

DESIGN REVIEW COMMITTEE

Astoria City Hall

March 6, 2014

CALL TO ORDER:

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

ELECTION OF OFFICERS – ITEM 2(a):

This item was addressed immediately following Item 5: Public Hearings.

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the Astoria Design Review Committee needs to elect officers for 2014. The 2013 officers were President Jared Rickenbach, Vice President LJ Gunderson, and Secretary Sherri Williams.

President Rickenbach moved to re-elect Sherri Williams as the Astoria Design Review Committee Secretary for 2014; seconded by Vice-President Gunderson. Motion passed unanimously.

Vice-President Gunderson moved to re-elect Jared Rickenbach as the Astoria Design Review Committee President for 2014; seconded by Commissioner Tuter Motion passed unanimously. Ayes: Vice-President Gunderson, Commissioners Tuter and Andrew. Nays: None. Abstentions: Jared Rickenbach

President Rickenbach moved to re-elect LJ Gunderson as Vice-President for Astoria Design Review Committee 2014; seconded by Commissioner Andrew. Motion passed unanimously. Ayes: President Rickenbach, Commissioners Tuter and Andrew. Nays: None. Abstentions: LJ Gunderson

Planner Johnson introduced new Committee member Derith Andrew from Clatsop Community Bank, noting Derith serves on the Astoria Downtown Historic District Association (ADHDA) Board.

ROLL CALL – ITEM 3:

Commissioners Present: Jared Rickenbach, LJ Gunderson, Derith Andrew, Paul Tuter, One Vacancy

Staff Present: Community Development Director / Assistant City Manager Brett Estes and Planner Rosemary Johnson

APPROVAL OF MINUTES – ITEM 4(a):

President Rickenbach called for approval of the minutes of the December 5, 2013 meeting. Vice-President Gunderson moved to approve the December 5, 2013 minutes as presented; seconded by Commissioner Tuter. Motion passed 4 - 0 - 1. Ayes: President Rickenbach, Vice-President Gunderson, Commissioners Tuter, and Jablonski. Nays: None. Abstentions: Commissioner Andrew.

Director Estes announced that another application might be on the agenda for May 2014.

Commissioner Tuter asked if he needed to declare a conflict of interest because he sold house parts. Planner Johnson did not believe he needed to make a declaration unless the Applicant had discussed the project with him.

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 5(a):

DR14-01 Design Review DR14-01 by Patrick McGee for Donna and Tracy Black to construct an approximately 3,589 square foot single-family dwelling including garage at 2505 Mill Pond Lane within the Gateway Area in the AH-MP, Attached Housing-Mill Pond 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.

Commissioner 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 an Addendum to the Staff report, which was made available at the dais, indicated the overall height of the structure had to be lowered by 1½ feet, so the Applicant lowered the pitch of the roof from the 8:12 to a 6:12 ratio, which still complies with design review guidelines. The height of the structure will be 35 feet from the ground to the ridge instead of 35½ feet. The other change from what was provided in the packet regarded the two doors on the west elevation. One door will have a larger glass piece and the other door will be a two-paneled door rather than a solid door. No correspondence has been received and Staff recommends approval with standard conditions. She clarified that the height of the building would be reduced by 1½ feet because the original measurements on the plans were from the floor level, not grade level.

President Rickenbach called for questions of Staff. Hearing none, he opened the public hearing and called for testimony from the Applicant.

Patrick McGee, 697 34th Street, Astoria, stated he would be happy to answer any questions. There were none.

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

President Rickenbach commended the Applicant for submitting a thorough application and thanked Planner Johnson for her work.

Planner Johnson confirmed for Commissioner Andrew that the smaller door on the west elevation opened to the garage.

Vice-President Gunderson believed the home was beautiful. All of the guidelines have been followed and the homeowner's association did not appear to have any issues.

Craig Williams, 255 29th Street, Astoria, stated the homeowner's association was fine with the project. The association is working with the Applicant to finalize a few details, like doggy doors, but nothing that affects the structure of the house.

Vice-President Gunderson moved that the Astoria Design Review Committee adopt the Findings and Conclusions stated in the Staff report with the following changes:

Page 2, Proposed Construction: Roof: "Hip roof with front & rear portion gables, 6:12 pitch, ...";

Page 2, added diagram at bottom of page;

Page 3, Doors: "Therma-True; one door with upper lite and one solid panel door on 1st floor ...";

Page 4, D. Finding: "The structure reflects residential types found in the Uppertown area. It has an 6:12 pitch hip roof, ...";

Page 4, added diagram in center of page;

Page 6, Finding: added large diagram in center of page;

Page 7, Paragraph 1, "Therma-True doors with one door with upper lite and one solid panel door on 1st floor west side; ..."

Page 7, changed photo in center to show new door;

Page 8, H. Finding:, Sentence 2, "The hip roof would be a 6:12 pitch."

Page 11, Q., Finding:, Sentence 1, "The structure measures approximately 35' in height, ..."

Page 11, Q., Finding:, Sentence 2, " ... actual height of the building to relative this code is approximately 32'.",

and approve Design Review DR14-01 by Patrick McGee for Donna and Tracy Black, with the conditions as stated in the Staff report; seconded by Commissioner Andrew. Motion passed unanimously.

President Rickenbach read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 6:

No reports.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:45 p.m.

ATTEST:


Secretary

APPROVED:


Community Development Director/
Assistant City Manager