

## DESIGN REVIEW COMMITTEE

Astoria City Hall

December 4, 2014

### CALL TO ORDER:

President Rickenbach called the meeting to order at 5:30 p.m.

### ROLL CALL – ITEM 2:

Commissioners Present: Jared Rickenbach, LJ Gunderson, Derith Andrew, Paul Tuter, and one vacancy.

Staff Present: Planner Rosemary Johnson.

### APPROVAL OF MINUTES – ITEM 3:

President Rickenbach called for approval of the minutes of the May 1, 2014 meeting. Vice-President Gunderson moved to approve the March 6, 2014 minutes as presented; seconded by Commissioner Andrew. Motion passed unanimously.

### PUBLIC HEARINGS:

President Rickenbach explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were available from Staff.

### ITEM 4(a):

DR14-06 Design Review DR14-06 by Tracy and Donna Black to construct an approximately 4,700 square foot, two-story commercial building at 1619 Marine within the Gateway Area in the MH, Maritime Heritage zone.

President Rickenbach asked if anyone objected to the jurisdiction of the Design Review Committee to hear this matter at this time. There were no objections. President Rickenbach asked if any member of the Design Review Committee had any conflicts of interest or ex parte contacts to declare.

Vice President Gunderson declared that the Historic Landmarks Commission (HLC) reviewed an application for this project, and that she serves as President of the HLC, but this would not affect her decision about this application as the information provided was basically the same.

President Rickenbach declared that he is a general contractor, but has not been consulted on this project.

President Rickenbach called for a presentation of the Staff report.

Planner Johnson reviewed the Findings and Conditions contained in the Staff report. She noted that the location of the building was moved approximately 6' to the east leaving a gap between the 16th Street sidewalk and the building. This was needed to keep all portions of the building within the property lines. The area will be used for the solid waste disposal area enclosure originally planned for the east side of the lot. No correspondence had been received and Staff recommended approval with conditions.

President Rickenbach opened the public hearing and called for testimony from the Applicant.

Donna Black, 2505 Mill Pond Lane, Astoria, said she was excited about the project. She had been working with Clatsop Economic Development Resources (CEDR) and Mike Williams, journalist for Coast River Business Journal, who suggested she refrain from giving details about the business until January 2015 because the Journal is writing a monthly article on the progress of the project. She was not trying to keep information from people, but must comply with the journalist's request since he is helping the business with the article.

Tracy Black, 2505 Mill Pond Lane, Astoria, said the building must have an Americans with Disabilities Act (ADA) compliant ramp, but that was not shown in the application.

President Rickenbach called for testimony in favor of, opposed, or impartial to the application. Hearing none, he called for closing remarks from Staff. Staff had no closing remarks. He closed the public hearing and called for Committee discussion and deliberation.

Vice President Gunderson said this project was reviewed by the HLC, who was excited about the new structure and new business.

Commissioner Tuter said he was happy the Applicants were making use of the space, which has been eyesore for a long time.

Commissioner Andrew moved the Astoria Design Review Committee adopt the Findings and Conclusions contained in the Staff report and approve Design Review DR14-06 by Tracy and Donna Black with the conditions listed in the Staff report; seconded by Vice President Gunderson. Motion passed unanimously. President Rickenbach read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS:

**Item 5(a): Update on Riverfront Vision Plan – Civic Greenway Area**

Planner Johnson said new code language implementing the Civic Greenway Area had been adopted and enacted. Therefore, any new construction and certain expansions to existing structures would be reviewed by the DRC. The Civic Greenway Area is located between 16<sup>th</sup> Street and 40<sup>th</sup> Street north of Marine Drive and Lief Erikson Drive. The Planning Commission has begun working on code language to implement the Bridge Vista Area. Staff would keep the DRC updated on the Planning Commission's progress.

STATUS REPORTS:

Planner Johnson has included status report photographs of the following: DR13-02 for 2735 Mill Pond Lane and DR12-03 for 265 29<sup>th</sup> Street. All projects are complete and conditions have been met. These status report photographs are for Commission information.

Planner Johnson noted she would no longer be working full time as of January 1, 2015. Mike Morgan, current Mayor of Cannon Beach, would be taking her place as Interim Planner when his term as mayor ends on December 31, 2014. She would still be available to work on special projects. She believed a new Planner would be hired around June 2015 because the City wants to hire a Finance Director and Community Development Director first. The new Community Development Director would hire a new Planner. She advised the DRC that if they wished to continue getting the Status Reports, that they should let the future Planner know as they are not required by Code.

The Commissioners thanked Planner Johnson for all of her hard work.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:49 p.m.

**ATTEST:**

  
Secretary

**APPROVED:**

  
Planner