



# **NOTICE OF PUBLIC HEARING CITY OF MONROE CITY COUNCIL MONDAY JUNE 28, 2021 6PM**

**MONROE CITY COUNCIL CHAMBERS**

**658 COMMERCIAL STREET**

The Monroe City Council will be conducting a public hearing on Monday, June 28, 2021 for the purpose of accepting any and all public comment prior to deliberating and deciding to approve, deny or approve with amendments to adopt a new Riverside District Master Plan Overlay.

## **RIVERSIDE DISTRICT MASTER PLAN**

**FILE PC 2021-01**

**LOCATION:** Primarily the 99W Hwy. Corridor (see map)

**LAND USE ACTION REQUEST:** The Monroe Riverside District (see map) comprises the historic downtown and commercial core of the City of Monroe along Highway 99W, as well as the City's single existing crossing of the Long Tom River. The district also encompasses several public uses, including Monroe High School, the Monroe Community Library, and City Park on the east side of the river. The district includes a total of 103 acres of land in Commercial, Light Industrial, and Residential (GRA) designations, and a mix of historic structures, new businesses, and vacant/underutilized land.

The area addressed by this planning process was refined from the "Study Area" to the current recommended overlay district (Highway Corridor Overlay Zone). This was done in order to: 1) simplify administration by removing multiple overlay districts for the City, 2) enable a consistent design and gateway opportunities for the full length of the city along OR 99W.

BASED UPON THE FINDINGS OF FACTS, STAFF IS RECOMMENDING CITY COUNCIL APPROVE THE RIVERSIDE DISTRICT MASTER PLAN AND ADOPT AN ORDINANCE.

Copies of the application and staff report will be available for review seven (7) days prior to the public hearing date at Monroe City Hall during normal business hours. Additional information may be available on the City website [www.ci.monroe.or.us](http://www.ci.monroe.or.us). Inquires may be directed to the City Administrator, [steve.martinenko@ci.monroe.or.us](mailto:steve.martinenko@ci.monroe.or.us) or the City Planner [patrick.depa@co.benton.or.us](mailto:patrick.depa@co.benton.or.us).

This will be an open and recorded public hearing prior to the Planning Commission deliberation and recommendation. The City Council is the decision making body for this type of legislative action though it can be appealed to Oregon's Land Use Board of Appeals (LUBA).

*The City of Monroe is an equal opportunity employer and service provider*