



CITY OF PHOENIX

Comprehensive Land Use Plan

August 17, 1984
Salem

As Amended

August 20, 1984 (Ordinance No. 576)

Approved by DLCDC August 17, 1984

Contents

This Plan document contains 14 individual sections, each of which is preceded by its own table of contents. An appendix follows the text of the Plan. The following is the order of presentation:

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Section VII Natural Disasters & Hazards

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Section IX Energy Conservation

Section X Transportation

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Section XIII Urbanization

Section XIV Phoenix Land Use Plan

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Note: In addition to the maps and tables contained in this document, the following maps are available for review at Phoenix City Hall:

Comprehensive Plan Map – Color-coded presentation map at a scale of 1” = 400’.

Zoning Map – Color-coded presentation map at a scale of 1” = 400’.

Agricultural Soils Map – Colored

Existing Land Use Map – Color-coded presentation map of Land Use Inventory at a scale of 1” = 200’

Flood Plain Maps – Flood insurance maps for areas within the City and the urbanizable area

Section I
Introduction

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SECTION IINTRODUCTIONTHE PLANNING PROCESS

The Phoenix Comprehensive Plan was originally adopted by the City Council in September 1980. Included in the adoption were the land use laws of the City in the form of the Zoning Ordinance and map. However, because the Plan was missing some important maps and inventories, it was not reviewed by LCDC for compliance with statewide planning goals.

In August, 1982, the City of Phoenix contracted with the Rogue Valley Council of Governments for planning assistance to assist the Planning Commission and to complete the Comprehensive Plan and related maps.

Through this Comprehensive Plan, the City of Phoenix has established a number of goals and related policies that will help guide future land development in a manner that is in the best interests of the community as a whole. The Plan is also an educational document available to anyone who wishes to know more about Phoenix, and will also be important in educating new Planning Commission and Council members as to the opportunities, problems, goals and policies of the community. Thus, this document will provide a sound basis for decision-making.

STATE PLANNING LAW

In 1973, the 57th Legislative Assembly adopted Senate Bill 100 (ORS 197), which created the Land Conservation and Development Commission (LCDC). This commission and its staff were charged with the responsibility of developing statewide planning goals and guidelines to guide local comprehensive planning. At the present time there are 19 planning goals. However, only 13 of these pertain to the Phoenix area and need to be addressed in the Comprehensive Plan. These 13 goals are listed on the following page.

Each city and county has the responsibility of setting its own approach and work schedules to complete its plan. Although compliance with the statewide planning goals is important, and necessary for State acknowledgement, even more important is that the plan that is prepared for the City of Phoenix is workable, educational, realistic in its scope and proposals, and is supported by the community.

STATEWIDE PLANNING GOALS

(Addressed in this Plan)

GOAL #1 CITIZEN INVOLVEMENT

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

GOAL #2 LAND USE PLANNING

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

GOAL #3 AGRICULTURAL LANDS

To preserve and maintain agricultural lands.

GOAL #5 OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

To conserve open space and protect natural and scenic resources.

GOAL #6 AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water and land resources of the state.

GOAL #7 AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

To protect life and property from natural disasters and hazards.

GOAL #8 RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors.

GOAL #9 ECONOMY OF THE STATE

To diversify and improve the economy of the state.

GOAL #10 HOUSING

To provide for the housing needs of citizens of the state.

GOAL #11 PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to swerve as a framework for urban and rural development.

GOAL #12 TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

GOAL #13 ENERGY CONSERVATION

To conserve energy.

GOAL #14 URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use.

Plan development guidelines and implementatin procedures haven been prepared by the State for each of these goals and have been utilized in the preparation of this Comprehensive Plan. The use of these goals and guidelines will help ensure that the Phoenix Plan is complete and “comprehensive” and that it is consistent with the plans of neighboring jurisdictions.

CITIZEN PARTICIPATION

Statewide Planning Goal #1 (Citizen Involvement) is

“to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.”

The City of Phoenix is required to prepare and adopt a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the on-going planning process.

The City of Phoenix has provided opportunities for citizen involvement in the planning process throughout the preparation of its comprehensive plan and implementing ordinances. The City’s Planning Commission has been designated committee for Citizen Involvement (CCI) and has primary responsibility for plan preparation, review, revision, and recommendations to the City Council for actions.

The Phoenix Citizen Involvement Program was adopted on November 21, 1983 and ensures involvement opportunities in accordance with statewide planning goal #1. This program is presented on the following pages, along with Ordinance No. 571 adopting the program.

Citizen Involvement Program

GOAL *“To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.”*

It is the responsibility of the City of Phoenix to adopt and publicize a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the on-going land-use planning process.

The Citizen Involvement Program described herein, is intended to be appropriate to the scale of the community and the planning effort. It provided for the acquisition of needed information, dissemination of information, and opportunities for citizen awareness and involvement in all phases of the planning process.

CITIZEN INVOLVEMENT

POLICY: *“The citizen Involvement Program shall involve a cross-section of affected citizens in all planning phases and shall include a recognized citizen advisory committee.”*

The City of Phoenix has a solid history of providing for citizen involvement. The City Council has established the Citizen Involvement Program had has designated the Planning Commission as the Committee for Citizen Involvement (CCI). The Planning Commission consists of seven members, appointed b the City Council, and represents a cross-section of the community. The Planning Commission has acted very effectively in the capacity of CCI since the mid-1970s and throughout the preparation and adoption of the City’s Comprehensive Plan. Among its duties are the implementation of this Citizen Involvement Program, evaluating the process, ensuring opportunities for citizen participation, and making planning-related recommendations to the City Council All planning issues that require a public hearing are first heard at the Planning Commission level to ensure citizen input prior to the City Council’s public hearing and adoption. This gives the public at least two opportunities to provide their input before a decision is made. The City intends to continue this already established program through the adoption of the completed Comprehensive Plan and through the adoption of the completed Comprehensive Plan and though subsequent evaluations and revisions to the Plan and implementing measures.

The Planning Commission (CCI) meets twice monthly, on the second and fourth Mondays. The City Council meets on the first and third Mondays. In addition, individual or joint study sessions are held, as necessary, providing additional opportunities for coordination and involvement.

COMMUNICATION

POLICY: “The City shall establish and utilize available mechanism to assure effective communication with citizens, including newsletters, posters, news releases to radio, television, and newspapers, questionnaires, and other media, as appropriate.”

The primary intention is to ensure two-way communication between the citizens of the community and those directly involved in the planning process and the development and adoption of plans. The City of Phoenix ensures that both major local newspapers (The Ashland Daily Tidings and Medford Mail-Tribune) as well as local radio stations receive copies of all agendas and notices of all public hearing. In addition, periodic news releases provide additional information to the media pertaining to planning progress and upcoming events at both the Planning Commission (CCI) and City Council levels. Additional communication tools will be utilized, as needed, in the planning process.

CITIZEN INFLUENCE

POLICY: “Whenever possible, citizens shall be given opportunities for involvement in all phases of the planning process, including (1) data collection, (2) plan preparation, (3) plan adoption, (4) implementation, (5) evaluation, and (6) revision.”

The above policy assures citizen participation in all phases of the planning process, as follows:

1. Data Collection The general public has the opportunity to work with staff and the Committee for Citizen Involvement in inventorying, recording, mapping, describing, analyzing and evaluating the elements necessary for the development of City plans. Due to time and staff limitations, such involvement is not only permitted, but is encouraged.
2. Plan Preparation The general public has the opportunity to actively participate in the development of a body of sound information to identify community goals, develop policy guidelines and evaluate alternatives in the comprehensive planning process. The majority of this work will be at the CCI level with staff assistance.
3. Adopting Process The public has ample opportunities for input into the preparation of plans and programs prior to final public hearings and adoption. The CCI encourages this input during the development phases and such input is accepted and considered by the City Council prior to adoption.
4. Implementation All land-use related legislation that is developed to implement the Comprehensive Plan, or other community purposes, follows essentially the same course as does the planning process. Initial proposals are developed and considered at the CCI level, where public hearings are held. A recommendation is then sent to the City Council where another public hearing is held prior to action.

5. Evaluation The Planning Commission, acting in its capacity as Committee for Citizen Involvement, has primary responsibility for periodic evaluations of the Citizen Involvement Program. The program shall be evaluated during an open meeting in January of each year. Additional evaluations may be made at the request of the City Council or whenever the CCI determines that an evaluation is necessary. The public will have the opportunity to participate in the evaluation process, which shall be appropriately advertised.
6. Revision Any proposed changes to the Comprehensive Plan will be discussed at the CCI level, where citizens will be encouraged to comment or offer their recommendations prior to the public hearings to formally consider and adopt such changes.

TECHNICAL INFORMATION

POLICY: *“The City shall assure that all information used in the preparation of the Comprehensive Plan or related documents, is made available for public review in an easy to understand form.”*

All basic information and land use planning data are maintained at Phoenix City Hall and are available for public review during normal working hours. The City contracts with Rogue Valley Council of Governments for planning assistance services and data that is being used by the planner will available at the RVCOG office, if not at Phoenix City Hall. The City also solicits needed information from other jurisdictions and agencies and works with these entities during the plan preparation phases. Technical information that is available to the public for review includes, but is not limited to, energy, natural environment, political, legal, economic, social, cultural and historic, in addition to related photos and maps.

FEEDBACK MECHANISM

POLICY: *“The City shall be responsive to citizens and groups taking part in the planning process and all land use policy decisions will be documented in written form and available for public review at City Hall.”*

The City’s procedure has been to formally respond in writing to anyone providing written input or requesting a written response. Otherwise, input is documented in the minutes of meetings and the minutes are available for public review at City Hall. Citizen input is also provided to and reported by the news media.

FINANCIAL SUPPORT

POLICY: “Adequate human, financial and informational resources shall be allocated for the Citizen Involvement Program and such resources shall be an integral component of the City’s planning budget.”

The Citizen Involvement Program is an integral part of the planning process in Phoenix and has adequate support of the City Council. The City contracted with Rogue Valley Council of Governments in 1982 for planning assistance, which now provides the necessary technical support for the planning effort. The Planning Commission acts as the Committee for Citizen Involvement, which provides ongoing opportunities for citizens to participate in the planning process. The City provides the necessary informational resources, such as documents, maps, reports, etc., that are needed for the process. The City also provides support services for the planning function, including office space in City Hall, files, photo-copy services, phone and postage. The City Council chamber is made available for CCI meetings and can be made available for additional planning-related meetings, as necessary.

* * *

CITY OF PHOENIX
CITIZEN INVOLVEMENT PROGRAM
Adopted: November 21, 1983
Ord. No: 571

ORDINANCE NO. 571

AN ORDINANCE ADOPTING THE
CITIZEN INVOLVEMENT PROGRAM
FOR LAND USE PLANNING

WHEREAS, ORS Chapter 197 and Statewide Planning Goals developed and administered by the State Land Conservation and Development Commission require the local preparation and use of a comprehensive plan, and

WHEREAS, Statewide Planning Goal No. 1, Citizen Involvement, requires the governing body to adopt a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the on-going land use planning process, and

WHEREAS, City staff and the Planning Commission, in its capacity as Committee for Citizen Involvement, have prepared a Citizen Involvement Program in accordance with the LCDC guidelines, and

WHEREAS, a public hearing was conducted by the Phoenix Planning Commission to solicit and accept public testimony, now, therefore,

THE CITY OF PHOENIX ORDAINS AS FOLLOWS:

SECTION 1. The City Council finds that the attached Citizen Involvement Program is in conformance with the Goal No. 1 requirements of the State of Oregon, is in the best interests of the residents of Phoenix, and is necessary for the completion and acknowledgement of the Comprehensive Plan.

SECTION 2. The City Council hereby adopts the attached Citizen Involvement Program and directs its inclusion into the Comprehensive Plan.

Passed by the City Council and signed by me in authentication of its passage this 21 day of NOVEMBER, 1983.

City R. Crutcher
Mayor

ATTEST:

City Administrator
City Administrator

Approved by me this 21 day of NOVEMBER, 1983.

Mayor



Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310-0590 PHONE (503) 378-4926

February 9, 1984

City of Phoenix
510 West First Street
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On February 2, 1984, the Land Conservation and Development Commission voted unanimously to adopt the recommendation of its Citizen Involvement Advisory Committee to approve the City of Phoenix's Citizen Involvement Program and use of the City's Planning Commission as the Committee for Citizen Involvement.

Should the City find it necessary to amend its Citizen Involvement Program or CCI designation, it will need to take that action as a plan amendment.

If you have any questions, please feel free to contact your DLCD field representative, Mel Lucas, at 776-6084.

Sincerely,

James E. Ross
 James E. Ross
 Director

JFR:FT:prs
74538-1

cc: Ron Hough
Mel Lucas