



City of Phoenix  
Heart of the Rogue Valley

City Council  
www.phoenixoregon.gov  
541-535-1955

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City Council Meeting/Public Hearing  
Agenda  
February 05, 2024  
6:30 p.m. Public Meeting  
**Hybrid Meeting in Person and Via Zoom**  
Phoenix Plaza Civic Center 220 N. Main St./Via Zoom

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*A complete agenda packet is available on the city's website. This meeting is being conducted in person and virtually to allow for public participation. A recording of the meeting in its entirety will be posted to [www.phoenixoregon.gov](http://www.phoenixoregon.gov). To comment on agenda items, please write your name on the sign-in sheet and include the item number, if attending via Zoom raise your hand when the topic is discussed by Council. **If you need special accommodations, please give the City Recorder 72-hours prior notice.***

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**1. Call to Order / Roll Call / Confirmation of a Quorum**

*Except as provided in Section 33 of the City Charter, a minimum of four Council Members are needed for a quorum and to conduct city business. If the Mayor is needed to establish a quorum, then he/she may become a voting member for that meeting (Phoenix Municipal Code, Chap. 2.28.020.A.4).*

**2. Pledge of Allegiance**

**3. Presentations**

**4. 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. If attending virtually, please raise your hand and wait to be allowed to speak. When your name is called, please unmute yourself 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 Council 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.*

**5. Consent Agenda**

*Items on the Consent Agenda are considered routine and will be adopted by one motion. **There will be no separate discussion of these items unless it is requested by a member of the Council or staff.** If so requested, that item will be pulled from the Consent Agenda and considered separately immediately following approval of the remaining items.*

**a. Reports for Information & Possible Action:**

1.

**b. Minutes to Approve and File:**

- 1. Minutes from City Council Study/Work Session Meeting January 17, 2024,.....5
- 2. Minutes from City Council Meeting January 17, 2024,.....7

**6. Consent Agenda Items Pulled for Discussion**

**7. New Business**

- a. Resolution No. 1120 – A Resolution Adopting the City of Phoenix Representation in the Updates to the Jackson County Multi-Jurisdictional Natural Hazards Mitigation Plan,.. 10

**8. Public Hearing**

- a. An Ordinance of the City of Phoenix to Annex 253 Acres of Property and Right-of-Way Within the City's Urban Growth Boundary,.....61

**9. Staff Reports**

- a. City Attorney
- b. City Manager – Camping Ordinance Update
- c. Deputy City Manager

## **10. Mayor and Council Comments / Reports**

*Any Councilor may make an announcement or raise any item of business that is not on the agenda. While other Councilors or city staff may briefly respond or comment, the law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. If extended deliberation or potential action on a matter is desired, Council may direct staff to place the item on a future meeting agenda.*

## **11. Adjournment**

**To be scheduled: City Council**

- Monument Policy – TBS
- Camping Ordinance – TBS
- Annual Police Report – Mar 4th
- Hwy 99/Bear Creek Greenway Corridor Re-Visioning Update/Next Steps – Mar 4th
- Utility Parks, Streets and Public Safety Fee Discussion – Mar 4th

**To be scheduled: PHURA**

- Annual Report – TBS
- Appointment Chair - Mar 18<sup>th</sup>
- Appointment Vice-Chair – Mar 18<sup>th</sup>
- Budget Calendar – Mar 18<sup>th</sup>

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**Upcoming City of Phoenix Meetings:**

|                   |  |
|-------------------|--|
| February 12, 2024 | Planning Commission Meeting<br>6:30 pm at 220 N. Main St.                          |
| February 15, 2024 | Parks and Recreation Committee Meeting<br>6:00 pm at 220 N. Main St.               |
| February 20, 2024 | City Council Study Session <b>(Tuesday)</b><br>5:30 pm at 220 N. Main St.          |
| February 20, 2024 | City Council Meeting <b>(Tuesday)</b><br><b>7:00 pm</b> at 220 N. Main St.         |
| March 04, 2024    | Joint City Council/Planning Commission Study Session<br>5:30 pm at 220 N. Main St. |
| March 04, 2024    | City Council Meeting<br>6:30 pm at 220 N. Main St.                                 |
| March 11, 2024    | Planning Commission Meeting<br>6:30 pm at 220 N. Main St.                          |
| March 18, 2024    | PHURA Board Meeting<br>5:30 pm at 220 N. Main St.                                  |

***All of the above meetings are tentative and are subject to change.***

# **City Council Study/Work Session Hybrid Meeting in Person and Via Zoom Wednesday, January 17, 2024**

## **1. CALL TO ORDER:**

Mayor Baker called the City Council's hybrid meeting to order on Wednesday, January 17, 2024, at 5:31 p.m.

## **ROLL CALL:**

**PRESENT:** Terry Baker, Karen Shrader, Angie Vermillion, Scott Clauson, Krista Peterson, Larry Dickson and Jillian Shainholtz

**STAFF PRESENT:** Eric Swanson, City Manager  
Joe Slaughter, Deputy City Manager  
Doug McGeary, City Attorney  
Bonnie Pickett, City Recorder  
Derek Bowker, Chief of Police

## **2. DISCUSSION – PROPOSED CHANGES CAMPING ORDINANCE:**

Mayor Baker advised that no decisions will be made this evening on the proposed changes to the Camping Ordinance.

Eric Swanson, City Manager, noted that a discussion has been occurring internally about changing the Camping Ordinance. He spoke about the Oregon Supreme Court looking at the Camping case from Grants Pass. Mr. Swanson introduced City Attorney Doug McGeary.

City Attorney Doug McGeary gave a brief background on the changes in the homeless population over the years. He spoke about the explosion in the number of homeless individuals in Jackson County. Mr. McGeary spoke about the options the homeless population alternative had available in the eyes of the court. He presented the proposed changes to the current ordinance. Mr. McGeary answered the Council's questions regarding the definitions of the proposed ordinance.

Mayor Baker spoke about how less strict other cities in Oregon are than the City of Phoenix has been and continues to be. He spoke about how the homeless shelters are working to encourage individuals to stay instead of leaving to sleep under a bridge.

Mr. McGeary went into detail on how the proposed ordinance will be applied in the City of Phoenix and answered questions from the Council.

Councilor Vermillion asked if the Oregon Supreme Court case regarding the Grants Pass case outcome would affect the ordinance before the Council.

Mr. Swanson noted that there has been no report of individuals from Phoenix at the Rogue Retreat in Medford. He noted that there aren't many resources in Phoenix for homeless individuals, which lessens the numbers in Phoenix.

The mayor suggested that the Council may need to continue the conversation later to allow the Council to discuss the proposed ordinance.

Mr. McGeary rounded out, presenting the ordinance to the Council. He answered questions from the Council regarding the proposed ordinance.

Councilor Dickson suggested adding the cemetery to locations where camping is not allowed.

**3. ADJOURNMENT:**

The meeting adjourned at 6:42 p.m.

Respectfully submitted by,

Bonnie Pickett  
City Recorder

# **City Council Meeting Hybrid Meeting in Person and Via Zoom Wednesday, January 17, 2024**

## **1. CALL TO ORDER:**

Mayor Baker called the City Council's hybrid meeting to order on Wednesday, January 17, 2024, at 6:53 p.m.

## **ROLL CALL:**

**PRESENT:** Terry Baker, Karen Shrader, Angie Vermillion, Scott Clauson, Krista Peterson, Larry Dickson and Jillian Shainholtz

**STAFF PRESENT:** Eric Swanson, City Manager  
Joe Slaughter, Deputy City Manager  
Doug McGeary, City Attorney  
Bonnie Pickett, City Recorder  
Derek Bowker, Chief of Police

## **2. PLEDGE OF ALLEGIANCE:**

## **3. PRESENTATION:**

### **a. Government and Public Safety Center Update**

City Manager Eric Swanson presented the Government and Public Safety Center update to the Council. He answered questions from the Council regarding the move-in time frame.

## **4. PUBLIC COMMENT:**

None

## **5. CONSENT AGENDA:**

### **a. Reports for Information & Possible Action:**

1. Approve Budget Officer and Budget Calendar
2. Resolution No. 1119 – A Resolution Establishing City Officials for the Purpose of Signing on Behalf of the City of Phoenix for City Funds

### **b. Minutes to Approve and File:**

1. Minutes from City Council Meeting January 02, 2023.

**Motion: I Move to Approve the Consent Agenda. MOVED BY CLAUSON, SECONDED BY SHRADER.**

**ROLL CALL VOTE AS FOLLOWS:**

**Ayes: Clauson, Shrader, Peterson, Vermillion, Shainholtz, Dickson  
MOTION APPROVED WITH SIX AYES**

**6. CONSENT AGENDA ITEMS PULLED FOR DISCUSSION:**

**7. NEW BUSINESS**

**a. Council Appointments to Community and Regional Boards/Committees**

Mayor Baker appointed Councilors to the various outside boards and committees.

Parks and Recreation - Councilor Peterson and Councilor Shainholtz  
Rogue Valley Council of Governments – Mayor Baker and Councilor Vermillion  
Rogue Valley Metropolitan Planning Org. – Mayor Baker and Councilor Vermillion  
Rogue Valley Area Commission on Transportation -Councilor Shrader  
and Councilor Dickson  
Envision Bear Creek Policy Group – Councilor Clauson and Councilor Dickson  
League of Oregon Cities – Councilor Shainholtz and Mayor Baker

**8. ORDINANCE: READING / ADOPTION:**

**9. STAFF REPORT:**

- a. City Attorney Doug McGeary noted that the monument ordinance is coming along but still needs work.
- b. City Manager Eric Swanson advised the Council of the process the staff is taking to refresh the Strategic Plan that will be presented to the Council for input and approval. He spoke about upcoming meetings and topics that will come before the Council.
- c. Deputy City Manager Joe Slaughter explained to the Council what to expect at the Joint Planning Commission and Council study session on March 4<sup>th</sup>.

Mr. Swanson answered questions from the Council about upcoming meetings.

**10. MAYOR AND COUNCIL COMMENT / REPORTS:**

Councilor Shainholtz noted she is excited to participate with the LOC. She looks forward to the public feedback on the Camping Ordinance.

Councilor Peterson agreed that the work session was a great idea. She noted that the proposed Camping Ordinance was presented well. Councilor Peterson noted that she will have an update on the Easter Egg Hunt at the Phoenix Elementary School at the next meeting. She said she is glad they pushed forward with the Government and Public Safety Center project.



Councilor Clauson noted that he appreciated the effort put into the proposed Camping Ordinance. He spoke about the grand opening of Rogue X and how exciting things are going in Southern Oregon.

Councilor Vermillion thanked Chief for all he has done to keep Phoenix Safe for its Citizens.

Councilor Shrader concurred with Councilor Vermillion.

Councilor Dickson spoke about attending the grand opening of Rogue X. He questioned the limitation on the number of marijuana shops that can be located in the City of Phoenix. Councilor Dickson was pleased with the assignments to the Committees and Boards.

Mayor Baker noted that he is fortunate to work with the Council and staff. He spoke about the piece he wrote for the Travel Phoenix. Mayor Baker noted that he can't speak highly enough about the Council and the City staff. He suggested we celebrate the opening of the new building for the great citizens of Phoenix.

## **11. ADJOURNMENT**

The meeting adjourned at 7:24 p.m.

Respectfully submitted by,

Bonnie Pickett  
City Recorder



## Agenda Report to Mayor and Council

**Agenda item title:** A resolution of the City of Phoenix adopting the City's representation in the updates to the Jackson County multi-jurisdictional natural hazards mitigation plan.

**Meeting Date:** February 5, 2024

**From:** Joe Slaughter, Deputy City Manager

**Action:**  Motion,  Ordinance,  Resolution,  Information only,  Other

### SUMMARY

Consideration of a resolution adopting the City of Phoenix representation in the updates to the Jackson County multi-jurisdictional natural hazards mitigation plan. The Oregon Office of Emergency Management (OEM) and Federal Emergency Management Agency (FEMA), Region X officials have reviewed the Jackson County, Multi-Jurisdictional Natural Hazards Mitigation Plan and pre-approved it (dated, January 9, 2024) contingent upon this official adoption of the participating governments and entities.

### BACKGROUND AND DISCUSSION

Starting in October, 2022, the City of Phoenix, along with several other local cities and special districts, has been participating in the 5-year update of the Jackson County, Multi-Jurisdictional Natural Hazards Mitigation Plan (NHMP). The City's participation has helped to integrate and align natural hazard mitigation efforts across the county and Phoenix's perspective has been important in helping to form NHMP action items to better protect Phoenix residents and assets from the risks of wildfire, flooding, extreme weather, and other natural hazards. Our participation has also resulted in a written addendum to the plan that specifically addresses the risks our city faces and the action items that we can take to best mitigate risks from natural hazards. That addendum to the plan also makes the City of Phoenix eligible for FEMA mitigation funding programs, including the Hazard Mitigation Grant Program (HMGP), Flood Mitigation Assistance (FMA) Program, and the Building Resilient Infrastructure and Communities (BRIC) Program. Hazard mitigation is cost effective and on average saves \$6 for every \$1 spent on federal mitigation grants.

Undertaking hazard mitigation actions will reduce the potential for harm to people, property and infrastructure from future hazard occurrences. Phoenix has fully participated in the FEMA prescribed mitigation planning process to prepare the Jackson County, Multi-Jurisdictional NHMP, which has established a comprehensive, coordinated planning process to eliminate or minimize these vulnerabilities. Phoenix has identified natural hazard risks and prioritized a number of proposed actions and programs needed to mitigate the vulnerabilities of the City of Phoenix to the impacts of future disasters within the NHMP. These proposed projects and programs have been incorporated into the NHMP and will be implemented by the participating cities and special districts of Jackson County.

The NHMP is comprised of three volumes: Volume I -Basic Plan, Volume II – Appendices, and Volume III – Jurisdictional Addenda. The NHMP is in an on-going cycle of development and revision to improve its effectiveness. The Deputy City Manager will be responsible for developing and implementing the mitigation strategies and any administrative changes to the NHMP.

**COUNCIL GOALS SUPPORTED**

- Goal 1:** Concise, transparent and frequent communication to build a culture of respect, accountability and excellence. Leadership that is accessible, responsive and proactive.
- Goal 10:** Drought mitigation; maintain optimum water availability in cooperation with Medford Water Commission.
- Goal 14:** Create and maintain the best disaster preparedness and fire-resistant community in the Rogue Valley. Enhance public participation.
- Goal 16:** Continue pursuit of all available grant funding – public and private.

**FISCAL IMPACT**

Phoenix's participation in the development of the plan, along with the City's adoption of the plan, make the City of Phoenix eligible for FEMA mitigation funding programs.

**RECOMMENDATION**

Staff recommends Council adopt the City's representation in the updates to the Jackson County multi-jurisdictional natural hazards mitigation plan.

**PROPOSED MOTION**

I move to approve Resolution 1120, adopting the City's representation in the updates to the Jackson County multi-jurisdictional natural hazards mitigation plan.

**ATTACHMENTS**

- Draft Resolution 1120
- NHMP FEMA Letter
- Phoenix Addendum NHMP

**CITY OF PHOENIX  
PHOENIX, OREGON**

**RESOLUTION NO.1120**

**A RESOLUTION ADOPTING THE CITY OF PHOENIX REPRESENTATION IN  
THE UPDATES TO THE JACKSON COUNTY MULTI-JURISDICTIONAL  
NATURAL HAZARDS MITIGATION PLAN**

**WHEREAS**, the City of Phoenix recognizes the threat that natural hazards pose to people, property and infrastructure within our community; and

**WHEREAS**, undertaking hazard mitigation actions will reduce the potential for harm to people, property and infrastructure from future hazard occurrences; and

**WHEREAS**, an adopted Natural Hazards Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

**WHEREAS**, the City of Phoenix has fully participated in the FEMA prescribed mitigation planning process to prepare the *Jackson County, Multi-Jurisdictional Natural Hazards Mitigation Plan*, which has established a comprehensive, coordinated planning process to eliminate or minimize these vulnerabilities; and

**WHEREAS**, the City of Phoenix has identified natural hazard risks and prioritized a number of proposed actions and programs needed to mitigate the vulnerabilities of the City of Phoenix to the impacts of future disasters within the *Jackson County, Multi-Jurisdictional Natural Hazards Mitigation Plan*; and

**WHEREAS**, these proposed projects and programs have been incorporated into the *Jackson County, Multi-Jurisdictional Natural Hazards Mitigation Plan* that has been prepared and promulgated for consideration and implementation by the participating cities and special districts of Jackson County; and

**WHEREAS**, the Oregon Office of Emergency Management and Federal Emergency Management Agency, Region X officials have reviewed the *Jackson County, Multi-Jurisdictional Natural Hazards Mitigation Plan* and pre-approved it (dated, January 9, 2024) contingent upon this official adoption of the participating governments and entities;

**WHEREAS**, the NHMP is comprised of three volumes: Volume I -Basic Plan, Volume II – Appendices, and Volume III – Jurisdictional Addenda, collectively referred to herein as the NHMP; and

**WHEREAS**, the NHMP is in an on-going cycle of development and revision to improve its effectiveness; and

**WHEREAS**, the City of Phoenix adopts the NHMP and directs the City Manager to develop, approve, and implement the mitigation strategies and any administrative changes to the NHMP.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Phoenix adopts *the Jackson County Multi-Jurisdictional Natural Hazards Mitigation Plan* as an official plan; and

**BE IT FURTHER RESOLVED**, that the City of Phoenix will submit this Adoption Resolution to the Oregon Office of Emergency Management and Federal Emergency Management Agency, Region X officials to enable final approval of the *Jackson County Multi-Jurisdictional Natural Hazards Mitigation Plan*.

**PASSED AND APPROVED** by the City Council of the City of Phoenix and signed in authentication thereof at a regular meeting on the 5th day of February 2024.

---

Terry Baker, Mayor

ATTEST:

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Bonnie Pickett, City Recorder



**FEMA**

January 16, 2024

Stephen Richardson  
State Hazard Mitigation Officer  
Oregon Department of Emergency Management  
P.O. Box 14370  
Salem, Oregon 97309

Dear Officer Richardson:

The Department of Homeland Security's Federal Emergency Management Agency (FEMA) Region 10 has determined the Jackson County multi-jurisdictional local hazard mitigation plan meets all applicable FEMA mitigation planning requirements<sup>1</sup> except its adoption by Jackson County or another participating jurisdiction.

Local governments, including special districts, with a plan status of "Approvable Pending Adoption" are not eligible for FEMA mitigation grant programs with a mitigation plan requirement.

The next step in the approval process is to formally adopt the mitigation plan and send a resolution to the state for submission to FEMA. Sample adoption resolutions can be found in Appendix A of the Local Mitigation Planning Policy Guide.

An approved local mitigation plan, including adoption by the local government, is one of the conditions for applying for and/or receiving FEMA mitigation grants from the following programs:

- Hazard Mitigation Grant Program (HMGP)
- HMGP Post-Fire
- Building Resilient Infrastructure and Communities
- Flood Mitigation Assistance
- High Hazard Potential Dams Grant Program (HHPD)

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<sup>1</sup> Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and National Dam Safety Program Act, as amended; 44 CFR Part 201, Mitigation Planning; and Local Mitigation Planning Policy Guide (FP-206-21-0002).

Officer Richardson  
January 16, 2024  
Page 2

We look forward to receiving the adoption resolution(s) and discussing options for implementing this mitigation plan. If we can help in any way, please contact the FEMA Hazard Mitigation Planning Team at [FEMA-R10-MT\\_Planning@fema.dhs.gov](mailto:FEMA-R10-MT_Planning@fema.dhs.gov).

Participating jurisdictions that adopt the plan more than one year after APA status has been issued must either:

- Validate that their information in the plan remains current with respect to both the risk assessment (no recent hazard events, no changes in development) and their mitigation strategy (no changes necessary); or
- Make the necessary updates before submitting the adoption resolution to FEMA.

Sincerely,

**WENDY L SHAW**

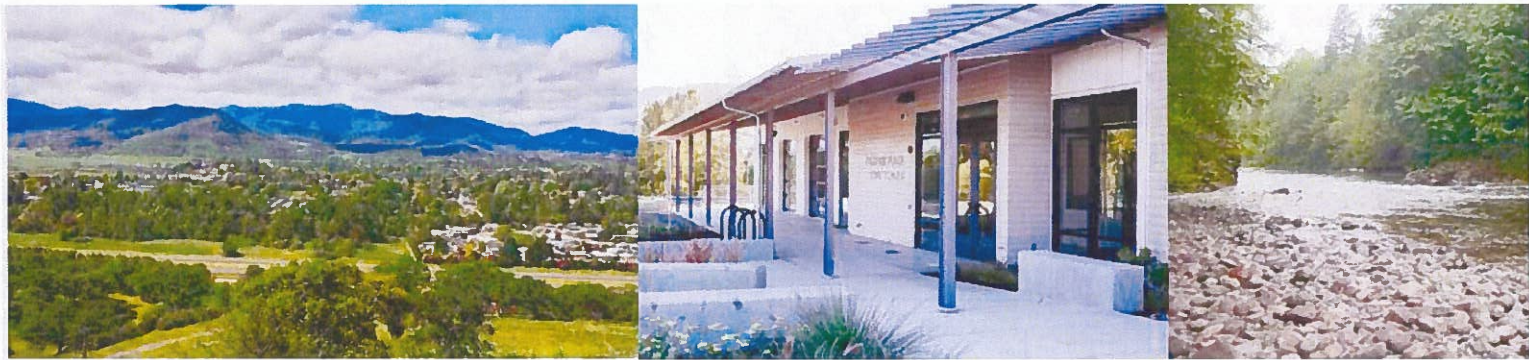
Digitally signed by WENDY L  
SHAW  
Date: 2024.01.16 13:20:22 -08'00'

Wendy Shaw, P.E.  
Risk Analysis Branch Chief  
Mitigation Division

Enclosures

EC:v1

# City of Phoenix Addendum to the Jackson County NHMP



*Photos courtesy of City of Phoenix*

Effective: February XX, 2024 through February XX, 2029

Prepared for  
City of Phoenix  
112 W 2<sup>nd</sup> St  
Phoenix, OR 97535

Prepared by  
The University of Oregon  
Institute for Policy Research & Engagement  
School of Planning, Public Policy, and Management





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# Introduction

## Purpose

This is an update to the Phoenix addendum to the Jackson County Multi-Jurisdictional Natural Hazard Mitigation Plan (MNHMP, NHMP). This addendum supplements information contained in Volume I (Basic Plan), which serves as the NHMP foundation and Volume II (Appendices) which provide additional information. This addendum meets the following requirements:

- Multi-Jurisdictional **Plan Adoption** §201.6(c)(5);
- Multi-Jurisdictional **Participation** §201.6(a)(3);
- Multi-Jurisdictional **Mitigation Strategy** §201.6(c)(3)(iv); and
- Multi-Jurisdictional **Risk Assessment** §201.6(c)(2)(iii).

Updates to Phoenix’s addendum are further discussed throughout the NHMP and within Volume II, Appendix B, which provides an overview of alterations to the document that took place during the update process.

Phoenix adopted their addendum to the Jackson County Multi-jurisdictional NHMP on [date], 2024. FEMA Region X approved the Jackson County NHMP on [date], 2024 and the City’s addendum on [date], 2024. With approval of this NHMP, the City is now eligible for non-disaster and disaster mitigation project grants through [date-1], 2029.

## NHMP Process, Participation and Adoption

This section of the NHMP addendum addresses 44 CFR 201.6(c)(5), *Plan Adoption* and 44 CFR 201.6(a)(3), *Participation*.

In addition to establishing a comprehensive city level mitigation strategy, the Disaster Mitigation Act of 2000 (DMA2K), and the regulations contained in Title 44 CFR Part 201, require that jurisdictions maintain an approved NHMP to receive federal funds for mitigation projects. Local adoption, and federal approval of this NHMP ensures that the city will remain eligible for non-disaster and disaster mitigation project grants. Phoenix was included as an addendum in the 2018 Jackson County NHMP process.

The Oregon Partnership for Disaster Resilience (OPDR) at the University of Oregon’s Institute for Policy Research and Engagement (IPRE) partnered with the Oregon Military Department’s Office of Emergency Management (OEM), Jackson County, and Phoenix to update their NHMP. This project is funded through the Federal Emergency Management Agency’s (FEMA) Hazard Mitigation Grant Program. Members of the Phoenix NHMP steering committee also participated in the County NHMP update process (Volume II, Appendix B).

By updating a NHMP, locally adopting it, and having it approved by FEMA, Phoenix will maintain eligibility for FEMA Hazard Mitigation grant program funds.

The Jackson County NHMP and Phoenix addendum are the result of a collaborative effort between citizens, public agencies, non-profit organizations, the private sector, and regional organizations. A project steering committee guided the process of developing the NHMP.

### **Convener and Committee**

The Phoenix Community and Economic Development Director served as the designated convener of the NHMP update and will take the lead in implementing, maintaining, and updating the addendum to the Jackson County NHMP in collaboration with the designated convener of the Jackson County NHMP (Emergency Manager).

Representatives from the City of Phoenix steering committee met formally and informally, to discuss updates to their addendum (Volume II, Appendix B). The steering committee reviewed and revised the City's addendum, with particular focus on the NHMP's risk assessment and mitigation strategy (action items).

This addendum reflects decisions made at the designated meetings and during subsequent work and communication with Jackson County Emergency Management and the OPDR. The changes are highlighted with more detail throughout this document and within Volume II, Appendix B. Other documented changes include a revision of the City's risk assessment and hazard identification sections, NHMP mission and goals, action items, and community profile.

The Phoenix Steering Committee was comprised of the following representatives:

- Convener, Joe Slaughter, Community and Economic Development Director
- Derek Bowker, Phoenix Police Department
- Aaron Bustard, Jackson County Fire District #5
- Charles Hanley, Jackson County Fire District #5
- Jon McCalip, Phoenix-Talent School District Facilities Manager

The steering committee was closely involved throughout the development of the NHMP and served as the local oversight body for the NHMP's development.

## **NHMP Implementation and Maintenance**

The City Council will be responsible for adopting the Phoenix addendum to the Jackson County NHMP. This addendum designates a steering committee and a convener to oversee the development and implementation of action items. Because the City addendum is part of the County's multi-jurisdictional NHMP, the City will look for opportunities to partner with the County. The City's steering committee will convene after re-adoption of the Phoenix NHMP addendum on an annual schedule. The County is meeting on a semi-annual basis and will provide opportunities for the cities to report on NHMP implementation and maintenance during their meetings. The City's Community and Economic Development Director will serve as the convener and will be responsible for assembling the steering committee.

The steering committee will be responsible for:

- Reviewing existing action items to determine suitability of funding;

- Reviewing existing and new risk assessment data to identify issues that may not have been identified at NHMP creation;
- Educating and training new steering committee members on the NHMP and mitigation actions in general;
- Assisting in the development of funding proposals for priority action items;
- Discussing methods for continued public involvement;
- Evaluating effectiveness of the NHMP at achieving its purpose and goals (use Table 4-1, Volume I, Section 4, as one tool to help measure effectiveness); and
- Documenting successes and lessons learned during the year.

The convener will also remain active in the County’s implementation and maintenance process (Volume I, Section 5).

The steering committee will be responsible for activities outlined in Volume I, Section 4.

The City will utilize the same action item prioritization process as the County (Volume I, Section 5 and Volume II, Appendix D).

## Implementation through Existing Programs

Many of the Natural Hazard Mitigation Plan’s recommendations are consistent with the goals and objectives of the City’s existing plans and policies. Where possible, Phoenix will implement the NHMP’s recommended actions through existing plans and policies. Plans and policies already in existence have support from residents, businesses, and policy makers. Many land-use, comprehensive, and strategic plans get updated regularly, allowing them to adapt to changing conditions and needs. Implementing the NHMP’s action items through such plans and policies increases their likelihood of being supported and implemented.

Phoenix’s acknowledged comprehensive plan became effective in August, 2016. The Oregon Land Conservation and Development Commission first acknowledged the plan in 1984. The City implements the plan through the Phoenix Land Development Code.

Phoenix currently has the following plans that relate to natural hazard mitigation. For a complete list visit the City’s [website](#).

- [Comprehensive Plan](#) (1984, last modified in 2017)
- [Land Development Code](#)
- [Emergency Operations Plan](#) (2013)
- [Transportation System Plan](#) (2016)
- Water System Master Plan (2007)
- [Building Codes and Standards: Oregon Structural Specialty Code \(Commercial\) and Oregon Residential Specialty Code](#).

## Capability Assessment

The Capability Assessment identifies and describes the ability of Phoenix to implement the mitigation strategy and associated action items. Capabilities can be evaluated through an examination of broad categories, including existing authorities, policies, programs, funding, and resources.

### Existing Authorities

Hazard mitigation can be executed at a local scale through three (3) methods: integrating hazard mitigation actions into other local planning documents (i.e., plan integration), adopting building codes that account for best practices in structural hardening, and codifying land use regulations and zoning designations that prescribe mitigation into development requirements. The extent to which a municipality or multi-jurisdictional effort leverages these approaches is an indicator of that community's capabilities.

### Comprehensive Plan

Oregon's Statewide Planning Goal 7 requires comprehensive planning within every jurisdiction that is designed to reduce risks to people and property from natural hazards.

Phoenix addresses Statewide Planning Goal 7 Natural Hazards as part of their Comprehensive Plan, in the Natural Disasters and Hazards element. Since its establishment in 1984, several components of the plan have been updated to address economic development, the transportation system, natural resources, and, most recently, housing. The Natural Disasters and Hazards element was last amended in 1984. Its policies cover potential hazards from flooding and slope hazards. Planned updates to the jurisdiction's Goal 7 element or its broader comprehensive plan will reflect the data and findings within this NHMP and integrate analyses of future climate and natural hazard impacts into the community's long-range plans.

### Land Use Regulations

Existing land use policies that define zoning and address hazardous conditions provide another source of mitigation capability.

The Land Development Code, codified through Ordinance No. 851 and most recently modified through Ordinance No. 1035, November 20, 2023, includes regulations for environmental constraints, including Riparian Setbacks, Flood Damage Prevention, and Hillside Lands, storm and surface water management, and erosion control. In 2022, Phoenix consolidated codes into the Phoenix Land Development Code and amended Municipal Code Chapter 3.8 to adhere to CRS/FEMA guidelines. Their flood prevention code section is based on the Oregon Model Flood Hazard Prevention code, which includes provisions addressing substantial improvement/substantial damage. The City also adopted a new webmap in 2023 to identify steep slopes and hillsides per Phoenix Land Development Code.

### Structural Building Codes

The Oregon Legislature recently adopted updated building codes for both residential (2021 adoption) and commercial structures (2022) since the last update of this Plan. These building codes are based on the 2021 version of the International Building Code, International Fire Code, and International Existing Building Code.

### **Community and Economic Development**

The Planning Department manages current and long-range planning activities in the City of Phoenix. Current planning involves implementation of adopted land use plans, policies, and development regulations through review of specific land use and development applications. Development review includes re-zones, tree permits, conditional use permits, preliminary subdivisions, final plats and site development plan applications. The Planning Department is also responsible for creating implementing ordinances based on the recommendations described in adopted city plans and technical reports. They work closely with the County and neighboring jurisdictions to ensure plans are aligned.

The Phoenix Building Department has adopted and administers the 2022 edition of the Oregon Residential Specialty Code and the 2022 Oregon Fire Code. As a result, both new residential and commercial structures will be required to build according to the latest seismic and wind hardening standards in addition to requiring fire resistant building materials for those structures constructed in proximity or within the WUI.

### **Public Works**

The City of Phoenix Public Works Department is responsible for street maintenance, park maintenance, operations and maintenance of the Water system, and storm water system maintenance. Much of their work is associated with the reduction of hazards to the community and the implementation of resilience measures.

Rogue Valley Sewer Service manages the City's sewer system and stormwater system for water quality. The water supply for the City of Phoenix is purchased from the Medford Water Commission.

### **City Administration**

The City Council of Phoenix has the responsibility of developing and adopting the annual city budget. Integrating hazard mitigation goals and projects into the annual budget is key to implementing the plan. The City Council tries to broadly address resilience planning needs while it determines city and departmental priorities and looks for multiple-impact projects wherever possible. They also work with staff to apply for federal and state grant funding to pursue larger projects that are outside of general fund capacity.

## **Policies and Programs**

This Plan directs Phoenix and Jackson County to explore integration into other planning documents and processes. Phoenix has made significant progress in integrating the NHMP into its portfolio of planning processes and programs over the last five years.

### **Stormwater Design Manual (2023)**

Rogue Valley Sewer Services manages Stormwater quality for the cities of Phoenix, Talent, and urbanized, unincorporated Jackson County. This manual provides best management strategies for stormwater design and maintenance.

### **Water Master Plan (2020)**

This plan includes a study of the entire Phoenix system from supply to storage and distribution, and a Capital Improvement Plan that provides recommendations for improvements to meet existing and future demands.

### **City of Phoenix Water Management and Conservation Plan (2020)**

This updated plan includes a summary of the existing system, a description of current water rights, water conservation measures, the City's curtailment plan, and a supply evaluation. Recommendations are tied to Medford Water Commission's Curtailment Plan, which was formally adopted as part of this plan.

### **Hwy 99/Bear Creek Greenway Corridor Re-Visioning (2022)**

This project develops a cohesive vision for future growth and development in the area that was impacted by the Almeda Fire in 2020. The vision will be implemented by updating local plans and zoning ordinances, which are the regulations that determine where and how development happens. The project will support transportation options like walking, biking and transit throughout the corridor; evaluate ways to build more housing; identify areas for mixed-use developments; and explore ways to integrate fire resiliency and emergency access into redevelopment plans.

### **Community Wildfire Protection Plan**

The Jackson County Community Wildfire Protection Plan (CWPP) will be incorporated into this Plan as a functioning annex. The NHMP will also be integrated into the City's Capital Improvement Plan, to be adopted by March, 2024.

### **National Flood Insurance Program**

The City participates in the National Flood Insurance Program. The first Flood Insurance Rate Maps were developed for the city in 1982. The Community Development Manager is responsible for administering the day-to-day activities of the city's floodplain program. They are assisted by the Building Official, Public Works, and by City Administration.

Specifically, the Community Development Manager:

- maintains and administers Phoenix's floodplain regulations;
- reviews and issues floodplain development permits;
- maintains elevation certificates for all new and substantially improved structures (and maintains an extensive database of historic elevation certificates);
- ensures that encroachments do not occur within the regulated floodway;
- implements measures to ensure that new and substantially improved structures are protected from flood losses;
- maintains floodplain studies and maps and makes this information available to the public;
- maintains a flood information website with digital flood insurance rate map (DFIRM) data;
- conducts site visits to assess conditions and provide technical assistance to the public;
- maintains a library of historical flood related information;
- informs the public of flood insurance requirements; and



- conducts outreach and training about flood hazards and development within the floodplain.

The City is exploring participation in the Community Rating System (CRS) Program, a voluntary program offered by FEMA that exchanges discounts on individual flood insurance policies within the community for expanded efforts to mitigate and prevent flooding by the City.

## Personnel

The following Phoenix personnel have assignments related to natural hazard mitigation planning and implementation:

Emergency Management: Joe Slaughter, Deputy City Manager

Public Information Officer: Bonnie Pickett, City Recorder

Floodplain Manager: Zac Moody, Community Development Manager

Grant writing (for Public Works or emergency management): Zac Moody, Community Development Manager

Capital improvement planning: Joe Slaughter, Deputy City Manager

Capital improvement execution: Matias Mendez, Public Works Superintendent

These personnel integrate hazards and resilience planning into their greater work programs to the best of their abilities. However, there is limited capacity to expand upon their capabilities or workloads.

## Capital Projects

Phoenix has implemented recommendations from the last NHMP into its capital improvement projects over the last 5 years, including:

- Coleman bridge (OR99) reconstructed (2022)
- Phoenix Elementary School seismic retrofit
- Phoenix High School seismic retrofit
- Phoenix Government and Public Safety Center (city facility combined with Jackson County Fire District 5, Station 3)

## Capital Resources

Phoenix maintains several capital resources that have important roles to play in the implementation of the natural hazard mitigation plan, including one communication tower (near Blue Heron Park) and a critical facility with a power generator for use during emergency blackouts (Public Works Shop at 1000 S. B Street).

## Findings

Several important findings from this capability assessment informed the design of the Plan’s mitigation strategy and aided in prioritizing action items.

### **Staffing Limitations and Capacity**

Phoenix staff are assigned hazard mitigation responsibilities as a (small) part of their larger job responsibilities. Limited capacity reduces the breadth of the programming the community can undertake in any year. The city relies upon its relationships with the County and other cities within its region to expand its operations.

### **Reliance upon outside funding streams and local match requirements**

Phoenix operates on a limited budget with a small staff. This leaves few opportunities for using local financial resources to implement hazard mitigation work. They lean heavily upon state and federal grant funds as the primary means for securing mitigation funding. Hazard mitigation grants such as HMGP and BRIC require 10-25% local funding match, as well as extra staff capacity and expertise to navigate the application process and manage the funding.

### **Leveraging Partnerships with Public and Nonprofit Entities**

Regional planning displayed in Community Wildfire Protection Planning process demonstrates the City’s ability to effectively share information and identified priority needs.

## Mitigation Strategy

This section of the NHMP addendum addresses 44 CFR 201.6(c)(3(iv), *Mitigation Strategy*.

The City’s mitigation strategy (action items) was first developed during the 2017 NHMP planning process. The steering committee assessed the City’s risk, identified potential issues, and developed a mitigation strategy (action items).

During the 2023 update process the City reviewed and updated their mitigation strategy (action items). During this process action items were updated, noting what accomplishments had been made and whether the actions were still relevant; any new action items were identified at this time (see Volume II, Appendix B for more information on changes to action items).

## Mitigation Successes

Phoenix has several examples of hazard mitigation including the following projects funded through FEMA Hazard Mitigation Assistance and the Oregon Infrastructure Finance Authority’s Seismic Rehabilitation Grant Program<sup>1</sup>.

### **FEMA Funded Mitigation Successes**

- None identified.

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<sup>1</sup> The Seismic Rehabilitation Grant Program (SRGP) is a state of Oregon competitive grant program that provides funding for the seismic rehabilitation of critical public buildings, particularly public schools, and emergency services facilities.

### **Seismic Rehabilitation Grant Program Mitigation Successes**

- 2019: Phoenix High School (\$2,500,000)

### **Other Mitigation Successes**

- 2023: Wildfire Mitigation (defensible space, fuels reduction equipment) – Oregon State Fire Marshall (\$247,600)

## **Action Items**

Table PA-1 documents the title of each action along with, the lead organization, partners, timeline, cost, and potential funding resources.

**Table PA-1 Action Items: Phoenix**

| Action Item #                             | Mitigation Actions  | Potential Funding Resources | Lead                               | Partners  | Timeline | Cost |
|---|---|-----------------------------|------------------------------------|---|----------|------|
| <b>Multi-Hazard Mitigation Strategies</b> |   |                             |                                    |   |          |      |
| 1.1                                       | Sustain a public awareness and education campaign about natural hazards through online and mail communications, as well as in-person events.  | General Fund, FEMA, DLCD    | City Emergency Management Agencies | Jackson County Emergency Management, FEMA, OEM, NWS, ODOT, CERT, RVCOG, Utilities | O        | L    |
| 1.2                                       | Use hazard information from the updated Jackson County Multijurisdictional Natural Hazard Mitigation Plan and the upcoming update to the City's Comprehensive Plan Natural Hazards section as a basis for City ordinances and regulations that govern site-specific land use decisions. | General Fund                | City Planning                      | Jackson County GIS, FEMA, DLCD  | L        | L    |
| 1.3                                       | Work with electric utility provider partners to convert existing overhead lines to underground lines.   | HMA                         | City Planning, Public Works        | Utility Partners  | O        | L    |
| 1.4                                       | Acquire generator and/or battery back-up to increase electric redundancy at Phoenix' high school, which will serve as an evacuation center during a natural hazard event.   | General Fund, OEM, FEMA     | City Emergency Management Agencies | Schools   | M        | H    |
| <b>Air Quality Mitigation Strategies</b>  |   |                             |                                    |   |          |      |
| 2.0                                       | The steering committee, using available local resources, will study this hazard further during the implementation and maintenance phase of this NHMP, seeking to identify cost effective actions that might be implemented to reduce community vulnerability.                           |                             |                                    |   |          |      |
| <b>Drought Mitigation Strategies</b>      |   |                             |                                    |   |          |      |
| 3.0                                       | The steering committee, using available local resources, will study this hazard further during the implementation and maintenance phase of this NHMP, seeking to identify cost effective actions that might be implemented to reduce community vulnerability..                          |                             |                                    |   |          |      |

| Action Item #  | Mitigation Actions  | Potential Funding Resources                   | Lead                               | Partners   | Timeline | Cost |
|--|---|---|------------------------------------|--|----------|------|
| <b>Earthquake Mitigation Strategies</b>                  |   |   |                                    |  |          |      |
| 4.1  | Complete new more resilient and better equipped City Hall, Police Station, and Fire Station complex, which includes an Emergency Operations Center.   | General Fund, DLCD Technical Assistance Grant | City Administration                | Building officials, Planning, Public Works                 | L        | H    |
| 4.2  | Conduct public outreach on building safety through nonstructural improvements through online and mail communications, as well as in-person events.  | General Fund, HMA                             | City Emergency Management Agencies | Building officials, American Red Cross, DOGAMI, OEM        | O        | L    |
| <b>Emerging Infectious Disease Mitigation Strategies</b> |   |   |                                    |  |          |      |
| 5.0  | The steering committee, using available local resources, will study this hazard further during the implementation and maintenance phase of this NHMP, seeking to identify cost effective actions that might be implemented to reduce community vulnerability. |   |                                    |  |          |      |
| <b>Flood Mitigation Strategies</b>                       |   |   |                                    |  |          |      |
| 6.1  | Ensure continued compliance in the National Flood Insurance Program (NFIP) through enforcement of local floodplain management ordinances and take steps to participate in the Community Rating System (CRS). In process as of August 2023.                    | General Fund                                  | City Planning                      | City Administration, Public Works                          | S        | L    |
| 6.2  | Encourage private property owners to restore natural systems within the floodplain, and to manage riparian areas and wetlands for flood abatement.  | General Fund, FMA, HMA                        | City Planning                      | RVCOG, FEMA, Watershed Councils, Neighboring Jurisdictions | L        | L    |
| <b>Landslide Mitigation Strategies</b>                   |   |   |                                    |  |          |      |
| 7.0  | The steering committee, using available local resources, will study this hazard further during the implementation and maintenance phase of this NHMP, seeking to identify cost effective actions that might be implemented to reduce community vulnerability. |   |                                    |  |          |      |

| Action Item #   | Mitigation Actions  | Potential Funding Resources                 | Lead                               | Partners   | Timeline | Cost |
|---|---|---|------------------------------------|--|----------|------|
| <b>Severe Weather (Extreme Heat, Windstorm, Winter Storm) Mitigation Strategies</b> |   |   |                                    |  |          |      |
| 8.1   | Map areas where extreme weather, such as road icing and wind damage, occurs to inform a response plan for extreme weather events.   | General Fund                                | City Public Works                  | County Roads   | S        | M    |
| 8.2   | Conduct outreach to the public through online and mail communications, as well as in-person events, on the benefits of tree-trimming and tree replacement programs. Continue to coordinate local efforts by public and private agencies.                      | General Fund                                | City Vegetation Management         | Utility Partners, ODOT, Public Works, USFS, ODF, BLM, Fire | O        | M    |
| 8.3   | Investigate cooling/heating centers for extreme heat events or freezing temperatures during winter storms.  | General Fund                                | City Planning                      | Schools, Local Organizations                               | S        | M    |
| <b>Volcanic Event Mitigation Strategies</b>   |   |   |                                    |  |          |      |
| 9.0   | The steering committee, using available local resources, will study this hazard further during the implementation and maintenance phase of this NHMP, seeking to identify cost effective actions that might be implemented to reduce community vulnerability. |   |                                    |  |          |      |
| <b>Wildfire Mitigation Strategies</b>   |   |   |                                    |  |          |      |
| 10.1  | <b>Coordinate fire mitigation action items through the Rogue Valley Integrated Community Wildfire Protection Plan.</b>  | Local funding resources, Fire District, ODF | City Emergency Management Agencies | Jackson County Emergency Management, JCFD#5                | O        | H    |
| 10.2  | Investigate locating an emergency water supply along Bear Creek in case of fire.  | General Fund, FEMA, Fire                    | Public Works                       | JCFD#5   | M        | H    |
| 10.2  | Hire an emergency coordinator for Jackson County Fire District #5's service area.   | OEM   | Jackson County Fire District #5    | City Planning  | S        | H    |

Source: Phoenix NHMP Steering Committee, updated 2023  
 Cost: L – Low (less than \$50,000), M - Medium (\$50,000-\$100,000), H - High (more than \$100,000)  
 Timing: O-Ongoing (continuous), S-Short (1-2 years), M-Medium (3-5 years), L-Long (5 or more years)  
 Priority Actions: Identified with **bold** text and **orange** highlight

# Risk Assessment

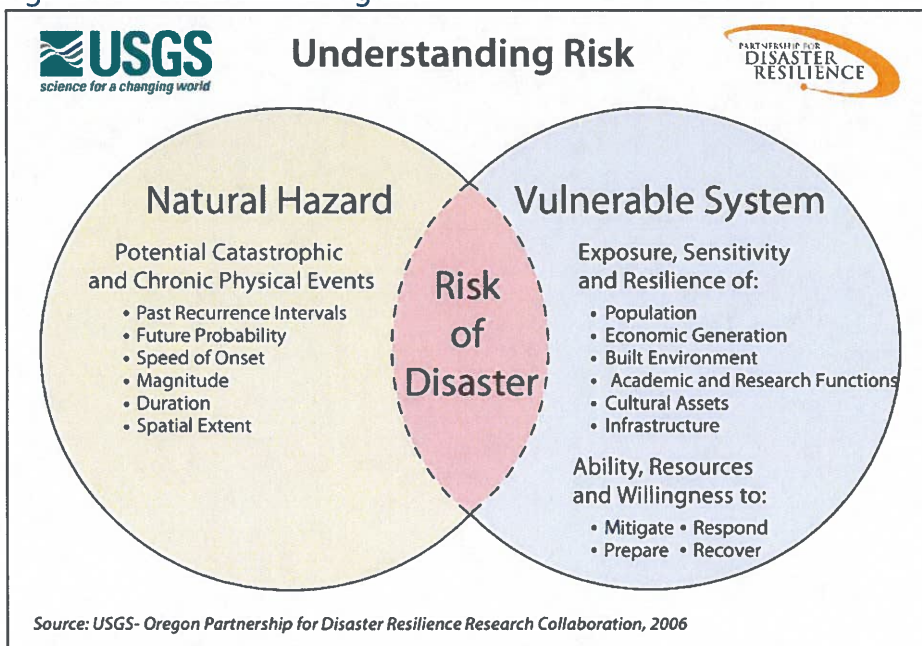
This section of the NHMP addendum addresses 44 CFR 201.6(b)(2) - Risk Assessment. In addition, this chapter can serve as the factual basis for addressing Oregon Statewide Planning Goal 7 – Areas Subject to Natural Hazards.

Assessing natural hazard risk has three phases:

- **Phase 1:** Identify hazards that can impact the jurisdiction. This includes an evaluation of potential hazard impacts – type, location, extent, etc.
- **Phase 2:** Identify important community assets and system vulnerabilities. Example vulnerabilities include people, businesses, homes, roads, historic places, and drinking water sources.
- **Phase 3:** Evaluate the extent to which the identified hazards overlap with or have an impact on the important assets identified by the community.

The local level rationale for the identified mitigation strategies (action items) is presented herein and within Volume I, Sections 2 and 3. The risk assessment process is graphically depicted in Figure PA-1. Ultimately, the goal of hazard mitigation is to reduce the area of risk, where hazards overlap vulnerable systems.

Figure PA-1 Understanding Risk



## Hazard Analysis

The Phoenix steering committee developed their hazard vulnerability assessment (HVA), using the previous HVA and the COUNTY'S HVA (Volume II, Appendix C) as a reference.

Changes from the County’s HVA were made where appropriate to reflect distinctions in vulnerability and risk from natural hazards unique to Phoenix, which are discussed throughout this addendum.

Table PA-2 shows the HVA matrix for Phoenix listing each hazard in order of rank from high to low. For local governments, conducting the hazard analysis is a useful step in planning for hazard mitigation, response, and recovery. The method provides the jurisdiction with sense of hazard priorities but does not predict the occurrence of a particular hazard.

One catastrophic hazard (Cascadia Subduction Zone earthquake) and three chronic hazards (wildfire, emerging infectious disease, and winter storm) rank as the top hazard threats to the City (Top Tier). The windstorm, extreme heat, air quality, drought, and flood hazards comprise the next highest ranked hazards (Middle Tier), while the landslide, crustal earthquake and volcano hazards comprise the lowest ranked hazards (Bottom Tier).

**Table PA-2 Hazard Analysis Matrix – Phoenix**

| Hazard                      | History | Vulnerability | Maximum Threat | Probability | Total Threat Score | Hazard Rank | Hazard Tiers |
|-----------------------------|---------|---------------|----------------|-------------|--------------------|-------------|--------------|
| Wildfire                    | 16      | 25            | 100            | 70          | 211                | #1          | Top Tier     |
| Emerging Infectious Disease | 16      | 40            | 100            | 49          | 205                | #2          |              |
| Earthquake - Cascadia       | 2       | 50            | 100            | 49          | 201                | #3          |              |
| Winter Storm                | 20      | 50            | 60             | 70          | 200                | #4          |              |
| Windstorm                   | 20      | 50            | 50             | 70          | 190                | #5          | Middle Tier  |
| Extreme Heat Event          | 20      | 25            | 70             | 70          | 185                | #6          |              |
| Air Quality                 | 18      | 40            | 60             | 63          | 181                | #7          |              |
| Drought                     | 20      | 25            | 50             | 63          | 158                | #8          |              |
| Flood                       | 16      | 25            | 50             | 63          | 154                | #9          |              |
| Landslide                   | 4       | 20            | 40             | 70          | 134                | #10         | Bottom Tier  |
| Earthquake - Crustal        | 2       | 25            | 50             | 21          | 98                 | #11         |              |
| Volcanic Event              | 2       | 5             | 50             | 7           | 64                 | #12         |              |

Source: Phoenix NHMP Steering Committee, 2023.

## Community Characteristics

Table PA-3 and the following section provides information on City specific demographics and characteristics. For additional information on the characteristics of Phoenix, in terms of geography, environment, population, demographics, employment and economics, as well as housing and transportation, see Volume III, Appendix C. Many of these community characteristics can affect how natural hazards impact communities and how communities choose to plan for natural hazard mitigation. Considering the City specific assets during the planning process can assist in identifying appropriate measures for natural hazard mitigation.

Phoenix is in Jackson County in southwestern Oregon. It is in the south-central region of the county, located about 25 miles northwest of the California border and about 3 miles southeast of the City of Medford on Interstate 5. The City and most of Jackson County are within the Rogue and Umpqua watersheds.



Phoenix experiences a relatively mild climate with four distinct seasons that comes from its position on the west coast of North America and within the mountains of the region. The city is just off Interstate 5 at the southern end of the Rogue Valley at approximately 1,500 feet above sea level. As a result of its location Phoenix has a climate somewhat intermediate to central California and northern Oregon. Phoenix averages only 20 inches of rain per year due to being inland from the coast and in the rain shadow of the nearby mountains. While the surrounding mountains receive plentiful snow, Phoenix itself sees around 4 inches annually.

### **Population and Income**

The area was settled in 1850 and the town laid out in 1854 around a sawmill and flouring mill. Today, the City has a total area of 1.44 square miles. Between 2016 and 2021 the City's population reduced in size by about 489 people (-11%). This decrease is directly related to the Almeda Fire, which destroyed more than 2,600 homes between Ashland, Talent, Phoenix, and Medford on Labor Day weekend, 2020.<sup>2</sup> Many of the homes destroyed in Phoenix and Talent were manufactured homes along the Bear Creek corridor. The loss of this affordable housing has posed challenges for the community, who continues to work to rebuild needed housing. This is reflected in their extremely low vacancy rate for housing (1%). According to the State's official coordinated population forecast, between 2021 and 2040 the City's population is forecasted to grow by 40% to 5,730. As of 2022, the city's population (4,019) has not yet rebounded to pre-fire population (4,585).

Most of the population is White/Caucasian (82%) and about 10% of the population is Hispanic or Latino. The poverty rate is 11% (11% for Seniors), 7% do not have health insurance, and 54% of renters pay more than 30% of their household income on rent (48% for owners). The city has an educated population with 87% of residents 25 years and older holding a high school degree; 20% have a bachelor's degree or higher. Approximately 22% of the population lives with a disability, and 58% are either below 18 (18%) or over 65 (40%) years of age. About 29% of the population are 65 or older and living alone and 5% are single parents. The 2021 median household income (\$40,324) remains unchanged from 2016. The median household income for Phoenix is over 40% lower than the Oregon state average.

### **Transportation, Housing, and Infrastructure**

In the City of Phoenix, transportation has played a major role in shaping the community. Phoenix's commercial areas developed along primary routes and residential development followed nearby. The city's proximity to Interstate 5 and Highway 99 are key to its commercial and industrial character. By far, motor vehicles represent the dominant mode of travel through and within Phoenix. Forty-five percent (45%) of renters and 58% of owners have two or more vehicles (9% of renters do not have access to a car). Most workers commute alone in private vehicles (80%), while 7% work from home, 3% carpool, and 4% bicycle or walk to work.

A small percentage of workers rely upon public transit for commuting (6%). The current freight railroad system is serviced through the Union Pacific Railroad system and the Central Oregon and Pacific Railroad (CORP) route. This complements the established Rogue Valley

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<sup>2</sup> Firebrand Resiliency Collective. (2023). *Almeda Fire Loss and Recovery Dashboard*. Accessed August 18, 2023. <https://experience.arcgis.com/experience/888491b7ccc949a7a98554a14aa8bf82>

Transportation District (RVTD) and the transit stop located within Phoenix. In addition, the City is located along the Bear Creek Greenway multi-use trail that provides alternative routes for pedestrians and bicyclists. By far, motor vehicles represent the dominant mode of travel through and within Phoenix.

The City of Phoenix includes a diversity of land uses within its 1.44 square miles but is zoned primarily residential. The city's Comprehensive Plan and [map](#) identifies land use needs within the city and its urban growth boundary. Since the previous NHMP (2018) the city has not annexed any land. Over half (58%) of housing units are single-family and 17% are mobile homes. Twenty-seven percent (27%) of homes were built before 1970. Newer homes are more likely to be built to current seismic, flood, wildfire, and other hazard standards. Just under 60% of housing units are owner occupied and 38% are renter occupied. Vacancy rates following the Almeda fire are extremely low (1%). Within Phoenix's city limits, 561 units were destroyed or damaged, including 116 single family detached homes, 153 multiple family units, 292 mobile/manufactured homes, and 41 commercial structures. To date building permits have been issued for 338 residential units (48% have certificates of occupancy) and and six (6) commercial structures (five have certificates of occupancy).<sup>3</sup> New development, particularly that following the Almeda fire, has complied with the standards of the [Oregon Building Code](#) and the city's development code including their floodplain ordinance.

### **Economy**

A diverse range of businesses have chosen to locate in Phoenix. Traditionally, Phoenix has built its economy on a resource base of timber, favorable climate, attractive landscape, cultural attractions, a well-educated labor force, and education. In addition, Phoenix's location on Interstate 5 and the Central Oregon Pacific Railroad and its proximity to the Medford Airport give it market access that is more favorable than usual for a rural town. According to the economic profile of the City's Comprehensive Plan, Phoenix finds their main economic drivers in the sectors of manufacturing, retail trade and public administration.<sup>4</sup>

About 45% of the resident population 16 and over is in the labor force (2,017 people) and are employed in a variety of occupations including professional and related (27%), management, business, and financial (13%), construction, extraction, and maintenance (12%), healthcare support (7%), and office and administrative (7%).

Most workers residing in the city (98%, 1,657 people) travel outside of the city for work primarily to Medford and Ashland.<sup>5</sup> A significant population of people travel to the city for work, (97% of the workforce, 990 people) primarily from Medford, Ashland, Talent, Central Point, and surrounding areas.<sup>6</sup>

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<sup>3</sup> Firebrand Resiliency Collective. (2023). *Almeda Fire Loss and Recovery Dashboard*. <https://firebrandcollective.org/recovery-dashboard-2/>. City of Phoenix email correspondence (August 28, 2023).

<sup>4</sup> City of Phoenix, *Comprehensive Land Use Plan, Economic Element (1996, amended 1998)* [http://www.phoenixoregon.gov/sites/default/files/fileattachments/building/planning/page/351/comp\\_plan\\_economic\\_element.pdf](http://www.phoenixoregon.gov/sites/default/files/fileattachments/building/planning/page/351/comp_plan_economic_element.pdf)

<sup>5</sup> U.S. Census Bureau. *LEHD Origin-Destination Employment Statistics (2002-2020). Longitudinal-Employer Household Dynamics Program*, accessed on August 17, 2023 at <https://onthemap.ces.census.gov>.

<sup>6</sup> *Ibid.*

**Table PA-3 Community Characteristics**

| Population Characteristics                                     |       |          | Household Characteristics                   |       |     |
|--|-------|----------|---|-------|-----|
| <b>2016 Population Estimate</b>                                | 4,585 |          | <b>Housing Units</b>                        |       |     |
| <b>2021 Population Estimate</b>                                | 4,096 |          | Single-Family (includes duplexes)           | 1,142 | 58% |
| <b>2040 Population Forecast*</b>                               | 5,730 |          | Multi-Family                                | 483   | 25% |
| <b>Race</b>  |       |          | Mobile Homes (includes RV, Van, etc.)       | 343   | 17% |
| American Indian and Alaska Native                              | 0%    |          | <b>Household Type</b>                       |       |     |
| Asian  | 1%    |          | Family Household                            | 1,074 | 55% |
| Black/ African American  | 1%    |          | Married couple (w/ children)                | 272   | 14% |
| Native Hawaiian and Other Pacific Islander                     | 0%    |          | Single (w/ children)                        | 106   | 5%  |
| White  | 82%   |          | Living Alone 65+                            | 560   | 29% |
| Some Other Race  | 10%   |          | <b>Year Structure Built</b>                 |       |     |
| Two or More Races  | 6%    |          | Pre-1970                                    | 537   | 27% |
| <b>Hispanic or Latino/a (of any race)</b>                      | 10%   |          | 1970-1989                                   | 639   | 33% |
| <b>Limited or No English Spoken</b>                            | 9     | < 1%     | 1990-2009                                   | 754   | 39% |
| <b>Vulnerable Age Groups</b>                                   |       |          | 2010 or later                               | 38    | 2%  |
| Less than 5 Years  | 278   | 6%       | <b>Housing Tenure and Vacancy</b>           |       |     |
| Less than 18 Years   | 518   | 12%      | Owner-occupied                              | 1,204 | 61% |
| 65 Years and Older   | 1,485 | 33%      | Renter-occupied                             | 744   | 38% |
| 85 Years and Older   | 312   | 7%       | Seasonal                                    | 0     | 0%  |
| Age Dependency Ratio   |       | 81.8     | Vacant                                      | 20    | 1%  |
| <b>Disability Status (Percent age cohort)</b>                  |       |          | <b>Vehicles Available (Occupied Units)</b>  |       |     |
| Total Disabled Population                                      | 989   | 22%      | No Vehicle (owner occupied)                 | 86    | 7%  |
| Children (Under 18)  | 0     | 0%       | Two+ vehicles (owner occupied)              | 701   | 58% |
| Working Age (18 to 64)   | 399   | 16%      | No Vehicle (renter occupied)                | 65    | 9%  |
| Seniors (65 and older)   | 590   | 40%      | Two+ vehicles (renter occupied)             | 337   | 45% |
| Income Characteristics   |       |          | Employment Characteristics                  |       |     |
| <b>Households by Income Category</b>                           |       |          | <b>Labor Force (Population 16+)</b>         |       |     |
| Less than \$15,000   | 225   | 12%      | In labor Force (% Total Population)         | 2,017 | 45% |
| \$15,000-\$29,999  | 546   | 28%      | Unemployed (% Labor Force)                  | 86    | 4%  |
| \$30,000-\$44,999  | 304   | 16%      | <b>Occupation (Top 5) (Employed 16+)</b>    |       |     |
| \$45,000-\$59,999  | 257   | 13%      | Professional & Related                      | 523   | 27% |
| \$60,000-\$74,999  | 203   | 10%      | Management, Business, & Financial           | 258   | 13% |
| \$75,000-\$99,999  | 192   | 10%      | Construction, Extraction, & Maint.          | 232   | 12% |
| \$100,000-\$199,999  | 200   | 10%      | Healthcare Support                          | 140   | 7%  |
| \$200,000 or more  | 21    | 1%       | Office & Administrative                     | 135   | 7%  |
| <b>Median Household Income</b>                                 |       | \$40,324 | <b>Health Insurance</b>                     |       |     |
| <b>Gini Index of Income Inequality</b>                         |       | 0.43     | No Health Insurance                         | 299   | 7%  |
| <b>Poverty Rates (Percent age cohort)</b>                      |       |          | Public Health Insurance                     | 2,741 | 62% |
| Total Population   | 474   | 11%      | Private Health Insurance                    | 2,647 | 60% |
| Children (Under 18)  | 19    | 4%       | <b>Transportation to Work (Workers 16+)</b> |       |     |
| Working Age (18 to 64)   | 293   | 12%      | Drove Alone                                 | 1,486 | 80% |
| Seniors (65 and older)   | 162   | 11%      | Carpooled                                   | 59    | 3%  |
| <b>Housing Cost Burden (Cost &gt; 30% of household income)</b> |       |          | Public Transit                              | 103   | 6%  |
| Owners with a Mortgage   | 238   | 20%      | Motorcycle                                  | 0     | 0%  |
| Owners without a Mortgage                                      | 332   | 28%      | Bicycle/Walk                                | 77    | 4%  |
| Renters  | 400   | 54%      | Work at Home                                | 135   | 7%  |

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates; Portland State University, Population Research Center, "Annual Population Estimates, Table 4", 2016 and 2021; and "Population Forecasts, Summary Tab", 2022.

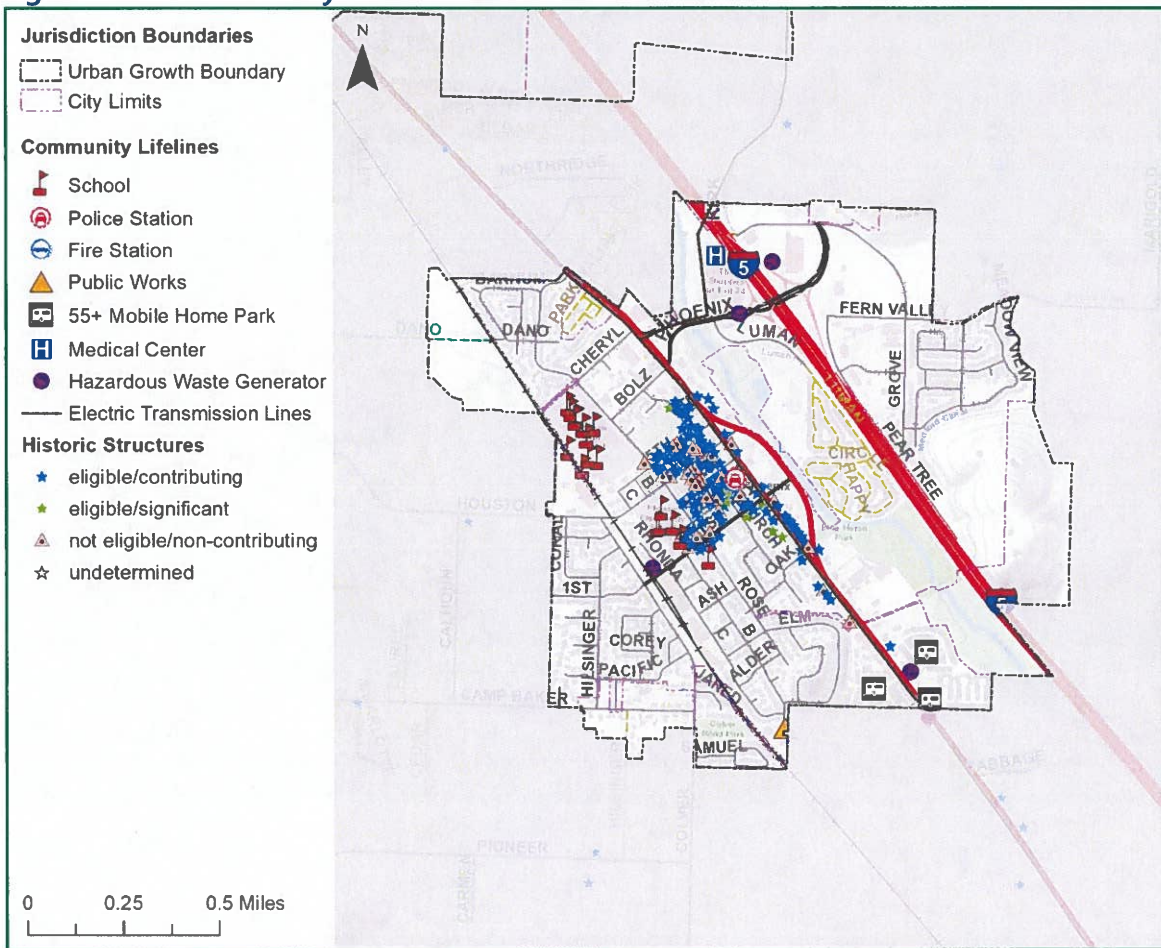
Note 1: \* = Population forecast within UGB

Note 2: ACS 5-year estimates represent average characteristics from 2017-2021. Sampling error may result in low reliability of data. This information or data is provided with the understanding that conclusions drawn from such information are the responsibility of the user. Refer to the original [source](#) documentation to better understand the data sources, results, methodologies and limitations of each dataset presented.

# Community Assets

This section outlines the resources, facilities, and infrastructure that, if damaged, could significantly impact the public safety, economic conditions, and environmental integrity of Phoenix. Community lifelines and historic structures are shown in Figure PA-2 and Table PA-4. FEMA developed the Community Lifelines construct for objective-based response to prioritize the rapid stabilization of these facilities after a disaster. Mitigating these facilities will increase the community's resilience.

**Figure PA-2 Community Lifelines and Historic Structures**



Source: Oregon Partnership for Disaster Resilience, Oregon Department of Geology and Mineral Industries

**Table PA-4 Phoenix Community Lifelines**

| Facility Name  | Community Lifeline Category | Lifeline Type            | Earthquake-Liquefaction Hazard | Flood Hazard | Landslide Hazard | Wildfire Hazard |
|--|-----------------------------|--------------------------|--------------------------------|--------------|------------------|-----------------|
| Greenway Village   | food, water, and shelter    | 55+mobile home park      | low                            |              | low              | low             |
| Rogue Valley South   | food, water, and shelter    | 55+mobile home park      | low                            |              | low              | low             |
| Creekside  | food, water, and shelter    | 55+mobile home park      | low                            |              | low              | low             |
| Prospect Community Club                                    | food, water, and shelter    | red cross shelter        | none                           |              | low              | moderate        |
| Berrys Auto Body   | hazardous materials         | hazardous waste producer | low                            |              | moderate         | low             |
| Natural Gas Storage Tank (railroad tracks and First Street | hazardous materials         | hazardous waste producer | low                            |              | low              | low             |
| The Home Depot - Phoenix                                   | hazardous materials         | hazardous waste producer | low                            | 500-Year     | low              | low             |
| Armadillo Technical Institute                              | safety and security         | school                   | low                            |              | low              | low             |
| Discovery Corner (Karma Enterprises)                       | safety and security         | school                   | low                            |              | low              | low             |
| Family Nurture Center                                      | safety and security         | school                   | low                            |              | low              | low             |
| Phoenix Elementary School                                  | safety and security         | school                   | low                            |              | moderate         | low             |
| Phoenix High School  | safety and security         | school                   | low                            |              | moderate         | low             |
| Phoenix Police Department                                  | safety and security         | police station           | low                            |              | low              | low             |
| Phoenix City Public Works                                  | transportation              | public works             | none                           |              | moderate         | low             |

Source: Oregon Department of Geology and Mineral Industries, Phoenix NHMP Steering Committee

### Critical Facilities

Facilities that are critical to government response and recovery activities (i.e., life, safety, property, and environmental protection). These facilities include: 911 Centers, Emergency Operations Centers, Police and Fire Stations, Public Works facilities, sewer and water facilities, hospitals, bridges, roads, shelters, and more. Facilities that, if damaged, could cause serious secondary impacts may also be considered "critical." A hazardous material facility is one example of this type of critical facility.

#### Fire Stations:

- Jackson County Fire District #5 – Station 3

#### Public Works:

- Public Works Facility (secondary EOC)

#### Law Enforcement:

- Phoenix Police Department

## Essential Facilities

Facilities that are essential to the continued delivery of key government services and/or that may significantly impact the public's ability to recover from the emergency. These facilities may include: City buildings such as the Public Services Building, the City Hall and other public facilities such as schools.

### Hospitals/Immediate Medical Care Facilities:

- Providence Phoenix Family Practice

### Schools:

- Phoenix High School
- Phoenix Elementary School
- Armadillo Technical Institute

### City/County Buildings:

- Phoenix Library
- Public Works Office  
(secondary EOC)
- Municipal Court
- Public Safety Building  
(primary EOC)

### Potential Shelter Sites:

- All Phoenix Schools
- Central Neighborhood Church
- South Valley Church
- First Baptist Church
- His Valley Church
- Phoenix Chapel
- Covenant Life Ministries
- First Presbyterian Church
- New Song Community Church
- Coptic Christian

## City Shops

## Infrastructure

Infrastructure that provides services for the City include:

### Transportation Networks:

- Highway 99/ Bear Creek Dr
- Interstate 5
- Fern Valley Rd
- N Phoenix Rd
- Colver Rd
- Grove Rd
- 1<sup>st</sup> St
- 4<sup>th</sup> St

### Special Service Districts:

- Southern Oregon Education Service District
- Medford Water Commission
- Medford Irrigation District
- Talent Irrigation District
- Rogue Valley Sewer

### Private Utilities:

- Pacific Power
- Avista

## Hazard Profiles

The following sections briefly describe relevant information for each profiled hazard. More information on Jackson County hazards can be found in Volume 1, Section 2 *Risk Assessment* and in the [Risk Assessment for Region 4, Southwest Oregon, Oregon SNHMP \(2020\)](#).

### Air Quality

The steering committee determined that the City's probability for poor air quality is **high** (which is the same as the County's Rating) and that their vulnerability to poor air quality is also **high** (which is the same as the County's Rating). *This hazard was not assessed in the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of air quality hazards, history, how they relate to future climate projections (see [OCCRI report](#)), as well as the location, extent, and probability of a potential event. Increases in wildfire conditions have shown an increasing potential for air quality hazards.

#### Future Projections

According to the Oregon Climate Change Research Institute "Future Climate Projections, Jackson County,"<sup>7</sup> climate change is expected to reduce outdoor air quality. Warmer temperatures may increase ground-level ozone concentrations, while increases in the number and size of wildfires may increase concentrations of smoke and fine particulate matter. Moreover, increases in pollen abundance and the duration of the pollen season may increase aeroallergens. Such poor air quality is expected to exacerbate allergy and asthma conditions and increase the incidence of respiratory and cardiovascular illnesses and death. In Jackson County, the number of smoke wave days is projected to decrease by 20%, but the intensity of smoke on those days is projected to increase by 81%.

Increasingly poor outdoor air quality will have exponentially high impacts upon those living in older homes, manufactured housing, RVs, and campgrounds, or the unhoused. The need to install new or upgraded air conditioning systems or HVAC filtration systems will impact the cost of housing.

Additional information on poor air quality can be found in Volume I, Section 2.

### Drought

The steering committee determined that the City's probability for drought is **high** (which is the same as the County's rating) and that their vulnerability to drought is **moderate** (which is the same as the County's rating). *These ratings have not changed since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of drought hazards, their history, and how they relate to future climate projections (see [OCCRI report](#)), as well as the location, extent, and

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<sup>7</sup> Oregon Climate Change Research Institute, *Future Climate Projections, Jackson County, Oregon*. February 2023.

probability of a potential event. Due to the climate of Jackson County, past and present weather conditions have shown an increasing potential for drought.

The City receives its main water supply from Big Butte Springs through Medford Water, supplemented by the Rogue River in the summer months. For more information on the future of Phoenix’s water supply, visit their [website](#).

### **Future Projections**

According to the Oregon Climate Change Research Institute “Future Climate Projections, Jackson County,”<sup>8</sup> drought, as represented by low summer soil moisture, low spring snowpack, low summer runoff, and low summer precipitation, is projected to become more frequent in Jackson County by the 2050s.

Increasingly frequent droughts will have economic and social impacts upon those who depend upon predictable growing periods (ranches, farms, vineyards, gardeners) as well as upon the price and availability of fresh vegetables. It may also stress local jurisdiction’s ability to provide water for irrigation or commercial and household use.

Please review Volume I, Section 2 for additional information on this hazard.

### **Earthquake (Cascadia)**

The steering committee determined that the City’s probability for a Cascadia Subduction Zone (CSZ) earthquake is **moderate** (which is the same as the County’s rating) and that their vulnerability to a CSZ earthquake is **high** (which is the same as the County’s rating). *The probability rating decreased and the vulnerability rating stayed the same since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of earthquake hazards and their history, as well as the location, extent, and probability of a potential event. Generally, an event that affects the County is likely to affect Phoenix as well. The causes and characteristics of an earthquake event are appropriately described within Volume I, Section 2, as well as the location and extent of potential hazards. Previous occurrences are well documented within Volume I, Section 2 and the community impacts described by the County would generally be the same for Phoenix as well.

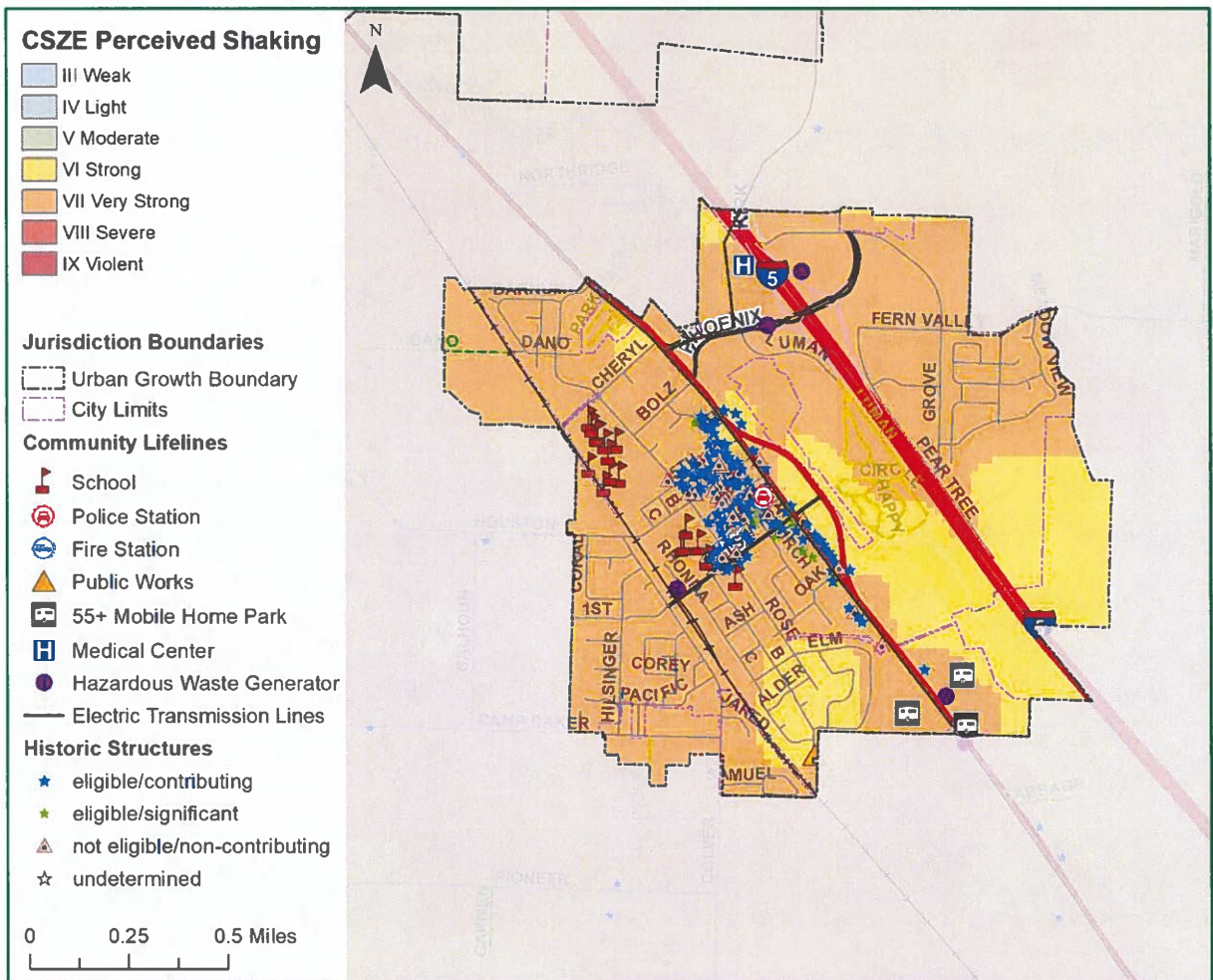
Figure PA-3 displays perceived shaking hazards from a Cascadia Subduction Zone earthquake event. As shown in the figure below, the majority of the City is expected to experience very strong shaking in a CSZ event.

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<sup>8</sup> Oregon Climate Change Research Institute, *Future Climate Projections, Jackson County, Oregon*. February 2023.



Figure PA-3 Cascadia Subduction Zone Perceived Shaking



Source: Oregon Partnership for Disaster Resilience. Oregon Department of Geology and Mineral Industries.  
 Note: To view detail click this [link](#) to access Oregon HazVu.

The local faults, the county’s proximity to the Cascadia Subduction zone, potential slope instability, and the prevalence of certain soils subject to liquefaction and amplification combine to give the County a high-risk profile. Due to the expected pattern of damage resulting from a CSZ event, the Oregon Resilience Plan divides the State into four distinct zones and places Jackson County predominately within the “Valley Zone” (Valley Zone, from the summit of the Coast Range to the summit of the Cascades). Within the Southwest Oregon region, damage and shaking is expected to be strong and widespread – an event will be disruptive to daily life and commerce and the main priority is expected to be restoring services to business and residents.<sup>9</sup> As noted in the community profile, approximately 60% of residential buildings were built prior to 1990, which increases the City’s vulnerability to the earthquake hazard. Information on specific public buildings’ (schools and public safety) estimated seismic resistance, determined by DOGAMI in 2007, is shown in Table PA-5; each “X” represents one building within that ranking category. Of the facilities evaluated by DOGAMI using RVS, two (2) have a very high (100%

<sup>9</sup> *Ibid.*

chance) collapse potential and three (3) have a high (greater than 10% chance) collapse potential.

**Table PA-5 Rapid Visual Survey Scores**

| Facility   | Site ID*   | Level of Collapse Potential                                |                |             |                  |
|--|------------|--|----------------|-------------|------------------|
|  |            | Low (< 1%)   | Moderate (>1%) | High (>10%) | Very High (100%) |
| <b>Schools</b>   |            |  |                |             |                  |
| Phoenix Elementary School (Phoenix-Talent SD 4)<br>(215 N Rose St)                             | Jack_sch46 | X,X,X,X  |                | X           | X                |
| Phoenix High School (Phoenix-Talent SD 4)<br>(745 N Rose St) - <b>see Mitigation Successes</b> | Jack_sch02 | X  |                | X,X         | X                |
| <b>Public Safety</b>   |            |  |                |             |                  |
| Jackson County Fire District #5<br>(116 W 2nd St)  | Jack_fir03 | <b>Destroyed in Almeda Fire (2020), Rebuilt (ca. 2023)</b> |                |             |                  |

Source: [DOGAMI 2007. Open File Report 0-07-02. Statewide Seismic Needs Assessment Using Rapid Visual Assessment.](#) "\*" – Site ID is referenced on the [RVS Jackson County Map](#)

In addition to building damages, utility (electric power, water, wastewater, natural gas) and transportation systems (bridges, pipelines) are also likely to experience significant damage. The City has a concrete water reservoir, a water tower, and 6.5 miles of pipe that connects to the Medford Water Commission that is vulnerable to earthquake.

Utility systems will be significantly damaged, including damaged buildings and damage to utility infrastructure, including water treatment plants and equipment at high voltage substations (especially 230 kV or higher which are more vulnerable than lower voltage substations). Buried pipe systems will suffer extensive damage with approximately one break per mile in soft soil areas. There would be a much lower rate of pipe breaks in other areas. Restoration of utility services will require substantial mutual aid from utilities outside of the affected area.

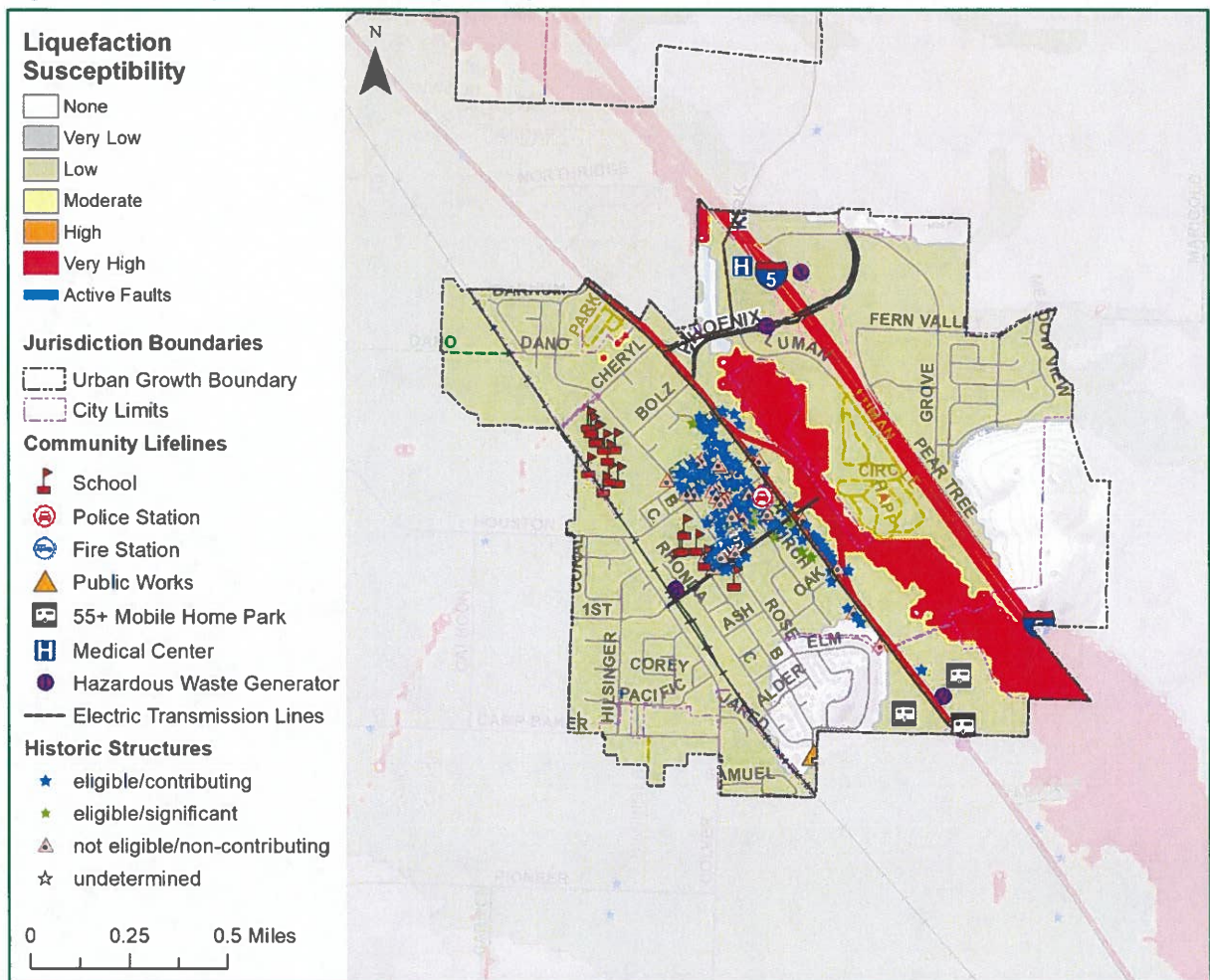
### Earthquake (Crustal)

The steering committee determined that the City’s probability for a crustal earthquake is **low** (which is the same as the County’s rating) and that their vulnerability to crustal earthquake is **moderate** (which is higher than the County’s rating). *These ratings have not changed since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of earthquake hazards and their history, as well as the location, extent, and probability of a potential event. Generally, an event that affects the County is likely to affect Phoenix as well. The causes and characteristics of an earthquake event are appropriately described within Volume I, Section 2, as well as the location and extent of potential hazards. Previous occurrences are well-documented within Volume I, Section 2 and the community impacts described by the County would generally be the same for Phoenix as well.

Figure PA-4 shows the liquefaction risk to the community lifelines that are identified in Table PA-4 as well as the state historic building inventory buildings.

**Figure PA-4 Liquefaction Susceptibility**



Source: Oregon Partnership for Disaster Resilience. Oregon Department of Geology and Mineral Industries.  
 Note: To view detail click this [link](#) to access Oregon HazVu.

**Vulnerability Assessment**

Due to insufficient data and resources, Phoenix is currently unable to perform a quantitative risk assessment, or exposure analysis, for this hazard. Identified Community Lifelines that are exposed to this hazard are shown in Table PA-4. Note that even if a facility has exposure, *it does not mean there is a high risk (vulnerability)*. No development changes affected the jurisdiction’s overall vulnerability to this hazard.

Earthquake-induced damages are difficult to predict and depend on the size, type and location of the earthquake, as well as site-specific building and soil characteristics. Presently, it is not possible to accurately forecast the location or size of earthquakes, but it is possible to predict the behavior of soil at any site. In many major earthquakes, damages have primarily been caused by the behavior of the soil.

### Future Projections

Future development (residential, commercial, or industrial) within Jackson County will be at risk to earthquake impacts, although this risk can be mitigated by the adoption and enforcement of high development and building standards. Reducing risks to vulnerable populations should be considered during the redevelopment of existing properties.

Please review Volume I, Section 2 for additional information on this hazard.

## Emerging Infectious Disease

The steering committee determined that the City's probability for emerging infectious disease is **moderate** (which is the same as the County's rating) and that their vulnerability is **high** (which is the same as the County's rating). *These ratings have not changed since the previous version of this NHMP.*

Emerging infectious diseases are those that have recently appeared in a population or those whose incidence or geographic range is rapidly increasing or threatens to increase. Emerging infections may be caused by biological pathogens (e.g., virus, parasite, fungus, or bacterium) and may be: previously unknown or undetected biological pathogens, biological pathogens that have spread to new geographic areas or populations, previously known biological pathogens whose role in specific diseases was previously undetected, and biological pathogens whose incidence of disease was previously declining but whose incidence of disease has reappeared (re-emerging infectious disease).<sup>10</sup>

Volume I, Section 2 describes the characteristics of emerging infectious disease and their history, as well as the location, extent, and probability of a potential event within the region. Generally, an event that affects the County is likely to affect the City as well.

### Future Projections

Vulnerable populations within Jackson County, including children, elderly, those living with disabilities, and unhoused individuals, will be a greater risk to emerging infectious diseases in the future.

Please review Volume I, Section 2 for additional information on this hazard.

## Flood

The steering committee determined that the City's probability for flood is **high** (which is the same as the County's rating) and that their vulnerability to flood is **moderate** (which is the same as the County's rating). *These ratings have not changed since the previous version of this NHMP.*

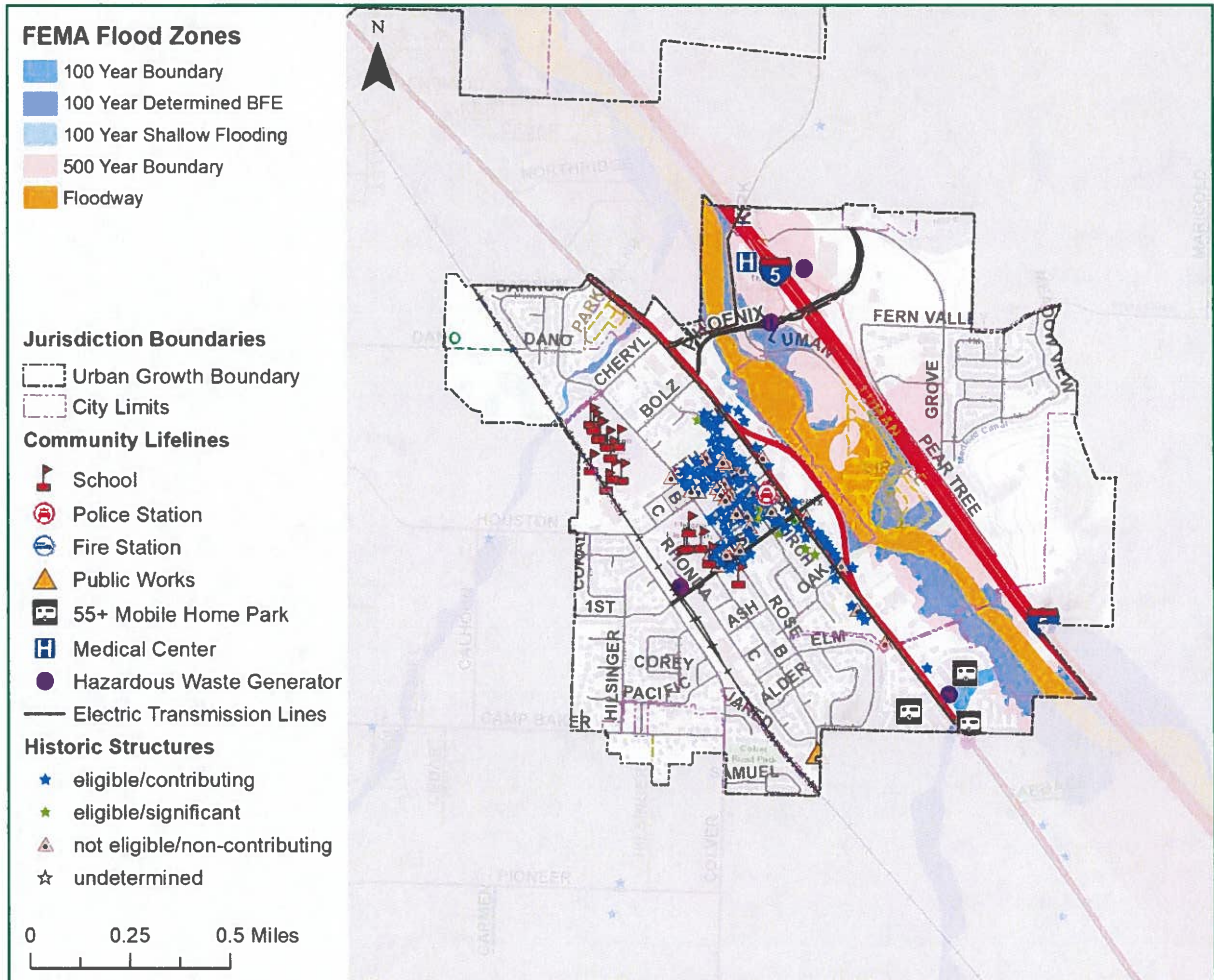
Volume I, Section 2 describes the characteristics of flood hazards, their history, and how they relate to future climate projections (see [OCCRI report](#)), as well as the location, extent, and probability of a potential event. Portions of Phoenix have mapped FEMA flood zones. These include areas along Bear Creek, Coleman Creek, and Anderson Creek (Figure PA-5). Furthermore,

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<sup>10</sup> Baylor College of Medicine, *Emerging Infectious Disease*, URL: <https://www.bcm.edu/departments/molecular-virology-and-microbiology/emerging-infections-and-biodefense/emerging-infectious-diseases>, accessed September 17, 2017.

other portions of Phoenix, outside of the mapped floodplains, are also subject to flooding from local storm water drainage. *Note: Rogue Valley Sewer Services provides sewer and stormwater services to the City and provides information on [low-impact development](#).*

**Figure PA-5 FEMA Flood Zones**



Source: Oregon Partnership for Disaster Resilience. Oregon Department of Geology and Mineral Industries.

Note: To view detail click this [link](#) to access Oregon HazVu.

### Vulnerability Assessment

Due to insufficient data and resources, Phoenix is currently unable to perform a quantitative risk assessment, or exposure analysis, for this hazard. Identified community lifelines that are exposed to this hazard are shown in Table PA-4. Note that even if a facility has exposure, *it does not mean there is a high risk (vulnerability)*. No development changes affected the jurisdiction’s overall vulnerability to this hazard.

The City is at risk from two types of flooding: riverine and urban. Riverine flooding occurs when streams overflow their banks and inundate low-lying areas. This is a natural process that adds sediment and nutrients to fertile floodplain areas. It usually results from prolonged periods of precipitation over a wide geographic area. Most areas are generally flooded by low velocity

sheets of water. Urban flooding occurs as land is converted to impervious surfaces and hydrologic systems are changed. Precipitation is collected and transmitted to streams at a much faster rate, causing floodwaters that rise rapidly and peak with violent force. During urban flooding, storm drains can back up and cause localized flooding of streets and basements. These flooding events and subsequent damages are commonly caused by the behavior of Bear Creek and Coleman Creek and their tributaries.

Floods can have a devastating impact on almost every aspect of the community, including private property damage, public infrastructure damage and economic loss from business interruption. It is important for the City to be aware of flooding impacts and assess its level of risk. The City has been proactive in mitigating flood hazards by purchasing floodplain property.

The economic losses due to business closures often total more than the initial property losses that result from flood events. Business owners and their employees are significantly impacted by flood events. Direct damages from flooding are the most common impacts, but indirect damages, such as diminished clientele, can be just as debilitating to a business.

The FEMA Flood Insurance Study (January 19, 2018) has a brief history of flooding in Jackson County and Phoenix (Volume I, Section 2). Currently, no critical or essential facilities are in the floodplain. The City has two mobile home parks that were impacted by flooding in 1964 and 1997. Mitigation efforts that took place have decreased flooding in those areas adjacent to Bear Creek. Note: the 2020 Almeda Fire destroyed about 561 homes within Phoenix including about 292 manufactured homes and 153 multi-family units.<sup>11</sup> Further mitigation efforts for flooding are to be undertaken with the restoration of the Bear Creek watershed following the Almeda Fire.

Highway 99 and Interstate 5 are major transportation routes in the Rogue Valley. If major flooding affected all of the bridges in Phoenix, traffic flow in and out of the City would be significantly affected, but it would not cut off all avenues. The amount of property in the floodplain is not a large area but damage could be significant as it would affect residential, commercial, and public property. Floodwaters can affect building foundations, seep into basements, or cause damage to the interior, exterior, and contents of buildings, dependent upon the velocity and depth of the water and by the presence of floating debris. The City sewer system can overflow during flood events and cause further property damage.

For mitigation planning purposes, it is important to recognize that flood risk for a community is not limited only to areas of mapped floodplains. Other portions of Phoenix outside of the mapped floodplains may also be at relatively high risk from over bank flooding from streams too small to be mapped by FEMA or from local storm water drainage. In addition, the City is at low risk to flooding from dam inundation of Hosler Dam and Emigrant Lake.

### **Future Projections**

According to the Oregon Climate Change Research Institute ([OCCRI report](#)) "Future Climate Projections, Jackson County,"<sup>12</sup> winter flood risk at mid-elevations in Jackson County, where temperatures are near freezing during winter and precipitation is a mix of rain and snow, is

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<sup>11</sup> Firebrand Resiliency Collective. (2023). *Almeda Fire Loss and Recovery Dashboard*. Accessed August 18, 2023. <https://experience.arcgis.com/experience/888491b7ccc949a7a98554a14aa8bf82>

<sup>12</sup> Oregon Climate Change Research Institute, *Future Climate Projections, Jackson County, Oregon*. February 2023.

projected to increase as winter temperatures increase. The temperature increase will lead to an increase in the percentage of precipitation falling as rain rather than snow. The projected increases in total precipitation, and in rain relative to snow, likely will increase flood magnitudes in the region. Vulnerable populations adjacent to floodways (including the unhoused, manufactured home communities, and campground occupants) will be more at risk as the winter flood risk increases.

### **National Flood Insurance Program (NFIP)**

FEMA updated the Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs) in 2018 (effective January 19, 2018). Phoenix does not participate in the Community Rating System (CRS); however, the City is in the process of joining CRS. The City complies with the NFIP through enforcement of the Flood Damage Prevention Regulations.

The Community Repetitive Loss record for Phoenix identifies zero (0) Repetitive Loss Properties<sup>13</sup> and zero (0) Severe Repetitive Loss Properties.<sup>14</sup>

Please review Volume I, Section 2 for additional information on this hazard.

## **Landslide**

The steering committee determined that the City's probability for landslide is **high** (which is the same as the County's rating) and that their vulnerability to landslide is **moderate** (which is the same as the County's rating). *The probability rating stayed the same and the vulnerability rating increased since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of landslide hazards, how they relate to future climate projections (see [OCCRI report](#)), history, as well as the location, extent, and probability of a potential event within the region. The potential for landslide in Phoenix is almost negligible apart from very small areas immediately adjacent to stream channels. However, such areas have little or no development or infrastructure.

Landslide susceptibility exposure for Phoenix is shown in Figure PA-6. Most of Phoenix demonstrates a low susceptibility to landslide exposure, with corridors of moderate susceptibility concentrated around Bear Creek and Coleman Creek. Approximately 3% of Phoenix has high and approximately 21% moderate, landslide susceptibility exposure.<sup>15</sup>

*Note that even if a jurisdiction has a high percentage of area in a high or very high landslide exposure susceptibility zone, this does not mean there is a high risk, because risk is the intersection of hazard and assets.*

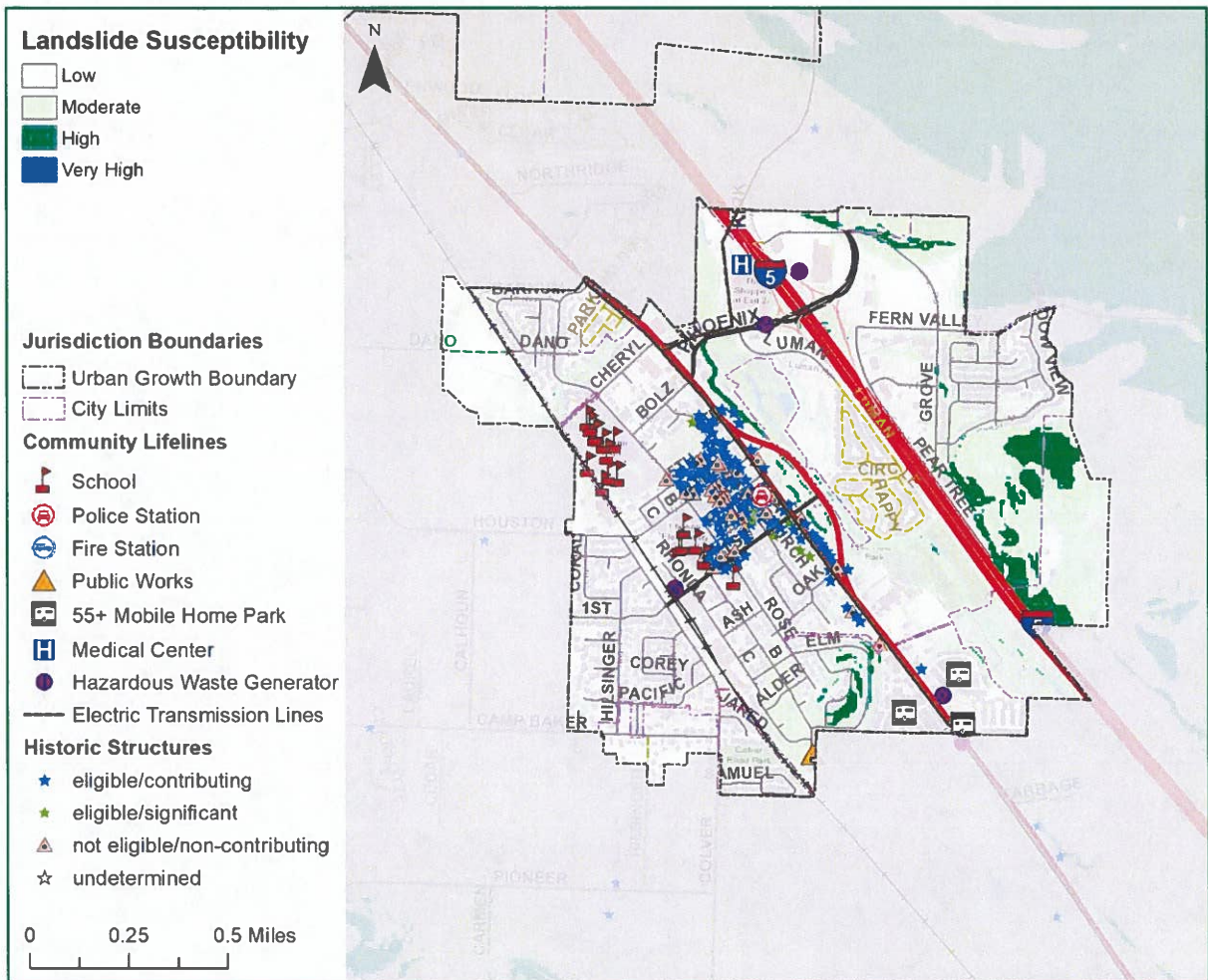
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<sup>13</sup> A Repetitive Loss (RL) property is any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978. A RL property may or may not be currently insured by the NFIP.

<sup>14</sup> A Severe Repetitive Loss (SRL) property is a single family property (consisting of 1 to 4 residences) that is covered under flood insurance by the NFIP and has incurred flood-related damage for which 4 or more separate claims payments have been paid under flood insurance coverage, with the amount of each claim payment exceeding \$5,000 and with cumulative amount of such claims payments exceeding \$20,000; or for which at least 2 separate claims payments have been made with the cumulative amount of such claims exceeding the reported value of the property.

<sup>15</sup> DOGAMI Open-File Report, O-16-02, Landslide Susceptibility Overview Map of Oregon (2016)

**Figure PA-6 Landslide Susceptibility**



Source: Oregon Partnership for Disaster Resilience. Oregon Department of Geology and Mineral Industries.  
 Note: To view detail click this [link](#) to access Oregon HazVu.

**Vulnerability Assessment**

Due to insufficient data and resources, Phoenix is currently unable to perform a quantitative risk assessment, or exposure analysis, for this hazard. Identified community lifelines that are exposed to this hazard are shown in Table PA-4. Note that even if a facility has exposure, *it does not mean there is a high risk (vulnerability)*. No development changes affected the jurisdiction’s overall vulnerability to this hazard.

Potential landslide-related impacts are adequately described within Volume I, Section 2 and include infrastructural damages, economic impacts (due to isolation and/or arterial road closures), property damages and obstruction to evacuation routes. Rain-induced landslides and debris flows can potentially occur during any winter in Jackson County and thoroughfares beyond City limits are susceptible to obstruction as well.

The most common type of landslides in Jackson County are slides caused by erosion. Slides move in contact with the underlying surface, are generally slow moving and can be deep. Rainfall-



initiated landslides tend to be smaller; while earthquake induced landslides may be quite large. All soil types can be affected by natural landslide triggering conditions.

### Future Projections

Landslides are often triggered by rainfall when the soil becomes saturated. As a surrogate measure of landslide risk, the Oregon Climate Change Research Institute ([OCCRI report](#)) report presents a threshold based on recent precipitation (cumulative precipitation over the previous 3 days) and antecedent precipitation (cumulative precipitation on the 15 days prior to the previous 3 days). By the 2050s under the higher emissions scenario, the average number of days per year in Jackson County on which the landslide risk threshold is exceeded is projected to remain about the same, with an increase of 0.2 days. However, landslide risk depends on multiple factors, and this metric, which is based on precipitation, does not reflect all aspects of the hazard. Additional triggers, such as earthquakes, wildfires, or development, can increase risks of landslides. Future development along slopes or adjacent to riverbanks will be a greater risk of impact from this hazard.

Please review Volume I, Section 2 for additional information on this hazard.

## Severe Weather

Severe weather can account for a variety of intense and potentially damaging weather events. These events include windstorms and winter storms. The following section describes the unique probability and vulnerability of each identified weather hazard. Other more abrupt or irregular events such as hail are also described in this section.

## Extreme Heat Event

The steering committee determined that the City's probability for extreme heat event is **high** (which is the same as the County's Rating) and that their vulnerability to an extreme heat event is **moderate** (which is the same as the County's Rating). *This hazard was not assessed in the previous version of this NHMP.*

Jackson County's NHMP Volume I, Section 2, adequately describes the causes and characteristics of extreme heat, as well as the history, location, extent, and probability of a potential event and how they relate to future climate projections (see [OCCRI report](#)). Generally, an event that affects the County is likely to affect the City as well. A severe heat episode or "heat wave" occurs about every two to three years, and typically lasting two to three days but can last as many as five days. A severe heat episode can be defined as consecutive days of temperatures in the high 90s and above 100. Severe heat hazard in Southern Oregon can be described as the average number of days with temperatures greater than or equal to 90-degrees Fahrenheit.<sup>16</sup>

Extreme heat events can and have occurred in the city, and while they typically do not cause loss of life, they are becoming more frequent and have the potential to impact economic activity as well as quality of life and have caused threat to life in some cases.

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<sup>16</sup> DLCD. Oregon State Natural Hazard Mitigation Plan. 2020.

### Future Projections

According to the Oregon Climate Change Research Institute ([OCCRI report](#)) “Future Climate Projections, Jackson County,”<sup>17</sup> average temperature is expected to continue increasing during the twenty-first century if global emissions of greenhouse gases continue. The number, duration, and intensity of extreme heat events will increase as temperatures continue to warm. In Jackson County, the number of extremely hot days (days on which the temperature is 90°F or higher) and the temperature on the hottest day of the year are projected to increase by the 2020s and 2050s. The number of days per year with temperatures 90°F or higher is projected to increase by an average of 28 days (range 12–38 days) by the 2050s, relative to the 1971–2000 historical baselines. The temperature on the hottest day of the year is projected to increase by an average of about 7°F (range 3–8°F) by the 2050s. Higher temperatures and longer/more extreme heat events will have negative impacts upon vulnerable populations such as those over 65+, children, those living in older or temporary housing, and field workers.

See the Risk Assessment (Volume I, Section 2) for additional information on this hazard.

### Windstorm

The steering committee determined that the City’s probability for windstorm is **high** (which is the same as the County’s rating) and that their vulnerability to windstorm is **high** (which is higher than the County’s rating). *The probability rating stayed the same and the vulnerability rating increased since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of windstorm hazards, their history, and how they relate to future climate projections (see [OCCRI report](#)), as well as the location, extent, and probability of a potential event within the region. Because windstorms typically occur during winter months, they are sometimes accompanied by ice, freezing rain, flooding, and very rarely, snow. Other severe weather events that may accompany windstorms, including thunderstorms, hail, lightning strikes, and tornadoes are generally negligible for Phoenix.

Volume I, Section 2 describes the impacts caused by windstorms, including power outages, downed trees, heavy precipitation, building damages, and storm-related debris. Additionally, transportation and economic disruptions result as well.

Damage from high winds generally has resulted in downed utility lines and trees. Electrical power can be out anywhere from a few hours to several days. Outdoor signs have also suffered damage. If the high winds are accompanied by rain (which they often are), blowing leaves and debris clog drainage-ways, which in turn causes localized urban flooding.

### Future Projections

Limited research suggests little if any change in the frequency and intensity of windstorms in the Northwest as a result of climate change. Those impacted by windstorms at present, including older residential or commercial developments with above-ground utilities, poor insulation or older construction, heavy tree canopies, or poor storm drainage, will continue to be impacted by windstorms in the future.

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<sup>17</sup> Oregon Climate Change Research Institute, *Future Climate Projections, Jackson County, Oregon*. February 2023.

Please review Volume I, Section 2 for additional information on this hazard.

## Winter Storm (Snow/Ice)

The steering committee determined that the City's probability for winter storm is **high** (which is the same as the County's rating) and that their vulnerability to winter storm is **high** (which is higher than the County's rating). *These ratings have not changed since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of winter storm hazards, their history, and how they relate to future climate projections (see [OCCRI report](#)), as well as the location, extent, and probability of a potential event within the region. Severe winter storms can consist of rain, freezing rain, ice, snow, cold temperatures, and wind. They originate from troughs of low pressure offshore that ride along the jet stream during fall, winter, and early spring months. Severe winter storms affecting the City typically originate in the Gulf of Alaska or in the central Pacific Ocean. These storms are most common from November through March.

Major winter storms can and have occurred in the Phoenix area, and while they typically do not cause significant damage, they are frequent and have the potential to impact economic activity. Road and rail closures due to winter weather are an uncommon occurrence but can interrupt commuter and commercial traffic. The City maintains roads with a plow and two sanding trucks.

### Future Projections

According to the Oregon Climate Change Research Institute ([OCCRI report](#)) "Future Climate Projections, Jackson County,"<sup>18</sup> cold extremes will become less frequent and intense as the climate warms. In Jackson County, the number of cold days (maximum temperature 32°F or lower) per year is projected to decrease by an average of 3 days (range -2– -5 days) by the 2050s, relative to the 1971–2000 historical baselines, under the higher emissions scenario. The temperature on the coldest night of the year is projected to increase by an average of 6°F (range 3–9°F) by the 2050s. The intensity of extreme precipitation is expected to increase as the atmosphere warms and holds more water vapor. In Jackson County, the number of days per year with at least 0.75 inches of precipitation is not projected to change substantially. However, by the 2050s, the amount of precipitation on the wettest day and wettest consecutive five days per year is projected to increase by an average of 15% (range -3–32%) and 11% (range -3–34%), respectively. If these precipitation events occur in the winter, heavier winter storms with larger impacts upon transportation routes, vulnerable populations, and economic activity can be expected.

Please review Volume I, Section 2 for additional information on this hazard.

## Volcanic Event

The steering committee determined that the City's probability for a volcanic event is **low** (which is the same as the County's rating) and that their vulnerability to a volcanic event is **low** (which is

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<sup>18</sup> Oregon Climate Change Research Institute, *Future Climate Projections, Jackson County, Oregon*. February 2023.

the same as the County's rating). *These ratings have not changed since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of volcanic hazards, their history, and how they relate to future climate projections, as well as the location, extent, and probability of a potential event within the region. Generally, an event that affects the County is likely to affect Phoenix as well. Phoenix is very unlikely to experience anything more than volcanic ash during a volcanic event.

### **Future Projections**

Although the science of volcano predictions is improving, it remains challenging to predict a potential volcanic event. Ash fall, which will be the greatest impact, will impact the entire County. Impacts will be felt hardest by property managers (ranches, farmers, etc.) and by those relying upon clean surface water (for drinking water production and irrigation).

Please review Volume I, Section 2 for additional information on this hazard.

### **Wildfire**

The steering committee determined that the City's probability for wildfire is **high** (which is the same as the County's rating) and that their vulnerability to wildfire is **moderate** (which is the same as the County's rating). *These ratings have increased since the previous version of this NHMP.*

Volume I, Section 2 describes the characteristics of wildland fire hazards, their history, and how they relate to future climate projections (see [OCCRI report](#)), as well as the location, extent, and probability of a potential event within the region. The location and extent of a wildland fire vary depending on fuel, topography, and weather conditions. Weather and urbanization conditions are primarily at cause for the hazard level. Wildland fires in Phoenix are somewhat rare. However, air inversions are relatively common during the summer and may bring wildfire smoke from miles away into the City.

Phoenix, along with Talent, Medford, and Ashland, was severely affected by the Almeda Fire in September 2020. Within Phoenix's city limits, 561 units were destroyed or damaged, including 116 single family detached homes, 153 multiple family units, 292 mobile/manufactured homes, and 41 commercial structures. To date building permits have been issued for 114 single family detached homes (81% have certificates of occupancy); 142 multiple family units (86% have certificates of occupancy); 82 mobile/manufactured home space (15% have certificates of occupancy); and six (6) commercial structures (five have certificates of occupancy). Over 1000 additional units were destroyed or damaged just outside of Phoenix's city limits.<sup>19</sup>

The potential community impacts and vulnerabilities described in Volume I, Section 2 are generally accurate for the City. The [Rogue Valley Integrated Community Wildfire Protection Plan \(RVIFP, updated 2019\)](#) assesses wildfire risk, maps wildland urban interface areas, and includes actions to mitigate wildfire risk. The City is included in the RVIFP and will update the City's

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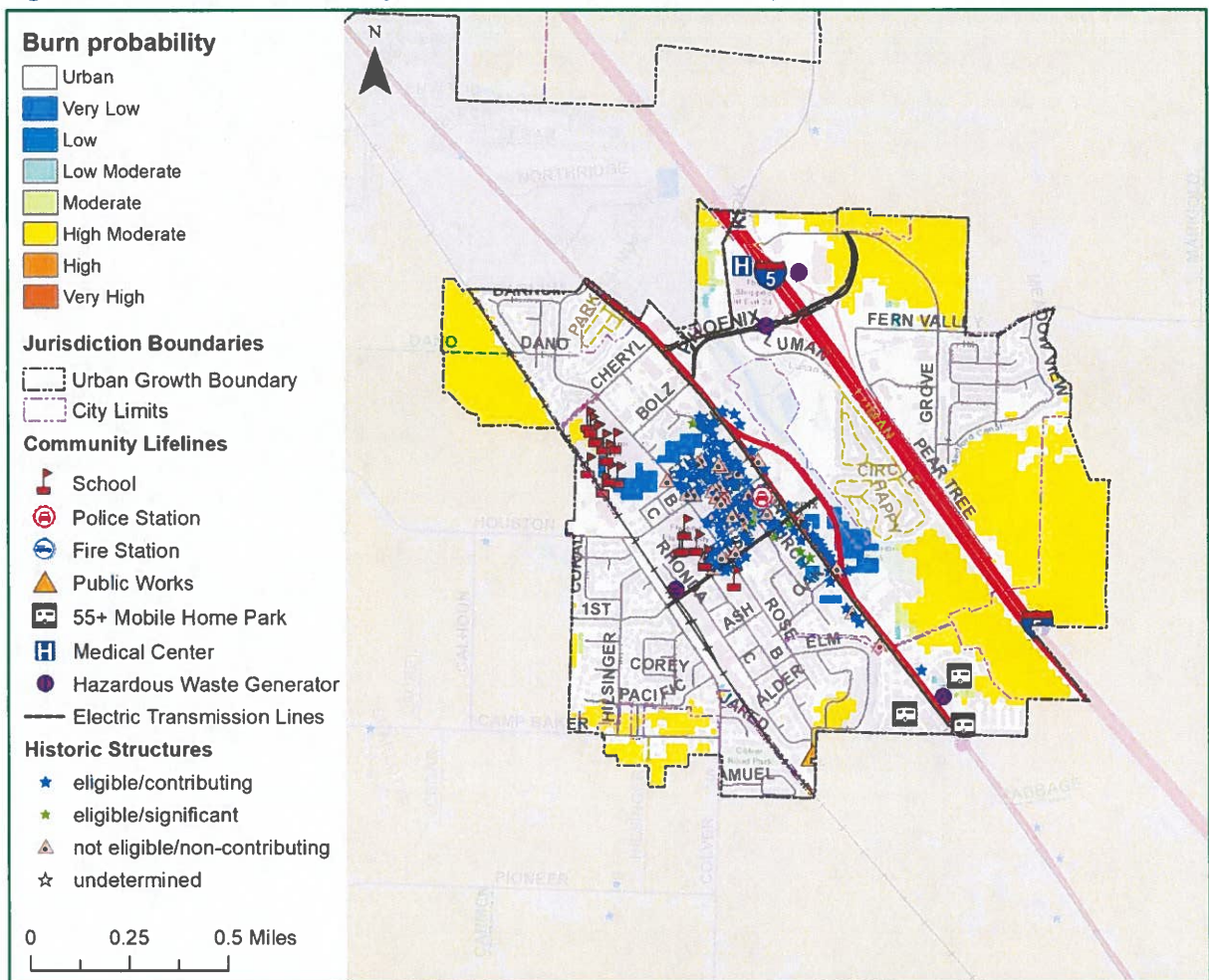
<sup>19</sup> Firebrand Resiliency Collective. (2023). *Almeda Fire Loss and Recovery Dashboard*. <https://firebrandcollective.org/recovery-dashboard-2/>. City of Phoenix email correspondence (August 28, 2023).

wildfire risk assessment if the fire plan presents better data during future updates (an action item is included within Volume I, Section 4 to participate in updates to the integrated fire plan and to continue to maintain and update their RVIFP). Phoenix is within an area of low wildfire prone urban landscape. The City hereby incorporates the RVIFP into this addendum by reference to provide greater detail to sensitivity and exposure to the wildfire hazard.

Property can be damaged or destroyed with one fire as structures, vegetation and other flammables easily merge to become unpredictable and hard to manage. Other factors that affect ability to effectively respond to a wildfire include access to the location and to water, response time from the fire station, availability of personnel and equipment, and weather (e.g., heat, low humidity, high winds, and drought).

Figure PA-7 shows burn probability in Phoenix for community lifelines and historic buildings.

**Figure PA-7 Burn Probability in Phoenix and Community Lifelines**



Source: Oregon Partnership for Disaster Resilience. USFS Pacific Northwest Region Wildfire Risk Assessment (PNRA)

Note: To view detail click this [link](#) to access Oregon Explorer’s CWPP Planning Tool.

### **Vulnerability Assessment**

Due to insufficient data and resources, Phoenix is currently unable to perform a quantitative risk assessment, or exposure analysis, for this hazard. Identified Community Lifelines that are exposed to this hazard are shown in Table PA-4. Note that even if a facility has exposure, *it does not mean there is a high risk (vulnerability)*. No development changes affected the jurisdiction's overall vulnerability to this hazard.

### **Future Projections**

According to the Oregon Climate Change Research Institute "Future Climate Projections, Jackson County,"<sup>20</sup> wildfire frequency, intensity, and area burned are projected to continue increasing in the Northwest. Wildfire risk, expressed as the average number of days per year on which fire danger is very high, is projected to increase in Jackson County by 13 days (range -6– 29) by the 2050s, relative to the historical baseline (1971–2000), under the higher emissions scenario. Similarly, the average number of days per year on which vapor pressure deficit is extreme is projected to increase by 29 days (range 12–42) by the 2050s. Communities at risk to wildfire include those within the urban wildfire interface or along river or creek corridors, like Bear Creek, where fire can travel quickly. Communities will need to address growing wildfire risks if populations are not restricted from expanding further into higher risk areas.

Please review Volume I, Section 2 for additional information on this hazard.

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<sup>20</sup> Oregon Climate Change Research Institute, *Future Climate Projections, Jackson County, Oregon*. February 2023.

# Attachment A: Public Involvement Summary

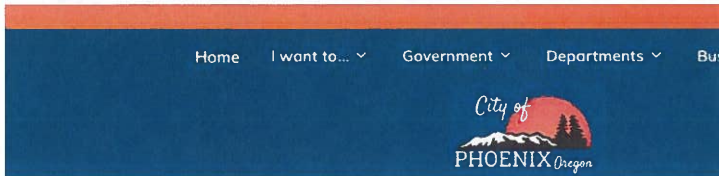
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Members of the steering committee provided edits and updates to the NHMP prior to the public review period as reflected in the final document. In addition, a survey was distributed that included responses from residents of Phoenix (Volume III, Appendix F).

To provide the public information regarding the draft NHMP addendum, and provide an opportunity for comment, an announcement (see below) was provided from **August 29, 2023** and continued into the FEMA review process. The plan was also posted and announced on the County's website. There were no public comments provided. Additional opportunities for stakeholders and the public to be involved in the planning process are addressed in Volume II, Appendix B.

A diverse array of agencies and organizations were provided an opportunity to provide input to inform the plan's content through a variety of mechanisms including the opportunity for comment on the draft plan. The agencies and organizations represent local and regional agencies involved in hazard mitigation activities, those that have the authority to regulate development, neighboring communities, representatives of businesses, academia, and other private organizations, and representatives of nonprofit organizations, including community-based organizations, that work directly with and/or provide support to underserved communities and socially vulnerable populations. For more information on the engagement strategy see Volume II, Appendix B.

## Website Posting



### City of Phoenix Addendum to Jackson County Natural Hazard Mitigation Plan

September 12, 2023

Jackson County Natural Hazard Mitigation Plan

City of Phoenix seeks additional public input on update to Natural Hazard Mitigation Plan

City of Phoenix, OR – City of Phoenix is in the process of updating their existing Natural Hazard Mitigation Plan (NHMP). This work is being performed in cooperation with the University of Oregon’s Institute for Policy Research and Engagement – Oregon Partnership for Disaster Resilience and the Oregon Department of Emergency Management utilizing funds obtained from the Federal Emergency Management Agency’s (FEMA) Hazard Mitigation Grant Program. With re-adoption of the plan, Phoenix will regain its eligibility to apply for federal funding towards natural hazard mitigation projects. This local planning process includes a wide range of representatives from city and county government, emergency management personnel, and outreach to members of the public in the form of an electronic survey.

A natural hazard mitigation plan provides communities with a set of goals, action items, and resources designed to reduce risk from future natural disaster events. Engaging in mitigation activities provides jurisdictions with a number of benefits, including reduced loss of life, property, essential services, critical facilities, and economic hardship; reduced short-term and long-term recovery and reconstruction costs; increased cooperation and communication within the community through the planning process; and increased potential for state and federal funding for recovery and reconstruction projects.

An electronic version of the updated draft City of Phoenix NHMP addendum will be available for formal public comment beginning **August 29, 2023**. To view the draft please visit: [www.phoenixoregon.gov](http://www.phoenixoregon.gov)

If you have any questions regarding the City of Phoenix NHMP addendum or the update process in general, please contact: Joe Slaughter, CEDEV Director at (541) 535-2050 or [joe.slaughter@phoenixoregon.gov](mailto:joe.slaughter@phoenixoregon.gov); or Michael Howard, Director for the Oregon Partnership for Disaster Resilience at [mrhoward@uoregon.edu](mailto:mrhoward@uoregon.edu).

Posted in [Community Development](#)



## Phoenix Steering Committee

Steering committee members possessed familiarity with the community of Phoenix and how it is affected by natural hazard events. The steering committee guided the update process through several steps including goal confirmation and prioritization, action item review and development, and information sharing, to update the NHMP and to make the NHMP as comprehensive as possible. The steering committee met formally on the following date:

### **Meeting #1: Phoenix steering committee, February 15, 2023 (via Zoom)**

During this meeting, the steering committee reviewed the previous NHMP, and were provided updates on hazard mitigation planning, the NHMP update process, and project timeline. The steering committee:

- Updated recent history of hazard events in the city.
- Reviewed and confirmed the NHMP's mission and goals.
- Discussed the NHMP public outreach strategy.
- Discussed development changes and community lifelines.
- Reviewed and provided feedback on the draft risk assessment update including community vulnerabilities and hazard information.
- Reviewed and updated their existing mitigation strategy (actions).
- Reviewed and updated their implementation and maintenance program.

### **Meeting Attendees:**

- Joe Slaughter, Community and Economic Development Director
- Derek Bowker, Phoenix Police Department
- Aaron Bustard, Jackson County Fire District #5
- Charles Hanley, Jackson County Fire District #5
- Jon McCalip, Phoenix-Talent School District Facilities Manager

## AGENDA

**Meeting:** Jackson County NHMP Update: Phoenix Addenda  
**Date:** 2/15/23  
**Time:** 2:00pm – 3:00pm  
**Location:** <https://uoregon.zoom.us/j/97239702413>

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### Meeting Goals:

- To share information that the student team needs to draft jurisdictional addenda, namely:
  - To review and update Phoenix’s hazard vulnerability assessment
  - To review and update Phoenix’s action items

### I. Welcome and Introductions

### II. Development Information and Community Lifelines

- a. Development information (if not already provided)
- b. Review Community Lifelines for any missed facilities

### III. Jurisdiction-Specific Risk Assessment

- a. Review Phoenix-specific Hazard Vulnerability Assessment (HVA)

### IV. Jurisdiction-specific Mitigation Strategy

- a. Update action items
- b. Prioritize action items

### V. Overview of Implementation and Maintenance

### VI. Next Steps

- a. We will send your jurisdiction’s addendum to you for your review and give you two weeks to review the addendum and provide us with any edits
- b. One more Steering Committee meeting (date and time TBA)

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# Attachment B: Action Item Changes

Table PA-6 is an accounting of the status (complete or not complete) and major changes to actions since the previous NHMP. All actions were renumbered in this update to be consistent with other jurisdictions that are participating in the multi-jurisdictional NHMP. Actions identified as still relevant are included in the updated action plan (Table PA-1).

**Previous NHMP Actions Completed:**

Landslide #2 *“Investigate the development and implementation of a city landslide ordinance.”* This was completed.

**Previous NHMP Actions that are Not Complete and No Longer Relevant:**

Multi-Hazard #1 *“Integrate the Mitigation plan findings into planning and regulatory documents including the Comprehensive Plan.”* Not Completed, No Longer Relevant. Integrated into MH 1.2.

**Table PA-6 Status of All Hazard Mitigation Actions in the Previous Plan**

| 2018 Action Item                                    | 2024 Action Item | Status       | Still Relevant? (Yes/No) |
|---|------------------|--------------|--------------------------|
| <b>Multi-Hazard Mitigation Items</b>                |                  |              |                          |
| MH #1   | 1.1              | Not Complete | Yes                      |
| MH #2   | 1.2              | Not Complete | Yes                      |
| MH #3   | 1.3              | Not Complete | Yes                      |
| -   | 1.4              | New          | -                        |
| <b>Air Quality Mitigation Items</b>                 |                  |              |                          |
| -   | 2.0              | New          | -                        |
| <b>Drought Mitigation Items</b>                     |                  |              |                          |
| -   | 3.0              | New          | -                        |
| <b>Earthquake Mitigation Items</b>                  |                  |              |                          |
| EQ #1   | 4.1              | Not Complete | Yes                      |
| EQ #2   | 4.2              | Not Complete | Yes                      |
| <b>Emerging Infectious Disease Mitigation Items</b> |                  |              |                          |
| -   | 5.0              | New          | -                        |
| <b>Flood Mitigation Items</b>                       |                  |              |                          |
| FL #1   | 6.1              | Not Complete | Yes                      |
| FL #2   | 6.2              | Not Complete | Yes                      |

| 2018 Action Item                       | 2024 Action Item | Status       | Still Relevant? (Yes/No) |
|--|------------------|--------------|--------------------------|
| <b>Landslide Mitigation Items</b>      |                  |              |                          |
| LS #1                                  | 1.1              | Not Complete | Yes                      |
| LS #2                                  | -                | Complete     | No                       |
| <b>Severe Weather Mitigation Items</b> |                  |              |                          |
| SW #1                                  | 8.1              | Not Complete | Yes                      |
| SW #2                                  | 8.2              | Not Complete | Yes                      |
| -                                      | 8.3              | New          | -                        |
| <b>Volcanic Event Mitigation Items</b> |                  |              |                          |
|  | 9.0              | New          | -                        |
| <b>Wildfire Mitigation Items</b>       |                  |              |                          |
| Wildfire #1                            | 10.1             | Not Complete | Yes                      |



## Agenda Report to Mayor and Council

**Agenda item title:** AN24-01 – An ordinance of the City of Phoenix to annex 253 acres of property and right-of-way within the City’s urban growth boundary.

**Meeting Date:** February 5, 2024

**From:** Joe Slaughter, Deputy City Manager

**Action:**  Motion,  Ordinance,  Resolution,  Information only,  Other

### SUMMARY

Consideration of an ordinance annexing 253 acres within the City’s urban growth boundary (UGB) pursuant to ORS 222.750, removing the area from Jackson County Fire District No.2 pursuant to ORS 222.524 and annexing the area to Jackson County Fire District No.5 pursuant to ORS 198.867(3).

### BACKGROUND AND DISCUSSION

This is a City-initiated proposal to annex 253 acres within the City’s UGB, remove the area from Jackson County Fire District No.2, and add the area to Jackson County Fire District No.5 boundaries. This action is consistent with the direction to “pursue annexation of the PH-3 area” provided by the Phoenix City Council in April of 2023. The action is also consistent with Policy 3.5 of the Land Use Element of the Comprehensive Plan which states:

*The City shall initiate proceedings to annex “islands” of unincorporated area within the City Limits immediately following their creation or as soon thereafter as practical when deemed to be in the overall best interest of the City. Such annexations are required to ensure orderly and equitable provision of public improvement, utilities, and community services, and to further growth and development of the community in accordance with this Plan (ORS 222.750).*

The application seeks to annex unincorporated territory surrounded by the city, with a delayed annexation for certain properties, as provided for in ORS 222.750. Per ORS 222.750(2), which provides for “island” or “enclave” annexation:

*When territory not within a city is surrounded by the corporate boundaries of the city, or the corporate boundaries of the city and the corporate boundaries of another city, the ocean shore, a river, a creek, a bay, a lake or Interstate Highway 5, the city may annex the territory pursuant to this section after holding at least one public hearing on the question for which notice has been mailed to each record owner of real property in the territory proposed to be annexed.*

There are 10 unique territories relevant to Phoenix which meet these standards for enclave annexation. Nine of the enclaves are completely surrounded by the corporate boundaries of the City of Phoenix and are proposed to be annexed in their entirety. One enclave is

surrounded by the corporate boundaries of the City of Phoenix, the corporate boundaries of the City of Medford, and a portion of Bear Creek. Only the portions of this enclave located within the UGB of Phoenix are proposed to be annexed as only these areas are eligible for annexation to Phoenix.

Pursuant to ORS 222.750(5), properties within the proposed annexation area that are both zoned for residential use and are currently in residential use, will have an effective date for annexation that is at least three years after the date the city proclaims the annexation approved. The Non-Residential Properties listed as an attachment to the ordinance will have an effective date for annexation of March 25, 2024. The Residential Properties listed as an attachment to the ordinance will have an effective date of annexation of March 25, 2027. Any of the Residential properties that are sold during the period of delayed annexation will annex immediately upon sale (ORS 222.750(6)).

Nearly all of the properties will be assigned City zoning which is consistent with the City's Comprehensive Plan Map and is generally equivalent to the County zoning it replaces. The following properties: 381W04 TL 502, 381W09A TL 101, 381W10 TL 401 and 381W10 TL 502 will be assigned the Holding Zone designation per PLDC Chapter 2.11. Per the request of the owner, 381W04 TL 502 and 381W09A TL 101 will also receive the Exclusive Agricultural Overlay per PLDC Chapter 2.12.

Through the Planning Commission hearing process for the proposed annexation, the Community Development Department was made aware of a couple of outstanding land use and/or building permits that have been issued by Jackson County for properties within the proposed annexation area. For land use actions approved by Jackson County prior to annexation, Community Development Staff will honor those approvals for the validity period of existing approvals, without modification or extension. For building permits which have been issued by Jackson County prior to annexation, Community Development staff recommends that all inspections for permits which were paid for to the County, continue to be completed by the County until permit closeout/final inspection. Community Development Staff will continue to take a pragmatic approach to resolving permit issues that arise from the transfer of jurisdiction from Jackson County to the City of Phoenix through the proposed annexation, with an emphasis on creating the least disruption and additional costs for projects with outstanding approvals.

The voters of Phoenix overwhelmingly supported Measures 15-81 and 15-82 in 2008 to annex the City of Phoenix into the Jackson County Fire District No. 5 boundaries. Per ORS 198.867(3) and Jackson County Board Order 73-08: "...the city property, together with any property thereafter annexed to the city shall: a. Be included in the boundaries of the district; and b. Be subject to all liabilities of the district in the same manner and to the same extent as other territory included in the district."

The City seeks to withdraw these territories from the Jackson County Fire District No. 2 boundaries pursuant to ORS 222.524 and add them to the Jackson County Fire district No. 5 boundaries as required by ORS 198.867(3).

The Planning Commission conducted a public hearing on January 22, 2024 on the proposed annexation, affording all citizens an opportunity to be heard on the subject and review the proposal. The Planning Commission deliberated and forwarded a unanimous (5-0) recommendation of approval to the City Council.

### **COUNCIL GOALS SUPPORTED**

**Goal 8:** Promote and encourage developers. Maintain responsive and effective planning and building services.

**Goal 9:** Continue to advocate for PH-3 and PH-5 inclusion.

### **FISCAL IMPACT**

Properties annexed will pay property taxes to the City of Phoenix following annexation.

### **RECOMMENDATION**

On the recommendation of the Planning Commission, Staff recommends Council approve the annexation as proposed.

### **PROPOSED MOTION**

I move to approve, on reading by title only, Ordinance 1036, an ordinance annexing 253 acres within the City's urban growth boundary pursuant to ORS 222.750, removing the area from Jackson County Fire District No.2 pursuant to ORS 222.524 and annexing the area to Jackson County Fire District No.5 pursuant to ORS 198.867(3).

### **ATTACHMENTS**

- Draft Ordinance 1036
- Planning Commission Final Order

**ORDINANCE NO. 1036**

**AN ORDINANCE ANNEXING 253 ACRES WITHIN THE CITY'S URBAN GROWTH BOUNDARY PURSUANT TO ORS 222.750, REMOVING THE AREA FROM JACKSON COUNTY FIRE DISTRICT NO.2 PURSUANT TO ORS 222.524 AND ANNEXING THE AREA TO JACKSON COUNTY FIRE DISTRICT NO.5 PURSUANT TO ORS 198.867(3)**

**WHEREAS**, these territories not within a city are surrounded by the corporate boundaries of Phoenix, or the corporate boundaries of Phoenix, the corporate boundaries of Medford and a portion of Bear Creek, and therefore the City may annex the territories pursuant to ORS 222.750 after holding at least one public hearing on the question for which notice has been mailed to each record owner of real property in the territories proposed to be annexed; and

**WHEREAS**, notice was mailed to each record owner of real property in the territories proposed to be annexed on either December 29, 2023 or January 2, 2024; and

**WHEREAS**, the Planning Commission of the City of Phoenix, after providing the required public notification, held a public hearing on January 22, 2024, for the purpose of reviewing the proposed requests and providing a recommendation to the City Council. The Planning Commission public hearing was held in accordance with the appropriate provisions of the City of Phoenix Land Development Code and State law, and, after due deliberation and consideration of the proposed changes, the Planning Commission voted to recommend that the City Council approve the annexation; and

**WHEREAS**, notice of the City Council public hearing was published and posted in the manner and for the time prescribed by law and the public hearing was duly held by and before the City Council as provided by law and by the terms of the published notice; and

**WHEREAS**, the City Council finds and determines that the facts and conclusions in the staff report issued for the Planning Commission's January 22, 2024 hearing, and the Final Order of the Planning Commission dated January 22, 2024, on file in the city offices, are true and correct and are hereby adopted as findings of the City Council; and

**WHEREAS** nearly all of the properties will be assigned City zoning which is consistent with the City's Comprehensive Plan Map and is generally equivalent to the County zoning it replaces, as depicted in the Comprehensive Plan Designation map and Zoning Designation map attached as Exhibit 1; and

**WHEREAS** the following properties: 381W04 TL 502, 381W09A TL 101, 381W10 TL 401 and 381W10 TL 502 will be assigned the Holding Zone designation per PLDC Chapter 2.11. Per the request of the owner, 381W04 TL 502 and 381W09A TL 101 will also receive the Exclusive Agricultural Overlay per PLDC Chapter 2.12; and



**WHEREAS**, pursuant to ORS 222.750(5), properties within the proposed annexation area that are both zoned for residential use and are currently in residential use, will have an effective date for annexation that is at least three years after the date the city proclaims the annexation approved. The properties listed on the Residential Properties list (Exhibit 2) will have an effective date of annexation of March 25, 2027. Any of the Residential properties that are sold during the period of delayed annexation will annex immediately upon sale (ORS 222.750(6)); and

**WHEREAS**, the properties listed on the Non-Residential Properties list (Exhibit 3) will have an effective date for annexation of March 25, 2024.

**NOW, THEREFORE, THE CITY OF PHOENIX ORDAINS AS FOLLOWS:**

**Section 1.** The City Council declares and proclaims that the territory described and depicted in Exhibit “4” is annexed to the City of Phoenix, removed from the boundaries of Jackson County Fire District No.2 and added to the boundaries of Jackson County Fire District No.5.

**Section 2.** The zoning of nearly all of the properties shall be amended from Jackson County zoning designations to generally equivalent City of Phoenix designation consistent with the City’s Comprehensive Plan map as shown in Exhibit 1.

**Section 3.** The following properties: 381W04 TL 502, 381W09A TL 101, 381W10 TL 401 and 381W10 TL 502 will be assigned the Holding Zone designation per PLDC Chapter 2.11. Per the request of the owner, 381W04 TL 502 and 381W09A TL 101 will also receive the Exclusive Agricultural Overlay per PLDC Chapter 2.12.

**Section 4.** All non-residential properties, as shown in Exhibit 3, will have an effective date for annexation of March 25, 2024.

**Section 5.** All residential properties, as shown in Exhibit 2, will have an effective date of annexation of March 25, 2027. Any of the Residential properties that are sold during the period of delayed annexation will annex immediately upon sale. The record owners of residential properties within the territory to be annexed with a delayed effective date, may, at any time following the adoption of this ordinance, waive the delay of the effective date. The property becomes part of the city immediately upon waiver.

**Section 6.** The City Recorder is directed to:

- A. File the following with the Secretary of State and Department of Revenue:
  - a. A copy of this ordinance;
- B. Mail a copy of this Ordinance to Jackson County, to all service providers and to any other parties entitled to receive this notice of its adoption;

- C. Cause notice of the delayed annexation to be recorded by the county clerk of the county in which any part of the territory subject to the delayed annexation is located within 60 days after the city proclaims the annexation approved; and
- D. Notify the county clerk of each county in which any part of the territory subject to delayed annexation is located not sooner than 120 days and not later than 90 days before the annexation takes effect.

**PASSED AND ADOPTED** by the City Council and signed by me in open session in authentication thereof this 19<sup>th</sup> day of February, 2024.

\_\_\_\_\_  
Terry Baker, Mayor

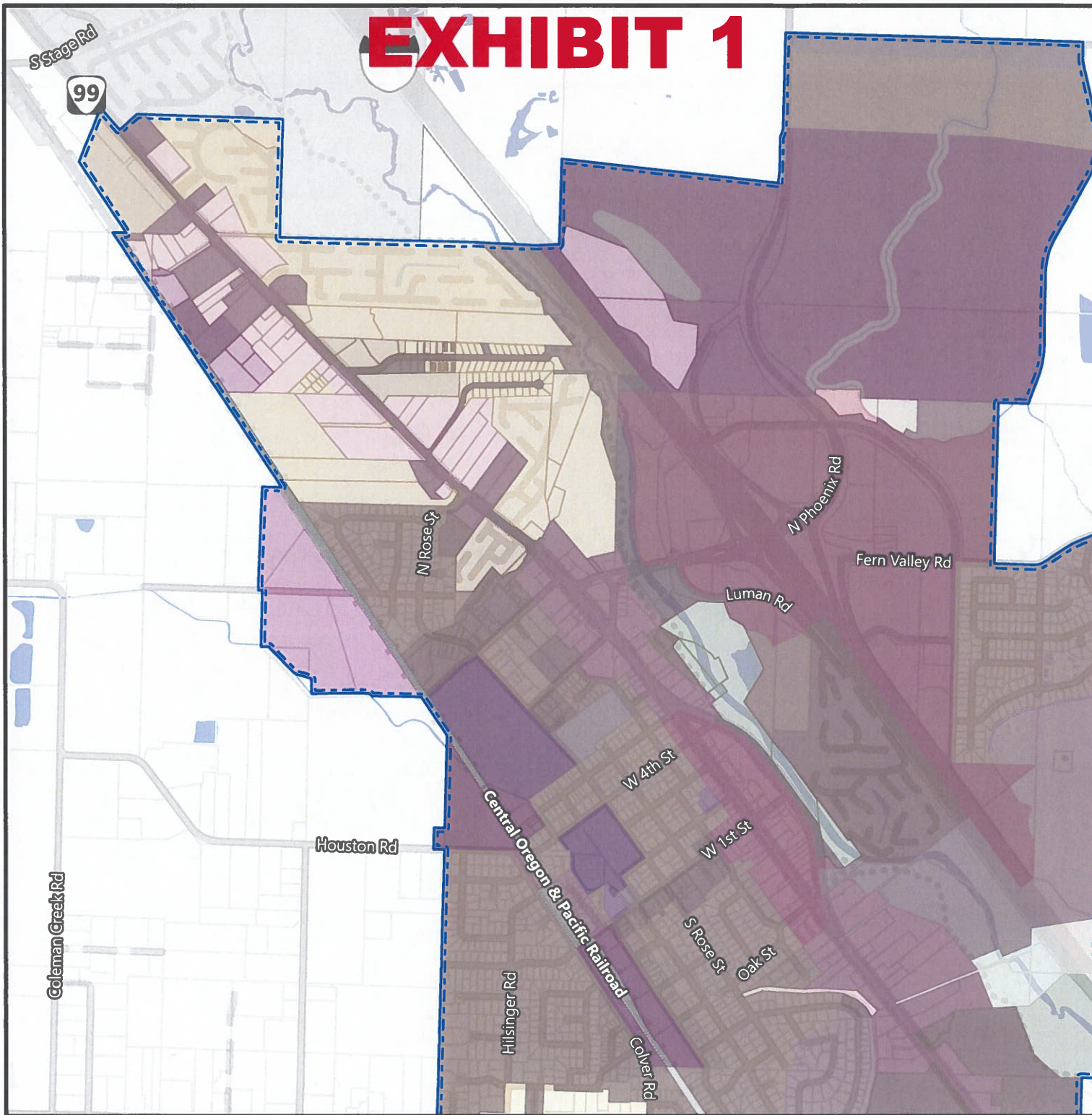
ATTEST:

Approved as to form:




\_\_\_\_\_  
Bonnie Pickett, City Recorder

\_\_\_\_\_  
Douglas McGeary, City Attorney

# EXHIBIT 1


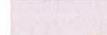
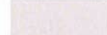






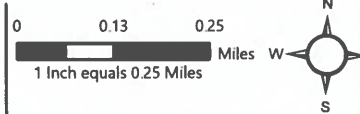
## Community & Economic Development Department City Comprehensive Plan Designations

-  Urban Growth Boundary
-  Medford City Limit
-  Phoenix City Limit  
(Ord 1033 Eff 01/01/2024)

### Comprehensive Plan Designation

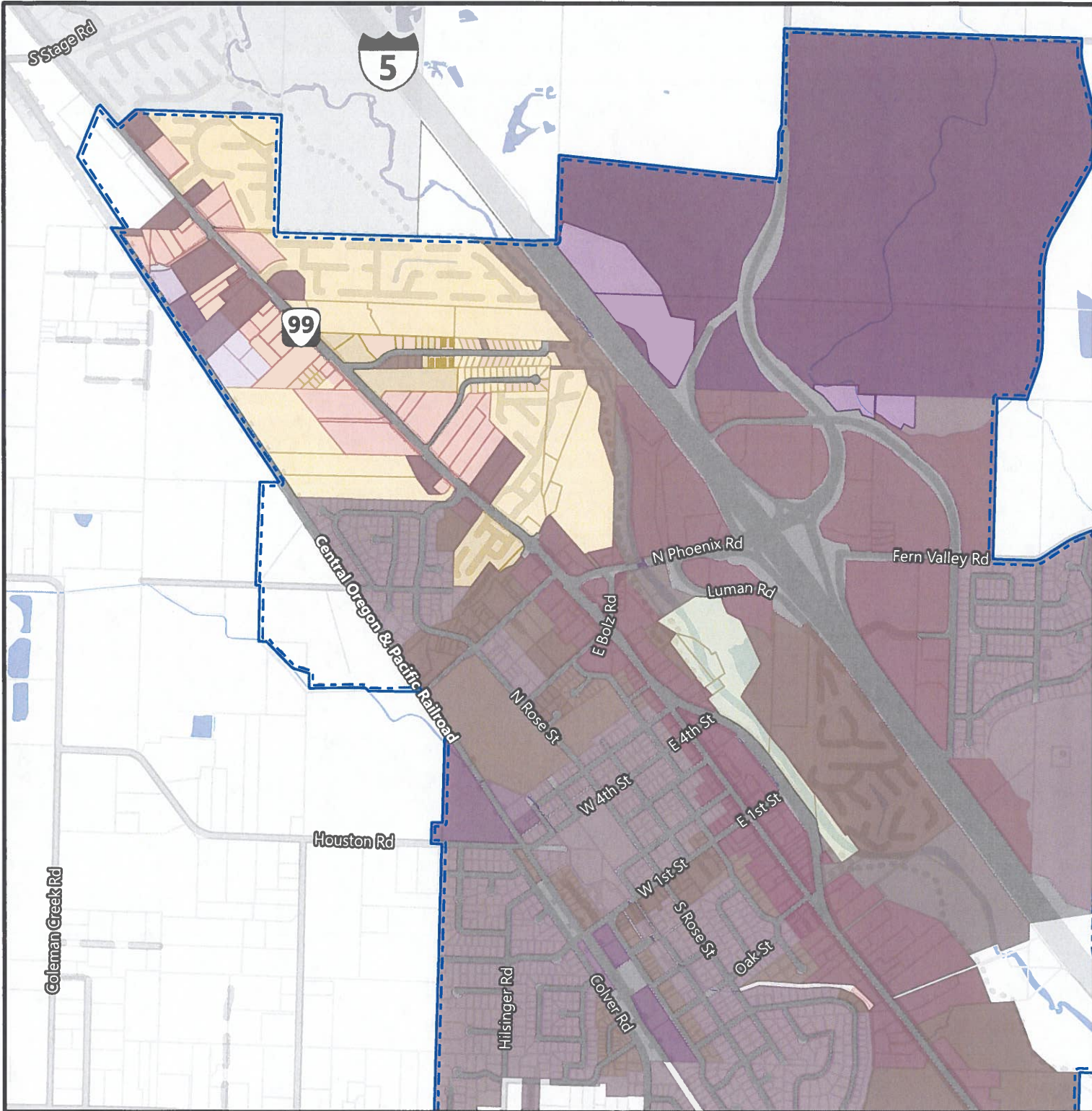
-  Residential Hillside
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Park & Open Space
-  Bear Creek Greenway
-  Public

-  Schools
-  Commercial
-  Residential Employment
-  City Center District
-  Interchange Business
-  Industrial
-  Railroad



The datasets shown on this map are for planning purposes only. The City of Phoenix is not responsible for errors or omissions. Every effort has been made to insure the accuracy of this map. However, there may be inaccuracies due to human or mechanical error or changes in the Land Use District map created by recent land use actions or legislative changes. To verify the zoning designation of a parcel or to report an error, please contact the Planning Department at (602) 535-2650. This product is provided as is, without warranty. In no event is the City of Phoenix liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.








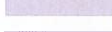

Created by Jett on 1/29/20

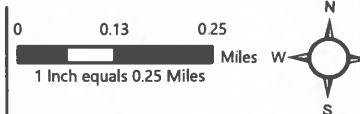


# Community & Economic Development Department City Land Use Districts

-  Urban Growth Boundary
-  Medford City Limit
-  Phoenix City Limit  
(Ord 1033 Eff 01/01/2024)

### Land Use Districts

- |   |                                  |   |                           |
|---|----------------------------------|---|---------------------------|
|  | City Center (C-C)                |  | Bear Creek Greenway (BCG) |
|  | Commercial Highway (C-H)         |  | Light Industrial (L-I)    |
|  | Low Density Residential (R-1)    |  | General Industrial (G-I)  |
|  | Medium Density Residential (R-2) |  | Holding Zone (H-Z)        |
|  | High Density Residential (R-3)   |   |                           |



The datasets shown on this map are for planning purposes only. The City of Phoenix is not responsible for errors or omissions. Every effort has been made to insure the accuracy of this map. However, there may be inaccuracies due to human or mechanical error or changes in the Land Use District map created by recent land use actions or legislative changes. To verify the zoning designation of a parcel or to report an error, please contact the Planning Department at (541) 535-2050. This product is provided as is, without warranty. In no event is the City of Phoenix liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Created by Jeff on 1/29/20

# EXHIBIT 2

## Enclave Annexation - Residential Properties

| Enclave Area | Site Address           | Map & Tax Lot   | City Land Use District | City Comprehensive Plan Designation |
|--------------|------------------------|-----------------|------------------------|-------------------------------------|
| C            | 3748 SOUTH PACIFIC HWY | 38-1W-09B-2000  | C-H and R-2            | C and MDR                           |
| C            | 3966 SOUTH PACIFIC HWY | 38-1W-09B-1401  | R-2                    | MDR                                 |
| C            | 3966 SOUTH PACIFIC HWY | 38-1W-09B-1501  | R-2                    | MDR                                 |
| C            | 3848 SOUTH PACIFIC HWY | 38-1W-09B-1600  | R-2                    | MDR                                 |
| C            | 3718 SOUTH PACIFIC HWY | 38-1W-09B-2300  | R-2                    | MDR                                 |
| C            | 3716 SOUTH PACIFIC HWY | 38-1W-09B-2400  | R-2                    | MDR                                 |
| C            | 3710 SOUTH PACIFIC HWY | 38-1W-09B-2401  | R-2                    | MDR                                 |
| C            | 3712 SOUTH PACIFIC HWY | 38-1W-09B-2402  | R-2                    | MDR                                 |
| C            | SOUTH PACIFIC HWY      | 38-1W-09B-2403  | R-2                    | MDR                                 |
| C            | 3848 SOUTH PACIFIC HWY | 38-1W-09B-1600  | R-2                    | MDR                                 |
| D            | 4074 SOUTH PACIFIC HWY | 38-1W-09A-2000  | R-3                    | HDR                                 |
| D            | 4074 SOUTH PACIFIC HWY | 38-1W-09DB-9100 | R-3                    | HDR                                 |
| E            | 136 NORTHRIDGE TERR    | 38-1W-09BA-1600 | R-3                    | HDR                                 |
| E            | 260 NORTHRIDGE TERR    | 38-1W-09AB-2700 | R-2                    | MDR                                 |
| E            | 248 NORTHRIDGE TERR    | 38-1W-09AB-2800 | R-2                    | MDR                                 |
| E            | 284 NORTHRIDGE TERR    | 38-1W-09AB-2500 | R-2                    | MDR                                 |
| E            | 4069 SOUTH PACIFIC HWY | 38-1W-09A-803   | R-2                    | MDR                                 |
| E            | 4069 SOUTH PACIFIC HWY | 38-1W-09A-804   | R-2                    | MDR                                 |
| E            | 135 N PHOENIX RD       | 38-1W-09A-805   | R-2                    | MDR                                 |
| E            | 4069 SOUTH PACIFIC HWY | 38-1W-09A-1000  | R-2                    | MDR                                 |
| E            | 272 NORTHRIDGE TERR    | 38-1W-09AB-2600 | R-2                    | MDR                                 |
| E            | 368 NORTHRIDGE TERR    | 38-1W-09AB-1800 | R-2                    | MDR                                 |
| E            | 356 NORTHRIDGE TERR    | 38-1W-09AB-1900 | R-2                    | MDR                                 |
| E            | 344 NORTHRIDGE TERR    | 38-1W-09AB-2000 | R-2                    | MDR                                 |
| E            | 332 NORTHRIDGE TERR    | 38-1W-09AB-2100 | R-2                    | MDR                                 |
| E            | 320 NORTHRIDGE TERR    | 38-1W-09AB-2200 | R-2                    | MDR                                 |
| E            | 308 NORTHRIDGE TERR    | 38-1W-09AB-2300 | R-2                    | MDR                                 |
| E            | 296 NORTHRIDGE TERR    | 38-1W-09AB-2400 | R-2                    | MDR                                 |
| E            | 236 NORTHRIDGE TERR    | 38-1W-09AB-2900 | R-2                    | MDR                                 |
| E            | 224 NORTHRIDGE TERR    | 38-1W-09AB-3000 | R-2                    | MDR                                 |
| E            | 212 NORTHRIDGE TERR    | 38-1W-09AB-3100 | R-2                    | MDR                                 |
| E            | 200 NORTHRIDGE TERR    | 38-1W-09AB-3200 | R-2                    | MDR                                 |
| E            | 201 OAK CREST WAY      | 38-1W-09AB-3300 | R-2                    | MDR                                 |
| E            | 207 OAK CREST WAY      | 38-1W-09AB-3301 | R-2                    | MDR                                 |
| E            | 213 OAK CREST WAY      | 38-1W-09AB-3302 | R-2                    | MDR                                 |
| E            | 219 OAK CREST WAY      | 38-1W-09AB-3303 | R-2                    | MDR                                 |
| E            | 225 OAK CREST WAY      | 38-1W-09AB-3304 | R-2                    | MDR                                 |
| E            | 231 OAK CREST WAY      | 38-1W-09AB-3305 | R-2                    | MDR                                 |
| E            | 237 OAK CREST WAY      | 38-1W-09AB-3306 | R-2                    | MDR                                 |
| E            | 243 OAK CREST WAY      | 38-1W-09AB-3307 | R-2                    | MDR                                 |
| E            | 249 OAK CREST WAY      | 38-1W-09AB-3308 | R-2                    | MDR                                 |
| E            | 255 OAK CREST WAY      | 38-1W-09AB-3309 | R-2                    | MDR                                 |
| E            | 261 OAK CREST WAY      | 38-1W-09AB-3310 | R-2                    | MDR                                 |
| E            | 267 OAK CREST WAY      | 38-1W-09AB-3311 | R-2                    | MDR                                 |
| E            | 273 OAK CREST WAY      | 38-1W-09AB-3312 | R-2                    | MDR                                 |
| E            | 279 OAK CREST WAY      | 38-1W-09AB-3313 | R-2                    | MDR                                 |
| E            | 268 OAK CREST WAY      | 38-1W-09AB-3314 | R-2                    | MDR                                 |
| E            | 262 OAK CREST WAY      | 38-1W-09AB-3315 | R-2                    | MDR                                 |
| E            | 256 OAK CREST WAY      | 38-1W-09AB-3316 | R-2                    | MDR                                 |
| E            | 250 OAK CREST WAY      | 38-1W-09AB-3317 | R-2                    | MDR                                 |
| E            | 244 OAK CREST WAY      | 38-1W-09AB-3318 | R-2                    | MDR                                 |
| E            | 238 OAK CREST WAY      | 38-1W-09AB-3319 | R-2                    | MDR                                 |
| E            | 232 OAK CREST WAY      | 38-1W-09AB-3320 | R-2                    | MDR                                 |
| E            | 226 OAK CREST WAY      | 38-1W-09AB-3321 | R-2                    | MDR                                 |
| E            | 220 OAK CREST WAY      | 38-1W-09AB-3322 | R-2                    | MDR                                 |
| E            | 214 OAK CREST WAY      | 38-1W-09AB-3323 | R-2                    | MDR                                 |

|   |                            |                  |     |           |
|---|----------------------------|------------------|-----|-----------|
| E | 208 OAK CREST WAY          | 38-1W-09AB-3324  | R-2 | MDR       |
| E | 202 OAK CREST WAY          | 38-1W-09AB-3325  | R-2 | MDR       |
| E | 3761 SOUTH PACIFIC HWY     | 38-1W-09B-600    | R-3 | HDR       |
| E | 168 NORTHRIDGE TERR        | 38-1W-09BA-70003 | R-3 | HDR       |
| E | 170 NORTHRIDGE TERR        | 38-1W-09BA-70004 | R-3 | HDR       |
| E | 162 NORTHRIDGE TERR        | 38-1W-09BA-70005 | R-3 | HDR       |
| E | 160 NORTHRIDGE TERR        | 38-1W-09BA-70006 | R-3 | HDR       |
| E | NORTHRIDGE TERR            | 38-1W-09BA-70000 | R-3 | HDR       |
| E | 164 NORTHRIDGE TERR        | 38-1W-09BA-70001 | R-3 | HDR       |
| E | 166 NORTHRIDGE TERR        | 38-1W-09BA-70002 | R-3 | HDR       |
| E | 158 NORTHRIDGE TERR        | 38-1W-09BA-70007 | R-3 | HDR       |
| E | 156 NORTHRIDGE TERR        | 38-1W-09BA-70008 | R-3 | HDR       |
| E | NORTHRIDGE TERR            | 38-1W-09BA-80000 | R-3 | HDR       |
| E | 180 NORTHRIDGE TERR        | 38-1W-09BA-80001 | R-3 | HDR       |
| E | 182 NORTHRIDGE TERR        | 38-1W-09BA-80002 | R-3 | HDR       |
| E | 184 NORTHRIDGE TERR        | 38-1W-09BA-80003 | R-3 | HDR       |
| E | 186 NORTHRIDGE TERR        | 38-1W-09BA-80004 | R-3 | HDR       |
| E | 178 NORTHRIDGE TERR        | 38-1W-09BA-80005 | R-3 | HDR       |
| E | 176 NORTHRIDGE TERR        | 38-1W-09BA-80006 | R-3 | HDR       |
| E | 174 NORTHRIDGE TERR        | 38-1W-09BA-80007 | R-3 | HDR       |
| E | 172 NORTHRIDGE TERR        | 38-1W-09BA-80008 | R-3 | HDR       |
| G | 3555 SOUTH PACIFIC HWY 113 | 38-1W-04-603     | R-2 | MDR       |
| G | 3431 SOUTH PACIFIC HWY     | 38-1W-04C-300    | R-2 | MDR       |
| G | 3431 SOUTH PACIFIC HWY 19  | 38-1W-04C-400    | R-2 | MDR       |
| G | 299 NORTHRIDGE TERR        | 38-1W-09AB-1200  | R-2 | MDR       |
| G | 311 NORTHRIDGE TERR        | 38-1W-09AB-1300  | R-2 | MDR       |
| G | 335 NORTHRIDGE TERR        | 38-1W-09AB-1500  | R-2 | MDR       |
| G | 275 NORTHRIDGE TERR        | 38-1W-09AB-1000  | R-2 | MDR       |
| G | 287 NORTHRIDGE TERR        | 38-1W-09AB-1100  | R-2 | MDR       |
| G | 93 NORTHRIDGE TERR         | 38-1W-09AB-300   | R-2 | MDR       |
| G | 203 NORTHRIDGE TERR        | 38-1W-09AB-400   | R-2 | MDR       |
| G | 215 NORTHRIDGE TERR        | 38-1W-09AB-500   | R-2 | MDR       |
| G | 227 NORTHRIDGE TERR        | 38-1W-09AB-600   | R-2 | MDR       |
| G | 263 NORTHRIDGE TERR        | 38-1W-09AB-900   | R-2 | MDR       |
| G | 347 NORTHRIDGE TERR        | 38-1W-09AB-1600  | R-2 | MDR       |
| G | 3653 SOUTH PACIFIC HWY     | 38-1W-09B-200    | R-2 | MDR       |
| G | 93 NORTHRIDGE TERR         | 38-1W-09B-201    | R-2 | MDR       |
| G | 63 NORTHRIDGE TERR         | 38-1W-09BA-200   | R-3 | HDR       |
| G | 93 NORTHRIDGE TERR         | 38-1W-09BA-300   | R-3 | HDR       |
| G | 109 NORTHRIDGE TERR        | 38-1W-09BA-400   | R-3 | HDR       |
| G | 141 NORTHRIDGE TERR        | 38-1W-09BA-701   | R-3 | HDR       |
| G | NORTHRIDGE TERR            | 38-1W-09BA-2100  | R-3 | HDR       |
| G | NORTHRIDGE TERR            | 38-1W-09BA-2101  | R-3 | HDR       |
| G | NORTHRIDGE TERR            | 38-1W-09BA-90000 | R-3 | HDR       |
| G | 179 NORTHRIDGE TERR        | 38-1W-09BA-90001 | R-3 | HDR       |
| G | 181 NORTHRIDGE TERR        | 38-1W-09BA-90002 | R-3 | HDR       |
| G | 183 NORTHRIDGE TERR        | 38-1W-09BA-90003 | R-3 | HDR       |
| G | 185 NORTHRIDGE TERR        | 38-1W-09BA-90004 | R-3 | HDR       |
| G | 193 NORTHRIDGE TERR        | 38-1W-09BA-90005 | R-3 | HDR       |
| G | 191 NORTHRIDGE TERR        | 38-1W-09BA-90006 | R-3 | HDR       |
| G | 189 NORTHRIDGE TERR        | 38-1W-09BA-90007 | R-3 | HDR       |
| G | 187 NORTHRIDGE TERR        | 38-1W-09BA-90008 | R-3 | HDR       |
| G | 239 NORTHRIDGE TERR        | 38-1W-09AB-700   | R-2 | MDR       |
| G | 323 NORTHRIDGE TERR        | 38-1W-09AB-1400  | R-2 | MDR       |
| J | 3381 NORTH PHOENIX RD      | 38-1W-10-401     | H-Z | IB and RH |
| J | 3765 NORTH PHOENIX RD      | 38-1W-10-502     | H-Z | RH        |

# EXHIBIT 3

## Enclave Annexation - Non-residential Properties

| Enclave Area | Site Address            | Map & Tax Lot   | City Land Use District | City Comprehensive Plan Designation |
|--------------|-------------------------|-----------------|------------------------|-------------------------------------|
| A            | 142 GLENWOOD RD         | 38-1W-05D-2600  | C-H                    | C                                   |
| A            | W GLENWOOD RD           | 38-1W-04C-1200  | C-H                    | C                                   |
| A            | 3444 SOUTH PACIFIC HWY  | 38-1W-04C-1300  | C-H                    | C                                   |
| A            | 3424 SOUTH PACIFIC HWY  | 38-1W-04C-1400  | C-H                    | C                                   |
| A            | 96 W GLENWOOD RD        | 38-1W-05D-2700  | C-H                    | C                                   |
| A            | 90 W GLENWOOD RD        | 38-1W-05D-2800  | C-H                    | C                                   |
| A            | 74 W GLENWOOD RD        | 38-1W-05D-2900  | C-H                    | C                                   |
| A            | 94 W GLENWOOD RD        | 38-1W-09B-4500  | C-H                    | C                                   |
| A            | 117 W GLENWOOD RD       | 38-1W-09B-5300  | G-I                    | I                                   |
| A            | W GLENWOOD RIGHT-OF-WAY | N/A             | G-I                    | I                                   |
| B            | 3550 S PACIFIC          | 38-1W-09B-3800  | C-H                    | C                                   |
| B            | 3526 SOUTH PACIFIC HWY  | 38-1W-09B-4100  | C-H                    | C                                   |
| B            | 3524 SOUTH PACIFIC HWY  | 38-1W-09B-4200  | C-H                    | C                                   |
| C            | 3960 SOUTH PACIFIC HWY  | 38-1W-09B-1402  | C-H                    | C                                   |
| C            | 3846 SOUTH PACIFIC HWY  | 38-1W-09B-1700  | C-H                    | C                                   |
| C            | 3800 SOUTH PACIFIC HWY  | 38-1W-09B-1800  | C-H                    | C                                   |
| C            | 3766 SOUTH PACIFIC HWY  | 38-1W-09B-1900  | C-H                    | C                                   |
| C            | 3724 SOUTH PACIFIC HWY  | 38-1W-09B-2100  | C-H                    | C                                   |
| C            | 3704 SOUTH PACIFIC HWY  | 38-1W-09B-2500  | C-H                    | C                                   |
| C            | 3672 SOUTH PACIFIC HWY  | 38-1W-09B-2700  | C-H                    | C                                   |
| C            | 3654 SOUTH PACIFIC HWY  | 38-1W-09B-2800  | C-H                    | C                                   |
| C            | 3650 SOUTH PACIFIC HWY  | 38-1W-09B-2801  | C-H                    | C                                   |
| C            | 3628 SOUTH PACIFIC HWY  | 38-1W-09B-3000  | C-H                    | C                                   |
| C            | 3628 SOUTH PACIFIC HWY  | 38-1W-09B-3100  | C-H                    | C                                   |
| C            | 3616 SOUTH PACIFIC HWY  | 38-1W-09B-3200  | L-I                    | I                                   |
| C            | 3604 SOUTH PACIFIC HWY  | 38-1W-09B-3201  | L-I                    | I                                   |
| C            | SOUTH PACIFIC HWY       | 38-1W-09B-3202  | L-I                    | I                                   |
| C            | 3582 SOUTH PACIFIC HWY  | 38-1W-09B-3300  | C-H                    | C                                   |
| C            | 3622 SOUTH PACIFIC HWY  | 38-1W-09B-3400  | C-H                    | C                                   |
| C            | 3598 SOUTH PACIFIC HWY  | 38-1W-09B-3500  | C-H                    | C                                   |
| C            | 3722 SOUTH PACIFIC HWY  | 38-1W-09B-2201  | R-2                    | MDR                                 |
| C            | 3728 SOUTH PACIFIC HWY  | 38-1W-09B-2203  | R-2                    | MDR                                 |
| C            | 3720 SOUTH PACIFIC HWY  | 38-1W-09B-2200  | R-2                    | MDR                                 |
| E            | 3995 SOUTH PACIFIC HWY  | 38-1W-09A-1300  | C-H                    | C                                   |
| E            | 3957 SOUTH PACIFIC HWY  | 38-1W-09A-1400  | C-H                    | C                                   |
| E            | 3945 SOUTH PACIFIC HWY  | 38-1W-09A-1500  | C-H                    | C                                   |
| E            | 3915 SOUTH PACIFIC HWY  | 38-1W-09A-1600  | C-H                    | C                                   |
| E            | 3823 SOUTH PACIFIC HWY  | 38-1W-09B-800   | C-H                    | C                                   |
| E            | 3847 S PACIFIC HWY      | 38-1W-09B-900   | C-H                    | C                                   |
| E            | 149 OAK CREST WAY       | 38-1W-09B-5200  | C-H                    | C                                   |
| E            | 4119 SOUTH PACIFIC HWY  | 38-1W-09A-701   | R-2                    | MDR                                 |
| E            | 119 N PHOENIX RD        | 38-1W-09A-806   | R-2                    | MDR                                 |
| F            | NORTH PHOENIX RD        | 38-1W-04-502    | H-Z                    | I                                   |
| F            | NORTH PHOENIX RD        | 38-1W-09A-101   | H-Z                    | I                                   |
| G            | 131 NORTHRIDGE TERR     | 38-1W-09BA-700  | R-3                    | HDR                                 |
| G            | 3445 SOUTH PACIFIC HWY  | 38-1W-04C-700   | C-H                    | C                                   |
| G            | 3459 SOUTH PACIFIC HWY  | 38-1W-04C-800   | C-H                    | C                                   |
| G            | 3509 SOUTH PACIFIC HWY  | 38-1W-04C-900   | C-H                    | C                                   |
| G            | 3425 SOUTH PACIFIC HWY  | 38-1W-05D-3200  | C-H                    | C                                   |
| G            | EAST GLENWOOD RD        | 38-1W-04C-499   | C-H and R-2            | C and MDR                           |
| G            | SOUTH PACIFIC HWY       | 38-1W-04C-500   | C-H                    | C                                   |
| G            | 3629 SOUTH PACIFIC HWY  | 38-1W-09B-100   | R-2                    | MDR                                 |
| G            | 3737 SOUTH PACIFIC HWY  | 38-1W-09BA-100  | R-3                    | HDR                                 |
| G            | 3693 SOUTH PACIFIC HWY  | 38-1W-09B-300   | R-3                    | HDR                                 |
| H            | SOUTH PACIFIC HWY       | 38-1W-09DA-4100 | BCG                    | BCG                                 |
| H            | SOUTH PACIFIC HWY       | 38-1W-09DA-4200 | BCG                    | BCG                                 |
| H            | BEAR CR DR              | 38-1W-09DA-4302 | BCG                    | BCG                                 |
| H            | LUMAN RD                | 38-1W-10-3000   | BCG                    | BCG                                 |
| H            | BEAR CR DR              | 38-1W-10CC-100  | BCG                    | BCG                                 |
| H            | BEAR CR DR              | 38-1W-10CC-3000 | BCG                    | BCG                                 |
| I            | SOUTH PACIFIC HWY       | 38-1W-15BB-9300 | R-1 and C-H            | LDR and C                           |

# EXHIBIT 4

TELEPHONE  
541-772-2782

JAMES E. HIBBS, PLS



CHARTER ASSOCIATES P.C.  
CONSULTING LAND SURVEYORS

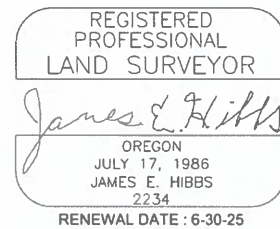
P.O. BOX 1947  
PHOENIX, OR 97535

ljfriarandassociates@charter.net

## LEGAL DESCRIPTION City of Phoenix File AN24-01

Commencing at the intersection of the Southwesterly line of the Central Oregon & Pacific Railroad and the South line of Donation Land Claim No. 40, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon also being on the existing City of Phoenix Boundary; thence Easterly along said South line and said City Boundary, 309 feet, more or less, to the Northeast corner of that tract set forth in Document No. 2018-024592, said Official Records and the true point of beginning; thence along said City Boundary the following nine (9) courses: (1) Southeasterly, 73 feet, more or less, to the Southeast corner thereof; (2) Westerly, 206 feet, more or less, to the Southwest corner thereof; (3) Southeasterly along the Southwesterly line of said Railroad, 885 feet, more or less, to the most Westerly corner of that tract set forth in Document No. 2019-035578, said Official Records; (4) Northeasterly, 215 feet, more or less, to the most Northerly corner thereof; (5) Northwesterly along the Southwesterly line of that tract set forth in Document No. 2023-016793, said Official Records, 310 feet to the most Westerly corner thereof; (6) Northeasterly, 440 feet, more or less, to the Southwesterly line of Oregon State Highway No. 99; (7) Northwesterly along said Southwesterly line, 308 feet, more or less, to the Southeasterly line of that tract set forth in Document No. 02-67271, said Official Records; (8) Southwesterly, along said Southeasterly line, 205 feet, more or less, to the North line of said Claim No. 40; (9) Westerly along said North line, 300 feet, more or less, to the true point of beginning. Containing 6.85 acres, more or less.

AREA A TO BE ANNEXED INTO  
THE CITY OF PHOENIX  
23-148  
January 8, 2024





TELEPHONE  
541-772-2782

JAMES E. HIBBS, PLS



**L.J. FRIAR & ASSOCIATES P.C.**

CONSULTING LAND SURVEYORS

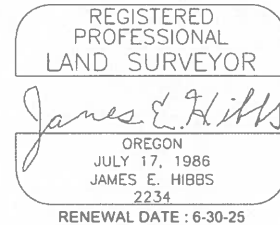
P.O. BOX 1947  
PHOENIX, OR 97535

ljfriarandassociates@charter.net

LEGAL DESCRIPTION  
City of Phoenix File AN24-01

Commencing at the intersection of the Southwesterly line of the Central Oregon & Pacific Railroad and the South line of Donation Land Claim No. 40, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon also being on the existing City of Phoenix Boundary; thence Easterly along said South line and said City Boundary, 309 feet, more or less, to the Northeast corner of that tract set forth in Document No. 2018-024592, said Official Records; thence along said City Boundary the following five (5) courses: (1) Southeasterly, 73 feet, more or less, to the Southeast corner thereof; (2) Westerly, 206 feet, more or less, to the Southwest corner thereof; (3) Southeasterly along the Southwesterly line of said Railroad, 885 feet, more or less, to the most Westerly corner of that tract set forth in Document No. 2019-035578, said Official Records; (4) Northeasterly, 215 feet, more or less, to the most Northerly corner thereof; (5) Southeasterly along the Southwesterly line of that tract set forth in Document No. 2023-016793, said Official Records, 25 feet to the most Westerly corner thereof and the true point of beginning; thence along said City Boundary the following ten (10) courses: (1) Southeasterly, 303 feet, more or less, to the most Easterly corner thereof; (2) Northeasterly, 253 feet, more or less, to the most Southerly corner of that tract set forth in Document No. 2015-008179, said Official Records; (3) Northwesterly, 97 feet, more or less, to the most Westerly corner thereof; (4) Northeasterly, 325 feet, more or less, to the Southwesterly line of Oregon State Highway No. 99; (5) Northwesterly along said Southwesterly line, 14 feet, more or less, to the Southeasterly line of that tract set forth in Document No. 2017-034019, said Official Records; (6) Southwesterly along said Southeasterly line, 178 feet, to the most Southerly corner of said tract; (7) Northwesterly, 73 feet, more or less, to the most Westerly corner thereof; (8) Northeasterly, 181 feet, more or less, to the Southwesterly line of Oregon State Highway No. 99; (9) Northwesterly along said Southwesterly line, 73 feet, more or less, to the most Easterly corner of that tract set forth in Document No. 2023-016793, said Official Records; (10) Southwesterly, 542 feet, more or less, to the to the true point of beginning. Containing 2.44 acres, more or less.

AREA B TO BE ANNEXED INTO  
THE CITY OF PHOENIX  
23-148  
January 8, 2024



TELEPHONE  
541-772-2782



**L.J. FRIAR & ASSOCIATES P.C.**

CONSULTING LAND SURVEYORS

JAMES E. HIBBS, PLS

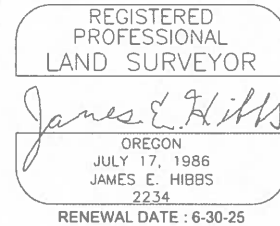
P.O. BOX 1947  
PHOENIX, OR 97535

ljfriarandassociates@charter.net

LEGAL DESCRIPTION  
City of Phoenix File AN24-01

Beginning at the Northwest corner of BARNUM SUBDIVISION, according to the official plat thereof, now of record, in Volume 14, Page 17 of plats of Jackson County, Oregon said point being on the existing City of Phoenix Boundary; thence Easterly and Northeasterly along the Northerly line of said SUBDIVISION and along said City Boundary, 1585 feet to the most Northerly corner of Rose Street; thence along said City Boundary the following ten (10) courses: (1) along the Southwesterly line of Oregon State Highway No. 99, 166 feet to the most Easterly corner of that tract set forth in Document No. 2014-005951, said Official Records; (2) Southwesterly, 156 feet, more or less, to the interior ell corner thereof; (3) Southeasterly, 100 feet, more or less, to the Southeast corner thereof; (4) Westerly, 107 feet, more or less, to the Southwest corner thereof; (5) Northwesterly along the Westerly line thereof and the Westerly line of that tract set forth in Document No. 2009-044772, said Official Records, 195 feet, more or less, to an angle point in the Westerly line of that tract set forth in Document No. 2009-044772, said Official Records; (6) Northwesterly, 239 feet, more or less, to the Northwest corner thereof; (7) Easterly, 149 feet, more or less, to the Southwesterly line of Oregon State Highway No. 99; (8) Northwesterly along said Southwesterly line, 2066 feet, more or less, to the Southeasterly line of that tract set forth in Document No. 2023-001589, said Official Records; (9) Southwesterly along said Southeasterly line, 842 feet, more or less, to the Northeasterly line of the Central Oregon & Pacific Railroad; (10) Southeasterly along said Northeasterly line, 1551 feet, more or less, to the point of beginning. Containing 48.01 acres, more or less.

AREA C TO BE ANNEXED INTO  
THE CITY OF PHOENIX  
23-148  
January 11, 2024



TELEPHONE  
541-772-2782



**L.J. FRIAR & ASSOCIATES P.C.**

CONSULTING LAND SURVEYORS

JAMES E. HIBBS, PLS

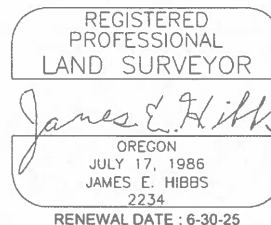
P.O. BOX 1947  
PHOENIX, OR 97535

ljfriarandassociates@charter.net

LEGAL DESCRIPTION  
City of Phoenix File AN24-01

Beginning at the intersection of the centerline of Coleman Creek and the Southwesterly line of Oregon State Highway No. 99 said point being on the existing City of Phoenix Boundary; thence along said City Boundary the following seven (7) courses: (1) along said Southwesterly line, Northeasterly, 634 feet, more or less, to the most Northerly corner of that tract set forth in Document No. 2021-016995, said Official Records; (2) Southwesterly along the Westerly line of said tract, 494 feet to an angle point; (3) South along said Westerly line, 333 feet to the Southwest corner of said tract; (4) East along the South line of said tract, 171 feet to the Southeast corner of said tract; (5) Northeasterly along the Southeasterly line of said tract, 298 feet to the interior ell corner of said tract; (6) Southeasterly along the Southerly line of said tract, 140 feet to the centerline of Coleman Creek; (7) Northeasterly along said centerline, 271 feet to the point of beginning. Containing 6.63 acres, more or less.

AREA D TO BE ANNEXED INTO  
THE CITY OF PHOENIX  
23-148  
January 8, 2024



TELEPHONE  
541-772-2782

JAMES E. HIBBS, PLS



L.J. FRIAR & ASSOCIATES P.C.

CONSULTING LAND SURVEYORS

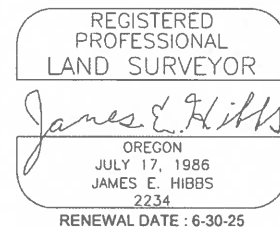
P.O. BOX 1947  
PHOENIX, OR 97535

ljfriarandassociates@charter.net

LEGAL DESCRIPTION  
City of Phoenix File AN24-01

Commencing at Northwest corner of said Claim No. 42, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South along the West line of said Claim No. 42 and along said City Boundary, 859 feet, more or less, to the most Southerly corner of that tract set forth in Document No. 90-10759, Official Records of Jackson County, Oregon and the true point of beginning also being on the existing City Boundary; thence along said City Boundary the following twenty four (24) courses: (1) along the Westerly line of said tract, Northwesterly, 1084 feet, more or less, to the North line of Donation Land Claim No. 44, said Township and Range; (2) Westerly along said North line, 319 feet, more or less, to the East line of OAK CREST ESTATES, according to the official plat thereof, now of record, in Volume 30, Page 9 of plats of Jackson County, Oregon; (3) Northerly along said Easterly line, 32 feet, more or less, to the Southwest corner of Lot 14, Block 2 of said LAKESIDE ESTATES; (4) Easterly, 112 feet, more or less, to the Southeast corner thereof; (5) Northwesterly, 151 feet, more or less, to the Northeast corner thereof; (6) Westerly, 66 feet, more or less, to the Northwest corner thereof; (7) Westerly along the Southerly line of Northridge Terrace, 1236 feet, more or less, to the Northeast corner of Lot 4, Block 2, NORTHWOOD PARK SUBDIVISION, according to the official plat thereof, now of record, in Volume 13, Page 26 of plats of Jackson County, Oregon; (8) Southerly, 120 feet, more or less, to the Southeast corner thereof; (9) Westerly along the Southerly line of said NORTHWOOD PARK, 651 feet, more or less, to the Northeasterly line of Oregon State Highway No. 99; (10) Southeasterly along said Northeasterly line, 1009 feet, more or less, to the Northwesterly line of Oak Crest Way; (11) Northeasterly along the Northwesterly and Northerly line thereof, 1466 feet, more or less, to the corner common to Lots 14 & 15 of said OAK CREST ESTATES; (12) Southwesterly along the Southerly and Southeasterly line of Oak Crest Way, 1417 feet, more or less, to the Northeasterly line of Oregon State Highway No. 99; (13) Southeasterly along said Northeasterly line, 569 feet, more or less, to the most Southerly corner of that tract set forth in Document No. 2006-020546, said Official Records; (14) Northeasterly, 584 feet to the most Easterly corner of said tract; (15) Southeasterly along the Northeasterly line of Parcels I and II set forth in Document No. 2021-010187, said Official Records, 265 feet to the most Easterly corner of said Parcel I; (16) Southwesterly along the Southeasterly line of said Parcel I, 565 feet to the Northeasterly line of said Highway No. 99; (17) along the Northeasterly line of said Highway No. 99, Southeasterly, 586 feet, more or less, to the centerline of Coleman Creek; (18) Northeasterly along said centerline and along the Southeasterly line of that tract set forth in Document No. 2021-051904, said Official Records, 169 feet to the most Southerly corner of that tract set forth in Document No. 2018-011380, said Official Records; (19) Northeasterly along the Southeasterly line of said tract, 43 feet to the most Westerly corner of that tract set forth in Document No. 2021-007750, said Official Records; (20) Southeasterly 488 feet to the most Southerly corner of said tract; (21) Northeasterly, 324 feet to the Southeast corner of said tract; (22) Northwesterly, 96 feet to an angle point in the East line of said tract; (23) North, 568 feet to an angle point in said East line; (24) Northwesterly 16 feet to the true point of beginning. Containing 58.13 acres, more or less.

AREA E TO BE ANNEXED INTO  
THE CITY OF PHOENIX  
23-148  
January 11, 2024



TELEPHONE  
541-772-2782

JAMES E. HIBBS, PLS



**L.J. FRIAR & ASSOCIATES P.C.**

CONSULTING LAND SURVEYORS

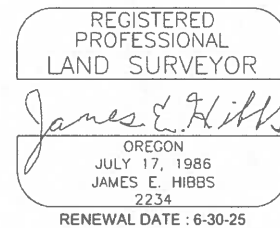
P.O. BOX 1947  
PHOENIX, OR 97535

ljfriarandassociates@charter.net

LEGAL DESCRIPTION  
City of Phoenix File AN24-01

Commencing at the Southwest corner of Southwest corner of Donation Land Claim No. 83, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence Southeasterly, 54 feet to the Westerly Southwest corner of Parcel 5, Tract B set forth in Document No. 96-09724, said Official Records and the true point of beginning said point also being on the existing City of Phoenix boundary; thence Southeasterly along the Southwesterly line of said Tract B and along said City Boundary, 1785 feet, to the most Southerly corner of said Tract B; thence Northeasterly and Northwesterly, along the Northerly line of said Tract B and along said City Boundary, 2353 feet to the most Northerly corner of said Tract B; thence Southerly along the Westerly line of said Tract B and said City Boundary, 257 feet to the true point of beginning. Containing 18.25 acres, more or less.

AREA F TO BE ANNEXED INTO  
THE CITY OF PHOENIX  
23-148  
January 6, 2024



TELEPHONE  
541-772-2782

JAMES E. HIBBS, PLS



L.J. FRIAR & ASSOCIATES P.C.

CONSULTING LAND SURVEYORS

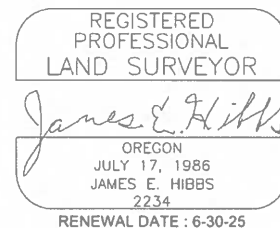
P.O. BOX 1947  
PHOENIX, OR 97535

ljfriarandassociates@charter.net

LEGAL DESCRIPTION  
City of Phoenix File AN24-01

Beginning at the Southwest corner of Lot 5, Block 1, LAKESIDE ESTATES MOBILE HOME SUBDIVISION, according to the official plat thereof, in Volume 15, Page 82 of plats of Jackson County, Oregon also being on the existing City Boundary; thence along said City Boundary the following nine (9) courses: (1) Northwesterly, 114 feet, more or less, to the Northwest corner thereof; (2) Easterly, 65 feet, more or less, to the Northeast corner thereof; (3) Southeasterly, 112 feet, more or less, to the Northerly line of Northridge Terrace; (4) Easterly along said Northerly line, 514 feet, more or less, to the Southeast corner of Lot 13, Block 1, said LAKESIDE ESTATES; (5) Northerly, 63 feet, more or less, to the Northeast corner thereof; (6) Easterly along South line of that tract set forth in Document No. 2022-022536, Official Records of Jackson County, Oregon, 279 feet, more or less, to the Southeast corner of said tract; (7) Northwesterly, 382 feet, more or less, to the Northeast corner thereof; (8) Westerly along the North line thereof, 40 feet, more or less, to the Southeast corner of that tract set forth in Document No. 2007-036499, said Official Records; (9) Northwesterly along the Easterly line thereof, 993 feet, more or less, to the South line of Donation Land Claim No. 40, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence leaving said City Boundary along said South line, WEST, 1849 feet to the Southeast corner of East Glenwood Road; thence along the West line of said East Glenwood Road and the East line of Tracts A and B set forth in Document No. 00-00345, said Official Records, NORTH, 1139 feet to the Northeast corner of said Tract B; thence along the North lines of said Tracts A and B, WEST, 1315 feet to an angle point in that tract set forth in Document No. 2018-036805, said Official Records also being on the existing City Boundary; thence along said City Boundary the following thirteen (13) courses: (1) Southeasterly, 307 feet, more or less, to the most Easterly corner of said tract; (2) Southwesterly, 250 feet, more or less, to the Northeasterly line of Oregon State Highway No. 99; (3) Southeasterly along said Northeasterly line, 564 feet, more or less, to the most Westerly corner of that tract set forth in Document No. 2012-009168, said Official Records; (4) Northeasterly, 250 feet, more or less, to the most Northerly corner thereof; (5) Southeasterly, 150 feet, more or less, to the most Easterly corner thereof; (6) Southwesterly, 250 feet, more or less, to the Northeasterly line of Oregon State Highway No. 99; (7) Southeasterly along said Northeasterly line, 1033 feet, more or less, to the most Westerly corner of that tract set forth in Document No. 92-25143, said Official Records; (8) Northeasterly on the exterior boundary thereof, 245 feet, more or less, to the most Northerly corner thereof; (9) Southeasterly, 112 feet, more or less, to an angle point in said tract boundary; (10) Southerly, 201 feet, more or less, to the Southeast corner of said tract; (11) Westerly along the South line thereof, 115 feet, more or less, to the Northeasterly line of Oregon State Highway No. 99; (12) Southeasterly along said Northeasterly line, 837 feet, more or less, to the Northerly line of Northridge Terrace; (13) Northeasterly along said Northerly line, 1354 feet, more or less, to the point of beginning. Containing 85.83 acres, more or less.

AREA G TO BE ANNEXED INTO  
THE CITY OF PHOENIX  
23-148  
January 11, 2024



TELEPHONE  
541-772-2782



**L.J. FRIAR & ASSOCIATES P.C.**

CONSULTING LAND SURVEYORS

JAMES E. HIBBS, PLS

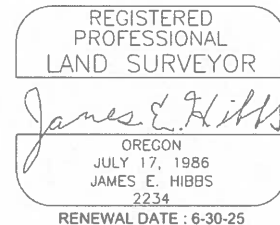
P.O. BOX 1947  
PHOENIX, OR 97535

ljfriarandassociates@charter.net

LEGAL DESCRIPTION  
City of Phoenix File AN24-01

Beginning at the most Northerly corner of BEAR CREEK CONDOMINIUM, PHASE 1, according to the official plat thereof, now of record, in Volume 13, Page 72 of plats of Jackson County, Oregon said point being on the existing City of Phoenix Boundary; thence along said City Boundary the following twelve (12) courses: (1) Southeasterly along the Northeasterly line of said CONDOMINIUM, 215 feet to the most Easterly corner thereof; (2) Southwesterly along the Southeasterly line of said Condominium, 102 feet to the most Westerly corner of that tract set forth in Volume 369, Page 388, Jackson County Deed Records; (3) Southeasterly & Northeasterly along the Southwesterly and Southeasterly line of said tract, 590 feet to the most Westerly corner of that tract set forth in Document No. 85-02495, Official Records of Jackson County, Oregon; (4) Southeasterly along the Southwesterly line of said tract, 100 feet to the most Southerly corner thereof; (5) Southeasterly along the Southwesterly corner of that tract set forth in Volume 374, Page 450, said Deed Records, 910 feet to the most Southerly corner thereof; (6) Southeasterly along the Southwesterly line of that tract set forth in Volume 371, Page 335, said Deed Records, 759 feet to the most Southerly corner thereof; (7) Southerly along the Westerly line of Parcel 5 set forth in Volume 373, Page 38, said Deed Records, 127 feet to an angle point in said City Boundary; (8) Southeasterly along said City Boundary, 377 feet to the Southeasterly line of said Parcel 5; (9) Northeasterly along said Southeasterly line, 200 feet to the most Easterly corner of said parcel 5; (10) Northwesterly along the Northeasterly line thereof, 734 feet to the Southeasterly corner of that tract set forth in Volume 371, Page 335, said Deed Records; (11) Northwesterly along the Northeasterly line of said tract, 706 feet to the most Northerly corner thereof; (12) Northwesterly and Southwesterly along the Northeasterly and Northwesterly lines of that tract set forth in Volume 374, Page 450, said Deed Records, 2600 feet to the point of beginning. Containing 20.20 acres, more or less.

AREA H TO BE ANNEXED INTO  
THE CITY OF PHOENIX  
23-148  
January 13, 2024



TELEPHONE  
541-772-2782

JAMES E. HIBBS, PLS



**L.J. FRIAR & ASSOCIATES P.C.**

CONSULTING LAND SURVEYORS

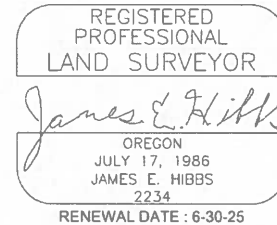
P.O. BOX 1947  
PHOENIX, OR 97535

ljfriarandassociates@charter.net

LEGAL DESCRIPTION  
City of Phoenix File AN24-01

Beginning at the Southeast corner of Lot 15, MCCLURG SUBDIVISION UNIT NO. 2, according to the official plat thereof, now of record, in Jackson County, Oregon said point being on the existing City of Phoenix Boundary; thence Northwesterly and Westerly along the Southerly line of that tract set forth in Document No. 97-27711, Official Records of Jackson County, Oregon and along said City Boundary, 1345 feet, to the Southwest corner of said tract; thence Northerly along the West line thereof and along said City Boundary, 39 feet to the Northwest corner thereof; thence Easterly and Southeasterly along the Northerly line of said tract and said City Boundary, 1406 feet to the Northeast corner thereof; thence Southeasterly along the Easterly line of said tract and along said City Boundary, 82 feet to the point of beginning. Containing 1.42 acres, more or less.

AREA I TO BE ANNEXED INTO  
THE CITY OF PHOENIX  
23-148  
January 7, 2024





TELEPHONE  
541-772-2782



**L.J. FRIAR & ASSOCIATES P.C.**

CONSULTING LAND SURVEYORS

JAMES E. HIBBS, PLS

P.O. BOX 1947  
PHOENIX, OR 97535

ljfriarandassociates@charter.net

LEGAL DESCRIPTION  
City of Phoenix File AN24-01

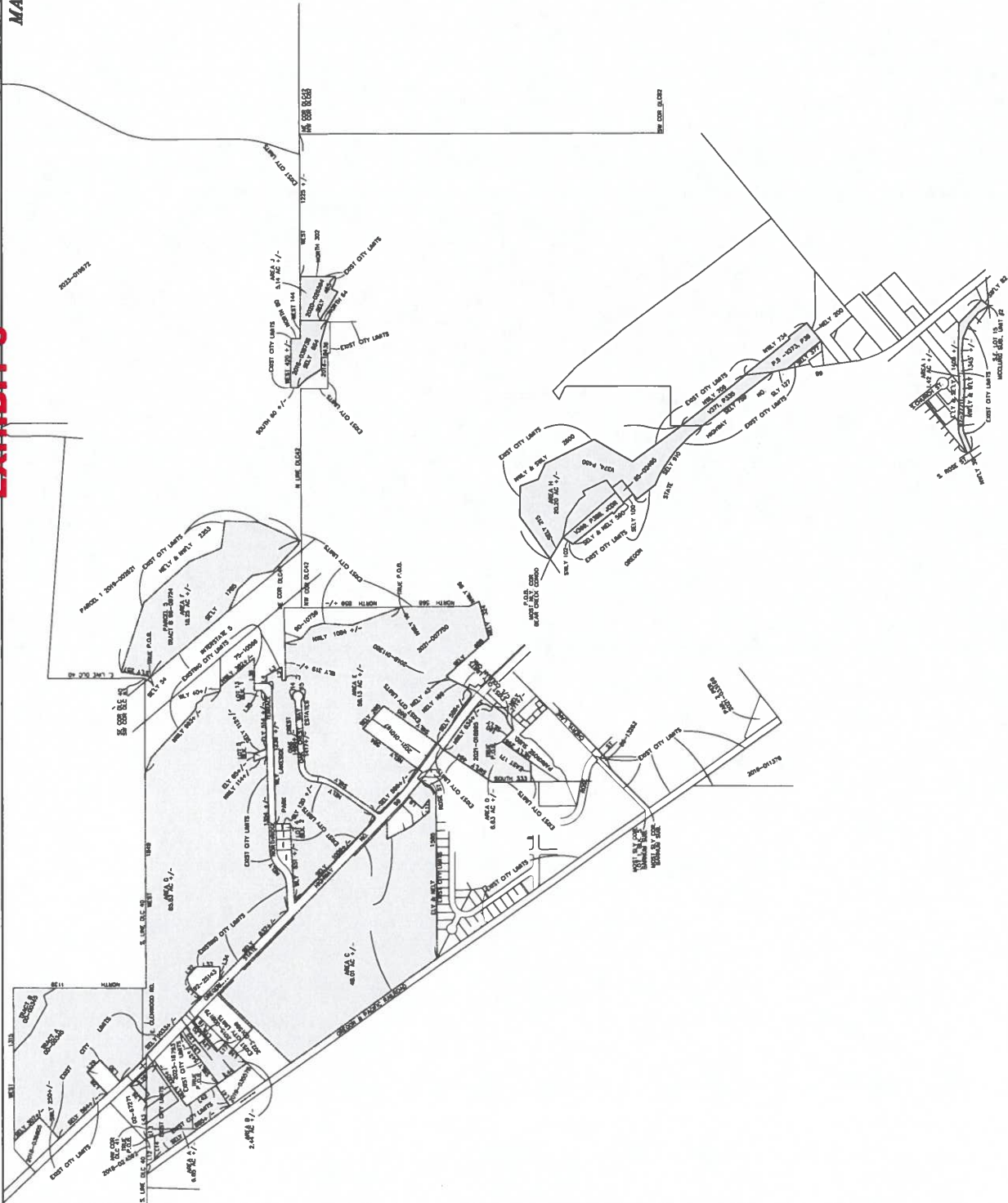
Commencing at the Northeast corner of Donation Land Claim No. 42, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the North line thereof, 1225 feet to the Northeast corner of that tract set forth in Document No. 2020-026594, Official Records of Jackson County, Oregon also being on the existing City of Phoenix Boundary; thence said City Boundary, the following eight (8) courses: (1) along said North line, WEST, 533 feet, more or less, to the interior ell corner of that tract set forth in Document No. 2016-038738, said Official Records; (2) North, 80 feet, more or less, to the North Northeast corner thereof; (3) West, 420 feet, more or less, to the Northwest corner thereof; (4) South along the West line thereof, 60 feet, more or less, to the Northeasterly line of that right of way set forth in Document No. 2014-18439, said Official Records; (5) Southeasterly along said Northeasterly right of way, 664 feet, more or less, to the Southeast corner that tract set forth in Document No. 2016-038738, said Official Records; (6) North, along the East line of said tract, 64 feet to the Southwest corner of that tract set forth in Document No. 2020-026594, Official Records; (7) Southeasterly along the Southerly line of said tract, 465 feet to the Southeast corner thereof; (8) North along the East line thereof, 302 feet to the true point of beginning. Containing 5.14 acres, more or less.

AREA J TO BE ANNEXED INTO  
THE CITY OF PHOENIX  
23-148  
January 6, 2024



**EXHIBIT 5**

**MAP OF PROPOSED ANNEXATION**  
CITY OF PHOENIX FILE ANS4-01  
City of Phoenix Jackson County, Oregon



REGISTERED  
LAND SURVEYOR  
*James E. Fryar*  
JAMES E. FRYAR  
JANUARY 1, 1988  
EXPIRES 12/31/2023  
RENEWAL DATE: 12-31-23

THE UNANNEXED AREAS TO BE ANNEXED  
VARIOUS AREAS WITHIN PHOENIX LOD  
FROM THE CITY OF PHOENIX  
PHOENIX, OREGON 97530

L.L. FRYAR & ASSOCIATES P.C.  
1000 N. 10TH ST., SUITE 100  
PHOENIX, OREGON 97530  
PH: 503-253-1111  
FAX: 503-253-1112  
WWW.FRYARANDASSOCIATES.COM

Sheet 1 of 1



BEFORE THE PHOENIX PLANNING COMMISSION

**STATE OF OREGON, CITY OF PHOENIX**

IN THE MATTER OF PLANNING FILE NO. AN24-01, AN ANNEXA- )  
TION OF 253 ACRES WITHIN THE CITY'S URBAN GROWTH )  
BOUNDARY PURSUANT TO ORS 222.750, REMOVAL OF THE )  
AREA FROM JACKSON COUNTY FIRE DISTRICT NO.2 PURSU- ) ORDER  
ANT TO ORS 222.524 AND ANNEXATION TO JACKSON COUNTY )  
FIRE DISTRICT NO.5 PURSUANT TO ORS 198.867(3), THE )  
PHOENIX PLANNING COMMISSION FINDS THE FOLLOWING: )

1. The Planning Commission held a properly noticed public hearing on this matter on February 12, 2024;
2. The Planning Commission asked the Deputy City Manager to present a staff report and a final order with findings and recommendations at the February 12, 2024 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 subject territory is contiguous with the existing city limit, is located within the city's urban growth boundary and meets the annexation requirements of ORS 222;
5. The Planning Commission finds that the application review is consistent with the legislative review requirements of Chapter 4.1.6 of the Phoenix Land Development Code;
6. The Planning Commission finds that all territory proposed for annexation is territory that is surrounded by the corporate boundaries of the City of Phoenix, or the corporate boundaries of the City of Phoenix, the corporate boundaries of the City of Medford, and a creek, consistent with ORS 222.750(2);
7. The Planning Commission finds that the City, having annexed to Jackson County Fire District No.5 through an election consistent with ORS 198.866 and 198.867 in March of 2008, must also annex this territory to JCFD No.5 upon annexation to the City per ORS 198.867(3);
8. The Planning Commission finds that the territory must be removed from Jackson County Fire District No.2 pursuant to ORS 222.524 in tandem with the required annexation to Jackson County Fire District No.5;

**NOW THEREFORE, the Phoenix Planning Commission recommends approval of the requested Annexation (AN24-01) application based on applicant's request and based on the information presented in the Staff Report and Findings of Fact below:**

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

Annexation is governed by the City's Land Development Code, Municipal Code, Comprehensive Plan, its Urban Growth Boundary Management Agreement with Jackson County, and state law. The Land Development and Municipal Codes do not define specific standards of review for a proposed annexation.

Requests for annexation are evaluated using a Type IV Legislative procedure. The Planning Commission recommends action, but does not have authority to render a final decision. The City Council must ratify a proposed annexation by ordinance.

#### **CHAPTER 4 – APPLICATION AND REVIEW PROCEDURES**

##### **Chapter 4.1 – Types of Applications and Review Procedures**

##### **4.1.6 – Type IV Procedures (Legislative)**

- A. *Pre-Application conference. A pre-application conference is required for all Type IV applications. The requirements and procedures for a pre-application conference are described in Chapter 4.1.7 – General Provisions.*
- B. *Timing of requests. The City Planner shall not review non-City sponsored or State required proposed Type IV actions more than five times annually, based on a City Council Resolution approved schedule for such actions. Legislative requests are not subject to the 120-day review under ORS 227.178.*

**FINDING:** The applicant submitted the required pre-application conference information and was provided a response detailing the requirements for the submission of an annexation application. The application for annexation is City initiated and City sponsored. **The standard is met.**

- C. *Application requirements*
  - 1. *Application forms. Type IV applications shall be made on forms provided by the Planning Department;*
  - 2. *Submittal Information. The application shall contain:*
    - a. *The information requested on the application form;*
    - b. *A map and/or plan addressing the appropriate criteria and standards in sufficient detail for review and decision (as applicable);*
    - c. *The required fee; and*
    - d. *Findings or a narrative statement that explains how the application satisfies all of the relevant approval criteria and standards.*
    - e. *Mailing labels*

**FINDING:** The applicant submitted the required application forms and narrative explaining how the application satisfies all of the relevant approval criteria, standards and Oregon

Revised Statutes. Mailing labels for the notice were prepared by staff using the city's GIS system. The standard is met.

## COMPREHENSIVE PLAN

### Land Use Element – Goals & Policies

**Goal 3:** *Manage annexations to achieve the objectives of the Plan by ensuring that the cumulative effects of annexation decisions are considered.*

#### **Policy 3.1**

*Pursuant to applicable laws of the State of Oregon, the City Council may approve annexations, without referral to the City's electorate, when finding and facts show that development of the property or properties proposed for annexation would be consistent with the Plan and that development on the land proposed for annexation can be served with all urban services and facilities without adverse impacts on the availability, quality, quantity or reliability of City services provided to or likely to be needed by;*

1. *Existing development within the incorporated area, and*
2. *Undeveloped, partially vacant, or redevelopable incorporated land (considering approved development plans or permissible densities as set out in the Plan).*

#### **Policy 3.4**

*All properties annexed to the City shall eventually be improved to City standards including, but not limited to, street improvements, curbs and gutter, lighting, and other improvements included within the City's development standards or as may otherwise be specified by the City Manager and approved by the City Council. If required improvements are not proposed at the time of annexation, then the annexation agreement shall include a non-remonstrance clause specifying that the improvements shall be installed at the time of partitioning, subdivision, development or other time as approved by the Council.*

#### **Policy 3.5**

*The City shall initiate proceedings to annex "islands" of unincorporated area within the City Limits immediately following their creation or as soon thereafter as practical when deemed to be in the overall best interest of the City. Such annexations are required to ensure orderly and equitable provision of public improvement, utilities, and community services, and to further growth and development of the community in accordance with this Plan (ORS 222.750).*

#### **FINDING:**

1. There are two distinct areas proposed for annexation through this application: portions of urban reserve area PH-5 and all other "enclave" areas located outside of PH-5. The areas will be referred to as PH-5 properties and non-PH-5 properties, respectively, throughout these findings. The non-PH-5 properties are served by all urban infrastructure and services. Sanitary sewer service is provided by Rogue Valley Sewer Services, water service is provided by the City of Phoenix, and all private utility providers for electricity, gas, and communications services are present within the area. Police service will transfer from Jackson County Sheriff to City of Phoenix police and fire/EMS

will transfer from Jackson County Fire District No.2 to Jackson County Fire District No.5, upon annexation.

The PH-5 properties are being annexed, in part, to help facilitate the development of urban infrastructure into this area east of I-5. The cities of Medford and Phoenix have been coordinating infrastructure planning with the major property owners and service providers (RVSS, Medford Water, ODOT) within PH-5 and MD-5 in Medford. Some portions of PH-5 can be served by extending existing infrastructure into development areas, but other portions will require large-scale upgrades to sewer, water and/or transportation infrastructure prior to development. These conditions are understood and recognized by the service providers, the land owners, and the two cities. The annexation of PH-5 is a necessary next step in developing infrastructure into the area.

2. Both the non-PH-5 properties and the PH-5 properties will benefit by the development of a new water storage reservoir on the east side of PH-5. This reservoir, which is being developed primarily to aid in the transition of the Charlotte Ann Water District to the City of Phoenix, was funded by the State of Oregon through HB5006. The construction of this reservoir, along with other improvements to the water system being done as part of the transition, will ensure that there is adequate water system infrastructure in place to serve both existing and planned development within the urban growth boundary. Because PH-3 has been previously developed, the change from an urbanized area in Jackson County to an urbanized area within Phoenix is not expected to materially affect availability for any urban level service. As mentioned above, PH-5 infrastructure will be developed to ensure that adequate capacity is available to the area without effecting capacity in other parts of the system. Provision of the services can be accomplished without adversely affecting existing or future development within the City's current Urban Growth Boundary.
3. Development on the annexed properties must comply with the City's Land Development Code which requires improvements to infrastructure and facilities that meet the City's specifications. This will be reviewed during subdivision and site design/development review.
4. All properties proposed for annexation are within "islands" or "enclaves" consistent with ORS 222.750. This annexation proposal is directly in line with Policy 3.5.

**The standard is met.**

#### **Urbanization Element – Goals & Policies**

**Goal 2:** *Ensure efficient urban development patterns that comply with Regional Plan performance indicators.*

##### *Policy 2.1*

*Neighborhood or Special Area Plans shall be submitted to and approved by the City using a Type IV Land Use decision process, and adopted into the City's Comprehensive Plan as a separate Element, prior to or simultaneously with a request to annex any lands included in the City's UGB that have been designated as Urban Reserve Areas (URA) by the Regional Plan. At minimum, these plans shall demonstrate the following:*

1. *Consistency with the arrangement of proposed land uses and urban infrastructure (e.g. transportation network) depicted by applicable Conceptual Land Use and Transportation plans that have been adopted for that particular URA;*

2. *Compliance with applicable Regional Plan performance indicators, especially indicators 3-10.*
3. *Safegaurds against parcelization and land uses which are inconsistent with the purpose of PH-5 as a regional employment center.*
4. *Conformance with all other applicable goals and policies of the City's Comprehensive Plan.*

**Policy 2.2**

*The City shall develop land use regulations that ensure the availability of tracts of land within PH-5 suitable for development by larger, traded-sector employers consistent with the findings and conclusions of the Economic Element, the Local Economic Opportunity Analysis, and the Regional Economic Opportunity Analysis.*

*In particular, these regulations shall be consistent with the parcelization depicted in Policy 6.1 of the Land Use Element, based on Table 4-3 of the Economic Element. Amendments of its Land Development Code necessary to effectively implement this policy shall be adopted by the City prior annexation of any lands in PH-5.*

**Policy 2.3**

*Upon annexation, lands in PH-5 with an employment comprehensive land use plan designation, such as "Industrial", shall receive the new zoning designation outlined in the Restricted Land Uses in PH-5 portion of the Land Use Element, consistent with Regional Plan Performance Indicator 9.*

**FINDING:**

1. These policies apply only to the PH-5 properties, not to the non-PH-5 properties as those properties exist within previously urbanized areas and will retain like zoning/development potential upon annexation.
2. As part of the process of amending the urban growth boundary, the City of Phoenix adopted a Land Development Code amendment creating a new Holding Zone specifically for the purpose of annexing PH-5 lands prior to assigning developable zoning to the properties. This was done in recognition of the need to annex the area to facilitate the development of infrastructure.
3. The City is committed to adhering to Urbanization Element policies 2.1-2.3 prior to any of the land being made available for development through zoning. In fact, the City is working with the major land owners in the area to craft zoning language to implement policies 2.2 and 2.3 through the creation of a new Industrial zone, as anticipated by the Urbanization Element. The final language of the new zone, which must be reviewed by the Planning Commission and adopted by the City Council, will help to inform the Neighborhood or Special Area Plan that will be adopted to address policy 2.1.
4. Upon annexation, the PH-5 properties will be designated Holding Zone and will not be available for development until Urbanization Element Policies 2.1 – 2.3, along with all applicable provisions of Phoenix Land Development Code Chapter 4.7 have been addressed.

5. The properties are to be annexed now to facilitate the development of infrastructure into the area. The City has been allocated \$4.5 million through SB 5506 for the development of certain critical infrastructure into the area and is currently working with State leaders to receive additional funds to continue this work.

The standard is met.

## OREGON REVISES STATUTES

### ORS 198

#### **198.867 – Approval of Annexation to District by Electors of City and District**

(3) *Upon receipt of the certificate of the city governing body and the district board, the county board shall enter an order annexing the territory included in the city to the district. When the county board enters the order, the city territory, **together with any territory thereafter annexed to the city** (emphasis added):*

- (a) *Shall be included in the boundaries of the district; and*
- (b) *Shall be subject to all liabilities of the district in the same manner and to the same extent as other territory included in the district.*

**FINDING:** The City of Phoenix annexed to Jackson County Fire District No.5 through an election consistent with ORS 198.866 and 198.867, in March of 2008. This action was completed through Measure No. 15-81 for Jackson County Fire District No. 5 and through Measure No. 15-82 for the City of Phoenix. Both measures passed in Phoenix with overwhelming support, with 96% voting yes on Measure 15-81 and 97% voting yes on Measure 15-82. Per ORS 198.867(3) any territory annexed to the City must also be annexed (included) into the boundaries of Jackson county Fire District No.5. To facilitate this transition to Jackson County Fire District No.5, the property must be removed from Jackson County Fire District No.2 boundaries pursuant to ORS 222.524. **The standard is met.**

### ORS 222

#### **222.111 – Authority and Procedure for Annexations**

1. *The land to be annexed is contiguous with the existing political boundaries of the city in question.*

**FINDING:** The subject territory is contiguous with the current Phoenix city boundary. **The standard is met.**

#### **222.750 – Annexation of unincorporated territory surrounded by city; delayed annexation for certain property.**

- (2) *When territory not within a city is surrounded by the corporate boundaries of the city, or the corporate boundaries of the city and the corporate boundaries of another city, the ocean shore, a river, a creek, a bay, a lake or Interstate Highway 5, the city may annex the territory pursuant to this section after holding at least one public hearing on the question for which notice has been mailed to each record owner of real property in the territory proposed to be annexed.*



- (3) *This section does not apply if the territory not within a city:*
- (a) *Is surrounded entirely by water; or*
  - (b) *Is surrounded as provided in subsection (2) of this section, but a portion of the corporate boundaries of the city that consist only of a public right of way, other than Interstate Highway 5, constitutes more than 25 percent of the perimeter of the territory.*
- (4) *Unless otherwise required by the city charter, annexation by a city under this section must be by ordinance or resolution subject to referendum, with or without the consent of any owner of real property within the territory or resident in the territory.*
- (5) *For property that is zoned to allow residential use as a permitted use in the zone and is in residential use when annexation is initiated by the city under this section, the city shall specify an effective date for the annexation that is at least three years and not more than 10 years after the date the city proclaims the annexation approved. The city recorder or other officer performing the duties of the city recorder shall:*
- (a) *Cause notice of the delayed annexation to be recorded by the county clerk of the county in which any part of the territory subject to the delayed annexation is located within 60 days after the city proclaims the annexation approved; and*
  - (b) *Notify the county clerk of each county in which any part of the territory subject to delayed annexation is located not sooner than 120 days and not later than 90 days before the annexation takes effect.*
- (6) *Notwithstanding subsection (5) of this section:*
- (a) *Property that is subject to delayed annexation becomes part of the city immediately upon transfer of ownership.*
  - (b) *The record owner of real property described in subsection (5) of this section that is located in the territory to be annexed may waive the delay of the effective date of the annexation provided under subsection (5) of this section. The property becomes part of the city immediately upon waiver.*

**FINDING:** As shown in the Enclaves maps (attached Exhibit A to staff report), there are 10 unique territories relevant to Phoenix which meet these standards for enclave annexation. As shown on the maps, Enclaves A-F and H-J are all completely surrounded by the corporate boundaries of the City of Phoenix, and, as shown on the Territories to be Annexed maps (attached Exhibit B to staff report), are proposed to be annexed in their entirety. Enclave G is surrounded by the corporate boundaries of the City of Phoenix, the corporate boundaries of the City of Medford, and a portion of Bear Creek. Only the portions of Enclave G located within the UGB of Phoenix are proposed to be annexed as only these areas are eligible for annexation to Phoenix.

None of the areas to be annexed is surrounded entirely by water or is surrounded, but has a portion of the corporate boundaries of the city that consist only of a public right of way, other than Interstate Highway 5, for more that 25 percent of the perimeter of the territory.

Should City Council elect to approve the proposed annexation, the annexation will be accomplished through ordinance subject to referendum.

Properties within the proposed annexation area that are both zoned for residential use and are currently in residential use will have an effective date for annexation that is at least three years after the date the city proclaims the annexation approved. Exhibit C to the Staff Report is a series of maps showing non-residential properties and residential properties. Exhibit D to the Staff Report is a list of all non-residential properties, which will have an effective date for annexation of March 25, 2024, and a list of all residential properties, which will have an effective date of annexation of March 25, 2027. Any of the Residential properties that are sold during the period of delayed annexation will annex immediately upon sale (ORS 222.750(6)).

All required noticed will be sent to the Jackson County clerk regarding the delayed annexation. **These standards are met.**

### **URBAN GROWTH BOUNDARY AGREEMENT**

The City of Phoenix and Jackson County manage the urbanization of land through an Urban Growth Boundary and Policy Agreement that was ratified by in 1995. According to this agreement

1. *City annexation shall occur only within the officially adopted Urban Growth Boundary.*
2. *Specific annexation decisions shall be governed by the official annexation policy of the City. The City will provide an opportunity for the County to respond to pending requests for annexation.*
3. *Establishment of an Urban Growth Boundary does not imply that all land within the boundary will be annexed to the City.*
4. *Urban facilities and services must be adequate in condition and capacity to accommodate the additional level of growth, as allowed by the City Comprehensive Plan, prior to or concurrent with the land use changes.*

**FINDING:** The subject properties are located within the officially adopted Urban Growth Boundary. The city has notified the county of the proposed annexation.

The non-PH-5 properties are served by all urban infrastructure and services. Sanitary sewer service is provided by Rogue Valley Sewer Services, water service is provided by the City of Phoenix, and all private utility providers for electricity, gas, and communications services are present within the area. Police service will transfer from Jackson County Sherriff to City of Phoenix police and fire/EMS will transfer from Jackson County Fire District No.2 to Jackson County Fire District No.5 upon annexation.

The PH-5 properties are being annexed, in part, to help facilitate the development of urban infrastructure into this area east of I-5. The cities of Medford and Phoenix have been coordinating infrastructure planning with the major property owners and service providers (RVSS, Medford Water, ODOT) within PH-5 and MD-5 in Medford. Some portions of PH-5 can be served by extending existing infrastructure into development areas, but other portions will require large-scale upgrades to sewer, water and/or transportation infrastructure prior to development. These conditions are understood and recognized by the service providers, the land owners, and the two cities. The annexation of PH-5 is a necessary next step in developing infrastructure into the area. **The standard is met.**

  
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Terry Helfrich  
Planning Commission Chair

1-22-24  
\_\_\_\_\_  
Date

ATTEST  
  
\_\_\_\_\_  
Joe Slaughter  
Deputy City Manager

1/22/2024  
\_\_\_\_\_  
Date