

**PETITION FOR ANNEXATION – STAFF REPORT**

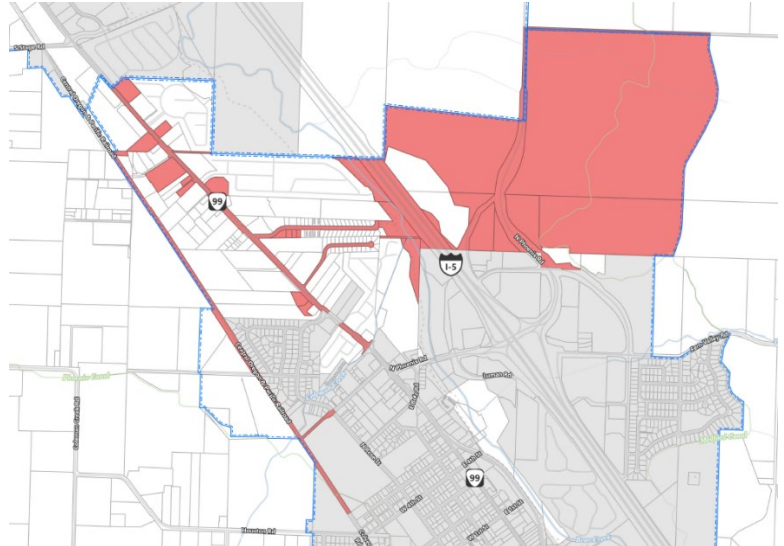
**File: AN23-02**

**Location:** Portions of urban reserve areas PH-3 and PH-5 within the City’s UGB, north of existing City boundaries along Hwy 99, Interstate-5 and North Phoenix Road (see map inset).

**Land Use District:** Various (see attached land use maps).

**Date Notice Published:** July 11<sup>th</sup> and 18<sup>th</sup>, 2023

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



**I. APPLICANT**

City of Phoenix  
PO Box 330  
Phoenix, OR 97535

**II. PROJECT INFORMATION**

The proposal is to annex 345 acres within the City’s urban growth boundary pursuant to ORS 222.170, remove the area from Jackson County Fire District No.2 pursuant to ORS 222.524, and add the area to Jackson County Fire District No.5 boundaries pursuant to ORS 198.867(3). More than half of the owners of land in the territory, who also own more than half of the land in the contiguous territory and of real property therein representing more than half of the assessed value of all real property in the contiguous territory have consented in writing to the annexation of their land in the territory and have filed a statement of their consent consistent with ORS 222.170. The territory is located north of the exiting city boundary in two urban reserve areas recently added to the City’s UGB: PH-3 and PH-5. These areas are located generally adjacent to Hwy 99, Interstate-5 and North Phoenix Road.

The City of Phoenix has been investigating the possibility of annexing the urban reserve area known as PH-3 to help facilitate the redevelopment of the area since shortly after the Almeda Fire. At the April 3, 2023 City Council meeting, Council directed staff to pursue annexation of the PH-3 area. In addition to the annexation of PH-3, staff has been working with property owners in PH-5 to annex portions of that area to allow for the development of public infrastructure. Findings addressing the annexation of PH-5 are provided on page 3 and 4 of the Final Order. Following Councils direction, staff sent out two separate mailers to property owners in the PH-3 area seeking consents to annex. The proposed annexation area was established based on consents received from owners along with rights of way, tax exempt properties, and a limited number of other properties needed to cause all portions of the territory to be contiguous with itself and with existing city limits. Upon completion of this annexation process, the City of Phoenix will seek to annex “islands” of unincorporated area within the city limits per Policy 3.5 of the Land Use Element of the Comprehensive Plan, as provided for in ORS 222.750.



Community & Economic Development Department  
220 N. Main Street / P.O. Box 330  
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**A. Surrounding Land Uses:**

NORTH: City of Medford City Limits and UGB  
EAST: Portions of urban reserve PH-5 not yet in UGB  
SOUTH: Existing Phoenix City Limits  
WEST: Phoenix Urban Reserve Areas PH-1 and PH-1a

**B. Utilities and Infrastructure:**

Electricity: Pacific Power  
Natural Gas: Avista Utilities  
Potable Water: Phoenix (transition from Charlotte Ann Water District)  
Sanitary Sewer: Rogue Valley Sewer Services  
Transportation: Areas served by Hwy 99 and North Phoenix Road  
Police: The areas are currently served by the Jackson County Sherriff's Department and will be served by the City of Phoenix Police Department upon annexation.  
Fire: The territory will be removed from Jackson County Fire District No.2 and added to Jackson County Fire District No.5.

**III. 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)

**IV. OTHER APPLICABLE PHOENIX STANDARDS**

Comprehensive Plan – Land Use Element Goals and Policies  
Comprehensive Plan – Urbanization Element Goals and Policies  
Urban Growth Boundary Management Agreement

**V. OREGON REVISED STATUTES**

ORS 198.867  
ORS 222.111  
ORS 222.170

**VI. AGENCY COMMENTS**

See Attached

**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 City Council as outlined in the Planning Commission Final Order."*



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**X. EXHIBITS**

- A. County Order Annexing Phoenix Properties to JCFD No.5
- B. County Zoning Map, Proposed City Comprehensive Plan Map and Zoning Map
- C. Agency Comments
- D. Planning Commission Proposed Final Order
- E. Consent to Annexation Agreements

Respectfully Submitted,

Joe Slaughter, Community and Economic Development Director