



CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING Historic Landmarks Commission

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

Hearing Date: Tuesday, August 18, 2026

Time: 5:30 PM

Location: Astoria City Hall, Council Chambers (2nd Floor) 1095 Duane Street, Astoria, OR 97103

Remote Participation Options: Visit https://www.astoria.gov/LIVE_STREAM.aspx for instructions

To Join via Zoom: <https://us02web.zoom.us/j/5033255821> | Meeting ID: 503 325 5821

To Join by Phone: Call (253) 215-8782 and enter Meeting ID: 503 325 5821

*To provide testimony, use the "Raise Hand" feature in Zoom or press *9 on your phone when prompted. Staff will unmute participants when it's their turn to speak.*

Land Use Applications:

Exterior Alteration Request (EX26-04)

Applicant: Mark Utti, T M Development LLC

Request Summary: To make exterior alterations to the north façade: remove sliding door and fill in with concrete; add a window; add a door; change two overhead garage doors to folding windows; add an awning above a door; change windows; add lighting and repaint at 1152 Marine Drive (Map T8N R9W Sec 8CA, Tax Lot 1700; Lots 11 & 12; Block 56 ½, McClures) in the C-4 (Central Commercial and UCO (Urban Core Overlay). The property is designated historic in the Downtown National Register Historic District. Astoria Development Code Sections §§2.425-2.445 (C-4 Zone); Articles 6 (Historic Properties); 9 (Administrative Procedures); and Astoria Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.050 to CP.055 (Downtown Area), CP.067 to CP.068 (Riverfront Vision Overlay), CP.240 to CP.255 (Historic Preservation), and CP.190 to CP.210 (Economic) are applicable to the request.

New Construction Request (NC26-01)

Applicant: Mark Utti, T M Development LLC

Request Summary: To construct a detached outdoor storage enclosure and install a grain silo within the City River Trail right-of-way (Map T8N R9W Section 8CA, Tax Lot 7200) north adjacent to 1152 Marine Drive (Map T8N R9W Section 8CA, Tax Lot 1700; Lots 11 & 12, Block 56.5, McClures) in the C-4 (Central Commercial) and UCO (Urban Core Overlay). The structure is adjacent to structures designated as historic in the Downtown National Register Historic District. Astoria Development Code Sections §§2.425 to 2.445 (C-4 Zone); §3.215 (Outdoor Storage Area Enclosure); Articles 6 (Historic Properties); 9 (Administrative Procedures); 14 (Urban Core Overlay); and Astoria Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.050 to CP.055 (Downtown Area), CP.067 to CP.068 (Riverfront Vision Overlay), CP.240 to CP.255 (Historic Preservation), and CP.190 to CP.210 (Economic) are applicable to the request.

Design Review Request (DR26-01)

Applicant: Mark Utti, T M Development LLC

Request Summary: To make exterior changes to the north elevation of an existing commercial building; construct a detached outdoor storage enclosure and install a grain silo within the City River Trail right-of-way (Map T8N R9W Section 8CA, Tax Lot 7200) at 1152 Marine Drive (Map T8N R9W Section 8CA, Tax Lot 1700; Lots 11 & 12, Block 56.5, McClures) in the C-4 (Central Commercial) and UCO (Urban Core Overlay). Astoria Development Code Sections §§2.425 to 2.445 (C-4 Zone); §3.215 (Outdoor

Storage Area Enclosure); Articles 6 (Historic Properties); 9 (Administrative Procedures); 14 (Urban Core Overlay); and Astoria Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.050 to CP.055 (Downtown Area), CP.067 to CP.068 (Riverfront Vision Overlay), CP.240 to CP.255 (Historic Preservation), CP.190 to CP.210 (Economic) are applicable to the request. Note: As per ADC §6.070.C, *“If a development proposal requires review by both the Historic Landmarks Commission and Design Review Commission all applicable design review criteria shall be reviewed solely by the Historic Landmarks Commission.”*

Exterior Alteration Request (EX26-05)

Applicant: Morgan Battisti

Request Summary: To make exterior changes to the front façade: reconfigure the entry steps; reconstruct the enclosed front porch; and install new windows at 156 Lincoln St (Map T8N R9W Sec 07DB, Tax Lot 15700; Lot 4, Block 115, Taylors Astoria) in the R-3 (High Density Residential) Zone. The property is designated as historic in the Uniontown-Alameda National Register Historic District. Astoria Development Code Sections §§2.150-2.185 (R-3 Zone); Articles 6 (Historic Properties); 9 (Administrative Procedures); and Astoria Comprehensive Plan Sections CP.030 to CP.035 (West End) and CP.240 to CP.255 (Historic Preservation) are applicable to the request.

How to Learn More:

- The staff report will be available one week prior to the hearing and will be posted online at www.astoria.gov under Agendas & Minutes
- Contact the Community Development Department at (503) 338-5183 or email planning@astoria.gov for information, documents or to request a copy of the report.
- The location of the hearing is accessible. Interpreters for the hearing impaired may be requested 48 hours prior to the hearing under ORS 192.630.

How to Provide Comment / Public Testimony:

- All interested persons are invited to submit oral or written testimony. Written comments may be emailed to planning@astoria.gov or mailed to: Historic Landmarks Commission, c/o Community Development Department, 1095 Duane Street, Astoria, OR 97103, prior to the hearing.
- Testimony must address the applicable criteria in the Astoria Development Code and Comprehensive Plan. Failure to raise an issue in person or by letter with sufficient specificity may preclude appeal rights.

Appeal Rights:

The Historic Landmarks Commission's decision may be appealed to the City Council by any participant in the hearing. Appeals must be filed within 15 days after the Historic Landmarks Commission's decision is mailed.

Date of Notice: July 24, 2026

Contact: Tresa Abke, Administrative Assistant
Email: tabke@astoria.gov | Phone: (503) 338-5183