



City of Astoria

Community Development Department
1095 Duane Street, Astoria, OR 97103

(503) 338-5183 • www.astoria.or.us • comdevadmin@astoria.or.us

City of Astoria » Measure 56 Public Notice

THIS IS TO NOTIFY YOU THAT THE CITY OF ASTORIA HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

The City of Astoria Planning Commission will hold a public hearing regarding the adoption of Amendment File A22-01 on Tuesday, June 28, 2022 at 5:30 p.m. in the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The City of Astoria has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

Amendment File A22-01 is available for inspection on the City's website at www.astoria.or.us or at City of Astoria City Hall, located at 1095 Duane St., Astoria, OR 97103. A copy of Amendment File A22-01 is available for purchase at a cost of \$0.50 per page. For additional information concerning Amendment File A22-01, you may contact the City of Astoria Planning Division via email at comdevadmin@astoria.or.us or by calling 503-338-5183.

This notice contains specific language required by Oregon Revised Statutes (ORS) 227.186 and is the only notice related to this request that will be sent by mail. In layman's terms, the City of Astoria is updating its Development Code to provide additional housing opportunities in response to recent State law requirements and other concerns. The lists below include standards the City is considering modifying or not modifying to increase housing opportunities across the City:

PROPOSED CHANGES

- Expand opportunities for "middle housing" and other housing types
- Reduce minimum lot size requirements
- Remove maximum lot coverage limits
- Establish minimum density standard for certain types of development
- Streamline review processes for certain housing projects
- Right-size parking requirements for housing projects
- Clean up outdated or inaccurate language in Development Code

CHANGES NOT PROPOSED

- Amend Comprehensive Plan
- New Buildable Lands Inventory, Housing Needs Analysis, and Housing Production Strategy
- Rezone property
- Prohibit single-family dwellings
- Increase allowable building heights
- New historic or architectural design review requirements & processes
- New natural hazard-related requirements

Upcoming public hearings, agendas and agenda packets will be posted to the City's website at https://www.astoria.or.us/Agenda_Minutes.aspx.

All interested persons are invited to express their opinion for or against the proposed changes at each hearing, by letter addressed to the City via email at comdevadmin@astoria.or.us, or via mail at 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria or other criteria of the Comprehensive Plan that you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the City an opportunity to respond to the issue precludes an appeal based on that issue.

You may participate in the public hearings in person or remotely. For connection options and instructions, please visit: www.astoria.or.us/LIVE_STREAM.aspx or see instructions below.

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 each meeting at (503) 338-5183.

The public hearings, as conducted by the Astoria Planning Commission and City Council, 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. The Astoria Planning Commission and City Council reserve 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.

FREQUENTLY ASKED QUESTIONS

Why did the City send me this notice?

Any time changes are proposed to the City of Astoria's Development Code, all property owners within the city limits are sent a notice.

Why can't I find more information online?

The staff report, including draft language for the proposed amendment, will be posted and available for your review by June 21, 2022.

What happens next?

The Planning Commission will meet on June 28, 2022 at 5:30 pm to discuss the proposed amendment 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?"

State law requires the City 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?

Visit www.astoria.or.us/Housing_in_Astoria.aspx to view the proposed draft language to the Development Code or learn more about this project.

CONNECTION OPTIONS AND INSTRUCTIONS TO PARTICIPATE REMOTELY IN PUBLIC MEETINGS

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: 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**

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.*