



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

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NOTICE OF PUBLIC HEARING

The Astoria City Council will hold a public hearing on Tuesday, January 21, 2020 at 7:00 p.m., in the City Council Chambers at City Hall, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request:

1. Appeal (AP19-03) by MMCG GOI Astoria, LLC of the Design Review Commission's decision to deny Design Review Request (DR19-03) by MMCG GOI Astoria, LLC, to construct a 16,000 square foot Grocery Outlet structure at 2190 Marine (Map T8N R9W Section 8DA, Tax Lots 1401, 1402, 1700; Lots 1 to 6, Block 127, and north portions of Lots 1, 2, 3, Block 128, Shively; and vacated portions of Duane and 22nd Streets), in the LS (Local Service) Zone, GOZ (Gateway Overlay Zone), and CGO (Civic Greenway Overlay Zone). The appellant identified the following items as grounds for the appeal: Findings did not fully address entrances, compatibility with Uppertown historic character, comparison with approved Astoria Co-op building, building location, compatibility with Mill Pond development, and how LS standards and overlay zones relate; compliance with sign code; pedestrian orientation and entries on Commercial and Marine with walkways; standard for determining "large development"; Marine Drive access concerning pedestrian orientation, traffic, and compliance with code language "where possible"; reliance on traffic study over citizen concerns; reference to "Purpose" statement as criteria; use of wrong definition section; and other miscellaneous issues. Development Code Standards 1.400, 2.975 to 2.981, 14.001, 14.005 to 14.030, 14.035 to 14.040, 14.060, 14.070 to 14.075, Articles 7, 8, 9, and Comprehensive Plan Sections CP.005 to CP.028, CP.057 to CP.058 (Gateway Overlay), CP.067 to CP.068 (Riverfront Vision Overlay), CP.190 to CP.210 (Economic Element), are applicable to the request.

Copies of the applications, 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 staff reports 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 Astoria City Hall, 1095 Duane Street, Astoria, OR 97103.

The location of the hearings 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 at the hearing or by letter addressed to the City Council 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 City Council and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The City Council's rulings may be appealed to the State 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 public hearings, as conducted by the City Council, will include a review of the applications and presentation of the staff report, opportunity for presentations by the applicant and those in favor of the requests, those in opposition to the requests, and deliberation and decision by the City Council. The City Council reserves the right to modify the proposals or to continue the hearings to another date(s) and time(s). If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA

Tiffany Taylor
Administrative Assistant

MAIL: December 27, 2019