



## NOTICE OF PUBLIC HEARING

The Philomath Planning Commission will hold a public hearing on **Monday February 26, 2018** at or about 7:00 p.m. in the Council Chambers of Philomath City Hall, 980 Applegate, Philomath, Oregon. Subsequent to that hearing, the Philomath City Council will hold a second public hearing on **Monday, March 12, 2018** to consider the following application.

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OWNER:	Millersburg Land and Development, LLC
NATURE OF APPLICATION:	Annexation of approximately 9.09 acres.
PROPERTY LOCATION:	Generally, that westerly portion of T12S-R5W-Sec. 7, Tax Lot 504 and north of Chapel Drive
APPLICABLE CRITERIA:	Chapter 18.135 of the Philomath Municipal Code
COMP. PLAN DESIGNATION:	Low Density Residential
PROPOSED ZONING:	Low Density Residential (R-1)
STAFF CONTACT:	Chris Workman, City Manager
FILE NUMBER:	PC17-08

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The applicant is requesting the City of Philomath approve annexing the above-described property as shown on the included map. Upon annexation, the property will be zoned Philomath Low Density Residential (R-1). The applicant's proposal calls for future development of this site in conjunction with a strip of land immediately west of the subject property that is already within city limits. Based on a preliminary analysis of the site, it is anticipated that the approximately 9.09-acres could be developed for single family residential use at a density of approximately five houses per acre, resulting in approximately 45 new houses. The purpose of the hearing is to determine if the application conforms to the applicable criteria set forth in the Philomath Municipal Code and arrive at either a denial or approval of the application. If the findings of fact are approved, the Planning Commission will recommend that the City Council hold a public hearing on the matter at the date noted above. Following that hearing, the City Council will make a final decision on whether or not the application meets the city's applicable criteria. If so, the City Council will consider an ordinance annexing the property into the city.

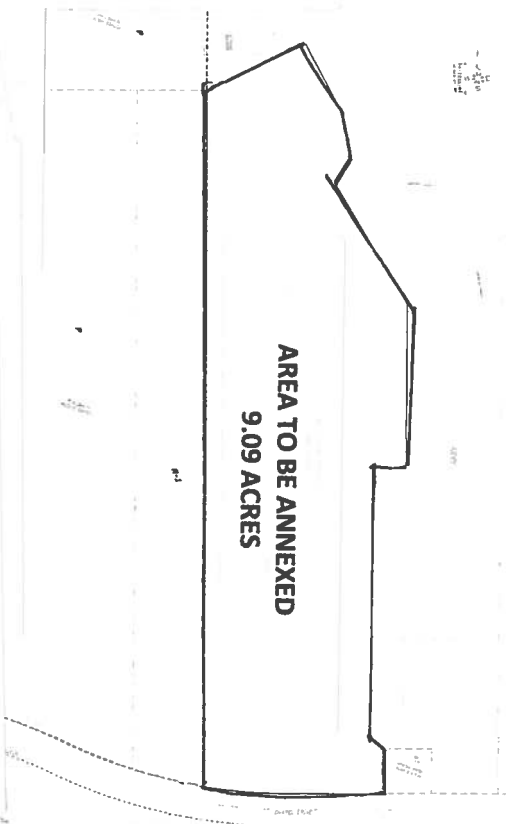
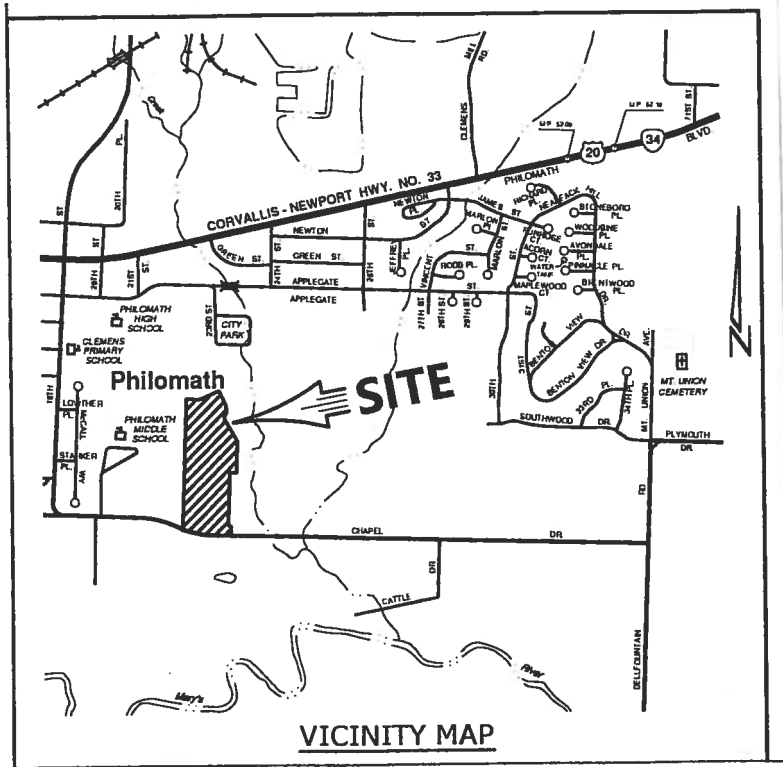
Documents relating to this request are available for review at the City Manager's Office, 980 Applegate Street, and on the City's website at [www.ci.philomath.or.us](http://www.ci.philomath.or.us). Copies of applicable sections of the Staff Report and related documents can also be obtained at the City Manager's Office at City Hall for the cost of copying. Any interested person may submit testimony prior to or at the public hearing. Please reference the file number noted above in all correspondence. The Staff Report will be available for review seven days in advance of the hearing date. Written comments received eight days in advance of the hearing date will be distributed with the Staff Report to the Planning Commission.

Failure to raise an issue in person or by letter, or provide sufficient specificity to afford the City the opportunity to respond to the issue may preclude appeal to the Land Use Board of Appeals (LUBA) based on that issue.

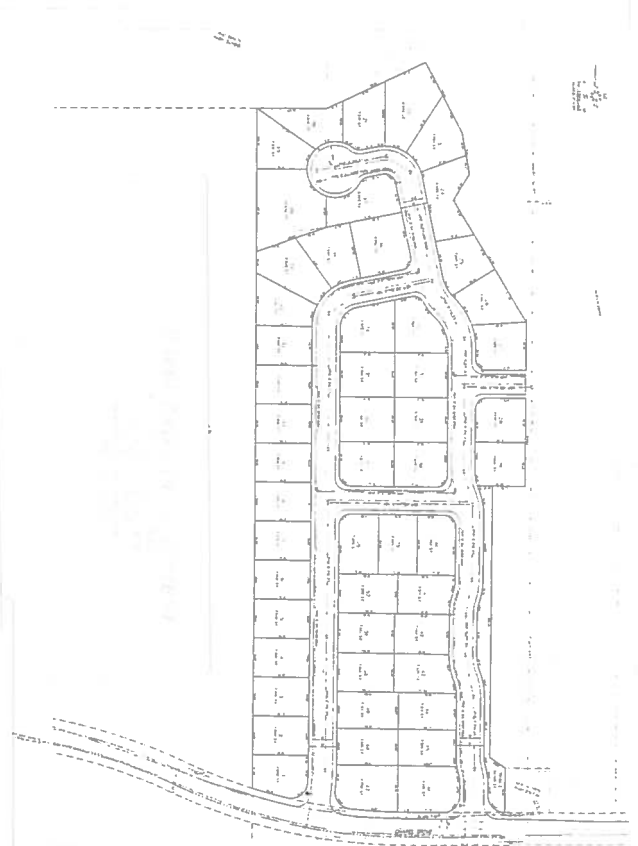
Notice to mortgagee, lien holder, vendor or seller: if you receive this notice it must be promptly forwarded to the purchaser. The recipient of this notice is hereby responsible to promptly forward a copy of this notice to every person with a documented interest, including a renter or lessee.

-----NOTICE (For Department Use Only)-----

*Applicant/Agent(s), Area Property Owners, Philomath Fire Department, Public Works, Philomath School District, Benton County Planning (Verret), Benton County Roads, Legal Ad, Posting, DSL.*



**ANNEXATION PLAN**



**TENTATIVE SUBDIVISION  
LAYOUT**