



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 [City of Astoria Oregon: LIVE STREAM](#) 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 City Council will hold an appeal hearing (*reserved*) on **Monday, October 7, 2024 at 6:00 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 (AP24-04) by a person of record of the Planning Commission's decision (AP24-03) regarding 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 following criteria are applicable to a Grading and Erosion Control application: Astoria Development Code Standards in Sections 3.300 through 3.325 (Additional Use and Development Standards) and City of Astoria Engineering Design Standards, Section 5.3.

A copy of the appeal application (*reserved*: AP24-04), the record for Appeal AP24-03, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available by request by contacting the Community Development Department at 1095 Duane Street, Astoria, by email at planning@astoria.gov or by calling (503) 338-5183.

All interested persons are invited to express their opinion for or against the appeal by email via planning@astoria.gov, by letter addressed to the Astoria City Council, 1095 Duane St., Astoria OR 97103, at the hearing, or remotely. 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 Astoria City Council and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The City Council will conduct an appeal hearing "on the record" developed before the Planning Commission. No new evidence will be received or considered. The City Council will review the Notice of Appeal (AP24-04) application, the original appeal application (AP24-03) and all evidence and arguments presented to the Planning Commission. Staff will make a presentation, followed by the Appellants (or their representative), and then by the Applicants (or their representative). It is expected that the City Council will then deliberate and make a decision. The City Council 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 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 City Council's ruling may be appealed to the Land Use Board of Appeals by the applicant, by the appellant, 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 CITY OF ASTORIA

MAILED: September 13, 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: Click this link: <https://astoria.gov/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 be muted when you enter the online meeting automatically. 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 be muted when you enter the conference call automatically. 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.