



# CITY OF ASTORIA

Founded 1811 • Incorporated 1856

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

## NOTICE OF PUBLIC HEARING

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

You may participate in the public hearing in person or remotely. For connection options and instructions go to [https://www.astoria.or.us/LIVE\\_STREAM.aspx](https://www.astoria.or.us/LIVE_STREAM.aspx) (included on Page 3 of this notice as well). 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, November 23, 2021 at 5:30 p.m. in the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following requests:

1. Variance Request (V21-22) by Greg Allen, Rickenbach Construction, on behalf of Historic Renovations LLC., to deviate from the maximum sign standards for a basement use at 936 Commercial St. (Map T8N R9W Section 8CB, Tax Lot 5900), in the C-4 (Central Commercial) Zone. The following criteria are applicable to this request: Astoria Development Code Articles 8 (Sign Regulations) and 9 (Administrative Procedures).
2. Variance Request (V21-23) by Stuart Emmons, AIA, Emmons Design, on behalf of NW Natural Gas and Param Hotel Group, to deviate from the maximum setback requirement at 176 W. Marine Dr. (Map T8N R9W Section 7DB, Tax Lot 700), in the C-3 (General Commercial), A-2 (Aquatic Two Development), and Bridge Vista Overlay Zones. The following criteria are applicable to this request: Astoria Development Code Articles 2 (C-3 and A-2 Zones specifically), 9 (Administrative Procedures), 12 (Variances), 14 (Bridge Vista Overlay Zone specifically) and Astoria Comprehensive Plan Sections CP.010-CP.028 (General Development) and CP.190-195 (Economic Element).
3. Variance Request (V21-24) by Stuart Emmons, AIA, Emmons Design, on behalf of NW Natural Gas and Param Hotel Group, to deviate from certain window design requirements at 176 W. Marine Dr. (Map T8N R9W Section 7DB, Tax Lot 700), in the C-3 (General Commercial), A-2 (Aquatic Two Development), and Bridge Vista Overlay Zones. The following criteria are applicable to this request: Astoria Development Code Articles 2 (C-3 and A-2 Zones specifically), 9 (Administrative Procedures), 12 (Variances), 14 (Bridge Vista Overlay Zone specifically) and Astoria Comprehensive Plan Sections CP.010-CP.028 (General Development) and CP.190-195 (Economic Element).
4. Conditional Use Request (CU21-09) by Diana Lynn Gulley to locate and operate a haunted house and ghost tours as indoor family entertainment in an existing commercial structure at 1255 Commercial (Map T8N R9W Section 8CA, Tax Lot 5800, Lot 3, Block 62, McClures) in the C-4 (Central Commercial) Zone. The following criteria are applicable to this request:

Astoria Development Code Articles 2 (C-4 Zones specifically), 7 (Off-Street Parking and Loading), 9 (Administrative Procedures), 11 (Conditional Uses) and Astoria Comprehensive Plan Sections CP.010-.028 (General Development), CP.050-.055 (Downtown Area), CP.190-.210 (Economic Element) and CP.240-.255 (Historic Preservation).

A copy of the application, all documents and evidence relied upon by the applicant, the staff report (published seven days prior to the hearing), and applicable criteria, are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available by contacting the Community Development Department by mail at 1095 Duane Street, Astoria, OR 97103, by email at [comdevadmin@astoria.or.us](mailto:comdevadmin@astoria.or.us) or by phone at (503) 338-5183.

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

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 Planning Commission via email at [comdevadmin@astoria.or.us](mailto:comdevadmin@astoria.or.us) 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



Tiffany Taylor  
Associate Planner

MAILED: October 29, 2021



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## Connection options and instructions to participate remotely in the public hearing.

### ONLINE MEETING

At start of our Public Meetings you will be able to join our online ZOOM meeting using your **mobile or desktop device** and watch the live video presentation and provide public testimony.

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

Step #2: Install the Zoom software on your mobile device, or join in a web browser

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.*

### TELECONFERENCE

At start of our Public Meetings you will be able to **dial-in using your telephone** to listen and provide public testimony.

Step #1: Call this number: [253-215-8782](tel:253-215-8782)

Step #2: When prompted, enter the Meeting ID number: 503 325 5821

*Note: Your phone will automatically be muted when you enter the conference call. At the time of public testimony, when prompted, you may dial \*9 to "raise your hand" and notify staff of your desire to testify. Your phone will then be un-muted by the Host and you will be called upon based on your phone number used to dial-in.*