

**PETITION FOR ANNEXATION – STAFF REPORT**

**File:** AN23-03

**Address:** 157 N. Phoenix Rd.;

**Maplot:** 38-1W-09A Tax Lot 400 & 401

**Land Use District:** General Commercial (GC)

**Date Notice Published:** July 11 &18, 2023

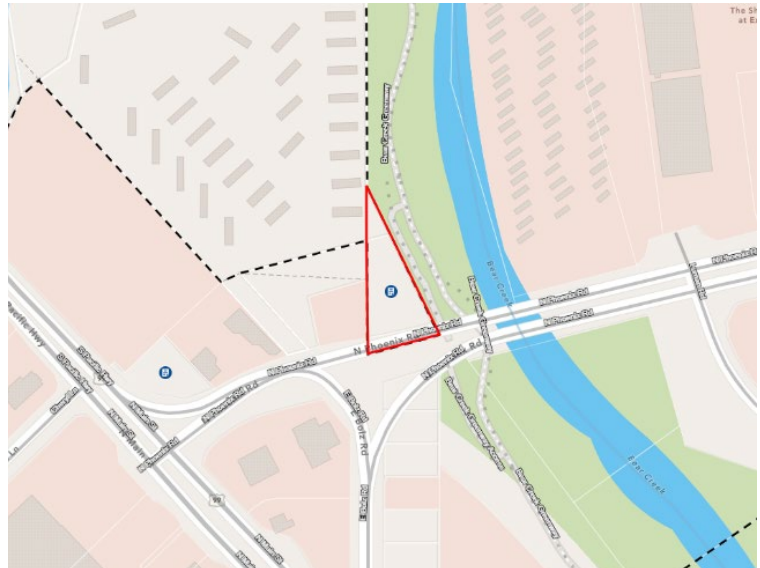
**Date of Hearing:** July 24, 2023

**I. OWNER INFORMATION**

Shanna Trumbly  
1840 Monroe St.  
Eugene, OR 97402

**II. APPLICANT**

Oliver Trumbly  
3458 Bursell Rd.  
Central Point, OR 97502



**III. PROJECT INFORMATION**

The proposal is for annexation of a tract of land 0.39-acre in size and the adjacent right-of-way within the City’s Urban Growth Boundary. The property is zoned General Commercial (GC) and described as Township 38 South, Range 1 West, Section 09A, Tax Lots 400 & 401 located at 157 N. Phoenix Road.

**A. Surrounding Land Uses:**

- NORTH: Urban Residential 10 (UR-10) Jackson County Zoning Designation
- EAST: Bear Creek Greenway (BCG) Phoenix Zoning Designation
- SOUTH: Commercial Highway (CH) Phoenix Zoning Designation
- WEST: Commercial Highway (CH) Phoenix Zoning Designation
- SUBJECT SITE: General Commercial (GC) Jackson County Zoning Designation

**B. Utilities and Infrastructure:**

1. Electricity: Pacific Power
2. Natural Gas: Avista Utilities
3. Potable Water: City of Phoenix
4. Sanitary Sewer: Rogue Valley Sewer Services
5. Transportation: Access to the subject property is from Camp Baker Road.
6. Police: The property is within the Phoenix UGB and already served by Phoenix Police.
7. Fire: The property is within the Fire District #2 boundary and will be annexed to JCFD#5.



Community & Economic Development Department  
220 N. Main Street / P.O. Box 330  
Phoenix, Oregon 97535  
(541) 535-2050

**IV. APPLICABLE PHOENIX LAND DEVELOPMENT CODE (PLDC) CRITERIA**

PLDC, Chapter 4.1 – Types of Applications and Review Procedures  
Chapter 4.1.6 – Type IV Procedures (Legislative)

**V. OREGON REVISED STATUTES**

ORS 198.866(3); ORS 222.111; ORS 222.170; and ORS 222.524

**VI. AGENCY COMMENTS**

None

**VII. PUBLIC COMMENTS**

None

**VIII. RECOMMENDATION**

Based on the findings and the application for annexation, staff recommends **APPROVAL** of the application, with conditions as outlined in the Proposed Final Order.

**IX. PROPOSED MOTION**

*"I move to recommend approval of the requested annexation to the Phoenix City Council with the conditions of approval as outlined in the Planning Commission Final Order."*

**X. EXHIBITS**

- A. Applicant's Annexation Petition
- B. Planning Commission Proposed Final Order
- C. Draft Ordinance 1032

Respectfully Submitted,

Zac Moody  
Planning Manager