



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

YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A LIMITED LAND USE APPLICATION UNDER REVIEW FOR A SITE LOCATED NEAR YOUR PROPERTY IN ASTORIA

Notice is hereby given that the Astoria Community Development Department has received the following request:

1. Miscellaneous Review Request (MR25-01) by Northwest Oregon Housing Authority, related to the new construction of a three-story, 50 unit multi-family dwelling (Owens II project, affordable housing for seniors) 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. Senate Bill ("SB") 1537, operable on January 1, 2025, requires local governments to approve mandatory adjustments to minimum parking requirements, amongst other standards. Northwest Oregon Housing Authority applied for a mandatory adjustment to parking minimums under SB 1537. The adjustment requests approval for six surface parking spaces and no subgrade parking spaces.

A copy of the application and all documents and evidence relied upon by the applicant are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available by contacting the Community Development Department by mail at 1095 Duane Street, Astoria, OR 97103, by email at planning@astoria.gov or by phone at (503) 338-5183.

All interested parties are invited to provide written comment addressed to the Community Development Department. Comments may be sent via email to planning@astoria.gov or via mail to 1095 Duane St., Astoria, OR 97103. Comments must be received within 14 days of the mailing of this notice (deadline: end of business day Wednesday, January 29, 2025 / 4:30pm PST). Comments must be directed toward the applicable criteria identified above. Failure to raise an issue with sufficient specificity to the City, and the parties an opportunity to respond to the issue, precludes an appeal based on that issue.

Under SB 1537, a decision on an application for an adjustment is a limited land use decision. A local government may directly apply the process set forth in SB 1537. The City of Astoria therefore provides this notice of the SB 1537 parking adjustment. No notice of the decision is required if the application is denied, other than notice to the applicant. Only the applicant and those parties who comment in writing to this notice will receive mailed notice of the decision on the request if it is approved.

Under SB 1537, if the application is approved no party, other than the applicant, can appeal the decision. The applicant may file a Notice of Intent to Appeal to the Land Use Board of Appeals within 21 days after the administrative decision is mailed. 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 administrative decision of the Community Development Department shall be final.

The Community Development Department reserves the right to modify the proposal, and no further public notice will be provided.

THE CITY OF ASTORIA

Tiffany Taylor
City Planner

MAILED: January 15, 2025