



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

FOR DLCD USE

File No.:

Received:

Local governments are required to send notice of a proposed change to a comprehensive plan or land use regulation **at least 35 days before the first evidentiary hearing.** (See OAR 660-018-0020 for a post-acknowledgment plan amendment and OAR 660-025-0080 for a periodic review task). The rules require that the notice include a completed copy of this form.

Jurisdiction: **Monroe**Local file no.: **LUA 17-04**

Please check the type of change that best describes the proposal:

- ☐ **Urban growth boundary (UGB) amendment** including over 50 acres, by a city with a population greater than 2,500 within the UGB
- ☐ **UGB amendment** over 100 acres by a metropolitan service district
- ☐ **Urban reserve designation or amendment**
- ☐ **Periodic review task** – Task no.:
- ☒ **Any other change** to a comp plan or land use regulation (*e.g.*, a post-acknowledgement plan amendment)

Local contact person (name and title): Rick Hohnbaum

Phone: 541 847 5175 E-mail: rick.hohnbaum@ci.monroe.or.us

Street address: 664 Commercial Street City: Monroe Zip: 97456-

Briefly summarize the proposal in plain language. Please identify all chapters of the plan or code proposed for amendment (maximum 500 characters):

The City has received an application to rezone tax lot 145280001300 in Monroe consisting of about 15 acres from Zone M for manufacturing to zone GRB for general residential B. if approved, this would be a change to city zoning and development code.

Date of first evidentiary hearing: 06/05/2017

Date of final hearing: 06/26/2017

- ☐ This is a revision to a previously submitted notice. Date of previous submittal:

Please check all that apply:

- ☐ Comprehensive Plan text amendment(s)
- ☐ Comprehensive Plan map amendment(s) – Change from _____ to _____
Change from _____ to _____
- ☐ New or amended land use regulation
- ☒ Zoning map amendment(s) – Change from M to GRB
Change from _____ to _____
- ☐ An exception to a statewide planning goal is proposed – goal(s) subject to exception:

Acres affected by map amendment: 15

Location of property, if applicable (site address and T, R, Sec): 14,5,28

List affected state or federal agencies, local governments and special districts: Monroe City, Monroe Fire District, Monroe School District, Benton County, Oregon Department of Transportation, Division of State Lands,

NOTICE OF A PROPOSED CHANGE – SUBMITTAL INSTRUCTIONS

1. Except under certain circumstances,¹ proposed amendments must be submitted to DLCD's Salem office at least 35 days before the first evidentiary hearing on the proposal. The 35 days begins the day of the postmark if mailed, or, if submitted by means other than US Postal Service, on the day DLCD receives the proposal in its Salem Office. **DLCD will not confirm receipt of a Notice of a Proposed Change unless requested.**

2. A Notice of a Proposed Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of a Proposed Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting Notice of a Proposed Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 1 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to plan.amendments@state.or.us with the subject line "Notice of Proposed Amendment."

Submittals may also be uploaded to DLCD's FTP site at http://www.oregon.gov/LCD/Pages/papa_submittal.aspx.

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these online submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 1 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting Notice of a Proposed Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or plan.amendments@state.or.us.

6. **Text:** Submittal of Notice of a Proposed Change for a comprehensive plan or land use regulation text amendment must include the text of the amendment and any other information necessary to advise DLCD of the effect of the proposal. "Text" means the specific language proposed to be amended, added to, or deleted from the currently acknowledged plan or land use regulation. A general description of the proposal is not adequate. The notice may be deemed incomplete without this documentation.

7. **Staff report:** Attach any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained.

8. **Local hearing notice:** Attach the notice or a draft of the notice required under ORS 197.763 regarding a quasi-judicial land use hearing, if applicable.

9. **Maps:** Submittal of a proposed map amendment must include a map of the affected area showing existing and proposed plan and zone designations. A paper map must be legible if printed on 8½" x 11" paper. Include text regarding background, justification for the change, and the application if there was one accepted by the local government. A map by itself is not a complete notice.

10. **Goal exceptions:** Submittal of proposed amendments that involve a goal exception must include the proposed language of the exception.

¹ 660-018-0022 provides:

(1) When a local government determines that no goals, commission rules, or land use statutes apply to a particular proposed change, the notice of a proposed change is not required [a notice of adoption is still required, however]; and

(2) If a local government determines that emergency circumstances beyond the control of the local government require expedited review such that the local government cannot submit the proposed change consistent with the 35-day deadline, the local government may submit the proposed change to the department as soon as practicable. The submittal must include a description of the emergency circumstances.

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

- ☒ Completed Form 1
- ☐ The text of the amendment (e.g., plan or code text changes, exception findings, justification for change)
- ☐ Any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained
- ☒ A map of the affected area showing existing and proposed plan and zone designations
- ☒ A copy of the notice or a draft of the notice regarding a quasi-judicial land use hearing, if applicable
- ☐ Any other information necessary to advise DLCD of the effect of the proposal

NATURE OF APPLICATION:	An application for a REZONE to CHANGE THE PLANNING ZONING from Manufacturing to General Residential B for approximately 15 acres in NE Monroe
APPLICABLE CRITERIA:	<i>Monroe Zoning Ordinance</i> Sections 2.700, 3.510
PROPERTY LOCATION:	In Monroe, east of Highway 99W West of Long Tom River, South of Reiling Lane and NE of Oak Street (T14S R5W Section 28) Tax Lot 145280001300
PROPERTY OWNER:	North Brick Estates LLC
ZONE DESIGNATION:	Currently Zoned Manufacturing PROPOSED to be Zone Residential
STAFF CONTACT:	Rick Hohnbaum
FILE NUMBER:	17-04

PUBLIC NOTICE

The applicant, North Brick Estates LLC., is requesting to rezone the 14.54 acres from manufacturing to residential B.

It is the responsibility of the Planning Commission to recommend to the City Council the approval or denial of the applicant's request to rezone the property.

The applicant paid the fee for a Rezone application to the City of Monroe on May 1, 2017. The application was deemed complete on May 2, 2017.

ON JUNE 5, 2017 THE MONROE CITY PLANNING COMMISSION WILL CONDUCT A PUBLIC HEARING AT 6 PM IN THE CITY COUNCIL CHAMBERS AT 664 COMMERCIAL STREET. THE PURPOSE OF THE HEARING WILL BE TO ESTABLISH FACTS IN RENDERING A RECOMMENDATION TO THE CITY COUNCIL FOR THE REQUESTED LAND USE ACTION AS LISTED ABOVE. A STAFF REPORT WILL BE AVAILABLE FOR PUBLIC REVIEW PRIOR TO THE HEARING.

Inquiries may be addressed to Rick Hohnbaum City Administrator/Planner at Monroe City Hall 541 847-5175 or rick.hohnbaum@ci.monroe.or.us. All inquiries and communications are a matter of public record.

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BENTON COUNTY, OREGON [Geographic Information Systems](#) [\[BentonMaps HELP\]](#)

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