



CITY OF PHILOMATH

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Fee: \$335

**APPLICATION FOR MINOR MODIFICATION
Type II**

Applicant(s)

Name: Millpond Crossing LLC _____ Contact Phone: 541-390-6977 _____

Mailing Address: 16017 288th ST E Graham WA 98338 _____

E-mail: levim@cedarcreekind.com _____

Name: _____ Contact Phone: _____

Mailing Address: _____

E-mail: _____

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

Other individuals you would like the City to notify concerning this application:

<u>Name</u>	<u>Address</u>	<u>E-mail</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

General Property Information

Street Address: 1701 Chapel Drive Philomath Oregon

Assessor's Map: _____ Tax Lot: 12612D00060 Zoning: R-3 _____

Existing Structures: 2 Model homes _____

Current use(s) of the Property: Preliminary approved Millpond Crossing Subdivision _____

Describe the Approved Use: 168 lot Millpond Crossing Residential Subdivision _____

Describe the Proposed Changes: Modify phasing per attached descriptions and reasoning and phase plan.

Required Application Information

An application for approval of a minor modification is reviewed using Type II procedure in PMC 18.105.040. Provide a narrative statement that explains how the application satisfies each and all of the relevant criteria and standards in sufficient detail for review and decision-making.

Include an impact study for all land division applications. The impact study shall quantify/assess the effect of the development on public facilities and services. The study shall address, at a minimum, the transportation system (pursuant to traffic impact study requirements in PMC 18.80.020(V)), including pedestrian ways and bikeways, the drainage system, the parks system, the water system, the sewer system, and the noise impacts of the development. For each public facility system and type of impact, the study shall propose improvements necessary to meet city standards and to minimize the impact of the development on the public at large, public facilities systems, and affected private property users.

Provide drawings or maps as appropriate that compare the approved use to the proposed use. The scale of the submitted material showing the approved versus proposed use shall be the same so as to facilitate an accurate comparison.

Signature(s)

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

LEON MUEH

11/5/19
Date

Date

Processing Information

This application will be reviewed by the Planning Official. Surrounding property owners will be notified of the application and given an opportunity to submit testimony to the Planning Official prior to any decision. The City will also send notices regarding the application and final decision to the applicant, affected government agencies, owners of land within 250 feet of the boundaries of the property, and all other persons who participate in the proceedings. If the application is

approved, Conditions of Approval specified in the Notice of Decision must be satisfied within the time specified in the approval.

Anyone who submitted written testimony to the Planning Official may appeal a decision of the Planning Official to the Planning Commission by filing an appeal application with the City within 14 days of the decision.

For Office Use Only

Date Application Received: 11-6-19 Receipt Number: 54254 By: RG

File Number Assigned: P19-27 Date Application Deemed Complete: _____

Reasons for the change:

1. Development agreement for phase 1 is for 15th street and willow lane. This revised phase plan matches up with the development agreement, which was the original intent from day 1 for first phase to only do 15th and willow lane improvements.

Cons-None

2. Changing 16th street and west end of timothy to phase 2. With the added 2 30" storm pipe to convey water from the North basin through the site to chapel down 16th street, and also to have the storm water from Timothy go all the way down 16th street to the south end off storm swale, it isn't practical or economical to dig the road bed out, install those 3 storm pipes and associated structures as part of phase 1, and not get any buildable lots to get revenue to pay for those improvements, and then go to NE corner of the project to build out additional improvements for phase 2 per the original phase plan, and then come back at a later date and add the sewer, water, curb and gutter to 16th street for phase 3 after the storm and structures have already been installed. Both from constructibility and economics it only makes sense to do west end of timothy and 16th street in their entirety after we finish 15th street.

It also allows for the water line to get installed and looped with the 15th street water line.

Cons-None

3. Combining phase 3 and phase 5 into phase 3. This follows the development agreement to get the park installed as part of phase 3 and also to complete the chapel improvements as part of phase 3. It also allows for a third entrance to the development for greater connectivity

Cons - none

4. Phase 4 remains as submitted.

5. Phase 5 is what used to be mostly phase 2. This phase can either be combined with phase 4 as one large final phase to get the north connectivity to 17th street.

Cons- Connectivity to 17th street, which if needed can be built as part of phase 4. But as a pro the people who live on 17th will probably be excited to delay this as long as possible

