



AGENDA

ASTORIA PLANNING COMMISSION

January 24, 2018

6:30 p.m.

2nd Floor Council Chambers

1095 Duane Street • Astoria OR 97103

*Note the date change**

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES
 - a. There are no new minutes to approve.
4. PUBLIC HEARINGS
 - a. Amendment A17-02 by Garry Vallaster, Astor Venture, LLC, represented by Jennifer Bunch, dba Wickiup Consulting, LLC, for a map amendment to the Development Code to change zoning from Attached Housing-Mill Pond (AH-MP) to Local Service (LS) on approximately 1.04 acres (45,452 sq. ft.) of land, and also a text amendment to remove certain uses from the LS Zone between 23rd and 29th Streets north of Marine Drive. The intent is to construct a retail grocery that will accommodate the expansion of the Astoria Co-op Grocery.
5. REPORT OF OFFICERS
6. STAFF UPDATES
7. MISC
8. PUBLIC COMMENTS – NON AGENDA ITEMS
9. ADJOURNMENT

<p>THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING COMMUNITY DEVELOPMENT DEPARTMENT, 503-338-5183.</p>
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STAFF REPORT AND FINDINGS OF FACT

January 17, 2018

TO: ASTORIA PLANNING COMMISSION

FROM: MIKE MORGAN, INTERIM PLANNER 

SUBJECT: AMENDMENT REQUEST (A17-02) BY GARRY (DON) VALLASTER, ASTOR VENTURE LLC, FOR A MAP AND TEXT AMENDMENT TO THE DEVELOPMENT CODE TO FACILITATE THE CONSTRUCTION OF A RETAIL GROCERY STORE IN THE LOCAL SERVICE (LS) ZONE.

I. BACKGROUND SUMMARY

- A. Applicant: Jennifer Bunch, Wickiup Consulting, on behalf of Garry Vallaster, Astor Venture, LLC, property owner.
- B. Request: To amend the zoning map and development code to allow the construction by the Astoria Coop. The amendment changes the zoning on 1.04 acres from Attached Housing – Mill Pond (AH-MP) to Local Service (LS). In addition, a text amendment is proposed to remove certain uses from the LS zone between 23rd and 29th streets north of Marine Drive.
- C. Owner: Astor Venture, LLC Garry (Don) Vallaster
- C. Location: Northeast corner of 23rd and Marine Drive
- D. Zone: AH-MP/LS West half of tax lot 899CB 6803
- E. Previous Applications: The site was planned for the Wauna Credit Union (1999-2000) and the Clatsop Care facility (2010-2012), neither of which began construction.

II. BACKGROUND

The property was part of the Mill Pond redevelopment project, initiated by the City of Astoria and Venerable Properties beginning in 1997/1998. The larger area is designated Attached Housing-Mill Pond (AH-MP) around the Mill Pond from 23rd to 29th streets, and extending from the river south to Marine Drive. Development within the zone has been exclusively residential to date, with single family dwellings surrounding the mill pond and affordable multifamily apartments situated along Marine Drive. There have been several attempts in the past to develop this lot for non-residential uses, including a credit union and a medical facility. The AH-MP zone permits retail uses as a conditional use, but not in excess of 6000 s.f. In discussions

with the applicant, staff determined that it would be more appropriate to extend the Local Service (LS) zone to the west, where retail sales are permitted outright, and to add some restrictions regulating the size.

A summary table of the code revisions can be found on Attachment 1. In addition, the property lies within the Gateway Overlay Zone and Civic Greenway Overlay Zone.

PROPOSED MAP AMENDMENT



III. PUBLIC REVIEW AND COMMENT

Planning Commission

A public notice was mailed to surrounding property owners and interested parties on December 29, 2017. In accordance with Section 9.020, a notice of public hearing was published in the *Daily Astorian* on January 17, 2018. The proposed amendments are quasi-judicial since they apply to a specific and discreet area. Any comments received will be made available at the Planning Commission meeting. The Department of Land Conservation and Development received the required 35 day notice on December 21, 2017.

IV. FINDINGS OF FACT

- A. Development Code Section 10.020(A) states that *"an amendment to the text of the Development Code or the Comprehensive Plan may be initiated by the City Council, Planning Commission, the Community Development Director, a person owning property in the City, or a City resident."*

Finding: The proposed amendment to the Development Code is being initiated by the applicant, Jennifer Bunch on behalf of Astor Venture LLC.

- B. Quasi-judicial Amendments.

The following amendment actions are considered quasi-judicial under this Code:

1. A zone change that affects a limited area or a limited number of property owners.

Finding: Forty-six surrounding properties were noticed for this amendment.

10.060. PROCEDURES.

Public notice and procedures of zoning amendments shall be in accordance with Article 9.

10.070. AMENDMENT CRITERIA.

- A. Text Amendment.

Before an amendment to the text of the Code is approved, findings will be made that the following criteria are satisfied:

1. The amendment is consistent with the Comprehensive Plan.

2. The amendment will not adversely affect the ability of the City to satisfy land and water use needs.

B. Map Amendment.

Before an amendment to a zone boundary is approved, findings will be made that the following criteria are satisfied:

1. The amendment is consistent with the Comprehensive Plan.
2. The amendment will:
 - a. Satisfy land and water use needs; or
 - b. Meet transportation demands. The amendment shall be reviewed to determine whether it significantly affects a transportation facility pursuant to Section -0060 of Oregon Administrative Rule (OAR) 660-012, the Transportation Planning Rule (TPR). When the City, in consultation with the applicable roadway authority, finds that a proposed amendment would have a significant effect on a transportation facility, the City shall work with the roadway authority and applicant to modify the request or mitigate the impacts in accordance with the TPR and applicable law; or
 - c. Provide community facilities and services.
3. The land is physically suitable for the uses to be allowed, in terms of slope, geologic stability, flood hazard and other relevant considerations.
4. Resource lands, such as wetlands are protected.
5. The amendment is compatible with the land use development pattern in the vicinity of the request.

Finding: The proposed amendment is to amend the map and text of the Astoria Development Code to facilitate the construction of the Astoria Coop grocery. Processing as a quasi-judicial action is necessary because the area to be rezoned is relatively small. Forty-six properties were included in the public notice. The request is consistent with the Comprehensive Plan in that it will not adversely affect the ability of the City to satisfy land and water use needs. A grocery provides a fundamental community service in a residential area, and it will utilize an acre of land in a prominent location that is accessible by foot, bicycle or car. The proposal meets transportation demands as described in the Traffic Impact Study dated October 13, 2017 as detailed in Attachment 1. The land is physically suitable and contains no wetlands or resource lands. The amendment is compatible with the land use development pattern in the vicinity.

The proposed site is bordered on the west by a gas station and mini-mart, on the south by the Columbia Memorial Hospital complex, and on the west by a multifamily housing complex. A vacant site will remain to the east of the proposed zone change for future development. Single family housing is located on the north side of Steam Whistle Way, where the houses' garages border the street.

1. CP.005(5) concerning General Plan Philosophy and Policy Statement states that local comprehensive plans *"Shall be regularly reviewed, and, if necessary, revised to keep them consistent with the changing needs and desires of the public they are designed to serve."*

Finding: The Comprehensive Plan and Development Code establish specific uses allowed in each zone.

2. CP.015(1) concerning General Land and Water Use Goals states that *"It is the primary goal of the Comprehensive Plan to maintain Astoria's existing character by encouraging a compact urban form, by strengthening the downtown core and waterfront areas, and by protecting the residential and historic character of the City's neighborhoods. It is the intent of the plan to promote Astoria as the commercial, industrial, tourist, and cultural center of the area."*

CP. 015(2) concerning General Land and Water Use Goals states that *"It is a goal of the plan to encourage the development of public and private lands within the city limits, particularly areas that are presently serviced with sewer and water, prior to the extension of public facilities to areas outside the City."*

Finding: The City, State and private interests have invested heavily in the Mill Pond development. This area is one of the last opportunities for a retail use in the Mill Pond that provides goods and services for the surrounding community in the heart of town. The site is fully serviced by sewer, water, storm drainage and other utilities. Development of the site with a significant new retail use will contribute to the compact urban form. The use will serve Mill Pond residents as well as tourists and medical workers in the hospital campus. Additionally, it will be part of the gateway to the downtown area.

- D. Statewide Planning Goal 12 concerning Transportation requires that cities review transportation related issues when considering land use amendments. Oregon Administrative Rules (OAR) Section 660-012-0060(1) concerning Transportation Planning Rule (TPR) - Plan and Land Use Regulation Amendments stated that *"Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall*

put in place measures as provided in Section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. . .”

Finding: A traffic impact study was prepared by the engineering firm DKS and concluded that there is no negative impact on the transportation facility (the streets or highway) as a result of the development. ODOT and the City Engineering Department are currently reviewing the DKS Traffic Impact Study and may provide additional input at the planning commission hearing. Refer to the attached summary of the report supplied by the applicant. (Attachment 1)

- E. Section 10.070(A)(2) requires that *“The amendment will not adversely affect the ability of the City to satisfy land and water use needs.”*

Finding: The City conducted a Buildable Lands Inventory (BLI) which was adopted in 2011. The report concluded,

“A comparison of need and supply of industrial and other employment lands indicates an overall surplus of approximately 6.7 acres of employment land. While there is sufficient land for industrial uses, there is a deficit of land zoned for commercial and particularly retail use. However, a portion of the land identified as “Other” can accommodate specific commercial, industrial, and high-density residential development and help meet the need for additional commercial land.”¹

The proposed map amendment would remove approximately 1.04 acres (45,452 sq. ft.) from the AH-MP residential zone and transfer it to the LS commercial zone. The change would not significantly impact the supply of either commercial or residential land. The demonstrated needs according to the BLI are listed below. Although the use will eliminate this area from the inventory available for multifamily housing, there are still 52 acres in the R-3 zone and 23 acres in the R-2 zone that are available for multifamily housing.

V. CONCLUSION AND RECOMMENDATION

The request is consistent with the Comprehensive Plan and Development Code. The attached findings of fact supplied by the applicant are included in this report. Any additional comments by ODOT regarding the Traffic Impact Study should be considered by the Planning Commission.

Staff recommends that the Planning Commission recommend approval of the proposed amendment to the City Council for a public hearing, review, and adoption.

¹ Goal 9 Analysis – City of Astoria Buildable Lands Inventory (2011), Page 1

INTRODUCTION

The property that is the subject of this application is located at the northeast corner of Marine Drive (US 30) and 23rd Street in Astoria and is part of a larger development known as the Mill Pond Village. The area once was home to a 16-acre lumber mill site from 1870 to 1989. During operation of the mill the site had been contaminated with various pollutants and by 1994 was declared a brownfield site. After cleanup the site was developed for mixed use and a village-like atmosphere.

The Astoria Co-op Grocery (Co-op) opened its first storefront in Astoria in 1974, founded by a small group dedicated to organic and natural foods. Since opening the store has relocated twice, most recently in 2008 to a 3,100-square foot space at 14th and Exchange with off-street parking. In less than five years after relocating sales had doubled and it was clear that the Co-op was outgrowing its space. In 2013, the Co-op began exploring the idea of relocation and expansion which would be necessary to stay competitive with corporate grocery store offerings.

The Co-op has teamed with property owner, Astor Venture LLC, to pursue the construction of a new building at the 23rd and Marine location. The current AH-MP (Attached Housing-Mill Pond) zone of the property limits retail structures to 6,000 square feet. The application proposes to rezone 45,452 square feet of the parcel from the Attached Housing- Mill Pond (AH-MP) zone to the Local Service (LS) zone. This would allow development of an almost 11,600 square foot retail grocery. The remainder of the parcel, approximately 31,508 square feet will remain in the AH-MP zone.

The application also proposes to amend the text of the LS zone to remove uses that would be considered incompatible with the Mill Pond development. The Applicant has worked closely with City of Astoria staff to develop language that will prohibit the gas station, business services establishment, and transportation services establishment uses from being developed between 23rd and 29th Streets, north of Marine Drive.

PROPOSED MAP AMENDMENT



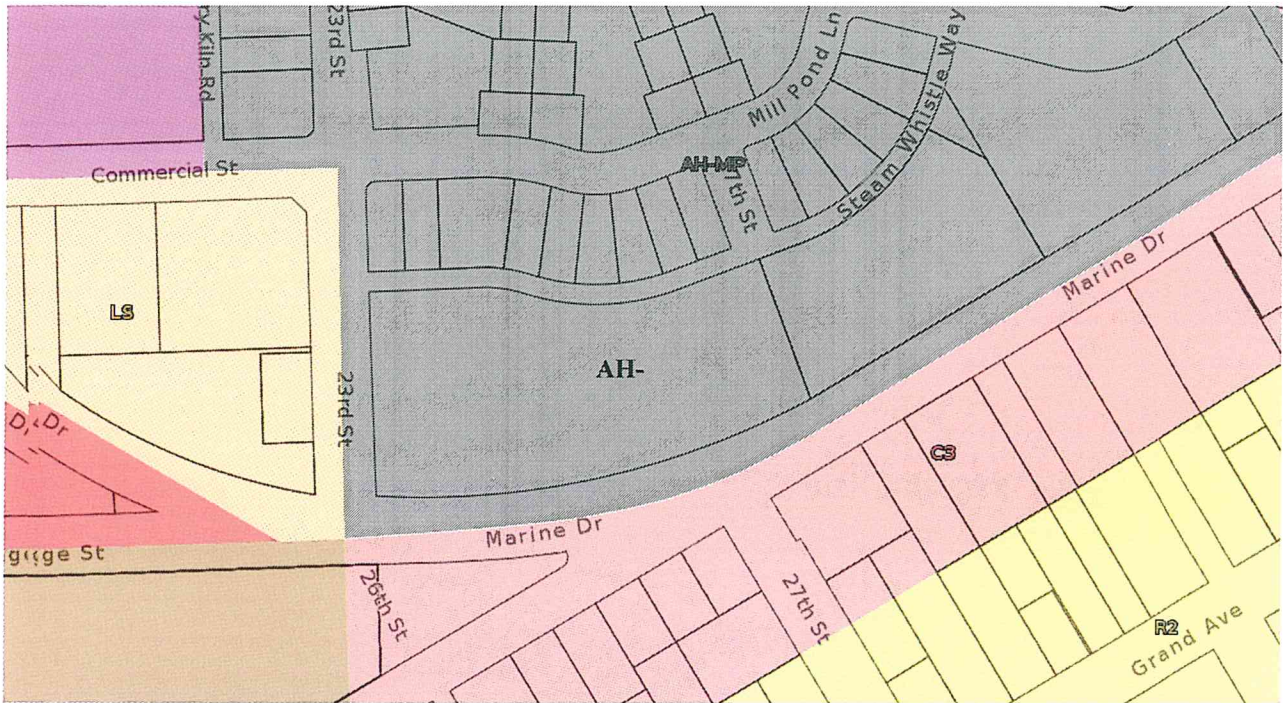


Figure 2: Current Zoning (City of Astoria GIS)

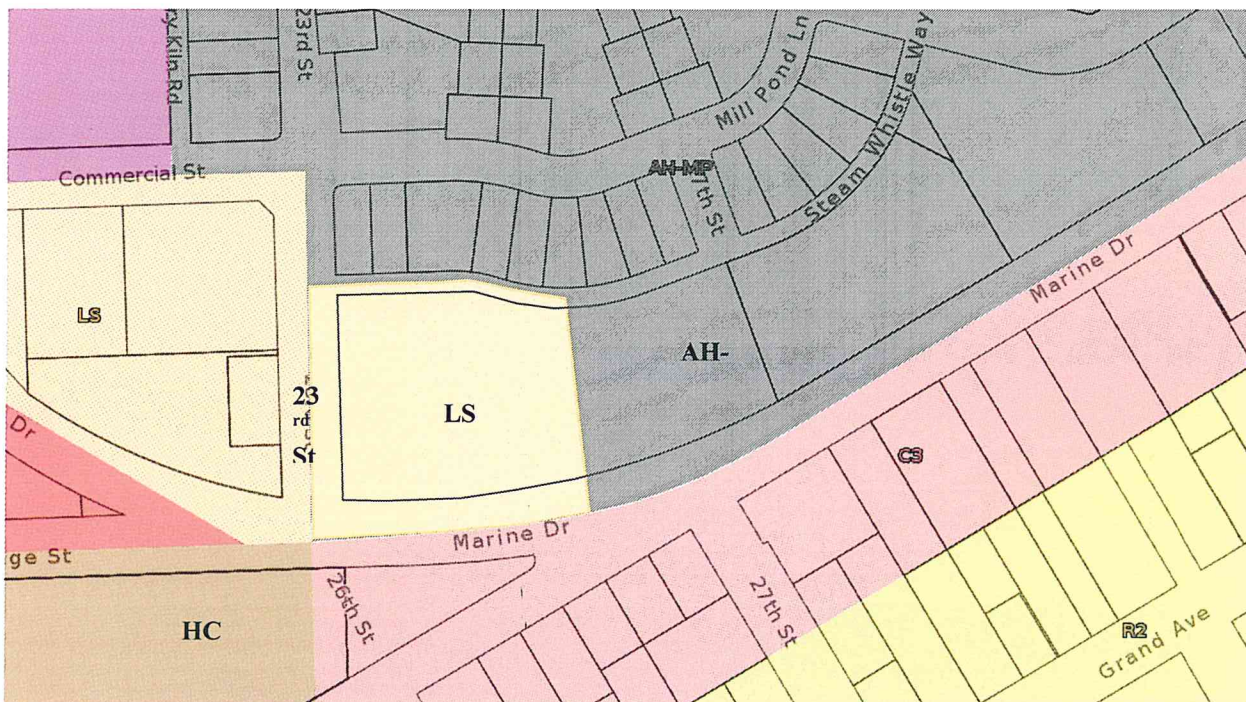


Figure 3: Proposed Zoning

PROPOSED TEXT AMENDMENT

LS ZONE

2.976. USES PERMITTED OUTRIGHT.

The following uses and their accessory uses are permitted in an LS Zone if the Community Development Director determines that the uses will not violate standards referred to in Sections 2.978 through 2.981, additional Development Code provisions, the Comprehensive Plan, and other City laws:

1. Bed and breakfast or inn.
2. Home occupation, which satisfies requirements in Section 3.095.
3. Personal service establishment.
4. Residential facility, located above or below the first floor, with permitted commercial facilities on the first floor of the structure.
5. Residential home, located above or below the first floor, with permitted commercial facilities on the first floor of the structure.
6. Retail sales establishment. (East of 23rd Street, retail sales establishment greater than 14,000 gross square feet shall include a minimum of 50% of gross floor area devoted to multi-family dwellings located above the first floor.)
7. Repair service establishment not exceeding 3,000 square feet gross floor area.
8. Single-family, two-family and multi-family dwelling, located above or below the first floor, with permitted commercial facilities on the first floor of the structure.
9. Transportation facilities.

2.977. CONDITIONAL USES PERMITTED.

The following uses and their accessory uses are permitted in a LS Zone if the Planning Commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in Sections 2.978 through 2.981, additional Development Code provisions, the Comprehensive Plan, and other City laws:

1. Business service establishment. (Not allowed on properties between 23rd and 29th Street north of Marine Drive.)
2. Day care center.
3. Eating and drinking establishment without drive-through facility.

4. Family day care center.
5. Gasoline service station. [\(Not allowed on properties between 23rd and 29th Street north of Marine Drive.\)](#)
6. Public or semi-public use.
7. Restaurant as an accessory use to an Inn. See Section 3.230.
8. Temporary use meeting the requirements of Section 3.240.
9. Transportation service establishment. [\(Not allowed on properties between 23rd and 29th Street north of Marine Drive.\)](#)

2.980. HEIGHT OF STRUCTURES.

No structure will exceed a height of 35 feet above grade.

A. ZONING MAP AMENDMENT FINDINGS

I. City of Astoria Development Code

Section 10.070.B Amendment Criteria – Map Amendment

1. The amendment is consistent with the Comprehensive Plan.

CP.030 – CP.105 Area Descriptions and Policies

CP.057 Gateway Overlay Area

CP.058 Gateway Overlay Area Policies

1. The City will utilize the general vision of the Gateway Master Plan to direct future development in the Gateway Overlay Area. The overall Comprehensive Plan objectives are to:
 - c. promote new land uses complementary to the riverfront and existing development, particularly visitor oriented uses and high-density housing;

Applicant Finding: The proposed amendment will allow development of a grocery which will serve not only those living nearby in high-density housing but also those throughout Astoria, living in nearby communities and traveling through the area.

4. The former Astoria Plywood Mill Site will be developed as a mixed-use development which will complement the Gateway Overlay Area and the Downtown Area, and provide new housing opportunities. The Gateway Master Plan will serve as a guideline for the development of the Mill Site. Variations from the Gateway Master Plan may be appropriate provided the overall development proposal substantially carries out the Gateway Master Plan objectives.

Applicant Finding: The proposed map amendment is consistent with the policy of mixed-use development at the Mill Pond site. The amendment is proposed to allow a specific development that will co-exist and complement the existing uses surrounding the mill pond by providing a transition zone from the surrounding commercial and industrial uses. As demonstrated in Table 1, the LS Zone provides a logical transition from the adjacent C3 commercial zone across Marine Drive which permits more intense commercial and light industrial uses, to the AH-MP Zone of the mill pond area, that is primarily focused on high-density housing with a lower impact commercial component.

Table 1: Allowed Uses

Zoning Comparison	Current Zone	Proposed Zone	Adjacent Zone
Uses	AH MP	LS (Amended)	C3
Arts/Crafts Studio	Outright		
Family Day Care Center	Outright	Conditional	Outright
Home Occupation	Outright	Outright	Outright
SFD	Outright		Outright w/ commercial use
Two Family Dwelling	Outright	Outright w/ commercial use	Outright w/ commercial use
Multi Family Dwelling	Outright	Outright w/ commercial use	Outright
Personal Services	Outright	Outright	Outright
Professional Services	Outright		Outright
Residential Home	Outright	Outright	
Residential Facility	Outright	Outright	Outright
Transportation Facilities	Outright	Outright	Outright
Bed and Breakfast or Inn	Conditional	Outright	
Day Care Center	Conditional	Conditional	Conditional
Eating/Drinking Establishment	Conditional	Conditional	
Public or Semi-Public Use	Conditional	Conditional	
Restaurant associated w/ Inn	Conditional	Conditional	
Retail Sales <6000 sq ft	Conditional	Outright	Outright
Retail Sales >6000 sq ft		Outright	Outright
Repair Services <3000 sq ft		Outright	Outright
Business Services Establishment			Outright
Gasoline Service Station			Conditional
Transportation Service Estab.			Outright
Commercial Laundry/Dry Clean			Outright
Off street Parking			Outright
Communication Services Estab			Outright
Construction Services Estab			Outright
Educational Services Estab			Outright
Hotel, Motel, Tourist Lodging			Outright
Conference Center			Outright
Indoor Family Entertainment			Outright
Animal Hospital/kennel			Conditional
Auto sales/service			Conditional
Hospital			Conditional
Light Manufacturing			Conditional
Recycling Estab			Conditional
Wholesale Warehouse			Conditional

CP.068 Astoria Riverfront Vision Overlay Area Policies

2. Encourage a mix of uses that supports Astoria's "working waterfront" and the City's economy. The overall Comprehensive Plan objectives are to:
 - a. Allow for development that supports downtown and other commercial areas.

Applicant Findings: As the Co-op becomes a full-line grocer it is anticipated that additional customers will be drawn from outside the current service area. As a result, visits to Astoria and its downtown core and other commercial areas should increase.

- b. Limit development in areas with most significant impacts on open space, view or other resources.

Applicant Findings: The proposal seeks to amend the base zone but not to remove the existing overlay zones that protect open space and view corridors. Application of the overlay and LS development standards during design review will ensure consistency with this policy.

- c. Promote uses that provide jobs and support the local economy.

Applicant Findings: Currently the Co-op employs 25 local workers. At the new location, it is anticipated that an additional 35-40 local jobs will be added. Having seen an increase of sales by almost 20% in 2016, the expansion will allow additional access, parking and visibility which will only serve to increase and support the local economy. In a 2012 study² by the National Co-op Grocers, it was found that \$0.38 of every dollar spent at a food co-op is reinvested in the local economy as compared to \$0.24 from conventional grocers.

CP.110 – CP.125 Urban Growth

Applicant Findings: This element does not contain applicable policies.

CP.130 – CP.186 Aquatic and Shoreland

CP.170 Downtown Astoria Sub-Area Plan

Applicant Findings: The subject property is located within the Downtown Sub-Area; however, this section does not contain applicable policies.

CP.190 – CP.210 Economic Element

CP.200 Economic Development Goal 1 and Goal 1 Policies

Goal: The City of Astoria will strengthen improve, and diversify the area's economy to increase local employment opportunities.

Policies:

1. Encourage, support, and assist existing businesses.
4. Encourage private development such as retail, restaurants, commercial services, transient lodging.

Applicant Findings: The Co-op estimates an increase of 35-40 additional jobs with the expansion. Approval of the zoning map amendment would be consistent with Policies 1 and 4.

CP.207. Economic Development Goal 8 and Goal 8 Policies.

Goal: Be prepared for business growth with ready properties.

² *Health Foods Healthy Communities: The Social and Economic Impacts of Food Co-ops (2012)*

Policies:

- 1) Support the development and maintenance of property inventory.
- 2) Maintain an adequate supply of vacant commercial, industrial and waterfront development property to provide for the economic growth of the community.
- 3) Ensure an adequate supply of employment lands with areas large enough to meet the objectives needed for commercial uses, but not so large as to affect adjacent residential neighborhoods.

Applicant Findings: The City conducted a Buildable Lands Inventory (BLI) which was adopted in 2011. The report concluded,

"A comparison of need and supply of industrial and other employment lands indicates an overall surplus of approximately 6.7 acres of employment land. While there is sufficient land for industrial uses, there is a deficit of land zoned for commercial and particularly retail use. However, a portion of the land identified as "Other" can accommodate specific commercial, industrial, and high-density residential development and help meet the need for additional commercial land." ³

The proposed map amendment would remove approximately 1.04 acres (45,452 sq. ft.) from the AH-MP residential zone and transfer it to the LS commercial zone. The change would not significantly impact the supply of either commercial or residential land. The demonstrated needs according to the BLI are listed below.

Estimated Net Land Surplus/(Deficit) by Zoning Designation, Astoria UGB, 2027

Table 2

Type of Use	R1	R2	R3	AH-MP	Total
Land Need	115.4	51.2	67.0	2.7	236.4
Land Supply	25.20	74.99	119.18	1.49	220.86
Surplus/(Deficit)	(90.20)	23.79	52.18	(1.21)	(15.54)

Source: Wingard Planning & Development Services

Table 3

Growth Scenario	Type of Use	Commercial (Office/Retail)	Industrial/Other	Total
Medium	Land Need	38.2	11.5	49.7
	Land Supply	17.1	39.3	56.4
Surplus/(Deficit)	Surplus/(Deficit)	(21.1)	27.8	6.7

Source: Cogan Owens Cogan

CP.215. Housing Element

CP.220. Housing Policies.

2. Provide residential areas with services and facilities necessary for safe, healthful, and convenient urban living.

³ Goal 9 Analysis – City of Astoria Buildable Lands Inventory (2011), Page 1

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

6. Protect neighborhoods from incompatible uses, including large scale commercial, industrial, and public uses or activities.

Applicant Findings: As demonstrated earlier in Table 1, the uses of the LS zone are not markedly different from the uses in the AH-MP zone. The proposed amendment would facilitate a retail use that exceeds the square foot limitation for retail uses in the AH-MP zone. This retail use, Astoria Co-op Grocery, will be developed in a way not to detract from the neighborhood atmosphere of the Mill Pond. Refer to *Figure 4* below for a visual example of the Co-op project. 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.



*Figure 1:
Exterior
View*

CP.240

Historic Preservation

CP.260 Parks, Recreation and Open Space Element

CP.290. Public Facilities Element

CP.345. Transportation

CP.375. Air, Water, and Land Quality

CP.390. Geologic and Flood Hazards

CP.405. Energy Conservation

CP.425. Forest Resources

CP.445. Natural Resource Considerations

Applicant Findings: These elements do not contain applicable policies.

CP.465. Procedural and Participation Policies

Applicant Findings: This section does not contain applicable policies for the applicant to address.

CRITERIA #1 - CONCLUSION: Based on these findings the zoning map amendment is consistent with the applicable comprehensive plan policies. Therefore, Criteria #1 is satisfied.

2. The amendment will:

- a. Satisfy land and water use needs; or**
- b. Meet transportation demands; or**
- c. Provide community facilities and services.**

Applicant Findings: The proposed amendment will provide needed land for a retail use that is similar to what is currently allowed in the AH-MP zone yet not as intense as adjacent commercial and light industrial uses. The expansion of the Astoria Co-op Grocery will satisfy land and water use needs.

CRITERIA #2 - CONCLUSION: Based on these findings the amendment will satisfy land and water use needs. Therefore, Criteria #2 is satisfied.

3. The land is physically suitable for the uses to be allowed, in terms of slope, geologic stability, flood hazard and other relevant considerations.

Applicant Findings: The site is relatively flat and contains no known geological hazards. The site is within FEMA Flood Zone X⁴, outside the annual 0.2% chance of flood and is therefore suitable based on physical conditions. The criterion is met.

CRITERIA #3 - CONCLUSION: Based on these findings the land is physically suitable for the uses to be allowed. Therefore, Criteria #3 is satisfied.

4. Resource lands, such as wetlands are protected.

Applicant Findings: There are no known wetlands or resource lands on the site. This criterion does not apply.

CRITERIA #4 - CONCLUSION: There are no known wetland or resource lands on the site. Therefore, Criteria #4 does not apply.

5. The amendment is compatible with the land use development pattern in the vicinity of the request.

⁴ NFIP FIRM Panel 41007C0299E (adopted 9/17/2010)

Applicant Findings: The site is situated in a transition area between the residentially and commercially developed areas and could be a cohesive part of either development area. Due to its proximity to dwellings and adjacent commercial district along Marine Drive, the Local Service zone would be more consistent with a desired transition zone yet compatible with the adjacent development patterns. *Refer to Figure 5.*

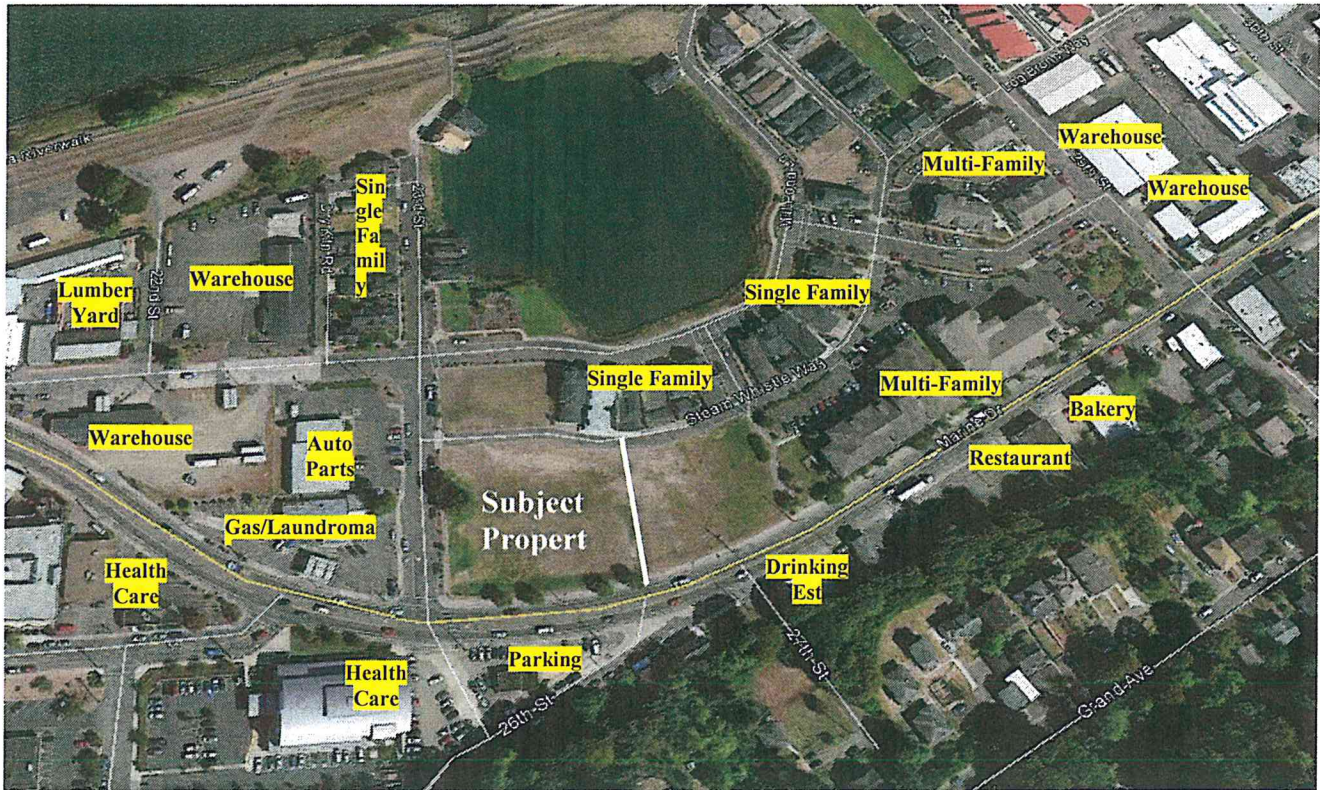


Figure 2: Aerial Photo ©Google 2017

CRITERIA #4 - CONCLUSION: Based on these findings the proposed amendment is compatible with the land use development pattern in the vicinity of the request. Therefore, Criteria #5 is satisfied.

II. Transportation Planning Rule

*The following findings are from the **Traffic Impact Analysis and Transportation Planning Rule Assessment for Proposed Astoria Co-op Grocery Store**. Prepared by DKS Associates, October 2017, Table 9, Pages 24-28. The report is attached as Exhibit 1.*

Statewide Planning Goal 12: Transportation Transportation Planning Rule - OAR 660-012-0060

1. If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

TIA/TPR Analysis Findings: No transportation facilities are significantly affected under these or other subsections. See below.

- a. Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

TIA/TPR Analysis Findings: No changes to the functional classification of transportation facilities were required with the proposed project.

- b. Change standards implementing a functional classification system; or

TIA/TPR Analysis Findings: No facility standards were impacted with the proposed project.

- c. Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

TIA/TPR Analysis Findings: Table 8 documents projected conditions measured at the end of the planning period identified in the adopted TSP. The amendment does not include any enforceable, ongoing requirements that would demonstrably limit traffic generation.

- (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

TIA/TPR Analysis Findings: Types and levels of travel and access expected on existing and planned

transportation facilities are consistent with their functional classifications.

- (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or

TIA/TPR Analysis Findings: The proposed plan amendments do not degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan. The transportation analysis in Table 8 demonstrates that the intersection that would not be expected to meet mobility targets under the Code Amendment Scenario was also identified in the TSP Baseline Scenario. This intersection will be improved with a project included in the TSP; the performance will be unchanged or improved rather than degraded.

- (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

TIA/TPR Analysis Findings: The proposed plan amendment does not degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan. The transportation analysis in Table 8 demonstrates that the intersection that would not be expected to meet mobility targets under the Code Amendment Scenario was also identified in the TSP Baseline Scenario, with unchanged performance at the intersection with the proposed project.

2. If a local government determines that there would be a significant effect, then the local government must ensure that allowed land uses are consistent with the identified function, capacity, and performance standards of the facility measured at the end of the planning period identified in the adopted TSP through one or a combination of the remedies listed in (a) through (e) below, unless the amendment meets the balancing test in subsection (2)(e) of this section or qualifies for partial mitigation in section (11) of this rule. A local government using subsection (2)(e), section (3), section (10) or section (11) to approve an amendment recognizes that additional motor vehicle traffic congestion may result and that other facility providers would not be expected to provide additional capacity for motor vehicles in response to this congestion.

TIA/TPR Analysis Findings: N/A; there will not be a significant effect.

- a. Adopting measures that demonstrate allowed land uses are consistent with the planned function, capacity, and performance standards of the transportation facility.

TIA/TPR Analysis Findings: N/A

- b. Amending the TSP or comprehensive plan to provide transportation facilities, improvements or services adequate to support the proposed land uses consistent with the requirements of this division; such amendments shall include a funding plan or mechanism consistent with section (4) or include an amendment to the transportation finance plan so that the facility, improvement, or service will be provided by the end of the planning period.

TIA/TPR Analysis Findings: N/A

- c. Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.

TIA/TPR Analysis Findings: N/A

- d. Providing other measures as a condition of development or through a development agreement or similar funding method, including, but not limited to, transportation system management measures or minor transportation improvements. Local governments shall, as part of the amendment, specify when measures or improvements provided pursuant to this subsection will be provided.

TIA/TPR Analysis Findings: N/A

- e. Providing improvements that would benefit modes other than the significantly affected mode, improvements to facilities other than the significantly affected facility, or improvements at other locations, if the provider of the significantly affected facility provides a written statement that the system-wide benefits are sufficient to balance the significant effect, even though the improvements would not result in consistency for all performance standards.

TIA/TPR Analysis Findings: N/A

- 3. Notwithstanding sections (1) and (2) of this rule, a local government may approve an amendment that would significantly affect an existing transportation facility without assuring that the allowed land uses are consistent with the function, capacity and performance standards of the facility where:

TIA/TPR Analysis Findings: N/A; there will not be a significant effect.

- a. In the absence of the amendment, planned transportation facilities, improvements and services as set forth in section (4) of this rule would not be adequate to achieve consistency with the identified function, capacity or performance standard for that facility by the end of the planning period identified in the adopted TSP.

TIA/TPR Analysis Findings: N/A

- b. Development resulting from the amendment will, at a minimum, mitigate the impacts of the amendment in a manner that avoids further degradation to the performance of the facility by the time of the development through one or a combination of transportation improvements or measures.

TIA/TPR Analysis Findings: N/A

- c. The amendment does not involve property located in an interchange area as defined in paragraph (4)(d)(C).

TIA/TPR Analysis Findings: N/A

- d. For affected state highways, ODOT provides a written statement that the proposed funding and timing for the identified mitigation improvements or measures are, at a minimum, sufficient to avoid further

degradation to the performance of the affected state highway. However, if a local government provides the appropriate ODOT regional office with written notice of a proposed amendment in a manner that provides ODOT reasonable opportunity to submit a written statement into the record of the local government proceeding, and ODOT does not provide a written statement, then the local government may proceed with applying subsections (a) through (c) of this section.

TIA/TPR Analysis Findings: N/A

4. Determinations under sections (1)–(3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.

TIA/TPR Analysis Findings: The transportation analysis was coordinated with the City of Astoria and ODOT.

- a. In determining whether an amendment has a significant effect on an existing or planned transportation facility under subsection (1)(c) of this rule, local governments shall rely on existing transportation facilities and services and on the planned transportation facilities, improvements and services set forth in subsections (b) and (c) below.

TIA/TPR Analysis Findings: As described further below, the analysis relies on existing transportation facilities and services that meet the criteria in subsections (b) and (c). No planned transportation facilities were assumed.

- b. Outside of interstate interchange areas, the following are considered planned facilities, improvements and services:
- (A) Transportation facilities, improvements or services that are funded for construction or implementation in the Statewide Transportation Improvement Program or a locally or regionally adopted transportation improvement program or capital improvement plan or program of a transportation service provider.
 - (B) Transportation facilities, improvements or services that are authorized in a local transportation system plan and for which a funding plan or mechanism is in place or approved. These include, but are not limited to, transportation facilities, improvements or services for which: transportation systems development charge revenues are being collected; a local improvement district or reimbursement district has been established or will be established prior to development; a development agreement has been adopted; or conditions of approval to fund the improvement have been adopted.
 - (C) Transportation facilities, improvements or services in a metropolitan planning organization (MPO) area that are part of the area's federally-approved, financially constrained regional transportation system plan.
 - (D) Improvements to state highways that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when ODOT provides a written statement that the improvements are reasonably likely to be provided by the end of the planning period.
 - (E) Improvements to regional and local roads, streets or other transportation facilities or services that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when the local government(s) or transportation service provider(s) responsible for the facility, improvement or service provides a written

statement that the facility, improvement or service is reasonably likely to be provided by the end of the planning period.

TIA/TPR Analysis Findings: No planned transportation projects were assumed.

- c. Within interstate interchange areas, the improvements included in (b)(A)–(C) are considered planned facilities, improvements and services, except where:
- (A) ODOT provides a written statement that the proposed funding and timing of mitigation measures are sufficient to avoid a significant adverse impact on the Interstate Highway system, then local governments may also rely on the improvements identified in paragraphs (b)(D) and (E) of this section; or
 - (B). There is an adopted interchange area management plan, then local governments may also rely on the improvements identified in that plan and which are also identified in paragraphs (b)(D) and (E) of this section.

TIA/TPR Analysis Findings: N/A. The project site is outside of interstate interchange areas.

5. The presence of a transportation facility or improvement shall not be a basis for an exception to allow residential, commercial, institutional or industrial development on rural lands under this division or OAR 660-004-0022 and 660-004-0028.

TIA/TPR Analysis Findings: The proposed amendment does not include an exception to allow development on rural lands; therefore, this section is not applicable.

TPR - CONCLUSION: Based on the results of the Traffic Impact Analysis and these findings the proposed zoning map amendment will not significantly affect the existing transportation facilities.

CONCLUSION – ZONING MAP AMENDMENT

Based on the findings of this application the proposed zoning map amendment is consistent with the applicable requirements of the City of Astoria Comprehensive Plan and Development Code as well as the State of Oregon Goal 12 Transportation Planning Rule.

B. TEXT AMENDMENT FINDINGS

I. City of Astoria Development Code

Section 10.070.A Amendment Criteria –Text Amendment

1. The amendment is consistent with the Comprehensive Plan.

CP.010 – CP.028 General Development Policies

Applicant Findings: This section does not contain applicable policies.

CP.030 - CP.105 Area Descriptions & Policies

CP.057. Gateway Overlay Area.

CP.058. Gateway Overlay Area Policies.

1. The City will utilize the general vision of the Gateway Master Plan to direct future development in the Gateway Overlay Area. The overall Comprehensive Plan objectives are to:
 - c. promote new land uses complementary to the riverfront and existing development, particularly visitor oriented uses and high-density housing;

Applicant Findings: The text amendment will allow for uses to complement the high-density housing as well as visitor oriented uses in the Mill Pond area.

2. The City will maintain the Gateway Overlay Area plan element of the Comprehensive Plan through its Development Code, including new planning zones and development standards, and through a design review process.

Applicant Findings: The proposed amendment is consistent with this policy by allowing an existing zone in the Gateway Overlay area yet taking into consideration the unique characteristics of the Mill Pond development.

CP.110 – CP.105 Urban Growth

CP130 - CP.186 Aquatic and Shoreland

Applicant Findings: These elements do not contain applicable policies.

CP.190 – CP.210 Economic Element

CP.200. Economic Development Goal 1 and Goal 1 Policies.

Goal: The City of Astoria will strengthen improve, and diversify the area's economy to increase local employment opportunities.

1. Encourage, support, and assist existing businesses.

Applicant Findings: Amending the text of the LS zone will allow development of the Co-op yet ensure uses that may not be desirable near high density house will be not be developed on the site.

CP.215 Housing

CP.240 Historic Preservation

CP.260 Parks, Recreation and Open Space Element

CP.290. Public Facilities Element

CP.345. Transportation

CP.375. Air, Water, and Land Quality

CP.390. Geologic and Flood Hazards

CP.405. Energy Conservation

CP.425. Forest Resources

CP.445. Natural Resource Considerations

Applicant Findings: These elements do not contain applicable policies.

CRITERIA #1 - CONCLUSION: Based on these findings the text amendment is consistent with the applicable comprehensive plan policies. Therefore, Criteria #1 is satisfied.

2. The amendment will not adversely affect the ability of the City to satisfy land and water use needs.

Applicant Findings: This amendment will not adversely affect the ability of the City to satisfy land and water use needs but will assist in meeting those needs by permitting the Co-op development in the Mill Pond area that will enhance the atmosphere and provide services for those residing in the area and within the city.

CRITERIA #2 - CONCLUSION: Based on these findings the text amendment will not adversely affect the ability of the City to satisfy land and water use needs. Therefore, Criteria #2 is satisfied.

CONCLUSION – TEXT AMENDMENT

Based on the findings of this application the proposed text amendment is consistent with the applicable requirements of the City of Astoria Comprehensive Plan and Development Code.

OVERALL CONCLUSION

The applicant has demonstrated, through the finding contained in the application, that the proposed zoning map amendment and text amendment are consistent with the applicable requirements.



CITY OF ASTORIA
1095 Duane Street
Astoria OR 97103
503-338-5183

A 17-02

☒ Fee Paid Date NOV 18, 17 By MDM
Fee: \$750.00

AMENDMENT

Property Address: 2350 Steam Whistle Way

Lot Various Block 144 & 145 Subdivision Shivelys Astoria

Map T8N R09W Sec09CB Tax Lot 06803 Zone AH-MP

Code or Map to be Amended: Zoning Map Amendment: AH-MP to LS. LS zone text Amendment.

Applicant Name: Jennifer Bunch, Wickiup Consulting LLC

Mailing Address: PO Box 1455, Astoria, OR 97103 jennifer@wickiupconsultingllc.com

Phone: 503-298-8698 Business Phone: 503-298-8698

Property Owner's Name: Astor Venture, LLC Don Vallaster 503-228-0311

Mailing Address: P.O. Box 3433, Portland, OR 97208 donv@vcarch.com

Business Name (if applicable): Astoria Co-op Grocery - Matt Stanley, General Manager matt@astoria.coop

Signature of Applicant: Jennifer Bunch

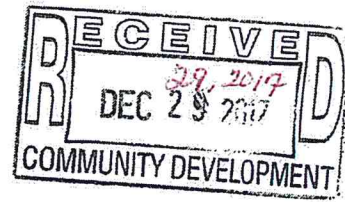
Signature of Property Owner: Don Vallaster

Proposed Amendment

A zoning map amendment to change the zoning from Attached Housing-Mill Pond (AH-MP) to Local Service (LS) on approximately 1.04 acres (45,452 sq. ft.) of land. In addition, a text amendment to remove certain uses from the LS zone between 23rd and 29th streets north of Marine Drive. The intent is to construct a retail grocery that will accommodate the expansion of the Astoria Co-op Grocery.

For office use only:

Application Complete:	<u>NOV 15, 2017</u>	Permit Info Into D-Base:	
Labels Prepared:		Tentative APC Meeting Date:	
120 Days:			



PROPOSED TEXT AMENDMENT

LS ZONE

2.976. USES PERMITTED OUTRIGHT.

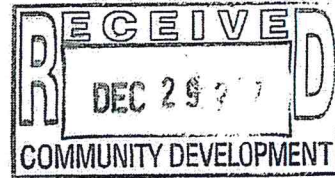
The following uses and their accessory uses are permitted in an LS Zone if the Community Development Director determines that the uses will not violate standards referred to in Sections 2.978 through 2.981, additional Development Code provisions, the Comprehensive Plan, and other City laws:

1. Bed and breakfast or inn.
2. Home occupation, which satisfies requirements in Section 3.095.
3. Personal service establishment.
4. Residential facility, located above or below the first floor, with permitted commercial facilities on the first floor of the structure.
5. Residential home, located above or below the first floor, with permitted commercial facilities on the first floor of the structure.
6. Retail sales establishment. (East of 23rd Street, retail sales establishment greater than 14,000 gross square feet shall include a minimum of 50% of gross floor area devoted to multi-family dwellings located above the first floor.)
7. Repair service establishment not exceeding 3,000 square feet gross floor area.
8. Single-family, two-family and multi-family dwelling, located above or below the first floor, with permitted commercial facilities on the first floor of the structure.
9. Transportation facilities.

2.977. CONDITIONAL USES PERMITTED.

The following uses and their accessory uses are permitted in a LS Zone if the Planning Commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in Sections 2.978 through 2.981, additional Development Code provisions, the Comprehensive Plan, and other City laws:

1. Business service establishment. (Not allowed on properties between 23rd and 29th Street north of Marine Drive.)
2. Day care center.
3. Eating and drinking establishment without drive-through facility.



4. Family day care center.
5. Gasoline service station. (Not allowed on properties between 23rd and 29th Street north of Marine Drive.)
6. Public or semi-public use.
7. Restaurant as an accessory use to an Inn. See Section 3.230.
8. Temporary use meeting the requirements of Section 3.240.
9. Transportation service establishment. (Not allowed on properties between 23rd and 29th Street north of Marine Drive.)

2.980. HEIGHT OF STRUCTURES.

No structure will exceed a height of 35 feet above grade.



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



BUILDING CODES
DEC 26 2017
CITY OF ASTORIA

December 20, 2017

City Planner

City of Astoria Community Development

Astoria City Hall

1095 Duane Street

Astoria, OR 97103

RE: SHPO Case No. 17-1999

City of Astoria, Project 17-03, Gary Vallaster, Astor Venture

Construct 11580 sq ft building

2350 Marine Drive (8N 9W 9 TL6803), Astoria, Clatsop County

To Whom It May Concern:

A search through the SHPO archaeological, statewide database has revealed that there are no reported sites in the proposed project area. However, there have been no previous archaeological surveys conducted in the project area. Future ground disturbing activities may reveal the presence of buried cultural resources. Under federal and state law archaeological sites, objects and human remains are protected on both public and private land in Oregon. Please be aware that if during development activities the applicant or their staff encounter any archaeological objects or sites (e.g., prehistoric stone tools or flaking debris, human remains, historic artifacts or features), all activities should cease immediately and a professional archaeologist contacted to evaluate the discovery. If you have not already done so, be sure to consult with all appropriate Indian tribes regarding your proposed project. If your project has a federal nexus (i.e., federal funding, permitting, or oversight) please coordinate with your federal agency representative to ensure that you are in compliance with Section 106 of the NHPA. If you have any questions regarding such a discovery, feel free to contact our office. In order to help us track your project accurately, please be sure to reference the SHPO case number above in all correspondence.

Sincerely,

Tom Churchill, MAIS, RPA

SHPO Archaeologist

(503) 986-0683

tom.churchill@oregon.gov

**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA**

**CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

Mail	12/29/17
Email	12/29/17
Web	12/29/17

The City of Astoria Planning Commission will hold a public hearing on **Wednesday, January 24, 2018 at 6:30 p.m.**, at the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Amendment A17-02 by Garry Vallaster, Astor Venture, LLC, represented by Jennifer Bunch, dba Wickiup Consulting, LLC, for a map amendment to the Development Code to change zoning from Attached Housing-Mill Pond (AH-MP) to Local Service (LS) on approximately 1.04 acres (45,452 sq. ft.) of land, and also a text amendment to remove certain uses from the LS Zone between 23rd and 29th Streets north of Marine Drive. The intent is to construct a retail grocery that will accommodate the expansion of the Astoria Co-op Grocery. Development Code Articles 1, 2, 3, 9, 10 and 14 and Comprehensive Plan Sections CP.010-CP.028, CP.057-CP.058, CP.190- CP.210 are applicable to the request.

A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Contact the Planner at 503-338-5183 for additional information.

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 at 503-338-5183 48 hours prior to the meeting.

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Planning Commission, 1095 Duane St., Astoria OR 97103. 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 Planning Commission and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The Planning Commission's ruling may be appealed to the City Council by the applicant, a party to the hearing, or by a party who responded in writing, by filing a Notice of 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 City within the 15 day period, the recommendation of the Planning Commission shall be forwarded to the City Council for consideration.

The public hearing, as conducted by the Planning Commission, 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, and deliberation and decision by the Planning Commission. The Planning Commission reserves 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.

THE CITY OF ASTORIA



Anna Stamper
Administrative Assistant

MAIL: December 29, 2017

80909CB06839
Aspmo Beverly J
Aspmo Gary S
3700 Grand Ave
Astoria, OR 97103-6413

80909CB04600
Blackstock Delane E
Blackstock Justin G
2947 NE 60th Ave
Portland, OR 97213

80909CB02800
Chen Rong Wo
Ma Xian Xiu
2813 Marine Dr
Astoria, OR 97103-2819

80909CB06834
Fransen Toivo J
2795 Mill Pond Ln
Astoria, OR 97103

80909CB06841
Hankins Ronald Ben Rev Liv Trst
Hankins Lois J Rev Liv Trust
1720 SE Hawthorne Blvd
Portland, OR 97214-3723

80909CB06810
Iverson Trust
285 23rd St
Astoria, OR 97103-2229

80909CC00100
Kalander Sandra K
Kalander John R
4975 Cedar St
Astoria, OR 97103-2115

80909CB04300
Kiepke R J
91779 George Hill Rd
Astoria, OR 97103-8274

80909CB04200
Mossman Alan R
230 8th St
Astoria, OR 97103

80909DA00500
NVVH Properties LLC
5937 N Cutter Cir
Portland, OR 97217-3940

80909CB06803
Astor Venture LLC
Garry Don Vallaster
711 SW Alder St PH
Portland, OR 97205-3429

80909CB04401
Blackstock Delane E
Blackstock Justin G
2742 Grand Ave #A
Astoria, OR 97103

80908DD06800
Columbia Lutheran Charities
Columbia Memorial Hospital dba
2111 Exchange St
Astoria, OR 97103-3329

80909CB04900
Hageman Kenneth D/Beverly J
2770 Grand Ave
Astoria, OR 97103-2906

80908DA01402
Heestand Family LLC
PO Box 669
Scappoose, OR 97056-0669

80909CB06846
Jarvis Ben L
Jarvis Sally A
5756 SW Cupola Dr
South Beach, OR 97366

80909CB06812
Keown Riley M
2231 Saybrook Ln
Costa Mesa, CA 92627-1677

80909CC00500
Leino George E
88338 Youngs River Rd
Astoria, OR 97103-8127

80909CC01300
Navarro Rachel
Navarro Jane
8655 SE Silver Creek Rd
Happy Valley, OR 97086

80909CC01100
O Shay Betty
2652 Grand Ave
Astoria, OR 97103-2916

80909CB06861
Astoria Gateway Associates II
Cascade Management Inc
13221 SW 68th Pkwy Ste #310
Portland, OR 97223

80909CB06847
Bower Barbara A
2410 N Aurora Ave Apt #108
Seattle, WA 98109-2268

80909CB06843
Darby Richard
Darby Sandra
2555 Mill Pond Ln
Astoria, OR 97103-3303

80909CB06809
Hall David L
275 23rd St
Astoria, OR 97103-2229

80908DA01401
Heestand Family LLC
T P Freightlines Accounts Payable
PO Box 580
Tillamook, OR 97141-0580

80909CC00600
Johnson Eva M
12321 Highway 99 #125
Everett, WA 98204-5511

80909CB04100
Kiepke R J
2703 Marine Dr
Astoria, OR 97103-2900

80909CC00601
Moore Ernest R Sr/Delores J
503 N 1st St Spc #57C
El Cajon, CA 92021

80909CC01600
Neikes Thomas R 1/2
Neikes James J 1/2
34755 Hwy 101 Business
Astoria, OR 97103-6664

80909CB06835
Oliver Jerry G
Oliver Annie E
2775 Mill Pond Ln
Astoria, OR 97103

80908DA01500
Pacific Coast Pharmacies LLC
Steve M Choate
1 Westview Pl
Klamath Falls, WA 98625-9640

80909CB06838
Parfitt Dennis P
Parfitt Mary Helen
2715 Mill Pond
Astoria, OR 97103

80909CC01400
Ranta Simo J
511 Harison Ave
Astoria, OR 97103

80909CB06836
Redwine Jeffrey Mark
Redwine Tommie Jo
PO Box 447
Astoria, OR 97103-0447

80909CC00400
Reyes Timothy
Ecoff Elizabeth
2659 Marine Dr
Astoria, OR 97103-2927

80909CB04700
Ridout LLC
860 Beach Dr
Seaside, OR 97138-5504

80909CC00300
Rutherford Stanley W/Sharon M
91122 Fort Clatsop Rd
Astoria, OR 97103-8563

80909CB06845
Ryan John O
Ryan Melanie Rae
2495 Mill Pond Lane
Astoria, OR 97103

80909CB06850
Saar William A
Jensen-Saar Arlee J
37751 Highway 30
Astoria, OR 97103

80909CB06849
Saar William A/ Arlee J
736 8th Ave NE #219
Issaquah, WA 98029

80909CC00701
Spence Barbara
Neikes James J
34755 Hwy 101
Astoria, OR 97103

80909CB06842
Storey Family Trust
Storey Cheryl A Trustee
5770 SW 163rd Ave
Beaverton, OR 97007

80909CB06808
Thompson Russell E/Donna Lee
265 23rd St
Astoria, OR 97103-2229

80909CB05000
Treber Gordon A/Nicole
2778 Grand Ave
Astoria, OR 97103-2906

80909CC00800
Walkowski Allison Kaye
Smith Grady A M
2624 Grand Ave
Astoria, OR 97103

80909CB06837
Wolcott James A
Wolcott Lorraine E
2735 Mill Pond Ln
Astoria, OR 97103-3305

Division of State Lands
775 Summer St NE #100
Salem OR 97301-1279

JIM STOFFER
ALDERBROOK GROUP
jistoffer@charter.net E-MAIL

Planning & Development Manager
Oregon Department of Transportation
Region 2 Headquarters
455 Airport Road SE Building B
Salem OR 97301-5395
E-MAIL

ADHDA
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Gregkenney2@msn.com

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Sirpa Duoos E-MAIL
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Port of Astoria
admin@portofastoria.com
E-MAIL

Floral Alameda Ngbhd Assoc
c/o Bruce Conner
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Astoria OR 97103

EMERALD HEIGHTS GRP
1 EMERALD DRIVE
ASTORIA OR 97103
emeraldheights@charter.net E-MAIL

BLAIR HENNINGSGAARD
1482 JEROME
ASTORIA OR 97103
blair@astorialaw.com E-MAIL

Patrick Wingard
Coastal Services Representative
DLCD
4301 Third Street, Room 206
Tillamook, OR 97141 E-MAIL

Dulcye Taylor E-MAIL
ADHDA
dulcye@astoriadowntown.com

Jennifer Holen E-MAIL
ADHDA
jennifer@bakedak.com

Eagle Ridge Home Owner Association
Mark Hedeon E-MAIL
Mark.hedeon@raymondjames.com

Leroy Aldolphson
Uniontown Neighborhood Assoc
c/o 165 W. Bond
Astoria OR 97103

ATTN: HOUSING OFFICER
COMMANDING OFFICER
USCG AIRSTA ASTORIA
2185 SE 12TH PLACE
WARRENTON OR 97146-9693

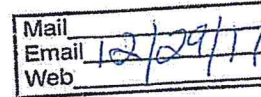
Jim Wolcott
Mill Pond Village Home Owners' Assoc
2735 Mill Pond Lane
Astoria OR 97103 E-MAIL

RUSS WARR
415 MARINE DRIVE
ASTORIA OR 97103
E-MAIL

Karen Mellin E-MAIL
kmellin5382@charter.net

Tryan Hartill E-MAIL
editor@northcoastoregon.com

Columbia House Condominiums
1 3rd Street # 510
Astoria OR 97103



December 29, 2017

E-MAILED TO: LEGAL ADS, DAILY ASTORIAN VIA E-MAIL legals@dailyastorian.com
FROM: ANNA STAMPER, COMMUNITY DEVELOPMENT, 338-5183
SUBJECT: PLEASE PUBLISH THE FOLLOWING PUBLIC NOTICE ONE TIME

CITY OF ASTORIA
NOTICE OF PUBLIC HEARING

The City of Astoria Planning Commission will hold a public hearing on Wednesday, January 24, 2018 at 6:30 p.m., in the Astoria City Hall, Council Chambers, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Amendment A17-02 by Garry Vallaster, Astor Venture, LLC, represented by Jennifer Bunch, dba Wickiup Consulting, LLC, for a map amendment to the Development Code to change zoning from Attached Housing-Mill Pond (AH-MP) to Local Service (LS) on approximately 1.04 acres (45,452 sq. ft.) of land, and also a text amendment to remove certain uses from the LS Zone between 23rd and 29th Streets north of Marine Drive. The intent is to construct a retail grocery that will accommodate the expansion of the Astoria Co-op Grocery.

For information, call or write the Community Development Department, 1095 Duane St., Astoria OR 97103, phone 503-338-5183.

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 at 503-338-5183 48 hours prior to the meeting.

The Astoria Planning Commission reserves 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.

THE CITY OF ASTORIA
Anna Stamper, Administrative Assistant

PUBLISH: January 17, 2018

**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN
ASTORIA**

**CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

Mail	12/29/17
Email	X
Web	X

This is to notify you that the City of Astoria has proposed a land use regulation that may affect the permissible uses of your property and other properties.

On January 24, at 6:30 p.m., the City of Astoria Planning Commission will hold a public hearing regarding the adoption of Amendment Number A17-02 to amend the Astoria Development Code text of the LS (Local Service) zone, and amends the zoning map to change a portion of the AH-MP (Affordable Housing-Mill Pond) zone to LS. The City has determined that adoption of these ordinances may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

Amendment Number A17-02 is available for inspection at the Community Development Department, City Hall, located at 1095 Duane Street, Astoria, or on the City's website at www.astoria.or.us, under Community Development Department, Projects, Amendment Number A17-02. A copy of Amendment Number A17-02 also is available at no cost.

For additional information concerning Amendment Number A17-02, you may call the Astoria Planning Division at 503-338-5183 or contact the Planner at mmorgan@astoria.or.us.

THE CITY OF ASTORIA


Anna Stamper
Administrative Assistant

MAIL: December 29, 2017



Astor Venture, LLC
Attn: Garry Vallaster
P.O. Box 3933
Portland, OR 97208

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