

## NOTICE OF PUBLIC HEARING

The Monroe City Council will hold a public hearing on **Monday, May 22, 2017, at 6:00 p.m.** in City Hall, 664 Commercial Street, Monroe, Oregon, to consider the following matter.

---

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

### CODE FROM AMENDMENT INCLUDES:

- 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. 5<sup>th</sup>), 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.