



# CITY OF ASTORIA

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1095 Duane Street • Astoria, OR 97103 • Phone 503-338-5183 • [www.astoria.or.us](http://www.astoria.or.us) • [planning@astoria.or.us](mailto:planning@astoria.or.us)

## NOTICE OF PUBLIC HEARING

To participate remotely in public hearings, go to [https://www.astoria.or.us/LIVE\\_STREAM.aspx](https://www.astoria.or.us/LIVE_STREAM.aspx) for connection options and instructions. 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 Astoria City Council will hold a public hearing on **Monday, September 19, 2022 at 7:00 p.m.**, in the City Council Chambers at City Hall, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request:

1. Development Code Amendment Request (A22-01) by Community Development Director, to Amend the City of Astoria Development Code sections to apply the same standards to a two-family dwelling use as a single-family dwelling use throughout the entirety of the development code, clarify cottage cluster development standards, clarify residential use types, clarify group living use types, reduce lot size, lot width, and remove lot coverage requirements, and add maximum lot size for the R-1, R-2, R-3 zones, add cottage cluster to the R-1 zone as a conditional use, change multifamily use to permitted outright in the R-2 zone, change cottage cluster to permitted outright in the R-2 and R-3 zones, amend homestay to be a conditional use in the R-2 zone, add cottage cluster and group living facility to permitted outright in the R-3 zone, add cottage cluster development as permitted outright in the C-1 zone, change transient lodging to a conditional use in the C-2 and C-3 zones, add cottage cluster development as permitted outright in the C-3 zone, amend residential facility to permitted outright in the C-4 zone, amend multi-family to be permitted outright in the S2-A zone, change the height standard for the S2-A zone, remove permit requirement for accessory dwelling units, remove requirement for landscaping with a change of use, modify expansion of non-conforming structure criteria, amend minimum parking standards for residential structure types and group living, add middle housing land division. Specific Development Code Sections proposed for amendment include: Definitions (Section 1.40), R-1: Low Density Residential Zone (Sections 2.015-2.050), R-2: Medium Density Residential Zone (Sections 2.060-2.095), R-3: High Density Residential Zone (Sections 2.150-2.185), CR: Compact Residential Zone (Sections 2.200-2.235), C-1: Neighborhood Commercial Zone (Sections: 2.300-2.335), C-2: Tourist Commercial Zone (Sections: 2.345-2.375), C3: General Commercial Zone (Sections: 2.385-2.415), C-4: Central Commercial Zone (Sections 2.425-2.445), GI: General Industrial Zone (Sections 2.470-2.485), A-2: Aquatic Two Development Zone (Sections 2.525-2.540), A-2A: Aquatic Two-A Development Zone (Sections 2.550-2.565), S-2: General Development Shorelands Zone (Sections 2.675-2.690), S-2A: Tourist-Oriented Shorelands Zone (Sections 2.700-2.715), IN: Institutional Zone (Sections 2.835-2.860), MH: Maritime Heritage Zone (Sections 2.890-2.902), FA: Family Activities Zone (Sections 2.904-2.916), AH-HC: Attached Housing/Health Care Zone (Sections 2.918-2.934), HC: Health Care Zone (Sections 2.936-2.948), CA: Education/Research/Health Care Campus Zone (Section 2.950-2.964), HR: Hospitality/Recreation (Sections: 2.966-2.972), LS: Local Service (Sections 2.975-2.981), Vehicular Access and Circulation (Section 3.008), Accessory Dwelling Units (Section 3.020), Accessory Structures (3.035), Cottage Cluster Development (Sections 3.090), Landscaping Required (3.110), Outdoor Storage Area Enclosures (Section 3.215), Non-Conforming Lots (Section 3.170), Non-Conforming Structures (Section 3.190), Columbia River Estuary and Shoreland Regional Standards, Residential, Commercial and Industrial Development (Section 4.160), Minimum Parking Space Requirements (Sections 7.100-7.110), Classification of Variances (Section 12.060), and Land Division Types (Section 13.040).

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. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria or by request through email at [planning@astoria.or.us](mailto:planning@astoria.or.us) You may call (503) 338-5183 for additional information.

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

All interested persons are invited to express their opinion for or against the proposals listed herein by email [planning@astoria.or.us](mailto:planning@astoria.or.us), by letter addressed to the Astoria City Council, 1095 Duane St., Astoria OR 97103, at the hearing, or remotely. 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 public hearing, as conducted by the City Council, will include a review of the application and presentation of the staff report, opportunity for testimony by those in favor of the request and those in opposition to the request, and deliberation and decision by the City Council. The 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 Council's ruling may be appealed to the Land Use Board of Appeals by the applicant, 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 LUBA. If an appeal is not filed with LUBA within the 21-day period, the decision of the City Council shall be final.

THE CITY OF ASTORIA

MAIL: August 30, 2022



Tiffany Taylor  
Associate Planner

## ONLINE MEETING

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

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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.*

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