

Agenda

Shady Cove Regular City Council Meeting

Shady Cove City Council Chamber
22451 Highway 62, Shady Cove, Oregon
Thursday, August 15, 2019
6:00 p.m.

I. Call to Order

- A. Roll Call
- B. Pledge of Allegiance
- C. Announcements by Presiding Officer

- 1. This meeting is being digitally recorded.
- 2. The next regularly scheduled meeting of the Planning Commission will be August 22, 2019, at 6:30 p.m. in the Council Chamber.
- 3. The next meeting of the City Council will be September 5, 2019, at 6:00 p.m. in the Council Chamber.
- 4. Public may comment on agenda items – Public must state name, address and standing to discuss an issue. Issues must have a city-wide impact and not be personal issues.

II. Consent Calendar

- A. Regular Meeting Minutes of August 1, 2019 (pg. 3-7)

III. Written Communication

None.

IV. Staff Reports

- A. Bills Paid Report, July 13, 2019 – July 31, 2019; \$47,310.07 (pg. 8-9)
- B. City Administrator
- C. Jackson County Deputy

V. New Business

- A. First Reading Ordinance 293 – Accessory Dwelling Units (pg. 10-13)
- B. Request to reside in an RV while home being constructed (pg. 14-16)

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (541) 878-2225. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

C. Councilor Mitchell's Report on the Upper Rogue Community Center

VI. Public Comment on Non-Agenda Items

VII. Council Comments on Non-Agenda Items

A. Mayor Richardson – Rogue Valley Council of Governments

B. Councilor Mitchell – Rogue Valley Area Commission on Transportation

C. Councilor McGregor – Southern Oregon Regional Economic Development Inc

D. Councilor Hohenstein – Planning Commission

E. Councilor Tarvin – Parks Commission

VIII. Adjournment

City of Shady Cove
City Council Regular Meeting Minutes
Thursday, August 1, 2019

CALL TO ORDER

Mayor Richardson called the Regular City Council Meeting to order at 6:00 p.m. in the City Council Chamber.

Council Present: Mayor Richardson, Councilor Mitchell, Councilor McGregor, Councilor Tarvin, and Councilor Hohenstein

Staff Present: Thomas J. Corrigan, City Administrator; Bonnie Pickett, Administrative Assistant, and Ryan Nolan, Contract City Planner

ANNOUNCEMENTS

The Mayor led the audience in the Pledge of Allegiance and made the announcements on the agenda.

PUBLIC COMMENT

The Council received comments from six individuals about the Upper Rogue Community Center proposition.

One resident of Shady Cove suggested that the City turn a piece of the Upper Rogue Regional park property into a dog park.

Another resident questioned that rate increase of the Public Safety Fee and why letters were not sent out.

PUBLIC HEARING

A. Public Hearing to accept public testimony regarding proposed amendments to the Shady Cove Code of Ordinances to amend the definition for Accessory Dwelling Unit (ADU). Planning File Number: CPA 19-02.

The Mayor opened the public hearing at 6:25 p.m.

The Mayor read the opening statement

Ryan Nolan explained the amendments to the Shady Cove Code of Ordinances Accessory Dwelling Unit

There was no public comment.

Mayor Richardson closed the public hearing at 6:35 p.m.

CONSENT CALENDAR

Regular Meeting Minutes of July 18, 2019

Motion to Accept the Minutes of the Regular Council Meeting July 18, 2019

Motion: Councilor Hohenstein

Second: Councilor Tarvin

All Ayes. Motion carried 5-0

WRITTEN COMMUNICATION

Letter from the Stobe's regarding residing in an RV.

Motion to Table the Request Until the Next Meeting

Motion: Councilor Mitchell

Second: Councilor Hohenstein

All Ayes. Motion carried 5-0

STAFF REPORTS

City Administrator

- Construction underway on the Cleveland project.
- There was a shut off of water at the Dion Ct apartments that were done by the individual responsible for the private community well.
- The City is working with Pacific Power and Energy Trust to convert street lights to LED.
- During an upcoming meeting, Blue Sky will be giving a presentation to discuss City energy consumption.
- Working on a grant for a power station for electric vehicles with 100% funding.
- The City is working with Pacific Power to place the seasonal flags on the power polls.
- Pacific Power links on the Shadycove.org website have been updated to reflect the most current information.
- The Rogue River Watershed Council will begin the bank work at Aunt Caroline's Park August 19th-23rd. Replanting will be in October to include the kids from the school.
- The ADA ramp for Aunt Caroline's Park will be going out for bid.
- Rogue Valley Sewer Services advised that they have financial assistance available to the City for bathrooms in the parks that may need work.
- We have submitted a draft for review for the Water feasibility study.
- In conjunction with the feasibility study, we will be applying for Rural Development money in October.
- Working on the engineering for the work to be done on Schoolhouse Ln
- Jim Willis contractor is meeting with the City engineer to make sure the paving of Mallory will meet future needs. Work will begin October 2019.
- The State of Oregon came out today with new recycling grants.
- Due to the late fees on the cleaning services bill, the City Administrator is allowing for another check run each month.
- The City is working on numerous encroachment permits. The Council will need to look into changing the fee for the encroachment permits.

Deputy Dalke handed out a report of the calls that he has handled over the last week. He answered questions for the Council and gave a brief summary of his calls.

NEW BUSINESS

A. Community Center Request

Discussion ensued.

Motion That the Mayor Appoint a Member of this Body as Liaison to the Upper Rogue Community Board to Heal the Divisions that Exist within the Board and Reopen the Activites that Have Traditionally Been Offered While We Study the Options for the Betterment of the Community

Motion: Councilor Hohenstein Second: Councilor Tarvin
Ayes. Motion failed 3-2 (Councilor Mitchell, Councilor McGregor, and Mayor Richardson Nay)

Motion to Appoint Councilor Mitchell and the City Administrator to Meet with the Upper Rogue Community Board in a Closed Meeting based on personnel issues on a Fact-Finding Mission to Report Back to the City Council

Motion: Councilor Mitchell Second: Councilor Hohenstein
All Ayes. Motion carried 5-0

Motion to Extend the Meeting an Additional 30 Minutes to 8:30 p.m.

Motion: Councilor Hohenstein Second: Councilor Tarvin
All Ayes. Motion carried 5-0

B. Shady Cove Five Year Plan

Discussion ensued.

Motion to Accept the Eight Points of the Five Year Plan

Motion: Councilor Hohenstein Second: Councilor Mitchell
All Ayes. Motion carried 5-0

C. League of Oregon Cities Conference

Discussion ensued.

D. Street Construction Priorities

Discussion ensued.

Motion to Extend the Meeting to 9:00 p.m.

Motion: Councilor Mitchell Second: Councilor Tarvin
All Ayes. Motion carried 5-0

Motion to Use the 2020 Small Cities Allotment for Street Construction in the amount of \$50,000 for maintenance on the six streets that staff recommended

Motion: Councilor Mitchell Second: Councilor McGregor
All Ayes. Motion carried 5-0

E. Creation of Emergency Management Committee

Discussion ensued.

Motion to Form an Emergency Management Commission Consisting of Five Individuals Encompassing a Mix of Two Elected Officials and Three Citizens for a Two Year Term

Motion: Councilor Hohenstein Second: Councilor McGregor
All Ayes. Motion carried 5-0

F. Public Safety Committee

Motion to Accept the Mayors Amendments to the Document as Read adding a term limit for the Public Safety Committee members, adding a statement regarding residents living in Mobile home Parks and Eliminating 9.2

Motion: Councilor Mitchell Second: Councilor McGregor
All Ayes. Motion carried 5-0

Motion to Extend the Current Period of Forgiveness for the Current Enrolled Members Until the End of the Fiscal Year

Motion: Councilor Hohenstein Second: Councilor Mitchell
All Ayes. Motion carried 5-0

G. Upper Rogue Regional Park Agreement

Kathy Nuckles, Parks and Recreation Commission recommended the Council accept the IGA and lease within the 90 days after approved.

Discussion ensued.

Motion to Accept the Intergovernmental Agreement and Lease with Jackson County for the Upper Rogue Regional Park and Direct the Mayor and City Administrator to Execute the Required Documents

Motion: Councilor Hohenstein Second: Councilor McGregor
Ayes. Motion carried 4-1 (Councilor Tarvin Nay)

Motion to Extend the Meeting an Additional 30 Minutes to 9:30 p.m.

Motion: Councilor Mitchell Second: Councilor Tarvin
All Ayes. Motion carried 5-0

PUBLIC COMMENTS

None.

COUNCIL COMMENTS

Mayor Richardson noted there has not been a meeting at Rogue Valley Council of Governments since the last Council meeting. She mentioned that she attended the reunion at the Trail Museum where the old City Hall is located. Mayor Richardson

stated that the old City Hall is being converted into a museum of Shady Cove, which already includes several items from the founder of Aunt Caroline's Park. She noted that Mr. Underwood has agreed to bring the historical information that he has to gather about Shady Cove to the Music in the Park event in September.

Councilor Mitchell noted that the next meeting of the Rogue Valley Area Commission on Transportation will be a special meeting on August 15th, which the same night as the next Council meeting. He noted that he would like to see the City purchase the International Building code, Residential Building code, the Plumbing code, Mechanical code, Electrical code along with the tabs to be adopted by ordinance and negotiate a contract with the Jackson County for plan checking.

Councilor Hohenstein noted that they will need to look into any building requirements that may not be in the building code should be added to meet the specific needs of Shady Cove.

Councilor McGregor noted that he would like to see the City have its own Fire Marshal that could do annual inspections of businesses, remodeling of homes as well as new construction.

Councilor Tarvin noted that there was another pipeline that blew up today, stating the pipelines are not as safe as the company's say they are. She noted that she attended the last County Commissioners meeting, the meeting was conducted very nicely. Councilor Tarvin noted that the Mayor asked her about the food vendors for the August music in the park, she noted that she is having trouble finding food vendors for the event due to the cost Jackson County Health Department charges for an event permit.

ADJOURNMENT

There being no further business before the Council, the Mayor adjourned the regular meeting at 9:25 p.m.

Approved:

Attest:

Lena Richardson
Mayor

Thomas J. Corrigan
City Administrator

Council Vote:

Mayor Richardson _____
Councilor Mitchell _____
Councilor McGregor _____
Councilor Tarvin _____
Councilor Hohenstein _____

Check Issue Date	Check	Payee	Description	Amount
07/25/2019	44098	Genuine Parts Company, Inc.	Finance Charge	-.99
07/25/2019	44098	Genuine Parts Company, Inc.	Equipment Maintenance	-5.88
07/25/2019	44098	Genuine Parts Company, Inc.	Equipment Maintenance	-43.46
07/25/2019	44125	Genuine Parts Company, Inc.	Equipment Maintenance	-119.98
07/25/2019	44125	Genuine Parts Company, Inc.	Vehicle Maintenance	-21.28
07/30/2019	44286	AT&T Mobility	Mobile Phone #2872860888814	238.42
07/30/2019	44287	Avista Corporation	Natural Gas 4941620000	17.34
07/30/2019	44288	Banner Bank	Disaster Preparedness	19.50
07/30/2019	44288	Banner Bank	Parks - Bark Materials	35.00
07/30/2019	44288	Banner Bank	Personal Protective Equipment (PPE)	83.96
07/30/2019	44288	Banner Bank	Streets - Vehicle Maintenance	10.00
07/30/2019	44288	Banner Bank	Budget Meeting	3.65
07/30/2019	44288	Banner Bank	Streets - Small Equipment / Tools	359.00
07/30/2019	44288	Banner Bank	Promotion & Tourism - Signs	24.00
07/30/2019	44288	Banner Bank	Promotion & Tourism - Signs	38.00
07/30/2019	44288	Banner Bank	Publications/Ads	70.00
07/30/2019	44288	Banner Bank	Promotion & Tourism - Banners	575.00
07/30/2019	44289	Banner Bank	Office Supplis - Computer Software Subscription	14.99
07/30/2019	44289	Banner Bank	Streets - Small Equipment / Tools	76.34
07/30/2019	44289	Banner Bank	Parks - Small Equipment / Tools	76.34
07/30/2019	44289	Banner Bank	City Hall - Small Equipment / Tools	76.32
07/30/2019	44289	Banner Bank	Office Supplies - Computer Software Subscription	83.96
07/30/2019	44289	Banner Bank	Miscellaneous - Budget Meeting	18.98
07/30/2019	44289	Banner Bank	Office Supplies - Budget	109.73
07/30/2019	44289	Banner Bank	Office Supplies - Paper/Pens/Clipboards/Misc.	122.59
07/30/2019	44289	Banner Bank	Promotion & Tourism - Canopy / Fans	102.26
07/30/2019	44289	Banner Bank	Wildfire App - Emergency Services City Website	.99
07/30/2019	44290	Canon Financial Services, Inc.	Copier Lease & Copies 612930	428.39
07/30/2019	44291	Celtic Circle, LLC	Shop Rental	800.00
07/30/2019	44292	CIS Trust	Life Insurance	48.07
07/30/2019	44292	CIS Trust	Long Term Disability	75.51
07/30/2019	44292	CIS Trust	Property/Liability Renewal	20,467.13
07/30/2019	44293	Crystal Fresh	Bottled Water C82225	49.50
07/30/2019	44294	David Christian	Radio Programming, 5 1/2 hrs.	82.50
07/30/2019	44294	David Christian	Radio Programming, 6 hrs.	90.00
07/30/2019	44294	David Christian	Radio Programming, 6 hrs.	90.00
07/30/2019	44295	GDMI Enterprises, Inc.	Equipment Maintenance	5.88
07/30/2019	44295	GDMI Enterprises, Inc.	Equipment Maintenance	43.46
07/30/2019	44295	GDMI Enterprises, Inc.	Vehicle Maintenance	21.28
07/30/2019	44295	GDMI Enterprises, Inc.	Equipment Maintenance	119.98
07/30/2019	44295	GDMI Enterprises, Inc.	Vehicle Maintenance	13.76
07/30/2019	44296	Hornecker Cowling, LLP	General - Acct 32076-001	391.00
07/30/2019	44297	Hunter Communications	Phone Services & Internet Charges 698	575.96
07/30/2019	44298	International Institute of Muni. Clerks	Membership Dues - Pickett	170.00
07/30/2019	44299	Jackson County Information Technology	ORCATS Download	126.00
07/30/2019	44300	Jackson County Property Mgmt.	Utility Billing Refund	10.17
07/30/2019	44301	Jesse & Grace Wilson	Utility Billing Refund	6.02
07/30/2019	44302	Jessie Bridgham	Professional Services	720.00
07/30/2019	44303	Kyle Gala	Promotion & Tourism	300.00
07/30/2019	44304	Medford Builders Exchange	Cleveland Street/Pond	28.00
07/30/2019	44305	PennyMac	Utility Billing Refund	705.89
07/30/2019	44306	Perfection Cleaning	Cleaning Services	300.00
07/30/2019	44307	Postmaster	Sewer Billing	350.00
07/30/2019	44308	Project A, Inc.	Development and Hosting	200.00
07/30/2019	44309	RVCOG	Planning	2,812.11
07/30/2019	44309	RVCOG	Floodplain	88.73
07/30/2019	44309	RVCOG	Floodplain Membership for Planning Services	40.00

Check Issue Date	Check	Payee	Description	Amount
07/30/2019	44309	RVCOG	Computer Software, Upgrades & Assistance	341.99
07/30/2019	44309	RVCOG	Email Hosting	86.16
07/30/2019	44310	Shady Cove Hardware, LLC	Park - Maintenance & Upkeep	19.99
07/30/2019	44310	Shady Cove Hardware, LLC	Streets - Maintenance Supplies	15.99
07/30/2019	44310	Shady Cove Hardware, LLC	Park - Maintenance & Upkeep	23.58
07/30/2019	44310	Shady Cove Hardware, LLC	Park - Maintenance & Upkeep	-19.99
07/30/2019	44310	Shady Cove Hardware, LLC	Streets - Maintenance Supplies	12.98
07/30/2019	44310	Shady Cove Hardware, LLC	City Hall - Facilities	9.98
07/30/2019	44310	Shady Cove Hardware, LLC	City Hall - Maintenance Supplies	7.59
07/30/2019	44310	Shady Cove Hardware, LLC	Promotion & Tourism	8.76
07/30/2019	44310	Shady Cove Hardware, LLC	Park - Maintenance & Upkeep	15.00
07/30/2019	44310	Shady Cove Hardware, LLC	Park - Maintenance & Upkeep	11.96
07/30/2019	44310	Shady Cove Hardware, LLC	Promotion & Tourism	15.18
07/30/2019	44311	Southern Oregon Sanitation	City Hall 088054	40.22
07/30/2019	44311	Southern Oregon Sanitation	Nork lane 088070	40.22
07/30/2019	44311	Southern Oregon Sanitation	aunt Caroline's Park 088094	58.50
07/30/2019	44312	Thomas J. Corrigan	Expense Reimbursement - Parks	50.17
07/30/2019	44312	Thomas J. Corrigan	Expense Reimbursement - Office Supplies (Coffee/Paper Sup	165.61
07/30/2019	44313	TRG Enterprises, LLC	Utility Billing Refund	81.94
07/30/2019	44314	Upper Rogue Independent	Government Public Notice - Budget Meeting	39.00
07/30/2019	44314	Upper Rogue Independent	Government Public Notice - LB1	156.00
07/30/2019	44315	WECO - Carson	Public works gasoline/diesel 1-01737	180.70
07/30/2019	44315	WECO - Carson	Public works gasoline/diesel 1-01737	83.92
07/30/2019	44315	WECO - Carson	Public works gasoline/diesel 1-01737	25.82
07/31/2019	44317	KAS & Associates, Inc.	SCA Grant - Schoolhouse	960.00
07/31/2019	44317	KAS & Associates, Inc.	Private Project Review	87.26
07/31/2019	44317	KAS & Associates, Inc.	Professional Services	300.00
07/31/2019	44317	KAS & Associates, Inc.	Cleveland Street Storm Drain Impr	8,115.42
07/31/2019	44317	KAS & Associates, Inc.	Preliminary Engineering - Hwy 62 & Indian Creek Rd.	90.00
07/31/2019	44318	Nuckles, Kathryn P.	James Place Paving - Grabowski Paving, LLC Reimbursemen	5,097.00
07/31/2019	44319	Superior Stamp & Sign Co	Plaque	65.00
Grand Totals:				47,310.07

City of Shady Cove

Ordinance No.293

**AN ORDINANCE OF THE CITY OF SHADY COVE, OREGON AMENDING
THE DEFINITION OF ACCESSORY DWELLING UNITS IN THE SHADY
COVE CODE OF ORDINANCES**

Whereas, the Oregon Legislature approved Senate Bill 1051 and House Bill 4031 to require that cities with a population of 2,500 or more permit accessory dwelling units (ADU's) on properties where zoning permits single family dwellings; and,

Whereas, On August 2, 2018 the City of Shady Cove adopted Ordinance No. 288 adding accessory dwelling units to the Shady Cove Code of Ordinances; and,

Whereas, it has been identified that clarifications to the definition of accessory dwelling unit are necessary to accurately define "accessory dwelling units"; and,

Whereas, The Shady Cove Planning Commission, after providing proper public notice, met in Public Hearing on July 11, 2019, to consider amendments to the Shady Cove Code of Ordinances to include revisions to the definitions of accessory dwelling units, and deliberated on the proceedings, after which a motion was made, duly seconded, and passed by a roll call vote of 4 - 0 to recommend that the City Council approve amendment of the accessory dwelling unit definition in the Shady Cove Code of Ordinances; and,

Whereas, On August 1, 2019, following the close of the public hearing.

**Now, therefore, COUNCIL OF THE CITY OF SHADY COVE ORDAINS AS
FOLLOWS:**

The Shady Cove Code of Ordinances is amended as follows:

Section 1: Title This Ordinance shall be known as an amendment to the Accessory Dwelling Unit definition of the City of Shady Cove Code of Ordinances.

Section 2: Description The amendment more accurately clarifies and defines what constitutes an Accessory Dwelling Unit.

Section 3: Amendment The Shady Cove Comprehensive Plan is amended; the definition for “Accessory Dwelling” contained in Chapter 154.006 of the Shady Cove Code of Ordinances is amended to read, “An interior, attached sharing a common wall or heated space, or detached residential structure with permanently installed cook top and oven that is used in connection with, or that is accessory to, a single-family dwelling.”.

Section 4: The City Council adopts as its own, and incorporates by reference, the Planning Commission recommendation attached as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Shady Cove this ____ day of _____, 2019.

Approved:

Attest:

Lena Richardson
Mayor

Thomas J. Corrigan
City Administrator

Council Vote:

Mayor Richardson _____
Councilor Mitchell _____
Councilor McGregor _____
Councilor Tarvin _____
Councilor Hohenstein _____

**BEFORE THE PLANNING COMMISSION
OF THE CITY OF SHADY COVE
COUNTY OF JACKSON, STATE OF OREGON**

IN THE MATTER OF CONSIDERATION OF)
AMENDMENTS TO THE DEFINITION OF)
ACCESSORY DWELLING UNITS IN SECTION 154.006) **RECOMMENDATION**
OF THE SHADY COVE CODE OF ORDINANCES) **TO CITY COUNCIL**

RECITALS:

- 1) Chapter 154, of the Municipal Code of the City of Shady Cove governs Type IV Legislative Procedures within the corporate limits of the City and requires, if approval is recommended by the Planning Commission, that the City Council of the City of Shady Cove make the final decision regarding the application; and,
- 2) The Shady Cove Planning Commission, after providing proper public notice, met in Public Hearing on July 11, 2019, to consider amendments to Sections 154.006 of the Shady Cove Code of Ordinances to provide greater clarity the definition of "Accessory Dwelling Units". The Commission received testimony from interested parties and staff. The staff recommendations, as submitted to the Planning Commission, are contained in a staff memorandum that is part of the record; and,
- 3) On July 11, 2019, following the close of the public hearing, the Planning Commission deliberated on the record of the proceedings, after which a motion was made and duly seconded, to recommend that the City Council approve amendments to the definitions found in Chapter 154.006. The motion passed by a roll call vote of 4 to 0.

NOW THEREFORE, the Planning Commission of the City of Shady Cove finds, concludes, and recommends as follows:

SECTION 1: FINDINGS

- 1) The Planning Commission hereby finds that it has received all information and evidence necessary to consider the above request; and,
- 2) The City provided public notice through the Upper Rogue Independent, and mailed notices to all property owners within the city limits via United States Postal Service. The Planning Commission finds and concludes that proper notice has been given; and,

EXHIBIT A

- 3) The Planning Commission hereby incorporates by reference all oral deliberations and findings of fact established in the record of the public hearing, and cites by reference: oral and written testimony of interested citizens, and staff and findings of fact which are a part of the record, the City Planner's staff report; and,
- 4) The Planning Commission finds that no one spoke in opposition to the proposed amendments.
- 5) The criteria used to evaluate the requested amendments to the definition are contained in Section 154.438. The Planning Commission finds that the request meets the criteria.

SECTION 2: CONCLUSION

The Planning Commission concludes that the proposed amendment to the definition of "Accessory Dwelling Unit" complies with procedural requirements of the Shady Cove Code of Ordinances, and provides greater clarity about what constitutes an Accessory Dwelling Unit within the City of Shady Cove.

SECTION 3: DECISION

Based on the record of the public hearing on this matter, the Planning Commission recommends approval of the proposed amendments to the definition of "Accessory Dwelling Units" of Section 154.006 of the Shady Cove Code of Ordinances.

This RECOMMENDATION for APPROVAL is given to the Shady Cove City Council this 24th day of July 2019, in Shady Cove, Oregon.


Arthur Stirling, Chair

To the Shady Cove City Council,

We are writing this letter to request a waiver with respect to occupying our RV on our property located at 309 Walnut Lane.

In June 2018 we purchased the 4.5 acres known as 309 Walnut Ln in order to build 3 homes on the subject property. In November 2018 our parents – Robert & Claudia Stoebe moved into the first of the homes on the property, these are the parents of Brian Stoebe.

Both are older (77) and require a bit of assistance in life, during the initial move Robert suffered a fall and has been dealing with the ramifications of memory loss as well as ongoing COPD issues. Claudia has heart issues and though she tries to be active, her hearing loss continues to increase and having her son and daughter-in-law within easy access allows them to remain a bit more active in life.

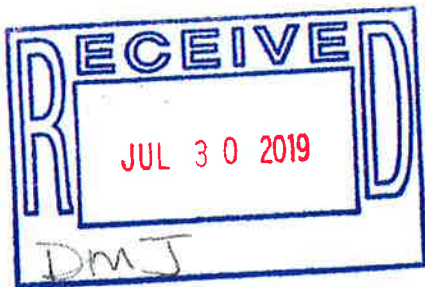
In early 2019 as we moved forward with looking into obtaining a permit to build house 2, we were informed that we must first partition the property and we began the process in February 2019. Meanwhile the mother of Tamara Stoebe passed away speeding up the need to move forward with house 2 for Tamara's father Andrew Moses to move into.

We are acting as our own contractors, and we have been in the formal process of partitioning, obtaining permits, preparing the property, etc. in order for a manufactured home to be placed on the property in Fall 2019.

In June 2019 Andrew moved onto the subject property in a travel trailer – he is also 77 and suffers from heart issues, COPD and diabetes. Though none of our parents currently require 24 hour care – our ability to be local to them and work on the property preparing it for house 2, we need to remain on the property.

Based upon current financial circumstances, the house owned by Andrew Moses is listed for sale in the Sacramento area since February 2019 and has not yet closed escrow (7/29/19) – funds from this sale are to be used to complete the development and placement of the home.

Once home 2 is built – Andrew Moses and Brian & Lois Tamara Stoebe will occupy said home. We would request that a waiver be made to allow the RV and Travel Trailer to remain occupied by all 3 parties until such time as the new home has been authorized for occupation – again we expect this to occur in Fall 2019 based upon the current timeline for work, improvements, and the current permits already obtained, including the City of Shady Cove, Pacific Power and Rogue Valley Sewer Services.



Lois Tamara Stoebe
Brian Stoebe
Andrew Moses

Chapter 90: NUISANCES AND OFFENSES

§ 90.02 DEFINITIONS.

For the purpose of this chapter, the following definitions apply unless the context clearly indicates or requires a different meaning.

LODGING IN RECREATIONAL VEHICLES.

(1) The following regulations pertain to recreational vehicles parked outside of recreational vehicle parks, mobile home or manufactured home parks or other areas that are specifically designated for the vehicles.

(2) No person shall occupy a recreational vehicle for sleeping or living purposes on a public street or right-of-way.

(3) No person having ownership, or other responsibility for property in the city, shall occupy or allow the occupancy of any recreational vehicle upon the premises as a permanent living quarters, unless approved for the use by the City Council.

(4) A recreational vehicle may be parked on private property and used for sleeping and cooking purposes by guests of the residents of the premises for a period not to exceed 30 days within any three-month period of the year; provided, the vehicle has self contained sewage facilities or the vehicle's occupants are utilizing the facilities in their host's residence, unless approved for a longer period in advance, by the City Council.

(5) Any unoccupied recreational vehicle shall not be stored on any roadway or within any public right-of-way.

(6) A recreational vehicle shall not occupy a space within an approved mobile home park unless that space has been specifically approved by the city for short-term recreational vehicle use.

Print

Shady Cove, OR Code of Ordinances

§ 154.335 RECREATIONAL VEHICLES.

The following regulations pertain to recreational vehicles parked outside of recreational vehicle parks, mobile home parks or other areas that are specifically designed for the vehicles.

(A) No person shall occupy a recreational vehicle for sleeping or living purposes on a public street or right-of-way for any length of time within the city.

(B) No person having ownership or other responsibility for property in the city shall occupy or allow the occupancy of any recreational vehicle upon the premises as permanent living quarters, unless approved for the use by the city.

(C) A recreational vehicle may be parked on private property and used for sleeping and cooking purposed by guests of the residents of the premises for a period not to exceed 16 consecutive days or 20 days with any quarter (three-month period) of the year; provided, the vehicle has self-contained sewage facilities or the vehicle's occupants are utilizing the facilities in their host's residence.

(D) Any unoccupied recreational vehicle shall not be stored on any roadway or with any public right-of-way.

(E) A recreational vehicle shall not occupy a space within an approved mobile home park unless that space has been specifically approved by the city for short-term recreational vehicle use.

(Ord. 225, passed 10-20-1994, § 26.6)