



CSA Planning, Ltd

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Memorandum

To: Zac Moody
City of Phoenix Planning Director

Date: May 24, 2024

Subject: Similar Use Determination

On behalf of our client, Dinah Walker, we are requesting a similar use determination on the property located on C Street within the City of Phoenix. Described in the records of the Jackson County Assessor as Map 38-1W-16AD, Tax Lots 3100 & 3200, hereinafter known as the subject property.

BACKGROUND

Silhouette Farm & Forestry, LLC provides forestry land management, vegetation control, and environmental services to U.S. federal government agencies and privately held forestlands and farms. Such as the Forest Service, Bureau of Land Management, Fish & Wildlife Services, and the Department of Defense. Business operations include hazardous fuels reduction, invasive species removal, habitat restoration, herbicide application, tree planting, roadside vegetation clearing and other natural resource management activities.

LAND USE DESIGNATION

The subject property is within the Phoenix City limits and within the Urban Growth Boundary. The property is zoned General Industrial (G-I) and the Comprehensive Plan map (attached) shows the property with an Industrial designation. The General Industrial (G-I) District accommodates a range of light and heavy industrial land uses. Including light manufacturing, Urban agriculture, warehousing and distribution, and other uses similar to those listed on Table 2.5.2.A - Land Uses Types Permitted in the General Industrial District. The property abuts the Central Oregon & Pacific Railroad along the west property line. The properties directly south of the subject property are zoned Low Density Residential (R-1). East of the subject property, across C Street are several Medium Density Residential (R-2) properties. Immediately north of the property does not have a Tax Lot number but appears to be owned by the railroad and leased out to the current tenants for industrial uses. Further north are several additional General Industrial (G-I) zone properties.

PRIOR USE

The subject property's prior use was a company called Noel Lesley. A professional and public event management service and event rental supply. The subject property was the storage yard for the professional large event equipment including staging & scaffolding, lighting, fencing, etc. They supplied smaller public event rental items such as smaller event tents, table and chairs, party décor, etc. The yard housed simi trucks, Hyster trackers, trailers, customer and employee parking lots, and an administration/office building. The business operation had customer base pick up and drop off along with delivery service creating a traffic flow of truck and trailers to the site as well as employee traffic.



PROPOSED USE & REQUEST

The applicants use would include office/administration building, warehouse storage for company equipment, tools, and supplies, parking for company service vehicles & employee parking. The permitted land use table and comprehensive plan use designation does not specifically list a use category that clearly allows the proposed use. The agricultural and warehouse/distribution uses that are set out in the permissible uses table are similar in many ways to the operation of Silhouette Farm & Forestry. The industrial area would serve as an efficient use of land and public services. The location is close to transportation options for employees. The majority of business operations are off site and will not increase daily traffic flow when compared to the prior use. If future redevelopment is proposed, it will be evaluated during the Site Plan Review process with the City of Phoenix to ensure all standards are met. The applicant has the property under contract but needs to confirm a similar use determination would be accepted within the current zoning designation.

The other way to think about this request is that - if this type of employment use is not allowed in the General Industrial zone - then where would it be allowed? This is the type of employment use for which the City of Phoenix is well positioned because it is proximate to large areas of agricultural land in the Bear Creek Valley and has good access to forestlands in the southern third of Jackson County. Moreover, the existing built environment on the site is one that if this use (or some similar use) cannot be sited there under the General Industrial zoning district - what uses will occupy the space? Noel Lesley was a very specialized use and the built facilities to serve it have a limited number and types of uses that would make sense to re-occupy the site. It is not really laid out for manufacturing uses. In CSA's professional opinion, the Silhouette is an ideal user to reoccupy a site that might otherwise sit vacant and become a blight for many years and is appropriate for a General Industrial zoned area.

CSA Planning Ltd.,

A handwritten signature in blue ink that reads 'Alycia Cash' is written over a horizontal line.

Alycia Cash
Assistant Planner

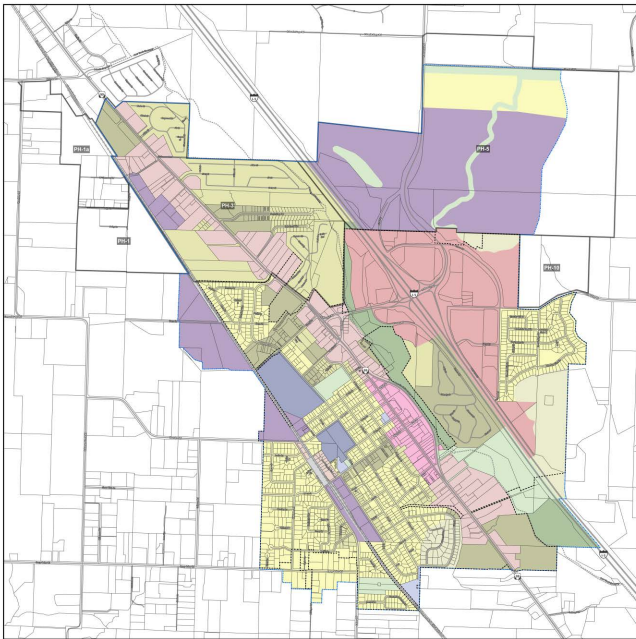
Attachment A: Comprehensive Plan Map

Attachment B: Zoning Map

Attachment C: Subject Property GIS Map

Attachment D: Jackson County Assessors Data for the subject property

Community & Economic Development Comprehensive Plan Designations



Boundary

-  City Limits
-  Urban Growth Boundary
-  Urban Reserve Area
-  Urban Reserve Area

Comprehensive Plan Designations

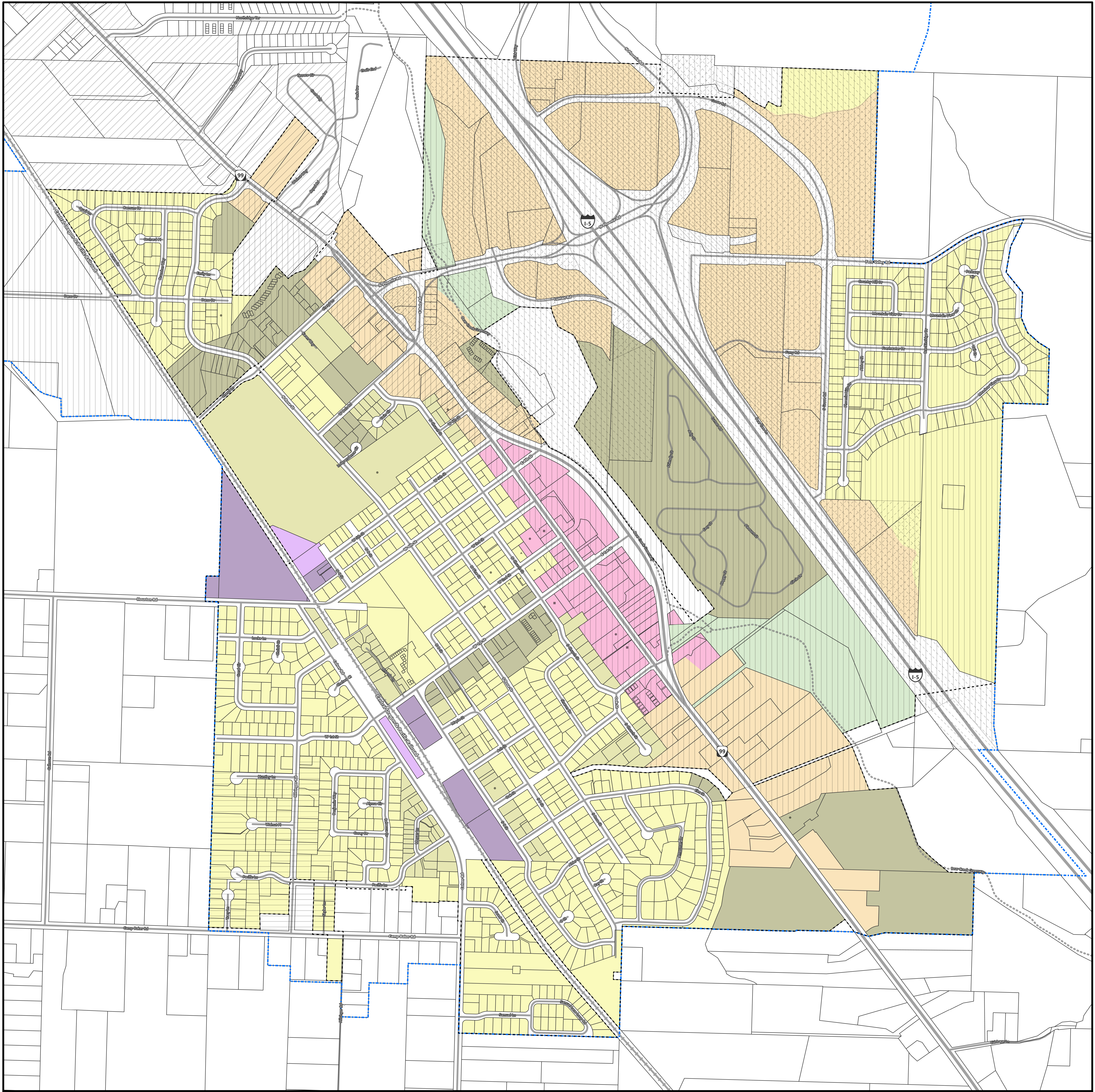
-  Residential Hillside
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Park & Open Space
-  Bear Creek Greenway
-  Public
-  Schools
-  Railroad
-  Commercial
-  Residential Employment
-  City Center District
-  Interchange Business
-  Industrial

0 0.07 0.15
1 inch equals 0.075 MI



The details 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 ensure the accuracy of this map; however, there may be inaccuracies due to human or mechanical error or changes created by future land use actions or legislative changes. To verify the zoning designation of a parcel or to report errors, please contact the Planning Department at 426-333-2600. This product is provided as a reference document. In no event is the City of Phoenix liable for damages from the use of this product. This product is subject to future and copyright limitations and further distribution or resale is prohibited.

Community & Economic Development Land Use Districts

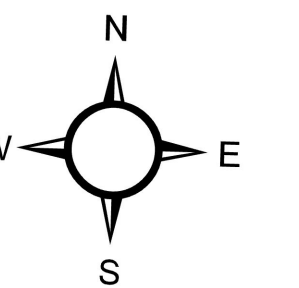


Boundary
 - - - City Limit (Ord 1026 Eff 02/21/2023)
 - - - Urban Growth Boundary (Ord 1020 Eff 10/19/2022)

Land Use District
 (Ord 1026 Eff 02/21/2023)
 - Low Density Residential (R-1)
 - Medium Density Residential (R-2)
 - High Density Residential (R-3)
 - City Center (C-C)
 - Commercial Highway (C-H)
 - General Industrial (G-I)
 - Light Industrial (L-I)
 - Bear Creek Greenway (BCG)

Overlays
 - Hilsinger Overlay
 - Historic Preservation Overlay
 - State of Oregon Inventory
 - Southern Oregon Historical Society Marker
 - Other Significant Site
 - I-5 Overlay
 - Interchange Development Charge Overlay
 - Motor Vehicle Trip Reduction Designs and Programs Overlay
 - Oregon 99 Setback Overlay
 - Trip Budget Overlay

0 0.05 0.1
 1 Inch equals 0.05 Mi



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Account Sequence	Map/TL Sequence	Assessment Year 2023 ▾	Print Window Close Window
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Assessment Info for Account 1-091907-2 Map 381W16AD Taxlot 3100
Report For Assessment Purposes Only Created May 23, 2024

Account Info		Tax Year 2023 Info		Land Info	
Account	1-091907-2	Pay Taxes Online		Tax Code	4-01
Map Taxlot	381W16AD 3100	Tax Report	Details	Acreage	1.95
Owner	LESLEY PROPERTIES LLC	Tax Statement	Details	Zoning	
Situs Address	C STREET PHOENIX R	Tax History	Details	Land Class	
Mailing Address	LESLEY PROPERTIES LLC NOEL A LESLEY AND MARY C LESLEY 7551 S FLAT LN KUNA ID, 836343201	Tax Details	Details	UNK 1.95 Ac	
Associated Taxlots	2 Acct	Tax Rates	Details	Property Class	231
4-01 MS	3-007530-5 381W16AD 3100 A2 PURGED			Stat Class	612
4-01 MS	3-012197-0 381W16AD 3100 A2 PURGED			Unit ID	185225-1
Appraiser	37			Maintenance Area	4
				Neighborhood	000
				Study Area	77
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (AS 400)

Last Sale	Sale Date	Instrument Number	Sales History
\$125,000.00	12/7/1998	1998-56724	Details

⊕ **Value Summary Detail (For Assessment Year 2023)**

⊖ **Market Value Summary (For Assessment Year 2023)**

Code Area	Type	Acreage	RMV	M5	MAV	AV
4-01	LAND	1.95	\$ 433,710	\$ 433,710	\$ 106,320	\$ 106,320
4-01	IMPR	0.00	\$ 1,351,900	\$ 1,351,900	\$ 652,180	\$ 652,180
Value History Details			Total:	\$ 1,785,610	\$ 1,785,610	\$ 758,500

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	4-01	0		612	Warehouse - Distribution	Comm Imp	80	100 %	Details

Photos and Scanned Documents

Type	Item Number	Image Files	
APEX DRAWINGS	1	1	PDF
ACCOUNT PHOTO	2	1	PDF
ACCOUNT PHOTO	3	1	PDF
ACCOUNT PHOTO	4	1	PDF
ACCOUNT PHOTO	5	1	PDF
ACCOUNT PHOTO	6	1	PDF
ACCOUNT PHOTO	7	1	PDF
ACCOUNT PHOTO	8	1	PDF
ACCOUNT PHOTO	9	1	PDF
ACCOUNT PHOTO	10	1	PDF
ACCOUNT PHOTO	11	1	PDF
ACCOUNT PHOTO	12	1	PDF
ACCOUNT PHOTO	13	1	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

⊕ **Improvement Comments**

⊕ **Commercial**

Appraisal Maintenance

2008 - VALID COMMERCIAL R.T.

⊖ **Account Comments**

review; n/c dba37 02/13/08 >>> >>9/5/08: Reappraised as part of county wide revaluation of warehouse properties done for base year 2008-09. Established MA 8 (county wide), SA 70 (Commercial), NH 610 (Warehouses) for this purpose. >>


⊖ **Exemptions / Special Assessments / Notations / Potential Liability**

Notations			
Description	Tax Amount	Year Added	Value Amount
BOPTA ORDER-REDUCTION 309.120		1999	

⊖ **Location Map**

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Account Sequence	Map TL Sequence	Assessment Year 2023 ▼	Print Window	Close Window
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Assessment Info for Account 1-073109-5 Map 381W16AD Taxlot 3200
Report For Assessment Purposes Only Created May 23, 2024

Account Info		Tax Year 2023 Info		Land Info	
Account	1-073109-5	Pay Taxes Online		Tax Code	4-01
Map Taxlot	381W16AD 3200	Tax Report	Details	Acresage	2.13
Owner	LESLEY PROPERTIES LLC	Tax Statement	Details	Zoning	
Situs Address	C STREET PHOENIX R	Tax History	Details	Land Class	
Mailing Address	LESLEY PROPERTIES LLC NOEL A LESLEY AND MARY C LESLEY 7551 S FLAT LN KUNA ID, 836343201	Tax Details	Details	UNK 2.13 Ac	
Appraiser		Tax Rates	Details	Property Class	231
				Stat Class	720
				Unit ID	185226-1
				Maintenance Area	4
				Neighborhood	000
				Study Area	77
				Account Status	ACTIVE
				Tax Status	Assessable
				Sub Type	NORMAL

Sales Data (AS 400)

Last Sale	Sale Date	Instrument Number	Sales History
\$293,750.00	11/6/1996	1996-37249 Details	Details

⊕ **Value Summary Detail (For Assessment Year 2023)**

⊖ **Market Value Summary (For Assessment Year 2023)**

Code Area	Type	Acresage	RMV	M5	MAV	AV
4-01	LAND	2.13	\$ 473,750	\$ 473,750	\$ 239,290	\$ 239,290
4-01	IMPR	0.00	\$ 233,380	\$ 233,380	\$ 448,730	\$ 448,730
Value History Details		Total:	\$ 707,130	\$ 707,130	\$ 688,020	\$ 688,020

Improvements

Building #	Code Area	Year Built	Eff Year Built	Stat Class	Description	Type	SqFt	% Complete	
1	4-01	0		720	Lumber & Wood Products	Comm Imp	0	100 %	Details

Photos and Scanned Documents

Type	Item Number	Image Files	
ACCOUNT PHOTO	1	1	PDF
SCANNED ASSESSOR DOCUMENTS	(See new portal)	(See new portal)	Portal

⊕ **Improvement Comments**

Commercial

Space: A	Square Feet: 0	Year Built: 0	Use: 720 - Lumber & Wood Products	Name: SPECIAL PRODUCTS
Floor: None	Wall: None	Partition: None	Roof: None	Foundation:
Cover: None	Cover: None	Cover: None	Cover: None	Ceiling: None
Commercial Land				
Site			Size	
COMMERCIAL SITE			1	
Commercial Comments				
Comment				
Improvement value arrived at through Industrial RPR				

⊕ **Account Comments**

⊖ **Exemptions / Special Assessments / Notations / Potential Liability**

Notations	Description	Tax Amount	Year Added	Value Amount
	TRC DOWNLOADED FROM CAAP			
	TAX RATE CORRECTION 2012		2013	
	READ BEFORE DATA ENTRING EXCEPTION		2006	
	BOPTA ORDER-REDUCTION 309.120		1996	
	BOPTA ORDER-REDUCTION 309.120		1992	

⊖ **Location Map**

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