



PLANNING COMMISSION NOTICE OF DECISION

File: AP24-01 - Type III Planning Commission Appeal of Staff Interpretation

Land Use District: General Industrial (G-I)

Date Notice Mailed: July 11, 2024

Date of Hearing: July 8, 2024

I. OWNER INFORMATION

Lesley Properties LLC
7551 S Flat Ln
Kuna, ID 83634

II. AGENT

CSA Planning LTD
4497 Brownridge, Ste 101
Medford, OR 97504

III. PROJECT INFORMATION

A Planning Commission Interpretation has been made regarding allowed uses in the General Industrial district. Specifically, the Planning Commission has made the interpretation that a 'forestry and land management operation' use is similar to those listed in Phoenix Land Development Code Table 2.5.2(A), and is permitted in the G-I district, subject to a 'conditional use' review.

Copies of all documents and evidence submitted, and applicable criteria and standards are available for review at the Phoenix Community and Economic Development Department. Copies may be provided at the cost of 25 cents a page. Application materials and supporting documents can also be found at <https://www.phoenixoregon.gov/community-economic-development/planning/current-planning-actions/>

This Interpretation may be appealed to the City Council if a Notice of Appeal is filed within 14 days of the date this notice was mailed and with the required fee in accordance with Chapter 4.1.5 (H) of the Phoenix Land Development Code. Appeals proceed according to the following procedures:

IV. APPEAL PROCESS

4.1.5 (H) Appeals.

Type III decisions may be appealed to the City Council as follows:

1. Notice of appeal. Any person with standing to appeal may appeal a Type III Decision by filing a Notice of Appeal according to the following procedures;
 - a. A Notice of Appeal shall be filed with the Planning Department within 14 days of the date the Notice of Decision was mailed;
 - b. The Notice of Appeal shall contain:
 - (1) An identification of the decision being appealed, including the date of the decision;
 - (2) A statement demonstrating the person filing the Notice of Appeal has standing to appeal;
 - (3) A statement explaining the specific issues raised on appeal;
 - (4) If the appellant is not the applicant, a statement demonstrating that the appeal issues were raised during the comment period;
 - (5) Filing fee.
2. Scope of appeal. The appeal of a Type III Decision by a person with standing shall be limited to the specific issues raised during the written comment period, unless the City Council allows additional evidence or testimony concerning any other relevant issue. The City Council may allow such additional evidence if it determines that such evidence is necessary to resolve the case;

Date Mailed: July 11, 2024. The appeal period will expire 14 days after the mailing of this notice; the decision will be final on July 26, 2024.

Please contact Zac Moody, Community Development Manager at zac.moody@phoenixoregon.gov -or- 541-535-2050 Ext 313 with any questions pertaining to this Notice of Decision.