

Jeff Wilcox

From: David Meads <Meads@JCFD5.com>
Sent: Monday, October 30, 2023 2:37 PM
To: Jeff Wilcox
Subject: Re: 3976 S. Pacific Hwy. - SP23-05/VAR23-01/LL23-02/FP23-01 Application for an 18-unit Multi-family development
Attachments: Outlook-wzhtv4dp.jpg

Regarding SP23-05/VAR23-01/LL23-02/FP23-01, 3976 S. Pacific Highway, Phoenix,

The Fire District requires the following conditions,

- 1) Install a Knox box in a conspicuous location.
- 2) Install a post indicator valve (PIV) with tamper alarm in the fire line upstream from the vault. Additionally, the fire department connection (FDC) must be off the building.

I would be happy to work directly with the applicant on the suppression system configuration.

Access and water supply is acceptable based on the proposed site plan.

Thank you,

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



From: Jeff Wilcox <jeff.wilcox@phoenixoregon.gov>
Sent: Thursday, October 26, 2023 1:33 PM
To: bearcreekgreenway@gmail.com <bearcreekgreenway@gmail.com>; parksinfo@jacksoncountyor.gov <parksinfo@jacksoncountyor.gov>; chad.murders@ecso911.com <chad.murders@ecso911.com>; 'Jeff Ballard' <jballard@rh2.com>; Chris Stephenson <chris.stephenson@phoenixoregon.gov>; David Meads <Meads@JCFD5.com>; 'Chief Bowker' <dbowker@pxpd.org>; 'Lisa Howell: Postmaster' <lisa.l.howell@usps.gov>; 'Jeremy Schilling: Phoenix Post Office' <jeremy.p.schilling@usps.gov>; 'Nick Bakke' <nbakke@rvss-or.gov>; p.townsend@rvtd.org <p.townsend@rvtd.org>; 'Ryan MacLaren' <rmaclaren@rvcog.org>; 'Cliff Pettigrew' <CliffP@nwcodepros.com>
Cc: Zac Moody <Zac.Moody@phoenixoregon.gov>
Subject: 3976 S. Pacific Hwy. - SP23-05/VAR23-01/LL23-02/FP23-01 Application for an 18-unit Multi-family development

Local Agencies,

An 18-unit Multi-family development is proposed at 3976 S Pacific Hwy.

You may find the application on our website, here, under file # SP23-05/VAR23-01/LL23-02/FP23-01

<https://www.phoenixoregon.gov/community-economic-development/planning/current-planning-actions/>

Please provide any comments you have by November 27th, so that feedback (if any) may be incorporated into Staff Findings.

Thank you!

Respectfully,

Jeff Wilcox

Associate Planner

City of Phoenix

541-535-2050 Ext 318

220 N Main St

Phoenix, OR 97535



Oregon

Tina Kotek, Governor

Department of Fish and Wildlife

Rogue Watershed District Office

1495 E Gregory Road

Central Point, OR 97502

(541) 826-8774

FAX (541) 826-8776

www.dfw.state.or.us/



November 21, 2023

City of Phoenix
Attn: Community and Economic Development Department
220 N. Main Street
Phoenix, OR 97535

RE: Arroyo Apartments 3796 S. Pacific Hwy – File No. SP23-05/VR23-01/LL23-02/FP23-01

The Oregon Department of Fish and Wildlife (ODFW) appreciates the opportunity to review the Planning Development/Site Design Review Application for 3976 S Pacific Hwy. In and around the City of Phoenix, there are multiple springs which immerge and provide critically important cool water inputs to Bear Creek. Several springs are present at 3976 South Pacific Hwy which originate from the hillslope on the western edge and the runoff from the springs leaves the property as surface water near the Bear Creek Greenway Path (photos attached below). These springs provide thermal refuge for native salmon, steelhead, and trout during summer months when juveniles migrate from stream reaches below Medford to the Phoenix area. Many people are aware of the migrations that adult salmon and steelhead make from the ocean to spawning grounds of their natal streams. These juvenile fish make seasonal migrations during summer months to find cold water near Phoenix to survive the hot summer months. The ODFW's outcome goal for these springs is that they continue to flow cold and unhindered into Bear Creek.

The submitted Conceptual Grading and Drainage Plan shows several culverts within the proposed development footprint. Page 28 of 37 states that “there are no alterations to any water course”, and “stormwater detention facilities are to collect, detain, and treat the drainage from the impervious surfaces are proposed”. If the Phoenix Planning Commission chooses to approve the application as submitted, the ODFW recommends that a condition of approval be that all of the spring water be allowed to drain cold and unchanged into Bear Creek and that none of the spring water be captured or routed into the proposed stormwater detention facilities.

Thank you for your consideration in protecting Oregon's fish and wildlife and their habitats.

Frank Drake
Asst. Rogue District Fish Biologist
Oregon Department of Fish and Wildlife
541-857-2412
francis.w.drake@odfw.oregon.gov

CC: Dan Van Dyke – ODFW
Joy Vaughan - ODFW





Nov 21, 2023 at 12:04:02 PM
+42.278015, -122.817983 ±3.54m



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER - HEALTHY COMMUNITIES

November 2, 2023

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

Re: SP23-05/VAR23-01/LL23-02/FP23-01, 18 Unit MF, Map 38 1W 09DA, TL 3900 & 4000

As shown on the submitted site plan the RVSS Upper Bear Creek Interceptor runs along the northeast property boundary. Sewer service for the proposed development can be had by a new tap connection to the interceptor.

The development must demonstrate compliance with the Rogue Valley Stormwater Quality Design Manual. This area is in close proximity to Bear Creek and is known to have relatively high groundwater as well as at least one existing pipe discharging groundwater along the southwest property boundary which must be accounted for by piping through the development or incorporated in the stormwater management design. The development will also require a 1200-CN erosion control permit if disturbing more than one acre.

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 obtain tap and connection permits from RVSS prior to construction and pay all related fees.
3. Applicant must demonstrate compliance with the Rogue Valley Stormwater Quality Design Manual.
4. Applicant must record a Declaration of Covenants for all new stormwater quality features.

During Construction:

5. Sewer and Stormwater facilities must be constructed per RVSS standards.

Prior to final acceptance of project:

6. 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,
Nicholas R. Bakke, PE
District Engineer



Response Page

Department of State Lands (DSL) WN# *

WN2023-0827

Responsible Jurisdiction

Staff Contact

Jeff Wilcox

Jurisdiction Type

City

Municipality

Phoenix

Local case file #

SP23-05/VR23-01

County

Jackson

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
38S	01W	09	DA	3900,4000

Street Address

3976 S Pacific Hwy

Address Line 2

City

Phoenix

State / Province / Region

OR

Postal / Zip Code

97535

Country

Jackson

Latitude

42.277807

Longitude

-122.818018

Wetland/Waterway/Other Water Features

There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.

The property includes or is adjacent to designated Essential Salmonid Habitat.

Your Activity

It appears that the proposed project **may** impact wetlands and **may** require a State permit.

Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.
- A state permit is required for any amount of fill, removal, and/or other ground alteration in Essential Salmonid Habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.

Closing Information



Additional Comments

A wetland delineation report was approved by DSL under file number WD2022-0425. Five wetlands and two ditches were determined to be jurisdictional to the state Removal-Fill Law, and several of these features were impacted by fill in 2021. The volume of unpermitted fill material was estimated to be 37.82 cy. DSL recommended that the applicant reach out to the Aquatic Resource Coordinator for Jackson County (now Bryan Gillooly, 503-871-3031) prior to additional ground-disturbing activity.

The submitted site plan does not appear to include proposed grading limits. However, it appears that the proposed project ("18-unit multi-family development") may involve additional ground-disturbing impacts to jurisdictional wetlands and ditches. Please work with Bryan Gillooly to obtain DSL authorization for this work.

Also, Bear Creek is designated as Essential Salmonid Habitat. Best management practices should be implemented during construction to minimize sedimentation and erosion in the creek.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

- A Federal permit may be required by The Army Corps of Engineers: (503)808-4373

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

Response Date

11/7/2023

Response by:

Jessica Salgado

Response Phone:

541-388-6421