



**Oregon**

Theodore R. Kubongski, 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**

12/11/2009

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

**FROM:** Plan Amendment Program Specialist

**SUBJECT:** City of Monroe Plan Amendment  
DLCD File Number 002-09

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, December 24, 2009

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 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 THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

**Cc:** Jim Minard, City of Monroe  
Gloria Gardiner, DLCD Urban Planning Specialist  
Ed Moore, DLCD Regional Representative  
Bill Holmstrom, DLCD Transportation Planner  
Angela Lazarean, DLCD Urban Planner

<paa> YA

FORM 2

# DLCD

## Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD  
**WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION**  
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

In person  electronic  mailed

DEPT OF

DEC 04 2009

LAND CONSERVATION  
AND DEVELOPMENT

Jurisdiction: *CITY OF MONROE*

Local file number: *NA*

Date of Adoption: *11-23-2009*

Date Mailed: *12-3-2009*

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Select one** Date:

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".

*CONVERTED INDUSTRIAL LANDS TO COMMERCIAL*

Does the Adoption differ from proposal? Please select one

*NO*

Plan Map Changed from: *INDUSTRIAL*

to: *COMMERCIAL*

Zone Map Changed from: *INDUSTRIAL*

to: *COMMERCIAL*

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

DLCD file No 002-09 (17764) [15874]



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

MONROE SCHOOL DISTRICT, BENTON COUNTY LIBRARY DISTRICT, ODOT

Local Contact: Jim Minard

Phone: (541) 847-5178 Extension: /

Address: P.O. Box 486

Fax Number: 847-5175

City: MONROE

Zip: 97456

E-mail Address: cmonroe.jim@99w.us

### 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 Complete Copies (documents and maps) 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. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, or by emailing [larry.french@state.or.us](mailto:larry.french@state.or.us).
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 not 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 now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also 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](mailto:larry.french@state.or.us) - **Attention: Plan Amendment Specialist**.

Updated March 17, 2009

ORDINANCE NO. 09-260

An Ordinance Amending the City Of Monroe Comprehensive Plan Map and Zoning Map to Change the Zoning Designation of Certain Land within the City from Industrial (M) to Commercial (C).

WHEREAS, the Monroe Planning Commission held a public hearing on October 12, 2009, on the proposed Comprehensive Plan and Zoning Map amendments, and public notice of said meeting was published in the Tri-County News, a newspaper of general circulation in the City of Monroe, and the public was offered an opportunity to testify along with statements from various officials and staff and the contents of that meeting have been reduced to written form; and

WHEREAS, the Planning Commission has recommended in favor of the proposed map amendments; and

WHEREAS, the City Council held a public hearing on October 26, 2009, on the proposed map amendments, and public notice of said meeting was published in the Tri-County News, a newspaper of general circulation in the City of Monroe, and the public was offered the opportunity to testify along with various officials and staff; and

WHEREAS, on October 26, 2009 the Monroe City Council did vote unanimously to amend the Comprehensive Plan and Zone designations of the subject property and there is a need to update the Comprehensive Plan and Zoning Maps of the City;

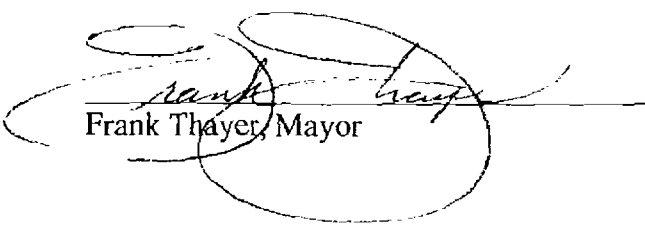
NOW THEREFORE, THE CITY OF MONROE ORDAINS AS FOLLOWS:

Section 1. The Comprehensive Plan and Zoning Map of the City of Monroe, as adopted, is amended from Industrial (M) to Commercial (C) for that property generally shown on the Benton County Assessor's Map as T14S R5W Section 28DC, Tax Lot 3000, and more particularly described as Parcel 1 of Partition Plat 2009-007, Benton County, Oregon, and shown in "Exhibit A".


Section 2. The City Council adopts the Findings of Fact as presented at the public hearing and incorporated by reference

Section 3. This Ordinance becomes effective thirty days after its adoption.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS 23<sup>rd</sup> DAY OF NOVEMBER, 2009.

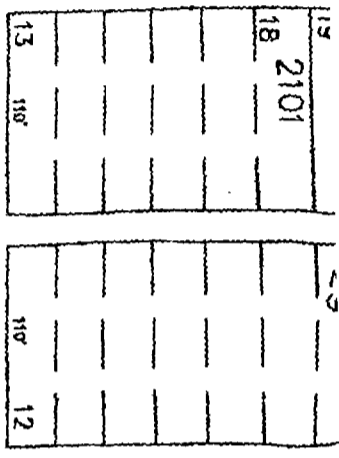
  
Frank Thayer, Mayor

ATTEST

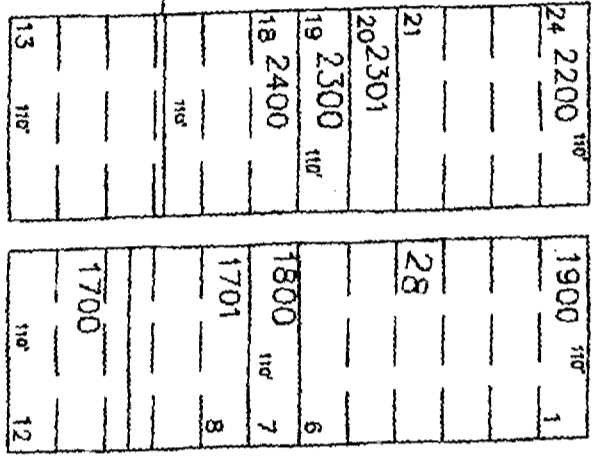
  
Barb Johnston, City Recorder

SEE MAP 14 5 28CD

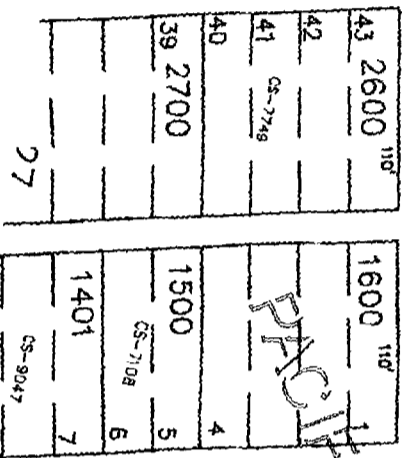
7TH



ASH ST.

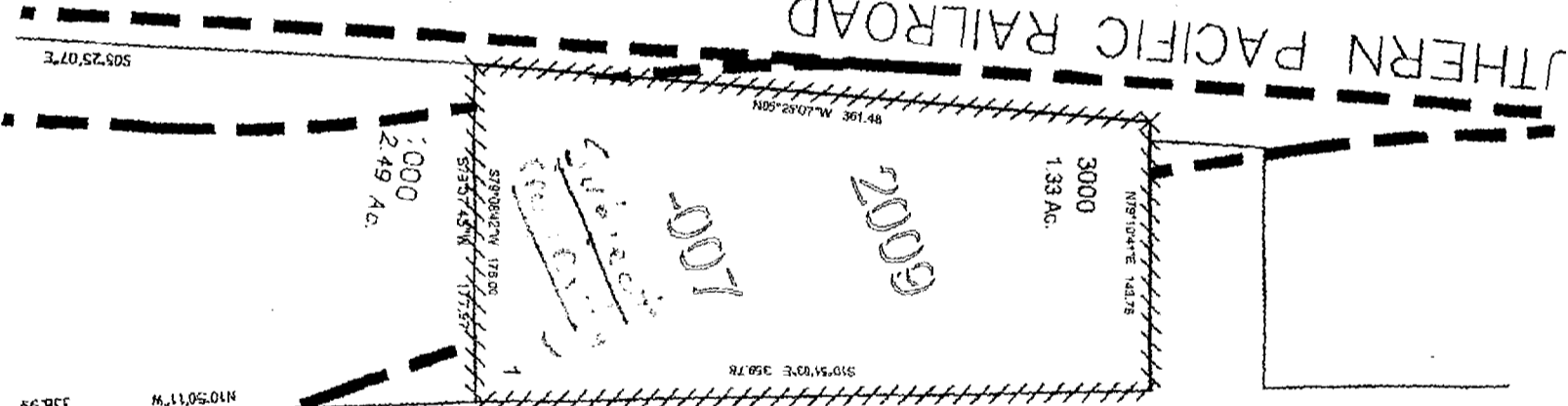


PINE ST.

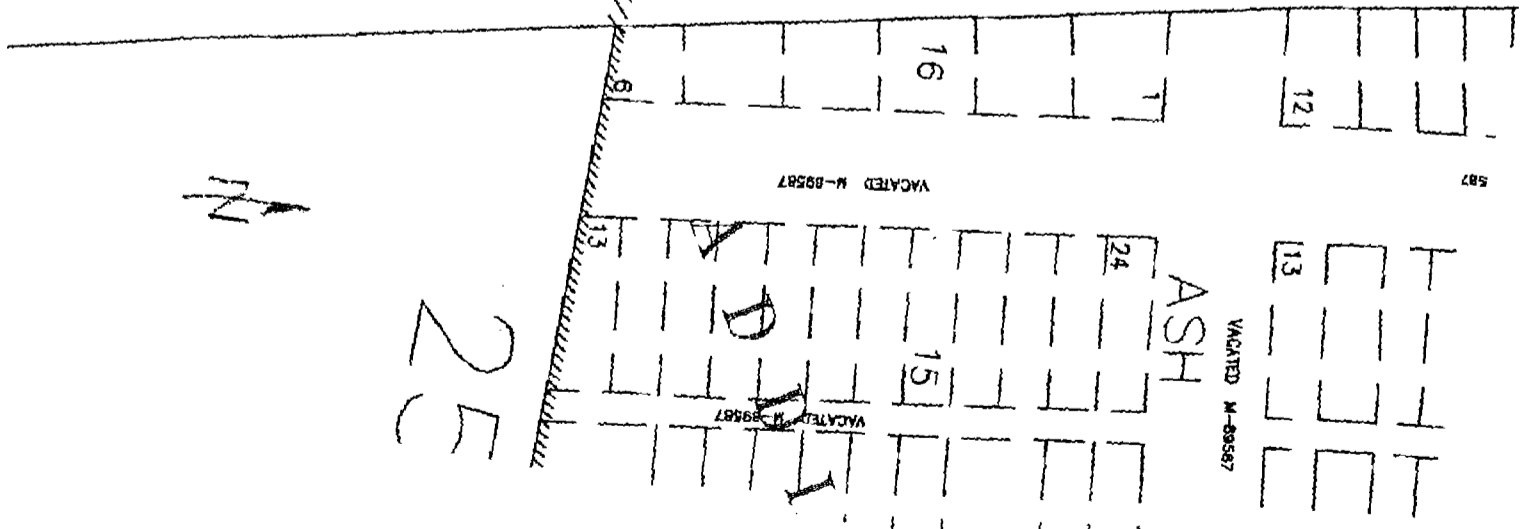


PACIFIC

SOUTHERN PACIFIC RAILROAD



U.S. HIGHWAY 99W

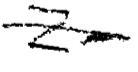


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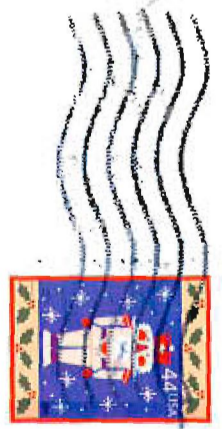
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THE CITY OF  
**MONROE**  
ESTABLISHED 1914  
P. O. Box 486  
Monroe, Oregon 97456

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03 DEC 2009 PM 1 T



PLANNING SPECIALIST  
DLCD  
435 CAPITAL ST NE, SUITE 150  
SALEM OR 97301-2540

5730192840

