



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: June 22, 2015
Jurisdiction: City of Astoria
Local file no.: A 15-01
DLCD file no.: 002-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 06/16/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 39 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.: 002-15 {23640}
Received: 6/16/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Astoria

Local file no.: **A15-01**

Date of adoption: 6-15-15

Date sent: 6/16/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 2-26-15

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

No changes

Local contact (name and title): Mike Morgan, Planner

Phone: 503-338-5183

E-mail: mmorgan@astoria.or.us

Street address: 1095 Duane Street

City: Astoria

Zip: 97103-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

CP.057, Gateway Overlay Area, amended

CP.058, Gateway Overlay Area Policies, amended

Figure 1.1, Gateway Overlay Area, amended

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: CREST, DSL, ODOT, Port of Astoria

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

ORDINANCE NO. 15-05

AN ORDINANCE AMENDING THE ASTORIA COMPREHENSIVE PLAN PERTAINING TO IMPLEMENTATION OF THE GATEWAY OVERLAY AREA

THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section. Astoria Comprehensive Plan Section CP.057, Gateway Overlay Area, is deleted in its entirety and amended to read as follows:

“CP.057. Gateway Overlay Area.

The Gateway Overlay Area extends generally from 16th Street to 41st Street, from the pierhead line of the Columbia River on the north to Exchange and Franklin Streets on the south between 16th and 29th Streets, and Marine / Lief Erikson Drive on the south between 29th and 41st Streets (see map Figure 1.1). As such, it overlays portions of the Downtown and the Uppertown Areas, which are discussed elsewhere in the Comprehensive Plan. The area is dominated by major institutional uses, including the Columbia River Maritime Museum, the City of Astoria Aquatics Center, Columbia Memorial Hospital, the Oregon State University Seafood Lab, Duncan Law Seafood Consumer Education Center, East End Mooring Basin, and associated Port property. There are several significant vacant land and water areas suitable for redevelopment, notably the riverfront area east of 20th Street. The former Astoria Plywood Corporation Mill Site was acquired by the City of Astoria in early 1998 and redeveloped as a mixed use residential / commercial area.

In 1996, the City embarked on a master planning program for the Gateway Overlay Area to provide a vision for future development. The master planning process, which extended over the course of twelve months, entailed extensive public involvement and received considerable public support. In April 1997, the Astoria Gateway Master Plan was accepted by the City Council. The Gateway Master Plan provides a conceptual basis for future development. Its vision is implemented through the City's Comprehensive Plan and Development Code. The City intends to stimulate a pedestrian oriented, diverse area that actively promotes new complementary uses while maintaining and supporting primary existing uses, takes advantage of the proximity of the Columbia River waterfront, and complements the City's Downtown core. The Gateway Area is organized as a collection of eight discrete, interrelated sub-areas comprised of similar and compatible land uses. The sub-areas are linked by a circulation framework that includes a series of public open space amenities, trails, and a network of neighborhood streets.

In 2008-2009, the City of Astoria developed the Riverfront Vision Plan (RVP) to address issues dealing with open space, land use, and transportation issues along the Columbia River. Significant public involvement opportunities were designed to gain public input. This process was initiated to plan for these issues in a comprehensive manner and to set a framework for the future of the study area. The City's north Riverfront (Columbia River pierhead line to West Marine / Marine Drive / Lief Erikson Drive) was divided into four Plan areas of development: Bridge Vista (Portway to 2nd Street), Urban Core (2nd to 16th Street), Civic Greenway (16th to 41st Street), and Neighborhood Greenway (41st Street to east end of Alderbrook Lagoon).

During the Plan development, extensive community involvement included community-wide forums, open houses, numerous community meetings, stakeholder interviews, surveys, and public hearings were conducted. Development of the Vision Plan was structured to gain as much public input as possible. On December 7, 2009, after holding a final public hearing, the City Council accepted the Riverfront Vision Plan. For Fiscal Years 2011-2012, 2012-2013, 2013-2014, 2014-2015, the City Council set goals to "Implement Riverfront Vision Plan on a Zone by Zone Basis." Phase 1 of the implementation project developed land use codes and new zones for the Civic Greenway Plan Area. The Civic Greenway Plan Area is generally located from Columbia River Maritime Museum to 41st Street at Abbey Lane and the River to Marine / Lief Erikson Drive. Phase 1 for the Civic Greenway Area implementation was completed with adoption of Ordinance 14-09 by the City Council on October 6, 2014. The Ordinance extended the Gateway Overlay Area to include the entire Civic Greenway Area.

To promote quality development which respects Astoria's character and heritage, the Development Code should include design review guidelines to be applied to new construction and major renovation projects. "

Section . Comprehensive Plan Section CP.058.1.b, Gateway Overlay Area Policies, is amended to read as follows:

- "b. enhance the primary uses, such as the Columbia River Maritime Museum and Columbia Memorial Hospital, and work to redevelop areas such as the former John Warren Field site, which have significant development potential;

Section . Astoria Comprehensive Plan Figure 1.1, Astoria Gateway Overlay Area is deleted in its entirety and hereby amended as indicated on the map shown as Attachment A and further described below:

Generally from 16th Street to 41st Street, and from the pierhead line of the Columbia River on the north to Exchange and Franklin Streets on the south between 16th and 29th Streets, and Marine / Lief Erikson Drive on the south between 29th and 41st Streets.

Section 5. Effective Date. This ordinance and its amendment will be effective 30 days following its adoption and enactment by the City Council.

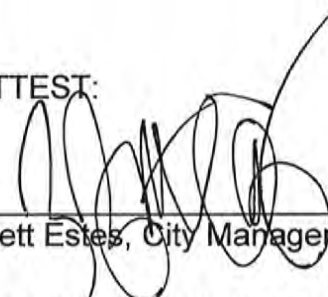
ADOPTED BY THE COMMON COUNCIL THIS 15TH DAY OF JUNE, 2015.

APPROVED BY THE MAYOR THIS 15TH DAY OF JUNE, 2015.



Mayor

ATTEST:



Brett Estes, City Manager

ROLL CALL ON ADOPTION:

YEA

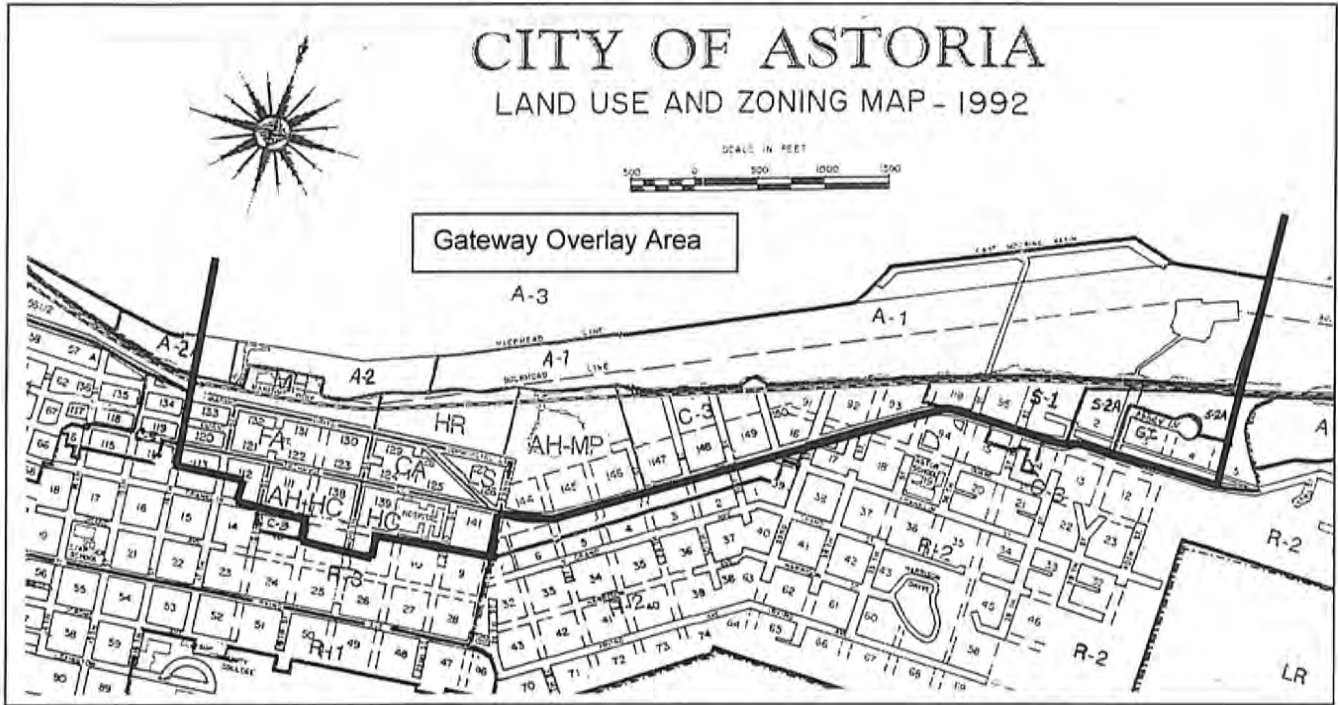
NAY

ABSENT

Commissioner	Nemlowill	X		
	Herzig	X		
	Price	X		
	Warr	X		
Mayor LaMear		X		

Ordinance 15-____ - Attachment A

GATEWAY OVERLAY AREA



BEFORE THE ASTORIA CITY COUNCIL
OF THE CITY OF ASTORIA

IN THE MATTER OF AN AMENDMENT REQUEST)
)
FOR THE FOLLOWING PROPERTY:)
RIVERFRONT VISION PLAN – GATEWAY OVERLAY ZONE)
29TH STREET TO 41ST STREET, PIERHEAD LINE TO)
LIEF ERIKSON; ASTORIA, OREGON 97103)
) ORDER NO. A15-01
APPLICANT: COMMUNITY DEVELOPMENT DEPARTMENT,)
CITY OF ASTORIA, 1095 DUANE, ASTORIA OR 97103)

The above named applicant filed a request amend the Comprehensive Plan to extend the Gateway Overlay zone (29th to 41st Streets, Lief Erikson Drive to the Columbia River) as reflected in the Riverfront Vision Plan and misc. outdated language to reflect the development that has occurred over the last two decades. within the City limits of Astoria, Oregon.

A public hearing on the above entitled matter was held before the Planning Commission on April 28, 2015; and the Planning Commission closed the public hearing and rendered a decision at the meeting. The Planning Commission found the proposed amendment to be necessary and recommends to the Astoria City Council that the proposed amendment be approved.

A public hearing on the above entitled matter was held before the Astoria City Council and the public hearing was closed at the June 1, 2015 meeting; and the Astoria City Council rendered a decision at the June 15, 2015 meeting.

The City Council found the proposed amendment to be necessary and orders that this application for Amendment A15-01 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: JUNE 15, 2015

DATE MAILED:

ASTORIA CITY COUNCIL

Arline LaMar

Mayor

[Signature]
Commissioner

[Signature]
Commissioner

[Signature]
Commissioner

[Signature]
Commissioner

STAFF REPORT AND FINDINGS OF FACT

May 22, 2015

TO: MAYOR AND CITY COUNCIL

FROM: BRETT ESTES, CITY MANAGER

SUBJECT: AMENDMENT (A15-01) TO THE COMPREHENSIVE PLAN CONCERNING THE GATEWAY OVERLAY AREA

I. BACKGROUND SUMMARY

- A. Applicant: Brett Estes
City Manager/Community Development Director
City of Astoria
1095 Duane
Astoria OR 97103
- B. Owner: Not Applicable
- C. Request: Amend the Comprehensive Plan to delete Figure 1.1, and replace it with a Map entitled 1.2, Gateway Overlay Area, extending the area from 29th Street to 41st Street; amend CP.057 Gateway Overlay Area Gateway Overlay Area to make various changes including a description of the Riverfront Vision Plan.
- D. Location: Area from 29th Street east to 41st Street, north from Marine Drive to the pierhead line as described by the Riverfront Vision Plan
- E. Zones: C3, A1, S1, S2A, GI

II. BACKGROUND

Attached to this memo is a copy of the proposed amendment to the Comprehensive Plan Sections CP.057 concerning the Gateway Overlay Area and the Riverfront Vision Plan (RVP) with updates, amendments and a description of the RVP. These amendments are proposed by the Community Development Department in order to extend the Gateway Overlay Area to be consistent with the Gateway Overlay Zone that was adopted by A14-02, the implementation of the Civic Greenway Area. In addition, CP.058.1.b is proposed to be amended for "housekeeping" purposes, including deletion of the reference to the Plywood Mill, and including John Warren Field as a potential development site.

III. PUBLIC REVIEW AND COMMENT

A. Planning Commission

In accordance with Section 9.020, a notice of public hearing was published in the Daily Astorian on April 3, 2015. A public notice was mailed to Neighborhood Associations and other interested groups on April 3, 2015. Additionally, the individual public notices as required by Measure 56 were mailed to property owners as part of Amendment 14-02.

B. City Council

Public notices were mailed to individual property owners on May 8, and a notice of public hearing was published in the Daily Astorian on May 25th.

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, or the owner or owners of the property for which the change is proposed.

Finding: The proposed amendment to the Development Code is being initiated by the Community Development Director.

- 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 section of the Astoria Comprehensive Plan concerning the Gateway Overlay Area map. There are no regulatory changes proposed for the Development Code. The proposed amendment will also amend the Comprehensive Plan Sections CP.057 and CP.058.1.b concerning the Riverfront Vision Plan and with updates.

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

Finding: The proposed amendments will support the intention of the Comprehensive Plan to foster development that protects scenic views along the Columbia River.

- D. 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 will satisfy land use needs in that it will establish policies for the development and use of the Gateway Overlay area within the City limits. 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 City Council adopt the amendments.

Mike Morgan, Planner

Attachments:

Proposed Ordinance 15-01
Map of Gateway Overlay Area