

DESIGN REVIEW COMMITTEE

Astoria City Hall

November 1, 2018

CALL TO ORDER:

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

ROLL CALL – ITEM 2:

Committee Members Present: President Jared Rickenbach, Leanne Hensley, Hilarie Phelps and Sarah Jane Bardy.

Committee Members Excused: Vice President LJ Gunderson

Staff Present: City Manager Estes, Planner Nancy Ferber, and City Attorney Henningsgaard.
The meeting is recorded and will be transcribed by ABC Transcription Services.

APPROVAL OF MINUTES – ITEM 3:

President Rickenbach called for approval of the minutes of the October 9, 2018 and October 25, 2018 meetings.

Committee Member Phelps moved to approve the October 9, 2018 and October 25, 2018 minutes as presented; seconded by Committee Member Bardy. 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):

DR18-01R Design Review Request DR18-01R by Craig Riegelneegg, Carleton Hart Architecture for Hollander Hospitality to construct a four-story hotel at 1 2nd Street (Map T8N R9W Section 7DA, Tax Lots 11800 and 11900; Lots 1, 2, 3, 4, Block 1, McClure' and Map T8N R9W Section 7DB, Tax Lots 1300, 1400, 1501, 1700; Uplatted lots fronting on Block 1, Hinman's Astoria) in the C-3 Zone (General Commercial), Bridge Vista Overlay Zone (BVO), Flood Hazard Overlay Zone (FHO) and CRESO 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. Hearing none, he called for a presentation of the Finding of Fact.

City Manager Estes reviewed the discussion from the last meeting. Staff had prepared a draft set of findings, identifying nine items for the Committee to review. Two of the issues the Committee had a tentative split vote on whether the criteria had been met. A split vote would constitute a denial of the permit; however, it was recommended by the City attorney that findings be brought back for consideration, to assist the City Council, should there be an appeal of the DRC's decision. Staff prepared findings to reflect that the Committee believed Section 14-1.115B(2) related to scale, massing and material, was applicable. However, the Committee was divided as to whether that criteria had been met. The Committee was also divided on whether the design characteristics of the site needed more modulation or breaks. It was now up to the Committee to deliberate.

President Rickenbach reminded those in attendance that the public hearing was closed at the last meeting; therefore, the Committee would not be taking any further public comments.

Committee asked staff to review the two items the DRC was split on. City Manager Estes referred to page 3 of the staff report and explained the issues where there was a difference of interpretation.

Committee Member Bardy recalled that at the last meeting, City Attorney Henningsgaard had said scale and massing could only be applied to existing buildings, not new construction. However, the Code and the Findings say, "shall apply to all new construction or major renovation."

City Manager Estes clarified that the Staff report was written to reflect the Committee Members' interpretation of the Code.

City Manager Estes clarified with City Attorney Henningsgaard that if the motion tonight is to adopt the Findings of Fact, it is adopting the 2-to-2 split vote; therefore, resulting in a denial of the application.

Committee Member Phelps moved the Astoria Design Review Committee adopt the Findings and Conclusions stated in the Staff report for Design Review DR18-01R by Craig Riegelneegg; seconded by Commissioner Bardy. Motion passed unanimously. Ayes: President Rickenbach, Commissioners Phelps, Bardy, and Hensley. Nays: None.

City Manager Estes noted the vote was a unanimous decision to adopt the findings to convey a two-to-two split on the request, thereby denying the application.

President Rickenbach read the rules of appeal into the record.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

There were none.

STAFF UPDATES/STATUS REPORTS – ITEM 6:

Item 6(a): Save the Date – next meeting scheduled for Thursday, December 7, 2018 at 5:30 pm

Planner Ferber noted that the December meeting might be cancelled because the pending application might not be ready in time.

City Manager Estes added that Vice President Gunderson might not be able to participate as a Committee Member for the rest of the year.

Committee Member Hensley stated she would be moving, but she would be happy to continue participating via telephone.

Staff confirmed they would work with the new Mayor to get committee members vacancies filled. The Department of Land Conservation and Development (DLCD) is working on a training program for new commissioners and committee members.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:50 p.m.

APPROVED:

[at the 1/3/2019 DRC meeting - no changes]

Community Development Director