

Did you receive a postcard in the mail?

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

This is to notify you that the City of Astoria has proposed a land use regulation that may affect the permissible uses of your property and other properties.

On July 28, 2020 at 6:30 pm, in the Council Chambers at City Hall, 1095 Duane Street, the **City of Astoria's Planning Commission** will hold a public hearing regarding the adoption of three Amendments: A19-03 on revised standards for Accessory Dwelling Units and other housing; A19-06 on standards for Warming Centers for the unhoused; and A19-10 on standards for columbarium at Places of Worship. The City of Astoria has determined that adoption of these amendments may affect the permissible uses of your property, and other properties in the affected zones, and may change the value of your property. **NOTE:** Due to the COVID-19 Pandemic, you may participate in the Public Hearing remotely by computer or telephone. You will be able to hear and/or view the proceedings and fully participate remotely. For mobile or desktop devices, please access the following URL to reach the options: https://www.astoria.or.us/LIVE_STREAM.aspx; or phone in at the start of the meeting by calling (253) 215-8782, then enter meeting ID 503 325 5821.

Amendments A19-03, A19-06 and A19-10 are available for inspection at Astoria City Hall located at 1095 Duane Street Astoria, OR 97103, or online at www.astoria.or.us under Community Development Department/Projects (<https://www.astoria.or.us/Projects.aspx>). Copies of the Amendments are also available for purchase at a cost of \$.50/page.

For additional information concerning Amendments A19-03, A19-06 and A19-10, you may contact the City of Astoria's Community Development Dept. at ttaylor@astoria.or.us or (503) 338-5183.

Why was I sent a NOTICE OF PUBLIC HEARING?

Anytime changes are proposed to the City of Astoria's Development Code, all property owners within the city limits are sent a notice regarding a public hearing.

Why can't I find more information online?

You may have already tried to view the proposed amendments on the City's website. The staff report, including draft language for the proposed amendments, will be posted and available for your review by July 14, 2020.

What happens next?

The Planning Commission will meet on Tuesday, July 28, 2020 at 6:30 pm to discuss the proposed amendments and hold a public hearing. Your comments and participation are encouraged.

What does it mean by "affect the permissible uses of your property" and "may change the value of your property?"

We are required by State law to use this specific language. It is up to the property owner to evaluate the proposed changes and determine how it may affect their property.

How can I find out more information now?

Please review the general information below regarding the proposed amendments. Visit <http://www.astoria.or.us/Projects.aspx> beginning July 14, 2020 for access to proposed draft language to the Development Code.

Proposed Amendment A19-03 / Housing

The purpose of this amendment is to comply with changes in state law that occurred in 2018, requiring compliance by December 31, 2020. State law mandates that cities eliminate the parking requirements and owner-occupancy requirements currently in the Development Code. In addition, an Accessory Dwelling Unit must be allowed anywhere a single family dwelling is allowed. Specific amendments/changes are being made in the following manner:

- Development Code Article 1: proposed for amendment through the addition of definitions
- Development Code Article 2: proposed for amendment through the modification of Accessory Dwelling Unit (ADU) regulations and housing types
- Development Code Article 3: proposed for amendment regarding ADU regulations
- Development Code Article 7: parking modified to eliminate parking requirements for ADU and add for some other housing types not addressed in the current code
- Article 11: conditional uses modified to eliminate the conditional use requirement for ADU

Proposed Amendment A19-06 / Warming Centers

This proposal is to allow warming centers in association with permitted Places of Worship. A conditional use permit for the Place of Worship, as well as a conditional use permit for the warming center would be required. Both conditional uses require public hearings before the Planning Commission. Specific amendments/changes are being made in the following manner:

- Development Code Article 1: proposed for amendment through the addition of definitions
- Development Code Article 2: proposed for amendment to allow warming shelters in association with Places of Worship as a conditional use in the following zoning districts: AH-HC, C3, C4, HR, LS, S2, R3, R2
- Development Code Article 11: proposed for amendment to provide additional requirements and standards for warming shelters.

Proposed Amendment A19-10 / Columbarium Amendment

This proposal is to allow Columbarium (interment of ashes) at Places of Worship as a conditional use. Planning Commission public hearing would be required. Specific amendments/changes are being made in the following manner:

- Development Code Article 1: proposed for amendment to add definitions
- Development Code Article 2: add Columbarium as a conditional use associated with Places of Worship in the following zones: R-1, R-2, R-3, CR, C-3, and C-4