

Jeff Wilcox

From: Dawn Rittiman <RittimDM@jacksoncountyor.gov>
Sent: Thursday, January 18, 2024 11:23 AM
To: 'jeff.wilcox@phoenixoregon.gov'
Cc: Ted Zuk; Joe Slaughter ; 'Zac.Moody@phoenixoregon.gov'; Charles Bennett
Subject: FW: AN24-01 - City of Phoenix Enclave Annexation - Comments from Jackson County
Attachments: image001.png

Hello,

Please, see the following comments from Jackson County Development Services:

- 1) Please, include a map of the listed residentially zoned properties slated for delayed annexation on March 25, 2027 (Exhibit D, Pages 2-3). Exhibit B shows the territories to be Annexed, but does not differentiate between which parcels are being annexed effective March 25, 2024 and which parcels are being annexed effective March 25, 2027.
- 2) Please, address how Phoenix will transfer jurisdiction of open/pending Planning or Building projects associated with parcels being annexed. The UGBMA does not include specifics relating to transferring jurisdiction of parcels with open/pending Planning or Building permits.

Thank you, for the opportunity to provide comments.

Sincerely,

Dawn Rittiman

Planner III

Phone (541) 774-6922

Fax (541) 774-6791

rittimdm@jacksoncountyor.gov

Jackson Co. Development Services
10 S. Oakdale Ave. Room 100
Medford, Oregon 97501



From: Ted Zuk <ZukTJ@jacksoncountyor.gov>
Sent: Thursday, January 18, 2024 11:15 AM
To: Dawn Rittiman <RittimDM@jacksoncountyor.gov>
Subject: FW: AN24-01 - City of Phoenix Enclave Annexation - Agency Notice

From: Jeff Wilcox <jeff.wilcox@phoenixoregon.gov>

Sent: Tuesday, January 2, 2024 5:05 PM

To: Ted Zuk <ZukTJ@jacksoncountyor.gov>; medid@medfordid.org; BOC-CAO_ADMIN <BOC-CAO_ADMIN@jacksoncountyor.gov>; fire@cityofmedford.org; 'David Meads' <meads@jcf5.com>; chad.murders@ecso911.com; matt.brinkley@cityofmedford.org; 'Jeff Ballard' <jballard@rh2.com>; Chris Stephenson <chris.stephenson@phoenixoregon.gov>; 'Lisa Howell: Postmaster' <lisa.l.howell@usps.gov>; 'Brent Barry' <brent.barry@phoenix.k12.or.us>; micah.horowitz@odot.oregon.gov; 'Ryan MacLaren' <rmaclaren@rvcog.org>; p.townsend@rvtd.org; 'Nick Bakke' <nbakke@rvss-or.gov>

Cc: Joe Slaughter <joe.slaughter@phoenixoregon.gov>; Zac Moody <Zac.Moody@phoenixoregon.gov>

Subject: EXT: AN24-01 - City of Phoenix Enclave Annexation - Agency Notice

Good evening,

At the top of the list linked below, you'll find File # AN24-01. A City-initiated annexation of ~253 acres of land in the City of Phoenix Urban Growth Boundary. The First Public Hearing will be 1/22/2024, details can be found in the notice within the link. The annexation map is available now; the staff report, proposed final order and associated exhibits will also be made available at this link in the coming days.

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

Please direct any comment/questions you may have to me as soon as practical, and I will ensure it is included in the record, questions I receive will be forwarded to Joe (CC'd).

Respectfully,

Jeff Wilcox

Associate Planner

City of Phoenix

541-535-2050 Ext 318

220 N Main St

Phoenix, OR 97535

Jeff Wilcox

From: HOROWITZ Micah <Micah.HOROWITZ@odot.oregon.gov> on behalf of ODOT Region 3 Development Review <R3DevRev@odot.oregon.gov>
Sent: Friday, January 5, 2024 8:19 AM
To: Joe Slaughter; 'Jeff Wilcox'; 'Zac Moody'
Cc: WANG Wei; BROOKS Aaron G; SCHAUFFLER Lucas D
Subject: RE: AN24-01 - City of Phoenix Enclave Annexation - Agency Notice
Attachments: image001.jpg

Thank you for the clarification, Joe!

Best regards,
Micah

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

From: Joe Slaughter <joe.slaughter@phoenixoregon.gov>
Sent: Friday, January 5, 2024 8:08 AM
To: ODOT Region 3 Development Review <R3DevRev@odot.oregon.gov>; 'Jeff Wilcox' <jeff.wilcox@phoenixoregon.gov>; 'Zac Moody' <zac.moody@phoenixoregon.gov>
Cc: WANG Wei <Wei.WANG@odot.oregon.gov>; BROOKS Aaron G <Aaron.G.BROOKS@odot.oregon.gov>; SCHAUFFLER Lucas D <Lucas.D.SCHAUFFLER@odot.oregon.gov>
Subject: RE: AN24-01 - City of Phoenix Enclave Annexation - Agency Notice

Some people who received this message don't often get email from joe.slaughter@phoenixoregon.gov. [Learn why this is important](#)

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

Hi Micah,

We'll be sure to send along the staff report when it is available. For all of these properties, we will be assigning the nearest equivalent City zoning designation to what is assigned in the County. For properties without an equivalent zone, such as those zoned EFU, the City Holding Zone designation will be assigned (see attached). For all portions of PH-5, per our Comprehensive Plan, we cannot assign developable zoning until several steps (including traffic analysis) have been completed. So all PH-5 properties will be designated Holding Zone until the required steps of the Comprehensive Plan and Development Code for zone change have been completed.

Joe Slaughter, AICP
Deputy City Manager
Development/Emergency Management
Office: 541.535.2050, ext. 316
Cell: 541.951.1971
joe.slaughter@phoenixoregon.gov



From: HOROWITZ Micah <Michah.HOROWITZ@odot.oregon.gov> **On Behalf Of** ODOT Region 3 Development Review
Sent: Thursday, January 4, 2024 4:56 PM
To: Jeff Wilcox <jeff.wilcox@phoenixoregon.gov>; Joe Slaughter <joe.slaughter@phoenixoregon.gov>; Zac Moody <zac.moody@phoenixoregon.gov>
Cc: WANG Wei <wei.wang@odot.oregon.gov>; BROOKS Aaron G <aaron.g.brooks@odot.oregon.gov>; SCHAUFFLER Lucas D <lucas.d.schauffler@odot.oregon.gov>
Subject: RE: AN24-01 - City of Phoenix Enclave Annexation - Agency Notice

Hi Jeff, could you send a copy of the staff report when available? Also, are there going to be any associated zone changes (specifically for parcels F & J)? We assume the urban zoning in place for PH-3 will be applied at some point but would like a better idea of the approach for land lands with rural or holding zoning districts.

Best regards,
Micah

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

From: Jeff Wilcox <jeff.wilcox@phoenixoregon.gov>
Sent: Tuesday, January 2, 2024 5:05 PM
To: zuktj@jacksoncounty.org; medid@medfordid.org; BoC-CAO_Admin@jacksoncountyor.gov; fire@cityofmedford.org; 'David Meads' <meads@jcf5.com>; chad.murders@ecso911.com; matt.brinkley@cityofmedford.org; 'Jeff Ballard' <jballard@rh2.com>; Chris Stephenson <chris.stephenson@phoenixoregon.gov>; 'Lisa Howell: Postmaster' <lisa.l.howell@usps.gov>; 'Brent Barry' <brent.barry@phoenix.k12.or.us>; HOROWITZ Micah <Michah.HOROWITZ@odot.oregon.gov>; Ryan MaClaren *ODOT <Rmaclaren@rvcog.org>; p.townsend@rvtd.org; 'Nick Bakke' <nbakke@rvss-or.gov>
Cc: Joe Slaughter <joe.slaughter@phoenixoregon.gov>; Zac Moody <Zac.Moody@phoenixoregon.gov>
Subject: AN24-01 - City of Phoenix Enclave Annexation - Agency Notice

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

At the top of the list linked below, you'll find File # AN24-01. A City-initiated annexation of ~253 acres of land in the City of Phoenix Urban Growth Boundary. The First Public Hearing will be 1/22/2024, details can be found in the notice within the link. The annexation map is available now; the staff report, proposed final order and associated exhibits will also be made available at this link in the coming days.

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

Please direct any comment/questions you may have to me as soon as practical, and I will ensure it is included in the record, questions I receive will be forwarded to Joe (CC'd).

Respectfully,

Jeff Wilcox

Associate Planner
City of Phoenix
541-535-2050 Ext 318
220 N Main St
Phoenix, OR 97535

RECEIVED
PLANNING DEPT

JAN 22 2024



CSA Planning, Ltd

4497 Brownridge, Suite 101
Medford, OR 97504

Telephone 541.779.0569
Fax 541.779.0114

Jay@CSAplanning.com

Memorandum

To: City of Phoenix Planning Commission
Date: January 22, 2024
Subject: Summit Properties LLC Property File No. AN24-01

CITY OF PHOENIX

CSA Planning represents Scott Nelson and Summit Properties LLC on property they own at 3672 South Pacific Highway. The property is identified as Township 38S Range 1W in Section 09B as Tax Lot 2700. Please place this memo in the record for this evening's proceedings.

Our client's commercial property was burned to the ground in the Almeda Fire, then cleaned up, then it had to go through site plan review with the County, then engineering plans to implement the site plan have been slowed waiting for ODOT to complete design on the Highway 99 improvements. Finally, the project is almost ready to start construction on the site work to implement the civil plans. Building designs are in process with Ray Kistler.

It would be expensive to have to start the process over again for the land use entitlements. CSA Planning reached out to the City of Phoenix regarding this matter. I spoke with Joe Slaughter this afternoon. Mr. Slaughter indicated the City of Phoenix will honor the land use approvals for site development plan review and tentative partition plat obtained in the County, subject to compliance with all County conditions of approval.

If the City formalizes the details to ensure the land use approvals obtained in the County will remain valid and can be implemented, provided all County conditions of approval are satisfied, Summit Properties LLC does not intend to object to the proposed annexation. CSA requests the Planning Commission direct City staff in its motion on the annexation to work with CSA on this issue. CSA believes there is adequate time between the Planning Commission and the City Council to develop annexation ordinance language that will ensure existing land use entitlements obtained in the County for Summit Properties LLC will be honored and allow such approval to be implemented without need for further site plan or tentative plat land use reviews in the City of Phoenix.

CSA Planning, Ltd.

A handwritten signature in black ink, appearing to read 'Jay Harland', written over a horizontal line.

Jay Harland
Principal

Jeff Wilcox

From: Joe Slaughter <joe.slaughter@phoenixoregon.gov>
Sent: Monday, January 22, 2024 8:56 AM
To: 'Jeff Wilcox'
Subject: FW: Proposed Annexation of The Rogue Mobilehome park at 3761 S0. Pacific Hwy, Medford

For the record

Joe Slaughter, AICP
Deputy City Manager
Development/Emergency Management
Office: 541.535.2050, ext. 316
Cell: 541.951.1971
joe.slaughter@phoenixoregon.gov

-----Original Message-----

From: Dave Christensen <ccdc1220@gmail.com>
Sent: Monday, January 22, 2024 8:54 AM
To: eric.swanson@phoenixoregon.gov; Joe Slaughter <joe.slaughter@phoenixoregon.gov>; Zac Moody <zac.moody@phoenixoregon.gov>
Cc: bonnie.pickett@phoenixoregon.gov; Jay Harland <jay@csaplanning.com>; Thomas P. Kerr <thomaspkerr@gmail.com>
Subject: Proposed Annexation of The Rogue Mobilehome park at 3761 S0. Pacific Hwy, Medford

Ladies and gentlemen,

I recently received the Notice of Public Hearing regarding the annexation of our property into the City. It was previously mailed to my co-owner of the property and only recently forwarded to me as he was in the hospital.

I made a special trip last week to meet with Zac Moody to better understand what it means to us. While he was very helpful, we are still unclear as to all the impacts that the proposed annexation may have upon our property.

In view of the short timing and the fact that we are out of the area, we respectfully ask for at least a two week continuance regarding our property while we research the issues and understand the impact of annexation more fully.

By copy of this to Bonnie Pickett, I am asking that copies of this email be forwarded to Terry baker, Mayor, Terry Helfrich, Chair of the Planning Commission and Carolyn Marshall, Vice Chair as I do not have specific addresses for those individuals.

I will also send a separate review of the history of our property, current status with the County, efforts to rebuild and why we are concerned about the timing and potential effect of the proposed annexation.

I plan to join the meeting tonight via Zoom.

In addition to the current mailings to Rogue, LLC c/o Kerr Family, LLC, please include me in future mailings to;

Rogue, LLC

c/o Dave Christensen
5541 Lantern Grove Lane
Roseville, Ca 95747

Thank you

Dave Christensen

Joe Slaughter

From: Dave Christensen <ccdc1220@gmail.com>
Sent: Monday, January 22, 2024 3:25 PM
To: joe.slaughter@phoenixoregon.gov
Cc: eric.swanson@phoenixoregon.gov; Zac Moody; bonnie.pickett@phoenixoregon.gov; Jay Harland; Thomas P. Kerr
Subject: Re: History and concerns about annexation at this moment

Sorry about that. It is an Apple program "Notes" , similar to Word.

Here it is.....

Rogue, LLC

Background

The Rogue is a 40+ year old mobile home park located at 3761 So. Pacific Hwy, Medford, Or. It was destroyed in the Alameda fire.

Following the fire, FEMA approached us and requested that we lease the parcel to them for two years +- so that they could provide housing to some of those displaced by the fire. We agreed, they rebuilt a portion and installed mobile homes. They just recently removed the remaining mobil homes.

We applied for and have a Type 1 permit which allows us to rebuild according to the requirements that were in place when the park was originally build, e. g. expedited approvals, no curbs and gutters, original road widths, setbacks, etc.

Current Status

We have learned that many of the other 11 parks that were destroyed are rebuilding with double wide configurations which are simply unaffordable for many of those displaced.

We asked jackson County to modify our Type 1 permit allowing for more than the 9 RV spaces included in the 76 approved and they have denied that request.

We have been working on obtaining bids for the re-build and have experienced much difficulty as many contractors are very busy and the bids are much higher than they might be in more normal times.

We do not have sufficient monies on hand to rebuild the park and would need a loan if we pursued that direction.

We are exploring our options re; re-building, joint venture or selling.

We have been approached by two non-profits regarding selling to them as well as a possible other buyer.

We need to preserve our Type 1 permit, which expires 12/25, and obtain the necessary building permits regardless of the final outcome.

Concerns about annexation

If our Type 1 permit is voided thru annexation, in addition to ourselves, those most impacted will be the working class families that have been displaced because they will simply not be able to afford the park rebuilt to different standards and density.

How do we ensure that the Type 1 permit will be honored whether we re-build, JV or sell?

What are the benefits of annexation? It appears that we already have everything needed to get back to business and an annexation will only increase costs, delays in new permits and complexity.

What are our legal rights and options to either preserve what we have or defer annexation and for how long?

On Jan 22, 2024, at 1:59 PM, Joe Slaughter <joe.slaughter@phoenixoregon.gov> wrote:

Dave,

We are unable to open the file you sent.

Joe Slaughter, AICP
Deputy City Manager
Development/Emergency Management

Office: 541.535.2050, ext. 316
Cell: 541.951.1971
joe.slaughter@phoenixoregon.gov

-----Original Message-----

From: Dave Christensen <ccdc1220@gmail.com>

Sent: Monday, January 22, 2024 10:06 AM

To: eric.swanson@phoenixoregon.gov; Joe Slaughter <joe.slaughter@phoenixoregon.gov>; Zac Moody <zac.moody@phoenixoregon.gov>

Cc: bonnie.pickett@phoenixoregon.gov; Jay Harland <jay@csaplanning.com>; Thomas P. Kerr <thomaspkerr@gmail.com>

Subject: History and concerns about annexation at this moment

Here is a brief history, current status and concerns about our property.



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER - HEALTHY COMMUNITIES

January 4, 2024

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

ATTN: Jeff

Re: AN24-01, North Phoenix UGB – Enclave Annexation

Sewer service is generally available throughout this area via existing sewer mains which have adequate capacity to service the proposed expansion.

Any future development must demonstrate compliance with the regional stormwater design manual and obtain the appropriate erosion control permit from RVSS. Information on stormwater and erosion control requirement can be found on our website. It should be noted that RVSS and ODOT have partnered to construct a regional stormwater management facility at Glenwood Road which will satisfy the stormwater management requirements for much of the proposed annexation area once constructed. RVSS must be consulted prior to any new development.

Sincerely,

Nicholas R. Bakke, PE
District Engineer