

NATURE OF APPLICATIONS:	Three applications for the development of the Dollar General Store. Site Design Review, Partition Tentative Plan and a Variance
APPLICABLE CRITERIA:	<i>Monroe Land Use Development Code</i>
PROPERTY LOCATION:	In Monroe, Kelly and Highway 99W, 236 and 250 N. 5th Street
APPLICANT:	Embree Asset Group, Inc
ZONE DESIGNATION:	Commercial
STAFF CONTACT:	Rick Hohnbaum
FILE NUMBER:	17-08

PUBLIC NOTICE

The applicant, Embree Asset Group, Inc is requesting approval of a Site Design, Partition Tentative Plan and Variance for the purpose of developing a commercial retail building of 7,500 square feet for the location of a Dollar General Store at the intersection of Kelly Street and Highway 99W. The partition is to create one new lot of 25,105 square feet from five current existing lots. The Site Design Review application includes a 7,500 square foot building, parking, landscaping, pedestrian access and utility services. The variance is in regards to screening standards for the loading area near the corner of Kelly Street and Highway 99W also known as 5th Street. The written record is open and written

ON JULY 17, 2017 THE MONROE CITY PLANNING COMMISSION WILL **CONDUCT A PUBLIC HEARING** AT 6 PM IN THE CITY COUNCIL CHAMBERS AT 658 COMMERCIAL STREET. THE PURPOSE OF THE HEARING WILL BE TO ESTABLISH FACTS IN RENDERING A TENTATIVE DECISION AND RECOMMENDATION TO THE CITY COUNCIL FOR THE REQUESTED LAND USE ACTIONS AS LISTED ABOVE.

ON JULY 24, 2017 THE MONROE CITY COUNCIL WILL **CONDUCT A PUBLIC HEARING** AT 6PM. THE CITY COUNCIL MEETING AND PUBLIC HEARING WILL BE AT THE LEGION HALL, 605 MAIN STREET IN MONROE. THE PURPOSE OF THE HEARING IS TO ESTABLISH FACTS IN RENDERING A DECISION FOR THE REQUESTED LAND USE ACTIONS AS LISTED ABOVE.

A copy of the applications are available to view at City Hall. A staff report will be available seven days prior to each of the public hearings.

testimony is accepted from this date until July 24th at 5PM. Failure of an issue to be raised in a review or hearing, or failure to provide sufficient detail to afford the decision making body an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

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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