



**COMPREHENSIVE PLAN AMENDMENT – CP24-01
DEVELOPMENT CODE AMENDMENT – DC24-02
STAFF REPORT**

File: CP24-01, Comprehensive Plan Amendment – Establishing a Neighborhood Element of the Comprehensive Plan, adopting a neighborhood plan for PH-5, and amending the Land Use Element of the Comprehensive Plan to reflect the addition of the Technology, Employment, and Community (TEC) district under the Industrial designation of the Comprehensive Land Use Plan (CLUP) map; and

DC24-02, Land Development Code amendment – to create standards for Technology, Employment, and Community (TEC) district.

Location: N/A

Land Use District: N/A

Date Notice of Application Published: November 5, 2024

Date of Hearing: November 25, 2024 (1st evidentiary hearing)

I. OWNER INFORMATION

N/A

II. APPLICANT

City of Phoenix
Zac Moody, Community Development Director
PO Box 330
Phoenix, OR 97535

III. SUMMARY OF PROPOSED AMENDMENTS

The City of Phoenix (the City) adopted an amended Urban Growth Boundary (UGB) on September 19, 2022, Ordinance Number 1020, in response to the adoption of a revised Urbanization Element on June 7, 2021, Ordinance Number 1014, demonstrating the need for additional lands for both employment and residential development over the 20-year planning horizon. While the urban reserve area PH-3 was also added to the UGB at that time, it did not satisfy any future land need as it is an area containing existing urban development. As such, only the portions of urban area PH-5 added to the UGB were meant to address Phoenix’s future land need.

Prior to amending its UGB, the City adopted several Goals and Policies into both the Land Use Element and Urbanization Element of the Comprehensive plan to ensure that the existing performance indicators within the Regional Plan Element of the Comprehensive Plan would be satisfied through the development of PH-5. This application is intended to address applicable goals, policies, and performance indicators in the Comprehensive Plan by establishing a Neighborhood

Element of the Comprehensive Plan, adopting a neighborhood plan for PH-5 into the new Neighborhood Element, and creating a new zoning district for the properties in PH-5.

As demonstrated in the findings of fact and conclusions of law contained within the proposed final order, these actions, collectively, will assure that the future development of all properties in PH-5 will align with all applicable performance indicators, goals, and policies of the Comprehensive Plan related to these properties.

IV. APPLICABLE CRITERIA

- Phoenix Land Development Code (PLDC) Section 4.1.2 D. and Section 4.1.6 - Type IV Procedure, and PLDC Chapter 4.7 - Land Use District Map and Text Amendments.
- Phoenix Comprehensive Plan – Land Use Element Goal 1, Policies 1.1 & 1.2 and Goal 6, Policies 6.1, 6.2 & 6.3. Urbanization Element Goal 2, Policies 2.1, 2.2, 2.3, 2.4 & 2.5. Regional Plan Element Performance Indicators 6, 7, 8 & 9.
- Statewide Planning Goals/OARS: Goal 1 – Citizen Involvement; Goal 2 – Land Use Planning; Goal 3 – Agricultural Lands; Goal 4 – Forest Lands; Goal 5 – Natural Resources, Scenic and Historic Areas; Goal 6 – Air, Water, Land Resources Quality; Goal 7 – Areas Subject to natural Disasters and Hazards; Goal 8 – Recreational Needs; Goal 9 – Economic Development; Goal 10 – Housing; Goal 11 – Public Facilities and Services; Goal 12 – Transportation; Goal 13 – Energy Conservation; Goal 14 – Urbanization; Goals 15-19 – Address Willamette Valley and Ocean and Coastal Resources, which do not apply to the City.

V. AGENCY COMMENTS

N/A

VI. PUBLIC COMMENTS

None

VII. RECOMMENDATION

Staff recommends the Planning Commission adopt the findings of fact and conclusions of law presented in the proposed final order, and, based on those findings and conclusions, recommend City Council **APPROVE** the amendments as outlined in the proposed final order.

VIII. PROPOSED MOTION

“I move to adopt the findings of fact and conclusions of law presented in the proposed final order, and, based on those findings and conclusions, recommend City Council approve the amendments as outlined in the proposed final order.”

IX. EXHIBITS

1. PC Proposed Final Order

Respectfully Submitted,

Zac Moody
Community Development Director