



NOTICE OF DECISION

DATE: December 9, 2019
APPLICANT: Millpond Crossing LLC
NATURE OF APPLICATION: An application for a minor modification to a land use (subdivision preliminary plat) decision
PROPERTY LOCATION: Generally that land north and east of southerly terminus of S. 15th Street and Chapel Drive (T12S-R6W-Sec. 12D, Tax Lot 600)
APPLICABLE CRITERIA: Section 4.6.4 of the Philomath Development Code
ZONING DESIGNATION: R-3 (High Density Residential)
STAFF CONTACT: Patrick Depa, Associate Planner
FILE NUMBER: P19-27

DECISION:

The requested minor modification is granted **Approval** based on the Findings of Applied Criteria contained in the staff report and by complying with the previous conditions set forth by the Planning Commission, a newly amended Development Agreement and the conditions below:

1. The development agreement will be updated to reflect when and during which phase the offsite improvements shall be required, subject to the direction of the city engineer and public works director as noted in condition number 2 listed below.
2. All of the project engineering and infrastructure shall be completed to the City of Philomath's Design Standards and during the phase specified at the Public Works Director and City Engineer's direction.
3. The developer shall complete the off-site improvements to S. 17th Street as detailed in the Development Agreement and connect the subdivision to S 17th Street before building permits are issued for Phase IV.

CITY MANAGER: Christopher Workman

Date of Decision: 12/9/19

THIS DECISION MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN 14 CALENDAR DAYS OF THE DATE OF DECISION. THE APPEAL MUST BE FILED ON THE APPROPRIATE FORM. CONTACT THE CITY RECORDER AT CITY HALL, 980 APPLGATE STREET, PHILOMATH. A copy of the Findings of Fact may be obtained from the City Recorder.

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) -----

Applicant Commenters Planning Commission Public Works