



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

1095 Duane Street • Astoria, OR 97103 • Phone 503-338-5183 • www.astoria.or.us • 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**

Due to the COVID-19 Pandemic, public hearings will be conducted in the City Council Chambers with a limited seating arrangement. Masks are required. To adhere to the social distancing recommendation, you may also participate in the public hearing remotely. Go to https://www.astoria.or.us/LIVE_STREAM.aspx for connection options and instructions (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, March 23, 2021 at 5:30pm in the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request:

1. Variance Request (V21-03) by C.T. Johnson, Inc. from the minimum 5,000 square foot lot required for a single-family dwelling to reconfigure a 7,500 square foot vacant parcel into two lots for two townhome units at 3,750 square feet per lot with a shared lot line at 1991 SE 2nd Street and 1993 SE 2nd Street (Map T8N R9W Section 17DD, Tax Lot 1400; Lots 1, 2, 3, Block 23, Cases) in the R-2 Zone (Medium Density Residential). Development Code Standards in Sections 2.060 to 2.095 (R-2 Zone), 3.158 (Legal Lot Determination), 1.350 (Maintenance of Minimum Requirements), Articles 9 (Administrative Procedures), 12 (Variance), Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.060 to CP.065 (South Slope), CP.215 to CP.230 (Housing) are applicable to the request.

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, 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 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

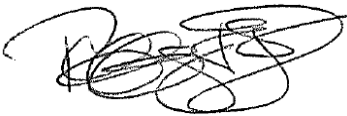
concerning specific procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15-day period, the decision of the Planning Commission shall be final.

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 Council's ruling may be appealed to the State Land Use Board of Appeals by the applicant, appellant, 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 the LUBA. If an appeal is not filed with LUBA within the 21-day period, the decision of the City Council shall be final.

The public hearing, as conducted by the Astoria City Council, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant/appellant and those in favor of the request, those in opposition to the request, and deliberation and decision by the Astoria City Council. The Astoria 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 OF ASTORIA

A handwritten signature in black ink, appearing to read 'Tiffany Taylor', written over a horizontal line.

Tiffany Taylor
Administrative Assistant

MAILED: March 1, 2021



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

1095 Duane Street • Astoria, OR 97103 • Phone 503-338-5183 • www.astoria.or.us • comdevadmin@astoria.or.us

Due to the COVID-19 Pandemic, public meetings will be conducted in the City Council Chambers with a limited seating arrangement. Masks are required. To adhere to the social distancing recommendation, you may also fully participate in the meeting remotely using the connection options listed below:

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.*

AUDIO-ONLY

At start of our Public Meetings you will be able to access the Audio only to listen to the meeting.

Step #1: Use this link to access the online audio: <http://audio.coao.us>