



CITY OF ASTORIA
COMMUNITY DEVELOPMENT DEPARTMENT
1095 Duane Street | Astoria, OR 97103
Phone: (503) 338-5183 | Email: planning@astoria.gov

NOTICE OF PUBLIC HEARING

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

To participate remotely in public hearings, go to https://www.astoria.gov/LIVE_STREAM.aspx for connection options and instructions (refer to page 2 of this notice). 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 **Planning Commission** will hold a public hearing on **Tuesday, May 27, 2025 at 5:30 p.m.** in the City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request:

Notice of Appeal (AP25-01) by John Thompson, et al. of Variance Request (V25-01) by Derek Gilliland, on behalf of Cary Johnson, to reduce the required 15' side yard setback to 5' to construct a single-family dwelling at 1991 & 1993 SE 2nd Street (Map T8N R9W Section 17DD, Tax Lots 1400& 1500; Lots 1-3, Block 23, Cases) in the R-2 Zone (Medium Density Residential). The appellants cited: (1) staff interpretation (2) no hardship (3) not reasonable use (4) conflict with Comprehensive Plan sections CP.220.2, CP.395.5, and CP.400.2 & 6. Also mentioned were several issues not addressed through this variance including erosion, slope stability, landslide risk, drainage and trees. Development Code Standards in Sections 2.060 to 2.095 (R-2 Zone), 9 (Administrative Procedures), 12 (Variances), and Comprehensive Plan Sections CP.060 to CP.065 (South Slope Area) are applicable to the request.

The location of the hearing is ADA accessible. 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 request at the hearing, or by letter addressed to the Astoria Planning Commission via email at planning@astoria.gov 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 Astoria Planning Commission and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The public hearing, as conducted by the Astoria Planning Commission, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant and those in favor of the request, those in opposition to the request, deliberation, and decision by the Astoria Planning Commission. The Astoria Planning Commission 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 Astoria Planning Commission's ruling may be appealed to the City Council by the 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 Astoria Planning Commission'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 Astoria Planning Commission shall be final.

THE CITY OF ASTORIA

MAIL: May 2, 2025

Tresa Abke
Administrative Assistant