Process for New Residential Development
of Property Outside City Limits but Inside the Urban Growth Boundary

1. Apply for Annexation
- Public Hearings are held at the Planning Commission and City Council.
- Planning Commission and City Council either approve the application or deny it if it fails to meet the application criteria.

Approved →

Denied

2. Vote of the People
- The Philomath voters can either approve or deny the request to expand city limits.

Approved →

Denied

3. Apply for City Zoning
- Public Hearings are held at Planning Commission and City Council.
- Property has to change from county zoning to city zoning in accordance with the Comprehensive Plan.

Approved →

4. Apply for Subdivision
- Public Hearing is held at Planning Commission.
- Planning Commission can either approve the application or deny it if it fails to meet the application criteria.
- Conditions of Approval are attached to the decision.

Approved →

Denied

5. Submit Plans for Engineering Approval
- City engineer and staff inspect, require changes and approve the plan.
- Developer pays for all new infrastructure.

Approved →

6. Submit Plans for Public Works Design Approval
- City engineer reviews, requires changes and approves plans.
- City engineer inspects all completed work.
- Developer pays for city engineer's oversight and warrants infrastructure.

Approved →

7. Apply for Building Permit
- Developer pays System Development Charges (SDCs) on each permit.
- City uses SDCs to pay for infrastructure improvements needs throughout the City.