



NOTICE OF PUBLIC HEARING

The Philomath Planning Commission will hold a public hearing on Monday, November 4, 2024, at 6:00 p.m. at Philomath City Hall, 980 Applegate Street, Philomath, Oregon, and the Philomath City Council will hold a subsequent public hearing on Monday, November 25, 2024 at 7:00 p.m. at the same location to consider the following application:

APPLICANT:	City of Philomath
NATURE OF APPLICATION:	Creation of a Climate Friendly and Equitable Area Overlay in the Philomath Development Code and amendment to the Comprehensive/Zoning Code Map to add the Climate Friendly Area Overlay
PROPERTY LOCATION:	0.27 acre area on the east side of downtown, specifically: a polygon with southern edge 400 feet south of the centerline of Applegate Street, western edge at the east side of 12 th Street, eastern edge at the west side of 15 th Street, and northern edge 200 feet north of centerline of College Street on west side to roughly 185 feet north of centerline of College Street on the east side.
APPLICABLE CRITERIA:	Chapter 18.135 of the Philomath Development Code
ZONE DESIGNATION:	Creation of a new Climate Friendly Area (CFA) Overlay
COMP. PLAN DESIGNATION:	Base zoning with addition of a new Climate Friendly Equitable Area (CFEA) Overlay)
STAFF CONTACT:	Michael Bidwell, Associate Planner michael.bidwell@philomathoregon.gov
DATE RECEIVED:	September 6, 2024
FILE NUMBER:	PC24-04 Zoning and Comprehensive Plan Amendment and changes to the Philomath Development Code

The Oregon Department and Land Conservation and development is requiring all municipalities over 5,000 in population inside a Metropolitan Planning Organization's boundaries to implement Climate Friendly and Equitable Areas by December 31, 2024. The City consulted with Oregon Cascades West Council of Governments to assist with drafting development code language that conforms to the requirement, which is listed in [OAR 660-012-0310](#), [0315](#), [0320](#), and [0325](#).

The purpose of the hearing is to determine if the application to create a Climate Friendly Area Overlay conforms to the applicable criteria set forth in the Philomath Municipal Code and arrive at either a denial or approval of the application. If the Findings of Fact are approved, the Planning Commission will recommend that the City Council hold a public hearing on the matter at the time and place noted above. Following that hearing, the City Council will make a final decision on whether or not the application meets the city's applicable criteria. If the City Council determines that the applicable criteria are met, the Council will consider an ordinance for the amendments to the Development Code and the Comprehensive Plan and Zoning Map.

The public hearing will be conducted in a manner that allows the presentation of the staff report, testimony from the applicant, testimony from proponents, opponents and neutral parties, and comments from governmental bodies and agencies. Any person providing testimony may request that

the hearing be continued in order to address new evidence submitted. Written testimony may be entered into the record prior to or during the public hearing and, if received at least seven days prior to the hearing date, will be included in the meeting packets. Please reference the above-noted file number in all correspondence.

The Staff Report will be available for review at least seven days prior to the hearing date. Copies of the Report, applicable sections of the Municipal Code, the application and other related documents can be reviewed at no charge at City Hall (980 Applegate Street, Philomath) or on the City's website: www.ci.philomath.or.us. Copies may be obtained at City Hall for the nominal cost of making copies.

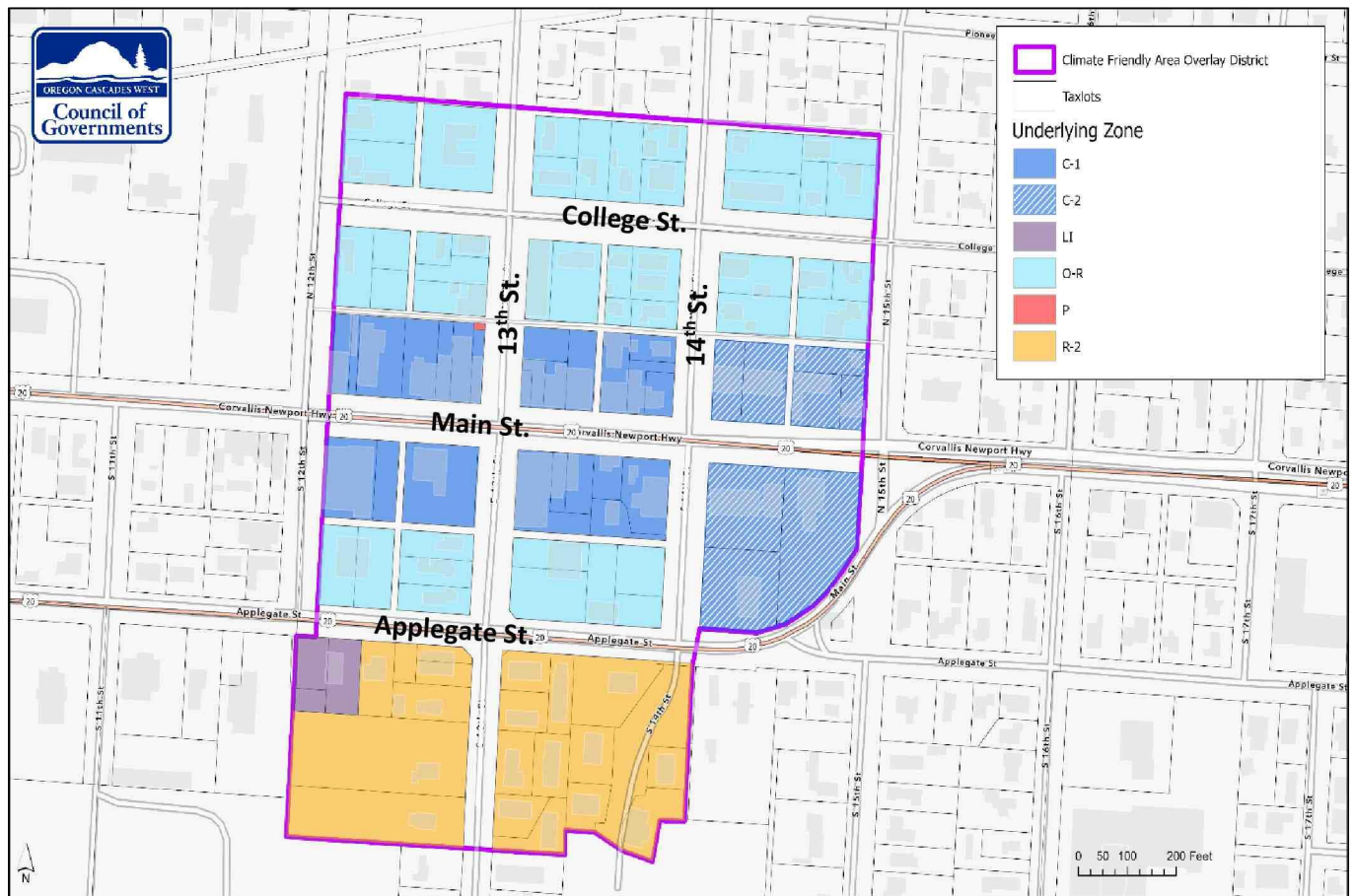
Failure to raise an issue either in person or in writing by the close of the record or failure to provide sufficient specificity to afford the City the opportunity to respond to the issue may preclude appeal to the State Land Use Board of Appeals (LUBA) based on that issue.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:

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.

**Climate Friendly and Equitable Area Overlay District
Zoning Map Amendment**



Philomath Climate Friendly Area Overlay District

09/03/24 - Created by OCWCOG GIS

ROUTING (For Department Use Only)

Area Property Owners (250')

Applicant

Public Works

Interested Parties