

New housing construction begins on old mill site

On a sunny afternoon, just days before an open house at Millpond Crossing subdivision, Mayor Eric Niemann



stopped in to see one of the model homes on display and speak with developer Levi Miller about the need for housing in Philomath. The housing subdivision is the largest of four single family

housing developments approved by the City since 2016. At full built out, the subdivision will include 166 homes.

Fouteen months earlier, on September 10, 2018, the Philomath City Council approved the Millpond Crossing development, allowing for construction of the single-family houses along Chapel Drive (between 15th and 19th Streets) in five phases over ten years. The decision was not made without some environmental concerns raised because of the site's previous use as a timber mill.

In response to concerns raised, the developer, Levi Miller, registered the site with the DEQ Voluntary Cleanup Program. According to the DEQ's website, the program provides oversight to property owners wishing to investigate and clean up hazardous substance sites in a voluntary, cooperative manner. Miller reports no hazardous material has been found in phase one, and he is working closely with DEQ should hazardous material get unearthed during any of the future phases of the development.

The lack of new houses in Philomath and Benton County has caused home prices to soar over the past several years, with the average home price for a 3-bedroom home in Philomath rising to \$280,000 in 2019.

Miller stated their mission has been to build affordable houses that are quality. Some of the house features include quartz countertops, under mount sinks, open floor plans, designer colors and finishes, fiber cement lap siding with a 25-year warranty, and architectural roofing with a lifetime warranty. With zero-percent down home loan programs and mortgages ranging from \$1550-\$1950 a month, including insurance and taxes, he argues that you can own a home in Philomath for the same cost or less of renting.

Following the weekend of the open house, Millpond Crossing reported they had all 22 of the Phase I houses (which are on 15th Street) under contract with buyers.

"The mission has been to get hard working men and women who are the back bone of our economy and society to be able to realize the American dream of home ownership," Miller stated. "Lee Miller, with Miller Timber Services, as one of the largest employers in Philomath and a partner on Millpond Crossing, has made it a mission to accomplish that with this project."

The developer has requested a change in the phasing plan citing the desire to bring infrastructure for each phase in at the same time as the houses it will serve. The City is taking comments from the public concerning the proposal. Details and contact information are available on the city website.

In both the approved and the proposed phasing plan, the third phase includes a new community park with a minimum of a toddler playground, child playground, shade trees, sports court, bike rack and a pond with a dock.

CITY MEETINGS & EVENTS

Dec 2	Community tree lighting ceremony	6:15 PM	Dec 16	Planning Commission	6:00 PM
Dec 9	City Council work session & meeting	5:30 & 7:00 PM	Dec 23	City Council meeting (if needed)	7:00 PM
Dec 10	Police Committee meeting	4:00 PM	Dec 24	City offices closing at noon	
Dec 12	Park Advisory Board meeting	5:00 PM	Dec 25	City offices closed all day	

All meetings are held at City Hall, 980 Applegate St., unless otherwise noted. Schedule subject to change. Please refer to the City website calendar for up-to-date schedule.

Committee positions available in 2020: Apply Now!

Beginning in January 2020, the City has openings on three committees and is looking for citizens interested in serving.

There is one vacant position on the Planning Commission. The Commission is made up of seven citizen volunteers who make decisions related to zoning, land use, and development. The Commission meets once per month as needed. Terms on the Planning Commission typically are for four years.

There are three positions available on the Budget Committee. The Committee is made up on seven citizen volunteers and the seven elected members of the City Council. They meet several times in the spring and receive budget updates throughout the year. Available terms range from two to three years.

There are two positions available on the Park Advisory Board. The Board is made up of seven citizen volunteers who provide recommendations to the City's Public Works Committee on issues related to parks. Terms are for three years.

Citizens interested in receiving more information or applying should contact the City Recorder at (541) 929-6148, ruth.post@philomathoregon.gov or at City Hall, 980 Applegate Street, Philomath.

Completed applications must be received by 5 p.m. on Friday, December 27, for full consideration. The Mayor and City Council will make appointments at their January 16, 2020, meeting.



Leaf Pickup Continues!

**Last 2 Days for Leaf Pickup This Year:
December 5 and 19**

But what if I still have leaves?

Leaf Drop-off at Public Works: Loose leaves can be hauled to the Public Works Compound and disposed of for free. This service is for Philomath citizens only and is not a commercial leaf drop site. LEAVES ONLY. PLEASE NO STICKS, BRANCHES, BAGS OR TRASH.

Yard Debris Cart: Republic Waste provides a yard debris cart with garbage service. Debris carts are now emptied every week year round. Placing a few leaves in the cart every week can make that pile go away quickly.



Sign up for City Meeting Notices:

Sign up for the City's weekly meeting email notice. You'll receive an email with the next week's public meeting schedule, including agenda items. Email:

ruth.post@philomathoregon.gov

Philomath Community Christmas Tree Lighting

- ❖ Music by the PES Choir
- ❖ Cookies & Hot Cocoa (CUMC)
- ❖ Old Fire Engine #1 (PF&R)
- ❖ Mack the Knight & Lil' King
- ❖ Frolic & Rodeo Queen
- ❖ SANTA CLAUS

2019



December 2nd
6:15 pm
Rain or Shine!

*On the lawn of the
Benton County
Historical Museum
1101 Main Street
Philomath, OR*

www.philomathevents.com
*Hosted by the
Philomath Area
Chamber of Commerce*









