

NOTICE OF PUBLIC HEARINGS

The Monroe Planning Commission will hold a public hearing on January 8, 2018 at 6:00 p.m. in City Hall, 658 Commercial Street, Monroe, Oregon, to consider the following matter.

NATURE OF APPLICATIONS:	Subdivide the subject property into 55 lots: SUBDIVISION
APPLICABLE CRITERIA:	Monroe Land Use Development Code and Ordinance 2007-250
PROPERTY LOCATION:	Generally, the vacant parcel south of Orchard Street, between 9 th and 10 th Streets extended south (T14S R5W Section 33B, Tax Lot800)
CURRENT ZONE DESIGNATION:	General Residential (GRA and GRB)
COMP. PLAN DESIGNATION:	Low Density Residential
STAFF CONTACT:	Rick Hohnbaum rick.hohnbaum@ci.monroe.or.us (541) 847-5178
FILE NAME	Red Hills Subdivision 2018

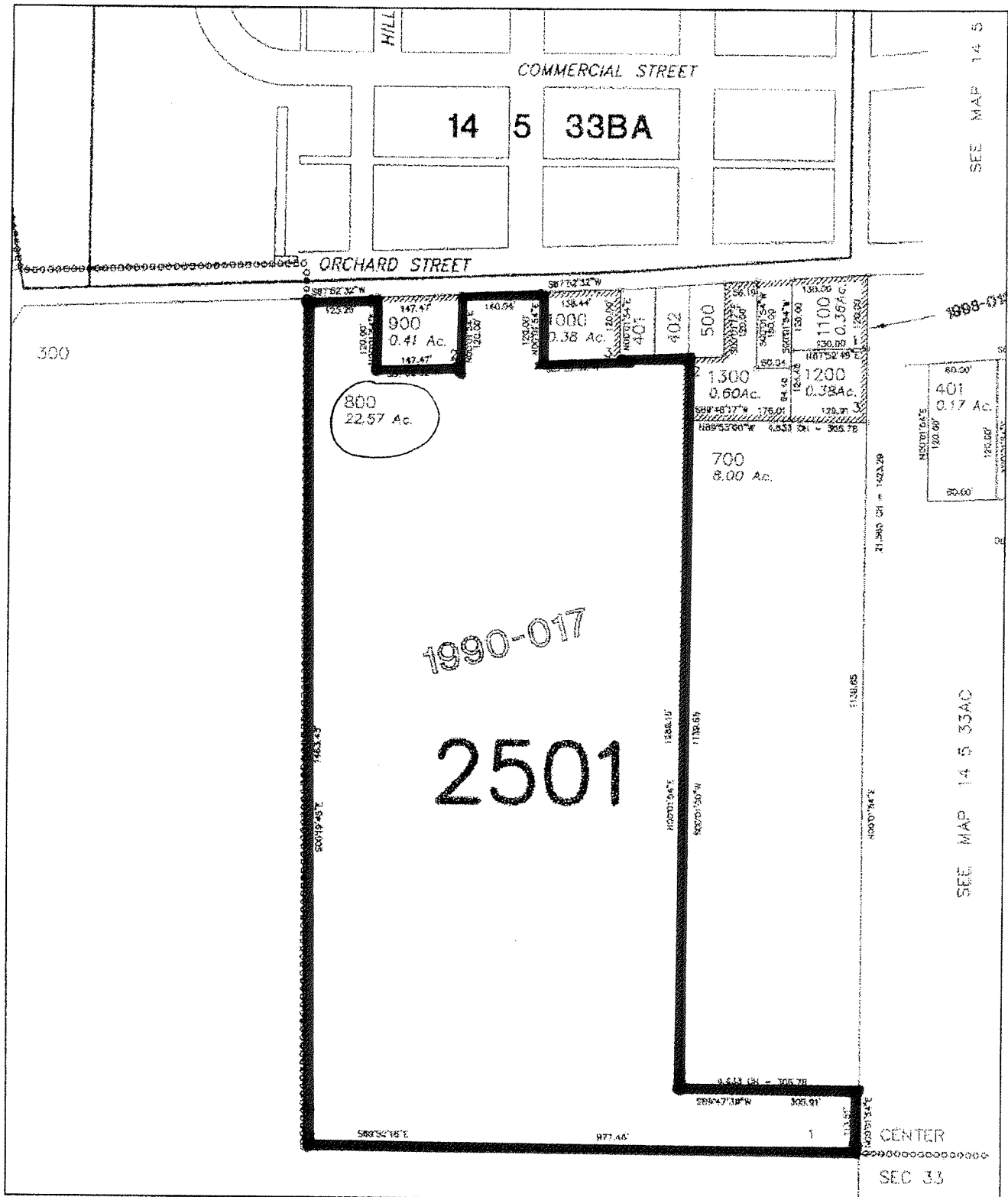
The applicant is requesting City’s approval to subdivide the subject property. The Monroe City Council will hold a public hearing on January 22, 2018 at 6:00 p.m. in City Hall, 658 Commercial Street, Monroe, Oregon, to consider the Planning Commission Decision.

BOTH PUBLIC HEARINGS will be conducted in a manner which permits testimony from the applicant, followed by testimony from persons in favor of the application, testimony from persons opposing the application, and testimony from governmental bodies and agencies. The applicant will then have an opportunity to offer rebuttal. Any person offering testimony may request that the hearing be continued in order to address new evidence submitted. Any interested person may submit testimony prior to or at the public hearing. Please reference the above-noted file in all correspondence. More information regarding the file is available from the City of Monroe, 664 Commercial Street, Monroe, OR, (541) 847-5178.

The Staff Report will be available for review at Monroe City Hall five days prior to the hearing date. Written comments received seven days prior to the hearing date will be submitted to the Planning Commission and City Council with the Staff Report. The Planning Commission will make a decision based on its review of the application for compliance with the applicable criteria based upon information in the Staff Report and the testimony presented. Copies of Monroe Land Use Development Code and Ordinance 2007-250, the file, the Staff Report, and related documents can be obtained for the cost of copying or are available for review free of charge at Monroe City Hall during normal business hours. **Additional and updated information including mapping will be available on the city website www.ci.monroe.or.us**

Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the City the opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue. The hearing room is accessible to the disabled. Please notify Monroe City Hall at (541) 847-5175 concerning any physical or language accommodations you may need.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.
 The recipient of this notice is hereby responsible to promptly forward a copy of this notice to every person with a documented interest, including a renter or lessee.



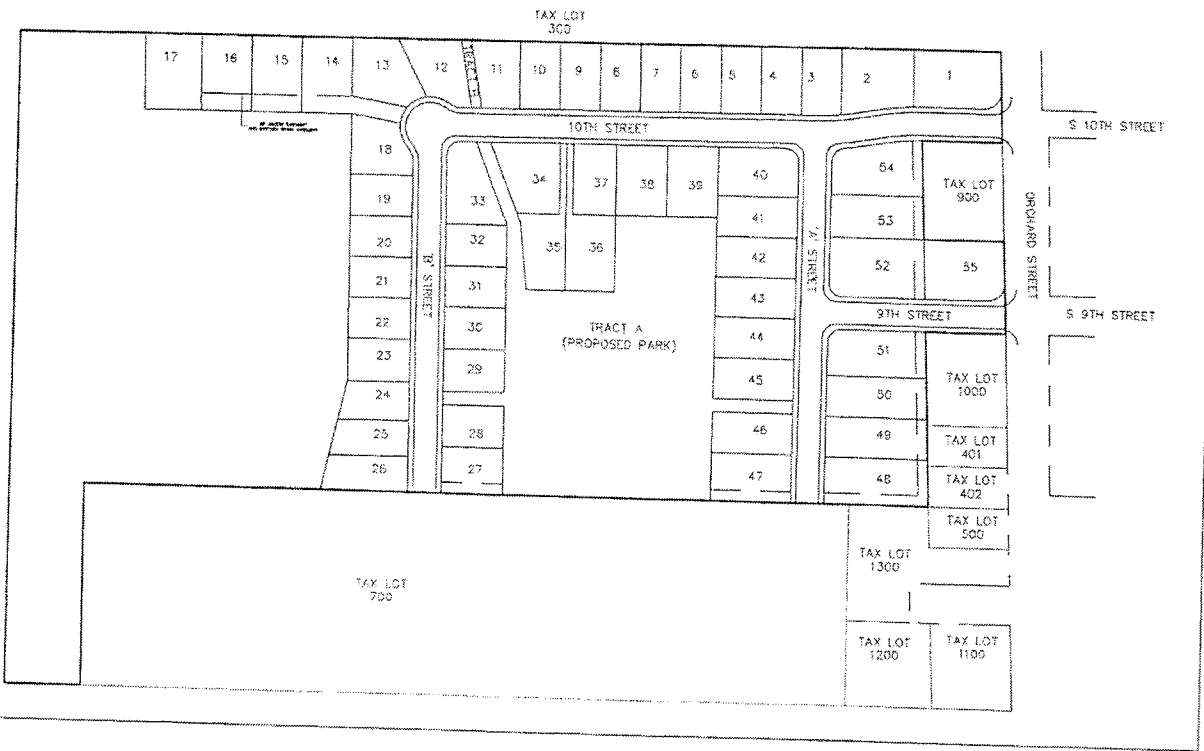
Township 14 South Range 5 West Section 33B Tax Lot 800



LS ESTATES

E, OREGON

NE NW 1/4
SOUTH, RANGE 5 WEST, W.M.
COUNTY, OREGON
LOT 800
AP 14 5 33B



PROJECT LOCATION

1" = 120'

LEGEND

	EXISTING	PROPOSED
RIGHT OF WAY	---	---
BOUNDARY LINE	====	====
PROPERTY LINE	====	====
CENTER LINE	---	---
SANITARY SEWER LINE	---	---
STORM SEWER LINE	---	---
WATER LINE	---	---
POWER LINE	---	---
COMMUNICATION LINE	---	---
FENCE LINE	---	---



COVER SHEET

DESIGN FOR	RED HILLS ESTATES	
LOCATION:	NW 1/4 SEC 33 T14S, R5W, W.M. BENTON COUNTY, OREGON	
SCALE:	AS SHOWN	NORTH SANTIAM PAYING CO. 41203 KHOSHTON-LYONS DR. P.O. BOX 516 STAYTON, OREGON 97383 PHONE: (503) 759-3436 EMAIL: blufay@nps.com
DATE:	10/12/2017	C100
DRAWN BY:	LDW	JOB NUMBER: 7076