



CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

January 23, 2018

TO: ASTORIA PLANNING COMMISSIONERS AND INTERESTED PARTIES

FROM: MIKE MORGAN, INTERIM CITY PLANNER 

SUBJECT: SUPPLEMENTAL STAFF REPORT FOR AMENDMENT REQUEST A17-02

This supplemental staff report contains additional materials or public comments received after the mailing of Planning Commission Agenda packets on January 18, 2018. This will be the final supplemental report prior to the Astoria Planning Commission meeting on Wednesday, January 24, 2018.

Any comments or materials received after the date of this memorandum will be provided to the Astoria Planning Commissioners on the day of the meeting.

Mike Morgan
Interim City Planner

Anna Stamper

From: George Hague <gbhague@gmail.com>
Sent: Friday, January 19, 2018 4:15 PM
To: Anna Stamper
Cc: Jennifer Benoit
Subject: Letter for each Planning Commissioner

Dear Planning Commissioners,

The Astoria Co-op's new store design is missing an opportunity that the City would be remiss if allowed. We read that Astoria needs more affordable housing for our workforce and the necessary land correctly zoned to provide such. ***"Astoria's growth rate was hampered by the lack of buildable land according to a recent state report."*** (page 3A Daily Astorian Jan 17, 2018) There are those in the City Government who favor selling our parks to provide places for more housing stock. In fact the City recently hired our past wonderful planner Rosemary Johnson to evaluate the sale of four of our parks. Selling parks is totally opposite of what the 2016 park survey of the public revealed as part of the City's Park Master Plan. The new Astoria Co-op should be required to place a few apartment units above their proposed store. At their June 8th meeting their general manager agreed it wasn't yet designed and the units would help their employees.

The store uses most of a parcel that is currently zoned for multifamily units and where tow story height would not be a problem. The Co-op's blog tries to convince us that "height limitations" is a main reason for not adding affordable units. ***The permitted uses (#8) in your staff report reads that apartments above the Co-op is "permitted outright".***

Everything I've heard about the owner/architect of the proposed Co-op building is very positive. I am surprised he convinced the Co-op board to agree to a single story building simply to save money. I will find it very sad if our City pushes to sell one of our parks to use the land for affordable housing, because our Co-op store was built on one of our City's few parcels zoned multifamily. ***Your approval of this project as proposed on Wednesday will make this possibility very likely.***

I will not be able to attend your meeting, but i am sure there will be many good people who support the new store. As a Co-op member/owner I am in favor of a new store, but believe we must provide more for our community than what is being shown to you. Even if we must partner with groups like Oregon Housing Alliance or Oregon Affordable Housing Management Assoc or even Innovative Housing Inc ***we need to display the will to make this type of housing happen — without selling our parks.***

Sincerely,

George (Mick) Hague
1 3rd Street #201
Astoria, Oregon 97103

P.S.

"Selling underutilized parkland was the main draft recommendation that did NOT rate favorably. Respondents strongly preferred reducing maintenance and converting underutilized parks into natural areas, or developing

underutilized parks with new amenities to satisfy unmet community needs.” (page 43 Astoria Parks & Recreation Comprehensive Master Plan) If the public would have been told that the money from selling parks would go into the General Fund and not back to parks, the results would have been even more against selling our parks.

Anna Stamper

From: Mike Morgan
Sent: Tuesday, January 23, 2018 9:30 AM
To: Anna Stamper
Subject: FW: Amendment A17-02 Recommendation for approval

From: McLaren Innes [mailto:macmailg@gmail.com]
Sent: Monday, January 22, 2018 10:10 AM
To: Mike Morgan <mmorgan@astoria.or.us>
Subject: Amendment A17-02 Recommendation for approval

Date: January 22, 2018

To: Mike Morgan mmorgan@astoria.or.us.
From: McLaren Innes macmailg@gmail.com
Re: Amendment Request (A17-02)

This is to recommend approval for the above Amendment Request. This request will amend the zoning map and development code to allow construction by the Astoria Coop.

The map amendment will support the relocating and expansion of a retail grocery, which includes increased parking and visibility and will allow additional service and convenience to the citizens of Astoria.

This retail use, Astoria Coop grocery, will be developed in a way not to distract from the neighborhood atmosphere of the Mill Pond.

Prior to construction the development will be subject to City of Astoria Design Review and applicable development standards. This process will ensure compatibility of the use with the adjacent Mill Pond area.

Thank you for recommending approval of this Amendment request.

McLaren Innes

McLaren Innes macmailg@gmail.com 503-325-0645

Anna Stamper

From: Mike Morgan
Sent: Tuesday, January 23, 2018 9:30 AM
To: Anna Stamper
Subject: FW: Astoria Coop

From: Ned Heavenrich [mailto:nednlulu@yahoo.com]
Sent: Monday, January 22, 2018 11:34 AM
To: Mike Morgan <mmorgan@astoria.or.us>
Subject: Astoria Coop

Mike, my wife and I are very excited about having the coop at the Mill Pond site and I am writing to ask that the planning commission see that it is a good fit for that area and indeed for all of Astoria. We are not talking Walmart here and a zone change to accommodate the new store is a win-win for everyone in Astoria and Clatsop county. Thanks, Ned and Lulu Heavenrich.

Sent from Mail for Windows 10

Anna Stamper

From: Mike Morgan
Sent: Tuesday, January 23, 2018 9:30 AM
To: Anna Stamper
Subject: FW: Astoria Co-op Expansion Rezoning

From: Jay Rasmussen [mailto:Jay.Rasmussen@welchallyn.com]
Sent: Monday, January 22, 2018 1:11 PM
To: Mike Morgan <mmorgan@astoria.or.us>
Subject: Astoria Co-op Expansion Rezoning

Dear Mr. Morgan,

I am writing to encourage you and the City of Astoria to allow the re-zoning changes requested to accommodate an expanded Astoria Co-op store at the new Mill Pond site. The Co-op is a beneficial provider to the community and supports many local consumers and providers. It deserves the support of City governance to allow their expansion plans to proceed with all due haste.

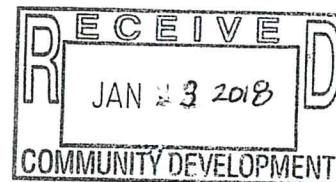
Thank you!

Jay Rasmussen
91899 George Hill Road
Astoria, OR 97103-8274

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Astoria Planning Commissioners
Amendment Request (A17-02)

24 Jan 2018



My name is John Ryan residing at 2495 Mill Pond Lane, located adjacent to the subject property to the north, garage on Steam Whistle Way

As I understand this property has gone through several development proposal in the past. Today, the Mill Pond lots to the north adjoining this property are either built-out or have proposed residences in design stages. The concern over the impacts of a development now directly effect the residential community.

The present zoning calls for a 6000 sf maximum retail space on the property known as the Wauna Lot 144. Now, a new zoning (LS) allows a 12,000 sf retail grocery on ½ the lot. For starters, if approved, how can I be assured that a different retail establishment, not a grocery store, will be built on the property? If approved, why not leave the AH Mill Pond zoning and add a 12,000 sf grocery store as a conditional use? How can I be assured I will not have a more objectionable tenant to the south?

Mill Pond is a residential area/no commercial uses as of today—we have zoning and Homeowners Guidelines for development on this property. The present zoning has conditions that limit the effect of a development on the Mill Pond community. (Residential and pedestrian orientated) It is obvious to me as an adjacent land owner that the impact of doubling the size of a retail building will at least double the impact my life, i.e. traffic, noise of business and deliveries and more, all doubled). I see no mitigation measures for the noise or the traffic that will be created by this development. At the present with no development we are subjected to an impossible traffic situation at 23rd Street and Marine Drive (Hwy 30) and also increased traffic on Mill Pond Way and its connecting roads. Where is the traffic light at Hwy 30 and 23rd Street to mitigate twice the traffic being generated. The "traffic report", I have reviewed, says no impact- what world of engineering statistics do the writers live in. The real world sees a mess, an impact to Mill Pond streets and the community as a whole.

When considering this change I would like the commission to consider the changes that are anticipated in this area and the impact on the livability in this community. The Maritime Museum is developing the North Coast Auto property, the Freight Line land is going to be developed, the Napa Auto store site will change its use and now adding the LS zoning to half the Wauna Lot 144 will change the entrance to the city forever. A comprehensive plan to mitigate the impact on my property is needed. This zoning change is only part of a larger impact. This approval should not stand alone.

I live in a unique community within the city that should be protected and remain a viable living community withstanding the pressures of time and unchecked development.

John Ryan

A handwritten signature in cursive script, appearing to read "John Ryan", written in dark ink.