

## **DESIGN REVIEW COMMITTEE**

**Astoria City Hall**

February 5, 2015

### CALL TO ORDER:

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

### INTRODUCTION OF NEW MEMBER:

The Commission proceeded to Roll Call as new member Hilarie Phelps was excused from the meeting.

### ROLL CALL – ITEM 3:

Commissioners Present: LJ Gunderson, Derith Andrew and Paul Tuter. President Rickenbach arrived at 5:39 pm.

Commissioners Excused: Hilarie Phelps

Staff Present: Interim Planner Mike Morgan and Secretary Sherri Williams.

### ELECTION OF OFFICERS – ITEM 4:

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the Astoria Design Review Committee needs to elect officers for 2015. The 2014 officers were President Jared Rickenbach, Vice President LJ Gunderson, and Secretary Sherri Williams.

Vice President Gunderson postponed the election of officers to the next Design Review Committee meeting because two members were not present.

### APPROVAL OF MINUTES – ITEM 5:

Vice President Gunderson called for approval of the minutes of the December 4, 2014 meeting. Commissioner Tuter moved to approve the December 4, 2014 minutes as presented; seconded by Commissioner Andrew. Motion passed unanimously.

### PUBLIC HEARINGS:

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

### ITEM 6(a):

DR15-01 Design Review DR15-01 by Christy Campbell to construct a 2,981 square foot single family dwelling at 2830 Mill Pond Lane within the Gateway Area in the AH-MP, Attached Housing-Mill Pond zone.

Vice President Gunderson asked if anyone objected to the jurisdiction of the Design Review Committee to hear this matter at this time. There were no objections. She asked if any member of the Design Review Committee had any conflicts of interest or ex parte contacts to declare. Hearing none, she called for a presentation of the Staff report.

Interim Planner Morgan reviewed the Findings and Conditions contained in the Staff report. He noted the builder had submitted a site plan showing the appropriate setback, which was not included in the Staff report. The homeowner's association had not yet reviewed the design. No correspondence had been received and Staff recommended approval with conditions.

Vice President Gunderson said she was glad to see that the use of smooth hardy plank and true divided windows were conditions of approval. Page 6 of the Staff report states that flagstone or other applied stone products are discouraged as exterior wall treatments; however, the plans show stone underneath the bellyband. Interim Planner Morgan believed the stone was cultured stone, but encouraged Vice President Gunderson to verify this with the Applicant.

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

Christy Campbell, 1442 Country Club Dr, Placerville, CA, said she lived outside of Astoria and was excited to join and build in the community. She said she was flexible on the flagstone and exterior and would find materials that would work in order to make the house pleasing for the City and for Mill Pond.

Vice President Gunderson said rock on the façade is discouraged in the Mill Pond area, and she was not a fan of rock exteriors. She asked Ms. Campbell if the material was flagstone or simulated rock. She also wanted to know if Ms. Campbell had other options for exterior materials. Ms. Campbell said the rock was cultured stone, which is a simulated rock material. She was open to other designs. The plans were given to her when she purchased the lot. She liked the plans, but would make the changes necessary to build.

President Rickenbach arrived at 5:39 pm.

Vice President Gunderson called for testimony in favor of the application.

Jason Palmberg, 1790 SE 3<sup>rd</sup>, Astoria, said Mill Pond does not allow the hardy plank textured siding. He did not believe the hardy plank shingles were made in a smooth finish. Hardy shingles are made to simulate wood grain, but the wood grain is very mild.

Vice President Gunderson believed the Staff report was referring to horizontal siding, rather than shingles and asked Interim Planner Morgan to look into this to see if the Staff report needed to be corrected.

Vice President Gunderson called for testimony impartial to the application.

Helen Westbrook, 2860 Log Bronc Way, Astoria, said she was the Interim Architectural Committee Chair for the Mill Pond Homeowner's Association. The Association does not have a complete application for this proposal and has not considered the project. She hoped to receive a completed application soon. The Staff report states that Mill Pond requires a maximum of 5.5 inches of exposure of shingles. She believed this requirement was changed several years ago to a maximum of 6 inches. She asked the Committee to consider adding a condition of approval restating that review and approval by the homeowners association's Architectural Committee is required.

Vice President Gunderson called for testimony opposed to the application. Hearing none, she called for closing remarks from Staff.

Interim Planner Morgan did not believe the City could require a veto power by the homeowner's association as a condition of approval, so he would ask the City Attorney. The homeowner's association likely has more power and stricter standards than the City.

Vice President Gunderson closed the public hearing and called for Committee discussion and deliberation.

President Rickenbach believed that during review of a previous application, the Committee decided that as long as the house had full outside corners, not molded outside corners, the stone façade would be acceptable.

A member of the audience confirmed their home in Mill Pond was required to have full outside corners as a condition of approval.

Interim Planner Morgan understood the standards to be in reference to an entire wall. The Applicant has proposed a discrete application of rock around the bottom of the posts.



President Rickenbach believed cultured stone would be fine as long as the treatment was installed correctly and the trim faced the siding. He suggested adding a condition requiring the trim to face the siding.

Commissioner Andrew did not agree that the stone should be discouraged and believed it looked fine. She asked if any other houses in Mill Pond had stone facades.

Mr. Palmberg said one or two homes had brick facades, but he could not think of any with stone.

Interim Planner Morgan confirmed for President Rickenbach that he did not know of other conditions that existed in similar construction that would require stone.

Vice President Gunderson reopened the public hearing.

Paul Caruana, 1431 Commercial St., Astoria, said he just purchased the lot next to the Applicant's lot. The stone should not look like it was just pasted on a wall and must have full 18-inch returns.

President Rickenbach noted the return would depend on the size of the stone. It would not be possible to get an 18-inch return from a 6-inch stone.

Mr. Caruana said most materials like the cultured stone were not very deep or big. Some people just take the stone to the corner and finish it off with a corner board. However, he did not believe Mr. Palmberg would do this. He approved of the stone as long as it was installed with 18-inch returns. If done properly, stone can look good.

Mr. Palmberg said his installation would comply with Mr. Caruana and President Rickenbach's requests. It does not appear as if returns were done in the photos in the Staff report. Corner boards would not be installed because the shingles will be meshed on the corners. The house would not look good unless the stone was returned back and a border installed.

President Rickenbach said he would be satisfied with Mr. Palmberg's installation plan.

Vice President Gunderson closed the public hearing.

Commissioner Andrew wanted the stone approved by the homeowner's association before voting on the application because the house is unique to the area. Vice President Gunderson explained that even after voting, this application would still need to be reviewed by the homeowner's association, who has the authority to reject the stone. Mr. Palmberg added that the Applicant cannot get a final occupancy inspection until the homeowner's association approves the plans.

President Rickenbach said he did not believe the cedar shingles were available in a smooth texture. Once painted, the shingles look nice, unlike wood grain horizontal siding.

President Rickenbach moved the Design Review Committee adopt the Findings and Conclusions stated in the Staff report and approve Design Review DR15-01 by Christy Campbell with the following changes:

- Remove Condition 4 and replace with: "4. Cultured stone around base of columns shall return on the outside corners a distance greater than twice the face."

The motion was seconded by Commissioner Andrew and passed unanimously. Ayes: President Rickenbach, Vice President Gunderson, Commissioners Andrew, and Tuter. Nays: None.

Vice President Gunderson read the rules of appeal into the record.

#### REPORTS OF OFFICERS/COMMISSIONERS – ITEM 7:

Vice President Gunderson confirmed that the Design Review Committee wanted to continue receiving regular status reports at their meetings. Interim Planner Morgan said he would give a status report at the next meeting.

President Rickenbach asked to receive the Staff reports electronically. Sherri Williams said she would send both electronic and hard copies.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:02 p.m.

**ATTEST:**

  
Secretary

**APPROVED:**

  
Interim Planner