



## NOTICE OF PUBLIC HEARING

The Philomath Planning Commission will hold a public hearing on **Monday January 22, 2018** at or about 7:00 p.m. in the Council Chambers of Philomath City Hall, 980 Applegate, Philomath, Oregon. Subsequent to that the Philomath City Council will hold a second public hearing on **February 11, 2018** to consider the following application.

---

APPLICANT:	City of Philomath
NATURE OF APPLICATION:	Annexation of 12 lots totaling approximately 15.44 acres.
PROPERTY LOCATION:	Multiple locations (see map)
APPLICABLE CRITERIA:	Chapter 18.135.030(L) of the Philomath Municipal Code
PLAN DESIGNATION:	Low Density Residential; Commercial; Industrial
EXPECTED ZONING:	Low Density Residential (R-1); General Commercial (C-2); Industrial Park (IP)
STAFF CONTACT:	Jim Minard, Planner
FILE NUMBER:	PC17-09

---

The City is proposing to annex the above-described properties also shown on the included map with various Philomath zone designations. The City's proposal calls for no new development at this time given the existing development on these properties. The purpose of this hearing is to determine if the application conforms to the applicable annexation requirements and arrive at a recommendation to the City Council. The annexation request must ultimately be approved by the Philomath electorate and City Council.

The Planning Commission will review the request for compliance with applicable criteria based upon information in the Staff Report and both written and oral testimony. The public hearing will be conducted in a manner that permits testimony from the City, followed by testimony from proponents of the request, testimony from persons opposing the request, and testimony from governmental bodies and agencies. The City will then have an opportunity to offer rebuttal. Any interested person may submit testimony prior to, or at the public hearing. Please reference the above-noted file number in all correspondence.

### Background

Property islands are created when surrounding properties are annexed into the City, leaving one or more unincorporated "county lots" completely surrounded by "city lots".

### Applicable Code

The Philomath Municipal Code sets forth the procedure for annexing island properties in section 18.135.030(L):

"The following policies are adopted for island annexations:

1. The city shall attempt not to create islands of unincorporated territory within the corporate limits of the city. If such an island is created, the city council may set a time for a public hearing for the purpose of determining if the annexation should be submitted to the voters.
2. Written notice to property owners by first class mail will be made prior to annexation to allow for property owner responses. Failure to receive notice shall not in any way invalidate the annexation procedure that may be subsequently undertaken by the city.
3. Annexation of an island shall be by ordinance, subject to approval by the voting majority of the electorate.

Properties with commercial or industrial zoning and uses are brought into City limits following a majority vote of the electorate and passage of an approving ordinance by the City Council. Properties with residential zoning and use are brought into City limits three to ten years later or when the property is sold, whichever comes first.

If approved by the Planning Commission and the City Council, these annexations will be placed on the May 2018 Primary Election for voter consideration.

**Planning File: PC17-09 Island Annexations**

The City has initiated the annexation of the following properties (see map):

Property Address	Map Tax Lot	Owner	Current Zoning*	Current Use	Proposed Zoning**	Acres	Assessed Value
1. 500 Pioneer St.	12611AC05200	Azarenko	LDR	Residential	R-1	2.75	\$201,512
2. 501 Main St.	12611AC05500	Anderson	LDR	Residential	R-1	2.64	\$108,310
3. 529 Main St.	12611DA02200	Mydouangchanh	C	Commercial	C-2	0.33	\$158,563
4. 615 Main St.	12611DA02300	Koehler	C	Residential	C-2	0.30	\$ 95,320
5. 498 N 9TH St.	12611A000100	McMurtry	LDR	Residential	R-1	1.30	\$265,429
6. 432 Landmark Dr.	12507B002000	Tomorrows D. Inc	I	Industrial	IP	1.72	\$313,926
7. 428 Landmark Dr.	12507B001900	Jam Nelson LLC	I	Industrial	IP	1.12	\$519,184
8. Landmark Dr.	12507BC13300	Corbin	I	Industrial	IP	1.19	\$558,622
9. Landmark Dr.	12507B001301	Phil. Self-Storage	I	Industrial	IP	1.78	\$375,341
10. Landmark Dr.	12507BC13200	McConnell	I	Industrial	IP	1.00	\$ 65,340
11. 2707-09 Main St.	12507BC13100	McConnell	I	Industrial	IP	0.75	\$300,453
12. 3157 Main St.	12507A001900	Tilles	I	Residential	IP	0.56	\$126,597

\*LDR=low density residential; C=commercial; I=industrial      \*\*R1=low density residential; C2=general commercial; IP=industrial park

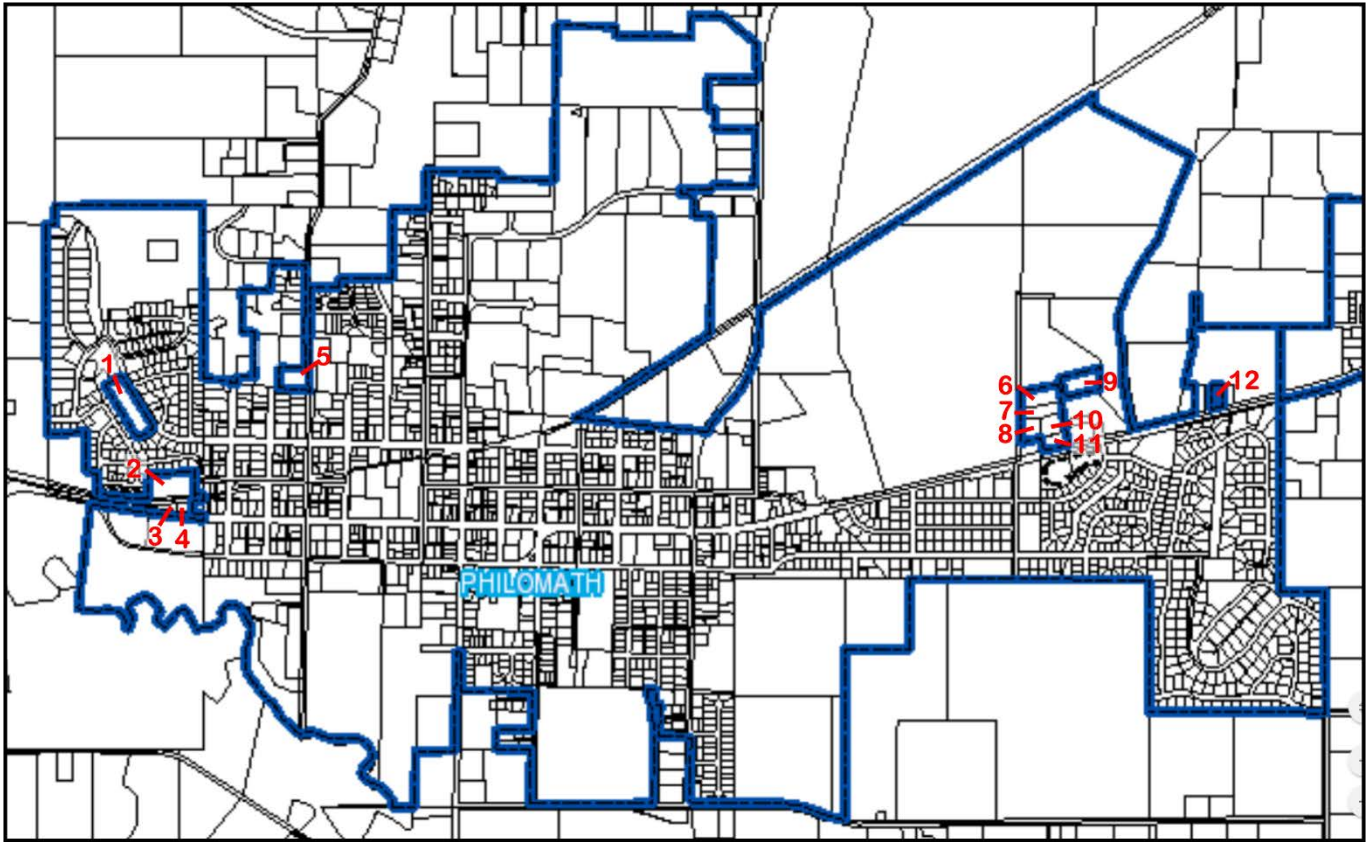
**Public Hearing**

More information regarding the public hearing is available from the Philomath City Hall, 980 Applegate, or (541) 929-6148. 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 included with the Staff Report. Copies of applicable sections of the Development Code, the Staff Report and related documents can be obtained at the City’s website for no charge or at City Hall for the cost of copying.

Failure to raise an issue in person or by letter or failure to 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, LIENHOLDER, 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.

## Map of Identified Island Annexation Properties



- |                     |                              |
|---------------------|------------------------------|
| 1. 500 Pioneer St.  | 7. 428 Landmark Dr.          |
| 2. 501 Main St.     | 8. Landmark Dr. (lot 13300)  |
| 3. 529 Main St.     | 9. Landmark Dr. (lot 1301)   |
| 4. 615 Main St.     | 10. Landmark Dr. (lot 13200) |
| 5. 498 N 9TH St.    | 11. 2707 and 2709 Main St.   |
| 6. 432 Landmark Dr. | 12. 3157 Main St.            |

-----NOTICE (For Department Use Only)-----  
Applicant/Agent(s), Area Property Owners, Philomath Fire Department, Public Works, Corvallis ODOT,  
Philomath School District, Legal Ad, Posting, Benton Planning (Verret).  
MAILED: December 29, 2017