



CITY OF ASTORIA

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Community Development Department

1095 Duane Street • Astoria, OR 97103 • Phone 503-338-5183 • www.astoria.or.us • planning@astoria.or.us

NOTICE OF APPEAL HEARING

**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA**

You may participate in the appeal hearing in person or remotely. For connection options and instructions go to https://www.astoria.or.us/LIVE_STREAM.aspx (included on page 2 of this notice as well). You may also use a telephone to listen in and provide public testimony. At the start of the meeting, call (253) 215-8782 and when prompted enter meeting ID# 503 325 5821.

The City of Astoria will hold an Appeal Hearing by a Hearings Officer (in lieu of the Planning Commission) on **Thursday, November 2, 2023 at 5:30 p.m.** in the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request:

1. Appeal (AP23-02) by Austin Kettleson, Andrew Kipp and John Windus of Administrative Decision concerning approval of transient lodging use at 1555-1557-1559-1561 Exchange Street (Map T8N R9W Section 8DC, Tax Lot 18200; Lot 3, and north 100' of west 35' Lot 2, Lot 1, Block 114, Shively [4-plex] and Map T8N R9W Section 8DC, Tax Lot 18100; south 17' Lot 1, and approximate south 50' of west 30' Lot 2, Block 114, Shively [parking]) located in the C-3 (General Commercial [4-plex]) and R-3 (High Density Residential [parking]) Zones. The appellants cited (1) the property was occupied as residential use after January 1, 2019, (2) the applicant's Occupational Tax application for transient lodging use only included the two "cottage" structures and not the 4-plex, (3) a potential bias on part of public officials, and (4) ADC § 2.390.J.1 as the specific criteria relied upon for the appeal. Development Code Standards in Sections 1.400 (Definitions), 2.150-2.185 (R-3 zone), 2.390-2.415 (C-3 zone), 3 (Additional Use and Development Standards), 7 (Parking), 9 (Administrative Procedures) and Comprehensive Plan Sections CP.005-CP.028 (General Policies) and CP.040-CP.045 (Central Residential) are applicable to the request.

A copy of the Notice to Appeal application, all documents and evidence relied upon by the appellants, the applicants and the City, as well as the applicable criteria, are available for inspection at no cost and will be provided at reasonable cost. The Agenda Packet will be made available seven days prior to the hearing. All such documents and information are available by contacting the Community Development Department by mail at 1095 Duane Street, Astoria, OR 97103, by email at planning@astoria.or.us or by phone at (503) 338-5183.

The location of the hearing is accessible to the handicapped. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department 48 hours prior to the meeting at (503) 338-5183.

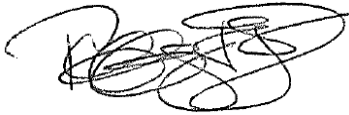
All interested persons are invited to express their opinion for or against the appeal at the hearing, or by letter addressed to the Community Development Department via email at planning@astoria.or.us or via mail at 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation, which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the

Hearings Officer and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The appeal hearing, as conducted by the Hearings Officer, will include a review of the application and presentation of the evidence, opportunity for presentations by the applicant and those in favor of the request, those in opposition to the request, deliberation and decision by the Hearings Officer. The Hearings Officer reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

The Hearings Officer's ruling may be appealed to the City Council by the appellants, applicant, a party to the hearing, or by a party who responded in writing, by filing a Notice of Appeal within 15 days after the Hearings Officer's decision is mailed. Appellants should contact the Community Development Department concerning specific procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15-day period, the decision of the Hearings Officer shall be final.

THE CITY OF ASTORIA



Tiffany Taylor
City Planner

MAILED: October 12, 2023

Public Meetings have resumed in the City Council Chambers at City Hall, 1095 Duane Street, Astoria.

Check dates, times and location at: www.astoria.or.us

You may also view/listen and fully participate remotely by using the following connection options:

ONLINE MEETING

At start of our Public Meetings you will be able to join our online ZOOM meeting using your **mobile or desktop device** and watch the live video presentation and provide public testimony.

Step #1: Use this link: <https://www.astoria.or.us/zoom/>

Step #2: Install the Zoom software on your mobile device, or join in a web browser

Step #3: If prompted, enter the Meeting ID number: 503 325 5821

Note: Your device will automatically be muted when you enter the online meeting. At the time of public testimony, when prompted you may choose to select the option within the ZOOM software to "raise your hand" and notify staff of your desire to testify. Your device will then be un-muted by the Host and you will be called upon, based on the name you entered within the screen when you logged in.

TELECONFERENCE

At start of our Public Meetings you will be able to **dial-in using your telephone** to listen and provide public testimony.

Step #1: Call this number: [253-215-8782](tel:253-215-8782)

Step #2: When prompted, enter the Meeting ID number: 503 325 5821

*Note: Your phone will automatically be muted when you enter the conference call. At the time of public testimony, when prompted, you may dial *9 to "raise your hand" and notify staff of your desire to testify. Your phone will then be un-muted by the Host and you will be called upon based on your phone number used to dial-in.*