

ASTORIA PLANNING COMMISSION MEETING

Astoria City Hall
August 27, 2013

CALL TO ORDER:

President Innes called the meeting to order at 7:26 p.m.

ROLL CALL:

Commissioners Present: President McLaren Innes, Vice-President Mark Cary, David Pearson, and Zetty Nemowill

Commissioners Excused: Al Tollefson, Thor Norgaard and Kera Huber

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.

APPROVAL OF MINUTES:

Item 3(a): July 23, 2013

President Innes noted that the fourth sentence in the second paragraph of Page 3 needed to be edited as follows: "Planner Johnson replied the italics just below Item 12 on Page 11 are an explanation as to why and how certain issues have been addressed in the draft as a reminded *reminder* until the final document is adopted." She called for approval of the July 23, 2012 meeting minutes.

Vice-President Cary moved to approve the minutes with the amendment; 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 the Staff.

ITEM 4(a):

CU13-04 Conditional Use CU13-04 by Bill Johnston, Oregon Department of Transportation (ODOT), to repair the existing Old Youngs Bay Bridge at Highway 101B and Olney Avenue (US Hwy 101B, Mile Post 6.89), Tax Maps 80919AA and 80918DD in the A-1, Aquatic One Development; A-3, Aquatic Conservation; A-4, Aquatic Natural; In, Institutional; R-3, High Density Residential; FHO, Flood Hazard Overlay; and CRESO, Columbia River Estuary Shoreland Overlay zones.

President Innes opened the public hearing and 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, which was prepared by a planner at the Columbia River Estuary Shoreland Taskforce (CREST). The complete application was made available to the Planning Commission, but was not included in the agenda packet. The Staff report includes the Impact Assessment portion of the application. No correspondence has been received and staff recommends approval of the request with conditions.

President Innes called for testimony from the Applicant.

Bill Johnston, ODOT, 350 West Marine Drive, Astoria, stated he has no concerns regarding the Staff report and agrees with the recommended conditions. He clarified that this is a maintenance and repair project. Maintenance will also be completed on the Lewis and Clark River Bridge, which is part of a joint application submitted to the State, Federal agencies and the County. The City is only reviewing the Old Youngs Bay Bridge portion of the project. All State and Federal permits will be obtained; some have already been obtained. Construction will begin in 2014 and would be coordinated with in-water work windows. Environmental impacts will be minimized and water quality will actually be improved. Impervious surfaces on the Lewis and Clark River Bridge will be replaced and untreated pavement will now be treated. A mitigation pond treatment facility will be created near Old Youngs Bay to treat runoff from the Lewis and Clark River Bridge and 5th Street. Because the Lewis and Clark River Bridge is designated as historic and will be partially reconstructed, mitigation measures are required for this project. One mitigation measure is to repair the historic luminaires on the Old Youngs Bay Bridge and to preserve some of the mechanical equipment being removed from the bridge houses on the Old Youngs Bay Bridge. The equipment will likely be stored on ODOT property.

President Innes called for any testimony in favor of, impartial or opposed to the application. Hearing none, there was no rebuttal and she called for closing remarks of Staff.

Planner Johnson said the mechanics of the bridge opening are original and will be stored at ODOT. One mitigation item requires that ODOT do an interpretive display with that equipment. Astoria is gaining some positive things because of this project.

President Innes closed the public hearing and called for Commissioner comments.

Commissioner Nemowill said it seems unusual for this project to come before the Planning Commission for review, as bridge maintenance and repair by ODOT is necessary. She is glad to hear the waterway and aquatic areas are being treated with sensitivity and that the project will enhance the waterway.

Commissioner Pearson said the amount of background work on this project is impressive. He supports the project.

President Innes supported the project, adding she also wondered why the application came to the Planning Commission, but noted that following process is important.

Commissioner Nemowill moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Conditional Use CU13-04 by Bill Johnston, Oregon Department of Transportation, to repair the existing Old Youngs Bay Bridge at Highway 101B and Olney Avenue; seconded by Vice-President Cary. Motion passed unanimously.

President Innes read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS:

Director Estes reported that the next Transportation System Plan Open House will be on Wednesday, September 11, 2013 at 5:30 p.m. at the Liberty Theatre. A presentation will be given from 5:30 p.m. until 6:15 p.m. then the open house will take place in the McTavish Room.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:44 p.m.

ATTEST:


Secretary

APPROVED:


Community Development Director /
Assistant City Manager