses and roadways.

This use is not one that would require additional setbacks because of dust or other impacts.

- L. Section 11.040.A, Non-Residential includes Special Conditions which may be utilized by the Planning Commission in permitting a conditional use or the modification of an existing conditional use not involving a housing development (e.g. multi-family development, manufactured dwelling park), the Planning Commission may impose, in addition to those standards and requirements expressly specified in this Code, other conditions which it considers necessary to protect the best interest of the surrounding property or the City as a whole. These conditions are:
1. Controlling the location or placement of buildings on land or over aquatic area;
 2. Increasing the required lot size or yard dimensions;
 3. Reducing the required height and size of buildings;
 4. Controlling the location and number of vehicle access points;
 5. Increasing the required off-street parking spaces;
 6. Increasing the required street width;
 7. Limiting the number, size, location, and lighting of signs;
 8. Requiring diking, fencing, screening, landscaping, berms, or other items to protect adjacent or aquatic areas;
 9. Designating sites for open space;
 10. Specifying the types of materials to be used;
 11. Specifying the hours of operation and/or time of year the activity may occur;
 12. Completion of a monitoring program.

Findings: These 12 optional conditions are noted for reference as options for discussion by the Planning Commission.

Items 1-6 are site related conditions associated with controlling design-related impacts. In its design and amenities, the proposed project is providing a reasonably sized structure and has sited the project to take advantage of sight-lines to the nearby historic building, Columbia River and RiverWalk. The location takes advantage of existing off-street parking and loading areas available on the campus of the CRMM. No additions or changes to the site layout or design are suggested by staff.

Item 7, Signage and signage lighting. The site will continued to be controlled by Article 8, Signs. No signage is proposed at this time; a signage plan will need to be provided as an item for the Community Development staff to review prior to building permit. Any signage proposed would need to comply with Article 8. No additional limitations on signage other than as required by Article 8 is suggested by staff at this time.

Item 9: Ample open space has been provided in the form of a grassy area at the corner of the site. No additional open space area is proposed by staff.

Item 10: Materials for the accessory building are being reviewed in conjunction with DR 19-01 and NC 19-02 reviews.

Item 11, Hours of Operation. As discussed previously, the hours of operation will be similar to that of the Museum and are reasonable for the type of use. No limitations on hours are recommended by staff.

Item 12, Monitoring program. Based on the review of the proposed use and the low possibility of impacts to adjacent uses, staff does not recommend any monitoring program at this time.

V. STAFF CONCLUSIONS AND RECOMMENDED CONDITIONS

The request meets all applicable review criteria. Staff recommends approval of the request based on the Findings of Fact above. Staff has the following recommendations to Planning Commission:

1. Approval of a model boat pond and accessory building as noted on the provided Site Plan, April 4, 2019.

Staff has the following recommended conditions for consideration by Planning Commission:

1. A Final Landscape Plan shall be submitted to Community Development staff for review prior to building permit which meets the standards of 2.972.1. Landscaping shall be installed prior to occupancy of the building.
2. A Final Signage Plan will need to be provided as an item for the Community Development staff to review prior to building permit. Any signage proposed would need to comply with Article 8.
3. Pending review/approval of concurrent land use reviews of DR 19-01 and NC 19-02. The subject conditional use permit is conditioned upon approval of associated land use applications being reviewed respectively by the Design Review Committee and Historic Landmarks Commission.
4. A detailed stormwater and wastewater plan will be required for review by Public Works staff in conjunction with any other City-required building/site permits to assure that the services are adequate and future operations will meet City requirements.
5. Prior to issuance of an occupancy permit, the existing 25'-wide, non-exclusive ingress and egress easement shall be relocated so that its final location does not conflict with elements of the proposed project per Public Works review and approval.

NOTE: 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 permits prior to the start of operations.



CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT

☒ Fee Paid Date 3/15/19 By MEVSA
Fee: \$500.00

No. CU 19-03

CONDITIONAL USE APPLICATION

Property Address: 2060 Marine Drive, Astoria OR 97103

Lot _____ Block _____ Subdivision _____

Map _____ Tax Lot _____ Zone _____

Applicant Name: Rickenbach Construction Inc.

Mailing Address: 37734 Eagle Lane, Astoria OR 97103

Phone: 503-325-3749 Business Phone: _____ Email: michelle@rcibuilds.com

Property Owner's Name: Columbia River Maritime Museum - Bruce Jones

Mailing Address: 1792 Marine Drive, Astoria OR 97103

Business Name (if applicable): _____

Signature of Applicant: Michelle Rickenbach Date: 3.14.19

Signature of Property Owner: Samuel E. Johnson Date: 3.14.19
Executive Director

Existing Use: It was a vehicle repair shop which has been demolished and removed from the site.

Proposed Use: Park with boat pond and small out building for storage and model boat rental.

Square Footage of Building/Site: 408 sf building - 23,700 sf site

Proposed Off-Street Parking Spaces: Parking spaces are provided in the existing CRMM parking lot located to the west.

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:	
Labels Prepared:		Tentative APC Meeting Date:	
120 Days:			

FILING INFORMATION: Planning Commission meets on the fourth Tuesday of each month. Completed applications must be received by the 20th 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 each of the following criteria: Use additional sheets if necessary.

- 11.030(A)(1) The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the use.

This site is adjacent to the Barby Center, between the Barby Center and the main drive into town. The use of this site as a park will provide visual access to the historic Barby Center and the Columbia River. The use as a park and boat pond compliments the CRMM function of education and community service which is located directly to the west. All the adjacent site are business. The use of this site as a park provides a beautiful welcome to our city.

- 11.030(A)(2) An adequate site layout will be used for transportation activities. Consideration should be given to the suitability of any access points, on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths, or other transportation facilities. Suitability, in part, should be determined by the potential impact of these facilities on safety, traffic flow and control, and emergency vehicle movements.

The paved drive aisle between the park and the Barbey Center is owned by the CRMM with a city utility right-of-way. The paved area will be limited to 18', removable bollards will be provided, and access to the park and small building available when needed. There is access to the adjacent north east parking area from surface streets located to the north. The adjacent business have been contacted and feel there is no problem with eliminating the previous road through the site for access to the parking or their businesses.

- 11.030(A)(3) The use will not overburden water and sewer facilities, storm drainage, fire and police protection, or other utilities.

There will be no additional load on existing services provided to this site. The pond will have a drainage system to allow the pond to drain into the storm drain or into the sanitary sewer depending on the water treatment used in the pond.

- 11.030(A)(4) The topography, soils, and other physical characteristics of the site are appropriate for the use. Where determined by the City Engineer, an engineering or geologic study by a qualified individual may be required prior to construction.

The site is relatively flat, with a mild slope to the north. A soils study has been provided by the owner. The soil is stable but may liquefy during an earth quake. The Owner feels that the danger of this happening to a park and boat pond is much less critical than what could happen with an actual building.

- 11.030(A)(5) The use contains an appropriate amount of landscaping, buffers, setbacks, berms or other separation from adjacent uses.

The site will be separated from Commercial with a berm about 12-18" tall with plants atop this another 24-36". The boat pond, pedestrian area and grass are below the street 5-6' at the east corner, reducing to only a few inches at the west corner. The plants along Commercial will be of a type to make an undesirable barrier for kids and adults to pass through, protecting them from the vehicle traffic and reducing vehicle noise.

- 11.030(B) Housing developments will comply only with standards 2, 3, and 4 above.

Michelle Diefenbach

From: Bruce Jones <jones@crmm.org>
Sent: Friday, March 15, 2019 10:58 AM
To: Michelle Diefenbach
Cc: Sam Johnson; Gary Friedman
Subject: FW: CRMM Commons

OFFICE OF ASTORIA
MAR 15 2019
CODING CODES

Michelle,

Here is a breakdown of our parking spaces. With regard to the required number of spaces for each location, do you mean the number required by the City, or what we think is the required number?

Bruce

From: Gary Friedman
Sent: Friday, March 15, 2019 8:28 AM
To: Bruce Jones <jones@crmm.org>
Subject: RE: CRMM Commons

Bruce – Here are the numbers on parking spaces.

Regular spaces – 154
Disables spaces – 8
RV spaces – 5

I can break that down into sections if you need it. I don't know how you want to divide it up between Museum, BMC and Commons. Here's my guess –

Museum – 75 regular space, 5 Disabled Spaces, All RV spaces

BMC – 50 Regular Spaces, 2 Disabled spaces

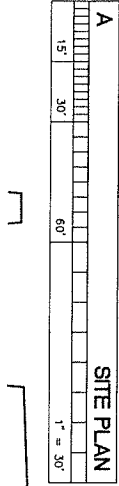
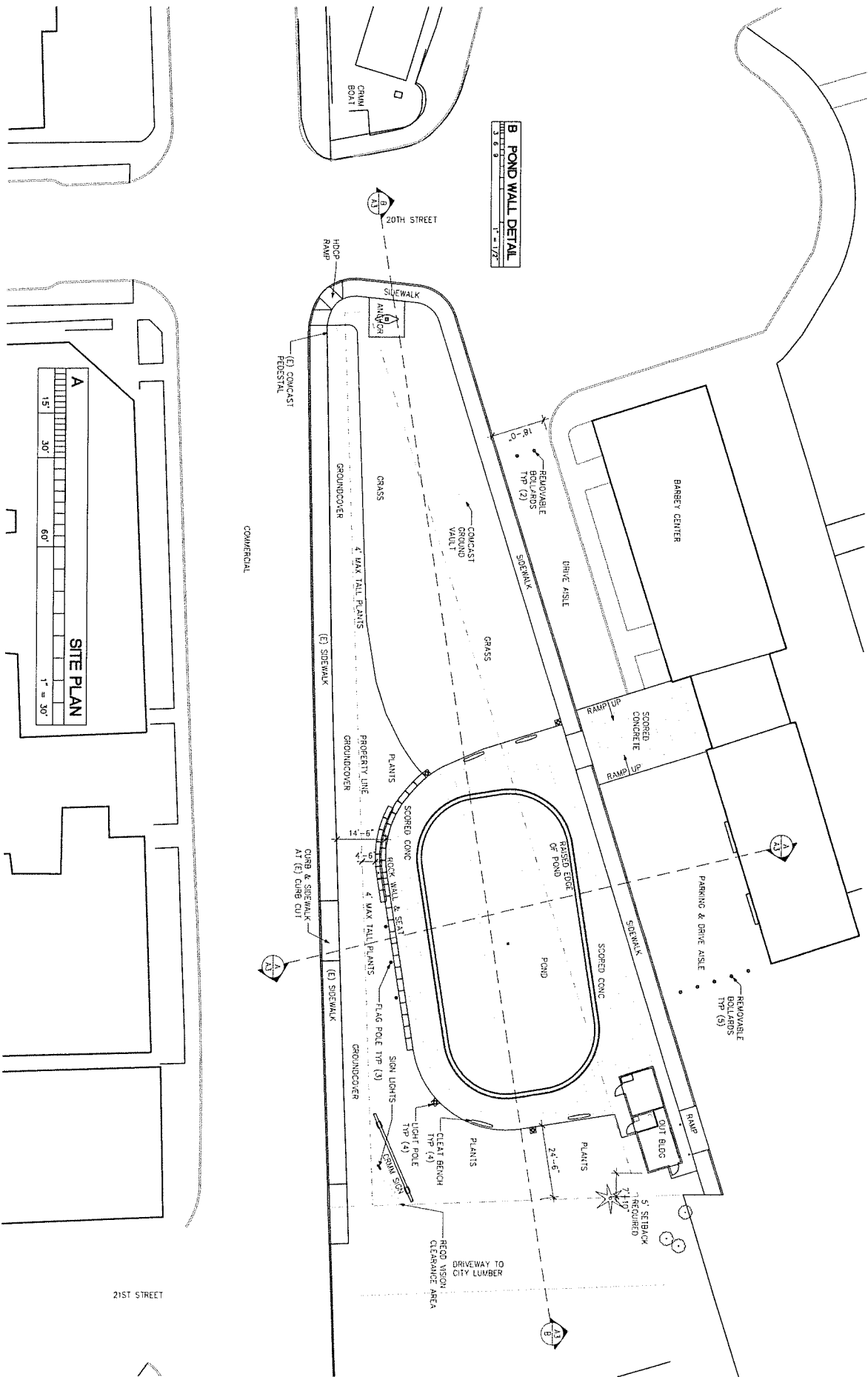
Commons – 29 Regular Spaces , 1 Disabled space

Let me know if you need any other information,
Gary

Gary Friedman
Facilities Manager
Columbia River Maritime Museum
503.325.2323

From: Bruce Jones
Sent: Thursday, March 14, 2019 3:52 PM
To: Gary Friedman <friedman@crmm.org>
Cc: Sam Johnson <johnson@crmm.org>
Subject: Fwd: CRMM Commons

see flip
side
→



B POND WALL DETAIL
1" = 1/2'

BARBERY CENTER

DRIVE AISLE

OUTBUILDING

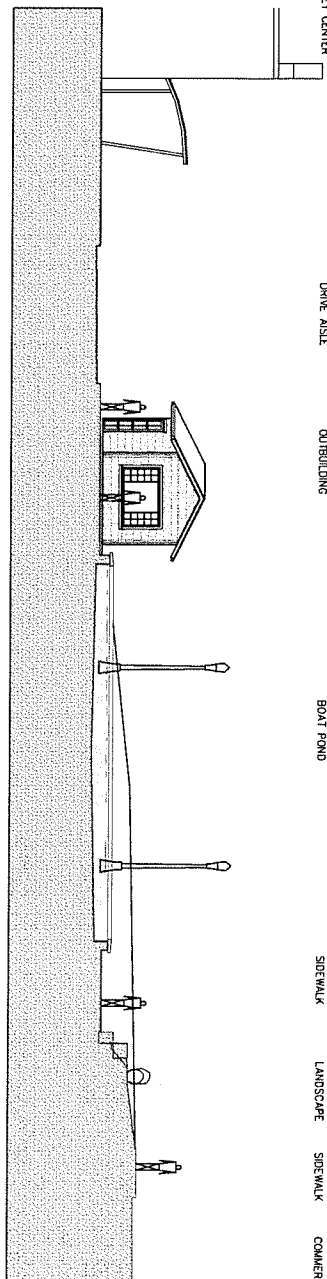
BOAT POND

SIDEWALK

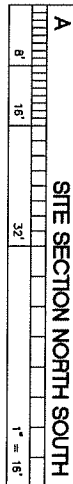
LANDSCAPE

SIDEWALK

COMMERCIAL



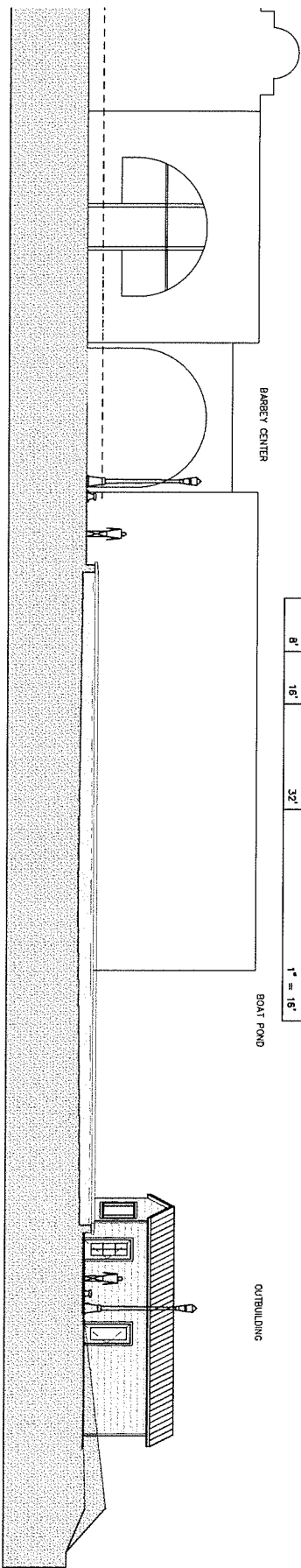
A SITE SECTION NORTH SOUTH



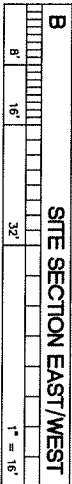
BARBERY CENTER

BOAT POND

OUTBUILDING



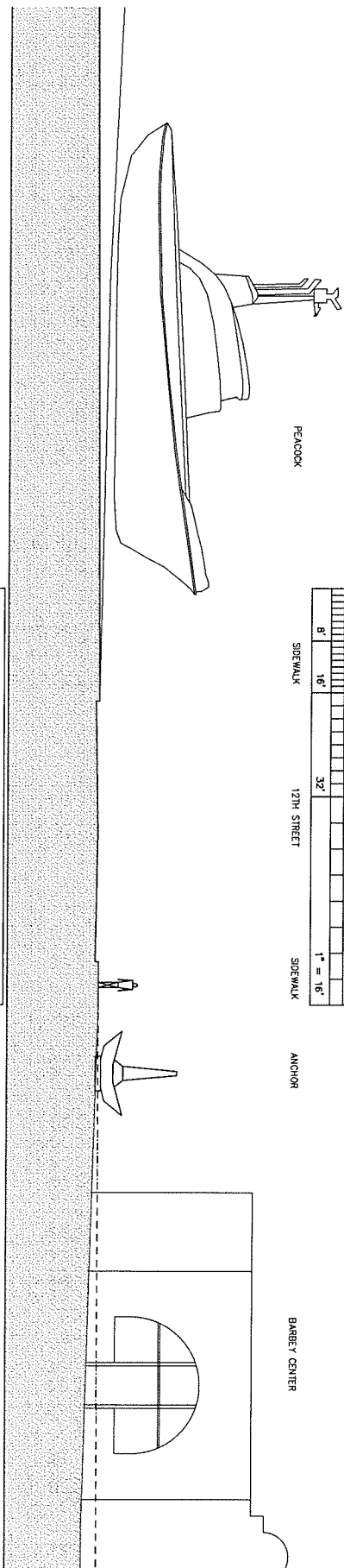
B SITE SECTION EAST/WEST



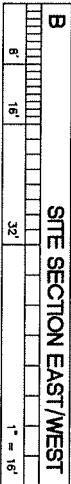
PEACOCK

ANCHOR

BARBERY CENTER



B SITE SECTION EAST/WEST



**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA**

**CITY OF ASTORIA
NOTICE OF REVIEW**

Mail 4-15-19
Email 4-15-19
Web 4-15-19
Pub 4-30-19

The City of Astoria Planning Commission will hold a public hearing on Tuesday, May 7, 2019 at 6:30 p.m., at Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. **Conditional Use Request (CU19-03)** by Michelle Rickenbach on behalf of the Columbia River Maritime Museum (CRMM) to locate a boat pond and outbuilding for storage and model boat rental at a site adjacent to the CRMM at 2050 Marine Drive (Map T8N R9W Section 8DA WM, Tax Lot 700, Block 129) in the Hospitality/Recreation Zone. Development Code Sections 2.966 to 2.972, Articles 7 (Parking), 9 (Administrative Procedures), Article 11 (Conditional Use) and Article 14 (Civic Overlay and Gateway Overlay), and Comprehensive Plan Sections CP.015, CP.057 and CP.058 and CP 240 to 255 are applicable to the request.
2. Conditional Use Request (CU19-06) by Garry Vallaster to locate a short-term lodging facility in an existing commercial building at 151 12th Street (Map T8N R9W Section 8CA, Tax Lots 400 & 500, Block 56 ½) in the A-2 (Aquatic Two Development) Zone. Development Code Sections 2.015 to 2.050, Articles 7 (Parking), Article 9 (Administrative Procedures), Article 11 (Conditional Use), and Comprehensive Plan Sections CP.005-CP.025, CP.050-CP.055, CP.190-CP.210, and CP.215-CP.230 are applicable to the request.

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THE CITY OF ASTORIA

MAIL: APRIL 15, 2019



Tiffany Taylor, Administrative Assistant

STAFF REPORT AND FINDINGS OF FACT

April 26, 2019

TO: ASTORIA PLANNING COMMISSION

FROM: MIKE MORGAN, CONTRACT PLANNER

SUBJECT: CONDITIONAL USE REQUEST (CU19-06) BY GARRY VALLASTER TO LOCATE A SHORT-TERM LODGING FACILITY WITHIN AN EXISTING COMMERCIAL BUILDING AT 151 12TH STREET, UNIT#11.

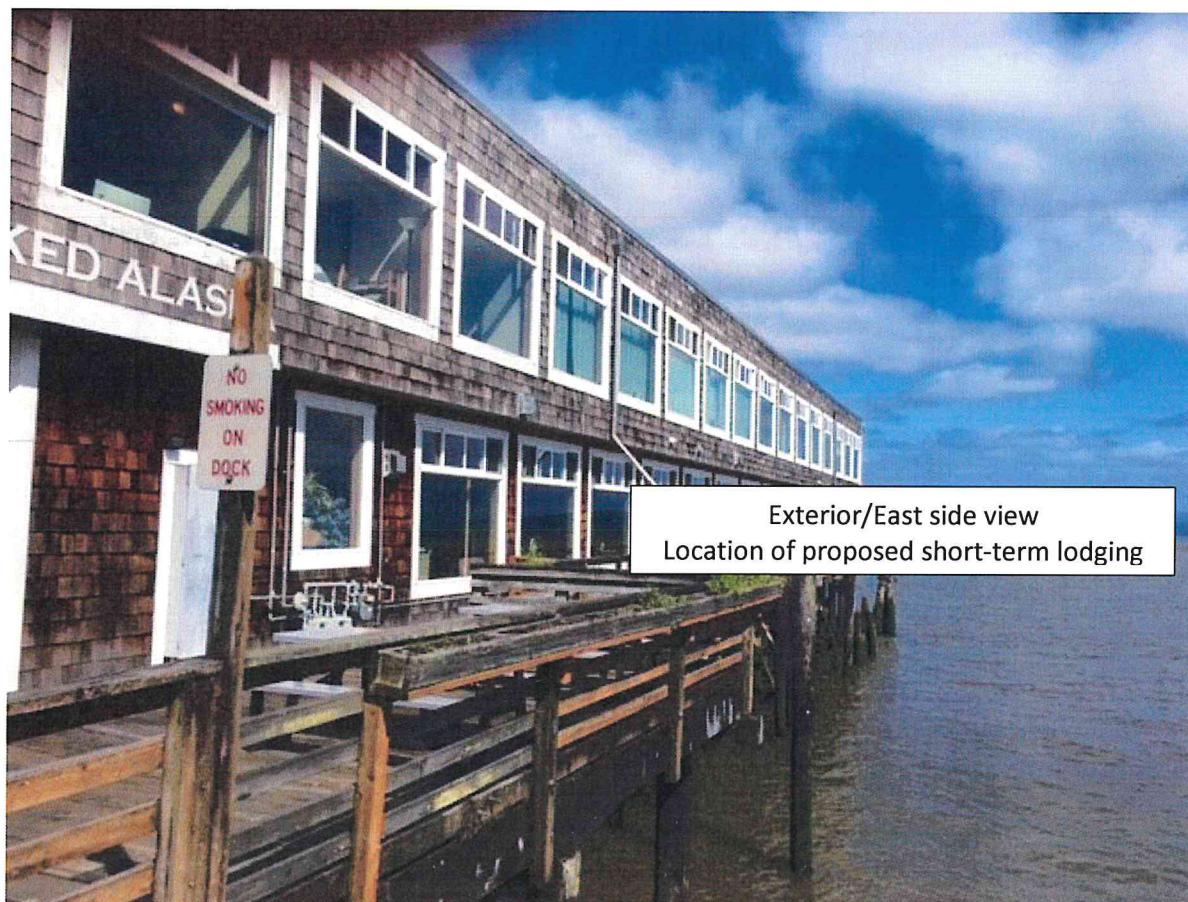
I. SUMMARY

- A. Applicant: Garry Vallaster
2746 NE 24th Avenue,
Portland, Oregon 97212
Tualatin, OR 97062
- B. Owner: Garry Vallaster
2746 NE 24th Avenue,
Portland, Oregon 97212
Tualatin, OR 97062
- C. Location: 151 12th Street, Unit #11 (12th Street Pier)
Tax Lot T8N R9W Section, Tax Lots 400 & 500,
Block 56 ½
- D. Zone: A-2, Aquatic Two Development
- E. Proposal: To locate a short-term lodging facility on the second floor of the 12th Street Pier (Unit #11) in a space previously occupied by a dental office.

II. BACKGROUND

In 1998, the City approved CU98-05 to locate business and professional offices on the second floor of the building at 151 12th Street, with retail and eating and drinking establishments on the first floor. All of the first floor space was intended to be utilized for tourist oriented businesses, and the second floor was to be for business and professional offices. The building was originally constructed over pilings in 1915 as a mercantile structure with some fishing related activities. For several decades, the building was used by Oregon Marine Supply and Astoria Marine Supply, which supplied equipment to the fishing industry. The business closed in the 1990s and was purchased by a dentist who extensively remodeled the building and created a parking lot on the

west side. For over two decades the businesses have operated in conformance with the original conditional use permit, although the second floor is no longer utilized as a dental office. The space proposed for conversion to the short-term lodging facility is occupied by a professional office. Other uses on the second floor are an “open office” workspace, a massage therapist, financial services advisor, law office, hair salon and others.



III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 200 feet, excluding rights-of-way, pursuant to Section 9.020 on April 15, 2019. A Notice of Public Hearing was published in the *Daily Astorian* on April 30, 2019. Any comments received will be made available at the Planning Commission meeting.

IV. APPLICABLE COMPREHENSIVE PLAN AND DEVELOPMENT CODE SECTIONS

Comprehensive Plan:	CP.050 – CP.055 – Downtown Area CP.170 – Downtown Area Aquatic Shoreland CP.185 – Commercial Development Policies
Development Code:	2.525 – 2.540 – Aquatic Two Development Article 4 – Columbia River Estuary Standards

V. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. *Sec. 2.535 (13) allows Hotel, motel, inn, bed and breakfast, which provides significant visual access to the waterfront.*
- B. *Sec. 2.540 (10)(b)(2) states that "A multistory structure...may devote 100% of the upper floors to non-tourist oriented uses, consisting of professional and business offices, personal service establishment limited to beauty and barber services and garment alterations, residences, and arts and crafts studios."*

- 1) Finding: Although the proposed use is not mentioned as a specific use above, it is staff's opinion that the Planning Commission can interpret the ordinance as allowing the use on the second floor. Other buildings over the water have short-term lodging on the second floor, including the former radio station next to Mo's and the River Pilots building at the foot of 14th Street. The ordinance states that "A multistory structure...may devote 100% of the upper floors to non-tourist use..." but are not required to. The first floor of the building must, however, be devoted to tourist-oriented uses under CU 98-05.

C. 11.030. BASIC CONDITIONAL USE STANDARDS.



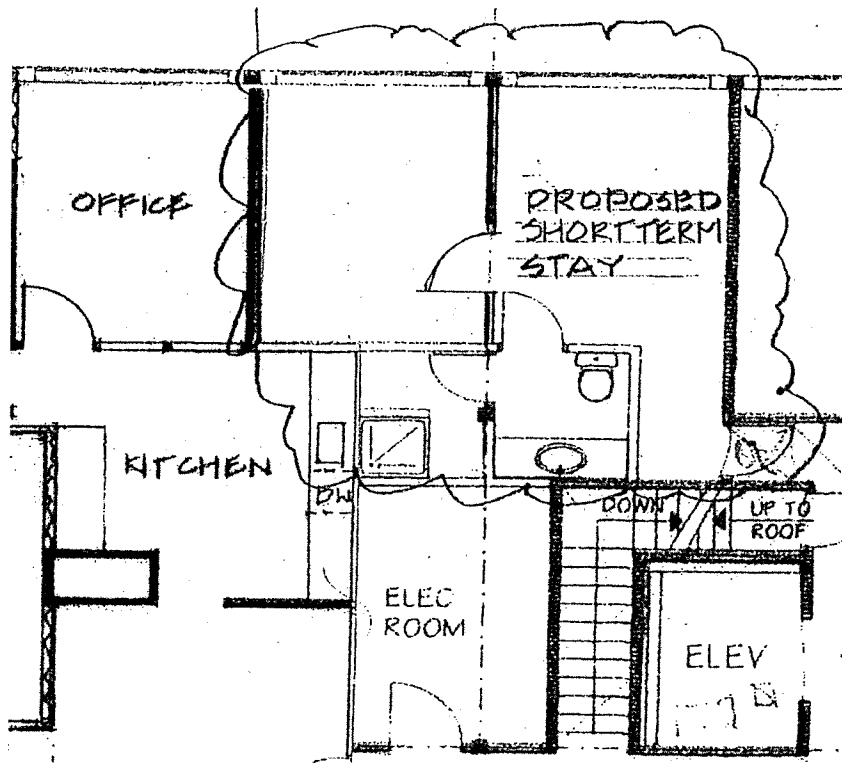
Interior hallway of 2nd floor
Doorway/Entrance to Unit #11

Before a conditional use is approved, findings will be made that the use (except for housing developments) will comply with the following standards: The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the use.

- 2) Finding: The building is a mixed use commercial building that has operated successfully for the last twenty years. The building has an elevator and adequate egress to the outside. There are similar uses on second floors of buildings in the area.

An adequate site layout will be used for transportation activities. Consideration should be given to the suitability of any access points,

on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths, or other transportation facilities. Suitability, in part, should be determined by the potential impact of these facilities on safety, traffic flow and control, and emergency vehicle movements.



Floor plan of proposed short-term lodging facility (Unit #11)

3) Finding: There is adequate parking adjacent to the building. The unit would not increase parking requirements.

The use will not overburden water and sewer facilities, storm drainage, fire and police protection, or other utilities.

4) Finding: There will be no increase in water, sewer or other utilities or public services.

The topography, soils, and other physical characteristics of the site are appropriate for the use. Where determined by the City Engineer, an engineering or geologic study by a qualified individual may be required prior to construction.

5) Finding: The building will not be altered in a manner that requires engineering study.

The use contains an appropriate amount of landscaping, buffers, setbacks, berms or other separation from adjacent uses.

6) Finding: The building and parking lot have no landscaping as they are over water.

VI. CONCLUSION AND RECOMMENDATION

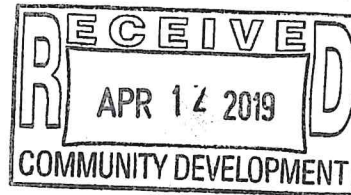
The request meets all applicable review criteria. Staff recommends approval based on the findings above with the following conditions:

- 1) Plans shall comply with all building codes, as needed.
- 2) Obtain building permits.
- 3) Any changes in the plans shall be submitted to the Community Development Department.



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT



☒ Fee Paid Date 4/12/19 By CL# 1005

No. CU 19-06

Fee: \$500.00

CONDITIONAL USE APPLICATION

Property Address: 151 12th Street, #11 *Historic

Lot ~~8, 9 & 10~~ Block 56 1/2 Subdivision John McClures

Map T8N R9W sec 8CA Tax Lot 500 / 400 parking lot Zone A-2

Applicant Name: Garry Vallaster

Mailing Address: _____

Phone: 503-880-4570 Business Phone: 503-228-0311 Email: donv@vcarth.com

Property Owner's Name: Garry Vallaster

Mailing Address: 2746 NE 24th Ave. Portland, OR 97212

Business Name (if applicable): Archival Properties, LLC

Signature of Applicant: [Signature] Date: 4.10.19

Signature of Property Owner: _____ Date: _____

Existing Use: Restaurant & office use

Proposed Use: Short term rented use

Square Footage of Building/Site: 14,500 ± 17,000 ±

Proposed Off-Street Parking Spaces: ± 30 spaces

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:	<input checked="" type="checkbox"/>
Labels Prepared:	<input checked="" type="checkbox"/> PN mailed 4-15-19	Tentative APC Meeting Date:	5-7-19
120 Days:			

FILING INFORMATION: Planning Commission meets on the fourth Tuesday of each month. Completed applications must be received by the 20th 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 each of the following criteria: Use additional sheets if necessary.

- 11.030(A)(1) The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the use.

The building is fully accessible from parking to the second floor. There is a similar short term rental at the Pilots building next door.

- 11.030(A)(2) An adequate site layout will be used for transportation activities. Consideration should be given to the suitability of any access points, on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths, or other transportation facilities. Suitability, in part, should be determined by the potential impact of these facilities on safety, traffic flow and control, and emergency vehicle movements.

There is adequate transportation available in the immediate area.

- 11.030(A)(3) The use will not overburden water and sewer facilities, storm drainage, fire and police protection, or other utilities.

It will not have an impact. The building is sprinklered.

- 11.030(A)(4) The topography, soils, and other physical characteristics of the site are appropriate for the use. Where determined by the City Engineer, an engineering or geologic study by a qualified individual may be required prior to construction.

- 11.030(A)(5) The use contains an appropriate amount of landscaping, buffers, setbacks, berms or other separation from adjacent uses.

- 11.030(B) Housing developments will comply only with standards 2, 3, and 4 above.

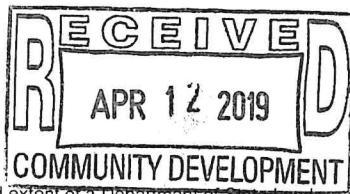
State of Oregon
Department of State Lands



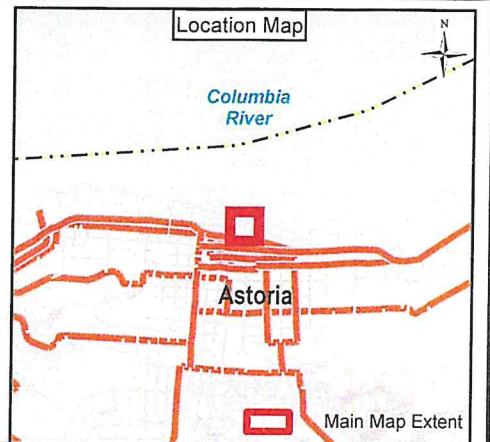
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo,

EXHIBIT A:
Waterway Lease 20732-ML
78N, R09W Section 8
Columbia River, Clatsop County

Area of Use
2016 Aerial Photo



0 50 100
Feet
N
W E
S
Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet
State of Oregon
Department of State Lands
775 Summer St NE, Suite 100
Salem, OR 97301
503-986-5200
www.oregon.gov/DSL
Date: 1/17/2018



This map depicts the approximate location and extent of a Department of State Lands proprietary authorization for use. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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Map Producer: pfox

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