

**NOTICE OF APPLICATION FOR LIMITED LAND USE DECISION**

The Planning Official will take action on this application on December 27, 2016. If you wish to have your comments on this proposal considered in the decision, you must respond in writing by 12:00 Noon, December 23, 2016. All comments should be directed towards the applicable criteria. Please reference the file number in all correspondence. **FAILURE TO RESPOND IN WRITING PRIOR TO COMMENT PERIOD DEADLINE MAY PRECLUDE ANY APPEALS ON THOSE CRITERIA.**

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<b>PROPERTY OWNER:</b>	Troy Muir
<b>NATURE OF APPLICATION:</b>	An application to partition an approximate 4.3 acre parcel into 3 Parcels of 8476, 29,757, and 149,108 square feet.
<b>PROPERTY LOCATION:</b>	Benton County Assessor Map 12-6-11AA, tax lot 200
<b>APPLICABLE CRITERIA:</b>	Chapter 18.115 of the Philomath Municipal Code
<b>ZONE DESIGNATION:</b>	Single Family Residential (R-1)
<b>COMP. PLAN DESIGNATION:</b>	Low Density Residential
<b>STAFF CONTACT:</b>	Jim Minard, Planner
<b>FILE NUMBER:</b>	P16-09

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The applicant has applied to partition the property as described above for the purpose of creating two additional residential lots as shown on the reverse. Notice of the application was mailed to owners of property located within 250 feet of the subject property and to other affected parties and agencies.

More information regarding the request is available from the Philomath City Manager's Office, 980 Applegate, Philomath OR, or calling (541) 929-6148. Documents relating to this request are available for review at the City Manager's Office. **All comments on this matter must be received at the City Manager's Office, 980 Applegate, or PO Box 400, Philomath, OR 97370, by the close of the comment period.**

The Planning Official will review the request for compliance with applicable criteria based upon information in the Staff Report and written testimony. Copies of applicable sections of the Zoning Ordinance, the application, the Staff Report (when available), and related documents can be obtained at the City Manager's Office for the cost of copying. Philomath City Hall is handicap accessible.

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT 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.

----- ROUTING (For Department Use Only) -----

<input checked="" type="checkbox"/> Applicant/Agent(s)	<input checked="" type="checkbox"/> Area Property Owners	<input checked="" type="checkbox"/> Public Works
		<input checked="" type="checkbox"/> Philomath Fire