



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE OF APPEAL HEARING

To participate remotely in the appeal hearing, go to https://www.astoria.or.us/LIVE_STREAM.aspx for connection options and instructions (see also page 2 of this Notice).

The Astoria City Council will hold an appeal hearing on **Monday, April 3, 2023 at 6:00 p.m.** in the City Council Chambers at City Hall, 1095 Duane Street, Astoria. The purpose of the appeal hearing is to consider the following request:

1. Notice of Appeal (AP23-01) by Jeffrey L. Kleinman, on behalf of Brian and Margarita Colonna and Bob and Cindy Magie, of the Historic Landmarks Commission approval of New Construction Request (NC22-08) by Meaghan Bullard, Jones Architecture, on behalf of Northwest Oregon Housing Authority, to construct a three-story, 50 unit multi-family dwelling with at-grade and below-grade parking at 1596 Exchange Street (Map T8N-R9W Section 8DB, Tax Lot 1300; Lots 1-6, Block 119, Shivelys) in the C-3 (General Commercial) Zone. The site is designated as historic and the new structure will be adjacent to properties designated as historic in the Downtown National Register Historic District. The following criteria are applicable to this request: Astoria Development Code Articles 2 (C-3 zone specifically), 6 (Historic Properties), 9 (Administrative Procedures), Comprehensive Plan Sections CP.005 to CP.028 (General Policies), CP.050 to CP.055 (Downtown Area), CP.215 to CP.230 (Housing) and CP.240 to CP.255 (Historic Preservation).

A copy of the appeal application (AP23-01), the record for new construction permit (NC22-08), 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 request by contacting the Community Development Department at 1095 Duane Street, Astoria, or by email at planning@astoria.or.us or by calling (503) 338-5183. The location of the appeal 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.

Parties to the record may argue their case for or against Appeal AP23-01 by email at planning@astoria.or.us, by letter addressed to the Astoria City Council, 1095 Duane St., Astoria OR 97103, or at the appeal hearing. All arguments 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 City Council will conduct an appeal hearing *on the record* developed before the Historic Landmarks Commission (the HLC). The City Council will review the Notice of Appeal (AP23-01) application, the original New Construction (NC22-08) application and all evidence and arguments presented to the HLC. Staff will make a presentation, followed by the Appellants (or their representative), and then by the Applicants (or their representative). Citizens / Parties to the Record may argue their case in person or via Zoom. It is expected that the City Council will then deliberate and make a decision. The City Council reserves the right to amend the appeal, modify the appeal, or deny the appeal. If the appeal 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

MAILED: March 10, 2023



Tiffany Taylor
Associate Planner

Public meetings are held in the City Council Chambers at City Hall, 1095 Duane Street, Astoria.

Check dates, times and location at: www.astoria.or.us

You may also view/listen and participate remotely by using the following connection options:

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.*