

**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  
**AMENDED – CHANGE OF MEETING LOCATION**

The City of Astoria Planning Commission will hold a public hearing on Tuesday, September 24, 2013 immediately following the Traffic Safety Committee meeting at 7:00 p.m., at the **Astoria Public Library, Flag Room, 450 10<sup>th</sup> Street**, Astoria. The purpose of the hearing is to consider the following request(s):

1. Amendment A13-04 by Brett Estes, Community Development Director to amend the Development Code by the addition of Article 16 concerning solar energy. The code establishes regulations and the permit review process for installation of solar energy facilities. The draft ordinance is available on the City web site at [www.astoria.or.us](http://www.astoria.or.us) under Community Development, Projects. In addition, Section 9.010 and 9.020 Administrative Procedures and Section 6.050 Historic Design Review permits to be amended to include reference to solar energy permits, City Wide. Development Code Standards Articles 6 & 9; and Comprehensive Plan Sections CP.005 to CP.025, CP.130 to CP.186, CP.240 to CP.255, CP.405 to CP.420, CP.445 to CP.460 are applicable to the request.
2. Conditional Use CU13-05 by Luke Colvin for River Barrel Brewing to locate an eating and drinking establishment, indoor family entertainment of brewery tours, tourist oriented retail sales, and brewery in an existing commercial building at 2 7th Street (Map T8N-R9W Section 8CB, Tax Lot(s) 700) in the A-2, Aquatic Two Development zone. Development Code Standards 2.550-2.565, Articles 4, 6, 9 and 11; and Comprehensive Plan Sections CP.005-CP.025, CP.050-CP.055, CP.130-CP.186, CP.240 to CP.255, and CP.190-CP.210 are applicable to the request.
3. Parking Variance V13-15 by David Kroening for River Barrel Brewing from the required 23 off-street parking spaces to provide 8 on-site and 4 leased spaces for a variance of 14 off-street parking spaces to locate a brewery / restaurant in an existing commercial building at 2-7th Street (Map T8N-R9W Section 8CB, Tax Lot(s) 700) in the A-2, Aquatic Two Development zone. Development Code Standards 2.550-2.565, Articles 6, 7, 9 and 12, and Comprehensive Plan Sections CP.005-CP.025, CP.050-CP.055, CP.130-CP.186, CP.240 to CP.255, and CP.190-CP.210 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 Rosemary Johnson, Planner, 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 Planning Commission, 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 Planning Commission and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The 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 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 Planning Commission shall be final.

The public hearing, as conducted by the 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, and deliberation and decision by the Planning Commission. The 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 CITY OF ASTORIA

Sherri Williams  
Administrative Assistant

MAIL: September 11, 2013