

Chapel Drive-Annexation

Proposal: The applicant is proposing to annex 9.09 acres of land into the City of Philomath. The property is located on the north side of Chapel Drive and identified as 12507/Tax Lot 504.

Findings: The subject property (Tax Lot 504) is 35.05 acres in size. The proposed annexation is only for the western 9.09 acres of the site. The remainder of the site will remain in the county at this time. The subject property has a Benton County zoning designation of LDR (Low Density Residential). The Comprehensive Plan designation is Single Family Residential. The proposal is to develop single family lots on the subject property. The proposed City of Philomath zoning designation of R-1 is consistent with the Comprehensive Plan designation and zoning of adjacent properties. The proposal is to develop a single family subdivision which is consistent with the R-1 zoning designation.

The subject property has been designated for residential use, yet it has never been fully developed. Since this property borders residential areas, it is logical to extend those residential areas into this site.

The intent and purpose of the R-1 zone are to allow development of single-family homes on individual lots which are provided with urban services at low urban density. These areas are designated Single Family Residential in the Comprehensive Plan. Thus, the proposal to annex and develop the site as a single-family subdivision meets the intent and purpose of the zone code and implements the Comprehensive Plan designation.

The City of Philomath has adopted codes regulating installation, extension and development of public facilities for streets, water, sewer and storm drainage facilities and public utility easements. The major transportation network is in place. Extension of facilities necessary to serve the subject property will be made to the Public Works Department specifications. The developer is responsible for the cost of extension of these facilities. Upon acceptance by the City of Philomath's Public Works Director, developed facilities will be conveyed to the City for applicable right-of-way dedication or easements. Future development review will identify internal facilities needed to serve individual lots or structures.

The transportation system surrounding the property is already in place. Chapel Drive bounds the property on the south side and is regulated by Marion County. The portion of Chapel Drive abutting the property will be annexed also. Prior to development of the site street improvements will be determined.

As shown on the concept plan, development of the site will have direct access onto Chapel Drive. A stub street to the east will be provided for future development. Prior to the development of the site, the applicant will work with City staff to determine the safest and most adequate access points for the site.

The proposal to annex will accommodate pedestrian, bicycle and vehicle access; accommodate population growth and facilities and services. City codes and ordinances encourage the development of passed-over or underutilized land such as the subject territory to promote the efficient use of residential land.

Philomath Middle School is located to the west of the site and Philomath High School is located to the north of the site. The school district will review and assess any impact to existing facilities at the subdivision review stage. Therefore, this criterion has been met.

The proposed is in compliance with applicable Statewide Planning Goals:

Citizen Involvement Goal:

Citizen involvement is provided via the City of Philomath's public hearing process necessary for the annexation, which allows public comment. This application will be reviewed according to the public review process established by the City of Philomath. The City's Plan is acknowledged to be in compliance with this Goal. The public hearing process is implemented by a City Council public hearing on the matter with written notification to property owners. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision. These procedures meet the requirements of this Goal for citizen involvement in the land use planning process. Further public review is provided by the review process of a subdivision application and applicable appeals process.

In addition, the Comprehensive Plan and its implementing ordinances are adopted by the City through the public hearing process of the City Council ordinance procedure.

The Statewide Planning Goals are implemented by the adopted goals and policies of the Philomath Area Comprehensive Plan and its implementing ordinances and facility plans. The proposal accommodates the Statewide Goals by being located within an adopted Urban Growth Boundary.

Therefore, this goal has been met. Statewide Planning Goal 1.

Urbanization Goal:

The subject property is within the Urban Growth Boundary and is located in an urbanizing area of Philomath. The proposal will add approximately 9.09 acres to the City limits and residential land inventory. The territory is located in an area planned for future single-family residential development. To continue to meet the current demand of housing additional developable lands are needed to be annexed to meet future housing needs over the next several years. Annexing the subject properties will provide the needed land inventory envisioned in the comprehensive plan for future growth to maintain an adequate supply of housing in a logical and orderly manner. The proposal provides for orderly growth of the City limits and once developed, public and private services will be available to the residents of the annexed territory. No new service districts are proposed. The Urban Growth Boundary is not proposed for expansion. The developer is responsible for providing facilities to serve the site at urban densities.

The developing residential area has access to schools, waste collection and disposal, commercial services, and recreation areas. As such, it is considered available for urban development consistent with plans for the provision of urban facilities and services.

The Comprehensive Plan permits urban development in urban reserve areas if public facilities and services are available. There are major water and sewer facilities available that can be extended or connected to as development occurs. Police, fire and applicable park services can be provided via the increase in property taxes as a result of annexation and urban development. Development will provide the necessary storm drainage facilities.

Therefore, this goal has been met. Statewide Planning Goal 14.

Economic Development Goal:

Redevelopment of the underdeveloped territory will provide an economic boost to the City in terms of increased property taxes and goods and services needed during the construction phases of development. An increase in population will benefit the local economy. Building trade employment may be a short-term boost. The additions of residences will provide new customers for businesses in the downtown core of the city.

No commercial or industrial development is proposed. However, the resulting residential development will be close to schools and service facilities. The proposal does not eliminate any industrially designated or zoned land within the City limits or Urban Growth Boundary.

Therefore, this goal has been met. Statewide Planning Goal 9.

Housing Goal:

The proposal to annex will allow future residential development. Housing development will be consistent with development standards and growth policies to blend into the overall fabric of the Philomath urban area. The location, density, and style of housing are governed by the zoning code.

Providing for a range of housing choices for all segments of the population is consistent with this Goal and the policies within the Comprehensive Plan, and increasing housing opportunities is consistent with the increase in population. In addition, increasing residential density at appropriate locations is in keeping with the Plan policies. The change in the housing density designation from rural acreage minimums to urban densities will allow for a specific type of development that will be designed to accommodate the needs of citizens. The proposal conforms with the directives of this Goal to maintain adequate housing opportunities for all residents of the community.

The proposal for residential development provides for the appropriate type, location and phasing of public facilities and services sufficient to support housing development in areas presently developed or undergoing development or redevelopment (Statewide Land Use Goal 10).

Therefore, this goal has been met. Statewide Planning Goal 10.

Public Facilities and Services Goal:

The City of Philomath provides and maintains services and facilities for the health, safety and welfare of residents within the community, including park facilities. The school district provides public education facilities.

The City has also identified and planned for facilities for wastewater treatment, water service and storm water runoff facilities. Water and sewer connections can be made to the property without any significant extensions because the facilities stub to the property. The necessary connections to bring water and sewer and storm drainage service to the area will be reviewed and developed as part of the subdivision review process.

Therefore, this goal has been met. Statewide Planning Goal 11.

Transportation Goal:

The transportation system will be designed to promote all modes of transportation and dispersal rather than concentrations of through traffic. Through traffic is addressed by siting street improvements and road networks that serve the new development so that short trips can be made without driving. The transportation system will be designed to provide for a network of streets fitted to the terrain with due consideration for safety, drainage, views, and vegetation. The vehicle, transit, bicycle, and pedestrian circulation systems will be designed to connect the population and employment centers in the Philomath urban area, as well as provide access to other local neighborhood residential, shopping, schools, and other activity centers.

Prior to development of the site, the applicant will be required to submit a subdivision application. The subdivision development process will identify and address any facilities needed to implement the State's Transportation Planning Rule, any adopted transportation plans and access codes of the City of Philomath. All development of the subject property after annexation will conform to minimum standards.

Therefore, this goal has been met. Statewide Planning Goal 12.

Open Space, Natural and Cultural Resources Goal:

There are no identified mineral resources, fish or wildlife habitats, significant natural or wilderness areas within the territory to be annexed. The property is not currently used for farming.

There are no significant historic sites, fish-bearing waterways, scenic views, aggregate or mineral resources on or adjacent to the subject property that would be impacted by increased residential development. Thus, the proposal does not negatively impact Statewide Land Use Goal 5.

Therefore, this goal has been met. Statewide Planning Goal 5.

Air, Water, and Land Resources Quality Goal:

Development is required to meet applicable State and Federal requirements for air and water quality. There is no proposal to create large industrial waste or hazardous waste sites, large paved parking lots, or otherwise disrupt the environment other than minimally needed to develop the site at urban densities with urban facilities. Development at urban densities is required to connect to local water and sewer systems. The subdivision code regulates tree identification, removal, street trees and natural features of the site.

The effect of this development on air quality in the area will not be significant.

Wastewater will be discharged into the city sewer system, and surface water runoff will be collected and removed by the storm drainage system. The City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality. Through the use of these public facilities water resources will be protected.

Through the use of these public facilities water resources will be protected. Domestic water will be supplied by the City water system, and there will be no withdrawal of subsurface groundwater resources.

The proposal conforms to Statewide Goal 6.

Natural Hazards Goal:

The property does not have any significant nature areas or hazards on the property. Street grades, topography of the site and building sites will be reviewed for compliance to maximum code requirements prior to development. If required, engineered studies will be done to assure stable building pads for building permit applications thus, meeting the SCP's Natural Hazards Goal and Statewide Goal 7.

There are no flood way or flood plain areas on the site that needs to be considered. Natural drainage and run off due to development will be addressed during the subdivision development process. The Division of State Lands is notified of a proposed development if there are jurisdictional wetlands or hydric soils on the site during the development process.

Therefore, this goal has been met. Statewide Planning Goal 7.

Energy Goal:

Annexation permits development of the subject property that continues to provide for the orderly and economic extension of public facilities and services. Adequate land area is added that provides for housing types and location in an area that is or will be served by improved public facilities. Adding land to the city limits helps to maintain an adequate supply of serviced or serviceable undeveloped land to meet the market demand for a variety of uses.

The existing transportation network surrounding the subject property is in place. Connections to the transportation network that seek to rely on a reduction of automobile trips and encourage pedestrian travel help to promote energy conservation. The establishment of the transportation system within the subdivision will provide efficient and convenient linkages for both motorized and non-motorized forms of transportation.

Up-to-date building construction codes provide for energy-saving devices and conservation.

The Comprehensive plan identifies the need for public education, incentive and enforcement programs that encourage lower energy consumption costs.

Development of the site at urban low residential densities includes the installation of private facilities to meet the energy needs of the consumer.

Therefore, this goal has been met. Statewide Planning Goal 13.

