

CITY OF PHOENIX PLANNING COMMISSION
Regular Meeting and Public Hearing
Monday, September 11, 2023

Hybrid Meeting in Person and Via Zoom
6:30 p.m. at 220 N. Main St. (Phoenix Plaza Civic Center)

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89502926490?pwd=NS9teWhxT3B2eGR2dUhKU2FLWW95QT09>

Passcode: 112358

Or One tap mobile :

+12532050468,,89502926490#,,,,*112358# US
+12532158782,,89502926490#,,,,*112358# US (Tacoma)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 253 205 0468 US or +1 253 215 8782 US or +1 346 248 7799 US or +1 669 444 9171 US or
+1 669 900 6833 US or +1 719 359 4580 US or +1 305 224 1968 US or +1 309 205 3325 US or
+1 312 626 6799 US or +1 360 209 5623 US or +1 386 347 5053 US or +1 507 473 4847 US or
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1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of the Agenda**
4. **Approval of Minutes:**
 - a. July 24, 2023 (pg 2)
5. **Public Comments:** *This item is for persons wanting to present information or raise an issue, not on the agenda. Each person shall be limited to three minutes and may not allocate their time to others unless authorized by the Presiding Officer. To comment, please write your name on the sign-in sheet. When your name is called, step forward to the podium and state your name and address for the record. (In accordance with state law, a recording of the meeting will be available at city hall, but only your name will be included in the meeting minutes.) While the Planning Commission or staff may briefly respond to your statement or question, the law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances.*
6. **New Business:**
 - a. Public Hearing: CUP23-02 – PM Design Group. pg (6)
7. **Old Business:**

None
8. **Comments from the Commissioners:**
9. **Planning Managers Report**
10. **Adjournment**

**Minutes for City of Phoenix Planning Commission
Regular Meeting and Public Hearing
Monday, July 24, 2023
6:30p.m. at 220 N. Main St. (Phoenix Civic Center)
In-Person/Zoom Hybrid Meeting**

1. CALL TO ORDER and ROLL CALL

Larry Dickson, Planning Chair, called the Planning Commission's regular meeting to order on Monday, July 24, 2023, at 6:30 p.m.

ROLL CALL

PRESENT: Jeffrey Luers, Larry Dickson, Marcia Monceaux, and Terry Helfrich

ABSENT: None

STAFF PRESENT: Zac Moody, Planning Manager
Jeff Wilcox, Associate Planner

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA:

None

4. APPROVAL OF MINUTES:

a. June 26, 2023 Regular Meeting

**MOTION (00:02:00): I move we approve the minutes for June 26th
MOVED BY HELFRICH, SECONDED BY MONCEAUX.
MOTION APPROVED BY UNANIMOUS VOTE**

5. PUBLIC COMMENT:

None

6. PLANNING COMISSION DISCUSSION OF NON-AGENDA ITEMS:

None

6. NEW BUSINESS:

a. Public Hearing: Annexation, File # AN23-03 – Trumbly

Staff read the Opening Statement

Staff Report, Summary (Zac Moody)

- Application for a Type-4 Annexation

- The application is subject to the standards within Phoenix Land Development Code (PLDC) Ch 4.1 and be consistent with Oregon Revised Statutes (ORS) 198.866, 222.1111, 222.170, and 220-524.
- Site Location: 157 N. Phoenix Rd., the parcel is 0.39 acres and will be zoned Commercial-Highway when brought into the City, consistent with the Comprehensive Plan.
- Because the City receives fire service from Fire District #5, upon annexation, this property will shift from being served by Fire District #2, to Fire District #5, consistent with ORS.
- Staff believes the application is complete, as such, staff recommends that the Planning Commission make a recommendation for approval to the City Council, since they are the decision authority on Type-4 applications.

Public Hearing Opened

Finding no members of the public in attendance, the Public Hearing was closed so that discussion and deliberation could begin.

Commission Discussion (Staff responses in **bold**)

- None

MOTION (00:17:00): I move to recommend approval of this request of annexation as outlined in the planning commission Final Order.

**MOVED BY HELFRICH, SECONDED BY MONCEAUX.
MOTION APPROVED BY UNANIMOUS VOTE**

b. Public Hearing: Annexation, File # AN23-02 – City of Phoenix

Staff Report, Summary (Zac Moody)

- Application for a Type-4 Annexation
- Includes portions of land within the PH-3 and PH-5 Urban Reserves
- There are multiple properties and rights-of-way, the total land area is approximately 345 acres.
- The application is subject to ORS 222.170 and 220-524.
- The ORS requires consent from more than half of the owners of the land in the territory, and more than half contiguous, and must have half of the annexed value.
- Consents to annexation have been included in EXHIBIT E of the packet.
- Following this, there will be a subsequent “island annexation” in a similar action under a different set of guidelines.
- The entire area is served by infrastructure, all services are available.
- Lands will be brought in with a similar zoning designation to what they already have.

- Lands on the east side of I-5 will be brought into the City with a 'Holding Zone' designation.

Public Hearing Opened

Public Comment (Staff responses in **bold**)

- Randy Jones, Arrowhead Ranch Properties
 - Very supportive of the City, the application, and how the City works with the Private sector.
 - Supportive of a South Stage I-5 interchange
- Darren and Barb Thomas, 3552 South Pacific Hwy
 - Generally excited about the annexation
 - Asked about status of annexation on abutting properties in the UGB that are not shown as being annexed yet. **This first annexation phase primarily covers property owners that voluntarily chose to annex into the City. As a result of this process, many of the remaining properties within the UGB will become 'enclaves' surrounded by City jurisdiction. As a result, this will render them eligible for a different kind of annexation process which is expected to take place later this year.**
 - Will zoning change? **The subject property is currently zoned General Commercial within Jackson County, and once annexed, will take on the closest City equivalent: the Commercial Highway zone.**
 - Who will become the authority once annexed? **The City will become the authority for things related to planning/land use, building permits, and business licensure.**
 - How much will taxes increase? **Taxes are likely to increase by a nominal amount. Factors include property valuation and on applicable Tax Districts. The County assessors office is the authority on this question.**
 - How are water rates expected to change? **Joe Slaughter, the Community and Economic Development Director for the City is the best point of contact on this.**

Public Hearing Closed

Commission Discussion (Staff responses in **bold**)

- Helfrich expressed enthusiasm seeing the Regional Problem Solving vision coming together.

**MOTION (00:46:30): I move to recommend approval of the requested annexation as outlined in the planning commission Final Order.
 MOVED BY HELFRICH, SECONDED BY MONCEAUX.
 MOTION APPROVED BY UNANIMOUS VOTE**

7. OLD BUSINESS:

None

8. COMMENTS FROM THE COMMISSIONERS:

- None

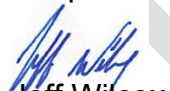
9. PLANNING MANAGERS REPORT:

- Grant Applications: Staff is pursuing grants. This includes a Transportation Growth Management grant to update the City Transportation System Plan and advance multi-modal transportation. A grant application has also been submitted for a Parks Master Plan Update. The goal is greater bike/pedestrian connection to the Greenway, and more parks to serve the community as it continues to grow. Finally, an OEM grant application was recently submitted for the new Government and Public Safety Center building to furnish the Emergency Operation Center within.
- Zoning Code Updates: Staff intends to bring these non-policy related updates to the Commission in September, starting with a work session. There will be a heavy workload as the commissioners review recommended Zoning Code changes from City Staff.
- Current Planning Applications: Staff received an application for a drive through restaurant (Starbucks) on corner of North Phoenix Road.
- Upcoming Meeting: Staff anticipates the next Planning Commission Meeting being September 11th.

10. ADJOURNMENT:

The meeting adjourned at 7:47 p.m.

Respectfully submitted by,



Jeff Wilcox
Associate Planner

STAFF REPORT

**File: CU23-02 – Type III Conditional use
SP23-07 – Type II Site Design Review**

Location: 4149 S. Pacific Hwy. 38-1W-09A Tax Lot 600, 603 & 807

Land Use District: C-H, Commercial Highway

Date Notice Published: August 24, 2023

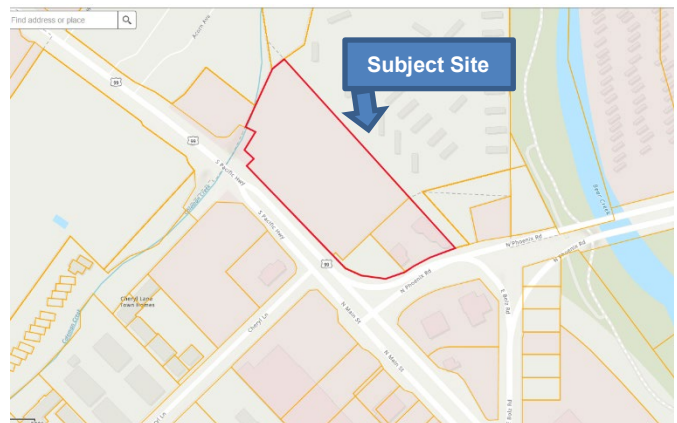
Date of Hearing: September 11, 2023

I. OWNER INFORMATION

4149 S. Pacific Hwy, LLC.
13215 SE Mill Plain Road, Suite C-8#529
Vancouver, WA 98689

II. APPLICANT

PM Design Group, Inc.
Kayausha Anglin
19401 40th Avenue West, Suite 420
Lynnwood, WA 98036



III. PROJECT INFORMATION

The proposal is for a Conditional Use and Site Design Review to construct a drive-thru coffee shop and accessory parking lot. The project site is located on the west side of I-5 on the edge of the City of Phoenix Urban Growth Boundary, bordered by an urban residential lot to the north, mobile home park to the east and commercial to the south and west. A parking lot and large drive-aisle will accompany the development to allow for adequate parking and cross access to future developments to the north and the existing building on the eastern side of the property.

Surrounding Land Uses:

NORTH: Urban Residential (UR-10)
EAST: Urban Residential (UR-10)
SOUTH: Commercial-Highway (C-H)
WEST: Commercial-Highway (C-H)
SUBJECT SITE: Commercial-Highway (C-H)



IV. APPLICABLE PHOENIX LAND DEVELOPMENT CODE (PLDC) CRITERIA

- PLDC, Chapter 2.4 – Commercial - Highway (C-H)
- PLDC, Chapter 2.9 – Trip Budget Overlay Zone
- PLDC, Chapter 3.2 – Access and Circulation
- PLDC, Chapter 3.3 – Landscaping, Street Trees, Fences, and Walls
- PLDC, Chapter 3.4 – Vehicle and Bicycle Parking
- PLDC, Chapter 3.5 – Street and Public Facilities Standards
- PLDC, Chapter 3.6 – Signs
- PLDC, Chapter 3.8 – Storm and Surface Water Management Standards
- PLDC, Chapter 3.9 – Erosion Prevention and Sediment Control
- PLDC, Chapter 3.12 – Outdoor Lighting
- PLDC, Chapter 4.2 – Development Review and Site Design Review
- PLDC, Chapter 4.4 – Conditional Use Permits

V. AGENCY COMMENTS

- Rogue Valley Sewer Services (RVSS)
- Jackson County Fire District 5 (JCFD)
- Oregon Department of Transportation (ODOT)
- City Engineer

VI. PUBLIC COMMENTS

None

VII. PROJECT SUMMARY

As proposed with conditions, the Site Design Review and Conditional Use Permit meets the standards outlined in the Phoenix Land Development Code. The proposed final order outlines all applicable standards, criteria and conditions used by staff to provide a recommendation to the Planning Commission.

The purpose of the Commercial Highway district is to provide for the development of easily accessible commercial areas that are intended to accommodate a mixture of retail businesses, services, and professional offices to serve the commercial and retail needs of the community and surrounding areas. In addition, this district will accommodate uses served by vehicles and other higher volume commercial uses.

VIII. RECOMMENDATION

Based on the findings and the site plan provided by the applicant for the Conditional Use and Site Design Review, staff recommends **APPROVAL** of the application, with conditions as outlined in the Proposed Final Order.

IX. PROPOSED MOTION

“I move to approve CU23-02 and SP23-07, a Conditional Use and Site Design Review for the development of the site with the conditions of approval as outlined in the Planning Commission Final Order.”



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

X. EXHIBITS

- A. Applicant's Site Plan, Findings and Traffic Assessment
- B. Supplemental Site/Landscape Plan (submitted 9/7/23)
- C. Agency Comments
- D. Planning Commission Proposed Final Order

Respectfully Submitted,

Zac Moody
Planning Manager



Planning Department

(541) 535-2050 Fax (541) 535-5769
112 W 2nd Street/PO Box 330, Phoenix, OR 97535

This is an electronic fillable form.
Place the cursor in grey text boxes and start typing.
Left-click twice on the boxes to check or un-check them.
If the text appears too small please use the zoom button.

CONDITIONAL USE APPLICATION

File No. CUP 23-02 Fee \$ 3998

NOTICE TO APPLICANT: Applicants are advised to review the list of submittal requirements indicated on each application form prior to submitting an application. Incomplete applications will not be acted upon or scheduled for a public hearing until the Planning Department receives all required submittal materials and fees. Failure to provide complete and/or accurate information may result in delay or denial of your request.

APPLICANT PM Design Group, Inc./ Kayausha Anglin
Mailing address 19401 40th Avenue West, Suite 420, Lynnwood, WA 98036
Phone (425) 361-0463 Fax Email kangin@pmdginc.com
Applicant's interest in property 4149 S. Pacific Hwy, Phoenix, OR 97535

Signature [Handwritten Signature] Date 5/31/2023

PROPERTY OWNER 4149 S PACIFIC HWY LLC/ Brad Hoffman
Mailing address 13215 SE Mill Plain Road, Suite C-8 #529 Vancouver, WA 98689-6999
Phone (503) 984-1889 Fax Email bradh@hhcompanies.com

Signature [Digital Signature] Date 6/1/2023

If same as applicant, mark SAME. If there is more than one property owner, please attach additional sheets as necessary.

SITE LOCATION AND DESCRIPTION

Tax Map #(s) 381W09A Tax Lot #(s) 600, 603, and 807 Zoning C-H
Tax Map #(s) Tax Lot #(s) Zoning
Adjacent property under same ownership (list tax lot ID)
Frontage street or address South Pacific Highway (US-99) Nearest cross street North Phoenix Road
Site size (acres or square feet) 19,823 sq. ft. (new proposed lot 1, per upcoming BLA) Dimensions
BUSINESSES Are any businesses operating on the property? If yes, please describe. Yes. Multi-tenant Retail Building.
All businesses operating within the City of Phoenix must obtain a Business License.

SPECIFIC REQUEST Land Division [] New Use/Construction [X] Alteration [] Change of Use []
Describe Type III Review; New ground up, single-story wood framed restaurant/ retail building (2165 sq. ft.), drive-thru lane, patio area, paved parking lot, a CMU Trash Enclosure, site lighting, and landscaping.

SUBMITTAL REQUIREMENTS

The following items must be received in order to deem an application complete and schedule it for a hearing before the Planning Commission. If you need assistance completing the forms, please contact the Planning Department. If you do not have a copy of the deed to your property to verify ownership, contact the Jackson County Assessor at (541) 774-6059 or https://jacksoncountyor.org/assessor

- 1. Original, signed Application form. This information is public record and must be reproduced so please type or write clearly using dark ink.
2. All information required above and below, unless specifically waived by the Planning Director.
3. The appropriate fee.
4. 7 copies of all submittal materials for staff and Planning Commission distribution.

OFFICE USE ONLY.

This institution is an equal opportunity provider and employer.

120 day time limit Accepted as complete Final decision by
DLCD 45-day notice required Y/N Date mailed Date of first hearing
Planning Commission hearing date Notice mailed
Notice to media Publication date Emailed
Notice of Decision Date mailed Appeal deadline
Associated applications

Is the proposed use listed as a Conditional Use in the underlying zone? **Yes** **No**

The following criteria must be satisfied in order to approve a request. See the specific language in Section 4.4.4.1 on page 3 of this form. Please tailor all responses to these criteria. All applications must also demonstrate compliance with applicable standards in Chapter 3 (Design Standards) of the LDC.

Describe in detail how the characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features.

The characteristics of the site are indeed suitable for the proposed use. This is a multi-acre previously developed site, at a main commercial intersection. It's suitable for this use because it provides sufficient space to develop the 2165 sq. ft. drive-thru facility, along with indoor/outdoor seating, adequate parking and other elements, and is suitable to accommodate the existing and proposed traffic to the area. Developing this drive-thru facility in this location will help to revive this area of the intersection where retail business and character has been lost.

Describe in detail how the site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.

This is a highly traffic' d area, located on a major road (N. Phoenix Rd.) and main highway (S. Pacific Hwy). Haven lost the previous retail buildings; we are proposing to replace with a new retail/restaurant facility that will be easily accessible for people using public and private transportation. The proposed CU addresses adequate transportation systems within the Traffic Impact analysis, which includes trip generation.

Describe in detail how the proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district.

The proposed CU will not change the character of the surrounding area. The development of this site will not preclude use but will add a benefit to the use of the surrounding properties and uses.

Describe in detail how the proposal satisfies the goals and policies of the City Comprehensive Plan that apply to the proposed use.

The proposed development will help to revive this area of the Commercial-Highway zone, help to support economic and employment development, and contribute to the growth of the community. The proposed CU meets the design characteristics and standards outlined in Chapter 3, and therefore satisfies the goals and policies of the Comprehensive Plan.

Use this space to provide any additional information.

The Phoenix Land Development Code (LDC) accepts that certain uses, while not permitted outright, can be compatible uses in certain zones. The applicant bears the burden of proof to show that the proposed use is compatible or can be made compatible with the surrounding neighborhood and/or zone through appropriate mitigation.

Electronic submittals to accompany this application form are encouraged. All text submittals should be provided in a Microsoft Word document; plans and other images should be formatted as a PDF.

The application will not be scheduled for a hearing until deemed complete.

Use additional sheets if necessary.

Chapter 4.4 – Conditional Use Permits

4.4.1 – Purpose

There are certain uses that, due to the nature of their impacts on surrounding land uses and public facilities, require a case-by-case review and analysis. These are identified as Conditional Uses in Chapter 2 – Land Use Districts. The purpose of this Chapter is to provide standards and procedures under which a conditional use may be permitted, enlarged, or altered if the site is appropriate and if other appropriate conditions of approval can be met.

4.4.2 – Approvals Process

- A. Pre-application. A Pre-application Conference is required in accord with Chapter 4.1.7 – General Provisions, Section C.
- B. Initial Application. An application for a new conditional use shall be processed as a Type III procedure subject to the process in Chapter 4.1.5 – Type III Procedure (Quasi-Judicial). The application shall meet submission requirements in Chapter 4.4.3 – Application Submission Requirements and the approval criteria contained in Chapter 4.4.4 – Criteria, Standards, and Conditions of Approval.
- C. Modification of Approved or Existing Conditional Use. Modifications to approved or existing conditional uses shall be processed in accordance with Chapter 4.6 – Modifications to Approved Plans and Conditions of Approval.

4.4.3 – Application Submission Requirements

In addition to the submission requirements required in Chapter 4.1 – Types of Applications and Review Procedures, an application for Conditional Use approval must include the following information, as applicable. For a description of each item, please refer to Chapter 4.2.5 – Site Design Review Application Submission Requirements:

- A. Existing site conditions;
- B. Site plan drawn to scale;
- C. Preliminary grading plan;
- D. A landscape plan;
- E. Elevations of all structures;
- F. Elevations of all proposed signs;
- G. A copy of all existing and proposed restrictions or covenants.
- H. Narrative report or letter documenting compliance with all applicable approval criteria in Chapter 4.4.4 – Criteria, Standards, and Conditions of Approval.
- I. If applicable for residential care, a description of the proposed use, including the number of residents and the nature of the condition or circumstances for which care, or a planned treatment or training program will be provided.
- J. The number of staff and the estimated length of stay per resident and the name of the agency responsible for regulating or sponsoring the use.

4.4.4 – Criteria, Standards, and Conditions of Approval

- 1. The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a Conditional Use based on findings of fact with respect to each of the following standards and criteria:
 - A. Use Criteria
 - 1. The use is listed as a Conditional Use in the underlying district;
 - 2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;
 - 3. The site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;
 - 4. The proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;
 - 5. The proposal satisfies the goals and policies of the City Comprehensive Plan that apply to the proposed use.
 - B. Site Design Standards. The criteria in Chapter 4.2.6 – Site Design Approval Criteria shall be met.
 - C. Conditions of Approval. The Planning Commission may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity, and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized. These conditions include, but are not limited to, the following:
 - 1. Limiting the hours, days, place, and/or manner of operation;
 - 2. Requiring site or architectural design features that minimize environmental impacts such as noise, vibration, exhaust/emissions, light, glare, erosion, odor and/or dust, no roof-mounted equipment;
 - 3. Requiring larger setback areas, lot area, and/or lot depth or width;

4. Limiting the building height, size or lot coverage, and/or location on the site;
5. Designating the size, number, location, and/or design of vehicle access points or parking areas and covered bicycle parking;
6. Requiring street right-of-way to be dedicated and streets, sidewalks, curbs, planting strips, pathways, or trails to be improved;
7. Requiring landscaping, screening, drainage, water quality facilities, and/or improvement of vehicle parking, covered bicycle parking and loading areas;
8. Limiting the number, size, location, height, and/or lighting of signs;
9. Limiting or setting standards for the location, design, and/or intensity of outdoor lighting;
10. Requiring berms, screening or landscaping and the establishment of standards for their installation and maintenance;
11. Requiring and designating the size, height, location, and/or materials for fences;
12. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, drainage areas, historic resources, cultural resources, and/or sensitive lands;
13. Requiring the dedication of sufficient land to the public, and/or construction of pedestrian/bicycle pathways in accordance with the adopted plans. Dedication of land and construction shall conform to the provisions of Chapter 3.2 – Access and Circulation;
14. Trash enclosures shall be screened and located towards the rear of the site.
15. The applicant shall meet a defined time limit to meet development conditions.
16. The Planning Commission may require any other reasonable restriction, condition or safeguard that would mitigate the zoning ordinance, and adverse effects upon the neighborhood properties by reason of the use, extension, construction or alteration allowed as set forth in the findings of the Planning Commission.
17. The Planning Commission may specifically permit, upon approval of a conditional use, further expansion to a specified maximum designated by the Planning Commission without the need to return for additional review.

4.4.5 – Additional Development Standards for Conditional Use Types

- A. Concurrent Variance Applications. A Conditional Use Permit shall not grant Variances to regulations otherwise prescribed by the Development Code. Variance applications may be filed in conjunction with the conditional use application and both applications may be reviewed at the same hearing.
- B. Additional development standards. Development standards for specific uses are contained in Chapter 2 – Land Use Districts.
- C. Traffic studies. Traffic studies may be required for any applications that the Planning Department or the Planning Commission deems necessary.
 1. For properties within the Trip Budget Overlay Zone (Chapter 2.9), a traffic analysis must be submitted to Oregon Department of Transportation (ODOT) and approved by ODOT.
- D. In the case of a use existing prior to the effective date of this ordinance, any change of use expansion of lot area or expansion of structure shall conform with the requirements for conditional use.

4.4.6 – Modifications

Any expansion to, alteration of, or accessory use to a conditional use shall follow procedures in Chapter 4.6.

4.4.7 – Revocation of Conditional Use Permits

The Planning Commission or the City Council may revoke any Conditional Use Permit previously issued by the city or, with regard to lands annexed by the city, those such permits issued by the county. The Planning Commission may revoke such permit upon determining:

- A. One or more conditions attached to the grant of the Conditional Use Permit have not been fulfilled; and
- B. The unfulfilled condition is substantially related to the issuance of the Conditional Use Permit.

Chapter 4.1 – Types of Applications and Review Procedures

4.1.5 – Type III Procedure (Quasi-Judicial)

- A. Pre-application conference. A pre-application conference is required for all Type III applications. The requirements and procedures for a pre-application conference are described in Chapter 4.1.7 – General Provisions, Section C.
- B. Application requirements
 1. Application forms. Type III applications shall be made on forms provided by the Planning Department.
 2. Content. Type III applications shall:
 - a. Include the information requested on the application form;
 - b. Be filed with copies of a narrative statement that explains how the application satisfies each and all of the relevant criteria in sufficient detail for review and action;

- c. Be accompanied by the required fee;
 - d. Include two sets of mailing labels for all property owners of record as specified in Chapter 4.1.5 – Type III Procedure (Quasi-Judicial), Section C (Notice of Hearing). The records of the Jackson County Department of Assessment and Taxation are the official records for determining ownership. The applicant shall demonstrate that the most current assessment records have been used to produce the notice list;
 - e. Include an impact study for all Type III applications. The impact study shall quantify/assess the effect of the development on public facilities and services. The study shall address, at a minimum, the transportation system, including pedestrian ways and bikeways, the drainage system, the parks system, the water system, and the sewer system. For each public facility system and type of impact, the study shall propose improvements necessary to meet City standards and to minimize the impact of the development on the public at large, public facilities systems, and affected private property users. In situations where this Code requires the dedication of real property to the City, the applicant shall either specifically agree to the dedication requirement, or provide evidence that shows that the real property dedication requirement is not roughly proportional to the projected impacts of the development.
- C. Notice of Hearing (*see full text of LDC*)
 - D. Conduct of the Public Hearing (*see full text of LDC*)
 - E. The Decision Process
 - 1. Basis for decision. Approval or denial of an appeal of a Type II Administrative decision or a Type III application shall be based on standards and criteria in the development code. The standards and criteria shall relate approval or denial of a discretionary development permit application to the development regulations and, when appropriate, to the comprehensive plan for the area in which the development would occur and to the development regulations and comprehensive plan for the City as a whole;
 - 2. Findings and conclusions. Approval or denial shall be based upon the criteria and standards considered relevant to the decision. The written decision shall explain the relevant criteria and standards, state the facts relied upon in rendering the decision, and justify the decision according to the criteria, standards, and facts;
 - 3. Form of decision. The hearings body shall issue a final written order containing the findings and conclusions stated in subsection 2, which either approves, denies, or approves with specific conditions. The hearings body may also issue appropriate intermediate rulings when more than one permit or decision is required;
 - 4. Decision-making time limits. A final order for any Type II Administrative Appeal or Type III action shall be filed with the City Recorder within ten business days after the close of the deliberation.
 - F. Notice of Decision. Written notice of a Type II Administrative Appeal decision or a Type III decision shall be mailed to the applicant and to all participants of record within 30 business days after the hearings body decision. Failure of any person to receive mailed notice shall not invalidate the decision, provided that a good faith attempt was made to mail the notice.
 - G. Final Decision and Effective Date. The decision of the hearings body on any Type II appeal or any Type III application is final for purposes of appeal on the date it is mailed by the City. The decision is effective on the day after the appeal period expires. If an appeal is filed, the decision becomes effective on the day after the appeal is decided by the City Council. The notification and hearings procedures for Type III applications on appeal to the City Council shall be the same as for the initial hearing.
 - H. Appeals. (*see full text of LDC*)

July 17, 2023

City of Phoenix
Planning Department
220 N. Main St.
Phoenix, OR 97535

RE: Type III Conditional Use Review – Project Narrative
4149 S. Pacific Hwy Phoenix, OR 97535

Project Description

H & H Companies (4149 S. Pacific Hwy LLC) proposes to develop a new ground up, single-story wood framed restaurant/retail building (2,165 SF), single drive-thru lane, patio area, paved parking lot, a CMU Trash Enclosure, site lighting, and landscaping. The site is located in the Commercial-Highway zone, between S. Pacific Highway (Hwy 99) and N. Phoenix Rd. The new ground up building will be constructed using wood framing for the exterior and interior walls, storefront glazing, ribbed Metal panel finish, painted Fiber Cement Hardie Board Panel finish, and metal canopy above entry/exit doors, and the drive-thru window. The trash enclosure will be constructed of CMU, with corrugated metal doors.

Compliance with Conditional Use Review Criteria

Approval Criteria. Per section 4.4.4 of the Land Development Code, the following addresses the approval criteria:

A. Use Criteria –

1. The use is listed as a Conditional Use in the underlying district.

The proposed use of “drive-thru facility” is permitted within the underlying district Commercial-Highway as a conditional use.

2. The Characteristics of the site are suitable for the proposed use considering the size, shape, location, topography, existence of improvements and natural features.

The characteristics of the site are indeed suitable for the proposed use. This is a multi-acre previously developed site, at a main commercial intersection. It’s suitable for this use because it provides sufficient space to develop the 2165 sq. ft. drive-thru facility, along with adequate parking and other elements, and is suitable to accommodate the existing and proposed traffic to the area. Developing this drive-thru facility in this location will help to revive this area of the intersection where retail business and character has been lost.

3. The site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.

This is a highly traffic’ d area, located on a major road (N. Phoenix Rd.) and main highway (S. Pacific Hwy). Haven lost the previous retail buildings; we are proposing to replace with a new retail/restaurant facility that will be easily accessible for people using public and private

transportation. The proposed CU addresses adequate transportation systems within the Traffic Impact analysis, which includes trip generation.

4. The proposed use will not alter the character of the surrounding area in a manner that substantially limits impairs or precludes the use of surrounding properties for the primary uses listed in the underlying district.

The proposed CU will not change the character of the surrounding area. The development of this site will not preclude use but will add a benefit to the use of the surrounding properties and uses.

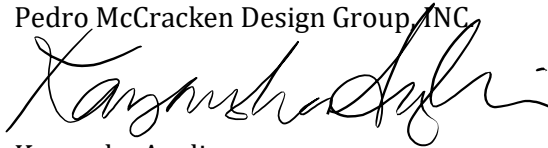
5. The proposal satisfies the goals and policies of the City Comprehensive Plan that apply to the proposed use.

The proposed development will help to revive this area of the Commercial-Highway zone, help to support economic and employment development, and contribute to the growth of the community. The proposed CU meets the design characteristics and standards outlined in Chapter 3, and therefore satisfies the goals and policies of the Comprehensive Plan.

B. Site Design Standards – The criteria in Chapter 4.2.6 - Site Design approval criteria shall be met.

The proposed development complies with criteria outlined in Chapter 4.2.6. See attached document "Site Design Standards".

Respectfully,
Pedro McCracken Design Group, INC



Kayausha Anglin
Senior Job Captain/ Project Lead
PM Design Group, Inc.
425-361-0463
Kanglin@pmdginc.com

Attachment: Site Design Standards

SITE DESIGN STANDARDS

Compliance with Site Design Review Criteria

Approval Criteria. Per section 4.2.6 of the Land Development Code, the following addresses the approval criteria:

- A. The application is complete, as determined in accordance with Chapter 4.1 – Types of Applications and Review Procedures, and Chapter 4.2.5 – Site Design Review Application Submission Requirements as follows:

The pre-application conference has been completed; the Type III (Quasi-Judicial) application is complete with the required application form containing requested information, a narrative statement, required planning review fee, sheet of mailing labels for all property owners of record as specified in Chapter 4.1.5, Traffic Impact Study, Vicinity Map, Proposed Site Plan, Architectural Drawings, Preliminary Grading Plan, and Preliminary Landscape Plan. The requirement to provide copies of all existing and proposed restrictions or covenants does not apply, and per the Planning Department, the sign drawings can be submitted by others separately.

- B. The application complies with all the applicable provisions of the underlying Land Use District (Chapter 2) as follows:

1. **Building height** – *The proposed building height is 22'-0" aff, and therefore complies with the maximum building height requirement of 50'-0" aff.*
2. **Building and yard setbacks** – *There is no minimum building and yard setback requirement, and the proposed building and yard complies with the vision clearance standards of providing 35ft x 35ft vision clearance area at Arterial, and 15ft x 15ft vision clearance area at both driveways.*
3. **Lot coverage** – *The proposed site's building, drive-through lane, parking, and trash enclosure, is designed with the minimum extent of impervious surface as required. The remaining is landscaping. Please reference the enclosed plans.*
4. **Landscaping** – *The proposed site provides 31% of landscaping, and therefore exceeds the required minimum of 20% as outlined in Chapter 3.3. Please reference enclosed Landscaping plan.*
5. **Traffic** – *Please reference the enclosed Traffic Impact Study report showing that we will not place an undue burden upon private or public infrastructure.*
6. **Drive-up, drive-in, and drive-through facilities** – *The proposed drive-through facility does not conflict with other on-site vehicular and pedestrian circulation patterns, does not conflict with access from the street, does not have any play structures, and the development is in accordance with Chapter 3.2 Access and circulation.*
7. **Sidewalk Displays** – *There are no proposed sidewalk displays.*

- 8. Light Manufacture** – *There will be no Light Manufacture for this project.*
 - 9. Parking** – *The proposed retail/restaurant at 2200sq. ft. typically has about 50-60 indoor/outdoor seats. As per chapter 3.4.3, one space per four seats is required. We have provided 16 vehicle parking spaces, and therefore comply. We have also provided bicycle parking for (2) bikes short-term, and (1) bike long term, therefore meeting and exceeding the requirement for (1) short-term and (1) long-term, as outlined in chapter 3.4.4.*
 - 10. Promotional Outdoor Events** – *No known promotional outdoor events are anticipated.*
 - 11. Architectural Continuity and Quality** – *The proposed building meets the criteria listed in chapter 2.4.4. The north and south elevations of the building are greater than 50 feet, and do provide breaks in the wall plane, by using the drive-through bump out, awnings, and materials. The building entrances are clearly defined architecturally by glazing, ribbed metal panels, and decorative stamped concrete. The exterior building materials consists of Fiber Cement Hardie Board panels, metal panels and finished concrete, therefore complying with the requirement to have high quality, weather appropriate materials. Elements of the proposed materials, color and/or design will be used to provide continuity throughout the site.*
 - 12. Lighting** – *The proposed site development meets the criteria of chapter 3.12, in order to create safe low-light conditions.*
 - 13. Roof- Mounted equipment** – *All roof top equipment is screened by a parapet wall, and therefore complies.*
 - 14. Detailing** – *All architectural detailing is consistent on all elevations of the proposed building, and therefore complies.*
 - 15. Trash Enclosures** – *The proposed Trash Enclosure complies with all standards, as it consists of 7ft high CMU walls, with corrugated metal gates. The CMU will be painted to match the building, and the floor is a concrete pad, with a 12ft x 18ft concrete apron placed in front. The Trash Enclosure is approx. 69ft from the nearest public entrance, and approx. 47ft from a required pedestrian walkway.*
 - 16. Parking lot lighting** – *The proposed site development includes parking lot lighting, and pedestrian scale lighting for pedestrian walkways, bicycle parking areas, and the trash enclosure, and complies with the criteria in chapter 3.12.*
 - 17. Bicycle Parking** – *The bicycle parking is located within the same location as vehicle parking, and easily accessible to bicycle lanes and pedestrian walkways. The bicycle locker is compatible with the design of the building and other elements on the site.*
 - 18. Pedestrian Circulation** – *Our project is proposing less than 50 vehicle parking spaces, with less required, therefore additional improvements will not be required.*
 - 19. Other special standards – Fast Food Restaurants** – *The proposed drive-through lane provides 5 vehicle-stacking spaces between the menu board and the pick-up window, and do not conflict with any of the parking spaces, therefore complying with chapter 2.4.5 – I.2.*
- C.** The applicant shall be required to upgrade any existing development that does not comply with the applicable land-use district standard, in conformance with Chapter 5.3 – Non-Conforming Uses and Developments.

There is an existing retail/business building to remain. The proposed site development will include compliant site improvements adjacent to this building.

D. The application complies with the Design Standards contained in Chapter 3. All of the following standards shall be met:

Chapter 3.2 – Access and Circulation

Chapter 3.3 – Landscaping, Street Trees, Fences, and Walls

Chapter 3.4 – Vehicle and Bicycle Parking

Chapter 3.5 – Street and Public Facilities Standards

Chapter 3.6 – Signs

Chapter 3.7 – Environmental Constraints

Chapter 3.8 – Storm and Surface Water Management Standards

Chapter 3.9 – Erosion Prevention and Sediment Control

Chapter 3.10 – Other Design Standards

The proposed development complies with all applicable design standards, as required in Chapter 3. Please reference enclosed plans.

E. Conditions required as part of a,

Land Division (Chapter 4.3 – Land Divisions and Lot Line Adjustments)

The proposed development will include a Lot Line Adjustment. This will be submitted separately by Herb Farber at Terrasurvey, Inc.

Conditional Use Permit (Chapter 4.4 – Conditional Use Permits)

The proposed development will require a Conditional Use Permit. This will be submitted together with the Site Design Review submittal.

Planned Unit Developments (Chapter 4.5 – Planned Unit Developments)

This does not apply to our proposed development.

F. Exceptions to criteria D. 1-6, above, may be granted only when approved as a variance (Chapter 5.2 – Variances).

N/A. We are not requesting any exceptions at this time.

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Compliance with Site Design Review Criteria

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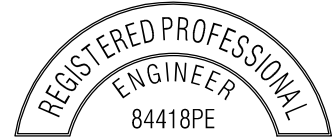
N/A. We are not requesting any exceptions at this time.

Technical Memorandum

July 14, 2023

Project# 29202

To: Zac Moody, Planning Manager
 City of Phoenix
 220 N Main Street
 Phoenix, OR 97535



From: Cesar De Leon and Diego Arguea, PE



CC: Jeff Wilcox, City of Phoenix
 Micah Horowitz, Oregon Department of Transportation (ODOT)

EXPIRES: 12/31/23

RE: Phoenix Retail Development Trip Budget Overlay Assessment

H&H Northwest Companies, LLC proposes to construct a Starbucks coffeehouse as part of a redevelopment project located at 4149 S Pacific Highway. A site vicinity map is shown in Figure 1.

Per scoping direction from City of Phoenix planning staff, a trip generation estimate has been provided herein to address the Trip Budget Overlay Zone requirements outlined in Chapter 2.9 of the Phoenix Land Development Code (Reference 1). No additional traffic operations analysis has been required for the proposed commercial redevelopment. Details of the trip generation estimate are provided herein.

Project Description

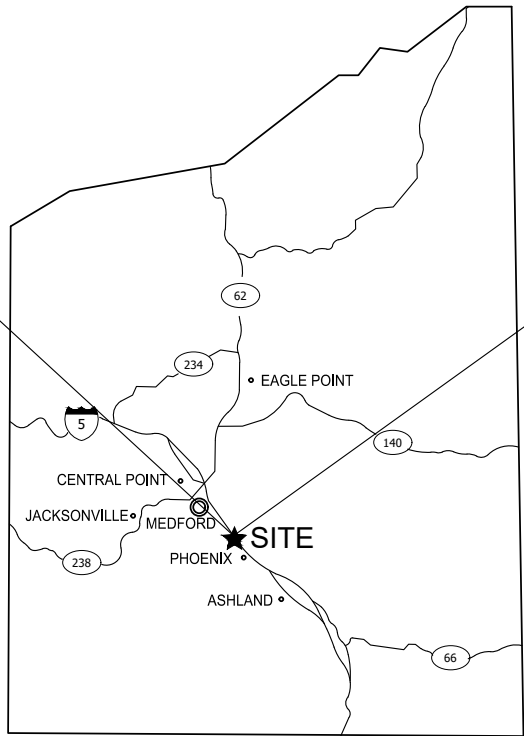
The proposed Starbucks building is 2,165 square feet and includes indoor seating and a drive-through window. Access will be provided via the existing right-in/right-out driveway on N Phoenix Road and existing full access driveway on Highway 99. No modifications to the existing access points are proposed. The proposed site plan is shown in Figure 2.

Trip Budget Overlay Zone

As documented in Chapter 2.9 of the Phoenix Land Development Code, tax lot 38-1W-09A-807 includes a parcel budget for up to 24 weekday PM peak hour trips (an extract from Table 2.9 is shown in Exhibit 1 below). This trip budget is based on previously existing trips on the roadway system based on previous land uses.

Exhibit 1 Phoenix Land Development Code, Chapter 2.9, Table 2.9 Extract

Trip Generation (PM Peak-Hour Trips)					
Parcel No.	Estimated Net Developable Acres	From Existing Development	From Future Development	Parcel Budget	Notes
381W09A807	0.4	24		24	Service Station/Convenience Market



Site Vicinity Map
Phoenix, OR

Figure
1

H:\29\29202 - Phoenix Retail Development\report\figs\29202 Figures.dwg Jul 07, 2023 - 1:21pm - cdeleon Layout Tab: Site Vicinity Map

The proposed site includes full redevelopment of tax lot 38-1W-09A-807 (10,890 square feet) and partial redevelopment of 38-1W-09A-603 (21,780 square feet). The tax lots are shown in Exhibit 2 below.

Exhibit 2 Tax Lots, City of Phoenix, Jackson County



Image Credit: Jackson County GIS

The following section presents the trip generation estimate to address the parcel budget for tax lot 38-1W-09A-807.

Trip Generation

A trip generation estimate was prepared for the existing and proposed land uses using the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition* (Reference 2). The following assumptions have been confirmed by City of Phoenix Planning staff and reviewed and agreed-upon by ODOT staff.

- The existing building that will be demolished is operating as a café/bakery that also serves tamales and other food items throughout the day.
 - Trips associated with the existing land use can be estimated using the Strip Retail Plaza (<40k square feet) (ITE Code 822)
- The proposed Starbucks with drive-through will occupy approximately 2/3 of the budget overlay tax lot (38-1W-09A-807) and 1/3 of the tax lot with no budget overlay (38-1W-09A-603).
 - Trip associated with the proposed Starbucks site can be estimated using the ITE land use Coffee/Donut Shop with Drive-Through Window (ITE Code 937).
- Pass-by rates reflect the latest ITE pass-by rate tables (updated 2021).

For both land uses, the gross square footage is used as the independent variable and the resulting weekday daily, AM and PM peak hour trips are summarized in Table 1. Also shown in Table 1 are pass-by trips, reflecting those trips already present on the adjacent roadway system that would divert into the proposed Starbucks store. Pass-by trips estimates were prepared using the average pass-by rate for the weekday AM and PM peak hour information contained in ITE's *Trip Generation Handbook, 3rd Edition* (Reference 3)¹.

Table 1. Trip Generation Estimate, Weekday

Land Use	ITE Code	Size (Sq Ft)	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				Total	In	Out	Total	In	Out
Existing Strip Retail Plaza									
Strip Retail Plaza (<40k) ¹	822	1,800	98	4	3	1	12	6	6
Proposed Starbucks Coffee									
Coffee/Donut Shop with Drive-Through Window			1,156	186	95	91	85	42	43
Less Pass-by (Daily 90% ² , AM 90%, PM 98%)	937	2,165	(1,040)	(168)	(86)	(82)	(83)	(41)	(42)
Net New Proposed Trips			116	18	9	9	2	1	1
Net New Trips (Proposed minus Existing)			18	14	6	8	(10)	(5)	(5)

¹ The average rate is applied to the strip retail plaza based on guidance from the ITE *Trip Generation Handbook, 3rd Edition* (Reference 3). The average rate is also applied to the drive-through coffee shop with seating. No pass-by data is available.

² Daily pass-by rate assumed 90% based on weekday AM peak hour.

¹ The *Trip Generation Handbook* provides pass-by data for land use code 938 (Coffee/Donut Shop with a Drive-Through Window with No Indoor Seating). The average rates 90% and 98%, respectively, are used for the weekday AM and PM peak hour analysis. The AM peak average is based on the average of three sites, ranging from 83%-95% pass-by. The PM peak average is based on the average of two sites, ranging from 95%-100% pass-by. These rates reflect the nature of coffee as a convenience item, especially with the presence of a drive-through window. The *Trip Generation Manual, 11th Edition* includes updated pass-by rates for several uses; however, the land use code 938 pass-by rates remain the same.

Trip Budget Implications

As documented in Table 1, the proposed Starbucks is estimated to generate approximately 116 new daily trips, including 18 trips during the weekday AM peak hour and 2 trips during the weekday PM peak hour. The existing parcel budget of 24 weekday PM peak hour trips thus would allow tax lot 38-1W-09A-807 the potential to accommodate up to 22 additional weekday PM peak hour trips not analyzed in this proposal.

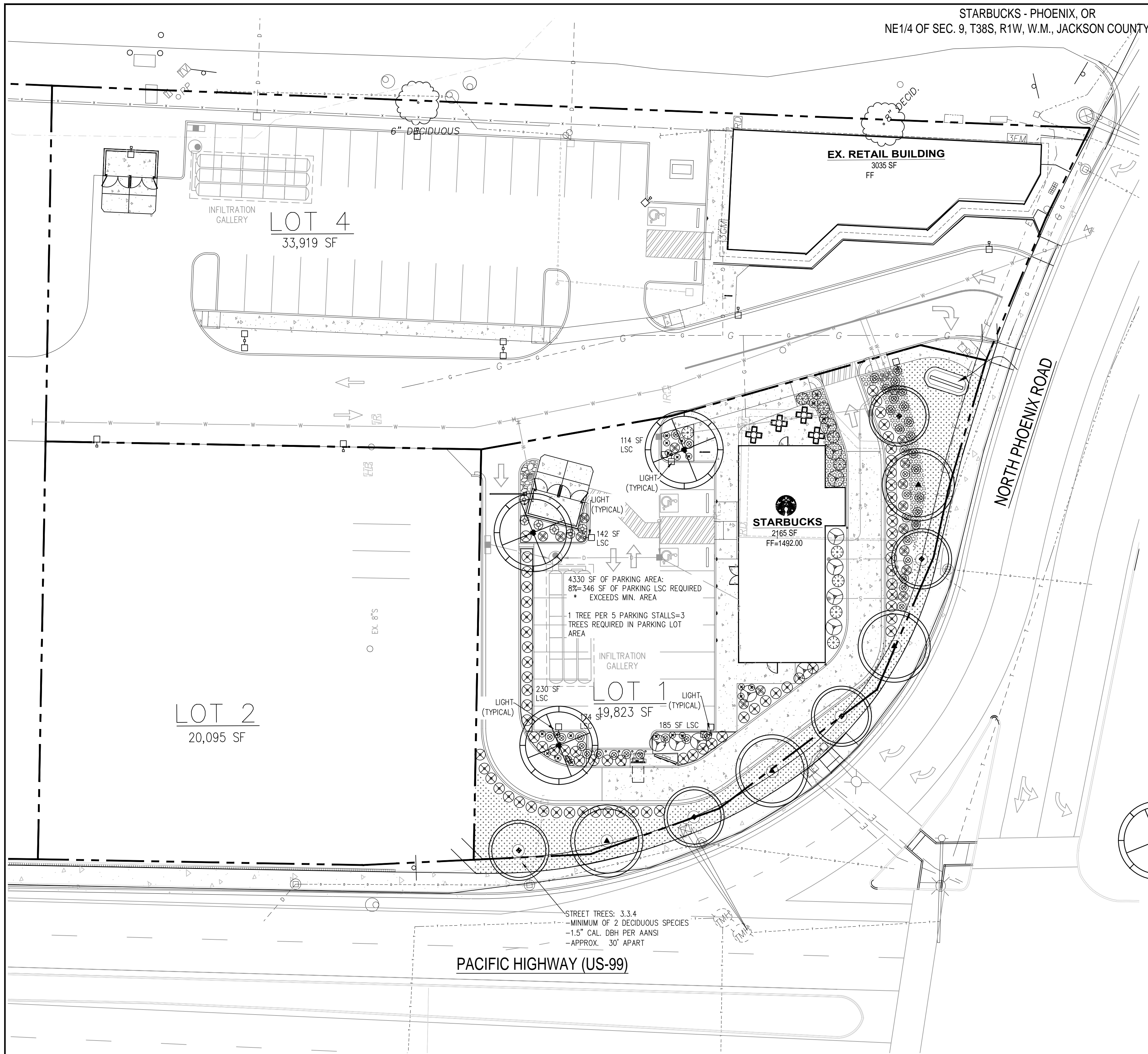
Findings

The proposed Starbucks development is estimated to generate fewer weekday PM peak hour trips than the parcel budget of 24 weekday PM peak hour trips as documented in Chapter 2.9 of the Phoenix Land Development Code for tax lot 38-1W-09A-807. As such, no further analysis is required and the analysis herein is expected to satisfy City of Phoenix traffic engineering analysis requirements.

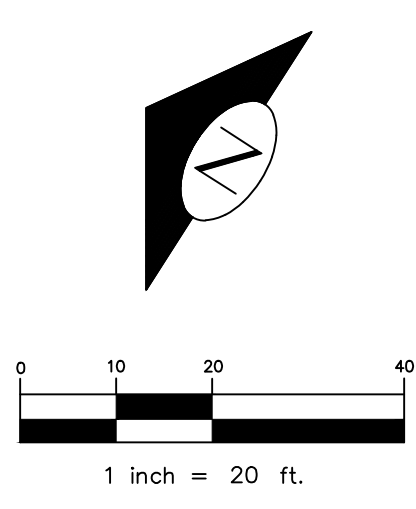
Please contact us if you have questions or need additional information.

References

- 1) City of Phoenix. *Land Development Code, Chapter 2.9: Trip Budget Overlay Zone*. December 2022.
- 2) Institute of Transportation Engineers. *Trip Generation Manual, 11th Edition*. 2021.
- 3) Institute of Transportation Engineers. *Trip Generation Handbook, 3rd Edition*. 2017.



LANDSCAPE PLANTING PLAN

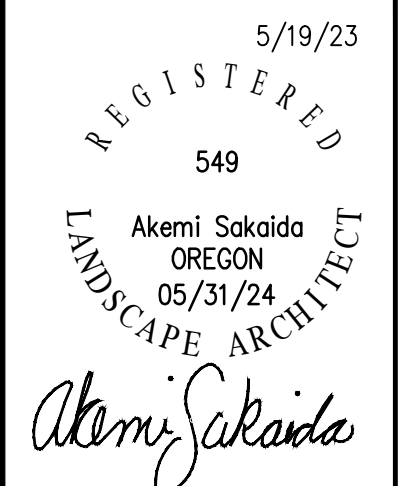


PLANT SCHEDULE

TREES		SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE (MIN.)	SPACING (MAX.)	NOTES
		NYSSA SLYVATICA	TUPELO TREE	3	1 1/2" CAL. (MIN.)	AS SHOWN	SINGLE TRUNK, MATCHING FORM, LOWEST BRANCHES AT 4'
		AMELANCHIER X GRANDIFLORA	'SPRING FLURRY' SERVICEBERRY	5	1 1/2" CAL. (MIN.)	AS SHOWN	SINGLE TRUNK, MATCHING FORM, LOWEST BRANCHES AT 4'
		CERCIS CANADENSIS	REDBUD	4	1 1/2" CAL. (MIN.)	AS SHOWN	SINGLE TRUNK, MATCHING FORM, LOWEST BRANCHES AT 4'

SHRUBS		SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE (MIN.)	SPACING (MAX.)	NOTES
		LONICERA PILEATA	PRIVET HONEYSUCKLE	73	2 GALLON	AS SHOWN	FULL, WELL SHAPED
		MAHONIA AUQUIFOLIUM	OREGON GRAPE	6	2 GALLON	AS SHOWN	FULL, WELL SHAPED
		PIERIS 'FOREST FLAME'	FOREST FLAME ANDROMEDA	12	5 GALLON	AS SHOWN	MULTI-STEM, FULL
		PINUS MIGHO PUMILIO	DWARF MUGHO PINE	8	2 GALLON	AS SHOWN	FULL, HEALTHY FOLIAGE, STRONG
		SPIREA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA 'TOR'	39	2 GALLON	AS SHOWN	NICE FOLIAGE, MULTI STEMS

GROUNDCOVER/GRASS		SCIENTIFIC NAME	COMMON NAME	QUANTITY OR SQUARE FOOTAGE	SIZE (MIN.)	SPACING (MAX.)	NOTES
		CALLUNA	HEATHER	25	1 GALLON	AS SHOWN	WELL ROOTED, FULL
		MISCANTHUS ADIAGO	ADIAGO COMPACT MAIDEN GRASS	16	1 GALLON	AS SHOWN	WELL ROOTED, NOT CUT DOWN
		GRANESBILL 'ROZANNE'	HARDY GERANIUM 'ROZANNE'	500 SF	-	-	AMEND SOIL AS REQUIRED; CONTRACTOR TO ENSURE ESTABLISHMENT FOR A MINIMUM OF 3 MONTHS GROWTH
		GRASS	SOD	3100 SF	-	-	PREPARE SUBBASE AS PER MFG. RECOMMENDATIONS. ENSURE SOD IS WELL ESTABLISHED, EDGED, AND INSTALLED WITH STAGGERED JOINTS.
		ORNAMENTAL GRAVEL:	RIVER ROCK: 3"-6" SIZE	45 SF	-	-	SUBBASE TO BE WEED FREE GRADED SMOOTH. INSTALL AT 6" DEPTH MINIMUM.



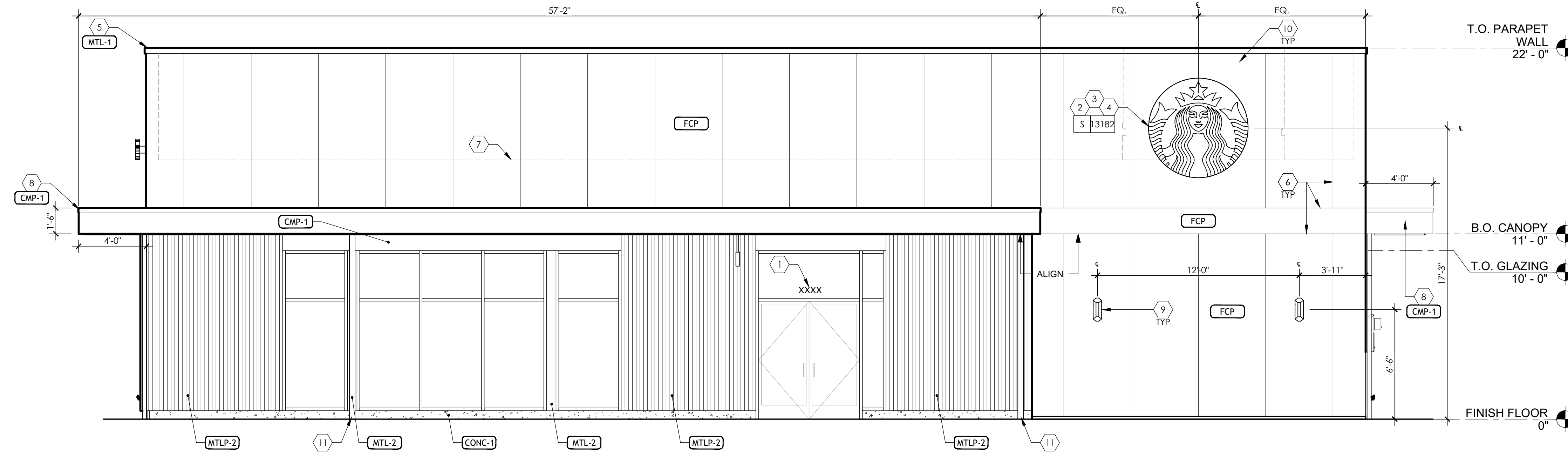
NO.	REVISION	DATE
1	PRELIMINARY PLANTING PLAN	5/19/23

TERRAFORMA DESIGN GROUP, INC.
 CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
 5027 51st Avenue SW Seattle WA 98136
 phone 206.955.8023 mobile www.terraformdesigngroup.com

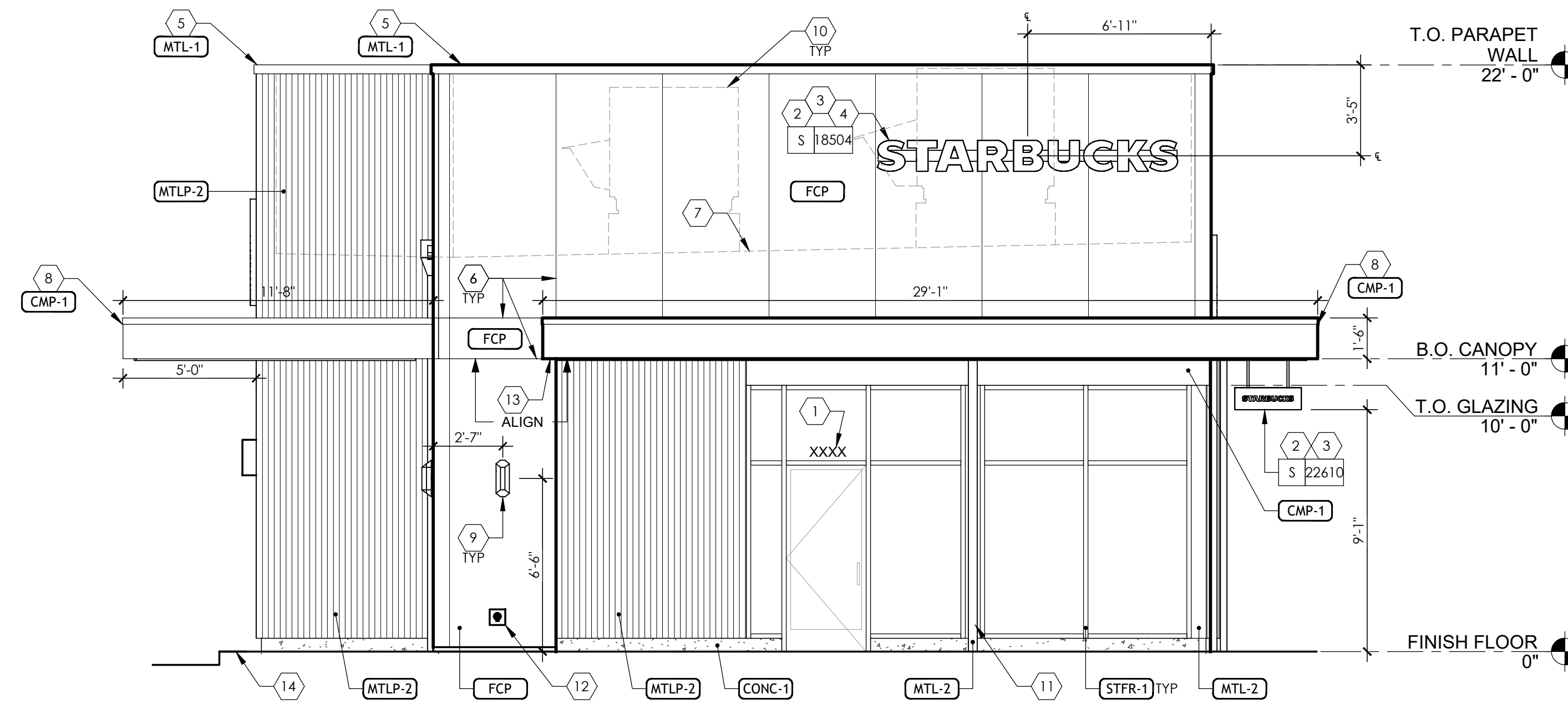
PROJECT NO. TDG # 23004
 DRAWN BY: ARS
 CHECKED BY: ARS

STARBUCKS - PHOENIX, OR
 for H&H NORTHWEST COMPANIES, LLC
 4149 SOUTH PACIFIC HIGHWAY, PHOENIX, OR

SHEET TITLE
LANDSCAPE PLAN
 SHEET NO.
L1.1



WEST EXTERIOR ELEVATION SCALE: 1/4"=1'-0" (2)



NORTH EXTERIOR ELEVATION SCALE: 1/4"=1'-0" (1)

KEYNOTES

- 1. PROVIDE 3" HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING.
- 2. PROVIDE J-BOX FOR BUILDING SIGNAGE. COORDINATE LOCATION WITH SIGNAGE VENDOR SHOP DRAWINGS.
- 3. PROVIDE SIGNAGE DISCONNECT ON INSIDE FACE OF WALL.
- 4. 3/4" MARINE GRADE PLYWOOD BLOCKING FOR EXTERIOR SIGNAGE. EXTEND BLOCKING 8" MIN. BEYOND EDGE OF SIGNAGE.
- 5. PRE-FINISHED METAL COPING.
- 6. EXTERIOR FINISH CONTROL JOINT.
- 7. OUTLINE OF ROOF BEYOND.
- 8. CANOPY.
- 9. EXTERIOR SCONCE LIGHTING. FINAL LOCATION TO BE CONFIRMED WITH TENANT.
- 10. ROOF EQUIPMENT BEYOND.
- 11. DOWNSPOUT. CONNECT VERTICAL LEADERS TO UNDERGROUND STORM DRAIN. FINISH TO MATCH ADJACENT BUILDING FINISH.
- 12. LOCKABLE HOSE BIB.
- 13. 6" CANOPY OVERHANG.
- 14. DRIVE-THRU BUMPER OUT TO BE LOCATED 12"-14" OFF THE FACE OF THE INSIDE CURB.
- 15. ELECTRICAL METER
- 16. SERVICE DOOR. PAINT TO MATCH BUILDING.
- 17. DRIVE-THRU WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW, WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT.
- 18. CANOPY DOWNSPOUT. PAINT TO MATCH BUILDING. CONNECT VERTICAL LEADERS TO UNDERGROUND STORM DRAIN.
- 19. ROOF SCUPPER AND DOWNSPOUT. PAINT TO MATCH BUILDING. CONNECT VERTICAL LEADERS TO UNDERGROUND STORM DRAIN.

EXTERIOR FINISHES SCHEDULE

#	FINISH CODE	DESCRIPTION	COLOR	MFR	COMMENTS
	CMP-1	COMPOSITE METAL PANELS	DARK BRONZE	TBD	MATCH STOREFRONT SYSTEM
	CONC-1	FINISHED CONCRETE			
	FCP	FIBER CEMENT HARDIE BOARD PANELS	AMAZING GRAY	JAMES HARDIE	SMOOTH PAINTED FINISH
	MTL-1	PREFINISHED COPING	COOL WALNUT	TBD	
	MTL-2	METAL - PREFINISHED BRAKE METAL	DARK BRONZE	TBD	MATCH STOREFRONT SYSTEM
	MTLP-2	METAL PANELS FLEX SERIES (RIBBED)	COOL WALNUT	AEP SPAN	FLEX SERIES 1.2FX10-12
	STFR-1	PREFINISHED ALUMINUM STOREFRONT	DARK BRONZE	TBD	4 1/2" THERMALLY BROKEN

EXTERIOR SIGNAGE SCHEDULE

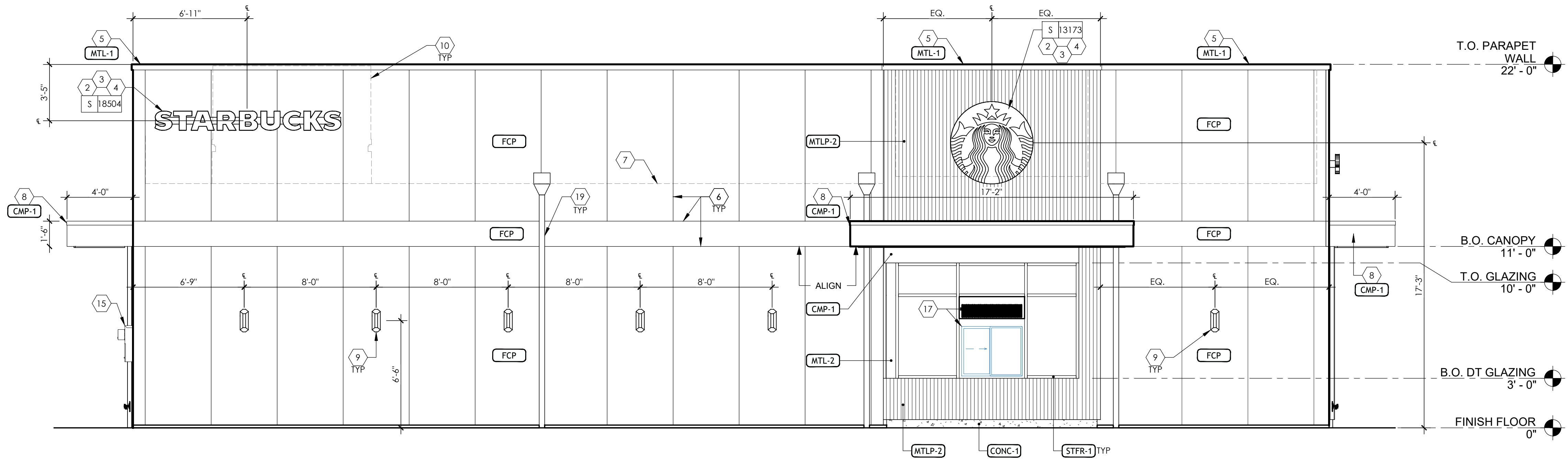
S	###	DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
SIGNAGE - DISK							
	13143		1	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 48IN 1220MM	SB	SB	**
	13173		1	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 60IN XXMM	SB	SB	**
	13182		1	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 71IN 1805MM	SB	SB	**
SIGNAGE - DRIVE THRU							
	x1600		2	6" PIN MOUNTED DRIVE-THRU SIGN LETTERS	SB	SB	**
SIGNAGE - WORDMARK							
	18504		1	SIGN - WORDMARK STARBUCKS ON RACEWAY - 14IN 355MM	SB	SB	WHITE LETTERS**
	22610		1	SIGN - WORDMARK BLADE SUSPENDED - HORIZONTAL - 30X10IN 760X255MM	SB	SB	**



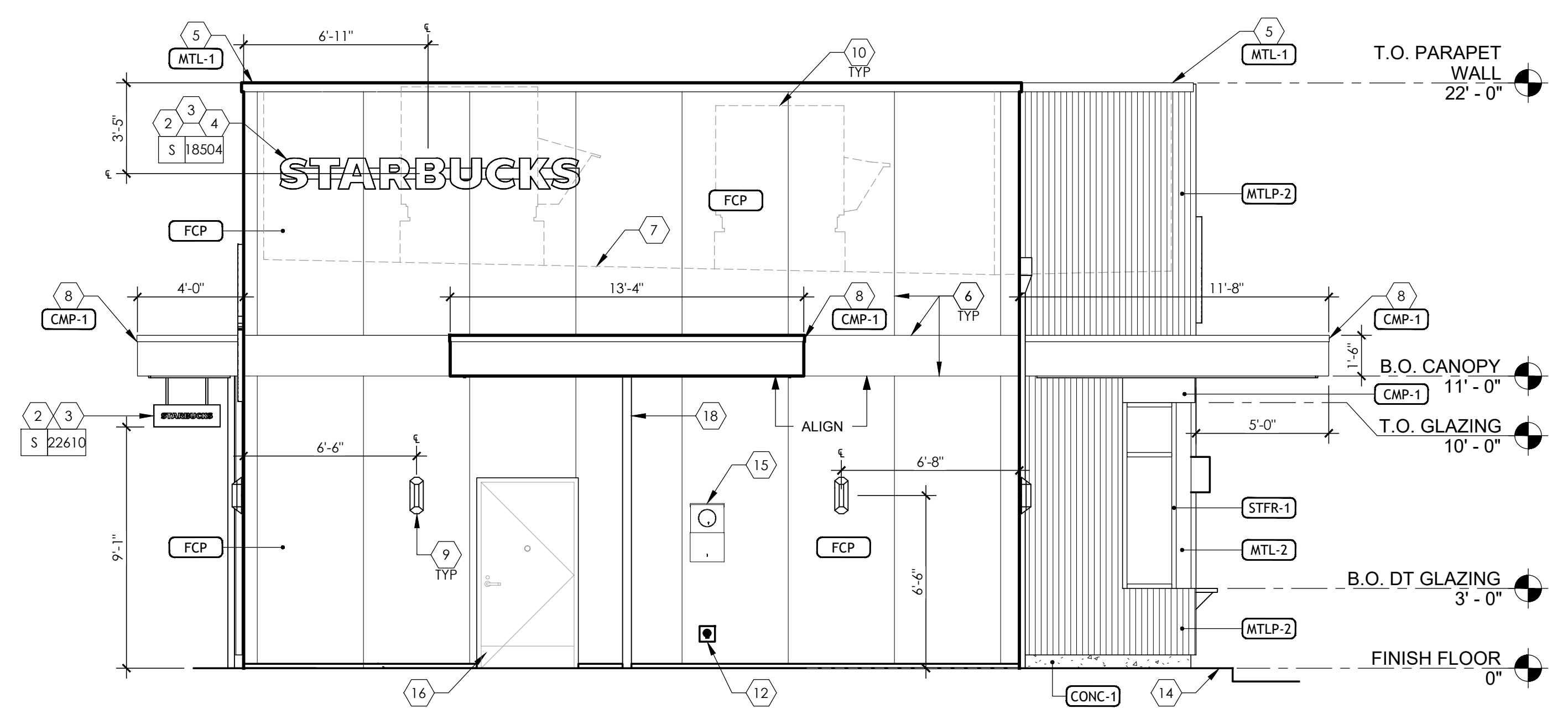
STARBUCKS
STORE NO.: #XXXXX
4149 S. PACIFIC HWY
PHOENIX, OR 97535

REV	DATE	DESCRIPTION
	05/22/23	SITE DESIGN REVIEW

DRAWN BY: JC & CK
CHECKED BY: KA
ARCH. PROJECT NO.: HHC22010
SHEET NAME: EXTERIOR ELEVATIONS
SHEET NUMBER: A2.0



EAST EXTERIOR ELEVATION SCALE: 1/4"=1'-0" (2)



SOUTH EXTERIOR ELEVATION SCALE: 1/4"=1'-0" (1)

KEYNOTES

- 1. PROVIDE 3" HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING.
- 2. PROVIDE J-BOX FOR BUILDING SIGNAGE. COORDINATE LOCATION WITH SIGNAGE VENDOR SHOP DRAWINGS.
- 3. PROVIDE SIGNAGE DISCONNECT ON INSIDE FACE OF WALL.
- 4. 3/4" MARINE GRADE PLYWOOD BLOCKING FOR EXTERIOR SIGNAGE. EXTEND BLOCKING 8" MIN. BEYOND EDGE OF SIGNAGE.
- 5. PRE-FINISHED METAL COPING.
- 6. EXTERIOR FINISH CONTROL JOINT.
- 7. OUTLINE OF ROOF BEYOND.
- 8. CANOPY.
- 9. EXTERIOR SCONCE LIGHTING. FINAL LOCATION TO BE CONFIRMED WITH TENANT.
- 10. ROOF EQUIPMENT BEYOND.
- 11. DOWNSPOUT. CONNECT VERTICAL LEADERS TO UNDERGROUND STORM DRAIN. FINISH TO MATCH ADJACENT BUILDING FINISH.
- 12. LOCKABLE HOSE BIB.
- 13. 6" CANOPY OVERHANG.
- 14. DRIVE-THRU BUMP OUT TO BE LOCATED 12"-14" OFF THE FACE OF THE INSIDE CURB.
- 15. ELECTRICAL METER
- 16. SERVICE DOOR. PAINT TO MATCH BUILDING.
- 17. DRIVE-THRU WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW, WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT.
- 18. CANOPY DOWNSPOUT. PAINT TO MATCH BUILDING. CONNECT VERTICAL LEADERS TO UNDERGROUND STORM DRAIN.
- 19. ROOF SCUPPER AND DOWNSPOUT. PAINT TO MATCH BUILDING. CONNECT VERTICAL LEADERS TO UNDERGROUND STORM DRAIN.

EXTERIOR FINISHES SCHEDULE

#	FINISH CODE	DESCRIPTION	COLOR	MFR	COMMENTS
	CMP-1	COMPOSITE METAL PANELS	DARK BRONZE	TBD	MATCH STOREFRONT SYSTEM
	CONC-1	FINISHED CONCRETE			
	FCP	FIBER CEMENT HARDIE BOARD PANELS	AMAZING GRAY	JAMES HARDIE	SMOOTH PAINTED FINISH
	MTL-1	PREFINISHED COPING	COOL WALNUT	TBD	
	MTL-2	METAL - PREFINISHED BRAKE METAL	DARK BRONZE	TBD	MATCH STOREFRONT SYSTEM
	MTLP-2	METAL PANELS FLEX SERIES (RIBBED)	COOL WALNUT	AEP SPAN	FLEX SERIES 1.2FX10-12
	STFR-1	PREFINISHED ALUMINUM STOREFRONT	DARK BRONZE	TBD	4 1/2" THERMALLY BROKEN

EXTERIOR SIGNAGE SCHEDULE

S	###	DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
SIGNAGE - DISK							
	13163		1	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 48IN 1220MM	SB	SB	**
	13173		1	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 60IN XXMM	SB	SB	**
	13182		1	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 71IN 1805MM	SB	SB	**
SIGNAGE - DRIVE THRU							
	x1600		2	6" PIN MOUNTED DRIVE-THRU SIGN LETTERS	SB	SB	**
SIGNAGE - WORDMARK							
	18504		1	SIGN - WORDMARK STARBUCKS ON RACEWAY - 14IN 355MM	SB	SB	WHITE LETTERS**
	22610		1	SIGN - WORDMARK BLADE SUSPENDED - HORIZONTAL - 30X10IN 760X255MM	SB	SB	**



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REV	DATE	DESCRIPTION
	05/22/23	SITE DESIGN REVIEW

DRAWN BY: JC & CK
CHECKED BY: KA
ARCH. PROJECT NO.: HHC22010
SHEET NAME: EXTERIOR ELEVATIONS
SHEET NUMBER: A2.1

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PHOENIX, JACKSON COUNTY, OREGON

PROPERTY DESCRIPTION:

PARCEL I:

TRACT A: COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 44 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°22' EAST, ALONG THE EAST LINE OF SAID CLAIM, A DISTANCE OF 1779.96 FEET, THENCE SOUTH 73°33' WEST 341.76 FEET...

TRACT B: COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 44 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 01°2' EAST ALONG THE EAST LINE OF SAID CLAIM, A DISTANCE OF 1779.96 FEET, THENCE SOUTH 73°33' WEST 341.76 FEET...

EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 44 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°51'00" EAST, ALONG THE EAST LINE OF SAID CLAIM, A DISTANCE OF 1779.96 FEET, THENCE SOUTH 73°33' WEST 341.76 FEET...

ALSO EXCEPTING THEREFROM TRACTS A & B, THAT PORTION CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION IN GENERAL JUDGMENT FILED IN THE CIRCUIT COURT IN CASES 13CV05405 & 14CV02414 AND RECORDED JANUARY 10, 2017 AS DOCUMENT NO. 2017-009937.

PARCEL II:

COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 44, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 00°51'00" WEST ALONG THE EAST LINE OF SAID CLAIM, 1781.30 FEET (RECORD SOUTH 0012' EAST 1779.96 FEET); THENCE SOUTH 73°33'26" WEST 332.66 FEET (RECORD SOUTH 73°33' WEST 341.76 FEET); THENCE SOUTH 46°23'26" WEST (RECORD SOUTH 46°23' WEST) 29.30 FEET TO THE NORTHEASTLY FACE OF A CONCRETE BLOCK WALL...

PARCEL III:

COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 44, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, CITY OF PHOENIX; THENCE SOUTH 00°51'00" WEST ALONG THE EAST LINE OF SAID CLAIM, 1761.30 FEET (RECORD SOUTH 0012' EAST 1779.96 FEET); THENCE SOUTH 73°33'26" WEST, 332.66 FEET (RECORD SOUTH 73°33' WEST, 341.76 FEET); THENCE SOUTH 46°23'26" WEST (RECORD SOUTH 46°23' WEST) 29.30 FEET TO THE NORTHEASTLY FACE OF A CONCRETE BLOCK WALL...

SURVEYOR'S NOTES

BEARINGS AND DISTANCES OF ALL LINES AND SUPPORTING SURVEY INFORMATION FOR BOUNDARY AND EASEMENT DETERMINATION ARE SHOWN ON SHEET 3 OF THIS PLAT.

TOPOGRAPHIC SURVEY AND PROJECT NOTES ARE SHOWN ON SHEET 2 OF THIS PLAT.

THE BUILDING EAVE ON THE WESTERLY BUILDING ON PARCEL III ENROACHES INTO THE UTILITY EASEMENT BY 1.1 FEET AT THE SOUTHERLY MOST CORNER OF THE ROOF - PLOTTED.

THE BUILDING EAVE ON THE WESTERLY SIDE OF THE BUILDING OF PARCEL III ENROACHES ON THE PROPERTY LINE BY 0.5 FEET - PLOTTED.

NO EASEMENT FOR THE SANITARY SEWER RUNNING EAST-WEST THROUGH THE SOUTHERLY PORTION OF PARCEL I, TRACT A WAS FOUND.

THERE WERE NO ELECTRIC EASEMENTS REVEALED FOR THE ELECTRIC BOXES EAST OF THE EAST LINE OF THE PROPERTY.

THERE ARE MINOR ENROACHMENTS ALONG THE WESTERLY LINE OF THE EXISTING CONCRETE FOUNDATION FROM ZERO TO TWO TENTHS INTO THE UTILITY EASEMENT - PLOTTED.

THE FOLLOWING NOTE WAS ATTACHED TO THE LOT BOOK SERVICE REPORT SUPPLIED TO TERRASURVEY BY THE CLIENT:

THIS IS NOT A TITLE REPORT SINCE NO EXAMINATION HAS BEEN MADE OF THE TITLE TO THE ABOVE DESCRIBED PROPERTY. OUR SEARCH FOR APPARENT ENCUMBRANCES IS LIMITED TO OUR TRACT RECORDS ABOVE LISTING AND DOES NOT INCLUDE ADDITIONAL MATTERS WHICH MIGHT HAVE BEEN DISCLOSED BY AN EXAMINATION OF THE RECORD TITLE. WE ASSUME NO LIABILITY IN CONNECTION WITH THIS LOT BOOK SERVICE AND WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THEREIN. THE CHARGE FOR THIS SERVICE WILL NOT INCLUDE SUPPLEMENTAL REPORTS, CHECKS OR OTHER SERVICES.

SURVEYOR'S CERTIFICATE:

TO 4149 S PACIFIC HWY LLC, AN OREGON LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 17, 2015. DATE OF PLAT OR MAP SEPTEMBER 16, 2015.

Fred A Frantz 4-15-23 FRED A FRANTZ 50077LS DATE:

THE TERMS "CERTIFY" OR "CERTIFICATION" AS APPEAR ON THIS PLAT, CANNOT BE INFERRED AS A WARRANTY, EITHER EXPRESS OR IMPLIED. THE TERMS ONLY CONSTITUTE AN EXPRESSION OF PROFESSIONAL OPINION.

EXCEPTIONS

AS NOTED IN THE LOT BOOK SERVICE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-116689-ORI AND DATED FEBRUARY 08, 2023 AT 8:00 A.M.

THE FOLLOWING MATTERS AFFECTS PARCEL I:

- 1. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
2. RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE MEAN HIGH WATER MARK OF COLEMAN CREEK AND THE OWNERSHIP OF THE STATE OF OREGON IN THAT PORTION LYING BELOW THE HIGH WATER MARK OF COLEMAN CREEK.
3. COLEMAN CREEK CROSSES THE NORTHWESTERLY LINE OF THE PROPERTY.
4. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND HAS BEEN REMOVED FROM OR BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE COLEMAN CREEK OR HAS BEEN FORMED BY THE PROCESS OF ACCRETION OR REPLETION OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.
5. THE RIGHTS IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: VOLUME 133, PAGE 71 IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR: TELEPHONE, TELEGRAPH, AND COMMUNICATION LINES
7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: VOLUME 149, PAGE 71 IN FAVOR OF: CALIFORNIA OREGON POWER COMPANY FOR: TRANSMISSION AND DISTRIBUTION OF ELECTRICITY
8. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: VOLUME 149, PAGE 71 IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR: TELEPHONE, TELEGRAPH, AND COMMUNICATION LINES
9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: VOLUME 149, PAGE 71 IN FAVOR OF: CALIFORNIA OREGON POWER COMPANY FOR: TRANSMISSION AND DISTRIBUTION OF ELECTRICITY
10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: VOLUME 149, PAGE 71 IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR: TELEPHONE, TELEGRAPH, AND COMMUNICATION LINES
11. A PERMANENT EASEMENT UPON, OVER, UNDER AND ACROSS THE PROPERTY FOR PURPOSE OF CONSTRUCTING AND MAINTAINING WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES, AND APPURTENANCES THEREOF, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED AS DOCUMENT NO. 2017-009937.
12. A PERMANENT EASEMENT UPON, OVER, UNDER AND ACROSS THE PROPERTY FOR PURPOSE OF CONSTRUCTING, INSTALLING AND MAINTAINING A HIGHWAY SIGN AND ITS APPURTENANCES THEREOF INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED AS DOCUMENT NO. 2017-009937.
13. A PERMANENT EASEMENT UPON, OVER, UNDER AND ACROSS THE PROPERTY FOR PURPOSE OF CONSTRUCTING, INSTALLING AND MAINTAINING A HIGHWAY SIGN AND ITS APPURTENANCES THEREOF INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED AS DOCUMENT NO. 2017-009937.
14. A PERMANENT EASEMENT UPON, OVER, UNDER AND ACROSS THE PROPERTY FOR PURPOSE OF CONSTRUCTING AND MAINTAINING A RETAINING WALL AND FOOTINGS AND RELOCATING, CONSTRUCTING AND MAINTAINING WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES, AND APPURTENANCES THEREOF INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AS DOCUMENT NO. 2017-00937.
15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: VOLUME 133, PAGE 71 IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR: TELEPHONE, TELEGRAPH, AND COMMUNICATION LINES
16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: FEBRUARY 24, 2021 AS DOCUMENT NO. 2021-008442 IN FAVOR OF: STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION FOR: ACCESS TO AND MAINTAIN A RETAINING WALL
17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: FEBRUARY 24, 2021 AS DOCUMENT NO. 2021-008442 IN FAVOR OF: STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION FOR: TEMPORARY WORK EASEMENT
18. UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.
19. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
20. THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND ARE SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
21. NO DITCHES OR CANALS WERE OBSERVED DURING THE COURSE OF THIS SURVEY, NOT PLOTTED.
22. THE RIGHTS IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
23. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: JANUARY 27, 1921 AS VOLUME 133, PAGE 71 IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR: WIRES AND FIXTURES
24. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE OF ONE OR MORE WIRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS, AND RELATED MATTERS. RECORDING INFORMATION: MARCH 06, 1942 AS VOLUME 149, PAGE 71, MARCH 06, 1953 AS VOLUME 378, PAGE 358 AND OCTOBER 07, 1953 AS VOLUME 386, PAGE 103. GRANTEE: CALIFORNIA OREGON POWER COMPANY
25. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: VOLUME 436, PAGE 148 IN FAVOR OF: CITY OF PHOENIX FOR: SANITARY SEWER
26. A PERMANENT EASEMENT FOR SLOPS, WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET OUT IN DECEMBER 17, 2013 AS DOCUMENT NO. 2013-041805.
27. A TEMPORARY EASEMENT FOR WORK AREA, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET OUT IN DECEMBER 17, 2013 AS DOCUMENT NO. 2013-041805.
28. A TEMPORARY EASEMENT FOR TRAFFIC CONTROL FACILITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET OUT IN DECEMBER 17, 2013 AS DOCUMENT NO. 2013-041805.
29. A TEMPORARY EASEMENT FOR BUILDING DEMOLITION, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET OUT IN DECEMBER 17, 2013 AS DOCUMENT NO. 2013-041805.
30. THE RESTRICTION THAT NO BUILDINGS OR STRUCTURES ARE TO BE PLACED ON EASEMENT AREA WITHOUT WRITTEN CONSENT, AS SET OUT IN DECEMBER 17, 2013 AS DOCUMENT NO. 2013-041805.
31. LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO THE STATE OF OREGON, BY AND THROUGH DEPARTMENT OF TRANSPORTATION RECORDED DOCUMENT NO. 2013-041805 DEED RECORDS, WHICH PROVIDES THAT NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ADJUTING PROPERTY.
32. UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.
33. THE PREMISES HEREIN DESCRIBED ARE WITHIN THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
34. THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND ARE SUBJECT TO THE LEVIES AND AGES THEREOF, WATER RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
35. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: VOLUME 133, PAGE 71 IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR: TELEPHONE, TELEGRAPH, AND COMMUNICATION LINES
36. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES OF ONE OR MORE WIRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS, AND RELATED MATTERS. RECORDING INFORMATION: VOLUME 149, PAGE 71, VOLUME 378, PAGE 358, VOLUME 386, PAGE 103 GRANTEE: CALIFORNIA OREGON POWER COMPANY
37. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: VOLUME 436, PAGE 148 IN FAVOR OF: CITY OF PHOENIX FOR: SANITARY SEWER
38. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: DOCUMENT NO. 88-1942 IN FAVOR OF: PACIFIC NORTHWEST BELL TELEPHONE COMPANY FOR: TELEPHONE FACILITIES AND RIGHTS IN CONNECTION THEREWITH
39. MATTERS DISCLOSED ON MAP OF SURVEY NO. 18622, FILED FEBRUARY 3, 2005 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, INCLUDING DISCLOSURE OF THE FENCE LINE OFFSET ALONG THE NORTHEASTLY BOUNDARY AND AT THE SOUTH CORNER AND DISCLOSURE OF THE CONCRETE BLOCK WALL ALONG THE SOUTHWESTLY BOUNDARY, AND THE RIGHTS IN CONNECTION THEREWITH.
40. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: MAY 23, 2014 AS DOCUMENT NO. 2014-012746 IN FAVOR OF: VISTA CORPORATION FOR: GAS PIPE LINE
41. EXISTING AND PROPOSED GAS LINES ARE SHOWN ON AN AERIAL PHOTOGRAPH AS EXHIBIT A IN THE DOCUMENT. NO EASEMENT DESCRIPTION IS PROVIDED. UTILITY LINES DO NOT AGREE WITH THE AERIAL PHOTOGRAPH. NOT PLOTTED.
42. A PERMANENT EASEMENT UPON, OVER, UNDER AND ACROSS THE PROPERTY FOR PURPOSE OF CONSTRUCTING AND MAINTAINING SLOPES, RETAINING WALL AND FOR RELOCATING AND MAINTAINING WATER, GAS ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES, AND APPURTENANCES THEREOF, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED AS DOCUMENT NO. 2017-009937.
43. A PERMANENT EASEMENT UPON, OVER, UNDER AND ACROSS THE PROPERTY FOR PURPOSE OF CONSTRUCTING, INSTALLING AND MAINTAINING A HIGHWAY SIGN AND ITS APPURTENANCES THEREOF INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED AS DOCUMENT NO. 2017-009937.
44. UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.
45. UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.
46. UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.

THE FOLLOWING MATTERS AFFECT PARCEL II:

- 19. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
20. THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND ARE SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
21. NO DITCHES OR CANALS WERE OBSERVED DURING THE COURSE OF THIS SURVEY, NOT PLOTTED.
22. THE RIGHTS IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
23. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: JANUARY 27, 1921 AS VOLUME 133, PAGE 71 IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR: WIRES AND FIXTURES
24. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE OF ONE OR MORE WIRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS, AND RELATED MATTERS. RECORDING INFORMATION: MARCH 06, 1942 AS VOLUME 149, PAGE 71, MARCH 06, 1953 AS VOLUME 378, PAGE 358 AND OCTOBER 07, 1953 AS VOLUME 386, PAGE 103. GRANTEE: CALIFORNIA OREGON POWER COMPANY
25. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: VOLUME 436, PAGE 148 IN FAVOR OF: CITY OF PHOENIX FOR: SANITARY SEWER
26. A PERMANENT EASEMENT FOR SLOPS, WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET OUT IN DECEMBER 17, 2013 AS DOCUMENT NO. 2013-041805.
27. A TEMPORARY EASEMENT FOR WORK AREA, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET OUT IN DECEMBER 17, 2013 AS DOCUMENT NO. 2013-041805.
28. A TEMPORARY EASEMENT FOR TRAFFIC CONTROL FACILITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET OUT IN DECEMBER 17, 2013 AS DOCUMENT NO. 2013-041805.
29. A TEMPORARY EASEMENT FOR BUILDING DEMOLITION, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET OUT IN DECEMBER 17, 2013 AS DOCUMENT NO. 2013-041805.
30. THE RESTRICTION THAT NO BUILDINGS OR STRUCTURES ARE TO BE PLACED ON EASEMENT AREA WITHOUT WRITTEN CONSENT, AS SET OUT IN DECEMBER 17, 2013 AS DOCUMENT NO. 2013-041805.
31. LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO THE STATE OF OREGON, BY AND THROUGH DEPARTMENT OF TRANSPORTATION RECORDED DOCUMENT NO. 2013-041805 DEED RECORDS, WHICH PROVIDES THAT NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ADJUTING PROPERTY.
32. UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.
33. THE PREMISES HEREIN DESCRIBED ARE WITHIN THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.

THE FOLLOWING MATTERS AFFECT PARCEL III:

- 33. THE PREMISES HEREIN DESCRIBED ARE WITHIN THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
34. THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND ARE SUBJECT TO THE LEVIES AND AGES THEREOF, WATER RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
35. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: VOLUME 133, PAGE 71 IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR: TELEPHONE, TELEGRAPH, AND COMMUNICATION LINES
36. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES OF ONE OR MORE WIRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS, AND RELATED MATTERS. RECORDING INFORMATION: VOLUME 149, PAGE 71, VOLUME 378, PAGE 358, VOLUME 386, PAGE 103 GRANTEE: CALIFORNIA OREGON POWER COMPANY
37. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: VOLUME 436, PAGE 148 IN FAVOR OF: CITY OF PHOENIX FOR: SANITARY SEWER
38. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: DOCUMENT NO. 88-1942 IN FAVOR OF: PACIFIC NORTHWEST BELL TELEPHONE COMPANY FOR: TELEPHONE FACILITIES AND RIGHTS IN CONNECTION THEREWITH
39. MATTERS DISCLOSED ON MAP OF SURVEY NO. 18622, FILED FEBRUARY 3, 2005 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, INCLUDING DISCLOSURE OF THE FENCE LINE OFFSET ALONG THE NORTHEASTLY BOUNDARY AND AT THE SOUTH CORNER AND DISCLOSURE OF THE CONCRETE BLOCK WALL ALONG THE SOUTHWESTLY BOUNDARY, AND THE RIGHTS IN CONNECTION THEREWITH.
40. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDING INFORMATION: MAY 23, 2014 AS DOCUMENT NO. 2014-012746 IN FAVOR OF: VISTA CORPORATION FOR: GAS PIPE LINE
41. EXISTING AND PROPOSED GAS LINES ARE SHOWN ON AN AERIAL PHOTOGRAPH AS EXHIBIT A IN THE DOCUMENT. NO EASEMENT DESCRIPTION IS PROVIDED. UTILITY LINES DO NOT AGREE WITH THE AERIAL PHOTOGRAPH. NOT PLOTTED.
42. A PERMANENT EASEMENT UPON, OVER, UNDER AND ACROSS THE PROPERTY FOR PURPOSE OF CONSTRUCTING AND MAINTAINING SLOPES, RETAINING WALL AND FOR RELOCATING AND MAINTAINING WATER, GAS ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES, AND APPURTENANCES THEREOF, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED AS DOCUMENT NO. 2017-009937.
43. A PERMANENT EASEMENT UPON, OVER, UNDER AND ACROSS THE PROPERTY FOR PURPOSE OF CONSTRUCTING, INSTALLING AND MAINTAINING A HIGHWAY SIGN AND ITS APPURTENANCES THEREOF INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED AS DOCUMENT NO. 2017-009937.
44. UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.
45. UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.

THE FOLLOWING AFFECTS ALL PARCELS:

- 46. ANY FACTS, RIGHTS INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY DALE L. HULT FOR COMMERCIAL DUE DILIGENCE SERVICES ON JULY 15, 2021 LAST REVISED JULY 30, 2021, DESIGNATED 21-06-0656:
(A) CONCRETE SURFACE EXTENDS OVER WESTERLY BORDERLINES OF THE PROPERTY.
(B) CONCRETE WAS OBSERVED TO EXTEND OVER THE BORDERLINE ALONG THE WESTERLY LINE. THERE IS A MINOR ENROACHMENT OF THE EXISTING CONCRETE FOUNDATION FROM 0 TO 0.2 FEET ALONG THE UTILITY EASEMENT - NOTED ON SHEET 2.
(C) BUSINESS SIGN EXTENDS OVER WESTERLY AND SOUTHERLY BORDERLINE.
(D) CONCRETE SURROUND AND TRAILERS ARE LOCATED TO THE UTILITY EASEMENT ALONG THE WESTERLY LINE BY 6.4 FEET - THE BUSINESS SIGN SUPPORT POST IS 1.2 FEET INTO THE UTILITY EASEMENT-PLOTTED
(E) ASPHALT SURFACE EXTENDS OVER SOUTHERLY BORDER.
(F) ASPHALT EXTENDS OVER THE SOUTHERLY LINE ALONG THE GRAVEL PARKWAY BY 1.8 FEET-PLOTTED
(G) CHAIN LINK FENCE OF UNKNOWN OWNERSHIP EXTENDS OVER NORTHEASTERLY BORDER - NO FENCE WAS OBSERVED TO EXTEND OVER THE NORTHEASTERLY BORDER.
(H) CHAIN LINK FENCE OF UNKNOWN OWNERSHIP EXTENDS OVER NORTHWESTERLY BORDER BY 34.7 FEET - A PORTION OF THIS FENCE HAS BEEN REPLACED AND NOW EXTENDS OVER THE NORTHWESTERLY BORDER 37.8 FEET - PLOTTED
(I) SIGN LIES WITHIN PARCEL II ITEM 45 BY AS MUCH AS 8.9 FEET - THE VERSA LOCK SURROUND IS 7.3 FEET INTO THE UTILITY EASEMENT AND A PORTION OF THE BUSINESS SIGN CONTAINED THEREIN IS 5.5 FEET INTO THE UTILITY EASEMENT-PLOTTED
(J) BUILDING FOOTPRINT ON PARCEL III LIES WITHIN SCHEDULE B-II ITEM NO. 45 BY AS MUCH AS 2.0 FEET - PLOTTED
(K) BUILDING OVERHANG ON PARCEL III LIES WITHIN SCHEDULE B-II ITEM NO. 45 BY AN UNDETERMINED DISTANCE - THE ROOF EAVE LIES 4.4 FEET WITHIN THE UTILITY EASEMENT-PLOTTED.
(L) UTILITY VAULT NEAR EASTERLY BORDERLINE OF SUBJECT TRACT LACKS BENEFIT OF AN EASEMENT- NO EASEMENT WAS DISCOVERED BY THIS SURVEY.

TERRASURVEY, INC. PROFESSIONAL LAND SURVEYORS 270 FOURTH STREET ASHLAND, OREGON 97520 (541) 482-6474 terrain@bsp.net JOB NO. 1703-23

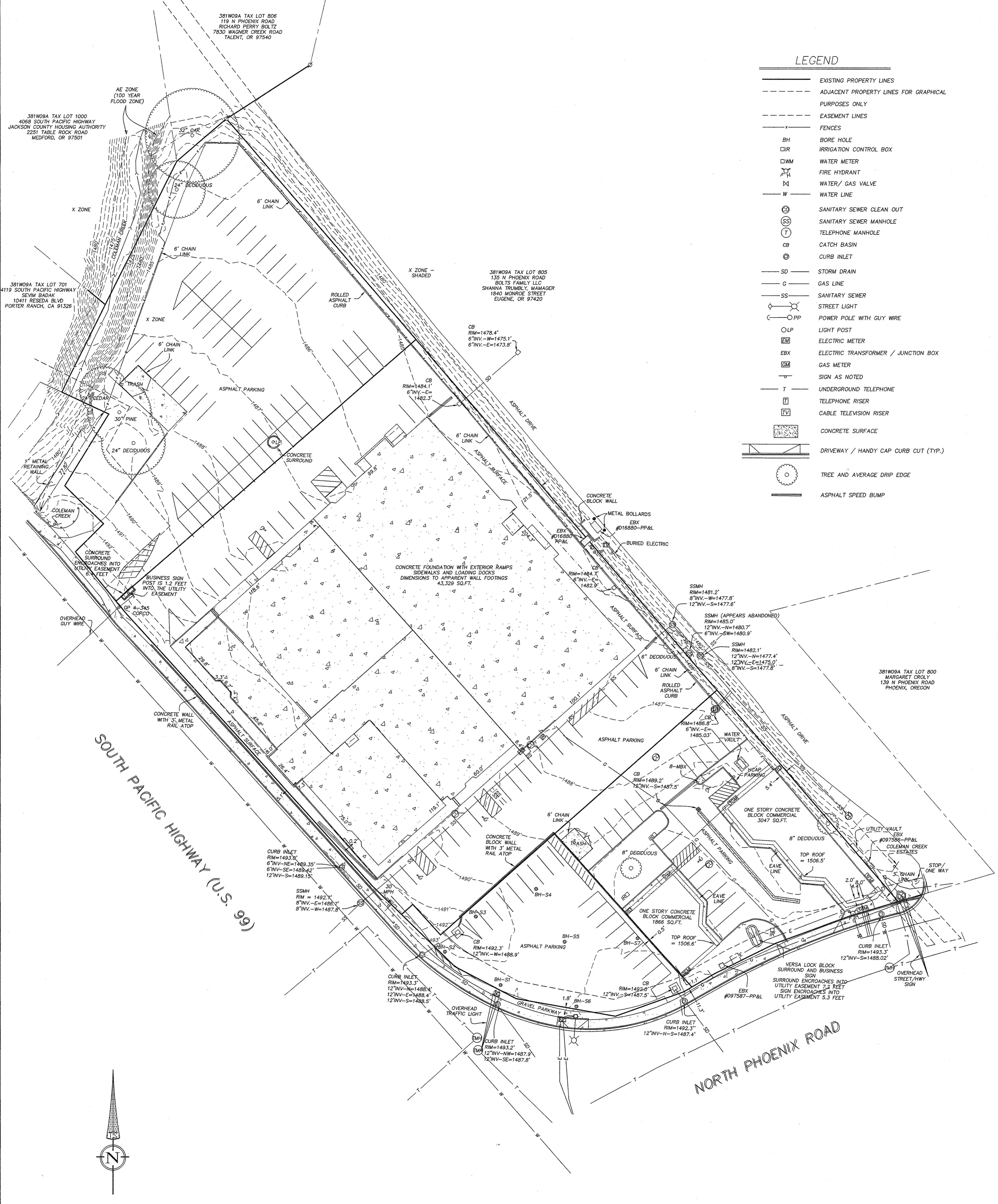
REGISTERED PROFESSIONAL LAND SURVEYOR Fred A Frantz OREGON JULY 16, 2005 FRED A. FRANTZ No. 50077 Renewal 12-31-23

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH,
RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PHOENIX,
JACKSON COUNTY, OREGON

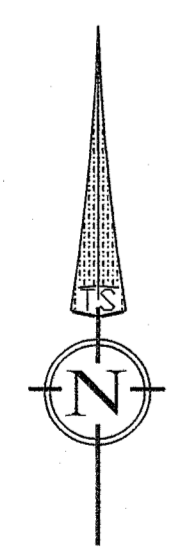
LEGEND

	EXISTING PROPERTY LINES
	ADJACENT PROPERTY LINES FOR GRAPHICAL PURPOSES ONLY
	EASEMENT LINES
	FENCES
	BORE HOLE
	IRRIGATION CONTROL BOX
	WATER METER
	FIRE HYDRANT
	WATER/ GAS VALVE
	WATER LINE
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	CATCH BASIN
	CURB INLET
	STORM DRAIN
	GAS LINE
	SANITARY SEWER
	STREET LIGHT
	POWER POLE WITH GUY WIRE
	LIGHT POST
	ELECTRIC METER
	ELECTRIC TRANSFORMER / JUNCTION BOX
	GAS METER
	SIGN AS NOTED
	UNDERGROUND TELEPHONE
	TELEPHONE RISER
	CABLE TELEVISION RISER
	CONCRETE SURFACE
	DRIVEWAY / HANDY CAP CURB CUT (TYP.)
	TREE AND AVERAGE DRIP EDGE
	ASPHALT SPEED BUMP



SOUTH PACIFIC HIGHWAY (U.S. 99)

NORTH PHOENIX ROAD



SCALE: 1" = 30'
CONTOUR INTERVALS ARE ONE FOOT
DATE: APRIL 15, 2023

TERRASURVEY, INC.
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(541) 482-6474
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JOB NO. 1703-23

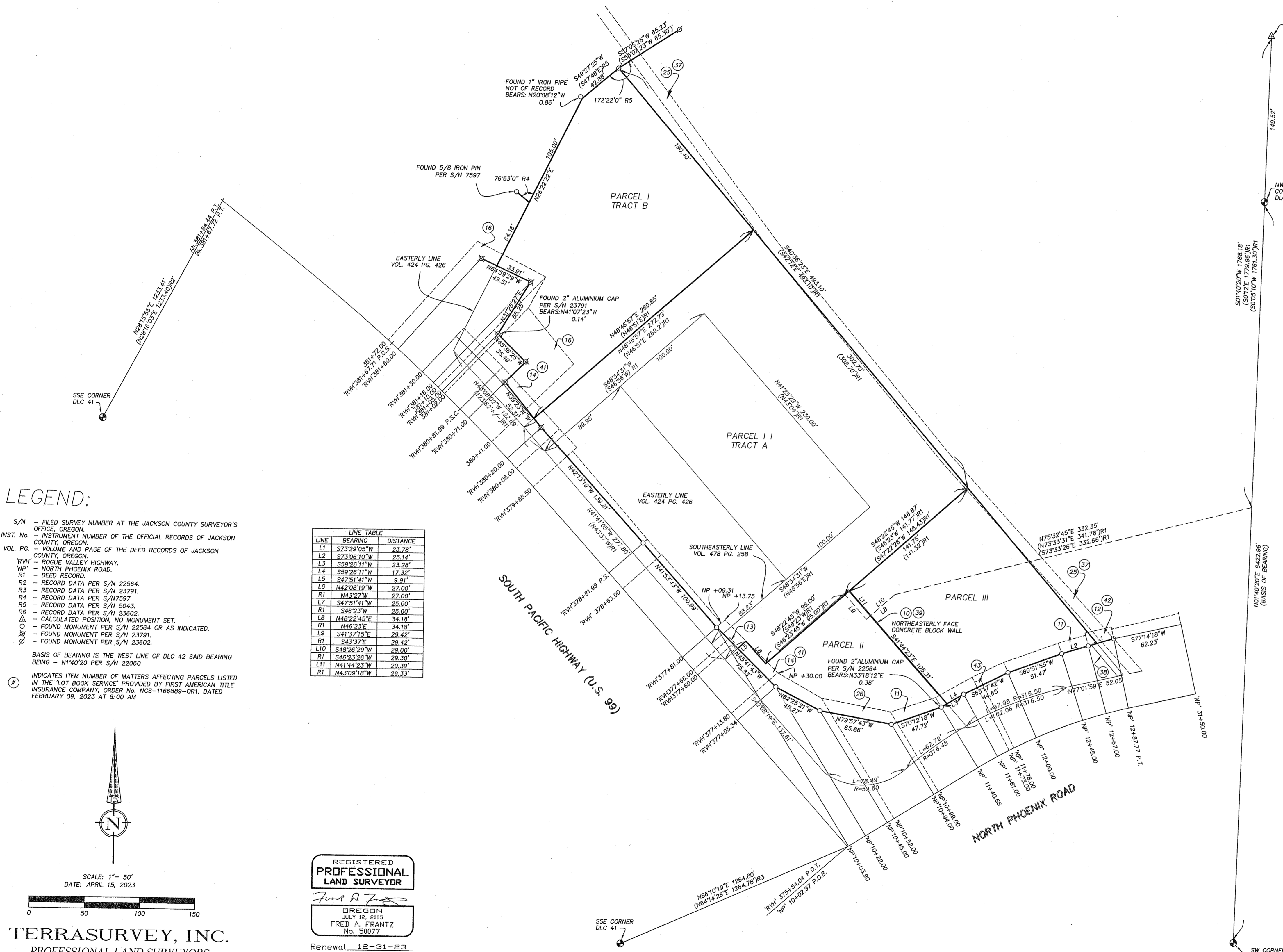
REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Fred A. Frantz
OREGON
FRED A. FRANTZ
No. 50077

Renewal 12-31-23

PROJECT NOTES:
FOR BEARINGS AND DISTANCE OF PROPERTY LINES AND EASEMENTS SEE SHEET 3.
ELEVATIONS ARE NAVD 1988 AS DERIVED FROM USC+GS BENCH MARK B 594 - 1954.
ITEMS CALLED OUT AS BORE HOLE (AN APPROXIMATELY 6 TO 7 INCH FILLED HOLE, EACH MARKED BH WITH A CORRESPONDING NUMBER PAINTED ON THE ASPHALT ALONG SIDE) WERE OBSERVED DURING THE COURSE OF THIS SURVEY AND LOCATED - THESE WERE NOT CONFIRMED BY THIS SURVEY AND ONLY INCLUDED AS OBJECTS OBSERVED.
PUBLIC UTILITIES AS SHOWN HEREON ARE DERIVED FROM PUBLIC UTILITY PAINT MARKS, EXPOSED STRUCTURES.
FLOOD PLAIN PER FLOOD INSURANCE RATE MAP
PANEL No. 41029C 1989 F AND 1989 F
EFFECTIVE DATE MAY 3, 2011

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

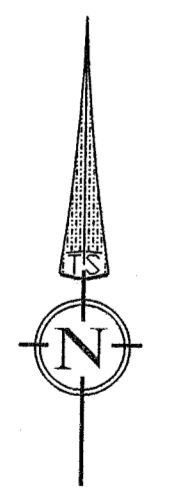
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH,
RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PHOENIX,
JACKSON COUNTY, OREGON



LEGEND:

- S/N - FILED SURVEY NUMBER AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST. No. - INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- VOL. PG. - VOLUME AND PAGE OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- RWH - ROGUE VALLEY HIGHWAY.
- NP - NORTH PHOENIX ROAD.
- R1 - DEED RECORD.
- R2 - RECORD DATA PER S/N 22564.
- R3 - RECORD DATA PER S/N 23791.
- R4 - RECORD DATA PER S/N 7597.
- R5 - RECORD DATA PER S/N 5043.
- R6 - RECORD DATA PER S/N 23602.
- R7 - RECORD DATA PER S/N 23791.
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- R97 - RECORD DATA PER S/N 23602.
- R98 - RECORD DATA PER S/N 23602.
- R99 - RECORD DATA PER S/N 23602.
- R100 - RECORD DATA PER S/N 23602.

LINE	BEARING	DISTANCE
L1	S74°28'05"W	23.78'
L2	S73°06'10"W	25.14'
L3	S59°26'11"W	23.28'
L4	S59°26'11"W	17.32'
L5	S47°51'41"W	9.91'
L6	N42°08'19"W	27.00'
L7	N43°32'27"W	22.00'
L8	S47°51'41"W	29.00'
L9	S43°37'15"E	29.42'
L10	S48°26'29"W	29.00'
L11	S46°23'26"W	29.30'
L12	N41°44'23"W	29.19'
L13	N43°02'18"W	29.33'



SCALE: 1" = 50'
DATE: APRIL 15, 2023

TERRASURVEY, INC.
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(541) 482-6474
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JOB NO. 1703-23

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Fred A. Frantz
OREGON
JULY 10, 2005
FRED A. FRANTZ
No. 50077
Renewal 12-31-23

INSTRUMENT No. 2017-000937
EXHIBIT A
PARCEL 1 - FEE

STATION	TO	STATION	WIDTH ON NORTHERLY SIDE CENTER LINE
NP 10+94.00		NP 11+40.66	74.00 IN A STRAIGHT LINE TO 64.00
NP 11+40.66		NP 11+61.00	64.00 IN A STRAIGHT LINE TO 64.00
NP 11+61.00		NP 12+00.00	64.00 IN A STRAIGHT LINE TO 64.00
NP 12+00.00		NP 12+45.00	64.00 IN A STRAIGHT LINE TO 63.00
NP 12+45.00		NP 12+67.00	63.00 IN A STRAIGHT LINE TO 64.00
NP 12+67.00		NP 12+87.77	64.00 IN A STRAIGHT LINE TO 64.00
NP 12+87.77		NP 13+50.00	64.00 IN A STRAIGHT LINE TO 64.00

INSTRUMENT No. 2017-000937
EXHIBIT B
PARCEL 1 - FEE

STATION	TO	STATION	WIDTH ON NORTHERLY SIDE CENTER LINE
RWH 377+05.34		RWH 377+81.00	46.03 IN A STRAIGHT LINE TO 41.00
RWH 377+81.00		RWH 378+81.99	41.00
RWH 378+81.99		RWH 380+81.99	41.00 IN A STRAIGHT LINE TO 44.00
RWH 380+81.99		RWH 381+30.00	44.00 IN A STRAIGHT LINE TO 44.15

INSTRUMENT No. 2021-008442
EXHIBIT A
PARCEL 1 - FEE

STATION	TO	STATION	WIDTH ON NORTHERLY SIDE CENTER LINE
380+20.00		380+71.00	41.56 IN A STRAIGHT LINE TO 46.00
380+71.00		381+05.00	72.00 IN A STRAIGHT LINE TO 72.00
381+05.00		381+16.00	72.00 IN A STRAIGHT LINE TO 126.00
381+16.00		381+60.00	126.00 IN A STRAIGHT LINE TO 111.00

INSTRUMENT No. 2013-041805
EXHIBIT 1 - FEE

STATION	TO	STATION	WIDTH ON NORTHERLY SIDE CENTER LINE
NP 10+03.90		NP 10+22.00	230.63 IN A STRAIGHT LINE TO 157.00
NP 10+22.00		NP 10+45.00	157.00 IN A STRAIGHT LINE TO 118.00
NP 10+45.00		NP 10+94.00	118.00 IN A STRAIGHT LINE TO 74.00
NP 10+94.00		NP 11+40.66	74.00 IN A STRAIGHT LINE TO 64.00
NP 11+40.66		NP 11+61.00	64.00 IN A STRAIGHT LINE TO 64.00

INSTRUMENT No. 2017-000937
EXHIBIT A
PARCEL 2 - PERMANENT EASEMENT FOR SLOPES, WATER, GAS, ELECTRIC AND COMMUNICATION LINES, FIXTURES AND FACILITIES. A STRIP OF LAND VARIABLE IN WIDTH LYING ON THE NORTHERLY SIDE OF THE CENTER LINE OF THE RELOCATED NORTH PHOENIX ROAD.

THE WIDTH IN FEET OF SAID STRIP OF LAND IS AS FOLLOWS:

STATION	TO	STATION	WIDTH ON NORTHERLY SIDE CENTER LINE
NP 10+99.00		NP 11+40.66	84.00 IN A STRAIGHT LINE TO 74.00
NP 11+40.66		NP 11+73.00	74.00 IN A STRAIGHT LINE TO 74.00
NP 11+73.00		NP 12+00.00	74.00 IN A STRAIGHT LINE TO 74.00
NP 12+00.00		NP 12+45.00	74.00 IN A STRAIGHT LINE TO 73.00
NP 12+45.00		NP 12+67.00	73.00 IN A STRAIGHT LINE TO 73.00
NP 12+67.00		NP 13+50	73.00 IN A STRAIGHT LINE TO 74.00

INSTRUMENT No. 2017-000937
EXHIBIT A
PARCEL 3 - PERMANENT EASEMENT FOR SIGN BRIDGE AND SIGN. A STRIP OF LAND VARIABLE IN WIDTH LYING ON THE NORTHERLY SIDE OF THE CENTER LINE OF RELOCATED NORTH PHOENIX ROAD.

THE WIDTH IN FEET OF SAID STRIP OF LAND IS AS FOLLOWS:

STATION	TO	STATION	WIDTH ON NORTHERLY SIDE CENTER LINE
NP 12+67.00		NP 12+87.77	75.00 IN A STRAIGHT LINE TO 75.00

INSTRUMENT No. 2017-000937
EXHIBIT A
PARCEL 4 - PERMANENT EASEMENT FOR SIGN. A STRIP OF LAND VARIABLE IN WIDTH LYING ON THE NORTHERLY SIDE OF THE CENTER LINE OF RELOCATED NORTH PHOENIX ROAD.

THE WIDTH IN FEET OF SAID STRIP OF LAND IS AS FOLLOWS:

STATION	TO	STATION	WIDTH ON NORTHERLY SIDE CENTER LINE
NP 11+73.00		NP 11+78	69.00 IN A STRAIGHT LINE TO 69.00

INSTRUMENT No. 2017-000937
EXHIBIT B
PARCEL 2 - PERMANENT EASEMENT - SLOPES, RETAINING WALL, WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES. A STRIP OF LAND VARIABLE IN WIDTH LYING ON THE NORTHEASTERLY SIDE OF THE CENTER LINE OF RELOCATED NORTHEASTERLY SIDE OF THE CENTER LINE OF THE RELOCATED ROGUE VALLEY HIGHWAY.

THE WIDTH IN FEET OF SAID STRIP OF LAND IS AS FOLLOWS:

STATION	TO	STATION	WIDTH ON NORTHEASTERLY SIDE CENTER LINE
RWH 377+13.80		RWH 377+81.00	55.85 IN A STRAIGHT LINE TO 51.00
RWH 377+81.00		RWH 378+63.00	46.50 IN A STRAIGHT LINE TO 47.00
RWH 378+63.00		RWH 378+81.99	46.50
RWH 378+81.99		RWH 379+85.50	46.00 IN A STRAIGHT LINE TO 48.00
RWH 379+85.50		RWH 380+08.00	53.00 IN A STRAIGHT LINE TO 53.00
RWH 380+08.00		RWH 380+81.99	53.00 IN A STRAIGHT LINE TO 54.00
RWH 380+81.99		RWH 381+30.00	54.00 IN A STRAIGHT LINE TO 54.25

INSTRUMENT No. 2017-000937
EXHIBIT B
PARCEL 3 - PERMANENT EASEMENT - SIGN - PROPERTY LYING BETWEEN LINE AT RIGHT ANGLES TO THE CENTERLINE OF THE RELOCATED ROGUE VALLEY HIGHWAY AT ENGINEER'S STATIONS RWH 377+80.00 AND 377+86.00 AND INCLUDED IN A STRIP OF LAND 44.00 FEET IN WIDTH LYING ON THE NORTHEASTERLY SIDE OF SAID CENTER LINE.

INSTRUMENT No. 2021-008442
EXHIBIT A
PARCEL 2 - PERMANENT EASEMENT FOR WALL MAINTENANCE A STRIP OF LAND VARIABLE IN WIDTH LYING ON THE NORTHEASTERLY SIDE OF THE CENTER LINE OF THE RELOCATED ROGUE VALLEY HIGHWAY.

THE WIDTH IN FEET OF SAID STRIP OF LAND IS AS FOLLOWS:

STATION	TO	STATION	WIDTH ON NORTHEASTERLY SIDE CENTER LINE
380+10.00		381+02.00	102.00 IN A STRAIGHT LINE TO 108.00
381+02.00		381+10.00	108.00 IN A STRAIGHT LINE TO 138.00
381+10.00		381+72.00	138.00 IN A STRAIGHT LINE TO 120.00

INSTRUMENT No. 2021-008442
EXHIBIT A
PARCEL 2 - PERMANENT EASEMENT FOR SLOPES, WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES. A STRIP OF LAND VARIABLE IN WIDTH LYING ON THE NORTHERLY SIDE OF THE CENTER LINE OF THE RELOCATED NORTH PHOENIX ROAD.

THE WIDTH IN FEET OF SAID STRIP OF LAND IS AS FOLLOWS:

STATION	TO	STATION	WIDTH ON NORTHEASTERLY SIDE CENTER LINE
NP 10+09.31		NP 10+13.75	231.59 IN A STRAIGHT LINE TO 232.37
NP 10+13.75		NP 10+30.00	232.37 IN A STRAIGHT LINE TO 167.00
NP 10+30.00		NP 10+52.00	167.00 IN A STRAIGHT LINE TO 127.00
NP 10+52.00		NP 10+99.00	127.00 IN A STRAIGHT LINE TO 84.00
NP 10+99.00		NP 11+40.66	84.00 IN A STRAIGHT LINE TO 74.00
NP 11+40.66		NP 11+73.00	74.00 IN A STRAIGHT LINE TO 74.00

STARBUCKS - PHOENIX, OR
NE1/4 OF SEC. 9, T38S, R1W, W.M., JACKSON COUNTY, OR

LEGEND

EXISTING	PROPOSED	PROPERTY LINE
---	---	R.O.W. CENTERLINE
---	---	EASEMENT
---	---	CONCRETE
---	---	GRADING CONTOUR
90.00	90.00	SPOT ELEVATION
8" W	8" W	WATER MAIN
8" S	8" S	SEWER MAIN
12" D	12" D	STORM DRAIN
⊕	⊕	FIRE HYDRANT
⊕	⊕	WATER METER
⊕	⊕	GATE VALVE
⊕	⊕	SEWER MANHOLE
⊕	⊕	STORM CB
⊕	⊕	STORM MANHOLE
---	---	ELECTRICAL LINE
---	---	TELEPHONE LINE
---	---	GAS LINE
---	---	POWER VAULT
---	---	UTILITY POLE
---	---	STREET LIGHT
---	---	PARKING LIGHT

GOVERNING AGENCIES

SITE GRADING
CITY OF PHOENIX, OREGON
112 WEST 2ND STREET
PHOENIX, OR 97535
PLANNING: ZAC MOODY
zac.moody@phoenixoregon.gov

STORM SEWER
ROGUE VALLEY SEWER SERVICES
138 WEST VILAS ROAD
CENTRAL POINT, OR 97502

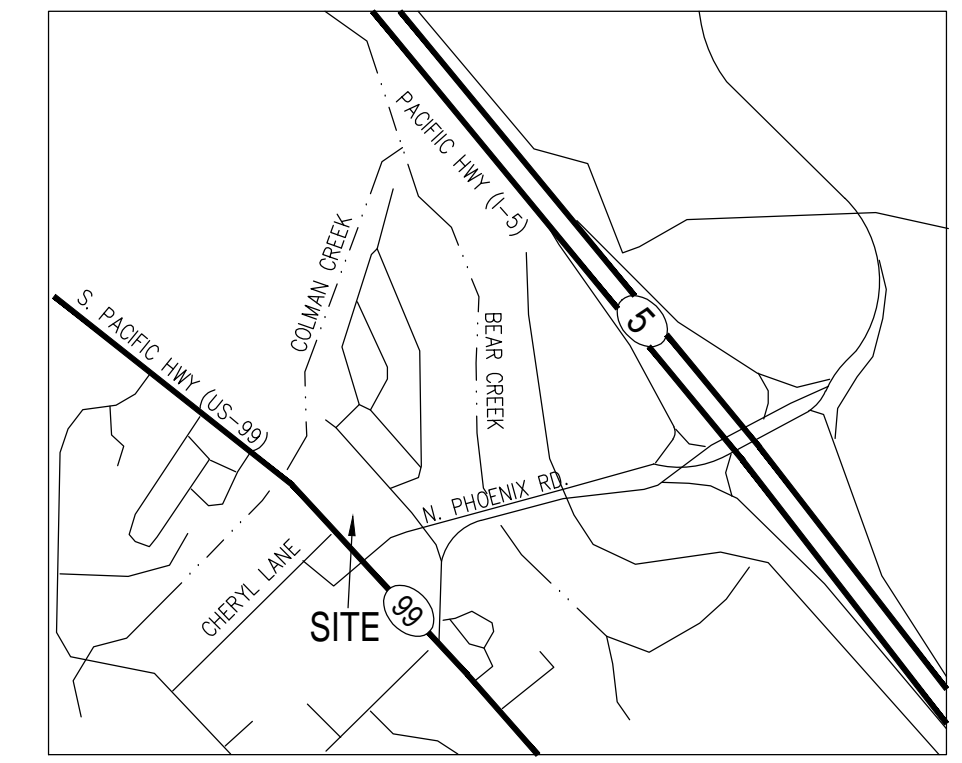
PROJECT TEAM

DEVELOPER
H&H COMPANIES NORTHWEST LLC
13215 SE MILL PLAIN BLVD
STE C-8 #529
VANCOUVER WA 98684-6999
CONTACT: KEVIN HEPNER

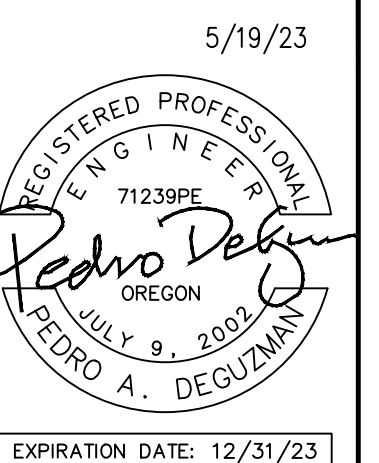
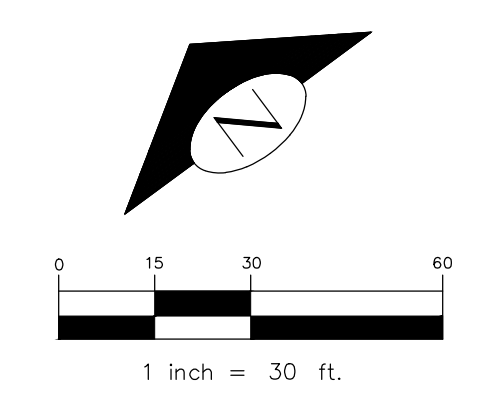
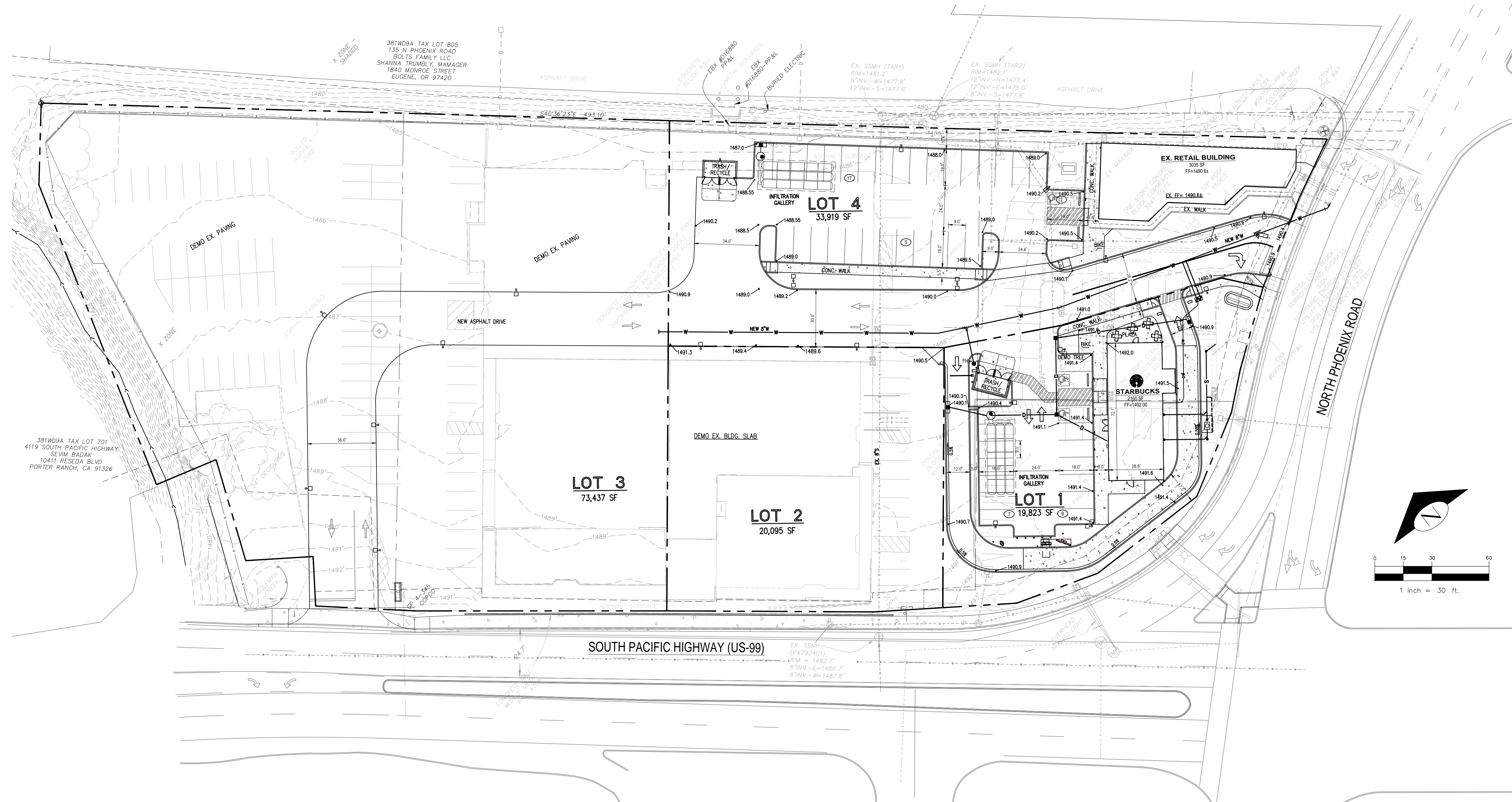
ARCHITECT
PM DESIGN GROUP, INC.
CONTACT: KAYAUSHA ANGLIN
PHONE: (425) 361-0463
EMAIL: kanglin@pmdginc.com

CIVIL ENGINEER
TERRAFORMA DESIGN GROUP, INC.
CONTACT: PEDRO DEGUZMAN, PE
PHONE: (206) 923-0590
EMAIL: pedro@terraformadesigngroup.com

SURVEYOR
TERRASURVEY, INC.
CONTACT: FRED FRANTZ, PLS
PHONE: (541) 482-6474
EMAIL: terrain@tisp.net



VICINITY MAP
SCALE: N.T.S.



NO.	REVISION	DATE
1	PRELIMINARY CIVIL PLAN	5/19/23

TERRAFORMA DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.955.9021 website www.terraformadesigngroup.com



PROJECT NO. TDG # 23004
DRAWN BY: PAD
CHECKED BY: PAD

STARBUCKS - PHOENIX, OR
for H&H NORTHWEST COMPANIES, LLC
4149 SOUTH PACIFIC HIGHWAY, PHOENIX, OR

SHEET TITLE
CIVIL PLAN

SHEET NO.
C1

TRUMBLY SHANNA ET AL 1840 MONROE ST EUGENE, OR 97402		BADAK SEVIM 10411 RESEDA BLVD PORTER RANCH, CA 91326		CROLY MARGARET ANN 5494 COLEMAN CREEK RD MEDFORD, OR 97501
BOLZ FAMILY LLC In care of Shanna Trumbly 164 THOMASON LN EUGENE, OR 97404		BOLZ FAMILY LLC In care of Shanna Trumbly 1840 MONROE ST EUGENE, OR 97402		RENE BRAGA 2982 STONEBROOK DR MEDFORD, OR 97504
CAZALES ROBERTO 135 PHOENIX RD 121 MEDFORD, OR 97501		SOLIS-PADILLA RODRIGO PO BOX 5 PHOENIX, OR 97535		GOMEZ RODAS ASTRID 135 PHOENIX RD 93 MEDFORD, OR 97501
URIBE-GARCIA JIM OLSON 135 FERN VALLEY RD SPC 31 MEDFORD, OR 97501		GRIMALDO-MAGALLON CARLOS ET A 2622 FALCON ST SPC 79 WHITE CITY, OR 97503		DELA CRUZ GUADALUPE 135 FERN VALLEY RD SPC 21 MEDFORD, OR 97501
CAZALOS ROBERTO 135 PHOENIX RD 121 MEDFORD, OR 97501		CAMPBELL RANNEE 135 PHOENIX RD SPC 45 MEDFORD, OR 97501		SOLIS-MARTINEZ CARMINA ET AL 135 FERN VALLEY RD SPC 17 MEDFORD, OR 97501
HOLMES CARL WESLEY 403 ELM WAY EAGLE POINT, OR 97524		DELACRUZ GUADALUPE 2223 CANAL ST MEDFORD, OR 97501		CAZALES ROBERTO 135 PHOENIX RD 121 MEDFORD, OR 97501
CAZALOS ROBERTO 135 PHOENIX RD 121 MEDFORD, OR 97501		SOLIS MAYRA ET AL PO BOX 734 TALENT, OR 97540		SLIGER, JOHN DAVID PO BOX 471 ASHLAND, OR 97520
INFANTE BERTHA A 548 HAVEN ST SPC MEDFORD, OR 97501		BRAUTIGAM BONNIE JEAN 135 FERN VALLEY RD SPC 48 MEDFORD, OR 97501		SUAREZ MIGUEL/MALDONADO LOREN 5865 ABBIE LN SPC GOLD HILL, OR 97525
LAKE KARRI LEA 6901 OLD STAGE RD SPC 20 CENTRAL POIINT, OR 97502		CAZALES ROBERTO 135 PHOENIX RD 121 MEDFORD, OR 97501		GONZALES-YBARRA EUGENE 3206 HAMPTON WAY FRESNO, CA 93726
CAZALES ROBERTO 135 PHOENIX RD 121 MEDFORD, OR 97501		NICHOLS LINDA L 14305 WALKER RD SPC APT D14 BEAVERTON, OR 97006		ARMSTRONG BEN PO BOX 142 PHOENIX, OR 97535

MEJIA , JESUS 135 PHOENIX RD 10 MEDFORD, OR 97501		SERRANO PABLO MORFIN 2223 CANAL ST MEDFORD, OR 97501		DE LA CRUZ GUADALUPE 135 FERN VALLEY RD SPC 21 MEDFORD, OR 97501
GOMEZ, ARIANNA A 135 FERN VALLEY RD SPC 55 MEDFORD, OR 97501		CAMPBELL RANNEE 135 PHOENIX RD SPC 45 MEDFORD, OR 97501		BOLZ RICHARD PERRY 7830 WAGNER CREEK RD TALENT, OR 97540
BOLZ RICHARD PERRY 7830 WAGNER CREEK RD TALENT, OR 97540		HOUSING AUTHORITY JACKSON COU 2251 TABLE ROCK RD MEDFORD, OR 97501		MENDEZ SALVADOR 4069 PACIFIC HWY SPC 68 MEDFORD, OR 97501
KELLEY GARY EVERETT PO BOX 492 PHOENIX, OR 97535		FLICK RICHARD G 4069 PACIFIC HWY SPC 132 MEDFORD, OR 97501		WHITE RICK 14020 GEPPERT RD BUTTE FALLS, OR 97522
MAKNOUNI SAM 2640 BARNETT RD E-101 MEDFORD, OR 97504		VINCENT GEORGE L 1531 MIRACLE LN SPC MEDFORD, OR 97504		BENCOMO CARMEN N /FILIBERTO 4069 PACIFIC HWY SPC 40 MEDFORD, OR 97501
SHAFFER CHARLOTTE / GARY 4069 PACIFIC HWY SPC 1 PHOENIX, OR 97535		CRISWELL, KATHY S 4069 PACIFIC HWY SPC 53 MEDFORD, OR 97501		FERNANDEZ JAMES B 4069 PACIFIC HWY SPC 112 MEDFORD, OR 97501
SOLTZ RAY/WILLINGS BRIAN L 4069 PACIFIC HWY SPC 118 MEDFORD, OR 97501		KIMMELL LARRY WAYNE/DUSZAK AR P.O. BOX 1148 PHOENIX, OR 97535		YOUNG KEVIN E PO BOX 523 PHOENIX, OR 97535
PARISEAU KENNETH ROY 276 UPPER RIVER RD GOLD HILL, OR 97525		ESPINOZA HECTOR 1501 F ST GRANTS PASS/COUNTY, OR 97526		O'CALLAHAN LARRY/TURGEON FRAN 7514 DIVISION RD WHITE CITY, OR 97503
STENERSEN KAREN PO BOX 697 EAGLE POINT , OR 97524		HICKS JERRY/LAURENCE LYNETTE 22071 HIGHWAY 62 SHADY COVE, OR 97539		COLE, KELLY 4069 PACIFIC HWY # 113 MEDFORD, OR 97501
HACKNEY PATRICIA 4069 PACIFIC HWY 83 MEDFORD, OR 97501		BARRON YOLANDA /ANDREW 4069 PACIFIC HWY SPC 143 MEDFORD, OR 97501		BRYANT DWIGHT E/MARQUETTA TAL 4069 PACIFIC HWY SPC 108 MEDFORD, OR 97501

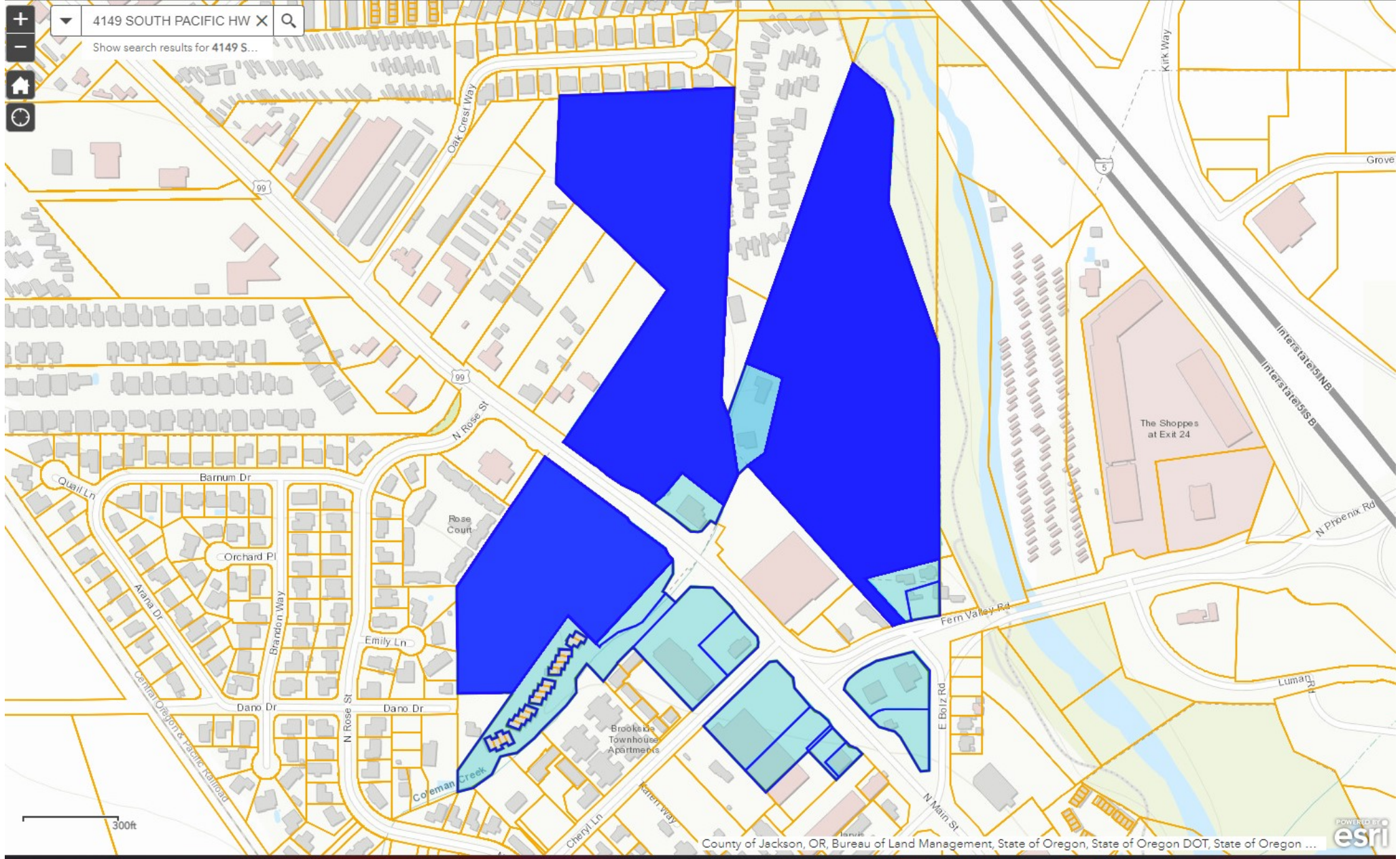
SHAW LINDA L /MARK N 4069 PACIFIC HWY SPC # 56 MEDFORD, OR 97501		RIDNER JUDY DEANNA PO BOX 534 TALENT, OR 97540		DANCEY JAMES FAMILY TRUST ET PO BOX 68033 PORTLAND, OR 97268
SINDELAR RUDOLF ET AL 695 MISTLETOE RD STE A ASHLAND, OR 97520		POLLARD PAUL M / MURPHY TRACY 988 STARLITE PL SPC ASHLAND, OR 97520		WHITE DOLLY VALTEREEN/WAGNER 4074 PACIFIC HWY SPC 22 MEDFORD, OR 97501
FUERSTENBER TRAVIS E PO BOX 731 EAGLE POINT, OR 97524		MITCHELL KRISTIN / ALBERTSON 70857 MONTEZUMA TRL SPC NAPPANEE, IN 46550		RIVERA-MONEIDA FRANCISCO 4074 PACIFIC HWY SPC 45 MEDFORD, OR 97501
BEELER-JOPLIN JAZMINE MICHELL 4074 PACIFIC HWY 3 MEDFORD, OR 97501		MENDEZ-GARCIA DAVILMAR EDILBE 4074 PACIFIC HWY SPC 9 MEDFORD, OR 97501		DAVIS TRACY R 4074 PACIFIC HWY SPC 10 MEDFORD, OR 97501
TORRES-MACIAS FRANCISCO JAVIE 4074 PACIFIC HWY SPC 58 MEDFORD, OR 97501		VANDERKAMP MISTY DAWN 1178 CALLE ORIENTE MILPITAS, CA 95035		MARTINEZ DEBBIE J /CARLOS A 4074 PACIFIC HWY 38 MEDFORD, OR 97501
MARTIN MASON LYNN 4074 PACIFIC HWY SPC 28 MEDFORD, OR 97501		TRAUTMAN MARK EDWARD 830 SHERBROOK AVE MEDFORD , OR 97504		HICKS SCOTT W /SUSAN F 300 FEDERAL LN SPC EUGENE, OR 97404
BREWSTER RICHARD /WANDA F 4074 PACIFIC HWY SPC 19 MEDFORD, OR 97501		PARASHIS RENEE LYNN 4074 PACIFIC HWY SPC 17 MEDFORD, OR 97501		HLT INC PO BOX 2714 GRANTS PASS, OR 97528
HLT INC 2520 FOOTHILL BLVD GRANTS PASS, OR 97526		REALTY INCOME CORPORATION 11995 EL CAMINO REAL STE # 10 SAN DIEGO, CA 92130		HD106 LLC ET AL 1924 NW NORFOLK CT PORTLAND, OR 97229
REALTY INCOME CORPORATION 11995 EL CAMINO REAL STE 101 SAN DIEGO, CA 92130		SMITH MARY VIRGINIA TRUSTEE E 1852 DEAN ST EUREKA, CA 95501		SMITH MARY VIRGINIA TRUSTEE E 1852 DEAN ST EUREKA, CA 95501
SMITH MARY VIRGINIA TRUSTEE E 1852 DEAN ST EUREKA, CA 95501		VS INC 11387 NW ODEON LN STE PORTLAND, OR 97229		OLAF AND COMPANY LLC ET AL 3040 SIGNATURE CT MEDFORD, OR 97504

Site Address	Fee Owner	Contract	In Care Of	Address 1	Address 2	Custom	Map Lot
137 NORTH PHOENIX RD	TRUMBLY SHANNA ET AL			1840 MONROE ST		EUGENE, OR 97402	381W09A500
4119 SOUTH PACIFIC HWY	BADAK SEVIM			10411 RESEDA BLVD		PORTER RANCH, CA 91326	381W09A701
139 NORTH PHOENIX RD	CROLY MARGARET ANN			5494 COLEMAN CREEK RD		MEDFORD, OR 97501	381W09A800
135 N PHOENIX RD	BOLZ FAMILY LLC		SHANNA TRUMBLY, MANAGER	164 THOMASON LN		EUGENE, OR 97404	381W09A805
135 N PHOENIX RD	BOLZ FAMILY LLC		SHANNA TRUMBLY, MANAGER	1840 MONROE ST		EUGENE, OR 97402	381W09A805
135 N PHOENIX RD 54	BRAGA, RENE			2982 STONEBROOK DR		MEDFORD, OR 97504	381W09A805
135 N PHOENIX RD 45	CAZALES ROBERTO			135 PHOENIX RD 121		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 77	SOLIS-PADILLA RODRIGO			PO BOX 5		PHOENIX, OR 97535	381W09A805
135 N PHOENIX RD 93	GOMEZ RODAS ASTRID			135 PHOENIX RD 93		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 31	URIBE-GARCIA JIM OLSON			135 FERN VALLEY RD SPC 31		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 39	GRIMALDO-MAGALLON CARLOS ET A			2622 FALCON ST SPC 79		WHITE CITY, OR 97503	381W09A805
135 N PHOENIX RD 120	DELA CRUZ GUADALUPE			135 FERN VALLEY RD SPC 21		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 121	CAZALOS ROBERTO			135 PHOENIX RD 121		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 16	CAMPBELL RANNEE			135 PHOENIX RD SPC 45		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 17	SOLIS-MARTINEZ CARMINA ET AL			135 FERN VALLEY RD SPC 17		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 18	HOLMES CARL WESLEY			403 ELM WAY		EAGLE POINT, OR 97524	381W09A805
135 N PHOENIX RD 21	DELACRUZ GUADALUPE			2223 CANAL ST		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 23	CAZALES ROBERTO			135 PHOENIX RD 121		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 25	CAZALOS ROBERTO			135 PHOENIX RD 121		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 35	SOLIS MAYRA ET AL			PO BOX 734		TALENT, OR 97540	381W09A805
135 N PHOENIX RD 36	SLIGER, JOHN DAVID			PO BOX 471		ASHLAND, OR 97520	381W09A805
135 N PHOENIX RD 46	INFANTE BERTHA A			548 HAVEN ST SPC		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 48	BRAUTIGAM BONNIE JEAN			135 FERN VALLEY RD SPC 48		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 58	SUAREZ MIGUEL/MALDONADO LOREN			5865 ABBIE LN SPC		GOLD HILL, OR 97525	381W09A805
135 N PHOENIX RD 85	LAKE KARRI LEA			6901 OLD STAGE RD SPC 20		CENTRAL POIINT, OR 97502	381W09A805
135 N PHOENIX RD 88	CAZALES ROBERTO			135 PHOENIX RD 121		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 96	GONZALES-YBARRA EUGENE			3206 HAMPTON WAY		FRESNO, CA 93726	381W09A805
135 N PHOENIX RD 98	CAZALES ROBERTO			135 PHOENIX RD 121		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 64	NICHOLS LINDA L			14305 WALKER RD SPC APT D14		BEAVERTON, OR 97006	381W09A805
135 N PHOENIX RD 86	ARMSTRONG BEN			PO BOX 142		PHOENIX, OR 97535	381W09A805
135 N PHOENIX RD 10	MEJIA , JESUS			135 PHOENIX RD 10		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 49	SERRANO PABLO MORFIN			2223 CANAL ST		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 19	DE LA CRUZ GUADALUPE			135 FERN VALLEY RD SPC 21		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 55	GOMEZ, ARIANNA A			135 FERN VALLEY RD SPC 55		MEDFORD, OR 97501	381W09A805
135 N PHOENIX RD 14	CAMPBELL RANNEE			135 PHOENIX RD SPC 45		MEDFORD, OR 97501	381W09A805
119 N PHOENIX RD	BOLZ RICHARD PERRY			7830 WAGNER CREEK RD		TALENT, OR 97540	381W09A806
119 N PHOENIX RD	BOLZ RICHARD PERRY			7830 WAGNER CREEK RD		TALENT, OR 97540	381W09A806
4069 SOUTH PACIFIC HWY	HOUSING AUTHORITY JACKSON COU			2251 TABLE ROCK RD		MEDFORD, OR 97501	381W09A1000
4069 SOUTH PACIFIC HWY 68	MENDEZ SALVADOR			4069 PACIFIC HWY SPC 68		MEDFORD, OR 97501	381W09A1000
4069 SOUTH PACIFIC HWY 8	KELLEY GARY EVERETT			PO BOX 492		PHOENIX, OR 97535	381W09A1000
4069 SOUTH PACIFIC HWY 132	FLICK RICHARD G			4069 PACIFIC HWY SPC 132		MEDFORD, OR 97501	381W09A1000
4069 SOUTH PACIFIC HWY 128	WHITE RICK			14020 GEPPERT RD		BUTTE FALLS, OR 97522	381W09A1000
4069 SOUTH PACIFIC HWY 126	MAKNOUNI SAM			2640 BARNETT RD E-101		MEDFORD, OR 97504	381W09A1000
4069 SOUTH PACIFIC HWY 77	VINCENT GEORGE L			1531 MIRACLE LN SPC		MEDFORD, OR 97504	381W09A1000
4069 SOUTH PACIFIC HWY 40	BENCOMO CARMEN N /FILIBERTO			4069 PACIFIC HWY SPC 40		MEDFORD, OR 97501	381W09A1000
4069 SOUTH PACIFIC HWY 1	SHAFFER CHARLOTTE / GARY			4069 PACIFIC HWY SPC 1		PHOENIX, OR 97535	381W09A1000

4069 SOUTH PACIFIC HWY 53 CRISWELL, KATHY S
 4069 SOUTH PACIFIC HWY 112 FERNANDEZ JAMES B
 4069 SOUTH PACIFIC HWY 118 SOLTZ RAY/WILLINGS BRIAN L
 4069 SOUTH PACIFIC HWY 122 KIMMELL LARRY WAYNE/DUSZAK AR
 4069 SOUTH PACIFIC HWY 124 YOUNG KEVIN E
 4069 SOUTH PACIFIC HWY 127 PARISEAU KENNETH ROY
 4069 SOUTH PACIFIC HWY 129 ESPINOZA HECTOR
 4069 SOUTH PACIFIC HWY 131 O'CALLAHAN LARRY/TURGEON FRAN
 4069 SOUTH PACIFIC HWY 73 STENERSEN KAREN
 4069 SOUTH PACIFIC HWY 27 HICKS JERRY/LAURENCE LYNETTE
 4069 SOUTH PACIFIC HWY 113 COLE, KELLY
 4069 SOUTH PACIFIC HWY 83 HACKNEY PATRICIA
 4069 SOUTH PACIFIC HWY 143 BARRON YOLANDA /ANDREW
 4069 SOUTH PACIFIC HWY 108 BRYANT DWIGHT E/MARQUETTA TAL
 4069 SOUTH PACIFIC HWY 56 SHAW LINDA L /MARK N
 4069 SOUTH PACIFIC HWY 39 RIDNER JUDY DEANNA
 4074 SOUTH PACIFIC HWY DANCEY JAMES FAMILY TRUST ET
 4074 SOUTH PACIFIC HWY 50 SINDELAR RUDOLF ET AL
 4074 SOUTH PACIFIC HWY 26 POLLARD PAUL M / MURPHY TRACY
 4074 SOUTH PACIFIC HWY 22 WHITE DOLLY VALTEREEN/WAGNER
 4074 SOUTH PACIFIC HWY 52 FUERSTENBER TRAVIS E
 4074 SOUTH PACIFIC HWY 37 MITCHELL KRISTIN / ALBERTSON
 4074 SOUTH PACIFIC HWY 45 RIVERA-MONEIDA FRANCISCO
 4074 SOUTH PACIFIC HWY 3 BEELER-JOPLIN JAZMINE MICHELL
 4074 SOUTH PACIFIC HWY 9 MENDEZ-GARCIA DAVILMAR EDILBE
 4074 SOUTH PACIFIC HWY 10 DAVIS TRACY R
 4074 SOUTH PACIFIC HWY 58 TORRES-MACIAS FRANCISCO JAVIE
 4074 SOUTH PACIFIC HWY 13 VANDERKAMP MISTY DAWN
 4074 SOUTH PACIFIC HWY 38 MARTINEZ DEBBIE J /CARLOS A
 4074 SOUTH PACIFIC HWY 28 MARTIN MASON LYNN
 4074 SOUTH PACIFIC HWY 42 TRAUTMAN MARK EDWARD
 4074 SOUTH PACIFIC HWY 47 HICKS SCOTT W /SUSAN F
 4074 SOUTH PACIFIC HWY 19 BREWSTER RICHARD /WANDA F
 4074 SOUTH PACIFIC HWY 17 PARASHIS RENEE LYNN
 700 MAIN ST HLT INC
 730 MAIN ST HLT INC
 735 MAIN ST REALTY INCOME CORPORATION
 S PACIFIC HWY HD106 LLC ET AL
 735 MAIN ST REALTY INCOME CORPORATION
 725 SOUTH PACIFIC HWY SMITH MARY VIRGINIA TRUSTEE E
 725 SOUTH PACIFIC HWY SMITH MARY VIRGINIA TRUSTEE E
 725 SOUTH PACIFIC HWY SMITH MARY VIRGINIA TRUSTEE E
 4150 S PACIFIC HWY VS INC
 DANO DR OLAF AND COMPANY LLC ET AL
 4074 SOUTH PACIFIC HWY DANCEY JAMES FAMILY TRUST ET

4069 PACIFIC HWY SPC 53
 4069 PACIFIC HWY SPC 112
 4069 PACIFIC HWY SPC 118
 P.O. BOX 1148
 PO BOX 523
 276 UPPER RIVER RD
 1501 F ST
 7514 DIVISION RD
 PO BOX 697
 22071 HIGHWAY 62
 4069 PACIFIC HWY # 113
 4069 PACIFIC HWY 83
 4069 PACIFIC HWY SPC 143
 4069 PACIFIC HWY SPC 108
 4069 PACIFIC HWY SPC # 56
 PO BOX 534
 PO BOX 68033
 695 MISTLETOE RD STE A
 988 STARLITE PL SPC
 4074 PACIFIC HWY SPC 22
 PO BOX 731
 70857 MONTEZUMA TRL SPC
 4074 PACIFIC HWY SPC 45
 4074 PACIFIC HWY 3
 4074 PACIFIC HWY SPC 9
 4074 PACIFIC HWY SPC 10
 4074 PACIFIC HWY SPC 58
 1178 CALLE ORIENTE
 4074 PACIFIC HWY 38
 4074 PACIFIC HWY SPC 28
 830 SHERBROOK AVE
 300 FEDERAL LN SPC
 4074 PACIFIC HWY SPC 19
 4074 PACIFIC HWY SPC 17
 PO BOX 2714
 2520 FOOTHILL BLVD
 11995 EL CAMINO REAL STE # 10
 1924 NW NORFOLK CT
 11995 EL CAMINO REAL STE 101
 1852 DEAN ST
 1852 DEAN ST
 1852 DEAN ST
 11387 NW ODEON LN STE
 3040 SIGNATURE CT
 PO BOX 68033

MEDFORD, OR 97501 381W09A1000
 MEDFORD, OR 97501 381W09A1000
 MEDFORD, OR 97501 381W09A1000
 PHOENIX, OR 97535 381W09A1000
 PHOENIX, OR 97535 381W09A1000
 GOLD HILL, OR 97525 381W09A1000
 GRANTS PASS/COUNTY, OR 97525 381W09A1000
 WHITE CITY, OR 97503 381W09A1000
 EAGLE POINT , OR 97524 381W09A1000
 SHADY COVE, OR 97539 381W09A1000
 MEDFORD, OR 97501 381W09A1000
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 MEDFORD, OR 97501 381W09A1000
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 TALENT, OR 97540 381W09A1000
 PORTLAND, OR 97268 381W09A2000
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 SAN DIEGO, CA 92130 381W09DB4900
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 PORTLAND, OR 97229 381W09DB6400
 MEDFORD, OR 97504 381W09DB6500
 PORTLAND, OR 97268 381W09DB9100



TERRAFORMA

DESIGN GROUP

August 22, 2023

Mr. Jeff Wilcox
Associate Planner
City of Phoenix

RE: STARBUCKS - PHOENIX, OR (CU23-02)
- Stormwater Quality Management

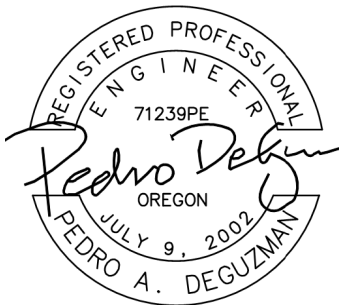
Dear Jeff,

I am the civil engineer for the proposed Starbucks project at 4149 South Pacific Highway, in Phoenix, Oregon. The project involves demolition and redevelopment of portions of the property for a new Starbucks and expansion of an existing parking lot. My preliminary design was submitted with the Type III Conditional Use Permit.

The proposed development will include stormwater quality management measures in accordance with the Rogue Valley Stormwater Design Manual.

Sincerely,

TERRAFORMA DESIGN GROUP, INC.
Pedro DeGuzman, PE
Oregon PE# 71239PE



EXPIRATION DATE: 12/31/23



CIVIL ENGINEERING
& LANDSCAPE ARCHITECTURE

STARBUCKS - PHOENIX, OR
NE1/4 OF SEC. 9, T38S, R1W, W.M., JACKSON COUNTY, OR

8/17/23

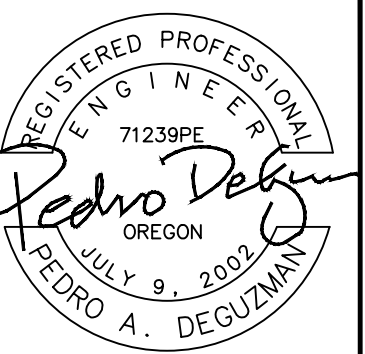
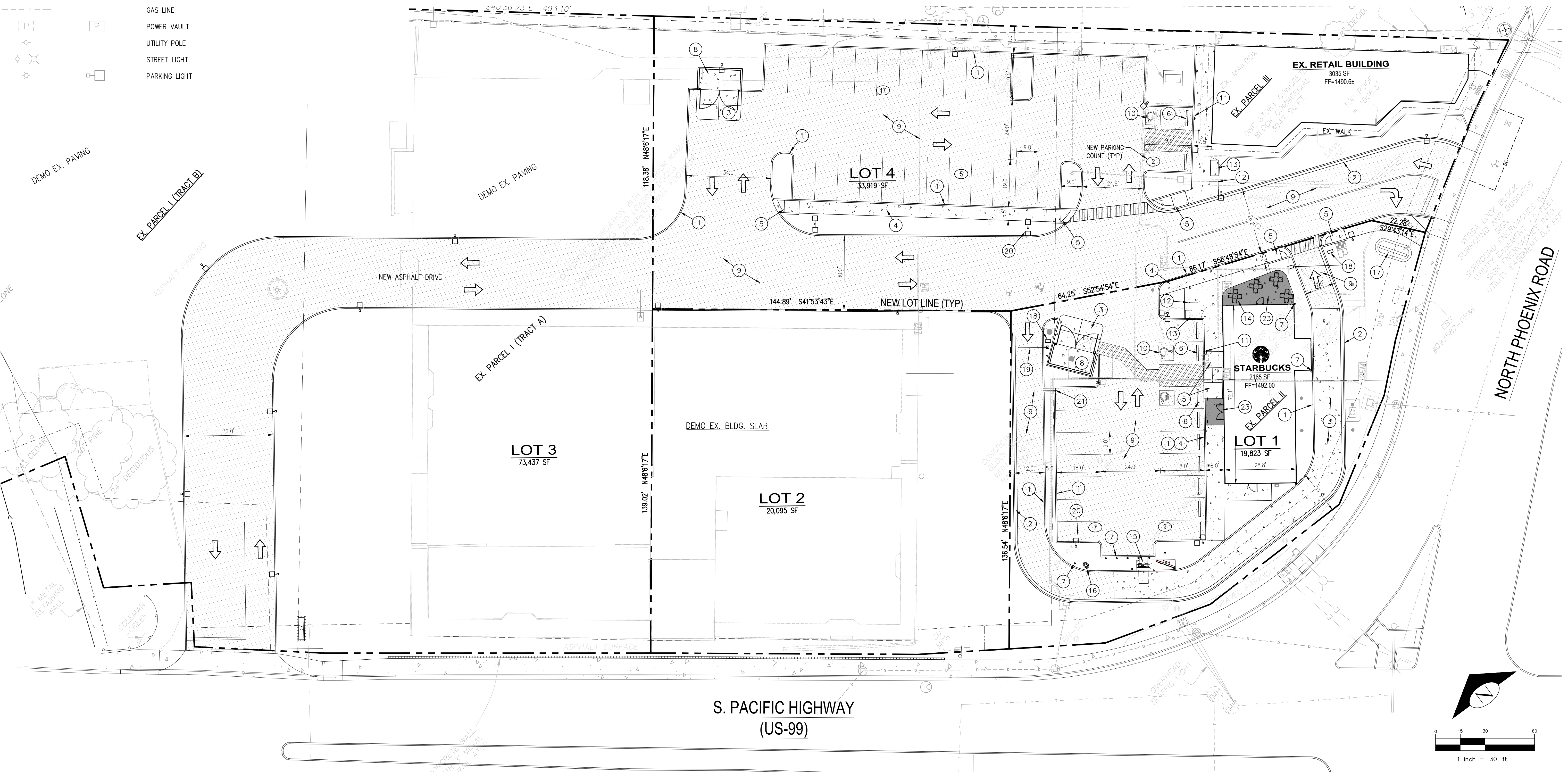
LEGEND

EXISTING	PROPOSED	PROPERTY LINE
---	---	R.O.W. CENTERLINE
---	---	EASEMENT
---	---	CONCRETE
---	---	A.C. PAVING
---	---	SAWCUT LINE
---	---	GRADING CONTOUR
---	---	SPOT ELEVATION
---	---	WATER MAIN
---	---	SEWER MAIN
---	---	STORM DRAIN
---	---	FIRE HYDRANT
---	---	WATER METER
---	---	GATE VALVE
---	---	SEWER MANHOLE
---	---	STORM CB
---	---	STORM MANHOLE
---	---	ELECTRICAL LINE
---	---	TELEPHONE LINE
---	---	GAS LINE
---	---	POWER VAULT
---	---	UTILITY POLE
---	---	STREET LIGHT
---	---	PARKING LIGHT

SITE NOTES

- 1 NEW VERTICAL CURB
- 2 NEW CURB & GUTTER
- 3 NEW CONCRETE PAVING
- 4 NEW CONCRETE WALKWAY
- 5 NEW CONCRETE RAMP
- 6 NEW CONCRETE WHEELSTOP
- 7 NEW BOLLARD (TYP)
- 8 NEW TRASH ENCLOSURE
- 9 NEW HOT-MIX ASPHALT PAVING PER CIVIL
- 10 NEW ADA PARKING STENCIL
- 11 NEW ADA PARKING SIGN
- 12 NEW BIKE RACK
- 13 NEW BIKE LOCKER
- 14 NEW SBUX SEATING
- 15 NEW ORDERING KIOSK
- 16 NEW PRE-ORDER SIGNAGE
- 17 EXISTING SIGN TO REMAIN
- 18 NEW DIRECTIONAL SIGNAGE
- 19 NEW HEIGHT CLEARANCE BAR
- 20 NEW PARKING (LIGHTS), DESIGN BY OTHERS
- 21 12" WIDE, CONCRETE DRAINAGE CHANNEL
- 22 EXISTING DRIVEWAY TO REMAIN
- 23 DECORATIVE CONCRETE PER ARCH. PLANS

REFER TO ARCHITECTURAL PLANS FOR SITE HORIZONTAL CONTROL AND ON-SITE SURFACE DETAILS (I.E. CURBS, WALKWAYS, STRIPING, SIGNAGE, ETC.)



EXPIRATION DATE: 12/31/23

NO.	DATE	REVISION
1	8/17/23	60% PROGRESS SET

TERRAFORMA DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.295.8023 website www.terraformdesigngroup.com

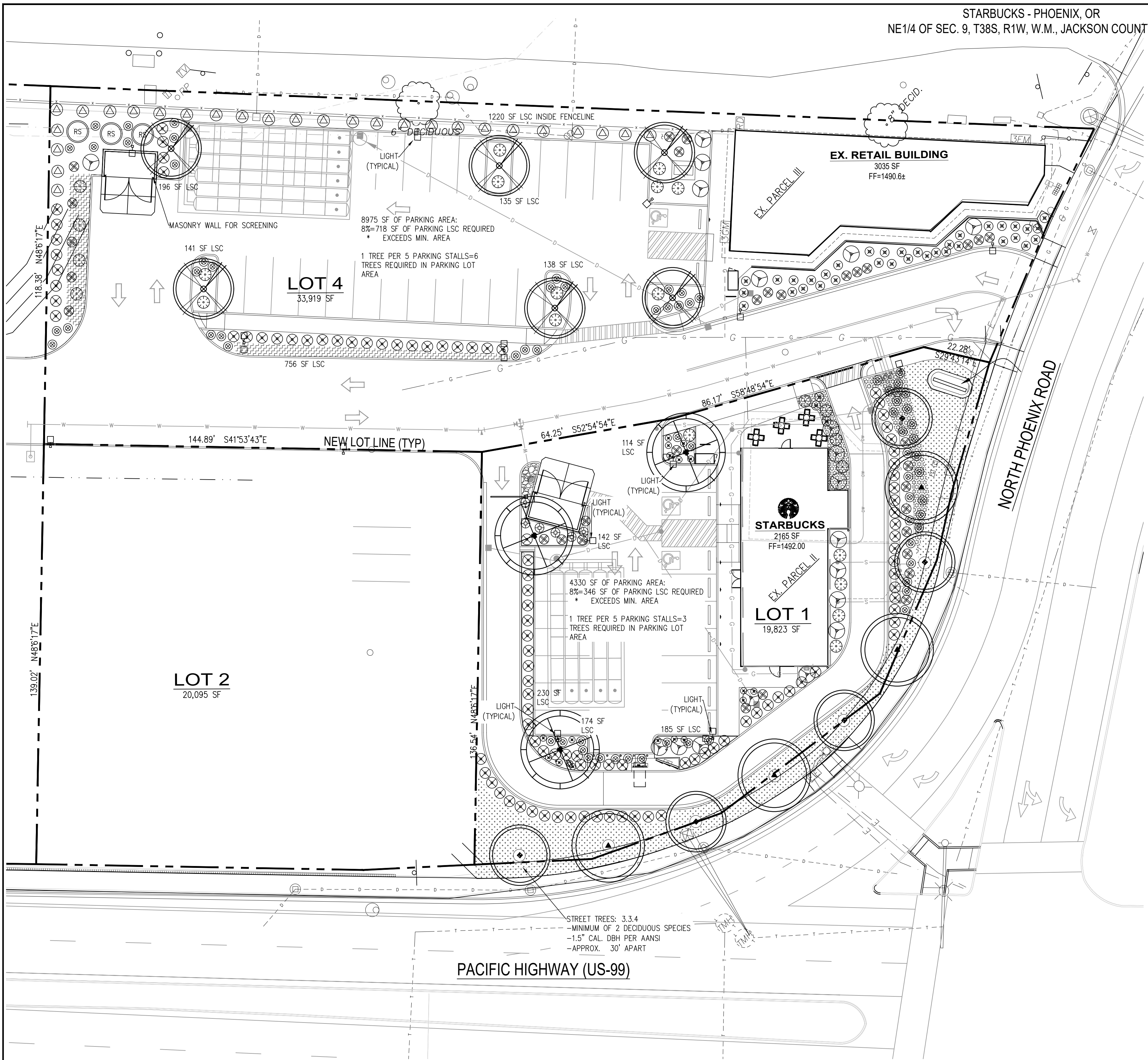


PROJECT NO. TDG # 23004
DRAWN BY: PAD
CHECKED BY: PAD

STARBUCKS - PHOENIX, OR
for H&H NORTHWEST COMPANIES, LLC
4149 SOUTH PACIFIC HIGHWAY, PHOENIX, OR

SHEET TITLE
PAVING PLAN

SHEET NO.
C1.3



LANDSCAPE PLANTING PLAN

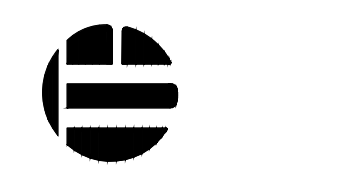
PLANT SCHEDULE

TREES	
SYMBOL	SCIENTIFIC NAME COMMON NAME
	NYSSA SLAVATICA TULEFOE TREE
	PARROTIA PERSICA IRONWOOD
	AMELANCHER X GRANDIFLORA 'SPRING FLURRY' SPRING FLURRY SERVICEBERRY
	CERCIS CANADENSIS REDBUD
SHRUBS	
SYMBOL	SCIENTIFIC NAME COMMON NAME
	LONICERA PILEATA PRIVET HONEYSUCKLE
	MAHONIA AUQUIFOLIUM OREGON GRAPE
	NANDINA COMPACTA COMPACT HEAVENLY BAMBOO
	OSMANTHUS BURKWOODII BURKWOOD OSMANTHUS
	PIERIS 'FOREST FLAME' FOREST FLAME ANDROMEDA
	PINUS MIGHO PUMILO DWARF MUGHO PINE
	RIBES SANGUINEUM RED FLOWERING CURRANT
	SPIREA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA 'TOR'
GROUNDCOVER/GRASS	
SYMBOL	SCIENTIFIC NAME COMMON NAME
	CALLUNA HEATHER
	MISCANTHUS ADIAGO ADIAGO COMPACT MAIDEN GRASS
	CRANESBILL 'ROZANNE' HARDY GERANIUM 'ROZANNE'
	GRASS SOD
	ORNAMENTAL GRAVEL: RIVER ROCK: 3"-6" SIZE

REGISTERED
549
Akemi Sakaida
OREGON
05/31/24
LANDSCAPE ARCHITECT
Akemi Sakaida

NO.	REVISION	DATE
1	60% PROGRESS SET	8/17/23

TERRAFORMA
DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.955.8023 mobile www.terraformdesigngroup.com



PROJECT NO.
TDC # 23004
DRAWN BY:
ARS
CHECKED BY:
ARS

STARBUCKS - PHOENIX, OR
for H&H NORTHWEST COMPANIES, LLC
4149 SOUTH PACIFIC HIGHWAY, PHOENIX, OR

SHEET TITLE
LANDSCAPE
PLAN

SHEET NO.
L1.1



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STARBUCKS

STARBUCKS
STORE NO.: #XXXXX
4149 S. PACIFIC HWY
PHOENIX, OR 97535

REV/ DATE DESCRIPTION

08/18/23 60% PROGRESS SET

DRAWN BY: JC

CHECKED BY: KA

ARCH. PROJECT NO.:

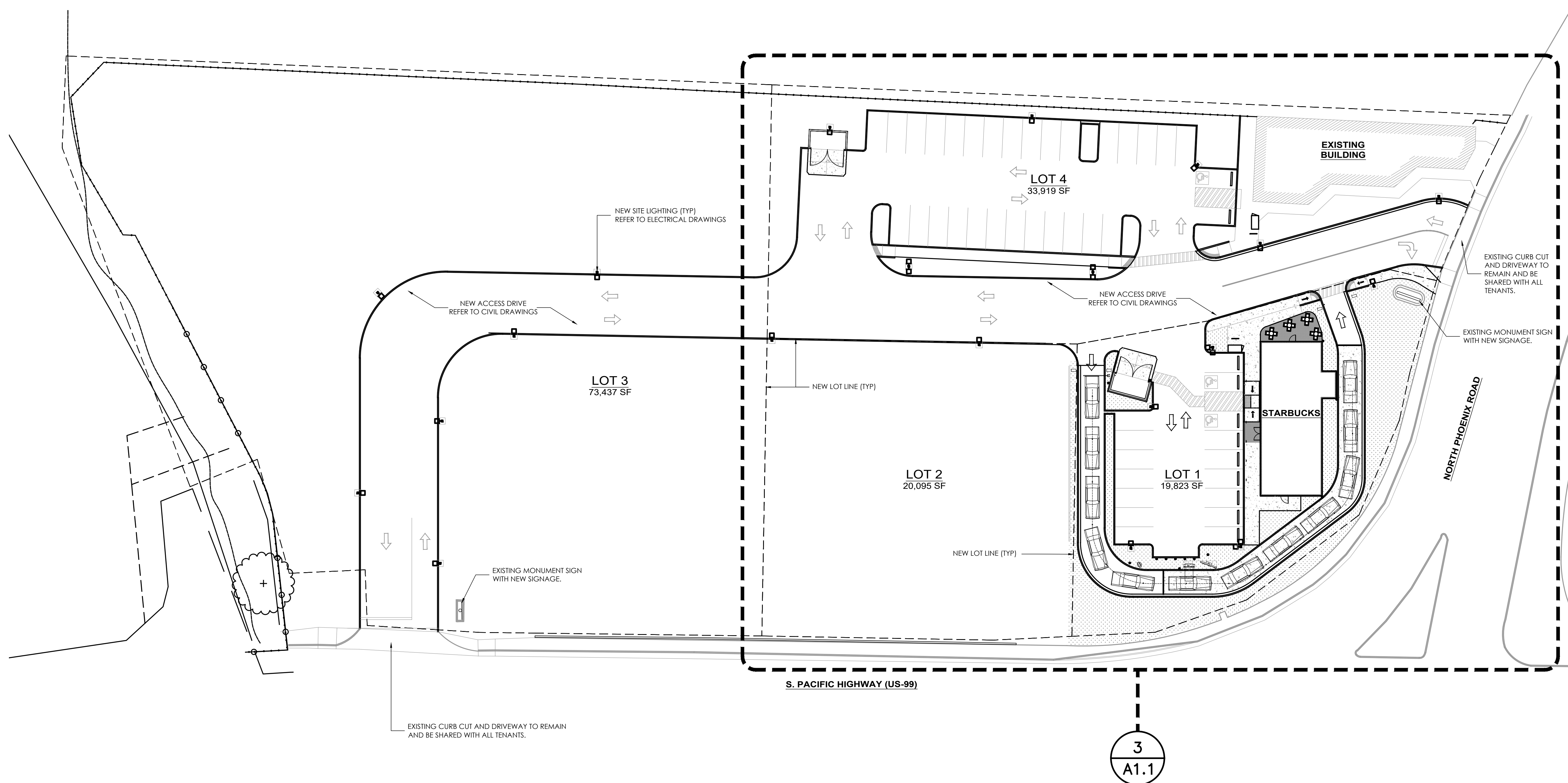
HHC22010

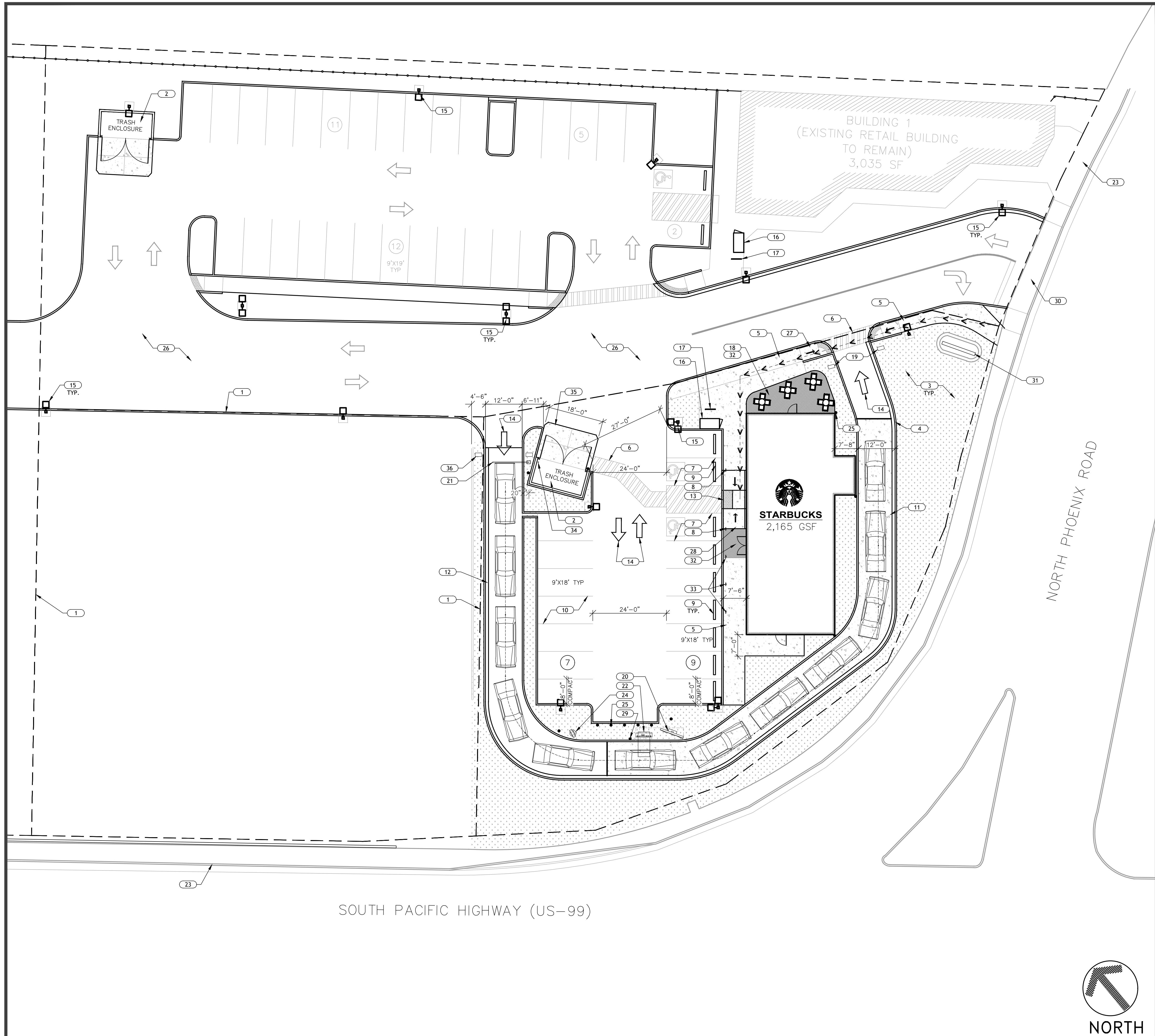
SHEET NAME:

PROPOSED
OVERALL SITE PLAN

SHEET NUMBER:

A1.0





- (X) KEYNOTE DESCRIPTION
1. NEW LOT LINE - REFER TO CIVIL DRAWINGS
 2. 7'-0" HIGH CMU TRASH ENCLOSURE AND METAL GATES. REFER TO SHEET A1.2.
 3. LANDSCAPE PLANTER. REFER TO LANDSCAPE DRAWINGS.
 4. NEW CONCRETE CURB (TYP). REFER TO CIVIL DRAWINGS.
 5. NEW CONCRETE SIDEWALK - REFER TO CIVIL DRAWINGS.
 6. 5' WIDE PAINTED STRIPING AT ACCESSIBLE PATH OF TRAVEL
 7. ACCESSIBLE PARKING STALL AND ACCESS AISLE. REFER TO ACCESSIBILITY SHEETS AND CIVIL DRAWINGS.
 8. ACCESSIBLE PARKING SIGN. REFER TO ACCESSIBILITY SHEETS.
 9. CONCRETE WHEEL STOP (TYP).
 10. STANDARD PARKING STALL (TYP).
 11. 6" THICK NORMAL WEIGHT REINFORCED CONCRETE PAVING. REFER TO CIVIL DRAWINGS.
 12. DRIVE-THRU LANE.
 13. TRUNCATED DOMES - REFER TO ACCESSIBILITY SHEETS.
 14. PAINTED DIRECTIONAL ARROWS - REFER TO CIVIL DRAWINGS.
 15. NEW SITE LIGHTING POLES (TYP). REFER TO CIVIL & ELECTRICAL DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR POLE BASE INFORMATION.
 16. LONG-TERM BICYCLE PARKING
 17. SHORT-TERM BICYCLE PARKING
 18. NEW PATIO AREA WITH OUTDOOR SEATING BY TENANT.
 19. DIRECTIONAL SIGNAGE (UNDER SEPARATE PERMIT) (THANK YOU/ EXIT ONLY SIGNAGE SIMILAR). REFER TO ACCESSIBILITY SHEETS.
 20. 5-PANEL MENU BOARD (UNDER SEPARATE PERMIT). REFER TO ELECTRICAL DRAWINGS FOR POWER
 21. VEHICLE CLEARANCE BAR .
 22. ORDER POINT, DOS SCREEN, AND CANOPY, W/ DETECTOR LOOP (UNDER SEPARATE PERMIT). REFER TO ELECTRICAL DRAWINGS FOR POWER.
 23. (E) PUBLIC WAY
 24. PRE-BROWSE MENU BOARD (UNDER SEPARATE PERMIT). REFER TO ELECTRICAL DRAWINGS FOR POWER.
 25. 6" CONC. FILLED STL. BOLLARDS (TYP.) REFER TO DETAIL XX/A1.2.
 26. NEW CROSS ACCESS ROAD FOR THROUGH TRAFFIC FROM NORTH PHOENIX ROAD, TO SOUTH PACIFIC HIGHWAY (US-99).
 27. NEW DIRECTIONAL ADA CURB RAMP, TYP OF 2
 28. ACCESSIBLE PARALLEL CURB RAMP
 29. 5" NON-ILLUMINATED SQUARE BOLLARD
 30. (E) CURB CUT AND DRIVEWAY TO REMAIN AND BE SHARED WITH ALL TENANTS.
 31. (E) MONUMENT SIGN WITH NEW SIGNAGE
 32. DECORATIVE STAMPED CONCRETE. CONCRETE FINISH SHALL BE FLOAT TROWELED WITH TRANSVERSE BRUSH AND STEEL FINISH. PROVIDE 2" WIDE SMOOTH TROWELED DETAIL AT CONTROL JOINTS. REFER TO LLWL.
 33. SHORT TERM PARKING STALL SIGNS
 34. LOCKABLE FREEZE PROOF HOSE BIBB. REFER TO PLUMBING DRAWINGS.
 35. CONCRETE APRON. REFER TO CIVIL DRAWINGS.
 36. DRIVE-THRU SIGN (UNDER SEPARATE PERMIT). REFER TO ELECTRICAL DRAWINGS FOR POWER.

KEN MCCrackEN, ARCHITECT
SEAL:

CONSULTANT:



STARBUCKS
STORE NO.: #XXXXX
4149 S. PACIFIC HWY
PHOENIX, OR 97535

REV	DATE	DESCRIPTION	2
	08/18/23	60% PROGRESS SET	

REV	DATE	DESCRIPTION	1

SITE PLAN KEYNOTES

- PROPERTY LINE
- PARCEL LINE
- ACCESSIBLE PATH OF TRAVEL:
 - 48" MIN. CLEAR WIDTH PATH OF TRAVEL
 - 5% MAX. SLOPE
 - 2% MAX CROSS SLOPE
- ACCESSIBLE PARKING
- FIRE LANE ACCESS
- LANDSCAPE
- HARDSCAPE
- NUMBER OF PARKING STALLS IN A ROW

NOTE: NOT ALL SYMBOLS MAY BE APPLICABLE TO, AND USED, IN THIS DRAWING.

DRAWN BY: JC
CHECKED BY: KA
ARCH. PROJECT NO.: HHC22010
SHEET NAME: PROPOSED ARCHITECTURAL SITE PLAN
SHEET NUMBER:

A1.1

Jeff Wilcox

From: Jeff Ballard <jballard@rh2.com>
Sent: Friday, August 25, 2023 1:56 PM
To: Jeff Wilcox
Subject: RE: CU23-02/SP23-07 - Restaurant wDrive Through, 4149 S Pacific Hwy (Adjacent to County Land)

No comments at this point.

Thanks,

Jeff Ballard | RH2 Engineering, Inc.

O: 541.210.8151

C: 541.301.1555

From: Jeff Wilcox <jeff.wilcox@phoenixoregon.gov>
Sent: Thursday, August 24, 2023 4:53 PM
To: chad.murders@ecso911.com; Jeff Ballard <jballard@rh2.com>; Matias Mendez <Matias.Mendez@phoenixoregon.gov>; clarksp@jacksoncounty.org; 'David Meads' <meads@jcf5.com>; micah.horowitz@odot.oregon.gov; 'Lisa Howell: Postmaster' <lisa.l.howell@usps.gov>; 'Jeremy Schilling: Phoenix Post Office' <jeremy.p.schilling@usps.gov>; 'Chief Bowker' <dbowker@pxpd.org>; 'Nick Bakke' <nbakke@rvss-or.gov>; ptownsend@rvtd.org; 'Ryan MacLaren' <rmaclaren@rvcog.org>
Cc: zac.moody <Zac.Moody@phoenixoregon.gov>
Subject: CU23-02/SP23-07 - Restaurant wDrive Through, 4149 S Pacific Hwy (Adjacent to County Land)

Local Agencies,

A Restaurant with Drive Through is proposed at [4149 S Pacific Hwy](#)

Linked below is the application. (PM Design Group, File # CU23-02/SP23-07).

<https://www.phoenixoregon.gov/comdev/page/planning-actions#CU23-02>

Please provide any comments you have asap, so that feedback (if any) may be incorporated into Staff Findings.

Thank you!

Jeff Wilcox
Associate Planner
City of Phoenix
541-535-2050 Ext 318

220 N Main St
Phoenix, OR 97535

From: [David Meads](#)
To: [Zac Moody](#)
Subject: Re: Comments - CU23-02/SP23-07
Date: Wednesday, September 6, 2023 1:56:23 PM

Fire District 5 requires the following condition of approval regarding CU23-02/SP23-07;

1. Install a Knox box in a conspicuous location near the main entrance.

One thought regarding the site plan SP0.0. There will be additional water supply requirements as the total project area develops. Just a consideration for applicant's future infrastructure planning.

Thank you,

Acting Battalion Chief Dave Meads
Jackson County Fire District 5
5811 S. Pacific Highway
Phoenix, Oregon 97535
541 535 4222



From: Zac Moody <zac.moody@phoenixoregon.gov>
Sent: Wednesday, September 6, 2023 10:28 AM
To: David Meads <Meads@JCFD5.com>
Subject: Comments - CU23-02/SP23-07

Hey Dave,

I am reviewing this application and preparing a recommendation for Planning Commission, but don't seem to have comments from JCFD#5. Can you take a quick look at this site plan and let me know if you have any comments that need to be included in the recommendation?

Thanks,

Zac

Zac Moody
Planning Manager
City of Phoenix
220 N. Main St. (P.O. Box 330)
Phoenix, OR 97535
541-535-2050 Ext: 313
zac.moody@phoenixoregon.gov



From: [HOROWITZ Micah](#)
To: zac.moody@phoenixoregon.gov
Cc: [WANG Wei](#); [BROOKS Aaron G](#); [SCRUGGS Julee Y](#); [SCHAUFFLER Lucas D](#)
Subject: FW: CU23-02/SP23-07 Starbucks
Date: Wednesday, September 6, 2023 2:23:25 PM

Hi Zac, ODOT is satisfied with the trip generation memo. We recommend the City continue to track allocated and unallocated trips within the Trip Budget Overlay area.

Best regards,
Micah

Micah Horowitz, AICP | Senior Transportation Planner
ODOT Region 3 | Southwest Oregon (Coos, Curry, Douglas, Jackson & Josephine Counties)
c: 541.603.8431 | e: micah.horowitz@odot.oregon.gov

From: WANG Wei <Wei.WANG@odot.oregon.gov>
Sent: Wednesday, September 6, 2023 1:26 PM
To: HOROWITZ Micah <Micah.HOROWITZ@odot.oregon.gov>; BROOKS Aaron G <Aaron.G.BROOKS@odot.oregon.gov>
Cc: BAKER Michael <Michael.BAKER@odot.oregon.gov>
Subject: RE: CU23-02/SP23-07 Starbucks

Micah,

I reviewed the proposed trip generation in the memo.
I am fine with the proposed site trip within allowed trip budget of 24 PM peak hour trips.
Can you ask City if they are still tracking the trip budget within IAMP 24 area or not?

Thanks,

Wei “Michael” Wang P.E. & M.S. | Interim Region 3 Access Management Engineer
ODOT Region 3 / District 8 | 100 Antelope Rd. | White City, OR 97503
Mobile: (541) 315.5208 | Email: Wei.Wang@odot.oregon.gov

Move Over, it's the law and it saves lives.



From: HOROWITZ Micah <Michah.HOROWITZ@odot.oregon.gov>
Sent: Wednesday, September 6, 2023 9:30 AM
To: WANG Wei <Wei.WANG@odot.oregon.gov>; BROOKS Aaron G <Aaron.G.BROOKS@odot.oregon.gov>
Subject: FW: CU23-02/SP23-07 Starbucks

Have you guys reviewed this report?

From: Zac Moody <zac.moody@phoenixoregon.gov>
Sent: Wednesday, September 6, 2023 9:25 AM
To: HOROWITZ Micah <Michah.HOROWITZ@odot.oregon.gov>
Subject: CU23-02/SP23-07 Starbucks

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hey Micah,

Attached is a copy of the Traffic Study done by Kittleson & Associates for this project. During our pre-application conference ODOT appeared to accept the methodology for determining trips for this new use. I am emailing you today, because I haven't received any comments from you and just wanted to be sure that I have something in writing to provide my planning commission stating that ODOT approves of this analysis since it's in the Trip Budget Overlay.

I am putting together the findings and staff report today, so anything you can provide soon would be great.

Thanks,

Zac

Zac Moody
Planning Manager
City of Phoenix
220 N. Main St. (P.O. Box 330)
Phoenix, OR 97535
541-535-2050 Ext: 313
zac.moody@phoenixoregon.gov





August 29, 2023

**City of Phoenix Community &
Economic Development Dept.
PO Box 330
Phoenix, OR 97535**

Re: CUP23-02 Restaurant and Drive Thru, Map 38 1W 09A, TL 600, 603 & 807

The existing properties are currently served by an 8 inch main running through the property along the southeast portion of tax lot 600. Four, 4 inch services are connected to the 8 inch main. The two services extend to tax lot 600 have been capped, the two services extended to tax lot 807 remain intact. There are an additional three services extended to tax lot 603 from a 10 inch sewer main along the Colman Creek Estates access to the northeast. Two of the three services are connected to the existing buildings on tax lot 603, it is unknown if the third is connected.

Sewer service for the proposed development can be had by connecting to one or more of the existing services if found in good working condition. Each proposed building must have an individual connection to the sewer main and must demonstrate compliance with the Oregon State Plumbing Code by plumbing fixture count. This may require a new tap connection to up-size the existing service.

The applicant must demonstrate compliance with the Rogue Valley Stormwater Quality Design Manual if installing or redeveloping over 5,000 sf of impervious surfaces. The development will require a 1200-CN erosion control permit issued by RVSS.

Rogue Valley Sewer Services requests that approval of this project be subject to the following conditions:

Prior to the start of construction:

1. Applicant must submit construction plans to RVSS for review and approval.
2. Applicant must submit plumbing plans to RVSS for the calculation of related Sewer System Development Charges.
3. Applicant must obtain no-cost service abandonment permits to abandon all unused and uncapped services extended to the lot.
4. Applicant must obtain sewer connection and tap permits from RVSS and pay all related fees.
5. Applicant must demonstrate compliance with the Rogue Valley Stormwater Quality Design Manual as applicable.
6. Applicant must record a Declaration of Covenants for all new stormwater quality features.
7. Applicant must obtain a 1200-CN erosion control permit from RVSS.

During Construction:

8. All unused and uncapped services extended to the lot must be abandoned per RVSS standards.

9. Sewer and Stormwater facilities must be constructed and inspected per RVSS standards.

Prior to final acceptance of project:

10. Applicant must have all sewer and stormwater quality facilities, including vegetation when applicable, inspected and approved by RVSS.

Feel free to call if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Bakke", with a long horizontal flourish extending to the right.

Nicholas R. Bakke, PE
District Engineer



BEFORE THE PHOENIX PLANNING COMMISSION

STATE OF OREGON, CITY OF PHOENIX

IN THE MATTER OF PLANNING FILE NO. CU23-02 AND SP23-)
07 LOCATED 4149 S. PACIFIC HWY. [MAP NO. 38-1W-09A) ORDER
TAXLOTS 600, 603 AND 807], THE PHOENIX PLANNING COM-)
MISSION FINDS THE FOLLOWING:)

1. The Planning Commission held a properly noticed public hearing on this matter on September 11, 2023;
2. The Planning Commission asked the Planning Manager to present a staff report and a final order with findings and recommendations at the September 11, 2023 public hearing;
3. At the public hearing evidence was presented and the public was given an opportunity to comment;
4. The Planning Commission finds that the Site Design Review and Conditional Use is allowed and is consistent with the intent of the C-H Commercial-Highway zoning district and approval criteria outlined in the Phoenix Land Development Code;

NOW THEREFORE, the Phoenix Planning Commission approves the requested Conditional Use (CU23-02) and Site Design Review (SP23-07) application based on applicant's preliminary site design for a 2,165 square foot drive-thru restaurant/retail building with the following Conditions of Approval:

GENERAL CONDITIONS:

1. The applicant shall maintain the required vision clearance at all times in accordance with Chapter 3.2.2(M).

PRIOR TO ISSUANCE OF DEVELOPMENT PERMITS:

2. Lot Line Adjustment (LL23-01) shall be recorded and provided to Community Development.
3. The applicant shall provide a revised site plan that:
 - a. Increases the number bicycle spaces proposed, identifies the number of spaces on the map and includes the design of the long-term bicycle parking area.

- b. Identifies the location of all proposed parking, pedestrian and building lighting and lighting specifications for all proposed lighting types consistent with Chapter 3.12 of the PLDC.
 - c. Identifies the location of Knox box required by Jackson County Fire District 5.
 - d. Identifies internal pedestrian paths between the remaining building, adjacent parking area and future development to the north to ensure all building entrances (current and future) connect to one another.
 - e. Identifies all required raised sidewalks and painted crosswalks. All raised sidewalks adjacent to driveway access points shall be equipped with curb ramps that meet all ADA requirements.
4. The applicant shall provide a revised landscape plan that:
 - a. Includes the square footage of all landscaped areas.
 - b. That includes 2-inch caliper trees within or around the two parking areas.
 - c. That demonstrates compliance with OAR 660-012-0405 or a statement of percentage of new parking added (does not include Lot 2 and 3).
 5. The applicant shall provide a recorded cross access easement benefiting Tax Lots 600, 603, and 807.
 6. The applicant shall provide a copy of an approved Encroachment Permit that demonstrates compliance with the driveway apron standards of Chapter 3.2.2(J)(5).
 7. The applicant shall provide a copy of a stormwater management plan approved by Rogue Valley Sewer Services.
 8. The applicant shall provide a copy of a 1200c (erosion control) Permit approved by Rogue Valley Sewer Services.
 9. The applicant shall demonstrate that all mechanical equipment being proposed has been appropriately screened from view from N. Phoenix Road and S. Pacific Hwy.
 9. Submit a sign permit pursuant to Chapter 3.6 – Signs.

PRIOR TO CERTIFICATE OF OCCUPANCY:

10. The applicant shall install all required improvements that are part of the approved site plan.

IT IS HEREBY ORDERED THAT the Phoenix Planning Commission approves the requested Conditional Use (CU23-02) and Site Design Review (SP23-07) application for a 2,165 square foot drive-thru restaurant/retail building based on the information presented in the Staff Report and Findings of Fact below:

In the following, any text quoted directly from City codes appears in italics; staff findings appear in regular typeface.

In order to approve the request, findings must be made showing consistency with all applicable criteria. The Applicant submitted a narrative addressing the standards and criteria of Chapters 2.4, 2.9, 3.1-3.9, 3.12, 4.2 and Chapter 4.4 along with a conceptual storm-water plan; and a preliminary site design map. PLDC approval criteria for Site Design and Conditional Use Permit review in relation to Applicant's submittal are summarized in the staff report and addressed in detail in the findings below.

CHAPTER 2 – LAND USE DISTRICTS

Chapter 2.4 – Commercial Highway (C-H)

2.4.1 - Purpose

- A. *Purpose. The purpose of the Commercial Highway district to provide for the development of easily accessible commercial areas that are intended to accommodate a mixture of retail businesses, services, and professional offices to serve the commercial and retail needs of the community and surrounding areas. In addition, this district will accommodate uses served by vehicles, such as auto repair or auto sales, which are not compatible with the City Center and will provide for residential development to the R-3 zoning standards. Development shall satisfy all of the Phoenix Comprehensive Plan's Goals and Policies. All new development is subject to site plan review in accord with this code (Amended December 21, 2020 Ordinance 1012).*

FINDING: Applicant proposes the development of drive-thru restaurant for a new 2,165 square foot Starbucks coffee shop and additional parking area to serve the building on Lot 4. The proposed use is an allowed use in the Commercial Highway Zoning District subject to the provisions of PLDC Chapter 2.4.3 – 2.4.6 as well as Chapter 4.4. The applicant addressed the criteria in their findings which staff has reviewed and addressed below. **The standard is met.**

2.4.2 - Permitted Land Uses

- A. *Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted land uses within the Commercial Highway zone district are listed in Table 2.4.2, subject to the provisions of this Chapter. Only land uses that are specifically listed in Table 2.4.2, and those uses that are approved as similar to those in Table 2.4.2, may be permitted.*

FINDING: Table 2.4.2 lists restaurants with drive-through uses as an allowed use in the zone subject to Site Design Review and a Conditional Use Permit. The applicant has addressed the criteria for both Chapter 4.2 and Chapter 4.4 in their application narrative. **The standard is met.**

2.4.3 - Development Standards

- A. *Building Height. Maximum building height is 50 feet. Building height is measured as measured in accordance with the definition of “Height of Building” in Chapter 1.3 – Definitions.*

Where applicable, cornices (e.g., building tops or first-story cornices) shall be aligned to generally match the heights of those on adjacent buildings. Height transition or step-down required adjacent to residential development, where applicable.

FINDING: As proposed, the building is a single story and has a height less than 50 feet. **The standard is met.**

- B. *Yard Setbacks. There is no minimum yard setback required, except that buildings shall conform to the vision clearance standards in 3.2.2 – Vehicular Access and Circulation, Section M and the applicable fire and building codes for attached structures, firewalls, and related requirements. (Setbacks for self-storage facilities are in Chapter 2.4.5 – Special Standards for Certain Uses, Section G.)*

However, all buildings within the Oregon 99 Setback Overlay Zone shall be set back no less than 15 feet from the Oregon 99 right-of-way line (see 2.10.2 – Setback Requirement).

FINDING: The subject property is within the Oregon 99 Setback Overlay Zone and as proposed, meets the standard. The proposed building location exceeds the 15-foot required setback. The proposed building meets the vision clearance standards set in Section 3.2.2 – Vehicular Access and Circulation addressed in the findings below. **The standard is met.**

- C. *Lot Coverage. The area covered by impervious surfaces shall be minimized to the greatest extent practicable; best practices for surface water management shall be required. (See the “Water Quality Model Code and Guidebook,” DLCD and DEQ, 2000, or as may be amended.)*

FINDING: The proposed development includes a 2,156 square foot building, parking area and remaining building on Lot 4. Development of the site includes the recommended number of parking spaces for the uses. No unnecessary impervious surface has been proposed. Given the size of the project, a stormwater management plan is required and has been determined feasible by the applicant’s Engineer. Findings supporting the stormwater management plan are addressed in Chapter 3.8. – Storm and Surface Water Management Standards. **The standard is met with conditions.**

- D. *Landscaping. A minimum percentage of 20% landscaping is required. Landscaping shall meet the requirements of Chapter 3.3 – Landscaping, Street Trees, Fences, and Walls. A buffer may be required between abutting commercial/civic/industrial and residential sites, as determined through design review.*

FINDING: The applicant's narrative states that 31% of the property is landscaped and exceed the minimum 20% required. The proposed site design plan includes the redevelopment of proposed Lot 1 and Lot 4 (remaining building and adjacent parking area). Since only Lot 1 and 4 have proposed development, the square footage of these parcels will be used to determine the minimum landscaped area. As proposed, these two lots total 53,742 square feet of lot area, requiring approximately 10,748 square feet of landscaping. Based on the landscape plan, approximately 6,158 square feet of landscaping is provided for the new construction on Lot 1, exceeding the requirements by approximately 2,200 square feet. Lot 4 has a landscaped area approximately 2,451 square feet in size bringing the cumulative total of landscaping to approximately 8,609 square feet. The result is the need for an additional 2,139 square feet of landscaping. This is likely accounted for in the area adjacent to the remaining building, but the square footage is not identified on the landscape plan. Prior to issuance of permits, the applicant shall provide a revised landscape plan that includes the square footage of all landscaped areas. **The standard is met with conditions.**

E. Traffic. The proposed use shall not impose an undue burden on the public transportation system. For developments that are likely to generate more than 200 average daily motor vehicle trips (ADTs), the applicant shall provide a traffic impact study to demonstrate the level of impact to the street system will not exceed a V/C ratio of .85. Whenever level of service is determined to be above .85 V/C and transportation improvements are not planned within the planning horizon, the applicant shall mitigate improvements to be completed prior to development. The Site design shall assure that the property access does not adversely affect traffic by creating dangerous conditions or congestion.

FINDING: The applicant secured the services of Kittelson & Associates, Inc. to provide a trip assessment for the proposed 2,156 square foot drive-thru facility. The subject property is currently zoned Commercial Highway (C-H) and is located within the Trip Budget Overlay. Access to the subject parcel is from N. Phoenix Road and S. Pacific Hwy. As demonstrated in the engineer's report, only a portion of the proposed development is located within the Trip Budget Overlay. The Exit 24 Interstate Area Management Plan (IAMP) identifies this portion of the parcel (Tax Lot 807) as having 0.40 acres and a trip budget allocation of 24 PM Peak Hours.

Trip generation calculations for proposed development were prepared using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. As documented in the Engineer's report, the proposed Starbucks is estimated to generate approximately 116 new daily trips, including 18 trips during the weekday AM peak hour and 2 trips during the weekday PM peak hour. The existing parcel budget of 24 weekday PM peak hour trips thus would allow for Tax Lot 38-1W-09A-807 to accommodate up to 22 additional weekday PM peak hour trips not analyzed in this proposal.

Based on the Engineer's analysis, the proposed use does not impose an undue burden on the public transportation system. The proposed development is estimated to generate a net decrease in ADT on N. Phoenix Road, which is less than 200 ADT. **The standard is met.**

- F. *Drive-up, drive-in, and drive-through facilities. Drive-up, drive-in, and drive-through facilities (e.g., associated with restaurants, banks, car washes, and similar uses) shall conform to all of the following standards:*
1. *Circulation shall not conflict with other on-site vehicular and pedestrian circulation patterns.*
 2. *Circulation shall not conflict with access from street.*
 3. *The development shall be in accordance with Chapter 3.2 – Access and Circulation.*
 4. *Play structures must be located along the side or rear of the building and be enclosed within building.*

FINDING: The proposed drive-through facility does not conflict with other on-site vehicular and pedestrian circulation or streets and is accordance with the Access and Circulation standards of Chapter 3.2. **The standard is met.**

- I. *Parking. On-site vehicle and bicycle parking shall be provided in accord with the City's Parking Ordinance. (The ordinance includes both minimum and maximum numbers of parking spaces.)*

FINDING: The proposed Site Design Review includes the construction of 16 parking stalls, including 2 ADA spaces for the drive-thru facility and 30 parking stalls and 1 ADA space to serve other existing or future uses. Chapter 3.4.3 of the PLDC includes a prescribed number of parking spaces based on use. However, recent State Legislation prohibits the city from enforcing parking minimum, therefore the number of parking stalls cannot be used to render a decision.

When on-site parking is provided, bicycle parking shall also be provided as part of the request. Chapter 3.4.4 of the PLDC requires the greater of 4 bicycle parking spaces or 1 space per 1,000 square feet gross floor area of which 50% must be covered. The proposed site plan does not detail the number of bicycle parking spaces, but the findings state that 3 spaces total are proposed. Since the cumulative building size is roughly 5,200 square feet, the minimum requirement by this section is 5 bicycle parking spaces. Additionally, no design has been provided for review. Prior to issuance of permits, the applicant shall provide a revised site plan that increases the number bicycle spaces proposed, identifies the number of spaces on the map and includes the design of the long-term bicycle parking area. **The standard is met with conditions.**

2.4.4 - Architectural Guidelines and Standards

- A. *Architectural Continuity and Quality. New and remodeled buildings may have their own architectural style but there must be some architectural continuity with the other structures located within the area. All building designs located within the Commercial Highway District must be of a high architectural quality and shall incorporate the following:*

1. *Continuous building walls of greater than 50 feet shall be avoided. Breaks in the wall plane shall be incorporated into the building design.*

FINDING: The east and west elevations of the proposed building exceed 50 feet in width. However, the exterior walls of this building are composed of composite metal panels, finished concrete, fiber cement board and other metal siding products and demonstrate a high-quality level of architectural design and provide multiple breaks in the wall plane as required. **The standard is met.**

2. *Entrances to the buildings shall be clearly defined architecturally. Entrances shall include decorative pavement treatments in order to tie into the parking lot pedestrian circulation systems.*

FINDING: Canopies over the entrances are proposed and clearly define the building entrances. Safe pedestrian access and circulation is provided to the entrance of the building as required by this section. **The standard is met.**

3. *Exterior building materials shall be of high quality and shall be selected based upon their weathering properties. Generally, materials such as stucco, brick, or masonry block should be used for exterior walls.*

FINDING: The exterior walls of this building are composed of composite metal panels, finished concrete, fiber cement board and other metal siding products and demonstrate a high-quality level of architectural design. **The standard is met.**

4. *When the building is part of a larger complex, continuity of materials and design shall be required.*

FINDING: The proposed building is not part of a larger complex. **The standard is not applicable.**

- B. *Lighting. Project lighting shall be provided in order to create safe low-light conditions, and in accordance with Chapter 3.12 – Outdoor Lighting.*

FINDING: The site plan identifies the location and general type of lighting, but does not provide lighting details or height. Prior to issuance of permits, the applicant shall provide a revised site plan that identifies the location of all proposed parking, pedestrian and building lighting and lighting specifications for all proposed lighting types. **The standard is met with conditions.**

- C. *Roof-mounted equipment. Roof-mounted mechanical equipment is not allowed unless completely screened by equipment well or screened by a parapet wall.*

FINDING: As noted in the applicant's narrative, the roof-mounted equipment is screened by a parapet wall. **The standard is met.**

D. *Detailing. Architectural detailing shall be consistent on all elevations.*

FINDING: The exterior walls of this building are composed of composite metal panels, finished concrete, fiber cement board and other metal siding products and demonstrate a high-quality level of architectural design including multiple breaks in the wall plane across all elevations. **The standard is met.**

E. *Trash Enclosures. Trash enclosures shall be constructed of 6-foot high masonry walls with solid metal gates. The floor of the enclosure shall be constructed of concrete with a 6-foot by 10-foot concrete apron placed in front of the enclosure. The masonry materials used shall be selected to match the materials used in the building or buildings that it serves. Trash enclosures shall not be located within 25 feet of a public entrance or a required pedestrian walkway.*

FINDING: The proposed trash enclosures are located more than 25 feet from the public entrance and walkways and identifies a trash enclosure that is constructed of CMU walls with corrugated metal gates. As proposed the CMU walls will be painted to match the building. **The standard is met.**

F. *Parking lot lighting. Parking lot lighting shall be provided for parking lots containing more than 10 spaces. Parking lots with more than 10 vehicle parking spaces shall also include pedestrian scale lighting of pedestrian walkways and bicycle parking areas. All outdoor lighting shall comply with Chapter 3.12.*

FINDING: The applicant's narrative describes the location of the lighting proposed in the parking areas and on the proposed building, but does not identify the types or scale of the proposed lighting. Prior to issuance of permits, the applicant shall provide a revised site plan that identifies all proposed parking, pedestrian and building lighting and lighting specifications consistent with chapter 3.12 of the PLDC. **The standard is met with conditions.**

G. *Bicycle Parking. Bicycle parking shall be integrated into the design for development within the C-H zone district. The location of the spaces must be coordinated with the location and orientation of vehicle parking, bicycle lanes, and pedestrian walkways. Enclosed bicycle parking shall be designed to be architecturally compatible with the design of the building or buildings located on the site. (See the Parking chapter of this development code for other bicycle parking requirements.)*

FINDING: When on-site parking is provided, bicycle parking shall also be provided as part of the request. Chapter 3.4.4 of the PLDC requires the greater of 4 bicycle parking spaces or 1 space per 1,000 square feet gross floor area of which 50% must be covered. The proposed site plan does not detail the number of bicycle parking spaces, but the findings state that 3 spaces total are proposed. Since the cumulative building size is roughly 5,200 square feet, the minimum requirement by this section is 5 bicycle parking spaces. No long-term bicycle parking design has been provided for review.

Prior to issuance of permits, the applicant shall provide a revised site plan that increases the number bicycle spaces proposed, identifies the number of spaces on the map and includes the design of the long-term bicycle parking area. **The standard is met with conditions.**

H. Pedestrian Circulation. Projects that require more than 50 vehicle parking spaces shall also be required to provide the following separate pedestrian circulation improvements:

- 1. Covered walkways, a trellis structure planted with vines or other solution that is designed to provide pedestrians with shade and protection from the weather.*

FINDING: The proposed site plan does not include more than 50 vehicle parking spaces, therefore, covered walkways or other trellis structures are not required. **The standard is not applicable.**

- 2. All pedestrian circulation areas must be lighted with pedestrian scale light fixtures in compliance with Chapter 3.12.*

FINDING: The applicant's narrative describes the location of the lighting proposed in the parking areas and on the proposed building, but does not identify the types or scale of the proposed lighting. Prior to issuance of permits, the applicant shall provide a revised site plan that identifies all proposed parking, pedestrian and building lighting and lighting specifications consistent with chapter 3.12 of the PLDC. **The standard is met with conditions.**

- 3. Transit stops, on-site connections to transit stops, or designated passenger pick up areas shall be required if deemed appropriate by the Planning Department based upon the size of the project and input from the Rogue Valley Transit District (RVTD) or if requested by RVTD.*

FINDING: No comments were received from Rogue Valley Transit District regarding the need for transit stops, on-site connections to transit or designated passenger pick up areas. **The standard is met.**

- 4. Driveway Improvements. Parking lots over three acres in size shall provide street improvements, including curbs, sidewalks, and street trees, in compliance with the local street standards in Table 3.5.*

FINDING: The overall lot size is approximately 3.14 acres, however the parking areas proposed do not exceed three acres, therefore the standards do not apply. **The standard is not applicable.**

2.4.5 – Special Standards for Certain Uses

I. Fast Food Restaurants

2. *Drive-through lanes must provide a minimum of 3 vehicle-stacking spaces between the menu board and the pick-up window and 3 spaces between the menu board and the closest parking space. (i.e. The stacking spaces cannot block parking spaces)*

FINDING: As proposed, there are 7 vehicle stacking spaces between the menu board and pick-up window and 5 spaces between the menu board and driveway. **The standard is met.**

2.4.6 - Agricultural Buffering and Mitigation

To implement the Agricultural Buffering Standards of the Greater Bear Creek Valley Regional Plan, the Agricultural Buffering & Mitigation provisions of Chapter 3.11 are applicable to development permit applications for urban development on land along the urban growth boundary that abuts land zoned Exclusive Farm Use.

FINDING: Pursuant to Chapter 3.11, the regulations in this section apply to urban land in the urban growth boundary that were added from the urban reserve areas shown in the Regional Plan Element of the Comprehensive Plan. The subject property was not added from an urban reserve area. **The standard is not applicable.**

Chapter 2.9 – Trip Budget Overlay Zone

2.9.1 - Purpose

The Purpose of the Trip Budget Overlay Zone is to foster development in the vicinity of the Fern Valley Interchange in a way that maintains uncongested traffic conditions that meet State of Oregon mobility performance standards applicable to the interchange, North Phoenix Road, Fern Valley Road, and OR99. This Chapter implements the Fern Valley Interchange Area Management Plan trip budget measures which apply to the Trip Budget Overlay Zone of the Land Use District map.

FINDING: The subject property is located within the Trip Budget Overlay Zone. The standards of this section are applicable and have been addressed in section 2.4.3 (E) above and in Chapter 2.9.4 below. **The standard is met.**

2.9.3 – Limitation on Motor Vehicle Trip Generation

- A. *Development constructed in the Trip Budget Overlay Zone of the Land Use District Map must comply with the requirements of this Chapter, as well as requirements of other chapters of this Land Development Code except subsection 2.4.3.E, Traffic, of Chapter 2.4, Commercial Highway.*

- B. *All development on each parcel in the Trip Budget Overlay Zone, regardless of when constructed, may generate no more PM peak-hour trips than are in its Table 2.9 Parcel Budget, except as provided in section 2.9.7, Approval of Trip Generation Above Parcel Budget Numbers.*

2.9.4 – Traffic Impact Study

All new development and applications for land use approvals within the Trip Budget Overlay Zone must include a traffic impact study analysis that Oregon Department of Transportation has reviewed and approved.

FINDING: The applicant secured the services of Kittelson & Associates, Inc. to provide a trip assessment for the proposed 2,156 square foot drive-thru facility. The subject property is currently zoned Commercial Highway (C-H), but only a portion is located within the Trip Budget Overlay. Access to the subject parcel is from N. Phoenix Road and S. Pacific Hwy. As demonstrated in the engineer's report, only a portion of the proposed development is located within the Trip Budget Overlay. The Exit 24 Interstate Area Management Plan (IAMP) identifies this portion of the parcel (Tax Lot 807) as having 0.40 acres and a trip budget allocation of 24 PM Peak Hours.

Trip generation calculations for proposed development were prepared using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. As documented in the Engineer's report, the proposed Starbucks is estimated to generate approximately 116 new daily trips, including 18 trips during the weekday AM peak hour and 2 trips during the weekday PM peak hour. The existing parcel budget of 24 weekday PM peak hour trips thus would allow for Tax Lot 38-1W-09A-807 to accommodate up to 22 additional weekday PM peak hour trips not analyzed in this proposal.

Based on the Engineer's analysis, the proposed use does not impose an undue burden on the public transportation system. The proposed development is estimated to decrease the ADT on N. Phoenix Road since 98% of trips to the site are from pass by. Additionally, ODOT provided comments as required by this section, stating that they agree with the analysis and the methodology for ADT calculation and approve of the traffic impact analysis. **The standard is met.**

2.9.5 – Approval of Trip Generation Above Parcel Budget Numbers

Through a Conditional Use Permit issued pursuant to this Chapter and Chapter 4.4, Conditional Use Permits, the City may authorize the owner of a parcel of land in the Trip Budget Overlay Zone to transfer parcel budget trips to another parcel of land in the Trip Budget Overlay Zone only when:

- A. *Development on the "sending" parcel is not generating the transferred trips and will not do so in the future;*
- B. *No fewer than ten trips per net developable acre remain in the sending parcel's parcel budget after the transfer;*
- C. *The City of Phoenix approves the transfer using approval procedures in the Land Development Code; and*

- D. *A covenant prohibiting development on the sending parcel that would generate the transferred trips is recorded in Jackson County land title records.*

FINDING: The proposal does not require the transfer of parcel budget trips. **The standard is not applicable.**

CHAPTER 3 – DESIGN STANDARDS

Chapter 3.2 – Access and Circulation

3.2.2 - Vehicular Access and Circulation

- C. *Traffic Study Requirements. The City or other agency with access jurisdiction may require a traffic study prepared by a licensed traffic engineer to determine access, circulation, and other transportation requirements. (See also, Chapter 3.5.2 – Transportation Standards.)*

FINDING: The subject property is located within the Trip Budget Overlay Zone and includes a request for a 2,165 square foot drive-thru coffee shop and expanded parking area for the existing retail building. A traffic study assessment was provided by the applicant's Engineer and the findings associated with this standard are addressed in Chapter 2.4.3(E) and Chapter 2.9 above. **The standard is met.**

- E. *Access Options.*
1. *When new vehicle access is required for development, access shall be provided by one of the following methods (a minimum of 10 feet per lane is required). These methods are options to the developer/subdivider, unless one method is specifically required by Chapter 2 (i.e., under "Special Standards for Certain Uses").*
 - a. *Option 1. Access is from an existing or proposed alley or mid-block lane.*
 - b. *Option 2. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., shared driveway). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.*

FINDING: The proposal includes two existing driveway accesses that provide direct shared access to a public street consistent with Option 2. As part of the compliance with this section, a cross access easement covering the entire driveway shall be provided to benefit Tax Lots 600, 603, and 807. Prior to issuance of permits, the applicant shall provide a recorded cross access easement benefiting Tax Lots 600, 603, and 807. **The standard is met with conditions.**

- F. *Access Spacing. Access to and from off-street parking areas shall not permit backing onto a public street, with the exception of single-family driveway with access onto local streets only. Driveway accesses shall be separated from other driveways and street intersections in accordance with the following standards and procedures:*

1. *Minimum driveway spacing is measured from the edge of the driveway at the curb line to the edge of the next driveway at the curb line. Driveway separation from public street intersections is measured from the nearest edge of the driveway at the curb line to the intersecting street right-of-way.*

G. *Number of Access points... The number of street access points for multiple family, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety, and operation of the streets and sidewalks for all users. Shared access may be required, in conformance with Section H, below, in order to maintain the required access spacing, and minimize the number of access points.*

FINDING: North Phoenix Road and S. Pacific Hwy are both classified as Arterial streets per the City's Transportation System Plan requiring a minimum driveway spacing of 400 feet or greater. The accesses that currently exist onsite were established as part of the Fern Valley Road Interchange project and approved by ODOT at locations that are spaced as far from the signalized intersection of S. Pacific Hwy and N. Phoenix Road as possible. Given the one-way street configuration and right in/out nature of the N. Phoenix Road access, the second access to S. Pacific Hwy is still necessary to provide an additional ingress/egress point for future commercial developments that will have access to the shared driveway. **The standard is met.**

H. *Shared Driveways. The number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:*

1. *Shared driveways and frontage streets may be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent parcel develops. "Developable" means that a parcel is either vacant or it is identified as redevelopable in the City's Buildable Land Inventory.*
2. *Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways, including pathways, at the time of final plat approval (Chapter 4.3 – Land Divisions and Lot Line Adjustments) or as a condition of site development approval (Chapter 4.2 – Development Review and Site Design Review).*

FINDING: The proposal includes two existing driveway accesses that provide direct shared access to a public street consistent with Option 2. An access easement shall be recorded for the shared driveways, including pathways as a condition of site development approval. Prior to issuance of permits, the applicant shall provide a recorded cross access easement benefiting Tax Lots 600, 603, and 807. **The standard is met with conditions.**

J. *Driveway Openings. Driveway openings shall be the minimum width necessary to provide the required number of vehicle travel lanes (10 feet for each travel lane). The following standards (i.e., as measured where the front property line meets the sidewalk or right-of-way) are required to provide adequate site access, minimize surface water runoff, and avoid conflicts between vehicles and pedestrians:*

4. *Access widths for all other uses shall be based on 10 feet of width for every travel lane, except that driveways providing direct access to parking spaces shall conform to the parking area standards in Chapter 3.4 – Vehicle and Bicycle Parking.*

FINDING: The proposed development includes two existing two-way accesses that range in size from 30 feet to 40 feet providing sufficient space to accommodate two travel lanes 10 feet in width. **The standard is met.**

B. *Driveway Aprons. Driveway aprons (when required) shall be constructed of concrete and shall be installed between the street right-of-way and the private drive. Driveway aprons shall conform to ADA standards for sidewalks and pathways, which require a continuous route of travel that is a minimum of three feet in width, with a cross slope not exceeding two percent.*

FINDING: The proposed development includes two existing two-way accesses that are range in size from 30 to 40 feet. Verification that both accesses meet ADA standards must be provided to Community Development prior to issuance of permits. Prior to issuance of permits, the applicant shall provide a copy of an approved Encroachment Permit that demonstrates compliance with the driveway apron standards of Chapter 3.2.2(J)(5). **The standard is met with conditions.**

K. *Fire Access and Parking Area Turn-arounds. Parking areas shall provide adequate aisles or turn-around areas for public safety, service, and delivery vehicles so that all vehicles may enter the street in a forward manner. (The City's Fire Chief may exempt turn-around requirements for fire trucks if compliance with the Fire Code is maintained.) For requirements related to cul-de-sacs, please refer to Chapter 3.5.2 – Transportation Standards, Section M.*

FINDING: Jackson County Fire District 5 provided comments on the proposed project stating that a Knox Box is required and that additional water service for hydrants may be necessary with future development. No changes to access were recommended. Prior to issuance of permits, the applicant shall provide a revised site plan that identifies the location of the required Knox box. **The standard is met with conditions.**

M. *Vision Clearances. The vision clearance setback shall be measured from curb line or where no curb line exists, from edge of pavement. No signs, structures, or vegetation in excess of three feet in height shall be placed in vision clearance areas, as shown below. The Planning Director may increase the minimum vision clearance area upon finding that more sight distance is required (i.e., due to Police Department requirements, traffic speeds, roadway alignment, topography, etc.).*

FINDING: The proposed site design plan does not include the construction of structures or vegetation in excess of three feet in height within the clear vision area. **As a general**

condition of approval, the applicant shall maintain the required vision clearance at all times in accordance with Chapter 3.2.2(M). **The standard is met with conditions.**

N. *Construction. The following development and maintenance standards shall apply to all driveways and private streets:*

- 1) *Surface Options. Driveways, parking areas, aisles, and turn-arounds may be paved with asphalt or concrete surfacing. Paving surfaces shall be subject to review and approval by the Building Official.*

FINDING: As proposed, all driveways and parking areas include both asphalt and concrete. **The standard is met.**

- 2) *Surface Water Management. When a paved surface is used, all driveways, parking areas, aisles, and turn-arounds shall have on-site collection or infiltration of surface waters to eliminate sheet flow of such waters onto public rights-of-way and abutting property. Surface water facilities shall be constructed in conformance with City standards.*

FINDING: The proposed site design plan includes the construction of a stormwater quality and drainage system to ensure proper infiltration of surface waters and to eliminate sheet flow of such waters onto public rights-of-way and abutting properties. The applicant's Civil Engineer has provided a certified letter stating that stormwater management in compliance with the Rogue Valley Stormwater Quality Design Manual is feasible. The final stormwater quality system design shall demonstrate compliance with the current MS4 permit, the Rogue Valley Stormwater Quality Design Manual and shall be approved by Rogue Valley Sewer Services prior to issuance of building permits. **Prior to issuance of permits, the applicant shall provide a copy of a stormwater management plan approved by Rogue Valley Sewer Services. The standard is met with conditions.**

- 3) *Driveway Aprons. When driveway approaches or aprons are required to connect driveways to the public right-of-way, they shall be paved with concrete surfacing. (See also, Section J.)*

FINDING: The proposed development includes two existing two-way concrete accesses. **The standard is met.**

3.2.3 - Pedestrian Access and Circulation

A. *Pedestrian Access and Circulation.*

1. *Continuous Pathways. The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent trails, public parks and open space areas whenever possible. The developer may also be required to connect or stub pathways to adjacent streets and private property, in accordance with the provisions of Chapter 3.2.2 – Vehicular Access and Circulation and Chapter 3.5.2 – Transportation Standards.*

2. *Safe, Direct, and Convenient Pathways.*
 - a. *Reasonably direct. A route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of direction travel for likely users.*
 - b. *Safe and convenient. Bicycle and pedestrian routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.*
 - c. *For commercial, industrial, mixed use, public, and institutional buildings, the primary entrance is the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance.*

3. *Connections within Development. For all developments subject to Site Design Review, pathways shall connect all building entrances to one another. In addition, pathways shall connect all parking areas, storage areas, recreational facilities and common areas (as applicable), and adjacent developments to the site, as applicable. Internal pedestrian circulation within new office parks and commercial developments shall be provided through clustering of buildings, construction of accessways, walkways and similar techniques.*

FINDING: The proposed site plan provides safe and convenient access to and from the parking area adjacent to the Starbucks building, however, no pathways connecting the remaining building or the parking lot adjacent to the remaining building have been proposed. Additionally, the proposed site plan does not include pedestrian access to future development areas to the north. At minimum, sidewalks or crosswalk paintings are required connecting the remaining building and adjacent parking area to the proposed new development and future developments. Prior to issuance of permits, the applicant shall provide a revised site plan that identifies internal pedestrian paths between the remaining building, adjacent parking area and future development to the north to ensure all building entrances (current and future) connect to one another. **The standard is met with conditions.**

- B. *Design and Construction. Pathways shall conform to all of the standards in 1-5:*
 1. *Vehicle/Pathway Separation. Where pathways are parallel and adjacent to a driveway or street (public or private), they shall be raised six inches and curbed, or separated from the driveway/street by a five-foot minimum strip with bollards, a landscape berm, or other physical barrier. If a raised path is used, the ends of the raised portions must be equipped with curb ramps.*

 2. *Crosswalks. Where pathways cross a parking area, driveway, or street, they shall be clearly marked with contrasting paving materials, humps/raised crossings, or painted striping. An example of contrasting paving material is the use of a concrete crosswalk through an asphalt driveway. If painted striping is used, it shall consist of thermo-plastic striping or a similar type of durable application. Crosswalks on state highway facilities shall*

be developed in coordination with the Oregon Department of Transportation (ODOT), shall be designed to state standards, and may require an Intergovernmental Agreement (IGA) to address maintenance responsibilities.

3. *Pathway Surface. Pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, at least six feet wide, and shall conform to ADA requirements. Multi-use paths shall be the same materials, at least 10 feet wide. (See also Chapter 3.5.2 – Transportation Standards for public, multi-use pathway standard.)*
4. *Accessible routes. Pathways shall comply with the Americans with Disabilities Act, which requires accessible routes of travel.*

FINDING: As proposed all pathways within the development area are separated from vehicular areas with 6” curbs and are connected to each other by a painted crosswalk. Required pathways not yet shown on the site plan, but required by Chapter 3.2.3(A) must be raised or painted. Where raised paths are used, the ends of the raised portions must be equipped with curb ramps that conform to ADA requirements. Prior to issuance of permits, the applicant shall provide a revised site plan that identifies all required raised sidewalks and painted crosswalks. All raised sidewalks adjacent to driveway access points shall be equipped with curb ramps that meet all ADA requirements. **The standard is met with conditions.**

Chapter 3.3 – Landscaping, Street Trees, Fences, and Walls

3.3.3 - New Landscaping

- B. *Landscaping Plan Required. A landscape plan is required. All landscape plans shall conform to the requirements in 4.2.5 – Site Design Review Application Submission Requirements, Section B.5 (Landscape Plans). All landscape and irrigation plans must be reviewed and approved by the Planning Director, unless the conditions of the project specifically require Planning Commission approval.*
- C. *Landscape Area Standards. The minimum percentage of required landscaping equals: 1. Residential Districts. 20 percent of the site. 2. City Center District. 10 percent of the site. 3. Commercial Districts. A minimum of 20 percent of the site shall be landscaped. 4. Industrial Districts. 20 percent of the site.*

FINDING: The proposed site design plan includes the redevelopment of proposed Lot 1 and Lot 4 (remaining building and adjacent parking area). Since only Lot 1 and 4 have proposed development, the square footage of these parcels will be used to determine the minimum landscaped area. As proposed, these two lots total 53,742 square feet of lot area, requiring approximately 10,748 square feet of landscaping. Approximately 6,158 square feet of landscaping is provided for the new construction on Lot 1, exceeding the requirements by approximately 2,200 square feet. Lot 4 has a landscaped area approximately 2,451 square feet in size totaling approximately 8,609 square feet. The result is the need for an additional 2,139 square feet of landscaping. This is likely accounted for in the area adjacent to the remaining building, but the square footage is not identified on the landscape plan. Prior to issuance of permits, the applicant shall provide a revised

landscape plan that includes the square footage of all landscaped areas. **The standard is met with conditions.**

E. *Landscape Design Standards.*

2. *Parking areas. A minimum of eight percent of the combined area of all parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. Such landscaping shall consist of an evenly distributed mix of shade trees with shrubs and/or ground cover plants. "Evenly distributed" means that the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. At a minimum, one tree per five parking spaces total shall be planted to create a partial tree canopy over and around the parking area. All parking areas with more than 20 spaces shall include landscape islands with trees to break up the parking area into rows of not more than 12 contiguous parking spaces. All landscaped areas shall have minimum dimensions of eight feet by 19 feet and all tree wells shall have minimum dimensions of four feet by four feet to ensure adequate soil, water, and space for healthy plant growth. Trees planted within parking areas shall be a minimum of 2-inch caliper trees, unless the landscape plan includes a dense planting of varying sized trees.*

FINDING: The proposed site design plan includes the redevelopment of proposed Lot 1 and Lot 4 (remaining building and adjacent parking area). The proposed landscape plan includes a mix of natural vegetation, including a combination of trees, shrubs and ground cover that is evenly distributed on both lots. The proposed parking area on Lot 1 is approximately 4,330 square feet in size and includes approximately 845 square feet of landscaping. Based on this area, 346 square feet of parking lot landscaping is required to meet this standard. The proposed parking area on Lot 4 is approximately 8,975 square feet in size and includes 2,451 square feet of landscaping, exceeding the 8% requirement by 1,733 square feet.

All landscaped areas surrounding the parking areas meet the minimum dimension and all tree wells have minimum dimensions of four feet by four feet to ensure adequate soil, water, and space for healthy plant growth. None of the trees within the parking area appear to meet the minimum 2-inch caliper size. There are 46 parking stalls requiring a minimum of nine 2-inch caliper trees. The standard for number of trees has been met, however, the caliper size of the proposed trees has not. Prior to issuance of permits, the applicant shall provide a revised landscape plan that includes 2-inch caliper trees within or around the two parking areas. **The standard is met with conditions.**

1. *Buffering and Screening Required. Buffering and screening are required under the following conditions:*
 - a. *Parking/Maneuvering Area Adjacent to Building. Where a parking or maneuvering area, or driveway, is adjacent to a building, the area shall be separated from the building by a raised pathway, plaza, or landscaped buffer no less than eight feet in width. Raised curbs, bollards, wheel stops, or other design features shall be used to protect buildings from being damaged by vehicles.*

FINDING: The proposed site design plan includes parking and maneuvering areas separated from the building by a combination of concrete pathways or landscaping eight feet in width and raised curbs with wheel stops to protect the building. **The standard is met.**

- b. *Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas, and Automobile-Oriented Uses. All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas, shall be screened from view from all public streets and Residential districts.*

FINDING: No external mechanical equipment has been proposed as part of this review. However, any mechanical equipment proposed at the time of building permits will need to be screened from view from all public streets. Prior to issuance of permits, the applicant shall demonstrate that all mechanical equipment being proposed has been appropriately screened from view from N. Phoenix Road and S. Pacific Hwy. **The standard is met with conditions.**

3.3.4 – Street Trees

Street trees shall be planted for all developments that are subject to Land Division or Site Design Review. Requirements for street tree planting strips are provided in Chapter 3.5.2 – Transportation Standards. Planting of unimproved streets shall be deferred until the construction of curbs and sidewalks.

FINDING: The proposed site plan includes street trees as required by Chapter 3.3.4 – Street Trees. **The standard is met.**

3.3.5 – Fences and Walls

FINDING: The proposed site plan does not include the construction of a fence. When it is determined that a fence is necessary, the applicant shall provide the appropriate fence permit. **The standard is not applicable.**

Chapter 3.4 – Vehicle and Bicycle Parking

3.4.3 – Vehicle Parking Standards

- A. *Number of Spaces Required. The minimum number of required off-street vehicle parking spaces (i.e., parking that is located in parking lots and garages and not in the street right-of-way) shall be determined based on the standards in Table 3.4.3.A.*
- C. *Maximum Number of Parking Spaces. The number of parking spaces provided by any particular use in ground surface parking lots shall not exceed the required minimum number of spaces provided by this Section by more than 5%.*
- D. *Parking Stall Standard Dimensions and Compact Car Parking. All off-street parking stalls shall be improved to conform to City standards for surfacing, stormwater management, and striping. Standard parking spaces shall conform to the dimensions in Figure 3.4.3.E.*

- E. *Disabled Person Parking Spaces. The following parking shall be provided for disabled persons, in conformance with the Americans with Disabilities Act. Disabled parking is included in the minimum number of required parking spaces in Section A, above.*

FINDING: The proposed Site Design Review includes the construction of 46 parking stalls, including 3 ADA spaces. Chapter 3.4.3 of the PLDC includes a prescribed number of parking spaces based on use. However, recent State Legislation prohibits the city from enforcing parking minimum, therefore the number of parking stalls cannot be used to render a decision. All proposed parking stalls meet the minimum dimension requirements and other development standards. The final number of ADA spaces shall be determined by the Building Official.

In addition to the city's design requirements, new planning rules adopted by DLCD in July 2022 and administered by Oregon Administrative Rules require new developments that create parking to meet the following standards:

Parking lots more than ¼ acre in size must install 50% tree canopy OR solar panels, solar/wind fee-in lieu, or green energy per OAR 330-0135-0010; requires street trees and street-like facilities along driveways. The two proposed parking areas total 13,305 square feet or 0.30 acres. Prior to issuance of building permits, the applicant shall provide a revised landscape plan that demonstrates compliance with OAR 660-012-0405 or a statement of percentage of new parking added (does not include Lot 2 and 3). **The standard is met with conditions.**

3.4.4 – Bicycle Parking Requirements

All uses that are subject to Site Design Review shall provide bicycle parking...

FINDING: When on-site parking is provided, bicycle parking shall also be provided as part of the request. Chapter 3.4.4 of the PLDC requires the greater of 4 bicycle parking spaces or 1 space per 1,000 square feet for eating and drinking establishments of which 50% must be covered. As proposed, the Site Design Review provides 3 bicycle parking spaces. Since the cumulative building size is roughly 5,200 square feet, the minimum requirement by this section is 5 bicycle parking spaces. No long-term bicycle parking design has been provided for review. Prior to issuance of permits, the applicant shall provide a revised site plan that increases the number bicycle spaces proposed, identifies the number of spaces on the map and includes the design of the long-term bicycle parking area. **The standard is met with conditions.**

Chapter 3.5 – Street and Public Facilities Standards

3.5.2 – Transportation Standards

- A. *Development Standards. No development shall occur unless the development has frontage or approved access to a public street, in conformance with the provisions of Chapter 3.2 – Access and Circulation, and the following standards are met:*

1. *Streets within or adjacent to a development shall be improved in accordance with the Transportation System Plan and the provisions of this Chapter.*
3. *New streets, alleys and drives connected to a collector or arterial street shall be paved.*

FINDING: North Phoenix Road and S. Pacific Hwy are completely constructed to arterial standards with exception the required street trees. The proposed site plan includes street trees as required by Chapter 3.3.4 – Street Trees. As proposed, all driveways are paved with asphalt or concrete. **The standard is met.**

6. *Traffic Impact Analysis Preparation. A professional engineer registered in the State of Oregon, in accordance with the requirements of the road authority, shall prepare the Traffic Impact Analysis.*

FINDING: The applicant secured the services of Kittelson & Associates, Inc. to provide a trip assessment for the proposed 2,156 square foot drive-thru facility. The subject property is currently zoned Commercial Highway (C-H), but only a portion is located within the Trip Budget Overlay. Access to the subject parcel is from N. Phoenix Road and S. Pacific Hwy. As demonstrated in the engineer's report, only a portion of the proposed development is located within the Trip Budget Overlay. The Exit 24 Interstate Area Management Plan (IAMP) identifies this portion of the parcel (Tax Lot 807) as having 0.40 acres and a trip budget allocation of 24 PM Peak Hours.

Trip generation calculations for proposed development were prepared using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. As documented in the Engineer's report, the proposed Starbucks is estimated to generate approximately 116 new daily trips, including 18 trips during the weekday AM peak hour and 2 trips during the weekday PM peak hour. The existing parcel budget of 24 weekday PM peak hour trips thus would allow for Tax Lot 38-1W-09A-807 to accommodate up to 22 additional weekday PM peak hour trips not analyzed in this proposal.

Based on the Engineer's analysis, the proposed use does not impose an undue burden on the public transportation system. The proposed development is estimated to decrease the ADT on N. Phoenix Road since 98% of trips to the site are from pass by. Additionally, ODOT provided comments as required by this section, stating that they agree with the analysis and the methodology for ADT calculation and approve of the traffic impact analysis. **The standard is met.**

- D. *Creation of Access Easements. The City may approve an access easement established by deed when the easement is necessary to provide for access and circulation in conformance with Chapter 3.2 – Access and Circulation. Access easements shall be created and maintained in accordance with the Fire Code as amended.*

FINDING: The proposed site design plan notes the required cross access easement compliance with this section, facilitating efficient vehicular circulation and providing access to the adjoining properties. An access easement shall be recorded for the shared driveways, including pathways as a condition of site development approval. **Prior to issuance of**

permits, the applicant shall provide a recorded cross access easement benefiting Tax Lots 600, 603, and 807. **The standard is met with conditions.**

F. *Minimum Rights-of-Way and Street Sections. Street rights-of-way and improvements shall be the widths in Table 3.5.2. A Conditional Use shall be required in conformance with Chapter 3.5.2 – Transportation Standards, Section B to vary the standards in Table 3.5.2. The standards shown in Table 3.5.3 include the cross sections for each of the roadway classifications. Where a range of width is indicated, the width shall be determined by the decision-making authority based upon the following factors:*

- a. *Street classification in the Transportation System Plan;*
- b. *Anticipated traffic generation;*
- c. *On-street parking needs;*
- d. *Sidewalk and bikeway requirements based on anticipated level of use;*
- e. *Requirements for placement of utilities;*
- f. *Street lighting;*
- g. *Minimize drainage and slope lands impacts;*
- h. *Street tree location, as provided for in 3.3.4 – Street Trees;*
- i. *Protection of significant vegetation, as provided for in 3.3.2 – Landscape Conservation;*
- j. *Safety and comfort for motorists, bicyclists, and pedestrians;*
- k. *Street furnishings (e.g., benches, lighting, bus shelters, etc.), when provided;*
- l. *Access needs for emergency vehicles; and*
- m. *Transition between different street widths (i.e., existing streets and new streets), as applicable.*

J. *Sidewalks, Planter Strips, Bikeways. Sidewalks, planter strips, and bikeways shall be installed in conformance with the standards in Table 3.5.2, applicable provisions of the Transportation System Plan and the adopted streetscape plans. Maintenance of sidewalks, curbs, and planter strips is the continuing obligation of the adjacent property owner. Pursuant to the Statewide Transportation Planning Rule (OAR 660-012):*

- 1. *All roadways, with the exception of freeways, shall have sidewalks on at least one side of the street, or on both sides of the street in the case of arterial and collector roadways. Sidewalks shall be a minimum 5 feet wide, with 6 feet being the standard width in residential areas. Wider facilities (8-10 feet) are recommended in commercial areas and locations with higher pedestrian volumes, such as within the City Center.*

O. *Curbs, Curb Cuts, Ramps, and Driveway approaches. Concrete curbs, curb cuts, wheelchair, bicycle ramps and driveway approaches shall be constructed in accordance with standards specified in Chapter 3.2 – Access and Circulation.*

FINDING: This segment of roadway was recently updated by ODOT as part of the Fern Valley Interchange project and is constructed to the appropriate standards except that street trees are required. Street trees in compliance with the PLDC are shown on the landscape plan as required. **The standard is met.**

3.5.5 – Utilities

B. *Easements. Easements shall be provided for all underground utility facilities.*

FINDING: The proposed site plan provides the necessary public utility easement. **The standard is met.**

Chapter 3.6 – Signs

3.6.3 – Applicability and Exemptions

Sign Permit Required. All signs visible from the public right-of-way or private areas accessible to the public within the City of Phoenix shall be subject to the provisions of this Chapter.

FINDING: The applicant's proposal includes various types of signage, but does not include details or the required sign permit. Sign permits are reviewed independently of site design plan review and require a Type 1 Ministerial Review. No sign permit application was submitted with the requested site design plan review. Prior to issuance of permits, the applicant shall submit a sign permit pursuant to Chapter 3.6. **The standard is met with conditions.**

Chapter 3.8 – Storm and Surface Water Management Standards

3.8.1 – Purpose and Applicability

B. *Applicability. No permit for construction of new development or tenant improvements that result in impervious cover greater than 500 square feet within the city and urban growth boundary shall be issued until effects on stormwater management are evaluated. The level of review varies according to the affected area:*

3. *5000+ square feet. A comprehensive stormwater study that conforms to the stormwater management manual shall be submitted for approval.*

FINDING: The proposed site design plan includes the construction of a stormwater quality and drainage system to ensure proper infiltration of surface waters and to eliminate sheet flow of such waters onto public rights-of-way and abutting properties. The applicant's Civil Engineer has provided a certified letter stating that stormwater management in compliance with the Rogue Valley Stormwater Quality Design Manual is feasible. The final stormwater quality system design shall demonstrate compliance with the current MS4 permit, the Rogue Valley Stormwater Quality Design Manual and shall be approved by Rogue Valley Sewer Services prior to issuance of building permits. Prior to issuance of permits, the applicant shall provide a copy of a stormwater management plan approved by Rogue Valley Sewer Services. **The standard is met with conditions.**

Chapter 3.9 – Erosion Prevention and Sediment Control

3.9.1 – Applicability and Purpose

- B. *Applicability. An erosion prevention and sediment control plan shall be required and approved by the city engineer under any of the following circumstances:*
2. *Prior to Site Design Review, in accordance with Chapter 4.2 – Development Review and Site Design Review.*
 3. *Prior to approval of any building or grading permit that results in: a. Disturbance of 500 square feet or more of land surface.*

Nothing in this Section shall relieve any person from the obligation to comply with the regulations or permits of any federal, state, or local authority.

FINDING: The proposed development includes the disturbance of more than 500 square feet of land surface and requires Site Design Review in accordance with Chapter 4.2. As the Phase II Permit holder for the City of Phoenix, processing of erosion control permits for properties over 1 acre in size shall be administered and approved by Rogue Valley Sewer Services prior to onsite construction or the disturbance of any land surface. Approval of the required 1200c Permit meets the standards of this section. Prior to construction, the applicant shall provide a copy of a 1200c (erosion control) Permit approved by Rogue Valley Sewer Services. **The standard is met with conditions.**

Chapter 3.12 – Outdoor Lighting

3.12.6 – Standards for Non-Residential Lighting

- A. *Prescriptive Method. An outdoor lighting installation complies with this section if it meets the requirements of subsections 1, 2, and 3 below.*
1. *Total Site Lumen Limit.*
 2. *Limits of offsite impacts.*
 3. *Full or 100% cutoff lighting.*
- B. *Performance Method I. An outdoor lighting installation complies with this section if it meets the requirements of subsections 1 and 2 below.*
1. *Total Site Lumen Limit.*
 2. *Limits of offsite impacts.*

FINDING: The applicant’s narrative describes the location of the lighting proposed in the parking areas and on the proposed building, but does not identify the types or scale of the proposed lighting nor which non-residential lighting standard will be used. Prior to issuance of permits, the applicant shall provide a revised site plan that identifies all proposed parking, pedestrian and building lighting and lighting specifications consistent with chapter 3.12 of the PLDC. **The standard is met with conditions.**

CHAPTER 4 – APPLICATIONS AND REVIEW PROCEDURES

Chapter 4.2 – Development Review and Site Design Review

4.2.6 – Site Design Approval Criteria

The Planning Director shall make written findings with respect to all of the following criteria when approving, approving with conditions, or denying an application:

- A. *The application is complete, as determined in accordance with Chapter 4.1 – Types of Applications and Review Procedures and Chapter 4.2.5 – Site Design Review Application Submission Requirements, above.*

FINDING: The applicant's proposal was deemed complete on August 22, 2023. **The standard is met.**

- B. *The application complies with the all of the applicable provisions of the underlying Land Use District (Chapter 2), including: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses;*

FINDING: The applicant's proposal meets or can meet with conditions of approval the provisions of the underlying Land Use District (Chapter 2). **The standard is met with conditions.**

- C. *The applicant shall be required to upgrade any existing development that does not comply with the applicable land-use district standards, in conformance with Chapter 5.3 – Non-Conforming Uses and Developments;*

FINDING: The applicant's proposal includes the demolition of the building on Lot 1. The building on Lot 4 will remain, but the parking areas will be modified. All existing improvements that are proposed to remain and the upgraded areas meet or can meet with conditions the applicable standards of the code. **The standard is met.**

- D. *The application complies with the Design Standards contained in Chapter 3. All of the following standards shall be met:*

- *Chapter 3.2 – Access and Circulation*
- *Chapter 3.3 – Landscaping, Street Trees, Fences, and Walls*
- *Chapter 3.4 – Vehicle and Bicycle Parking*
- *Chapter 3.5 – Street and Public Facilities Standards*
- *Chapter 3.6 – Signs*
- *Chapter 3.7 – Environmental Constraints*
- *Chapter 3.8 – Storm and Surface Water Management Standards*
- *Chapter 3.9 – Erosion Prevention and Sediment Control*
- *Chapter 3.12 – Outdoor Lighting*

FINDING: The applicant's proposal meets or can meet with conditions of approval the provisions of the Design Standards contained in Chapter 3. **The standard is met with conditions.**

E. *Conditions required as part of a Land Division (Chapter 4.3 – Land Divisions and Lot Line Adjustments), Conditional Use Permit (Chapter 4.4 – Conditional Use Permits), Planned Unit Developments (Chapter 4.5 – Planned Unit Developments), or other approval shall be met.*

FINDING: The subject site is mostly vacant following the 2020 Alameda Fire. The proposed site plan includes the creation of driveway access to serve new uses, the existing building and the proposed new use. All conditional use criteria in Chapter 4.4 are met or can be met with conditions. **The standard is met with conditions.**

Chapter 4.4 – Conditional Use Permits

4.4.4 – Criteria, Standards, and Conditions of Approval

The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a Conditional Use based on findings of fact with respect to each of the following standards and criteria:

A. *Use Criteria*

1. *The use is listed as a Conditional Use in the underlying district;*

FINDING: Table 1: 2.4.2 - Permitted and Conditionally Permitted Land Uses in C-H identifies restaurants with drive-thru facilities as a conditional use. A conditional use application with appropriate findings has been submitted for review. **The standard is met.**

2. *The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;*

FINDING: The proposed building area is relatively flat with improved public facilities adjacent to the property. There are no size, shape or natural features that preclude development of the site. **The standard is met.**

3. *The site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;*

FINDING: The proposed use is a 2,156 square foot coffee shop with drive-thru. Demonstrated in the Traffic Engineer's report, the proposed trips generated by the development do not have a negative impact on the transportation system. Water, sanitary sewer, and stormwater facilities are all adequate based on comments from Rogue Valley Sewer Services and the City Engineer. **The standard is met.**

4. *The proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;*
5. *The proposal satisfies the goals and policies of the City Comprehensive Plan that apply to the proposed use.*

FINDING: The proposed use does not alter the character of the surrounding area and is consistent with other uses established in the area and the zoning district. As proposed, the site design satisfies the goals and policies of the City Comprehensive Plan applicable to the requested use. **The standard is met.**

This approval shall become final 14 days from the date this decision and supporting findings of fact are signed by the Chair of the Phoenix Planning Commission, below. A Planning Commission decision may be appealed to the City Council within 14 days after the final order has been signed and mailed. An appeal of the City Council’s decision must be submitted to the Land Use Board of Appeals within 21 days of the Hearing Officer’s decision becoming final.

Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the City to respond to the issue precludes an action for damages in circuit court.

 Larry Dickson
 Planning Commission Chair

 Date

ATTEST

 Zac Moody
 Planning Manager

 Date