



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, OR 97301-2540

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www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

November 14, 2008

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Monmouth Plan Amendment
DLCD File Number 002-08



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: November 28, 2008

This amendment was submitted to DLCD for review 45 days 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 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.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Steve Oulman, DLCD Regional Representative
Thomas Hogue, DLCD Policy Analyst
Mark Fancey, City of Monmouth

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DEPT OF

NOV 10 2008

LAND CONSERVATION
AND DEVELOPMENT

NOTICE OF ADOPTION

Must be filed within 5 working days
See OAR 660-18-040

Jurisdiction: City of Monmouth Local File Number: LA 08-02
Date of Adoption: November 4, 2008 Date Mailed: November 6, 2008
Date Proposal was Provided to DLCD: July 15, 2008

Type of Adopted Action: (Check all that apply)

Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment
 Land Use Regulation Amendment Zoning Map Amendment
 New Land Use Regulation Other: _____
(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."
The amendment would zone six properties that have been annexed into Monmouth since 1998. These properties are not currently zoned. All proposed zoning is consistent with the existing Comprehensive Plan Map designations for these properties. The properties are listed in the attached table. An additional property, identified as Assessor Map 8525AD, Tax Lot 2300 would have the Comprehensive Plan Map designation changed from Public to Commercial. The property would be rezoned from Public Service College (PSC) to Main Street District (MSD). The property is approximately 0.78 acres in size.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

Same

Plan Map Changed from: see attached to _____

Zone Map Changed from: see attached to _____

Location: see attached

Acres Involved: see attached

Specify Density: Previous: see attached New: _____

Applicable Statewide Planning Goals: 1,2,9,10

Was an Exception Adopted? Yes: _____ No:

DLCD File Number: 002-08 (17016)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment
FORTY FIVE (45) days prior to the first evidentiary hearing. Yes: ___ No: ___
If no, do the Statewide Planning Goals apply. Yes: ___ No: ___
If no, did the Emergency Circumstances Require immediate adoption. Yes: ___ No: ___

Affected State or Federal Agencies, Local Governments or Special Districts: _____

Local Contact: _____ Area Code + Phone Number: (503) 588-6177
Address: _____ MWVCOG 105 High Street SE
City: Salem Zip Code+4: 97301-3667

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision** per ORS 197.610, OAR Chapter 660 – Division 18.

1. Send this form and TWO (2) Copies 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
2. Submit **TWO (2) copies** of the adopted material, if copies are bound please submit **TWO (2) complete copies** of documents and maps.
3. Please note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date the “Notice of Adoption” is sent to DLCD.
6. In addition to sending the “Notice of Adoption” to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need more copies?** You can copy this form onto 8 1/2 x11 green paper only; or call the DLCD office at (503) 373-0050; or fax your request to: (503) 378-5518; or Email your request to Larry.French@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

CITY OF MONMOUTH, COUNTY OF POLK

STATE OF OREGON

An Ordinance Amending the Monmouth)
Comprehensive Plan Map and Zoning Map)

ORDINANCE NO. 1266

WHEREAS, the City of Monmouth has deemed it necessary to develop amendments to the Monmouth Comprehensive Plan Map and Zoning Map; and

WHEREAS, the Planning Commission held a public hearing on said amendments on September 3, 2008, at which time the public was given full opportunity to be present and heard on the matter; and

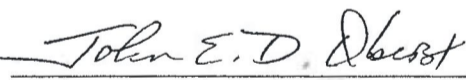
WHEREAS, the City Council held a public hearing on said amendments on October 7, 2008, at which time the public was given full opportunity to be present and heard on the matter.
NOW, THEREFORE,

THE CITY OF MONMOUTH DOES ORDAIN AS FOLLOWS:


Section 1. The City Council of the City of Monmouth does hereby adopt findings amending the Monmouth Comprehensive Plan Map and Zoning Map as set forth in Exhibit A.

Read for the first time: October 21, 2008
Read for the second time: November 4, 2008
Adopted by the City Council: November 4, 2008
Approved by the Mayor: November 4, 2008

ATTEST:



John E. D. Oberst, Mayor



Phyllis L. Bolman, City Recorder

EXHIBIT A FINDINGS

Legislative Amendment 08-02 amends the zoning designation for a number of properties that were annexed into the city since 2005. These properties are currently unzoned. The amendment also changes the Comprehensive Plan designation and zoning for a 0.77-acre property located at the intersection of Jackson and Warren streets that is currently used as a parking lot by Western Oregon University (WOU).

The following table lists the affected properties as well as the amended zoning and Comprehensive Plan Map designations.

Assessor Map/Tax Lot	Size (acres)	Address	Comp. Plan Map Designation	Zoning
8524/600	33.93	5235 Riddell Road	Medium-Density Residential	Medium-Density Residential (RM)
8525/220	2.47	959 Church Street W	Low-Density Residential	Low-Density Residential (RS)
8429B/4801 (southern portion)	2.40	5945 Talmadge Road	Low-Density Residential	Low-Density Residential (RS)
8430/802	0.70	791 Warren Street S	Low-Density Residential	Low-Density Residential (RS)
8419/106	88.97	Hoffman Road	Future Industrial	General Industrial (GI) Zone
8419/107	2.38	9150 Hoffman Road	Future Industrial	General Industrial (GI) Zone
8430/900	2.54	655 S. Pacific Highway	Low-Density Residential	Low-Density Residential (RS)
8430/906	5.81	Intersection of Gwinn Street E. (undeveloped) and S. Pacific Highway	Low-Density Residential New designation: Mixed-Density Residential	Mixed-Density Residential (MX)
8525AD/2300	0.77	Corner of Jackson Street W. and Warren Street N.	Public Service College New designation: Commercial	Main Street District (MS)

This amendment changes the zoning designation only for seven (7) properties. The applicable standards for Plan Map amendments are found in Section 90.325 of the Monmouth Zoning and Development Ordinance. Findings related to these criteria are included for each property.

90.325 Standards for Zone Changes. No zone change shall be approved by the Planning Commission or enacted by the City Council unless it conforms to the Comprehensive Plan and meets the following standards:

- A. The proposed zone change meets at least one of the following standards:
 1. The zoning on the land for which the zone change is initiated is erroneous and the zone change would correct the error;
 2. Conditions in the neighborhood surrounding the land for which the zone change is initiated have changed to such a degree that the zoning is no longer appropriate, and the zone change would conform to the new conditions of the neighborhood;
 3. There is a public need for land use of the kind for which the zone change is initiated and that public need can best be met by the zone change.
- B. Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

- C. The proposed change is appropriate considering the surrounding land uses and the density and pattern of development in the area.

Assessor Map 8524, Tax Lot 600

Findings: This property is approximately 33.93 acres in size and contains a single-family residence. The property was annexed into Monmouth in 2007. The Comprehensive Plan Map designation for the property is Medium Density Residential. The proposed zoning is Medium Density Residential.

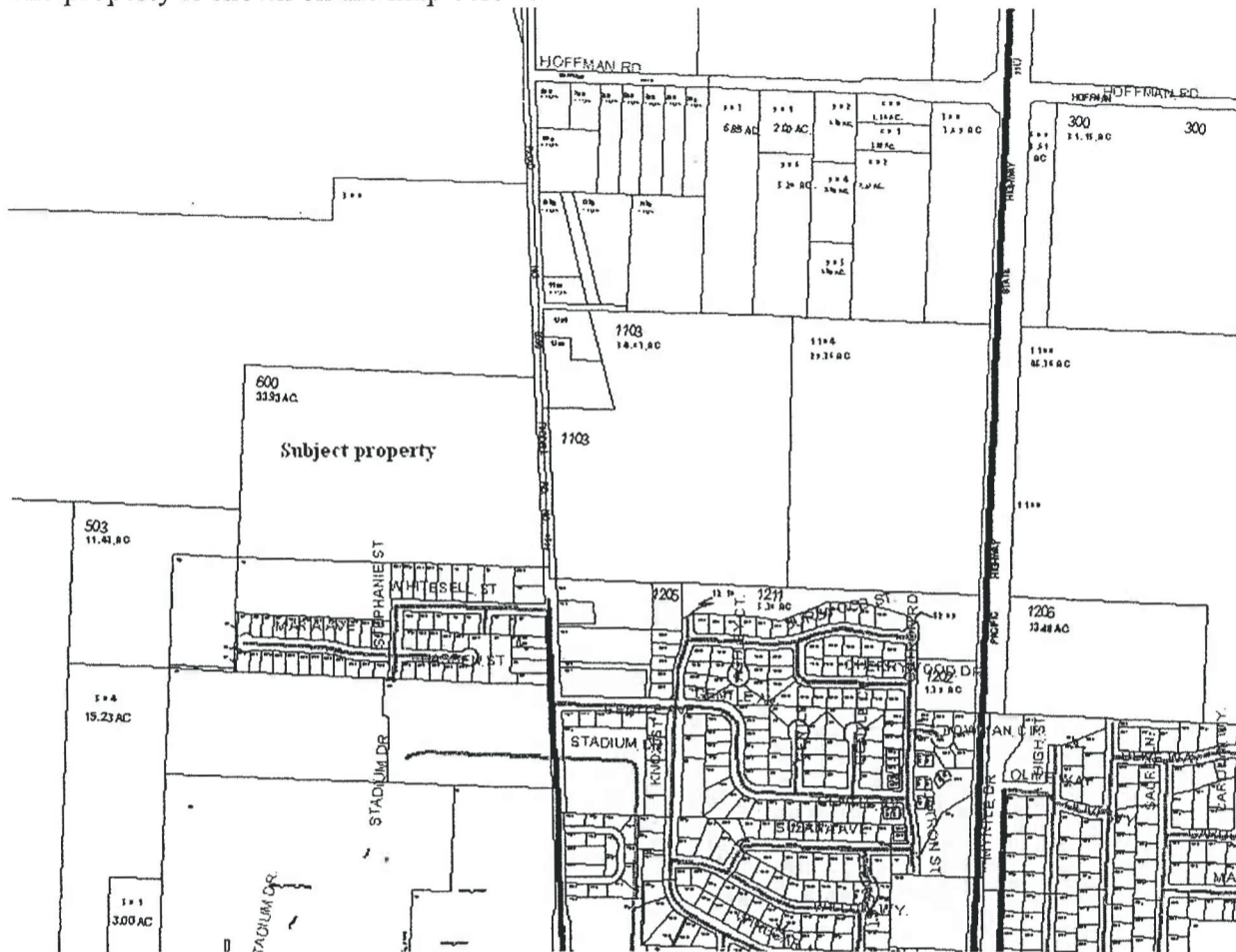
Regarding criterion A of Zoning Ordinance Section 90.325, the Zoning Map is currently in error as the property is unzoned. The proposed zoning for the property, Medium Density Residential (RM), is consistent with the Comprehensive Plan Map designation for the property and would correct the error. The proposed rezoning meets criterion A.1.

Regarding criterion B, the property has access on Riddell Road with utilities available. At the time of annexation, the City did not have an adequate water supply to serve the subject property at full build out (estimated to be 268 residential units) as well as the 278 approved but undeveloped lots available in the city. As a condition of annexation, the property owner signed a Development Agreement stating that no development on the property would occur until the City had an adequate water supply to serve the property. Since the annexation approval, the City has brought a new municipal well on-line that will provide sufficient capacity to serve undeveloped lots within the city, including development of the subject property. The proposed rezoning meets criterion B.

Regarding criterion C, the subject property is located at the northwest corner of the Monmouth urban area, near Western Oregon University (WOU) and the adjacent College Estates Subdivision, which is also zoned Medium Density Residential. A number of lots zoned High Density Residential (RH) are located adjacent to the subject property at the intersection of Whitesell Street and Monmouth Avenue N. The Urban Growth Boundary is adjacent to the subject property on the west. Adjacent land to the east, across Riddell Road, is within the Urban Growth Boundary and is designated for future residential development.

The subject property is located in an area that is partially developed with residential uses. The property location near WOU can provide needed housing and the density of development would be compatible with adjacent developed residential land. The proposed rezoning meets criterion C.

The property is shown on the map below.



Assessor Map 8525, Tax Lot 220

Findings: This property is approximately 2.47 acres in size and is vacant. The property belongs to Monmouth Christian Church and the planned use is parking for church functions. The property was annexed into Monmouth in 2007. Access to the property is available from Church Street. The Comprehensive Plan Map designation for the property is Low Density Residential. The proposed zoning is Low Density Residential.

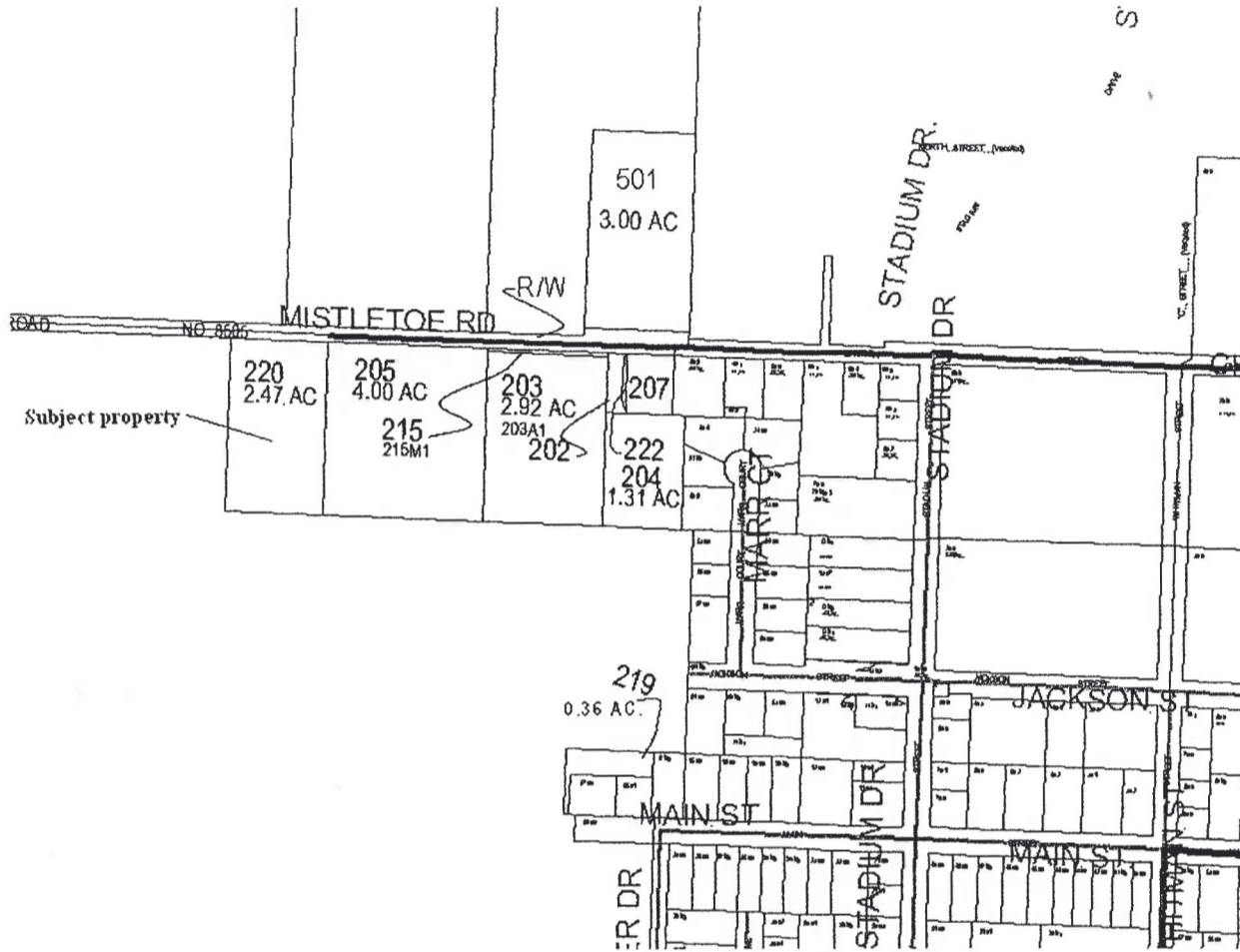
Regarding criterion A of Zoning Ordinance Section 90.325, the Zoning Map is currently in error as the property is unzoned. The proposed zoning for the property, Low Density Residential (RS) is consistent with the Comprehensive Plan Map designation for the property and would correct the error. The proposed rezoning meets criterion A.1.

Regarding criterion B, the property has access on Church Street with utilities available. The proposed rezoning meets criterion B.

Regarding criterion C, the subject property is located at the western edge of the Monmouth urban area, near Western Oregon University (WOU) and the adjacent land designated as Low Density Residential in the Comprehensive Plan. The subject property is located in an area that is partially developed with residential uses. The proposed use, as a parking lot for Monmouth

Christian Church would be compatible with adjacent uses. The proposed rezoning meets criterion C.

The property is shown on the map below.



Assessor Map 8429B, Tax Lot 4801 (southern portion)

Findings: Tax Lot 4801 is approximately 5.22 acres in size. The southernmost 2.40 acres was annexed in to the city in 2006. The remaining 2.82 acres of the property is located outside of the Monmouth Urban Growth Boundary. The property is developed with a single-family residence, which is located on the portion of the property within the city limits. The Comprehensive Plan Map designation for the property is Low Density Residential. The proposed zoning is Low Density Residential.

Regarding criterion A of Zoning Ordinance Section 90.325, the Zoning Map is currently in error as the property is unzoned. The proposed zoning for the property, Low Density Residential (RS) is consistent with the Comprehensive Plan Map designation for the property and would correct the error. The proposed rezoning meets criterion A.1.

Regarding criterion B, the property has access on Talmadge Road with utilities available. The proposed rezoning meets criterion B.

Regarding criterion C, the subject property is located at the eastern edge of the Monmouth urban area. The property is located adjacent to Park Place Subdivision. Land to the east across Talmadge Road is outside of the Monmouth Urban Growth Boundary. The subject property is located in an area that is partially developed with residential uses. The subject property is developed with a single-family residence, which is compatible with adjacent residential uses. The proposed rezoning meets criterion C.

The property is shown on the map below.



Assessor Map 8430, Tax Lot 802

Findings: This property is approximately 0.70 acres in size. The property was annexed into Monmouth in 2007. The property is developed with a single-family residence. The Comprehensive Plan Map designation for the property is Low Density Residential. The proposed zoning is Low Density Residential.

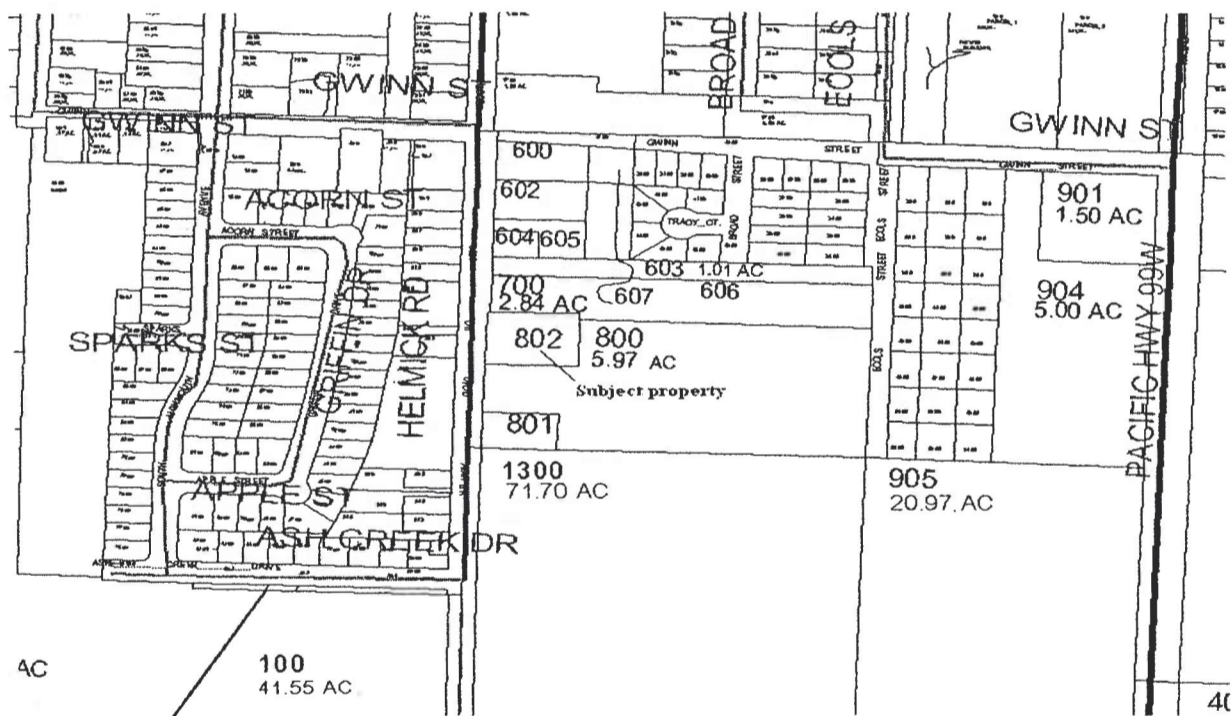
Regarding criterion A of Zoning Ordinance Section 90.325, the Zoning Map is currently in error as the property is unzoned. The proposed zoning for the property, Low Density Residential (RS)

is consistent with the Comprehensive Plan Map designation for the property and would correct the error. The proposed rezoning meets criterion A.1.

Regarding criterion B, the property has access on Warren Street S. with utilities available. The proposed rezoning meets criterion B.

Regarding criterion C, the subject property is located in an area with a mixture of residential uses and vacant land designated for residential development. The adjacent property to the east and south is zoned Mixed Density Residential and was approved for a 45-lot residential subdivision in 2007. Properties to the west across Warren Street S. (Helmick Road) are devoted to single-family residential uses. Some of these homes are developed on larger lots similar to the subject property. Vacant parcels to the north are zoned Medium Density Residential. The subject property is developed with a single-family residence, which is compatible with adjacent residential uses. The proposed rezoning meets criterion C.

The property is shown on the map below.



Assessor Map 8419, tax lot 106 & 107:

Findings: This property was a single 91.35-acre property when it was annexed in 2005. The property was subsequently partitioned in 2006. Tax Lot 106 is approximately 2.38 acres in size and is developed with a single-family residence. Tax Lot 107 is approximately 88.97 acres in size and is vacant. The Comprehensive Plan Map designation for the property is Future Industrial. The proposed zoning is General Industrial Zone (GI).

Regarding criterion A of Zoning Ordinance Section 90.325, the Zoning Map is currently in error as the property is unzoned. The proposed zoning for the property, General Industrial Zone (GI)

is consistent with the Comprehensive Plan Map designation for the property and would correct the error. The proposed rezoning meets criterion A.1.

Regarding criterion B, the property has access on Hoffman Road. A 12-inch water line is available in Hoffman Road east of the subject property and can be extended to serve the property. The property abuts the City's wastewater treatment facility and an 18-inch sewer line can be extended from that facility to serve the property. Utilities would need to be extended to serve the property at the time of development. The City is also exploring grant-funding opportunities to extend utilities to the property. The proposed rezoning meets criterion B.

Regarding criterion C, the subject property is located on Hoffman Road, with access available. Highway 99W is located approximately 1,300 feet west of the subject property. Uses in the area include agricultural lands to the north outside of the Urban Growth Boundary. Talmadge Middle School and the Phase 2 of the Meadows Subdivision are located to the east. The property wraps around several smaller parcels, also zoned for industrial use, located on Hoffman Road. These properties are tax lots 100, 102, and 105, totaling approximately 10.41 acres. The City's wastewater treatment facility is located to the south. Additional properties designated Future Industrial in the Comprehensive Plan are located west of the subject property. Several single-family residences are located on adjacent parcels planned for future industrial use.

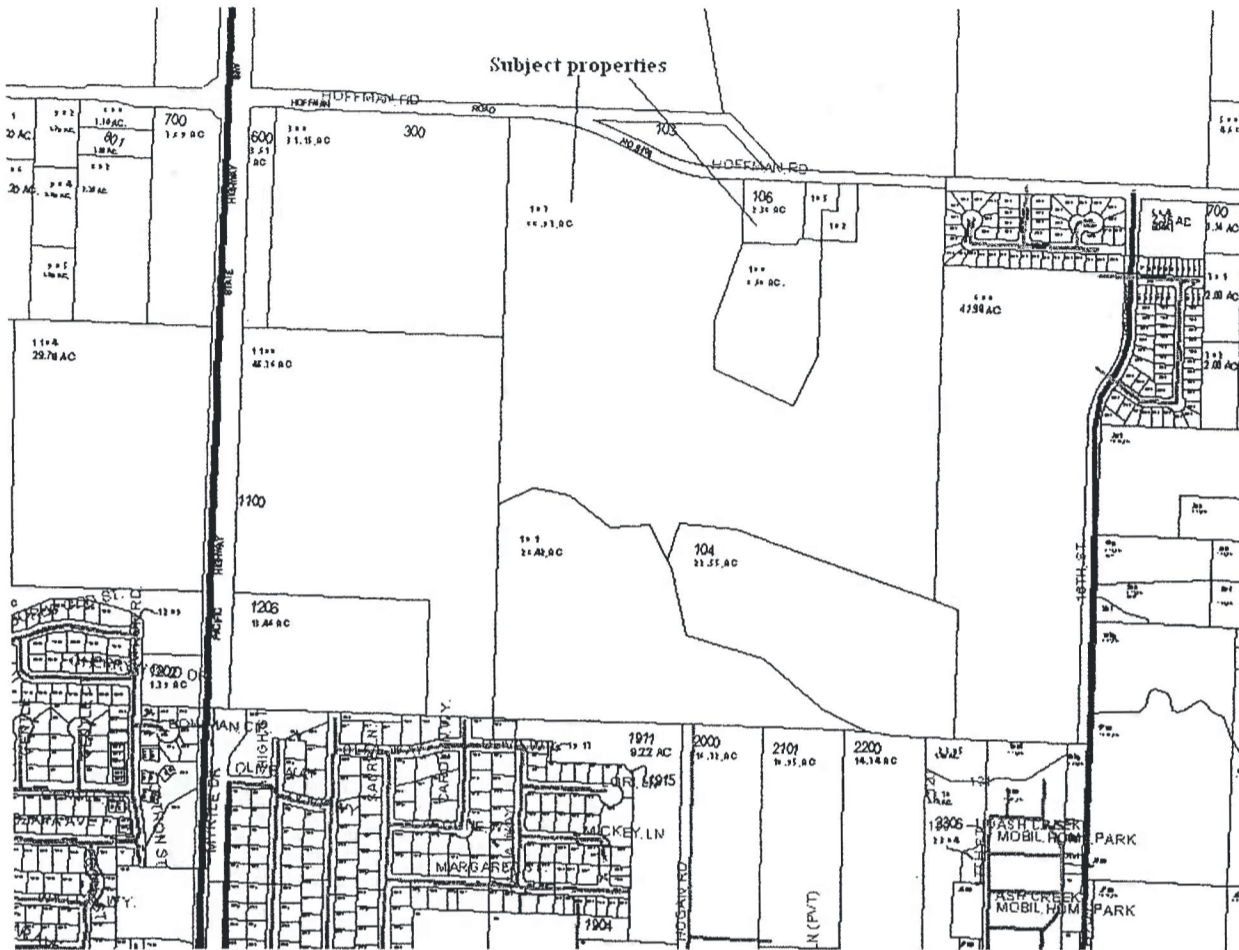
Several properties to the west of tax lots 106 and 107 are also designated for future industrial use. These parcels designated include the adjacent parcel to the west - Tax Lot 300, which is approximately 31.15 acres in size and Tax Lot 600, which is approximately 3.61 acres in size. Tax Lot 300 is developed with a single-family residence. Tax Lot 600 is located west of Tax Lot 300 and adjacent to Highway 99W. This property is outside of the city limits, but inside the Urban Growth Boundary. Tax Lot 600 is zoned Industrial Park (IP) by Polk County and is developed with two storage buildings.

Tax Lot 106 is developed with a single-family residence. The proposed zoning for the property, General Industrial Zone (GI), allows pre-existing single-family residences as a permitted use. Tax Lot 107 is vacant. The GI Zone provides standards designed to mitigate impacts to non-industrial properties. The GI Zone requires 20-foot side and rear yard setbacks for industrial uses abutting residential zones, such as that located east of the subject property. In addition, the GI Zone requires that these areas be landscaped to buffer impacts from industrial uses.

Vehicles accessing the property for industrial uses would most like exit the property and proceed west to the Hoffman Road/Highway 99W intersection, which is controlled with a traffic signal. This would mean that industrial traffic would not pass by adjacent residential areas.

Much of the adjacent area is designated for future industrial use. Landscaping and setback standards will help mitigate off-site impacts from adjacent residential uses. In addition, the signal controlled intersection at Hoffman Road and Highway 99W will make it advantageous for traffic from industrial uses to travel away from the adjacent residential area. The proposed rezoning meets criterion C.

The property is shown on the map below.



Assessor Map 8430, Tax Lot 900:

Findings: Tax Lot 900 is a 5.54-acre parcel that was originally part of an 11.82-acre parcel. The westernmost 3.0 acres of the property was annexed in 1988 and is zoned Low Density Residential. The remainder of the 11.82-acre parcel was annexed in 2006. After annexation, the property was subsequently partitioned into tax lots 900 and 906. Approximately 2.54 acres of the subject property was annexed in 2006 and is included in the proposed rezoning. The property is owned by Central Baptist Church and is currently vacant. The site may be used for future expansion of church-related uses. The Comprehensive Plan Map designation for the property is Low Density Residential. The proposed zoning is Low Density Residential.

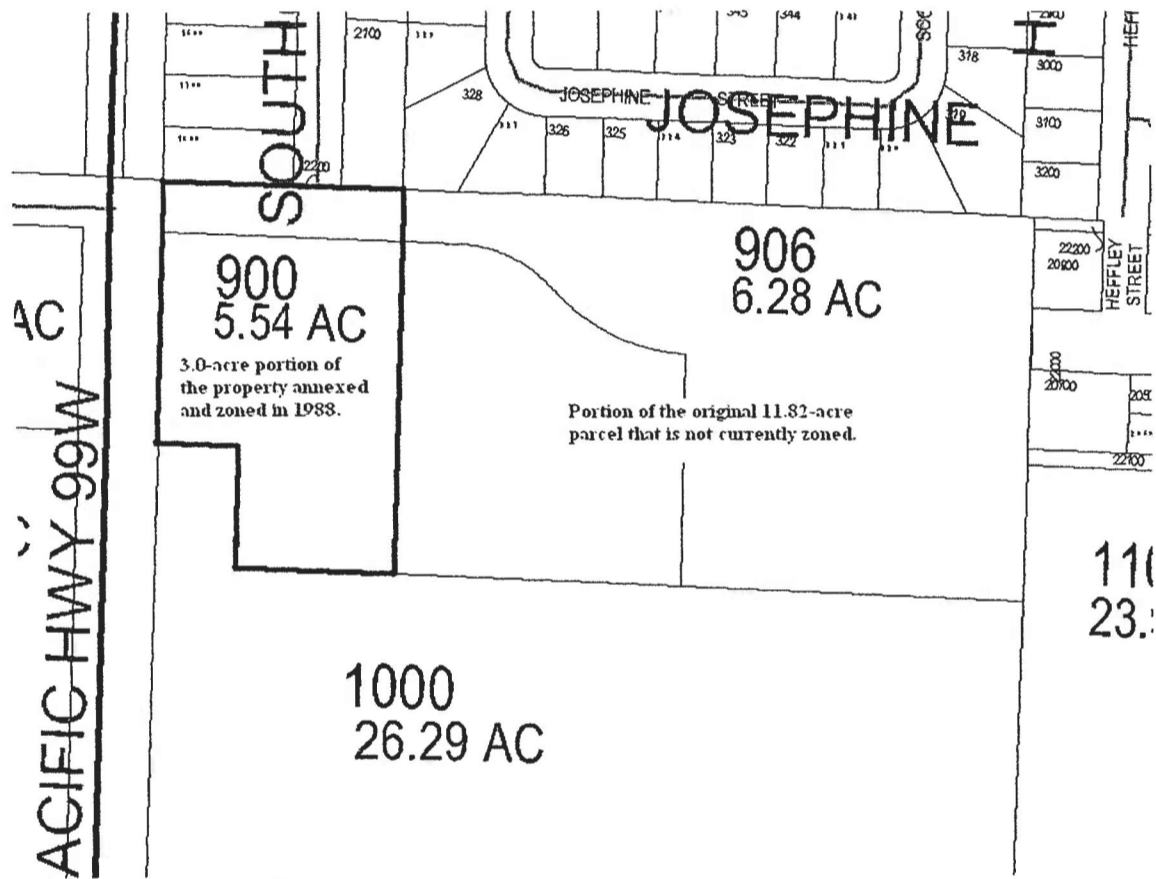
Regarding criterion A of Zoning Ordinance Section 90.325, the Zoning Map is currently in error as the property is unzoned. The proposed zoning for the property, Low Density Residential (RS) is consistent with the Comprehensive Plan Map designation for the property and would correct the error. The proposed rezoning meets criterion A.1.

Regarding criterion B, the property has access on Highway 99W with utilities available. The proposed rezoning meets criterion B.

Regarding criterion C, the subject property is located adjacent to Highway 99W. Areas to the north and east include both developed and undeveloped residential land. Land to the south is located out of the city limits, but inside the Urban Growth Boundary and is in industrial use. A mini-storage facility, located on industrial-zoned land is located to the west across Highway 99W.

The subject property is vacant and is owned by Central Baptist Church. The site may be used for future expansion of church-related uses. Any expansion of church-related uses in the Low Density Residential Zone will require approval of a Conditional Use Permit, where it must be demonstrated that the proposed use will be compatible with adjacent land uses. The proposed rezoning meets criterion C.

The property is shown on the map below.



This amendment changes both the zoning and the Comprehensive Plan Map designation for two (2) properties. The applicable standards for Comprehensive Plan Map amendments are found in Section 90.330 of the Monmouth Zoning and Development Ordinance. Findings related to these criteria, as well as the zone change criteria from Section 90.325, are included for each property.

90.330 Standards for Plan Map Amendment. No Comprehensive Plan Map amendment shall be approved by the Planning Commission or enacted by the City Council unless the amendment meets the following standards:

A. The proposed Comprehensive Plan Map amendment meets at least one of the following standards:

1. The Comprehensive Plan designation for the land for which the Plan amendment is initiated is erroneous and the Plan amendment would correct the error;
2. Conditions in the neighborhood surrounding the land for which the Plan amendment is initiated have changed to such a degree that the Comprehensive Plan designation is no longer appropriate, and the Plan amendment would conform to the new conditions in the neighborhood;
3. There is a public need for land use of the kind for which the Plan amendment is initiated and that public need can best be met by the Plan amendment.

B. Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

C. The proposed change is appropriate considering the surrounding land uses and the density and pattern of development in the area.

Assessor Map 8430, Tax Lot 906:

Findings: Tax Lot 906 was originally part of an 11.82-acre parcel. The westernmost 3.0 acres of the property was annexed in 1988 and is zoned Low Density Residential. The remaining 8.82 acres of the property was annexed in 2006. The property was subsequently partitioned into tax lots 900 and 906. Tax Lot 906 is approximately 6.28 acres in size. Approximately 0.47 acres in the northwest corner of the property was part of the 1988 annexation. This portion of the property is designated as Low Density Residential on the Comprehensive Plan Map and is zoned Low Density Residential (RS). All of Tax Lot 906 is included in this legislative amendment.

The property is currently vacant. Plans for the property include development as part of the Edwards Addition Planned Unit Development (PUD). The northern portion of the property would be used to extend Gwinn Street E. from its current terminus westward to connect with Highway 99W. The Comprehensive Plan Map designation for the property is Low Density Residential. The proposed Comprehensive Plan Map designation for the property is Mixed Density Residential. The proposed zoning is Mixed Density Residential.

Regarding criterion A of Zoning Ordinance Section 90.330, conditions in the neighborhood have changed so that the Comprehensive Plan Map designation is no longer appropriate. Approximately 80 acres of adjacent property to the east has been designated Mixed Density Residential. Approximately 42 acres of this land has been platted and a large portion developed with the Edwards Addition PUD. The PUD is a neo-traditional neighborhood concept with a variety of lot sizes and a mixture of residential and other uses, including common open space and a planned neighborhood commercial area.

The subject property is located adjacent to the Edwards Addition PUD and is owned by the PUD developer. Plans for the subject property call for it to eventually be included in the PUD. Given the changes in the surrounding area, the Low-Density Residential designation is no longer

appropriate for the subject property. The proposed Comprehensive Plan Map designation meets criterion A.2.

Regarding criterion B, the northern 66 feet of the property would be used to develop a portion of Gwinn Street E., including the connection to Highway 99W. Utilities would become available as the property develops. The proposed Comprehensive Plan Map designation meets criterion B.

Regarding criterion C, areas to the north and east include both developed and undeveloped residential land. Central Baptist Church is located to the west of the subject property. The adjacent property to the south (Assessor Map 8430, Tax Lot 1000) is a 26.29 acre property located out of the city limits, but inside the Urban Growth Boundary. This property is designated as Low Density Residential in the Comprehensive Plan. The southernmost 10.5 acres of this property is zoned Light Industrial by Polk County and is used as a bulk storage and sales facility for bark dust.

The subject property is vacant and is planned for future residential use. This use would be compatible with adjacent residential uses. The proposed re-designation meets criterion C.

Regarding zone change criterion A of Zoning Ordinance Section 90.225, conditions in the neighborhood have changed so that the Comprehensive Plan Map designation is no longer appropriate. Approximately 80 acres of adjacent property to the east has been designated Mixed Density Residential. Approximately 42 acres of this land has been platted and a large portion developed with the Edwards Addition PUD. The PUD is a neo-traditional neighborhood concept with a variety of lot sizes and a mixture of residential and other uses, including common open space and a planned neighborhood commercial area.

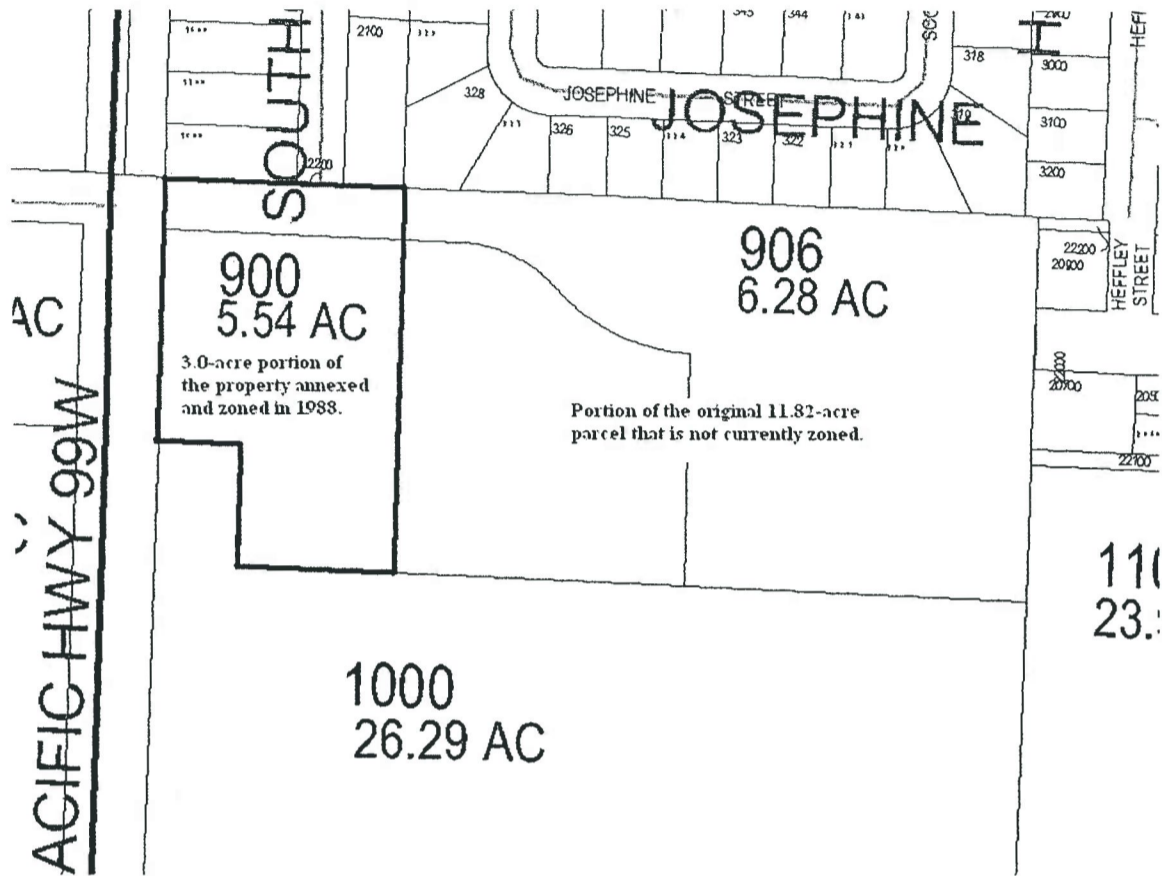
The subject property is located adjacent to the Edwards Addition PUD and is owned by the PUD developer. Plans for the subject property call for it to eventually be included in the PUD. Given the changes in the surrounding area, the Low-Density Residential zoning is no longer appropriate for the property. The proposed Mixed Density Zone (MX) meets criterion A.2.

Regarding zone change criterion B, the northern 66 feet of the property would be used to develop a portion of Gwinn Street E., including the connection to Highway 99W. Utilities would become available as the property develops. The proposed rezoning meets criterion B.

Regarding zone change criterion C, areas to the north and east include both developed and undeveloped residential land. Land to the south is located out of the city limits, but inside the Urban Growth Boundary and is in industrial use. Central Baptist Church is located to the west.

The subject property is vacant and is planned for future residential use. This use would be compatible with adjacent residential uses. The proposed rezoning meets criterion C.

The property is shown on the map below.



Assessor Map 8525AD, Tax Lot 2300:

Findings: The subject property is approximately 0.77 acres in size. The property is located at the corner of Jackson Street W. and Warren Street N. The property also has frontage on Monmouth Avenue N. The property is owned by WOU and is used as a parking lot. The University has expressed willingness to consider a long-term lease so that the property could be used for commercial development. The current Comprehensive Plan designation is Public Service College and the zoning is Public Service College (PSC). The proposed Comprehensive Plan Map designation is Commercial and the proposed Zoning is Main Street District (MS).

Regarding criterion A of Zoning Ordinance Section 90.330 there is a public need for land use of the kind for which the Plan amendment is initiated and that public need can best be met by the Plan amendment. Amending the Plan designation for the subject property provides and additional parcel for commercial development in the downtown core. The City has developed an Urban Renewal District and adopted a Downtown Plan for the purposes of revitalizing downtown.

Several vacant parcels or underutilized commercial parcels are located adjacent to the subject property. These include Tax Lot 2307, a 0.34-acre, vacant parcel, located at the corner of Main Street W. and Warren Street N. and Tax Lot 2305, the 0.21-acre, former Fire District No. 1

property that is now owned by the City. With the re-designation of the subject property, approximately 1.22 contiguous acres of commercial property would be available for development in the downtown.

The City's Downtown Plan, adopted in 2000, includes recommendations for infill development that point to the need for the subject property to be available for commercial development. These recommendations include:

- Develop infill buildings particularly on the underutilized and unutilized lots on the north side of Main Street.
- Use infill structures to further strengthen Main Street Park and to enhance the pedestrian connection of Downtown and Western.
- Develop a "landmark" downtown mixed use building on the half-block west of Main Street Park. This building could contain facilities that benefit both Western Oregon University and downtown Monmouth. The building should be designed as a downtown facility and enhance the walking connection from downtown to WOU.

Regarding criterion B, the property has access to Jackson Street W. and Monmouth Avenue N. Utilities are available in Jackson Street W. The proposed Comprehensive Plan Map designation meets criterion B.

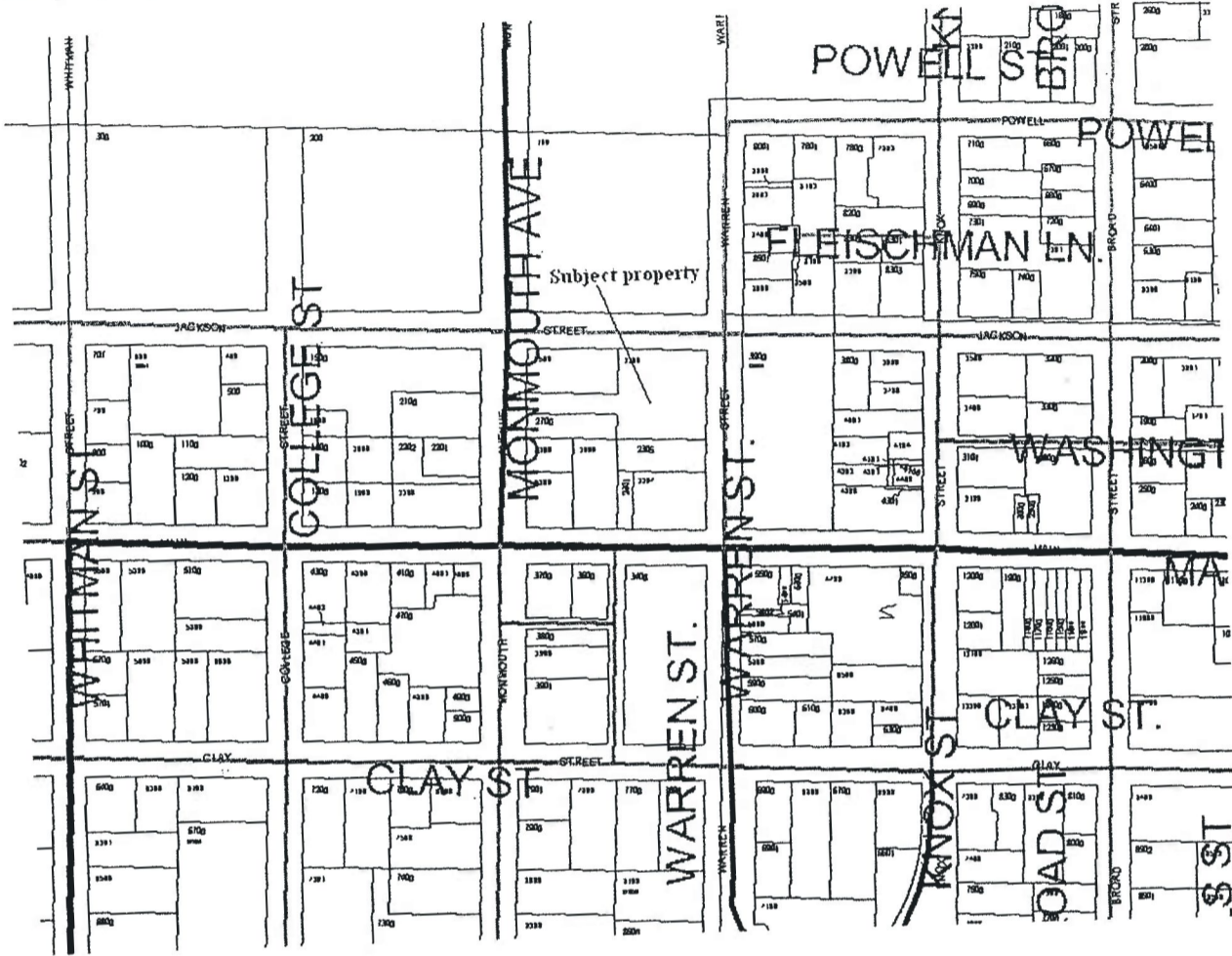
Regarding criterion C, areas to the north are developed for residential use. Main Street Park is located east of the property across Warren Street N. Properties to the south are the vacant or underutilized properties described above. The proposed designation is consistent with the Commercial designation and Main Street District zoning that encompasses nearly all of the downtown from Clay Street to Jackson Street and from Monmouth Avenue N. to Highway 99W. The proposed Comprehensive Plan Map designation meets criterion C.

Regarding zone change criterion A of Zoning Ordinance Section 90.225, as stated above, a need exists to rezone the subject property for commercial development. The proposed Main Street District zoning is applied to nearly all of the properties in the downtown area. The Main Street District provides commercial development standards traditionally found in downtown areas, while providing for a mixture of commercial and residential uses. The proposed Main Street District zoning meets criterion A.3.

Regarding zone change criterion B, the property has access to Jackson Street W. and Monmouth Avenue N. Utilities are available in Jackson Street W. The proposed zoning meets criterion B.

Regarding zone change criterion C, areas to the north are developed for residential use. Main Street Park is located east of the property across Warren Street N. Properties to the south are the vacant or underutilized properties described above. The proposed zoning is consistent with the Main Street District zoning that encompasses nearly all of the downtown from Clay Street to Jackson Street and from Monmouth Avenue N. to Highway 99W. The Main Street District provides for a mixture of commercial and residential uses that are compatible with uses in and around the downtown. The proposed zoning meets criterion C.

The property is shown on the map below.



CITY OF MONMOUTH
51 WEST MAIN STREET
MONMOUTH, OR 97361



PLAN AMENDMENT SPECIALIST
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CONSERVATION AND
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