

ASTORIA PLANNING COMMISSION MEETING

Astoria Library – Flag Room
April 25, 2017

CALL TO ORDER:

President Pearson called the meeting to order at 7:35 pm.

ELECTION OF OFFICERS:

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the APC needs to elect officers for 2017. The 2016 officers were President David Pearson, Vice President Kent Easom, and Secretary Sherri Williams.

Commissioner Moore nominated President Pearson and Vice President Easom for another term and Anna Stamper as the new Secretary. Motion was unanimously approved.

ROLL CALL:

Commissioners Present: President David Pearson, Vice President Kent Easom, Jennifer Cameron-Lattek, Sean Fitzpatrick, Daryl Moore, and Jan Mitchell

Commissioners Excused: Frank Spence

Staff Present: Community Development Director Kevin A Cronin. The meeting was transcribed by city staff.

APPROVAL OF MINUTES:

Commissioner Cameron-Lattek noted to strike "prevented" and change to "encouraged" on page 5. Commissioner Fitzpatrick moved that the Astoria Planning Commission approve the minutes of February 28, 2017 as amended; seconded by Commissioner Moore. Motion passed 6 to 0.

PUBLIC HEARINGS:

President Pearson explained the procedures governing the conduct of public hearings to the audience.

ITEM 6(a):

CU17-03 Conditional Use CU17-03 by David Sundquist to operate a two bedroom homestay lodging in an existing single family dwelling at 66 W. Grand Avenue in a R-1 – Low Density Residential Zone.

President Pearson asked if anyone objected to the jurisdiction of the Planning Commission to hear this matter at this time. There were no objections. He asked if any member of the Planning Commission had any conflicts of interest or ex parte contacts to declare. Director Cronin declared a conflict of interest and did not participate in the proceedings.

President Pearson opened the public hearing and called for a presentation by the Applicant.

David Sundquist, 66 W Grand Ave, Astoria, said he and his wife are recent empty nesters and wanted to use the extra two bedrooms for short term rentals. He likes the flexibility of having family stay as well as hosting visitors. Mr. Sundquist believes he meets all of the criteria.

President Pearson called for any testimony in favor of, impartial to, or opposed to the application. Hearing none, he closed the public hearing and called for Commission discussion and deliberation.

Commissioner Cameron-Lattek noted the compatibility of the site for off street parking, the owner will live on site, use it as a home based business, and believed it was appropriate based on the criteria.

Commissioner Fitzpatrick asked the applicant if he knew the difference between vacation rental and homestay lodging. Mr. Sundquist responded that he did and plans to continue to live in his home and manage the lodging business. Commissioners Easom, Moore, Cameron-Lattek, and Mitchell said they support the application.

Commissioner Moore moved that the Astoria Planning Commission adopt the Findings and Conclusions contained in the Staff report and approve Conditional Use CU17-03 by David Sundquist; seconded by Commissioner Easom. Motion passed unanimously.

President Pearson read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS:

No reports.

STAFF UPDATES:

- City Council Goals FY 17-18: Director Cronin noted that the Council approved a new slate of goals for next fiscal year. These are in addition to other goals that have not been completed from FY 15-16, including housing and Uniontown streetscape project. The new goals related to Community Development are as follows:
 - Implement final phase of the Riverfront Vision Plan – Urban Core
 - Heritage Square
 - Library Renovation
 - Downtown parking study
- In addition to Council goals, Director Cronin presented a work program to Council in January that also included adding a site plan review section to the Development Code and updating the landscaping sector as well. The Geologic Hazards Ordinance is also still a holdover to do list item.
- CLG Restoration Grant - \$11,000 available to homeowners in Uniontown for façade improvements completed by July. Staff has received 6 applications which total more in requests than available funding. Staff is busy preparing applications that take a lot of staff time and paperwork. Staff expects at least 4 projects to be funded.

Director Cronin thanked the Commission for their flexibility in the meeting location change to the Library due to Budget Committee meetings in Council Chambers.

PUBLIC COMMENTS:

None

WORK SESSION: Advance Astoria

Director Cronin provided a summary of the project to date. This work session is an opportunity to brief the Commission and get them up to speed on project developments. Staff requested comments on the Draft Economic Opportunities Analysis, existing Comprehensive Plan Economic Element, and Draft economic development strategies that were presented at the Community Forum on April 13.

Commissioner Moore asked why high tech businesses were not included in the list of preferred businesses. Director Cronin responded that there wasn't any evidence to suggest that this sector is active in Astoria or if it could grow in the future. Absent any trends or other evidence, the Committee did not recommend it.

Commissioner Moore noted that the Comprehensive Plan Goal CP 200 lacks any clarity or direction and is a broad statement.

Director Cronin mentioned the status of the existing Comprehensive Plan lacks any strategy, has disparate goals, some of which have not been addressed through Advance Astoria, and is disorganized since it's been amended many times since adoption in 1981. Staff will work with the consultant to develop policy amendments which could be a wholesale change, specific amendments, or new additions. The economic development strategy will be adopted as a reference similar to the Parks Master Plan that was adopted in 2016.

The next work session will be a joint session with the Advance Party advisory committee on May 2 at 6:30 in Council Chambers.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:31 pm.

APPROVED:



Community Development Director