



# Oregon

Theodore R. Kulongoski, 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

04/11/2012

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 005-11

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: Wednesday, April 25, 2012

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  
Angela Lazarean, DLCD Urban Planner  
Matt Spangler, DLCD Regional Representative  
Thomas Hogue, DLCD Economic Development Policy Analyst

<paa> YA



FORM 2

DLCD

# Notice of Adoption

In person  electronic  mailed

DEPT OF

APR 05 2012

LAND CONSERVATION AND DEVELOPMENT  
File Office Use Only

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

Jurisdiction: **City of Astoria**

Local file number: **A11-06**

Date of Adoption: **4-2-12**

Date Mailed: **4-4-12**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: 12-7-11

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 Development Code Section 2.475(20) by the addition of "Mini-storage" as an outright use in the GI Zone (General Industrial).

Does the Adoption differ from proposal? Please select one

Yes. The adopted version includes limitation that the use be in structures that include residential use existing prior to January 1, 2012, and can be for only a maximum of 20% of the ground floor.

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

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**

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

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

CREST

Local Contact: **Rosemary Johnson**

Phone: (503) 338-5183 Extension: 2413

Address: **1095 Duane Street**

Fax Number: **503-338-6538**

City: **Astoria**

Zip: **97103**

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

DLCD File No. 005-11 (19083) [16996]

ORDINANCE NO. 12- 07

AN ORDINANCE AMENDING THE ASTORIA DEVELOPMENT CODE SECTION 2.475 CONCERNING OUTRIGHT USES IN THE GI ZONE (GENERAL INDUSTRIAL)

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

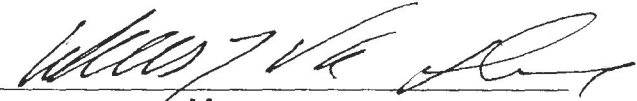
Section 1. Astoria Development Code Section 2.475(20) pertaining to Uses Permitted Outright in the General Industrial Zone is hereby amended by the addition to read as follows:

"20. Mini storage in structures that include residential use existing prior to January 1, 2012. A maximum of 20% of the ground floor area may be utilized for mini-storage use."

Section 2. Effective Date. This ordinance and its amendment will be effective 30 days following its adoption and enactment by the City Council.

ADOPTED BY THE COMMON COUNCIL THIS 2<sup>ND</sup> DAY OF APRIL, 2012.

APPROVED BY THE MAYOR THIS 2<sup>ND</sup> DAY OF APRIL, 2012.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Paul Benoit, City Manager

ROLL CALL ON ADOPTION:		YEA	NAY	ABSENT
Commissioner	LaMear	X		
	Roscoe	X		
	Mellin	X		
	Warr	X		
Mayor Van Dusen		X		



## CITY OF ASTORIA

Founded 1811 • Incorporated 1856

### COMMUNITY DEVELOPMENT

March 20, 2012

TO: ASTORIA CITY COUNCIL

FROM: PAUL BENOIT, CITY MANAGER

SUBJECT: AMENDMENT REQUEST (A11-00) TO ADD MINI-STORAGE AS AN ALLOWABLE USE IN THE GI ZONE (GENERAL INDUSTRIAL)

#### BACKGROUND

Currently, mini-storage is allowed in basements within the C-4 Zone (Central Commercial). This use is not allowed anywhere else within the City. At the time the code was adopted to allow mini-storage in the C-4 Zone, it was determined that this type of facility would utilize larger areas of land that are not readily available in Astoria, but the use would be appropriate in downtown basements. One mini-storage facility continues as an existing non-conforming use at the west end of the City near the round-a-bout on Highway 101. There are no other facilities within the City. The applicant has requested that the GI Zone (General Industrial) be amended to allow mini-storage. The only GI Zone in Astoria at this time is located north of Lief Erikson Drive to the trolley line between 39th and 41st Streets. The zone currently allows a variety of industrial uses including commercial or industrial warehousing with only a minimal amount (20%) of general commercial uses such as offices, retail sales, and restaurants. Mini-storage would be a use similar to warehousing and would be compatible with the industrial nature of the GI Zone.

The Planning Commission recommended that the proposed mini-storage use be an outright use within buildings existing prior to January 1, 2012 that also contain residential use, and that it be limited to 20% of the ground floor of the structure. This would allow the majority of the ground floor of the buildings to be available for general industrial uses and would limit the mini-storage use to the two existing buildings, thereby preserving the remaining land for general industrial uses.

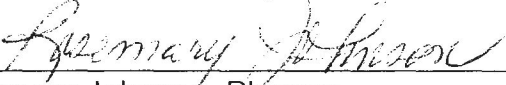
At its February 28, 2012 meeting, the Astoria Planning Commission held a public hearing and recommended that the City Council adopt the proposed amendment. A copy of the Staff Report and Findings of Fact as adopted by the Planning Commission is attached. Also attached to this memo is the proposed ordinance. A public hearing and first reading on the Amendment was held at the March 19, 2012 City Council meeting.

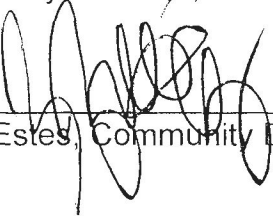
#### RECOMMENDATION

If the Council is in agreement, it would be in order for Council to hold a second reading and adoption of the Ordinance.

The following is sample language for a motion for adoption of the Findings of Fact and Ordinance:

"I move that the Astoria City Council adopt the findings and conclusions contained in the staff report, and adopt the Ordinance amending the Astoria Development Code."

By:   
\_\_\_\_\_  
Rosemary Johnson, Planner

Through:   
\_\_\_\_\_  
Brett Estes, Community Development Director

ORDINANCE NO. 12-\_\_\_\_\_

AN ORDINANCE AMENDING THE ASTORIA DEVELOPMENT CODE SECTION 2.475 CONCERNING OUTRIGHT USES IN THE GI ZONE (GENERAL INDUSTRIAL)

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section 1. Astoria Development Code Section 2.475(20) pertaining to Uses Permitted Outright in the General Industrial Zone is hereby amended by the addition to read as follows:

“20. Mini storage in structures that include residential use existing prior to January 1, 2012. A maximum of 20% of the ground floor area may be utilized for mini-storage use.”

Section 2. Effective Date. This ordinance and its amendment will be effective 30 days following its adoption and enactment by the City Council.

ADOPTED BY THE COMMON COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

APPROVED BY THE MAYOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Paul Benoit, City Manager

ROLL CALL ON ADOPTION:                      YEA                      NAY                      ABSENT

Commissioner      LaMear  
                             Roscoe  
                             Mellin  
                             Warr

Mayor Van Dusen

February 28, 2010

SUBJECT: AMENDMENT REQUEST (A11-06) BY GREG KENNEY TO ADD MINI-STORAGE AS AN OUTRIGHT USE IN THE GENERAL INDUSTRIAL ZONE

I. BACKGROUND SUMMARY

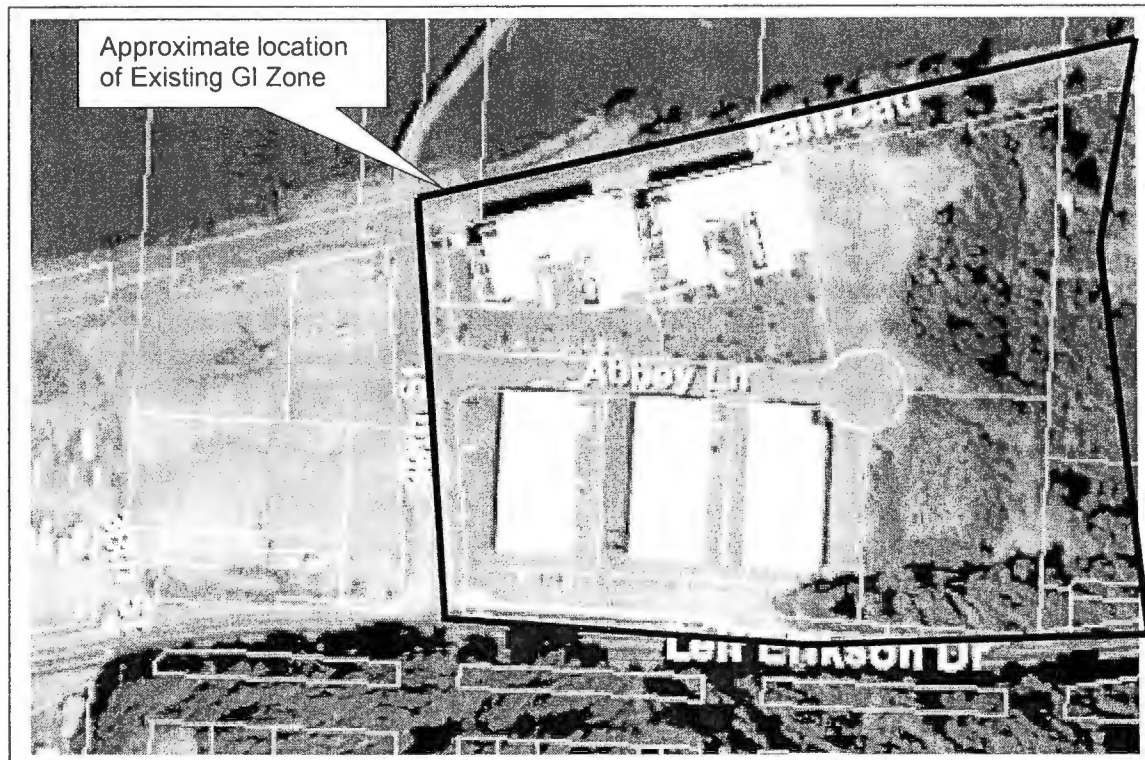
- A. Applicant: Greg Kenney  
3990 Abbey Lane #304 B  
Astoria OR 97103
- B. Request: Amend the Development Code by adding “mini-storage” as an allowable outright use in Section 2.475 for the GI Zone (General Industrial)
- C. Location: City wide
- D. Zone: GI Zone (General Industrial)

II. BACKGROUND

In 1992, the property located north of Lief Erikson Drive between 39th and 42nd Streets was rezoned from S-1 (Marine Industrial Shoreland) to GI (General Industrial). The property originally was zoned S-1 because of its proximity to the estuary, the Port of Astoria property, and the zoning was necessary to comply with the Statewide Planning Goal 17, Coastal Shorelands. Goal 17 sets forth guidelines to protect shorelands which are especially suited for water dependent development. At the time of the rezone of the area from S-1 to GI (a new zone at the time in 1992), the Department of Land Conservation and Development (DLCD) submitted a letter stating they had concerns about removing the S-1 designation. However, they did not appeal the amendment because the new GI zone allowed for a variety of industrial uses, including water-dependent, water-related uses, and provided for non-water-dependent, non-water-related development uses such as warehousing and light manufacturing, which are compatible with existing or committed uses. The adjacent land to the west was, zoned S-1 and was rezoned to S-2A (Tourist Oriented Shoreland) in 2008. It was determined that the GI zone would allow for land-based uses which are compatible with the surrounding zoning and which are typically not allowed within other zones within the City limits.

Mini-storage is allowed in basements within the C-4 Zone (Central Commercial). They are not allowed anywhere else within the City. At the time the code was adopted to allow mini-storage in the C-4 Zone, it was determined that this type of facility would utilize larger areas of land that are not readily available in Astoria. One mini-storage facility continues as an existing non-conforming use at the west end of the City near the Port. There are no other facilities within the City.

The applicant has requested that mini-storage be allowed as an outright use within the GI Zone. The zone currently allows a variety of industrial uses including warehousing with only a minimal amount of general commercial type uses such as offices, retail sales, and restaurants. Mini-storage would be a use similar to warehousing and would be compatible with the industrial nature of the GI Zone. Maintaining the GI Zone for these more intensive uses, and therefore not increasing the general commercial uses, would be in compliance with the intent of the GI Zone as established in 1992.



A code revision to allow “mini-storage” to the GI Zone as an outright or conditional use would be applicable to any GI Zone. At this time, the area north of Lief Erikson Drive between 39th and 42nd Street is the only GI Zone within the City. However, other areas could be rezoned to GI in the future. Mini-storage is defined in Section 1.400 as *“A building or group of buildings in a controlled access compound that contains various sizes of individual, compartmentalized, and controlled-access stalls or lockers for the storage of a customer’s goods or wares. No sales, service, or repair activities other than the rental of storage units are permitted on the premises.”* Warehouse is not defined in the Development Code, but Webster’s Ninth New Collegiate Dictionary defines “warehouse” as *“a structure or room for the storage of merchandise or commodities”*.

At the January 24, 2012 meeting, the APC expressed concern with the possibility that, if allowed, mini-storage facilities could eventually encompass a large area of the General Industrial Zone and thereby eliminate space needed for industrial uses that generate employment. However, they also noted there was a need for storage areas, and that the ground floor of the condominium buildings may be an acceptable location. They were also concerned that the entire ground floor should not be allowed to be all mini-storage as that was not the intent of the GI Zone. The APC directed staff to



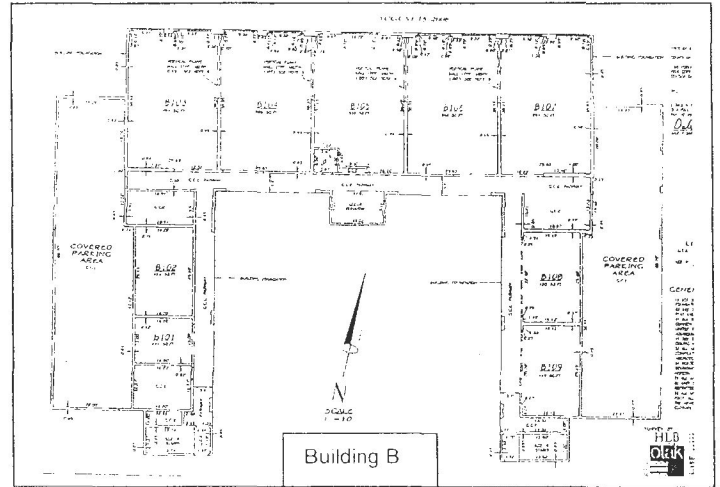
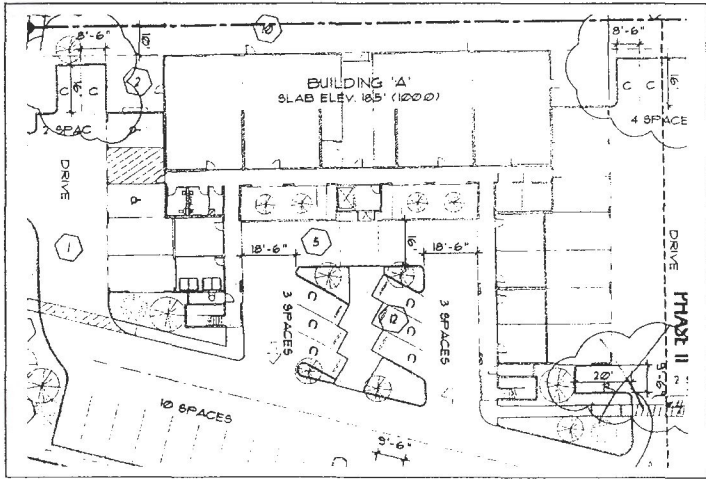
submit revised code language that would address these concerns and would limit mini-storage to buildings that contained residential use and only to a limited percentage of the ground floor. One concern was that if the entire ground floor was mini-storage, that it would basically become a full residential buildings as the mini-storage would likely be used mostly by the condominium tenants of the building.

Staff met with City Attorney Blair Henningsgaard on possible ways to develop code language that would address the concerns and meet legal requirements. City Attorney Henningsgaard suggested that the use be a conditional use to allow some review of placement and appropriateness at the specific location in accordance with the conditional use criteria. He stated that should it be allowed as an outright use, then standards for approval should be included in the code. Staff has prepared three ordinance versions for APC consideration: Option 1) allows mini-storage as an outright use; Option 2) allows mini-storage as a conditional use in buildings that include residential use; and Option 3) allows mini-storage as a conditional use in “existing” buildings that include residential use. A fourth option was also considered by the APC that would allow the use outright in buildings that included residential use that existed prior to January 1, 2012.

The City has several zones that refer to uses within “existing” buildings. The IN Zone (Institutional) allows a residence existing prior to 1990 as an outright use. The A-3 Zone (Aquatic Conservation) allows a variety of uses as conditional use in pile-supported structures that existed prior to 2002, and allows riprap work for uses existing prior to 1977. Temporary uses in “existing underutilized buildings” is allowed in several zones as a conditional use. Many zone uses have phrases such as “in an existing dwelling”, or “in an existing structure” with no limitation on date which would allow a building to be constructed and the secondary use could begin the next day as it would be “existing”. The addition of a date limits the use specifically to one or two buildings existing as of that date. The APC could limit mini-storage to the two existing condominium buildings while not allowing the use elsewhere in the zone. A third condominium building received land use approval along with the construction of the first two buildings. This permit remains valid and therefore could be built with no further public review. It would still require a building permit and the actual design of the building, especially the ground floor configuration, could change. With limiting the use to “existing” buildings, mini-storage would not be allowed in the third building should it be constructed in the future.

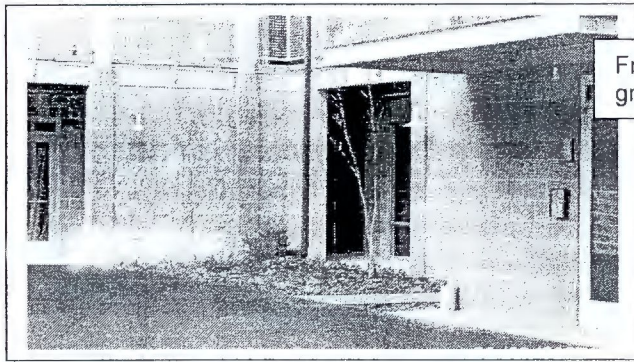
The limitation on square footage would prevent the entire ground floor from being dedicated to mini-storage and thereby becoming a defacto full residential use. It would also prevent construction of a stand alone mini-storage building as only a percentage could be for that use. Staff has prepared the draft Ordinance options using a maximum of 40% for mini-storage on the ground floor. Staff has included various percentage options below for APC consideration. (Note: 40% was selected as a starting discussion percentage as it would balance with the potential remaining 40% industrial space should the maximum 20% non-industrial space be utilized.) After discussion, the APC determined that 20% for mini-storage would be sufficient and allow the majority of the ground floor to remain available for general industrial use. Any increase from 20% could be considered through the variance process.

The condominium buildings were approved with the idea that the ground floor remain industrial and the condition that the covered parking spaces within the footprint of the building remain industrial. The zone does allow for a few non-industrial uses up to a maximum of 20% of the ground floor area (including the covered parking areas). With this 20% and the proposed 20%, theoretically, only 60% of the ground floor of each building would be devoted to the intended primary industrial uses. By limiting mini-storage to the existing buildings and only 20% of those ground floors, the remaining GI Zone land would be reserved for the intended industrial use.

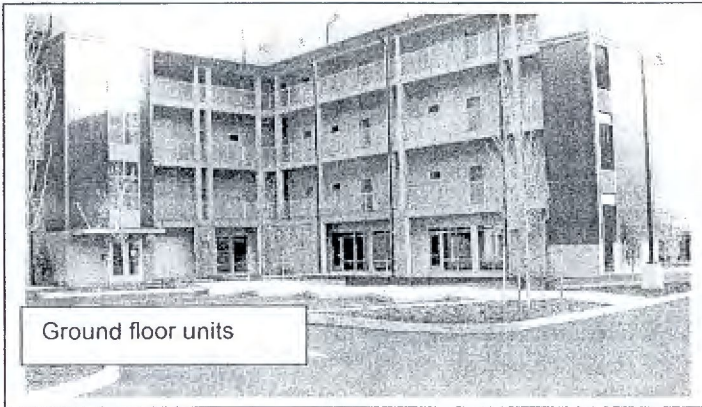
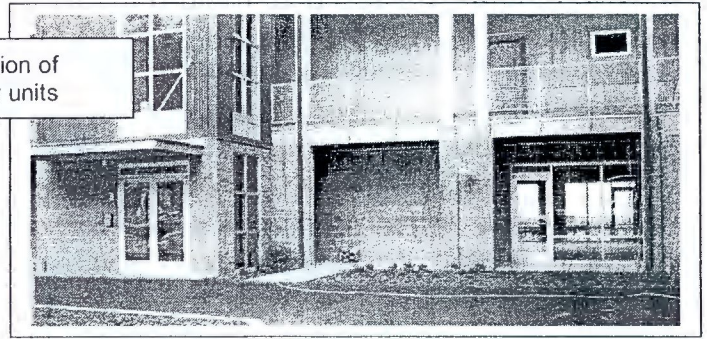


As an example, the gross floor area of the ground industrial level of Building B includes 7,959 square feet (enclosed building area excluding parking and outdoor covered walkways), with covered parking areas of approximately 3,660 square feet for a total of 11,619 square feet. The covered parking areas are restricted to use by the industrial tenants. The maximum square footage allowed for non-industrial uses is 20% which would be 2,324 square feet. It is assumed that with the nature of the existing buildings, that the maximum percentage allowed for non-industrial uses would probably be utilized. If mini-storage is limited to 20% that would be 2,324 square feet leaving a possible approximate 6,971 square feet (60%) for industrial uses. Should the APC want to consider a different percentage, the following are approximate figures based on Building B including the covered parking area:

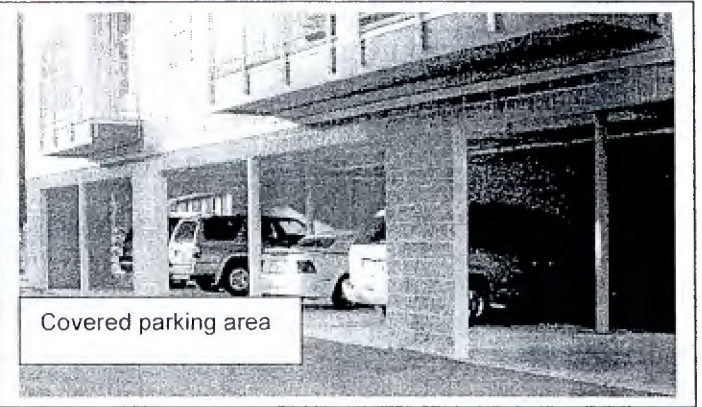
Mini-storage percentage	20% Non-industrial	Remaining Industrial
20% 2,324	2,324	60% 6,971
30% 3,486	2,324	50% 5,809
40% 4,648	2,324	40% 4,647
50% 5,810	2,324	30% 3,485
60% 6,971	2,324	20% 2,324



Front elevation of ground floor units



Ground floor units



Covered parking area

The APC recommendation will be forwarded to the City Council for consideration tentatively at their March 19, 2012 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, 2011. In accordance with Section 9.020, a notice of public hearing was published in the Daily Astorian on January 17, 2012. After the proposed revision to the request at the January 24, 2012 APC meeting, a revised public notice was mailed to Neighborhood Associations, property owners within the zone and within 100' of the zone boundary, and parties on the record on February 16, 2012. 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 will be mailed to Neighborhood Associations and property owners within the zone and within 100' of the zone boundary on February 24, 2012. In accordance with Section 9.020, a notice of public hearing will be published in the Daily Astorian on March 12, 2012. 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 Greg Kenney who owns property within the GI Zone and is a resident of the City.

- 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.”*

Finding: The proposed amendment is to amend the text of the Astoria Development Code concerning GI Zone allowable outright uses. The Code is applicable City-wide in any GI Zone. Processing as a quasi-judicial action would be inappropriate.

- C. Section 10.070(A)(1) requires that *“The amendment is consistent with the Comprehensive Plan.”*

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. The changing development patterns with smaller homes and business facilities over the last few years has seen an increased need for storage areas. Housing such as townhomes, apartments, and condominiums do not provide sufficient on-site space for storage of excess and seasonal household goods. Mini-storage differs from warehousing as it allows residential storage as well as business storage and would provide the type of facility needed for these smaller residences. Currently, there are two condominium buildings with 63 units within the GI Zone and other similar smaller housing in the Mill Pond area at 23rd to 30th Streets. With the close

proximity to these uses, it would be reasonable for mini-storage to be allowed at this location in the GI 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 proposed amendment would allow for continued compact urban form development of an area currently serviced by City utilities. There are limited large parcels within the commercial zones and therefore mini-storage should not be allowed in those areas which could utilize land that would otherwise be used for more compact uses generally associated with the commercial zones. The GI Zone is industrial and the use would be similar to warehousing which is already allowed in the zone. Inclusion of “mini-storage” within the GI Zone would support these CP goals. However, since mini-storage is not an employment driven industry and the GI Zone is for industrial employment uses, they should be limited in where they can be located within the zone so they do not encompass large areas of industrial zones.

3. CP.075(2) concerning Uppertown Area Policies states that *“The predominantly residential character of the area upland of Marine Drive/Lief Erikson Drive will be preserved.”*

Finding: The existing GI Zone is located north of Lief Erikson Drive toward the water. The upland residential neighborhood would not be included in this zone.

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

- D. Development Code Section 2.470 concerning the Purpose of the General Industrial Zone states that *“The primary purpose of the GI (General Industrial) Zone is to provide appropriate areas suitable for such uses as warehousing, processing, packaging and fabricating of finished goods and equipment with related outdoor storage and incidental sales. The secondary purpose of the GI Zone is to provide areas for other moderate-intensity, complementary and supporting land uses that serve the area and contribute to a mixed-use*

*environment. Buildings, streets, bike and walking paths, and open space will be configured to create a convenient and aesthetically pleasing environment. The General Industrial Zone is appropriate in those areas where the location has access to an arterial street or highway for transport of bulk materials and where the noise, lights, odors and traffic hazards associated with permitted uses will not conflict with local and collector streets or with any adjacent residential or commercial uses.”*

Finding: The proposed addition of mini-storage as an outright or conditional use in the GI Zone is similar to warehousing and provides needed storage area consistent with the “. . . secondary purpose of the GI Zone is to provide areas for other moderate-intensity, complementary and supporting land uses that serve the area and contribute to a mixed-use environment. . .” Since it is a secondary purpose and is intended as moderate-intensity, the area allowed for this use should be limited to buildings that also contain residential use and should be limited to a percentage of the ground floor. The added allowable use is consistent with the purpose of the zone with the proposed limitations.

A letter was received from Randy Elliott dated January 6, 2012. Mr. Elliott owns a condominium unit at Cannery Lofts in the GI Zone and expressed concern with the potential storage of harmful materials and/or chemicals in mini-storage units. The existing allowable uses within the GI Zone could involve chemicals as the allowable uses are industrial in nature. The following are a few of the allowable uses that could have chemicals or other harmful materials: automotive repair, service, and garage; bulk fuel and ice dealer; cold storage; commercial testing laboratory; laundry, cleaning, and garment services; light manufacturing; photo finishing laboratory; warehousing, etc. The addition of mini-storage as an allowable use would not, in itself, infer that chemicals would be present. However, as in most mini-storage facilities, there are generally rules in the rental agreement by the facility owner against storage of harmful materials and/or chemicals. The proposed use would have less of an impact on the condominiums than the existing allowable uses.

- E. 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.

Warehousing is an outright use in the zone. The *Trip Generation, Institute of Transportation Engineers, 1991*, states that the average vehicle trip on a weekday peak hour for warehousing is 4.88 trips per 1,000 square feet of gross floor area, 0.12 trips on a Saturday peak hour. It also states that the average vehicle trip on a weekday for mini-warehousing (mini-storage) is 2.61 trips per 1,000 square feet of gross floor area, and 0.40 on a Saturday peak hour. The nature of warehousing is more work related and therefore the weekday use is higher while mini-storage is more residential / small scale commercial related and therefore Saturday and Sunday trips are higher. With the number of trips during the week, the proposed use would not have a negative impact on traffic. For weekends, the number of trips per hour is minimal (0.12 versus 0.40) and therefore, the traffic impact would be negligible. Another comparison would be "mailing, reproduction, commercial art and photography, and graphic services" which is an outright use. This would allow a "post office" as mailing service. The average vehicle trip on a Saturday peak hour for a post office is 5.88 trips per 1,000 square feet of gross floor area. This would have a greater impact than mini-storage on traffic. Therefore, the mini-storage use would have similar or less transportation impact than other allowable uses within the zone.

The existing zone has frontage on Lief Erikson Drive or within one block of Lief Erikson 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.

*The East Gateway Transportation Plan*, adopted by the City Council on February 20, 2007, addressed issues for the area between 30th Street and Tongue Point area to the east. The existing GI Zone is located within this study area. The Plan identified "Preferred Alternatives" for potential infrastructure improvements. One of the alternatives included the area between 30th and 39th Streets (includes GI Zone area) and states the following in "Combined Alternatives, Page 21: "1. (R) In conjunction with the new developments between 36th and 39th Streets, construct a parallel local roadway to accommodate trips within the mixed use areas. The roadway will relieve congestion on US Highway 30 within the study area, and encourage shorter trips between the new residential, commercial, and industrial developments. The roadway may also serve as an alternate route to US Highway 30 in case of an emergency." The Astoria Business Park subdivision of the land within the GI Zone created a parallel road "Abbey Lane" from 39th to 42nd Street. The hotel under construction between 38th and 39th Street is constructing a paved roadway within the parking area for the hotel that will have a public access easement that will allow the roadway to be used as a parallel road.

Based on the information above, staff believes there is no significant impact to transportation facilities with the addition of mini-storage as a use within the GI Zone.

- F. 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 GI Zone that would be similar to other allowable uses within the zone. Existing utilities and services are available for this type of use. Development of the parcel would be consistent with the compact urban form development of the City needed to conserve land area for needed development. However, mini-storage should be limited to buildings that also contain residential use and to a limited percentage of the ground floor to retain sufficient land area for general industrial uses as the primary use within the zone. The proposed amendment will not adversely affect the ability of the City to satisfy land and water use needs with this limitation.

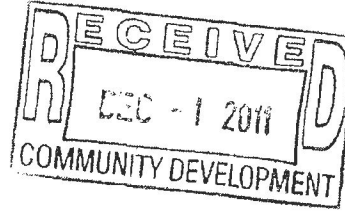
## V. CONCLUSION AND RECOMMENDATION

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





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



A 11-06

Fee: \$400.00  
 by: Greg Kenney  
 6605E. Montega Bay St.  
 Fax 97267-1960

**AMENDMENT**

Property Address: City-wide in G1 Zone  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Map \_\_\_\_\_ Tax Lot \_\_\_\_\_ Zone G1 Zone  
 Code or Map to be Amended: Dev Code 2.475(20)

Applicant Name: Greg Kenney  
 Mailing Address: 3790 Abbeylane # 304 B, Astoria  
 Phone: 503 317-6245 Business-Phone: gregkenney2@msn.com  
 Property Owner's Name: N/A  
 Mailing Address: \_\_\_\_\_  
 Business Name (if applicable): \_\_\_\_\_  
 Signature of Applicant: (G.) (Greg Kenney)  
 Signature of Property Owner: \_\_\_\_\_

Proposed Amendment To add "mini-storage" as an outright use in the G1 Zone.

To amend the code 2.475(20) by the addition of "mini-storage" as an outright use in the G1 Zone.

For office use only:			
Application Complete:	<u>12/1/11</u>	Permit Info Into D-Base:	<u>12-5-11</u>
Labels Prepared:	<u>N/A</u>	Tentative APC Meeting Date:	<u>1/24/12</u>
120 Days:			

**FILING INFORMATION:** Astoria Planning Commission meets at 7:00 pm on the fourth Tuesday of each month. Applications must be received by the 20<sup>th</sup> of the month to be on the next month's agenda. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Planning Commission is recommended.

Briefly address each of the Amendment Criteria and state why this request should be approved. (Use additional sheets if necessary.)

A. Text Amendment (Please provide draft language of proposed 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.

C.P. 206(2) provides storage space for residents which could help/needed space for home-based businesses

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

Mini-storage would be similar to the allowable "warehouse" use and would not affect ability to satisfy City land/water needs. Zone is Industrial & capable of supporting this use.

B. Map Amendment (Please provide a map showing the proposed area to be amended.)

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; or

\_\_\_\_\_  
\_\_\_\_\_

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

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