



COMPREHENSIVE PLAN/ZONING MAP/TEXT AMENDMENT APPLICATION

Fee: Contact City Planner

Applicant(s)

Name: _____ Business Phone: _____

Address: _____ Home Phone: _____

Name: _____ Business Phone: _____

Address: _____ Home Phone: _____

Interest in Property (Owner, Purchaser, Agent, etc.): _____

Other individuals you would like to be notified concerning this application:

Name

Address

GENERAL INFORMATION

The Comprehensive Plan is the City's controlling land-use document, guiding public and private activities that affect Philomath's growth, development, and livability. The Plan is flexible and reflects changing circumstances and community attitudes through occasional map and/or text amendments. The Philomath Development Code provides a process for amending the Comprehensive Plan without violating its integrity or frustrating its purpose. This process applies to proposed changes to the Comprehensive Plan map designations, text and the Urban Growth Boundary.

A pre-application meeting with City Staff is required prior to the submittal of this application. The meeting provides for an exchange of information about Development Code and Comprehensive Plan requirements and offers technical and design assistance to the applicant.

If the City determines an application for a Plan amendment is legislative in nature, the application will be reviewed through the legislative procedures of the Development Code. Quasi-judicial applications are reviewed through the Type IV procedures. Area-specific amendments, including map amendments outside the city limits, are processed in accordance with the City-County Urban Growth Management Agreement.

PROPERTY INFORMATION FOR COMPREHENSIVE PLAN/ZONING MAP AMENDMENT

Briefly describe the request: _____

Property Address(es): _____

Zoning designation from _____ to _____

Comprehensive Plan designation from _____ to _____

Assessor's Map No(s): _____ Tax Lot No(s): _____

Legal description: Lot _____ Block _____ Subdivision _____

Total land area involved in the request: _____

Current uses(s) of the property: _____

Existing Structures: _____

If yes, will any of these structures be removed? _____

(Before you demolish or remove any structure, you must obtain a demolition/moving permit from the City of Philomath Building Division.)

What is the anticipated time of development?: _____

What additional public facilities and private utilities will be needed for the proposed development?: _____

Indicate at what level (i.e., size of sanitary sewer, storm sewer, street width, etc.) these public facilities will be needed to serve the proposed development. Also indicate the approximate dates when these public facilities will be needed.

Streets: Size _____ Approximate date needed _____

Sanitary Sewer: Size _____ Approximate date needed _____

Storm Sewer: Size _____ Approximate date needed _____

Water: Size _____ Approximate date needed _____

REVIEW CRITERIA

There must be at least one finding of fact statement for each applicable Criteria 1 through 4 and one finding of fact statement for Criteria 5 through 9. Please provide these findings of fact on an attached sheet of paper.

Comprehensive Plan Map Amendment Criteria:

1. A legislative amendment is consistent with the goals and policies of the Comprehensive Plan, the statewide planning goals, and any relevant area plans adopted by the City Council.
2. A legislative amendment is needed to meet changing conditions or new laws.
3. The requested designation for a quasi-judicial map amendment meets all of the following tests:
 - a. The requested designation for the site has been evaluated against relevant Comprehensive Plan policies and on balance has been found to be more supportive of the Comprehensive Plan as a whole than the old designation.
 - b. The requested designation is consistent with any relevant area plans adopted by the City Council.
 - c. The requested designation is consistent with the Comprehensive Plan map pattern.
 - d. The requested designation is consistent with the Statewide Planning Goals.
4. The Director may initiate a review through the Type I procedure for the types of corrections to the Comprehensive Plan map listed below:
 - a. The correction may be made for mapping errors such as:
 - i. A map line that was intended to follow a topographical feature does not do so. Topographical features include the tops and bottoms of hillsides, the banks of water bodies, and center lines of creeks or drainage ditches;
 - ii. The line on the map does not match the legal description or map shown or references in the ordinance which applied the designation; or
 - iii. When there is a discrepancy between maps and there is clear legislative intent for where the line should be.
 - b. The correction may be made when a map line is based on the location of a reference item that has since been moved. Reference items are rights-of-way, tentative rights-of-way, utility easements and similar items. Map line changes in these cases must not be more than a minor change to the map pattern and must not result in any significant impacts to abutting lots.

Zoning Map Amendment Criteria:

5. The proposed base zone is consistent with the Comprehensive Plan map designation for the entire subject area unless a Plan map amendment has also been applied for.
6. Existing or anticipated transportation facilities are adequate for uses that are permitted under the proposed zoning designation.
7. Existing or anticipated services (water, sanitary sewers, storm sewers, schools, police and fire protection) can accommodate potential development within the subject area without adverse impact on the affected service area.
8. Any unique natural features or special areas involved such as floodplains, slopes, significant natural vegetation, historic district will not be jeopardized as a result of the proposed rezoning.
9. The intent and purpose of the proposed zoning district best satisfies the goals and policies of the Comprehensive Plan.

SIGNATURE(S)

All owners of the property must sign this application or a statement authorizing the applicant to act for the owner must accompany the application.

I hereby certify that the information contained in this application is accurate to the best of my knowledge, and that the proposed use would not violate any deed restrictions attached to the property.

_____ Date _____
_____ Date: _____

PROCESSING INFORMATION

This application will be reviewed at a public hearing before both the Planning Commission and City Council. Surrounding property owners who are entitled to individual notice will be notified of the application and given an opportunity to submit evidence and testify at the hearing. The City will send notices of pending action and final decision to the applicant, other local government agencies involved in the processing of the application, surrounding property owners who received an initial notice, and all other persons who participate in the proceedings.

Anyone who participated may appeal the final decision of the City Council to the Land Use Board of Appeals (LUBA).

-----*For Office Use Only*-----

Date application rcv'd: _____ Receipt #: _____ By: _____

File Number: _____ Date application deemed complete: _____