

Citizens of Philomath:

- **SB-1573 was passed in 2016-** Cities are now mandated to annex land in their (UGB) Urban Growth Boundaries by city ordinances rather than a vote of the people.
- **People lost their annexation vote** and the City Council, by ordinance, will make all future annexation decisions impacting infrastructure costs, resources, schools and traffic.
- **Prior to this legislation** Philomath citizens have commonly approved smaller annexations but have voted against large scale developments, an example would be the 650 home Lowther annexation, defeating the request 3 times in the last 13 years. This history should be considered in all decisions made by our elected officials.
- **The flood gates flew open-** Approximately 600 housing units (apartment & subdivision complexes) are in the pipeline or already approved with the City currently considering 100 more. This equals approximately 1800 new residents (using the census bureau calculation of 2.6 people per residence)

A Recent Example:

On May 21st the City bypassed its own planning commission (**there would be no public hearing on this development application**) and fast tracked directly to the city council a public hearing to Annex 0.92 acres, approve a Comprehensive Plan & Zoning Map Amendment, up-zoned a former lumber mill site from industrial to R3 high density residential for a 166 lot subdivision and sign a Development Agreement. Council voted (6 to 1) to approve this agenda. There are open concerns about potential environmental hazards.

For more information go to: **growphilomathsensibly.com**

WAKE UP PHILOMATH

Citizens should expect more of their elected officials. **Citizens have filled City Hall over and over and testified with concerns and objections and have NOT been heard. Select representatives who listen to you.**

CONSIDER THE FOLLOWING:

Over Development

Philomath's population will grow **31.5% over its 2016** level from housing units already approved since that date. **There are 3 more upcoming annexation requests to be considered by the Planning Commission that represent another 535 more housing units on top of the approximately 700 currently in the pipeline representing 3211 new residents: See city website.**

Master Water & Sewer Plans

The water upgrades are estimated to cost \$8,466,000 for new growth. The total cost is closer to \$20,000,000 and does not include the interest on a proposed 20-year bond measure.

New School Bonds?

This kind of out of control growth is unsustainable and will require additional school bonds to accommodate the massive new enrollment numbers that will be generated by 31-50% + growth.

Traffic

Traffic on Philomath Blvd. is already intense and ODOT has no plans to widen the highway.

Request a Moratorium

The city needs to put a moratorium on any new large-scale development until they carefully assess the current infrastructure, applicable development criteria and rezoning requirements.

"Citizens need to VOTE for new leadership for Mayor and City Councilors".