



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

06/28/2011

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Monmouth Plan Amendment
DLCD File Number 001-11

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: Thursday, July 14, 2011

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: Mark Fancey, City of Monmouth
Gloria Gardiner, DLCD Urban Planning Specialist
Steve Oulman, DLCD Regional Representative

<paa> YA

DEPT OF

JUN 24 2011

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: CPMA-ZC 11-01

Date of Adoption: June 21, 2011

Date Mailed: February 18, 2010

Date Proposal was Provided to DLCD: March 3, 2011

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."

This request would amend the Comprehensive Plan Map designation from Medium Density Residential to High Density Residential and would change the zoning from Medium Density Residential (RM) to High Density Residential (RH) for a 3.3-acre property.

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: Medium Density Residential to High Density Residential

Zone Map Changed from: Medium Density Residential (RM) to High Density Residential (RH)

Location: T8R4WS30BB Tax Lot 17000 500 block of Catron Street N.

Acres Involved: 3.3 acres

Specify Density: Previous: 12 units/acre New: 20 units/acre

Applicable Statewide Planning Goals: 1,2,10

Was an Exception Adopted? Yes: ☐ No: ☒

DLCD File Number: 001-11 (18739) [16685]

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: X 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: None

Local Contact: Mark Fancey Area Code + Phone Number: (503) 838-0722

Address: 151 W. Main Street

City: Monmouth Zip Code + 4: 97361

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.

151 Main Street West
Monmouth, Oregon 97361
(503) 838-0722
FAX (503) 838-0725
www.ci.monmouth.or.us



*Promoting pride,
progress, and friendly
hometown values*

NOTICE OF DECISION

Comprehensive Plan Map Amendment/Zone Change 11-01 Killen Development, LLC

Notice is hereby given that on June 21, 2011, the City Council adopted Ordinance No. 1289, approving Comprehensive Plan Map Amendment/Zone Change 11-01. Ordinance No. 1289 amends the Comprehensive Plan Map designation from Medium Density Residential to High Density Residential and changes the zoning designation from Medium Density Residential (RM) to High Density Residential (RH) for an approximately 3.33-acre property. The property is located in the 500 block of Catron Street N. and is identified as Assessor Map Number 8430BB, Tax Lot 17000.



Community Development Director

June 22, 2011
Date

DATE OF MAILING: June 23, 2011

APPEAL: A final decision by the City Council may be appealed by an aggrieved party by filing a notice of intent to appeal with the Oregon Land Use Board of Appeals within 21 days of the date of the written decision on the action.

If you have any questions about this application, you may contact the Monmouth City Planning Department at Monmouth City Hall, 151 Main Street W., Monmouth or call Mark Fancey, Community Development Director at (503) 751-0147.

cc: Applicant
Department Supervisors
Property owners within 250 feet



CITY OF MONMOUTH, COUNTY OF POLK

STATE OF OREGON

An Ordinance Amending the)
Comprehensive Plan Map Designation and)
Zoning for a Property Owned by Susan)
Ballard - Comprehensive Plan Map)
Amendment / Zone Change 11-01)

ORDINANCE NO 1289

WHEREAS, Susan Ballard is the owner (hereinafter "Owner") of the real property located in the 500 block of Catron Street N. and identified as Assessor Map 8430BB, Tax Lot 17000 as depicted on Exhibit A hereto (hereinafter the "Property"); and

WHEREAS, the Owner submitted a Comprehensive Plan Map Amendment/Zone Change application; and

WHEREAS, the Property is designated as Medium Density Residential on the Comprehensive Plan Map and is zoned Medium Density Residential (RM); and

WHEREAS, the Comprehensive Plan Map Amendment/Zone Change request would change the Property's Comprehensive Plan Map designation to High Density Residential and would change the zoning to High Density Residential (RH), and

WHEREAS, after due notice and public hearing on April 20, 2011, the Planning Commission recommended to the Council that said application be approved; and

WHEREAS, after due notice and public hearing on May 17, 2011, the City Council approved the application, based upon the following Findings and Conclusions:

FINDINGS

1. The property is approximately 3.3 acres in size and vacant.
2. The subject property is located in an area with a mixture of residential, commercial, and public uses.
3. An inventory of vacant residential land shows that only 3.4 acres of land designated as High Density Residential are currently available for development within Monmouth.
4. City services are available to the property.

CONCLUSIONS

1. The proposed Comprehensive Plan Map designation and zoning would provide additional land for high-density residential development.
2. Based on the small amount of vacant land available for high-density residential development, there is public need for additional land of this type.
3. The proposed re-designation and rezoning for higher density residential use is appropriate given the density and pattern of development in the area.

NOW, THEREFORE,

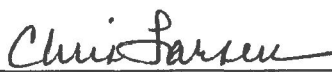
THE CITY OF MONMOUTH DOES ORDAIN AS FOLLOWS:

Section 1. The Comprehensive Plan Map designation for Property described on Exhibit A hereto is hereby changed from Medium Density Residential to High Density Residential.

Section 2. The zoning for the Property described on Exhibit A hereto is hereby changed from Medium Density Residential (RM) to High Density Residential (RH).

Section 3. The findings and analysis as described in Exhibit B are hereby adopted.

Read for the first time: June 7, 2011
Read for the second time: June 21, 2011
Adopted by the City Council: June 21, 2011
Approved by the Mayor: June 21, 2011



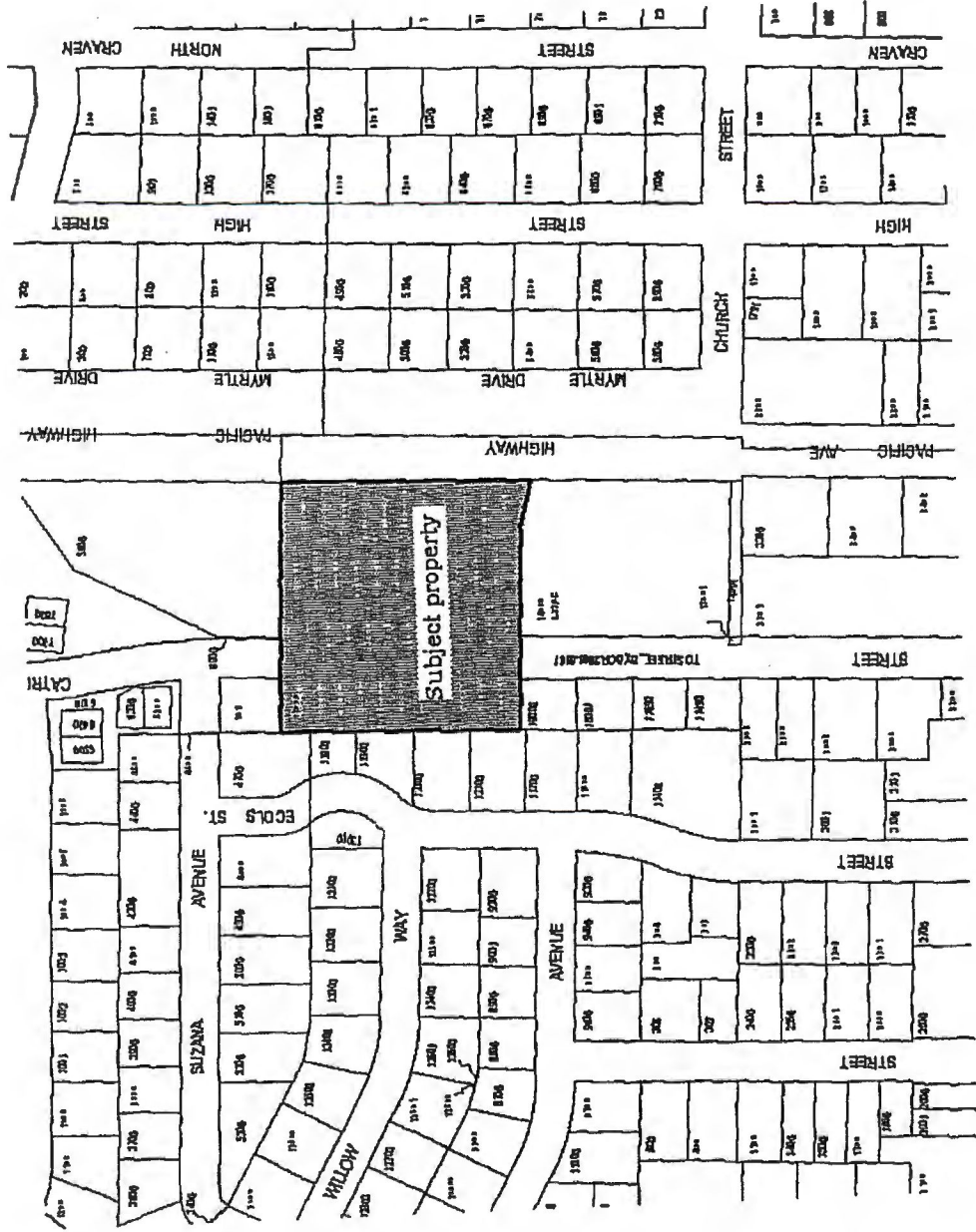
John E.D. Oberst, Mayor
Chris Larsen, Mayor Pro-Tem

ATTEST:



Barbara Pratt, City Recorder Pro-tem

Exhibit A



151 Main Street West
Monmouth, Oregon 97361
(503) 838-0722
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Community Development Director

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Date

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cc: Applicant
Department Supervisors
Property owners within 250 feet



CITY OF MONMOUTH, COUNTY OF POLK

STATE OF OREGON

An Ordinance Amending the)
Comprehensive Plan Map Designation and)
Zoning for a Property Owned by Susan)
Ballard - Comprehensive Plan Map)
Amendment / Zone Change 11-01)

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Read for the first time: June 7, 2011
Read for the second time: June 21, 2011
Adopted by the City Council: June 21, 2011
Approved by the Mayor: June 21, 2011


~~John E.D. Oberst, Mayor~~
Chris Larsen, Mayor Pro-Tem

ATTEST:


Barbara Pratt, City Recorder Pro-tem

The map displays a street grid with the following streets labeled:

- Vertical Streets (from left to right):** Pacific Ave, Church Street, Myrtle Drive, High Street, Craven Street, North Street, Highway 101.
- Horizontal Streets (from top to bottom):** Pacific Ave, Church Street, Myrtle Drive, High Street, Craven Street, North Street, Highway 101.
- Diagonal Streets:** Myrtle Drive, High Street, Craven Street, North Street, Highway 101.

A central area is shaded and labeled "Subject property". The map also shows various lot numbers and dimensions, as well as a "Subject property" label.

MONMOUTH
MAIN STREET
TH, OR 97361

neopost[®]
06/23/2011

FIRST-CLASS MAIL

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ZIP 97361
041L11217861

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

DEPT OF

JUN 24 2011

LAND CONSERVATION
AND DEVELOPMENT