

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

**CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

The Astoria City Council will hold a public hearing on Monday, January 6, 2020 at 7:00 p.m., in the Astoria City Council Chambers at City Hall, 1095 Duane Street, Astoria, Oregon. The purpose of the hearing is to consider the following request:

- 1) Amendment Request (A18-01) by Community Development Director to amend Development Code sections concerning the Urban Core Overlay Zone (UCO) of the Riverfront Overlay Area requirements. The amendment would add Overlay Zone for Urban Core area generally 2nd to 16th, pierhead line to Commercial; includes separate codes for over-water areas and on-land areas concerning allowable uses, standards for location, height, building mass and scale, gross floor area, design review standards and guidelines, public access, lighting, signs, landscaping. The request would also rezone approximate 1.5 acres from C-2 (Tourist-Oriented Commercial) to C-3 (General Commercial); 0.64 acres from C-3 (General Commercial) to C-4 (Central Commercial); 1.17 acres from S-2A (Tourist-Oriented Shoreland) to C-3 (General Commercial); 0.02 acres S-2A (Tourist-Oriented Shoreland) to MH (Maritime Heritage); 11.11 acres from S-2A (Tourist-Oriented Shoreland) to C-4 (Central Commercial). Development Code Sections 2.345 to 2.375 (C-2), 2.385 to 2.415 (C-3), 2.425 to 2.445 (C-4), 2.700 to 2.715 (S-2A), 2.890 to 2.902 (MH), Articles 9, 10, and Comprehensive Plan Sections CP.005 to CP.028, CP.050 to CP.055 (Downtown Area & Policies), CP.067 to CP.068 (Riverfront Vision Overlay), CP.130 to CP.186 (Aquatic and Shoreland Areas), CP.190 to CP.210 (Economic Element), CP.215 to CP.230 (Housing), CP.240 to CP.255 (Historic Preservation), CP.260 to CP.275 (Parks and Open Space) are applicable to the request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Contact the Community Development Department at 503-338-5183 for additional information.

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 at 503-338-5183 48 hours prior to the meeting.

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Astoria City Council, 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 Astoria City Council and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The City Council's ruling may be appealed to the State Land Use Board of Appeals by the applicant, appellant, a party to the hearing, or by a party who responded in writing, by filing a Notice of Intent to Appeal within 21 days after the City Council's decision. Appellants should contact the Oregon Land Use Board of Appeals (LUBA) concerning specific procedures for filing an appeal with the LUBA. If an appeal is not filed with LUBA within the 21 day period, the decision of the City Council shall be final.

The public hearing, as conducted by the Astoria City Council, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant/appellant and those in favor of the request, those in opposition to the request, and deliberation and decision by the Astoria City Council. The Astoria City Council 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 CITY OF ASTORIA



Tiffany Taylor, Administrative Assistant

MAIL: December 13, 2019