



**NOTICE OF APPLICATION FOR
SITE DESIGN REVIEW**

**SP15-03
3850 FERN VALLEY ROAD**

**PLANNING COMMISSION PUBLIC HEARING
MONDAY, DECEMBER 14, 2015 – 6.30 PM
AT PUBLIC WORKS, 1000 S “B” STREET**

PLANNING DEPARTMENT

November 23, 2015

File Number SP15-03

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Phoenix will hold a Public Hearing on December 14, 2015 at Phoenix Public Works at 1000 S “B” Street, Phoenix, Oregon to consider the following request:

Request: Application for a Site Design Review for a **self-storage facility** project – file number SP15-03.

The applicant, Mark S. Kellenbeck on behalf Kellenbeck Holdings LLC, is proposing a 4.65 acres, 700+ units, self-storage facility. The facility will have both conditioned and unconditioned storage space, automated security, and a multi-story main facility with a freight elevator. Site development includes the riparian restoration of Payne Creek on the northerly end of the site as well as off-site wetland mitigation for a small area of wetlands in the southwest corner of the site. The development will consist of two phases with timing of each phase based on market demand.

Site Design Review:

The purpose of the site design review is to ensure compliance with Chapter 3 of the Phoenix Land Development Code. A public hearing before the Planning Commission is required (Type III permit).

Approval Criteria: After holding and closing a public hearing, the Planning Commission may approve, conditionally approve, or deny an application for site design review, based on criteria and standards listed and referenced in LDC Section 4.2.

Contact Planning and Building Department to explain or provide the criteria; or visit the Planning and Building Department on the City of Phoenix home page at www.phoenixoregon.gov.

Public Participation: We encourage the public to comment on this matter either in writing or orally at the Public Hearing. Mailed comments should be sent to the City of Phoenix, Planning and Building Department, P.O. Box 330, Phoenix, OR, or send per e-mail to matt.brinkley@phoenixoregon.gov. The application and related information are available for public review at the

Planning and Building Department at City Hall,
112 W. 2nd Street,
Phoenix, Oregon 97535.

Office hours are 8 a.m. to noon and 1 p.m. to 5 p.m., Monday through Friday. The contact person is Matt Brinkley, Planning Director at 541-535-2050. Failure to raise an issue in person, or in writing either before or at the hearing, or failure to provide statements or evidence sufficient to afford the Planning Commission an opportunity to respond to an issue may disqualify an appeal before the State Land Use Board of Appeals (see Land Development Code 4.1.5.C.2.e).

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Staff Report: A staff report will be prepared and included in the Planning Commission’s agenda. The report will be available for review by December 7, 2015, and a copy may be obtained at 25 cents per page.

Notice to mortgagee, lien holder, vendor, or seller: If you receive this notice, it shall be promptly forwarded to the purchaser.

Exhibit – Site Plan

