



CITY OF ASTORIA

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COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE OF APPEAL HEARING

To participate remotely in public meetings, go to https://www.astoria.or.us/LIVE_STREAM.aspx for connection options and instructions (see page 2 of this Notice). You may also use a telephone to listen in. At the start of the meeting, call (253) 215-8782 and when prompted enter meeting ID# 503 325 5821.

The Astoria Planning Commission will hold an appeal hearing on **Tuesday, August 27, 2024 at 5:30 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 (AP24-03) by Brian and Margarita Colonna of City Staff's administrative decision to approve Grading and Erosion Control application #119-24-000140-PW related to the proposed construction of a three-story, 50 unit multi-family dwelling at 1596 Exchange Street (Map T8N-R9W Section 8DB, Tax Lot 1302; Lots 1-3, Block 119, Shivelys) in the C-3 (General Commercial) Zone. The appellants cited: (1) the proposed excavation and grading do not meet requirements of ADC 3.315(1) through 3.315(5), and the decision [to issue the permit] is in error; and (2) a geological study of the site is required by ADC 2.415(H), to the extent the applicant provided a study in support of the application, and it failed to adequately address local and global stability. Development Code Standards in Sections 1.400 (Definitions), Articles 2 (Use Zones, 2.385-2.415 and 2.415.H specifically), 3 (Additional Use and Development Standards, 3.315.1-5 specifically), 9 (Administrative Procedures) and 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) are applicable to the request.

A copy of the appeal application (AP24-03), the record, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. The Staff Report and Appeal Packet will be available seven (7) days prior to the hearing. All such documents and information are available by request by contacting the Community Development Department at 1095 Duane Street, Astoria, OR 97103, by email at planning@astoria.gov 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.

The Planning Commission will conduct the appeal hearing. Staff will state the City's position, followed by the Appellants (or their representative), and then by the Applicants/Property Owners (or their representative). It is expected that the Planning Commission will then deliberate and make a decision. The Planning Commission reserves the right to amend the appeal, modify the appeal, or deny the appeal. If the hearing is continued, no further public notice will be provided.

The Planning Commission's ruling may be appealed to the City Council by the appellants, the property owners or by persons of record by filing a Notice of Intent to 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 Community Development Department within the 15-day period, the decision of the Planning Commission shall be final.

THE CITY OF ASTORIA

MAILED: August 2, 2024



Tiffany Taylor
City 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.gov

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.*