



NOTICE OF A PROPOSED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.:
Received:

Local governments are required to send notice of a proposed change to a comprehensive plan or land use regulation **at least 35 days before the first evidentiary hearing.** (See OAR 660-018-0020 for a post-acknowledgment plan amendment and OAR 660-025-0080 for a periodic review task). The rules require that the notice include a completed copy of this form.

Jurisdiction: **Monroe**

Local file no.: **17-02**

Please check the type of change that best describes the proposal:

- Urban growth boundary (UGB) amendment** including more than 50 acres, by a city with a population greater than 2,500 within the UGB
- UGB amendment** over 100 acres by a metropolitan service district
- Urban reserve designation**, or amendment including over 50 acres, by a city with a population greater than 2,500 within the UGB
- Periodic review task** – Task no.:
- Any other change** to a comp plan or land use regulation (*e.g.*, a post-acknowledgement plan amendment)

Local contact person (name and title): Rick Hohnbaum City Administrator

Phone: 541 847 5175 E-mail: rick.hohnbaum@ci.monroe.or.us

Street address: 664 Commercial Street City: Monroe Zip: 97456-

Briefly summarize the proposal in plain language. Please identify all chapters of the plan or code proposed for amendment (maximum 500 characters):

Monroe Land Use Development Code Article 4 Section 4400 Highway Corridor Zone Overlay a new section of code is being proposed for the purpose of establishing a planning overlay zone along Highways 99W and Territorial. It is the purpose of this amendment to enhance safety in a high travel zone with the desire to establish City identity and interest and to attract visitors and tourists in support of a significant community economy.

Date of first evidentiary hearing: 05/01/2017

Date of final hearing: 05/22/2017

This is a revision to a previously submitted notice. Date of previous submittal:

Check all that apply:

- Comprehensive Plan text amendment(s)
- Comprehensive Plan map amendment(s) – Change from _____ to _____
Change from _____ to _____
- New or amended land use regulation
- Zoning map amendment(s) – Change from _____ to _____
Change from _____ to _____
- An exception to a statewide planning goal is proposed – goal(s) subject to exception:
- Acres affected by map amendment:

Location of property, if applicable (site address and T, R, Sec., TL):

List affected state or federal agencies, local governments and special districts: Monroe School District, Benton County, ODOT, DSL, DLCD, COE

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

- Completed Form 1
- The text of the amendment (e.g., plan or code text changes, exception findings, justification for change)
- Any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained
- A map of the affected area showing existing and proposed plan and zone designations
- A copy of the notice or a draft of the notice regarding a quasi-judicial land use hearing, if applicable
- Any other information necessary to advise DLCD of the effect of the proposal

ORDINANCE NO. 17-300

An Ordinance Amending the City Of Monroe Comprehensive Plan Text and Zoning Map to Create a Business Development Highway Corridor Overlay for Designation of Certain Land within the City.

WHEREAS, the Monroe Planning Commission held a public hearing on May 1, 2017 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 and text amendments; and

WHEREAS, the City Council held a public hearing on May 22, 2017, on the proposed 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 June 26, 2017 the Monroe City Council did vote 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 with a new zone establishing a Highway Corridor (HZ) "Exhibit A" generally outlaid as a 300 foot zone from centerline of Highway 99W starting at the Monroe Cemetery Road intersection and extending to Territorial Highway until 350 feet south of Dragon Street intersection and shown in "Exhibit B".

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 26th DAY OF JUNE, 2017.

Paul Canter, Mayor

ATTEST

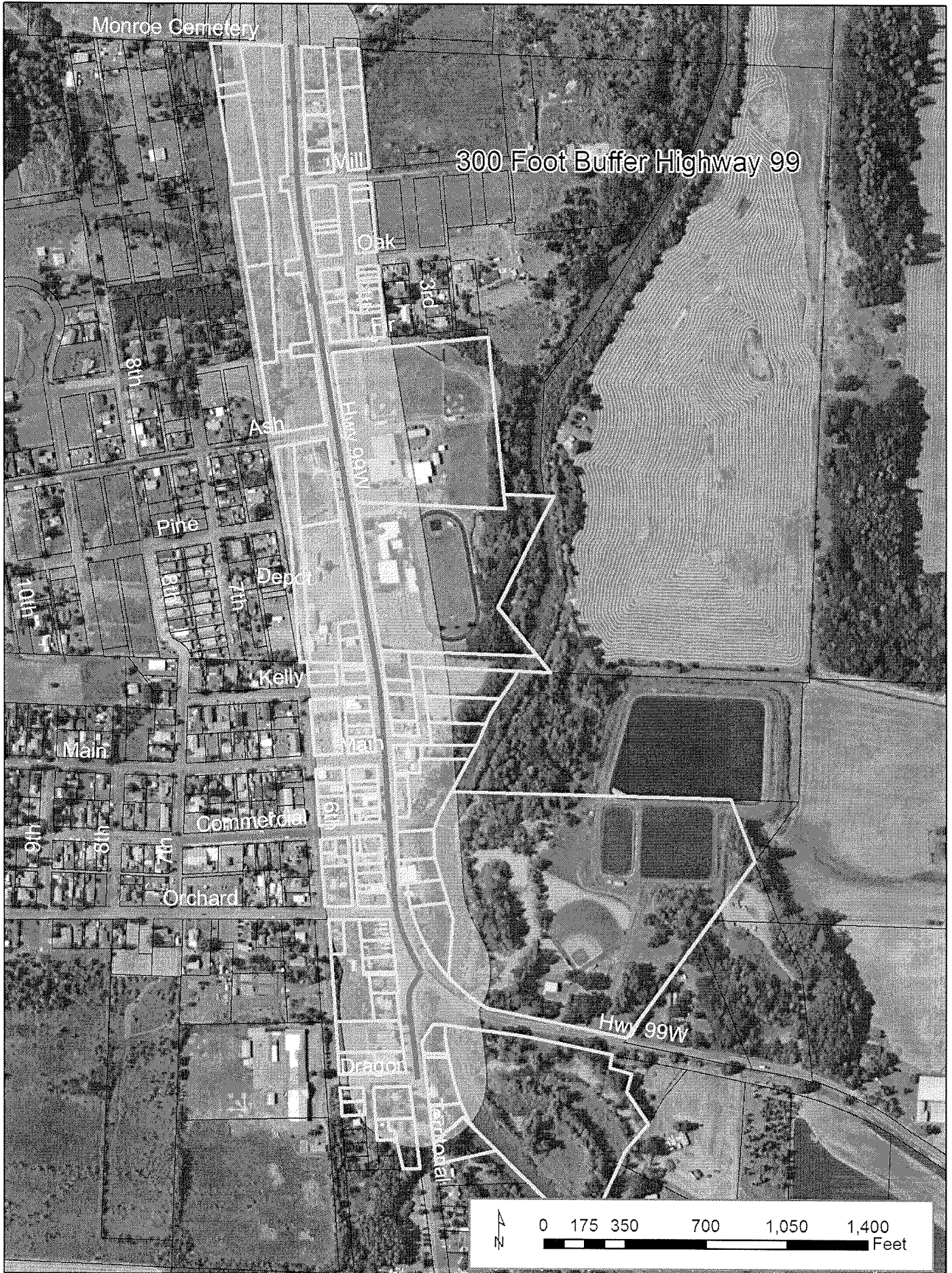
Rick A. Hohnbaum, City Recorder

AMENDMENT TO MONROE LAND USE DEVELOPMENT CODE (Ordinance 17-300)

Section 1: Amending Monroe Land Use Development Code adopted February 22, 2010.

Section 2: Adding to the Code Article 4 Section 4.400 Highway Corridor Zone Overlay (HZ).

- (1) **Purpose.** It is the purpose of this ordinance to enhance safety in a high travel zone with the desire to establish City identity and interest and to attract visitors and tourist in support of a significant community economy.
- (2) **Applicability.** The historic features of existing buildings within the HZ will be used as the basis for future development within the HZ. Each proposed development is required to complete land use review process subject to the following standards. All designs must comply with all applicable Building and Fire Codes.
 - a. **Architectural and Design Compatibility.** Architectural styles may vary from building to building, or from block to block. This variety helps to generate architectural interest in the Highway Zone Overlay. At the same time it is important to recognize that the existing architectural styles are an influence to new designs. Applications for development subject to this overlay shall indicate how the proposed building will relate to existing architecture on the block or within the area if no buildings are present on the block. The buildings owned by Broadley Vineyards (265 S. 5th), South Benton County Historical Association, Monroe School District, Monroe Community Library and the renderings for the Long Timbers Brewing Company have established the general architectural interest in the HZ.
 - b. **Building materials and colors.** Similar and/or appearance of similar materials and colors as demonstrated by the existing buildings listed will be reviewed and must be approved by the site design review process for all development within the HZ overlay.
 - c. **Signage.** Any freestanding sign proposed within the HZ requires a variance process through the planning commission approval.
 - d. **Change of use:** Any change of use of existing buildings which require a site development review within the HZ will meet the design standards of the HZ.
 - e. **Pliable Applications:** All new construction and all required zoning and planning permits applied for within the HZ overlay will be approved by the planning commission with the exception of new construction single family residences beyond the first 150 feet of centerline Highway 99.



NOTICE OF PUBLIC HEARING

The Monroe Planning Commission will hold a public hearing on **Monday, May 1, 2017, at 6:00 p.m.** in City Hall, 664 Commercial Street, Monroe, Oregon, to consider the following matter.

NATURE OF APPLICATION:	An amendment to the Monroe Land Use Development Code to create a Highway Corridor Overlay establishing architectural, design and color thematic standards
APPLICABLE CRITERIA:	Article 3 of the Monroe Land Use Development Code
PROPERTY LOCATION:	300 foot zone BOTH SIDES from Centerline Highway 99W and Territorial Highway
APPLICANT:	City of Monroe
STAFF CONTACT:	Rick Hohnbaum

Any interested person may submit testimony prior to or at the public hearing. Please reference the Highway Corridor Overlay Zone in all correspondence. More information regarding the file is available from the Monroe City Planner, 664 Commercial Street, Monroe, (541) 847-5178. Documents relating to this file are available for review at the Monroe City Hall at no charge. The Monroe Zoning Ordinance, the file, the Staff Report, and related documents can be obtained at the City Hall for the cost of copying.

The hearing room is accessible to the disabled. Please notify the Monroe City Hall at (541) 847-5175 concerning any physical or language accommodations you may need as far in advance of the hearing as possible.

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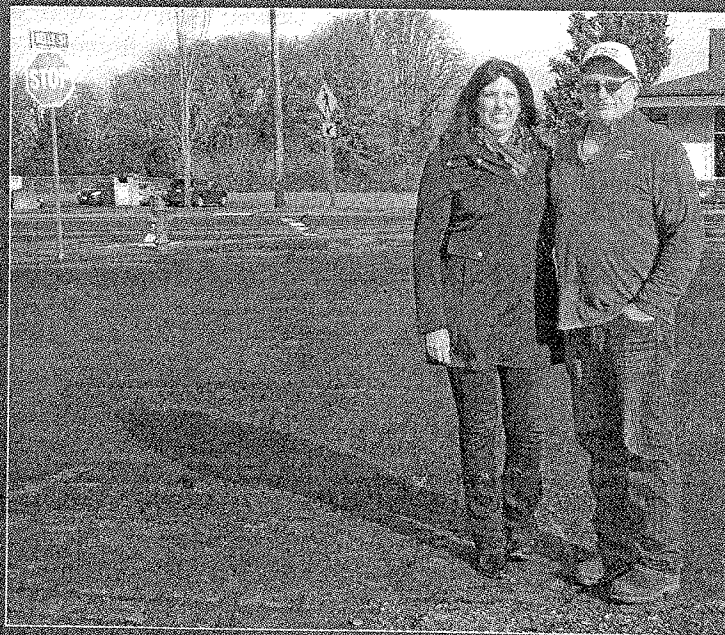
Monroe eagerly awaits new business development

By E. R. Lee

Tribune News

The city of Monroe is poised on the brink of some exciting business development thanks to the entrepreneurial spirit of local residents, Tod and Amy Nystrom. After purchasing several lots on Highway 99 at Kelly Street in downtown Monroe, the couple is finalizing plans for the development of a new brew pub and restaurant in Monroe, the Long Timbers Brewing Company LLC. Construction and engineering drawings are in progress and the plans will soon be submitted to Benton County and City of Monroe for permits with the hope of breaking ground

See LONG TIMBERS, page 5



Tod and Amy Nystrom plan to build Long Timbers Brewing Company, a new landmark business that complements and enhances downtown Monroe.