



Oregon

Theodore R. Kubongski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

3/16/2010

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Astoria Plan Amendment
DLCD File Number 004-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Monday, March 29, 2010

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Rosemary Johnson, City of Astoria
Gloria Gardiner, DLCD Urban Planning Specialist

Thomas Hogue, DLCD Regional Representative
Angela Lazarean, DLCD Urban Planner

<paa> YA



FORM **2**

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person electronic mailed

DATE STAMP

DEPT OF

MAR 09 2010

LAND CONSERVATION AND DEVELOPMENT

For Office Use Only

Jurisdiction: City of Astoria

Local file number: **A09-06**

Date of Adoption: **3-1-10**

Date Mailed: **3-5-10**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 12-3-09

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Amend Hospitality Recreation Zone (HR) Section 14.240 concerning Conditional Uses Permitted to add "medical offices" as an allowable conditional use. Currently the only HR Zone is located on the waterfront between 20th and 23rd Street from Commercial Street north to the Columbia River.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location: **all areas zoned HR**

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 004-09 (17987) [16036]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

CREST

Local Contact: **Rosemary Johnson**

Phone: (503) 338-5183 Extension: 27

Address: 1095 Duane Street

Fax Number: 503-338-6538

City: Astoria

Zip: 97103

E-mail Address: rjohnson@astoria.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] **MAIL the PAPER COPY and CD of the Adopted Amendment to:**

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

Updated December 22, 2009

ORDINANCE NO. 10-03

AN ORDINANCE AMENDING THE ASTORIA DEVELOPMENT CODE SECTION 14.240 CONCERNING USES WITHIN THE HR ZONE (HOSPITALITY RECREATION).

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section 1. Astoria Development Code Section 14.240 pertaining to conditional uses permitted is hereby deleted in its entirety and replaced to read as follows:

"14.240. CONDITIONAL USES PERMITTED.

The following uses and their accessory uses are permitted in the HR Zone if the Planning Commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in Sections 14.245 through 14.260, additional Development Code provisions, the Comprehensive Plan, and other City laws:

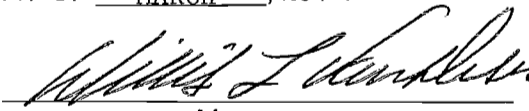
1. Commercial off-street parking lot.
2. Day care center.
3. Family day care center.
4. Indoor family entertainment or recreation establishment.
5. Museum.
6. Personal service establishment.
7. Public or semi-public use.
8. Temporary use meeting the requirements of Section 3.095.
9. Medical offices."

Section 2. Effective Date. This ordinance will be effective 30 days following the date of its passage by the City Council.

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

ADOPTED BY THE CITY COUNCIL THIS 1ST DAY OF MARCH, 2010.

APPROVED BY THE MAYOR THIS 1ST DAY OF MARCH, 2010.



 Mayor

ATTEST:



 City Manager

ROLL CALL ON ADOPTION	YEA	NAY	ABSENT	ABSTAINED
Councilor LaMear	X			
Roscoe	X			
Henningsgaard				X
Warr	X			
Mayor Van Dusen	X			

BEFORE THE CITY COUNCIL
OF THE CITY OF ASTORIA

IN THE MATTER OF AN AMENDMENT REQUEST)
)
IN THE MATTER OF A AMENDMENT)
)
FOR THE FOLLOWING PROPERTY: MAP T8N-R9W)
SECTION 8DA; TAX LOT 500; LOT(S))
2240 COMMERCIAL STREET AND)
ALL OF HR ZONE, ASTORIA OR 97103)
) ORDER NO. A09-06
ZONING: HR, HOSPITALITY-RECREATION)
)
APPLICANT: FRED VAN HORN, , 89080 EASY WAY ROAD)
GEARHART OR 97146)

The above named applicant applied to the City for a Amendment A09-06 to amend the Development Code by adding "medical offices" as an allowable conditional use in Section 14.240 for the HR Zone (Hospitality Recreation) in Astoria, Oregon 97103.

A public hearing on the above entitled matter was held before the Astoria Planning Commission on January 26, 2010; and the Astoria Planning Commission closed the public hearing at the January 26, 2010 meeting and recommended that the City Council approve the request.

A public hearing on the above entitled matter was held before the Astoria City Council and the public hearing was closed at the February 16, 2010 meeting; and the Astoria City Council rendered a decision at the March 1, 2010 meeting.

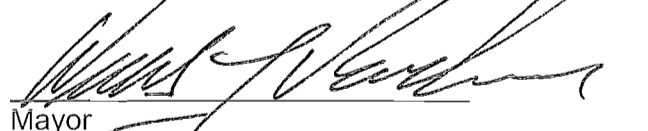
The City Council found the proposed amendment to be necessary and orders that this application for Amendment A09-06 is approved and adopts the findings and conclusions of law attached hereto. *A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost.*

The effective date of this approval is the date of the signing of this Order.

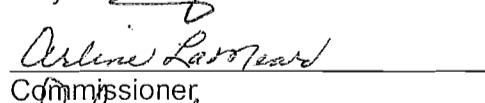
This decision may be appealed to the Land Use Board of Appeals (LUBA) by the Applicant, party to the hearing, or a party who responded in writing, by filing a Notice of Intent to Appeal with LUBA within 21 days of the date this Order is signed.

DATE SIGNED: MARCH 1, 2010 DATE MAILED: 3.2.10

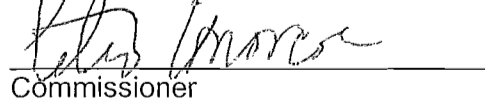
ASTORIA CITY COUNCIL



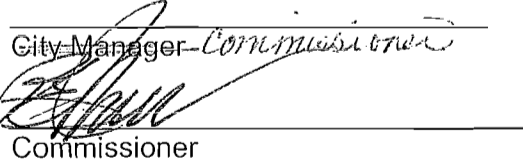
Mayor



Commissioner



Commissioner



City Manager-Commissioner



Commissioner

BEFORE THE ASTORIA PLANNING COMMISSION
OF THE CITY OF ASTORIA

IN THE MATTER OF A AMENDMENT)
)
FOR THE FOLLOWING PROPERTY: MAP T8N-R9W)
SECTION 8DA; TAX LOT 500; LOT(S))
2240 COMMERCIAL STREET AND)
ALL OF HR ZONE, ASTORIA OR 97103)
) ORDER NO. A09-06
ZONING: HR, HOSPITALITY-RECREATION)
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APPLICANT: FRED VAN HORN, , 89080 EASY WAY ROAD)
GEARHART OR 97146)

The above named applicant applied to the City for a Amendment A09-06 to amend the Development Code by adding "medical offices" as an allowable conditional use in Section 14.240 for the HR Zone (Hospitality Recreation) in Astoria, Oregon 97103.

A public hearing on the above entitled matter was held before the Astoria Planning Commission on January 26, 2010; and the Astoria Planning Commission closed the public hearing and rendered a decision at the January 26, 2010 meeting.

The Planning Commission found the proposed amendment to be necessary and recommends to the Astoria City Council that the proposed amendment be approved.

DATE SIGNED: JANUARY 26, 2010

DATE MAILED: 1-27-10

ASTORIA PLANNING COMMISSION

S BRUCE CONNER
President

T MARTIN
Commissioner

[Signature]
Commissioner

Commissioner

Commissioner

Commissioner

Commissioner

STAFF REPORT AND FINDINGS OF FACT

January 20, 2010

TO: PLANNING COMMISSION

FROM: ROSEMARY JOHNSON, PLANNER



SUBJECT: AMENDMENT REQUEST (A09-06) BY FRED VAN HORN TO THE DEVELOPMENT CODE CONCERNING USES WITHIN THE HR ZONE (HOSPITALITY RECREATION)

I. BACKGROUND SUMMARY

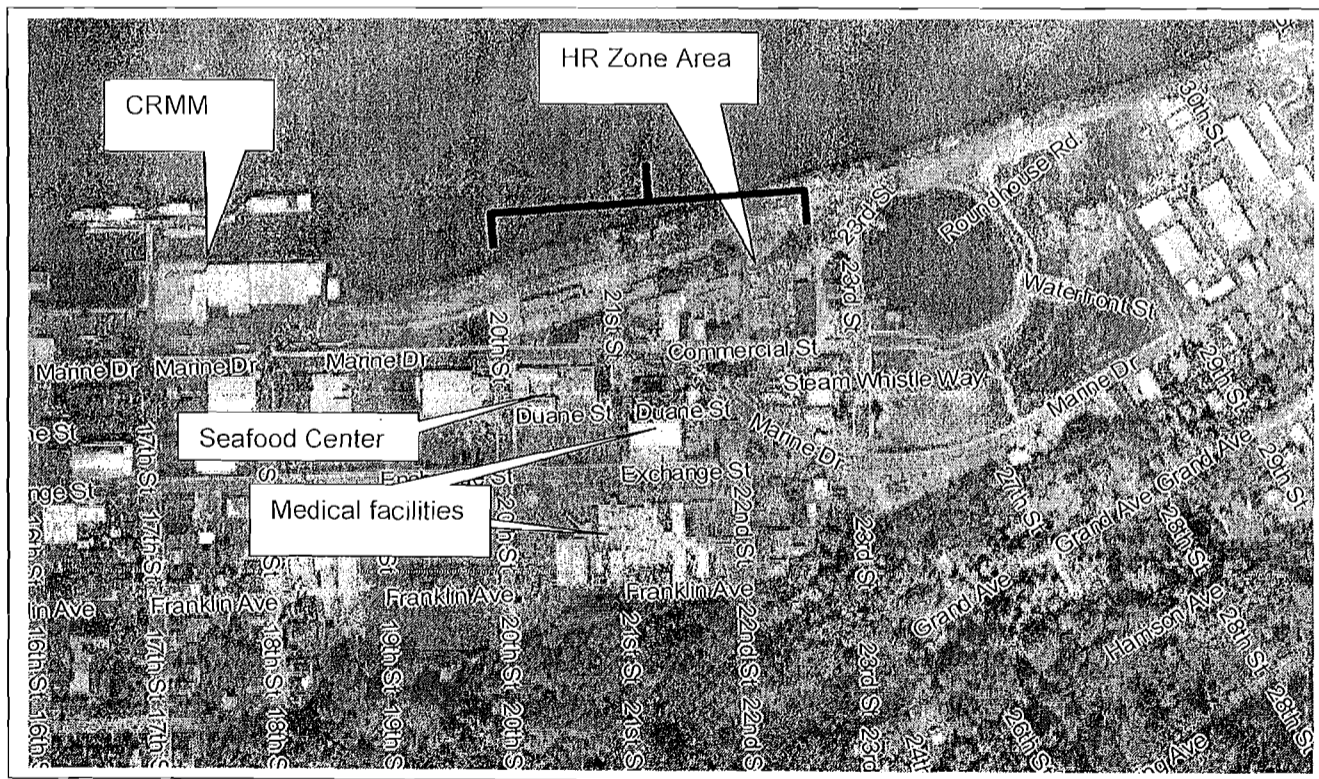
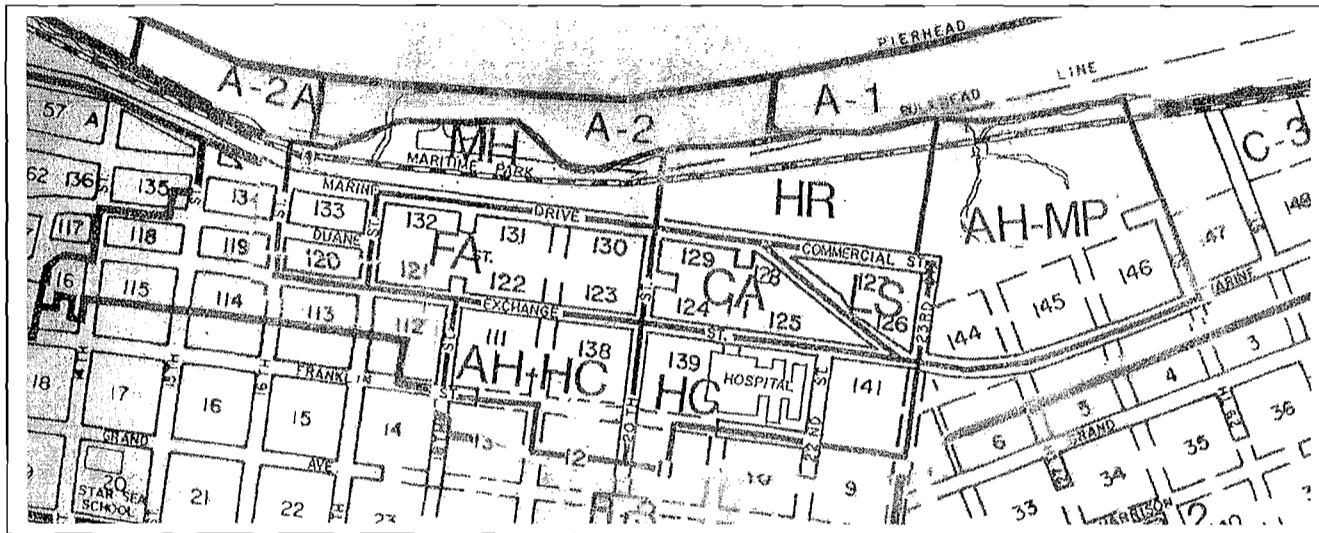
- A. Applicant: Fred Van Horn
89080 Easy Way Road
Gearhart OR 97146
- B. Request: Amend the Development Code by adding "medical offices" as an allowable conditional use in Section 14.240 for the HR Zone (Hospitality Recreation)
- C. Location: City wide
- D. Zone: HR Zone (Hospitality Recreation)

II. BACKGROUND

In 1998, the City adopted the Gateway Master Plan and implementation ordinances to establish a redevelopment plan for the area generally from 16th to 29th Streets and the Riverfront to Exchange Street. New zones were established that were unique to the Gateway area with specific allowable uses in each of the zones. The area from 20th to approximately 23rd Street and the Riverfront to Commercial Street was designated as HR Zone to "foster a quality regional destination-oriented hotel and associated uses" which was a need within the City. The Astoria Development Commission (ADC) owns a good portion of the area zoned HR with only four privately owned lots within the zone: Columbia River Maritime Museum (CRMM) former Train Station, City Lumber, North Coast Auto, and the U-Haul lot owned by the applicant.

Over the years, several hospitality facilities have been developed in other locations of the City including the Comfort Suites at 3450 Lief Erikson Drive, Cannery Pier Hotel at 10 Basin Street, Holiday Inn Express at 214 West Marine Drive, and Elliott Hotel at 357 12th Street. There is currently a hotel proposed to be developed at the foot of 39th Street. All of these facilities fulfill the original intent of the HR Zone to provide regional hotel accommodations. The applicant owns an approximate 1.14 acre site within the HR Zone that was formerly part of the Astoria Plywood Mill properties. It is currently used as a storage yard for U-Haul vehicles and as a storage building and work shop for the applicant's businesses.

The HR Zone is bounded on the north by the Columbia River and A-1 and A-2 Zones; on the east by the AH-MP (Attached Housing-Mill Pond) with residential development; to the west by the MH Zone (Maritime Heritage) with the Columbia River Maritime Museum facility; and to the south by the CA Zone (Education / Research / Health Care Campus) with medical offices, OSU Seafood Lab and Consumer Center, and the LS Zone (Local Service) with former automotive gas service station, and Napa Auto Parts retail store. Other zones to the south include HC (Health Care) with Columbia Memorial Hospital, and AH-HC (Attached Housing - Health Care).



A code revision to allow "medical offices" to the HR Zone as a conditional use would be applicable to any HR Zone. At this time, it is the only HR Zone within the City. Medical Offices is not defined, but it would include various medical related services such as doctors, therapy, dentists, etc. It would not include hospital or urgent care facility as these are considered as a more intensive use and are classified differently than an "office". The APC recommendation will be forwarded to the City Council for consideration tentatively at their February 16, 2010 meeting.

III. PUBLIC REVIEW AND COMMENT

A. Planning Commission

A public notice was mailed to Neighborhood Associations and property owners within the zone and within 100' of the zone boundary on December 30, 2009. In accordance with Section 9.020, a notice of public hearing was published in the Daily Astorian on January 19, 2010. The proposed amendments are legislative as they apply City-wide. Any comments received will be made available at the Planning Commission meeting.

B. City Council

A public notice was mailed to Neighborhood Associations and property owners within the zone and within 100' of the zone boundary on January 22, 2010. In accordance with Section 9.020, a notice of public hearing will be published in the Daily Astorian on February 8, 2010. Any comments received will be made available at the City Council meeting.

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 Fred Van Horn who owns property within the HR Zone.

- B. Section 10.050(A) states that *"The following amendment actions are considered legislative under this Code:*
1. *An amendment to the text of the Development Code or Comprehensive Plan.*
 2. *A zone change action that the Community Development Director has designated as legislative after finding the matter at issue involves such a substantial area and number of property owners or such broad public policy changes that processing the request as a quasi-judicial action would be inappropriate."*

- d. *establish visual and physical linkages within and around the Gateway Overlay Area, with special emphasis on the Columbia River riverfront;*
- e. *create a pedestrian-friendly environment throughout the Gateway Overlay Area through the careful siting of buildings and parking lots, careful consideration of street frontage design, and extension of the Astoria Riverwalk; and*
- f. *create investor interest by promoting complementary land uses and quality development in the surrounding area.”*

Finding: Location of medical offices in the Gateway Area supports the Downtown Core as there is limited off-street parking in the Downtown area and generally medical offices prefer to have convenient parking for their patrons. Development of the Gateway Area as the medical center of the region is complementary with any future waterfront development and creates investment possibilities for this zone.

- 5. CP.075(3) concerning Uppertown Area Policies states that *“New or expanded commercial or industrial uses along Marine Drive between 23rd and 33rd Street will, whenever feasible, limit their traffic access points to side streets or common driveways.”*

Finding: The HR Zone is located between 20th and 23rd Streets and may need to limit access points on Marine Drive. Any development of the properties within the HR Zone would require review by the City and Oregon Department of Transportation (ODOT) to assure compliance with this CP policy.

- 6. CP.205(4) concerning Economic Development Policies states that *“The City will use the Gateway Master Plan as the guiding document for redevelopment of the former Astoria Plywood Mill Site and the balance of the Gateway Overlay Area. The City recognizes the importance of the Columbia River Maritime Museum and riverfront area as a major focus of tourist activity, and will work to encourage development of complementary facilities such as a major hotel in the area.”*

CP.205(6) concerning Economic Development Policies states that *“The City will redesignate the zoning of the former Plywood Mill Site from General Development Shoreland Zone to a zone more suitable to mixed-use development, including housing and appropriate commercial activities.”*

Finding: The HR Zone includes property that was formerly part of the Plywood Mill Site and was rezoned at the time the Gateway Area Plan was adopted. The HR Zone allows a mix of limited commercial uses along with the tourist-oriented hospitality / recreational uses. Addition of

medical offices as an allowable conditional use would continue the concept of mixed uses in this area.

While it was originally visioned that a major hotel would be desired in this area, the changes in the City over the last 12 years have included development of other waterfront hotels. Redevelopment of the area for a destination hotel would require a good portion of the remaining parcels of the HR Zone to be feasible. However, a code text amendment to allow medical offices as a complementary additional use was determined to be the better option rather than to rezone the area. Rezoning the area could eliminate the possibility of a major hotel or recreational facilities in the future and this is still the primary intended use for the zone. The proposed amendment would not preclude the ability of a hotel and medical office to be developed in this area.

Finding: The request is consistent with the Comprehensive Plan as a result of the findings stated above.

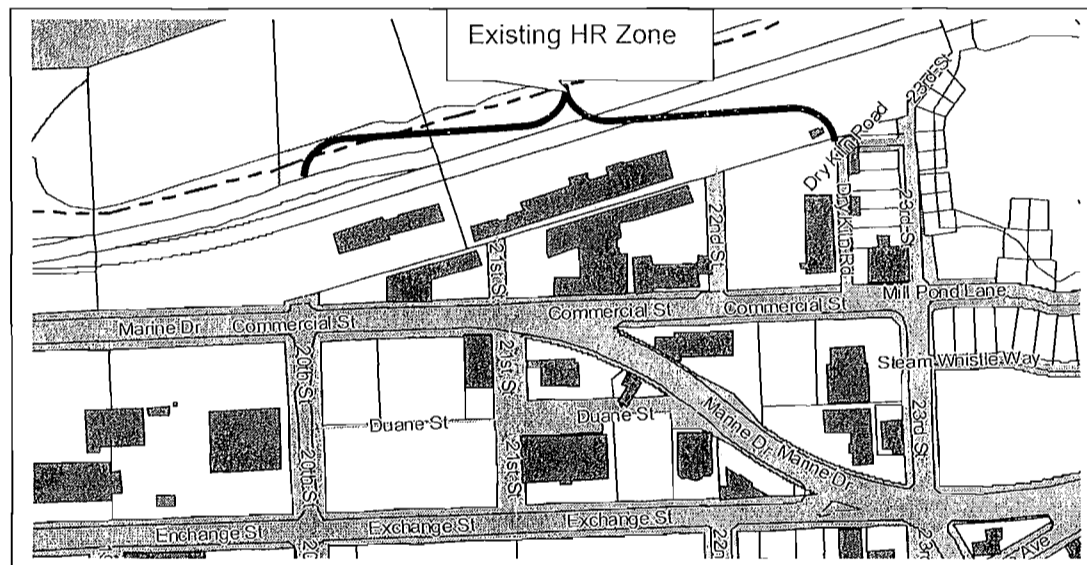
- D. Statewide Planning Goal 12 concerning Transportation requires that cities review transportation related issues when considering land use amendments. Oregon Administrative Rules (OAR) Section 660-012-0060(1) concerning Transportation Planning Rule (TPR) - Plan and Land Use Regulation Amendments stated 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. . ."* The OAR text continues to identify the requirements for compliance with the TPR and specific review that must be made to show compliance. The full text is not copied in this staff report but is available upon request.

Finding: The proposed amendment would add a use to a zone and therefore could impact the transportation facilities in and adjacent to the zone. The amendment is subject to review under the TPR. Attached to and incorporated as part of the staff report is a comparison of trip generation for various outright and conditional uses currently allowed within the HR Zone and the proposed "medical office" use. This information was obtained from *Trip Generation, Institute of Transportation Engineers, 1991* with verification of some figures from the 8th Edition. Not all figures were available for comparison with the newer 8th Edition version, so a comparison between the two versions is included in the attached chart. Generally, some figures changed slightly, but overall the comparison for the proposed new use showed the same results for changes in transportation facility impacts.

The comparison shows that the weekday average trips per 1,000 square feet for a medical office building would be 34.17 in 1991 and 36.13 in the 8th Ed.

while other currently allowable uses would be as follows: 205.36 for a restaurant; 40.67 (44.32 in 8th Ed.) for a specialty retail sales; and 79.26 for a day care center. The comparison also shows that weekday average trips per employee for a medical office building would be 8.84 in 1991 and 8.91 in 8th Ed. while other allowable uses would be as follows: 22.36 for a specialty retail sales; 33.20 (28.13 in 8th Ed.) for a day care center, and 12.81 for a motel. Additional comparison figures are included on the attached sheet, but generally indicate that a medical office would have less transportation impact than other allowable uses within the zone.

The existing zone has frontage on Marine Drive or within one block of Marine Drive which is a State highway and any development within the zone would be subject to review by both the City and Oregon Department of Transportation to assure that the existing transportation facilities (roads, intersections, etc.) are sufficient to accommodate the proposed development.



Development of the existing HR Zone would most likely include access from Marine Drive via 21st, 22nd, and 23rd Streets as well as from Commercial Street. This area is included in *The Astoria Gateway Area Transportation and Growth Management (TGM) Plan*, dated July 1999. Page 14 of the TGM Plan identifies a "Preferred Plan" for transportation improvements in the general area of the HR Zone. Recommendations include realignment of the 21st and Commercial intersection and of the 23rd and Marine Drive / Exchange Street intersections. At the time of the TGM Plan adoption, the concerns of both the business owners and ODOT relevant to these intersection improvements could be resolved. Therefore the TGM Plan concerning these intersection improvements states that ". . . further consideration of design options must occur before this project is implemented." As noted above, any development within the zone would need to be reviewed by the City and ODOT for compliance with any needed transportation improvements in the area. The addition of "medical offices" as a conditional use in the HR Zone would be subject to these reviews and possible involvement in any needed transportation facility improvements.

The impacts of medical offices as compared to other allowable uses within the HR Zone appear to be similar or less than the existing allowable uses.

Based on the information above, staff believes there is no significant impact to transportation facilities with the addition of medical offices as a use within the HR Zone.

- 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 proposed amendment would allow an additional use within the HR Zone that would be similar to other allowable uses within the zone. Existing utilities and services are available for this type of use and redevelopment of the underutilized parcel would be consistent with the compact urban form development of the City needed to conserve land area for needed development. The proposed amendment will not adversely affect the ability of the City to satisfy land and water use needs.

V. CONCLUSION AND RECOMMENDATION

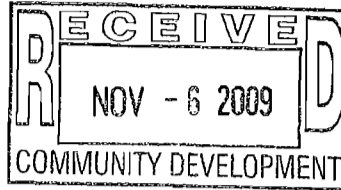
The request is consistent with the Comprehensive Plan and Development Code. Staff recommends that the Planning Commission recommend approval of the proposed amendment to the City Council for adoption.

TRIP GENERATION COMPARISON
 Institute of Transportation Engineers, 1991
 with Updates from 8th Edition

	Medical Office		Restaurant		Specialty Retail Sales		Day Care		Video Arcade		Motel	
	1991	8th Ed	1991	8th Ed	1991	8th Ed	1991	8th Ed	1991	8th Ed	1991	8th Ed
	CU	CU	Outright	Outright	Outright	Outright	CU	CU	CU	CU	Outright	
Weekday Average / Employee	8.84	8.91			22.36		33.20	28.13			12.81	12.81
Weekday Adjacent Peak 7 am - 9 am	0.54	0.53					5.27	4.91			0.91	0.91
Weekday Adjacent Peak 4 pm - 6 pm	1.14	1.06					5.13	4.79			0.73	0.73
Weekday Site Peak AM	0.76						5.78				1.16	
Weekday Site Peak PM	0.97						5.60				1.24	
Saturday Average	4.02				23.11		2.61				12.40	
Saturday Site Peak	0.88						0.71				1.04	
Sunday Average	0.64				11.23		2.45				10.37	
Sunday Site Peak	0.10						0.73				0.83	
Weekday Average / 1,000 sqft	34.17	36.13	205.36	127.15	40.67	44.42	79.26	79.26				
Weekday Adjacent Peak 7 am - 9 am	2.69	2.30	15.70	11.52		6.84	15.17	12.26				
Weekday Adjacent Peak 4 pm - 6 pm	4.08	3.46	16.26	11.15		2.71	15.56	12.46			9.60	
Weekday Site Peak AM	3.58		17.85		6.41		16.28					
Weekday Site Peak PM	4.46		31.79		4.93		16.27				27.80	
Saturday Average	8.96		229.34		42.04		6.21					
Saturday Site Peak	3.63		15.09				1.70				17.60	
Sunday Average	1.55		209.46		20.43		5.83					
Sunday Site Peak	0.40		12.16				1.74					
Weekday per Acre												
Sunday per Acre												
Adjacent Peak PM / Video Game											0.62	
Site Peak PM											1.78	
Saturday Peak Site											1.13	



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



[Signature]
 Fee: \$400.00

A 09-06

AMENDMENT

Property Location: Address 2240 Commercial St and all of HR Zone
 Lot/Block/Subdivision _____
 Map/Tax Lot: 8 9 8DA 500 Zone: HR
 Code or Map to be Amended: 14.235 Uses Permitted Outright in HR Zone

Applicant Name: Fred Van Horn
 Address 89080 Easy Way Rd, Gearhart Or 97146
 Phone: 503-440-0408 Business Phone: 503-440-3038
 Property Owner's Name: Fred Van Horn
 Mailing Address: Same
 Business Name (if applicable): _____
 Signature of Applicant: *Fred Van Horn*
 Signature of Property Owner: *Fred Van Horn*

Proposed Amendment Add Medical as an outright use, to the current zoning.
offices

Staff processing request for amendment to 14.240
as a Conditional use.

For office use only:			
Application Complete:		Permit info into D-Base:	<u>11-9-09</u>
Labels Prepared:	<u>11/9/09</u>	Tentative APC Meeting Date:	<u>1/26/10</u> ✓
120 Days:			

Community Development Dept
City of Astoria
1095 Duane Street
Astoria OR 97103



049J82020

049J82020

\$02.24

UNITED STATES
POSTAL SERVICE

Plan Amendment Specialist
DLCD
635 Capitol Street NE #150
Salem OR 97301-2540

FIRST CLASS